Department of Doing
Planning Division
PO Box 490, Station 11
Gainesville, FL 32602-0490

306 N.E. 6th Avenue
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

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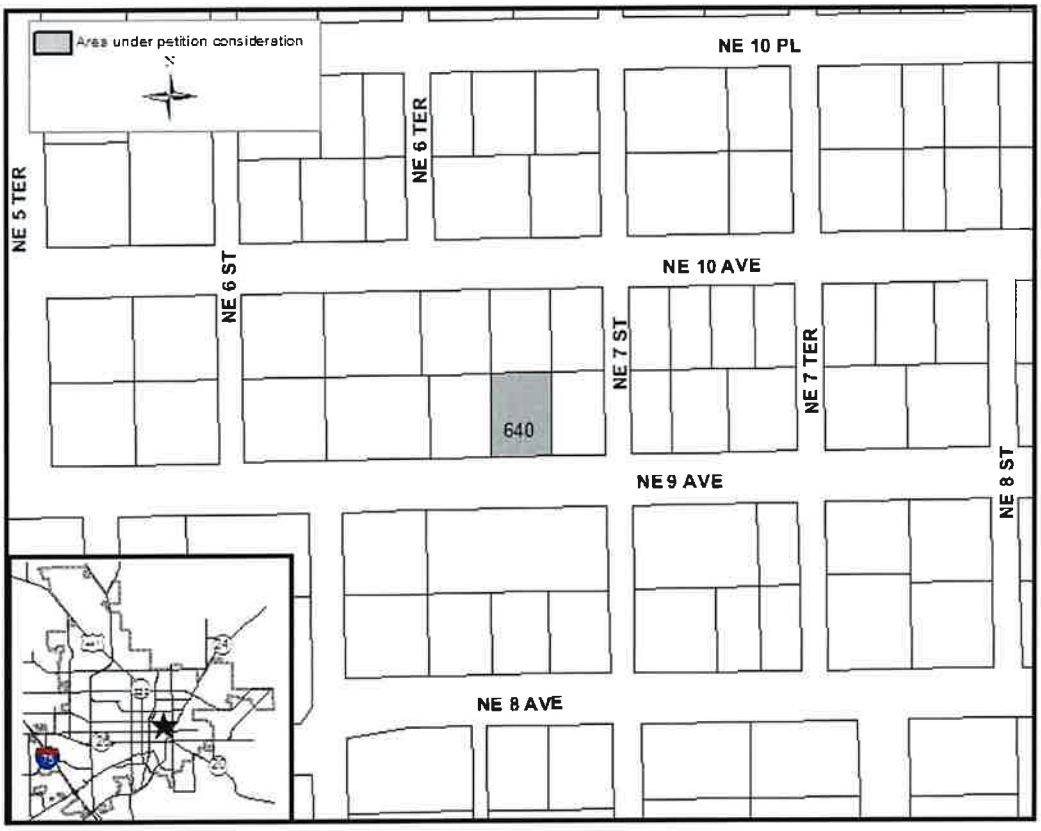
TO: **Historic Preservation Board** **Item Number: 2**

FROM: **Department of Doing, Planning Staff** **DATE: March 6, 2018**

SUBJECT: **Petition HP-18-12.** James Leary & Marcia Wiesel-Leary, owners. Replace existing wood windows with new vinyl windows on an existing single-family house. Located at 640 NE 9th Avenue. This building is contributing to the Northeast Residential Historic District.

Recommendation

Staff recommends denial of Petition HP-18-12.



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Project Description

The property is located at 640 NE 9th Avenue. The contributing structure was built in 1938, according to the Alachua County Property Appraisers Office. It is a one-story brick house, with a detached garage. The approximately 0.16 acre property is zoned RSF-3. The house is a contributing structure to the Northeast Residential Historic District.

The applicant is proposing to replace the existing wooden windows with new vinyl windows throughout the single-family structure. The existing windows are wood, 3 over 1 double-hung, single glazed windows. Of the 24 windows on the house, 21 have dimensions of 32 inches of width by 65.5 inches of height; 2 windows are 32 inches wide by 46.5 inches of height; and one window is 24 inches wide by 37.5 inches of height. The window frames are painted white and the top half of the sashes have been painted shut.

Proposed Scope of Work

The project would replace the windows listed above with energy efficient, double-hung, double glazed windows with a low emissivity coating on two glazing surfaces. The windows would be the Conservation Windows by Regency Plus Inc. The U Factor (the overall coefficient of heat transfer) for these windows is 0.29 BTU/(hr ft^2 F), while the Solar Heat Gain Factor of 0.19 (dimensionless). The white window frames would be a high density PVC – vinyl. A contoured white grid that simulates the three vertical grids on the current windows, would be placed between the double-glazed window on the top sash.

Review of Scope of Work

Consideration of a Certificate of Appropriateness application is pursuant to Section 30-4.28 of the Land Development Code and the Secretary of Interior's Standards for Rehabilitation which serves as the basis for the City of Gainesville's Historic Preservation Rehabilitation and Design Guidelines. The Historic Preservation Board shall adhere to the preservation principles of maintaining historic fabric and compatibility with surrounding properties.

The ***Historic Preservation Rehabilitation and Design Guidelines***, based on the Secretary of Interior Standards for Rehabilitation, which has become the authoritative guidelines for rehabilitation, list the following:

Guidelines: Windows, Shutters & Awnings

Identify, retain, and preserve windows and their functional features that contribute to defining the building. Such features include frames, sash muntins, glazing, sills and moldings.

Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

The guidelines allow for new windows to be constructed of non-historic materials when it has been determined that 50 percent or more of the existing windows are deteriorated or missing and the replacement windows consider the qualities of the original windows such as trim detail, the size and shape of the frame and sash, and the muntin, mullion profiles and configuration of the windows among others (pg. 102).

The guidelines indicate that the preservation of character defining features should be preserved. This application gives no indication that the existing wood windows are in such bad condition that they need to be replaced and cannot feasibly be repaired. The proposed windows would match the existing windows in size and the 3/1 pattern. However, the muntin detailing would be different as the proposed muntins would be enclosed within the insulated glass unit of the window. The existing muntins are on the exterior of the window. Although there is an allowance for new windows to be constructed of non-historic materials, the guidelines state that matching the original materials and visual qualities is always preferable.

The guidelines indicate that owners often want to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

The applicants are proposing to replace the windows because of the desire for more energy efficient windows. It is noted in the guidelines that replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation. The proposed new windows include some on the principal facade.

The guidelines recommend that a window project retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.

They further indicate that to improve the thermal performance of existing windows and doors, add or replace weather-stripping and add storm windows which are compatible with the character of the building and which do not damage window frames. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass (pg. 104).

Staff finds that although increasing energy efficiency is a worthy goal for the homeowners, the subject property is a contributing structure within the Northeast Residential Historic District, and preservation of the historic features of the structures is paramount. As the existing wood windows still appear to be in reasonable shape for repair and augmentation with weather-stripping and adding storm windows, staff recommends denial of Petition HP-18-12.

Respectfully submitted,

Andrew Persons
Interim Principal Planner

Prepared by:

Jason Simmons
Planner

List of Exhibits

Exhibit 1	**City Of Gainesville *Historic Preservation Rehabilitation and Design Guidelines:* Windows, Shutters & Awnings**
Exhibit 2	**Application**
Exhibit 3	**Homeowners Report & Photos**
Exhibit 4	**Product Information**

Exhibit 1 Historic Preservation Rehabilitation and Design Guidelines

THE *HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES*, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

Windows, Shutters & Awnings

Applicable Secretary Standards

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

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

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

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

Windows

Identify, retain, and preserve windows and their functional features that contribute to defining the building. Such features include frames, sash muntins, glazing, sills and moldings.

The placement, design, and materials of windows are often a significant part of the architectural character of a building. Common historic windows in the Gainesville's Historic Districts are double-hung sash in a 1/1, 2/2, 6/6 or multi-light/1 pattern, wooden or steel casement types, and commercial show windows. Windows often offer or contain significant stylistic elements. Examples include lancet windows with stained glass in Gothic Revival churches; multi-light upper sash in Bungalows; and round arch windows in buildings associated with Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility, particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy conservation methods should be employed. If after careful evaluation, window frames and sashes are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6.

The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If, following careful evaluation, window frames are deteriorated, and then they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50 percent or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

1. trim detail;

2. size, shape of frame, sash;

3. location of meeting rail;

4. reveal or setback of window from wall plane;

5. separate planes of two sash;

6. color, reflective qualities of glass;

7. muntin, mullion profiles, configuration.

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as

aluminum and to have a tint of up to 10 percent. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

The rhythm of window and door openings is an important part of the character of buildings. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on nonsignificant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

Alterations

The alteration of historic windows may be approved by staff if the replacement sash is of the same material, design, features size and configuration of that of the original window. When replacing historic windows, special care should be taken to match the trim detail, the width of the frames and sash, the location of the meeting rail, the setback of the window from the wall plane, the separate planes of the two sashes, and the reflective qualities of the glass. "Snap-in" grids are not allowed.

Repairing window frames and sashes by patching, splicing, consolidating, or otherwise reinforcing the window is encouraged.

The design of replacement windows, which seek to replicate or duplicate a missing historic window, must be documented through historical, physical or photographic sources.

Enclosing historic window openings is discouraged. If a window is no longer needed for its intended use, the glass should be retained and the backside frosted, screened, painted black, or shuttered so that it gives a functional appearance.

Window openings on facades or highly visible elevations shall not be relocated, enlarged or reduced.

Altering historic windows by use of awning, glass jalousie, picture or any other modern window material is not permissible in any wall of an historic structure that is visible from a right-of-way.

Replacement windows for irreparable historic windows should be made of the same materials. Compatible substitute materials may be considered only on a case-by-case basis depending on building use and generally when the replacement window is on a less-visible secondary elevation.

Window Additions

New window openings are inappropriate on the principal facade(s); new openings should be placed on secondary elevations.

The addition of modern windows, metal sash, sliding glass windows or any type of window, which is inappropriate to the period, shall be confined to "less visible secondary elevations."

Shutters

Shutters, which are appropriate to the period and design of the building, can be introduced to facilitate energy efficiency.

Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior finish material. Wooden shutters with horizontal louvers are the preferred type although exact types vary with style. Avoid metal and vinyl types except in new construction.

Awnings

Awnings shall be considered on a case-by-case basis depending on the proposal's impact on the historic character and materials of the building.

Canvas awnings were sometimes featured on buildings, particularly Mediterranean styled buildings, Bungalows, and commercial buildings. They are functional, decorative, and appropriate to the many historic buildings. Standard 3 should be considered when awnings are proposed as part of a rehabilitation plan.

Under Standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell shaped is appropriate for Mediterranean styled buildings. Angled, rectangular canvas awnings are most appropriate for flat-headed windows and storefronts. Fiberglass and metal awnings and awnings that obscure significant detailing are inappropriate.

Recommended

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.

2. Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.

3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

4. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

Not Recommended

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.

2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.

4. Changing the size or arrangement of windowpanes, mentions, and rails where they contribute to the architectural and historic character of a building.

5. Installing on significant facades shutters, screens, blinds, security grills, and awnings, which are historically inappropriate and detract from the building's character.

6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.

8. Installing metal or fiberglass awnings.

9. Installing awnings that obscure architecturally significant detailing or features.

10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

Staff Approval Guidelines

Staff can approve repair of existing historic windows.

Additions of the new windows that meet the italicized conditions can be approved by staff:

New window openings can be introduced on "less-visible secondary elevations" provided that they are of the same size or proportions as the nearest window and utilize the same material as the historic windows. "Less visible secondary elevation" is defined as the portion of the building, which is more than halfway behind the front and not fronting on street;

Alterations to non-historic portions of contributing buildings provided they are compatible in scale, design and materials with but distinguishable for the historic proportions.

Board Approval Guidelines

New windows on additions should be compatible with those of the nearest window on the historic building in terms of proportions, frames, sills and lintels. Installing window designs reflective of a historic period is discouraged. Designs that match the proportions of existing historic windows, but are simple in detailing, are preferred.

EXHIBIT

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CITY OF GAINESVILLE FLORIDA

CERTIFICATE OF APPROPRIATENESS APPLICATION

Planning & Development Services 306 N.E. 6th Avenue
Gainesville, Florida 32601
352.334.5022 Fax 352.334.3259
www.cityofgainesville.org/planningdepartment

REQUIREMENTS

CONTACT THE HISTORIC PRESERVATION OFFICE FOR A PRE-APPLICATION CONFERENCE 334.5022

REVIEW THE CHECKLIST FOR A COMPLETE SUBMITTAL (If all requirements are not submitted it could delay your approval.)

PLEASE PROVIDE ONE (1) DISK OR USB FLASH DRIVE CONTAINING ALL OF THE FOLLOWING:

1 ORIGINAL SET OF PLANS TO SCALE SHOWING ALL DIMENSIONS AND SETBACKS.

LIST IN DETAIL YOUR PROPOSED REPAIR AND/OR RENOVATION

A SITE PLAN OR CERTIFIED SURVEY

PHOTOGRAPHS OF EXISTING CONDITIONS

ANY ADDITIONAL BACKUP MATERIALS AS NECESSARY

AFTER THE PRE-CONFERENCE, TURN IN YOUR COMPLETED COA APPLICATION TO THE PLANNING OFFICE (RM 210, THOMAS CENTER-B), PAY APPROPRIATE FEES, AND PICK UP PUBLIC NOTICE SIGN TO BE POSTED 10 DAYS IN ADVANCE OF THE MEETING.

MAKE SURE YOUR APPLICATION HAS ALL THE REQUIREMENTS.

FAILURE TO COMPLETE THE APPLICATION AND SUBMIT THE NECESSARY DOCUMENTATION WILL RESULT IN DEFERRAL OF YOUR PETITION TO THE NEXT MONTHLY

RECEIVED
RECEIVED
FEB 5 2018
PLANNING DIVISION
STAMP

PROJECT TYPE: Addition ☐ Alteration ☐ Demolition ☐ New Construction ☐ Relocation ☐ Repair ☐ Fence ☐ Re-roof ☐ Other ☒ Windows

PROJECT LOCATION:

Historic District: Duckpond
Site Address: 640 NE 9th Avenue
Tax Parcel # 10383-002-000

OWNER	APPLICANT OR AGENT
James D. Leary	
Owner(s) Name: Marcia Wiesel-Leary	Applicant Name: Same
Corporation or Company:	Corporation or Company:
Street Address: 640 NE 9th Avenue	Street Address: Same
City State Zip: Gainesville, FL 32601-4440	City State Zip: Same
Home Telephone Number: 352-336-1665	Home Telephone Number: Same
Cell Phone Number: 352-222-2449	Cell Phone Number: Same
Fax Number:	Fax Number:
E-Mail Address: mwieselleary@gmail.com	E-Mail Address: Same

TO BE COMPLETED BY CITY STAFF
(PRIOR TO SUBMITTAL)

Fee: $ 121.50
EZ Fee: $ N/A

HP # 18-00012
Contributing Y ✓ N ___
Zoning RSF-3
Pre-Conference Y ✓ N ___
Application Complete Y ✓ N ___
Enterprise Zone Y ___ N ✓

Request for Modification of Setbacks
Y ___ N ✓

☐ Staff Approval–No Fee (HP Planner Initial _____)
☑ Single-Family requiring Board approval (See Fee Schedule)
☐ Multi-Family requiring Board approval (See Fee Schedule)
☐ Ad Valorem Tax Exemption (See Fee Schedule)
☐ After-The-Fact Certificate of Appropriateness (See Fee Schedule)
☐ Account No. 001-660-6680-3405
☐ Account No. 001-660-6680-1124 (Enterprise Zone)
☐ Account No. 001-660-6680-1125 (Enterprise–Credit)

Received By Jason Simmons
Date Received 2/5/18

Revised 3/21/16

DID YOU REMEMBER?

CHECK YOUR ZONING AND SETBACKS FOR COMPLIANCE

REVIEW THE HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES

REVIEW THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

CHECK TO SEE IF YOU WOULD BE ELIGIBLE FOR A TAX EXEMPTION FOR REHABILITATION OF A HISTORIC PROPERTY

THE HPB MEETINGS ARE HELD MONTHLY AT CITY HALL, 200 EAST UNIVERSITY AVE, GAINESVILLE, FL 32601, CITY HALL AUDITORIUM AT 5:30PM. THE SCHEDULE OF MEETINGS IS AVAILABLE ON THE PLANNING DEPARTMENT WEBSITE.

THE HISTORIC PRESERVATION OFFICE STAFF CAN PROVIDE ASSISTANCE AND GUIDANCE ON THE HP BOARD'S REVIEW PROCESS, AND ARE AVAILABLE TO MEET WITH PROPERTY OWNERS OR AGENTS. IF YOU NEED ASSISTANCE, PLEASE CONTACT THE HISTORIC PRESERVATION PLANNER AT (352) 334-5022 OR (352) 334-5023.

PERSONS WITH DISABILITIES AND CONTACT INFORMATION

PERSONS WITH DISABILITIES WHO REQUIRE ASSISTANCE TO PARTICIPATE IN THE MEETING ARE REQUESTED TO NOTIFY THE EQUAL OPPORTUNITY DEPARTMENT AT 334-5051 (TDD 334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.
FOR ADDITIONAL INFORMATION, PLEASE CALL 334-5022.

OVERVIEW

The Historic Preservation Board (HPB) is an advisory board to the City of Gainesville's Commission composed of citizens who voluntarily, without compensation commit their time and expertise to the stewardship of historic resources in our community.

The HPB approval is a procedure which occurs for alterations, construction, restorations, or other significant changes to the appearance of an structure in Gainesville's Historic Districts which have an impact on the significant historical, architectural, or cultural materials of the structure and/or the district. The City's historic review guidelines are available online at www.cityofgainesville.org/planningdepartment and within the Land Development Code, Section 30-112.

After submission of an application, the Historic Preservation Planner prepares a written recommendation for the board meeting which addresses whether the proposed changes are compatible with the criteria of the SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION and the City of Gainesville's HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES. Once staff has prepared and completed the staff report, an Agenda of the proposed meeting and the staff report will be posted online approximately 5 to 7 days prior to the HPB meeting and can be found at www.cityofgainesville.org/planningdepartment — Citizen Advisory Boards — Historic Preservation Board.

Public notice signage is required to be posted at the property by the applicant no later than 10 day s prior to the scheduled Historic Preservation Board meeting. The notarized *Public Notice Signage Affidavit* must be submitted once the sign is posted.

The applicant and/or owner of the property should be present at the Historic Preservation Board meeting and be prepared to address inquiries from the board members and/or the general public. The HPB meeting is a quasi-judicial public hearing with procedural requirements. The review body may approve, approve with conditions, or deny projects. It is not necessary for owners to be present at the HPB meeting if your COA has been staff approved.

In addition to a Certificate of Appropriateness (COA), a building permit may be required for construction from the Building Department. This is a separate process with submittal requirements. Building permits will not be issued without proof of a COA and the Historic Preservation Planner signing the building permit. After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AT THE TIME OF THE APPLICATION. I ACKNOWLEDGE THAT I UNDERSTAND AND HAVE COMPLIED WITH ALL OF THE SUBMITTAL REQUIREMENTS AND PROCEDURES AND THAT THIS APPLICATION IS A COMPLETE SUBMITTAL. I FURTHER UNDERSTAND THAT AN INCOMPLETE APPLICATION SUBMITTAL MAY CAUSE MY APPLICATION TO BE DEFERRED TO THE NEXT POSED DEADLINE DATE.

1. I/We hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Planning and Development Services Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that Certificates of Appropriateness are only valid for one year from issuance.
4. It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.
5. The COA review time period will not commence until your application is deemed complete by staff and may take up to 10 days to process.
6. Historic Preservation Board meetings are conducted in a quasi-judicial hearing and as such ex-parte communications are prohibited (Communication about your project with a Historic Preservation Board member).

SIGNATURES

Owner Marcia Lisa Levy **Date** 2-5-18

Applicant ~~or Agent~~ Marcia Lisa Levy **Date** 2-5-18

PROJECT DESCRIPTION

1. DESCRIBE THE EXISTING CONDITIONS AND MATERIALS Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions as well as the surrounding context.

The existing windows are wood, double-hung, single glazing windows with three verticle glass panels on the top half of the window. There are 21 windows with dimensions of 32 inches wide and 65.5 inches high. Two windows are 32 inches wide and 46.5 inches high. One window is 24 inches wide and 37.5 inches high. All window frames are painted white. The top half of the sash has been painted shut resulting in only the lower half able to open (effectively a single-hung window).

2. DESCRIBE THE PROPOSED PROJECT AND MATERIALS Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

The proposed project would replace all windows listed above with energy efficient, double-hung, double glazing windows with a low emissivity coating on two glazing surfaces. The U-Factor (overall coefficient of heat transfer) for these windows is 0.29 BTU/(hr ft^2 F), while the Solar Heat Gain Factor of 0.19 (dimensionless). These window frames are made of a high density PVC--vinyl. The frames will be white. A contoured white grid that simulates the three vertical grids on the current windows, will be placed between the double-glazed window on the top sash.

DEMOLITIONS AND RELOCATIONS (If Applicable)

Especially important for demolitions, please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, county, or neighborhood, and feasibility of reproducing such a building, structure, or object. For demolitions, discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value. For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.) Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historic context.

MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)

Any change shall be based on competent demonstration by the petitioner of Section 30-112(d)(4)b.

Please describe the zoning modification and attach completed, required forms.

A pre-application conference with the Historic Preservation Planner **is required** before the submission of a Certificate of Appropriateness (COA) application. A concept review with the City of Gainesville's Historic Preservation Board is optional.

For a single-family structure, accessory structures and all other structures which require Historic Preservation Board review, there is **an application fee.** Fees vary by the type of building and change annually. Please consult with planning staff or online at www.cityofgainesville.org/planningdepartment to determine the amount of the application fees for your project. There is no fee for a staff approved Certificate of Appropriateness. Please consult the *FAQ's Living and Developing in a Historic District* and the *Historic Preservation Rehabilitation and Design Guidelines* for restoration & rehabilitation that is staff approvable. **The COA review time period will not commence until your application is deemed complete by staff.**

The application is **due by 11:00 a.m.** on the **application deadline date** as noted on the attached annual meeting and cut-off schedule.

THIS CHECKLIST IS A GUIDE TO BE USED FOR PROPER COA SUBMITTAL. SOME ITEMS MAY NOT APPLY TO YOUR PERMIT APPLICATION.

Please provide all documents on one (1) disk or USB Flash Drive. One full sized printed set of drawings may also be requested on a case-by-case basis. Materials will not be returned to applicant.

A completed application may include the following:

SUBMITTAL REQUIREMENT CHECKLIST

		Applicant	HP Planner
Survey and Site Plan	A drawing giving dimensions of property; location of building(s) showing distances from property lines (building set-back lines (dimensioned), names of streets front and sides, and north/south orientation. A current site plan or survey may be submitted for this requirement, if it provides the requested information.	☐	☐
Drawings to Scale ▪ **Elevations** ▪ **Floor Plan** ▪ **Square Footage** ▪ **Dimensions & Height** ▪ **Materials & Finishes**	One complete set of plans (with all (4) exterior elevations) and specifications for the project. All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. Height measurement and square footage of different areas shall be on plans. Indicate features on the exterior (i.e.: chimney), the roof pitch, placement of windows and doors and label all materials and textures. **A scaled line elevation drawing & footprint drawing is required for all new construction.**	☐	☐
Photographs	Photographs of existing building(s) (all facades or elevations of structure) and adjacent buildings. Photographs should clearly illustrate the appearance and conditions of the existing building(s) affected by the proposed project, close-up views of any specific elements under consideration i.e., windows or doors if proposed to be modified or removed, as well as photographic views of its relationship with neighboring buildings. Photos shall be submitted in jpeg or PDF format. (City staff may take photographs of your property prior to the board meeting as part of their review procedure. The photos will be used for presentation to the Historic Preservation Board.)	☒	☐
Specific Items	Specific items may be requested, such as landscape plans, wall sections, roof plans, perspective drawings, a model, a virtual illustration and/or verification of economic hardship.	☐	☐
Modification of Existing Zoning	Attach separate form requesting a zoning modification based on competent demonstration by the petitioner of Section 30-112(d)(4)b.	☐	☐
Demolition Report	In the case of demolition provide substantiating report(s) based on competent demonstration by the petitioner of Section 30-112(d)(6)c.	☐	☐
Notarized Consent Letter	Notarized letter of consent from the property owner, if the applicant is not the owner of the property or is in the process of purchasing the property.	☒	☐

CERTIFICATE OF APPROPRIATENESS

(TO BE COMPLETED BY CITY STAFF)

IF STAFF APPROVAL ALLOWS THE ISSUANCE OF THE CERTIFICATE OF APPROPRIATENESS, THE BASIS FOR THE DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*.

HISTORIC PRESERVATION PLANNER _____ DATE _____

THE HISTORIC PRESERVATION BOARD CONSIDERED THE APPLICATION OF HP_____AT THE _____MEETING. THERE WERE _____MEMBERS PRESENT.

THE APPLICATION WAS ☐ APPROVED ☐ DENIED BY A _____VOTE, SUBJECT TO THE FOLLOWING CONDITIONS:

THE BASIS FOR THIS DECISION WAS:

☐ This meets the *Secretary of Interior's Standards for Rehabilitation* and the City of Gainesville's *Historic Preservation Rehabilitation and Design Guidelines*.

CHAIRPERSON _____ DATE_____

It is understood that the approval of this application by the Historic Preservation Board or staff in no way constitutes approval of a Building Permit for construction from the City of Gainesville's Building Department.

After the application approval, the COA is valid for one year.

Please post the CERTIFICATE OF APPROPRIATENESS at or near the front of the building.

Tax Savings for Homeowners of Historic Properties

The improvements to your historic property may qualify for a property tax exemption. The City of Gainesville permits an Ad Valorem property tax exemption for renovations, rehabilitations, and restorations to contributing properties within Historic Districts.

The amount of the exemption shall be determined by the Alachua County Property Appraiser based upon its usual process for post-construction inspection and appraisal of property following rehabilitation or renovation. The duration of the exemption shall continue regardless of any change in the authority of the City to grant such exemptions or any change in ownership of the property. In order to retain an exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption was granted.

This is an excerpt from the Code of Ordinances ARTICLE IV. TAX EXEMPTION FOR HISTORIC PROPERTIES Sec. 25-61—66

An Overview of the Application Process:

An applicant (owner of record or authorized agent) seeking an ad valorem tax exemption for historic properties must file with the city manager or designee the two-part Historic Preservation Property Tax Exemption Application with "Part 1: Preconstruction Application" (Part 1) completed. In addition, the applicant shall submit the following:

- A completed application for a Certificate of Appropriateness for the qualifying restoration, renovation, or rehabilitation.
- An application fee of not more than five hundred dollars ($500.00) to be determined by the city manager or designee based on the estimated cost of the work to be performed and the administrative costs to be incurred by the city in processing the application and monitoring compliance.

The City of Gainesville Historic Preservation Board (HPB) shall review Part 1 applications for exemptions. The HPB shall determine whether the property is an eligible property and whether the Part 1 proposed improvement is consistent with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and is therefore an eligible improvement.

Upon completion of work specified in the "Part 1" application, the applicant shall submit a "Part 2: Final Application for Review of Completed Work" (Part 2). The HPB shall conduct an inspection of the subject property to determine whether or not the completed improvements are in compliance with the work described and conditions imposed in the approved Part 1 application. Appropriate documentation may include paid contractor's bills and canceled checks, as well as an inspection request by the applicant within two (2) years following approval of the Part 1 application.

On completion of review of the Part 2 application, the HPB shall recommend that the city commission grant or deny the exemption. The recommendation and reasons therefore, shall be provided in writing to the applicant and to the city commission.

A majority vote of the city commission shall be required to approve a Part 2 application and authorize the ad valorem tax exemption. If the exemption is granted, the city commission shall adopt an ordinance.

The property owner shall have the historic preservation exemption covenant recorded in the official records of Alachua County, and shall provide a certified copy of the recorded historic preservation exemption covenant to the city manager or designee.

The effective date of the ad valorem tax exemption shall be January 1 of the year following the year in which the application is approved by the city commission and a historic preservation exemption covenant has been transmitted to the Alachua County Appraiser. Please submit Part 2 applications by the **October** Historic Preservation Board deadline in order to ensure enough time for it to go before the City Commission and be processed by the Tax Appraiser's office.

To qualify for an exemption, the property owner must enter into a covenant with the City of Gainesville for the term for which the exemption is granted. The covenant shall be binding on the current property owner, transferees, and their heirs, successors, or assigns.

Violation of the covenant or agreement will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3), as amended.

Please review City of Gainesville's Code of Ordinances Section 25-61 for qualification and process information.

This information is available online at www.municode.com for the City of Gainesville, FL Chapter 25 Section 25-61—25-65.

For an application form, please contact the Planning Department at (352) 334-5022 or (352) 334-5023.

CITY OF GAINESVILLE
every path starts with passion
FLORIDA

PLANNING
P.O. Box 490, Station 11
Gainesville. Florida 32602-0490
352.334.5022
352.334-5023
Fax: 352.334.3259
www.cityofgainesville.org/planningdepartment

CITY OF GAINESVILLE FLORIDA

PROPERTY OWNER AFFIDAVIT

Owners Name: James D. Leary & Marcia Wiesel-Leary			
Address: 640 NE 9th Avenue	Phone: 352-336-1665 Email: mwieselleary@gmail.com		
Agent Name:			
Address:	Phone: Email:		
Parcel No.: 10383-002-000			
Acreage: 1/4 acre	S:	T:	R:

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Marcia Wiesel-Leary

Printed name: Marcia Wiesel-Leary

Date: 2-5-18

The foregoing affidavit is acknowledged before me this 5 day of Feb, 2018, by Marcia Wiesel-Leary, who is/are personally known to me, or who has/have produced FL DL/L600559518348 as identification.

NOTARY SEAL

MEGHAN WILLIAMS
MY COMMISSION # GG 140721
EXPIRES: September 4, 2021
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of FL

Meghan Williams

RECEIVED

STAMP

CITY OF GAINESVILLE
every path starts with passion
FLORIDA

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
PO Box 490, Station 12
Gainesville, FL 32627-0490
P: (352) 334-5023
F: (352) 334-3259

PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name: JAMES LEARY & MARCIA WIESEL-LEARY

Applicant (Owner or Agent): JAMES LEARY & MARCIA WIESEL-LEARY

Tax parcel(s): 10383-002-000

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.
7. _____ JAMES D. LEARY
8. Applicant (signature) Applicant (print name)

STATE OF FLORIDA, **COUNTY OF ALACHUA**	**RECORDING SPACE**
Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 15th day of February, 2018, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed. _____ Notary Public My Commission expires: 6/8/2019	FORREST EDDLETON MY COMMISSION # FF 238470 EXPIRES: June 8, 2019 Bonded Thru Notary Public Underwriters

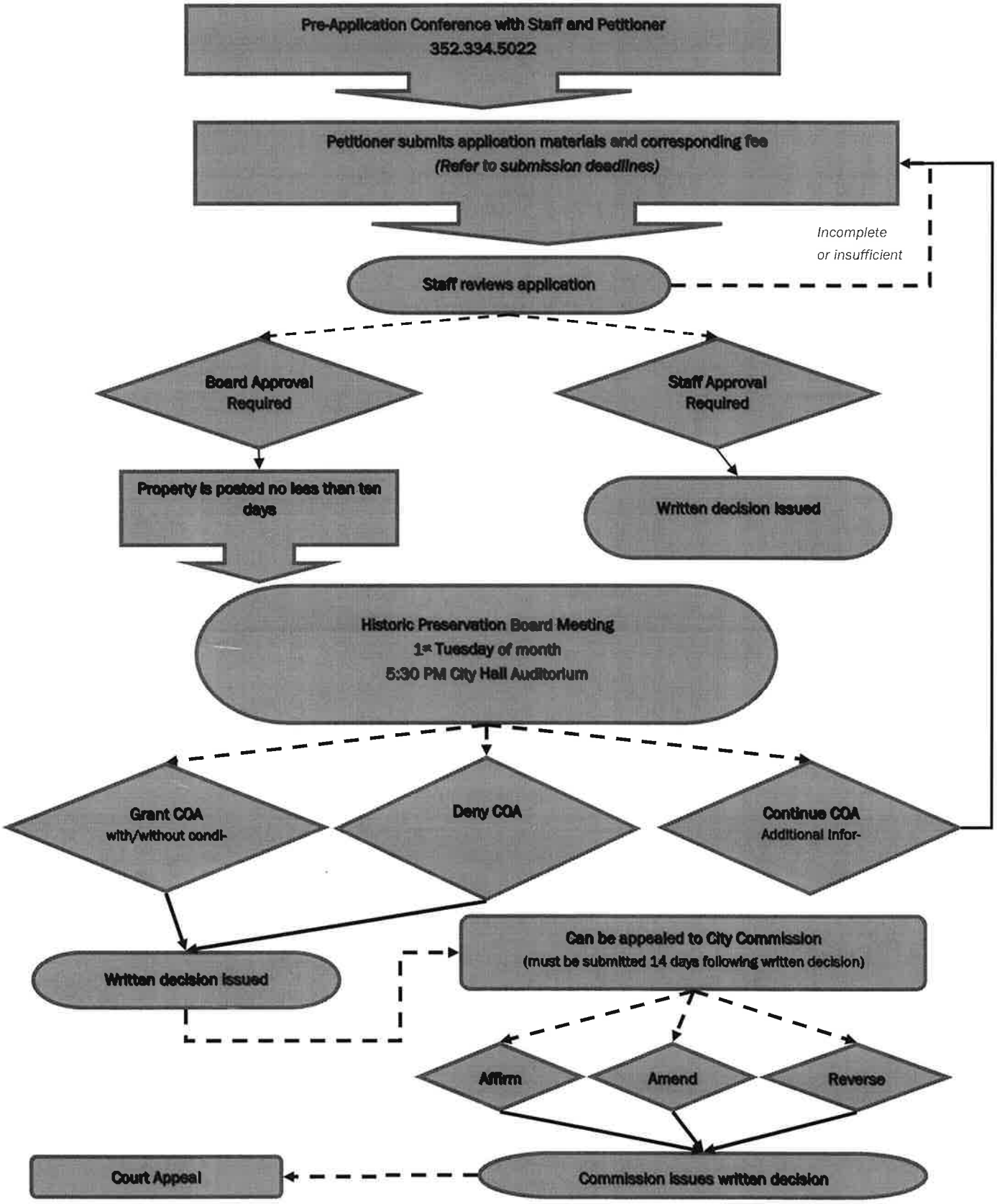
Form revised on March 11, 2014. Form location: http://www.cityofgainesville.org/PlanningDepartment.aspx

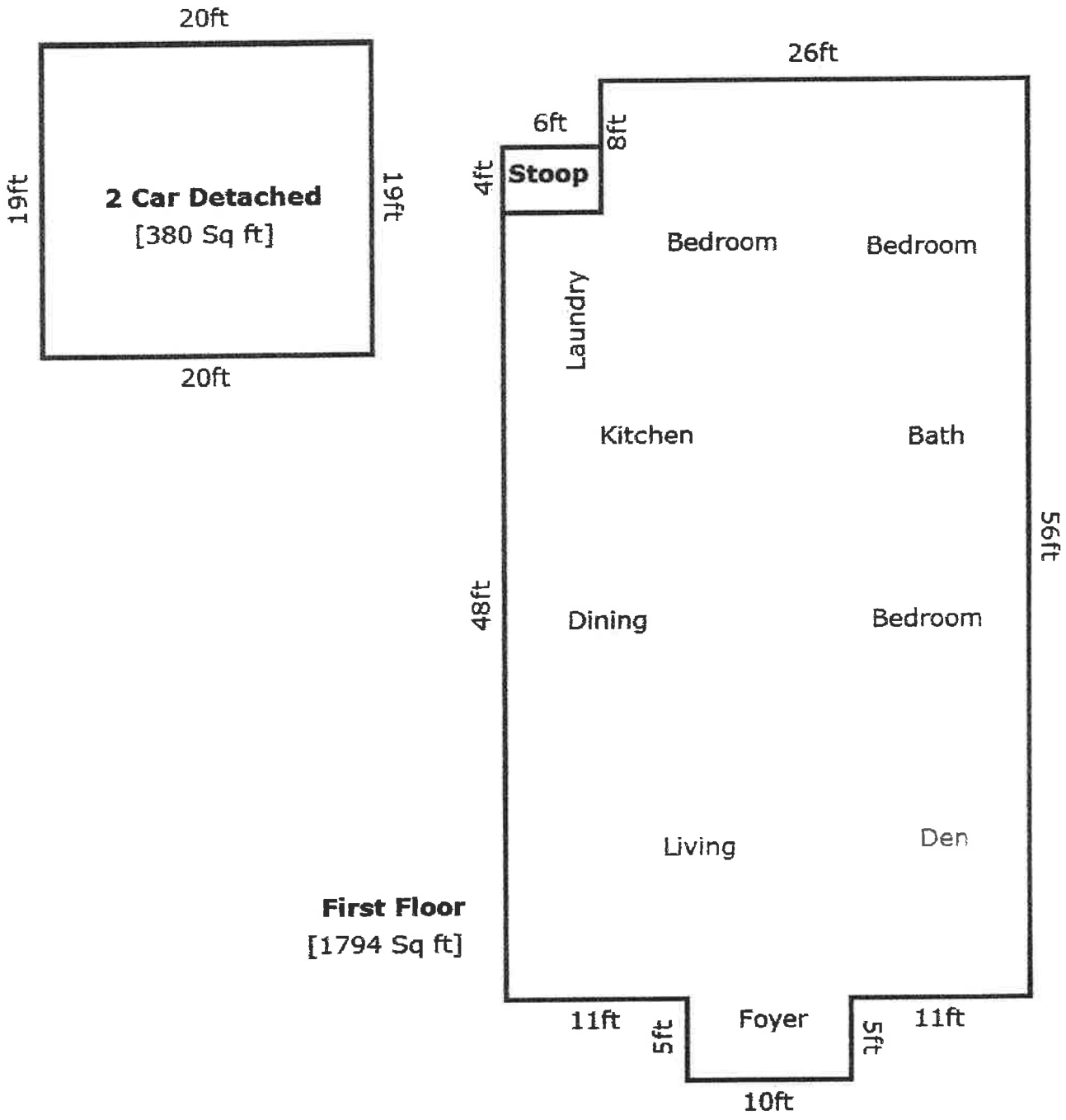
FOR OFFICE USE ONLY
Petition Number _____ Planner _____


CITY OF GAINESVILLE
NOTICE
LAND USE ACTION


CITY OF GAINESVILLE
NOTICE
OF PROPOSED
LAND USE ACTION
A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:
PETITION HP-18-12
JAMES LEARY & MARCIA WIESEL-LEARY, OWNERS REPLACE EXISTING WOOD WINDOWS WITH NEW VINYL WINDOWS ON EXISTING SINGLE-FAMILY HOUSE, 640 NE 9TH AVE. THIS BUILDING IS CONTRIBUTING TO THE NORTHEAST RESIDENTIAL HISTORIC DISTRICT
WHEN: MARCH 6, 2018 5:30 PM
WHERE: CITY HALL AUDITORIUM 200 E. UNIVERSITY AVE.
FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 334-5023
Additional details will be posted on our website prior to the meeting.
Please visit us at www.cityofgainesville.org/planningdepartment

Certificate of Appropriateness

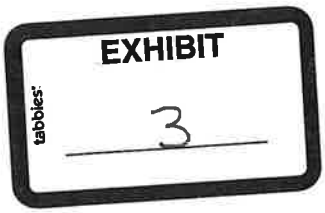




TOTAL Sketch by a la mode, inc.

Area Calculations Summary

		Calculation Details
Living Area		
First Floor	1794 Sq ft	10 × 5 = 50 32 × 48 = 1536 8 × 26 = 208
Total Living Area (Rounded):	1794 Sq ft	
Non-living Area		
Stoop	24 Sq ft	4 × 6 = 24



Regarding Energy Replacement Windows at 640 NE 9th Ave

Home of Jim Leary and Marcia Wiesel-Leary

In regards to exploring this decision we have done the following; GRU Energy audit, a new energy efficient furnace, energy efficient air conditioner, R40 insulation, Radiant Barrier, new duct work, programmable thermostat and insulated cellular shades.

We then reviewed research conducted by the Florida Windows Initiative conducted by the Florida Energy Extension Service at the University of Florida, The Efficient Window Collaborative and the Florida Solar Energy Center. It is based around Prindle and Arateh modeled homes in ten southern states that would be most affected by the IECC (International Energy Conservation Code). It also dealt with the annual saving of kWh and MW during peak electricity generating capacity along with the prevention emission tonnage of nitrogen oxide as well as carbon equivalent.

Upon meeting with Jason Simmons to go through the Process, we were given other studies and reviewed a variety of those. The first was the Measured Winter Performance of Storm Windows conducted by the Lawrence Berkeley National Laboratory. Upon going to the LBNL site we reviewed High R-Windows, highly insulating windows to reductive conductive heat gains and losses. We reviewed several other studies conducted by Gustavsen, Steinar, Darius and Bjorn on key elements and material performance for highly insulating window frames.

We reviewed the complete study provided by the National Trust for Historic Preservation-Preservation Green Lab; Saving windows, Saving money: Evaluating the Energy Performance of Window Retrofit and Replacement. It used a prototype house(Pettygrove Residence Queen Anne home in Portland Oregon) Some other data was collected from Seattle, Boston, Chicago, Phoenix and Atlanta. The specifics of these sites were not listed. The conclusion was the same as several of the Lawerence Berkeley National Laboratories, insulation, shades, etc. should be used first, if the main reason is to save money as well as conserve energy.

We are aware that the standards held by the National Trust for Historic Preservation come from research primarily in Region 5 and the National Canadian Standards which are generally considered the gold standard. However, more consideration may wish to be given to Southern Initiatives due to the difference in the number of heating degree days and cooling degree days.

The desire to change windows has been maintenance of our windows, moisture condensing causing damage, energy efficiency, noise reduction, reduce solar gain, cut cooling cost and decrease carbon and nitrogen oxide pollution. The windows we have chosen are the exact size that we have for all 24 and we will have the three vertical toppers put in to maintain the original appearance.

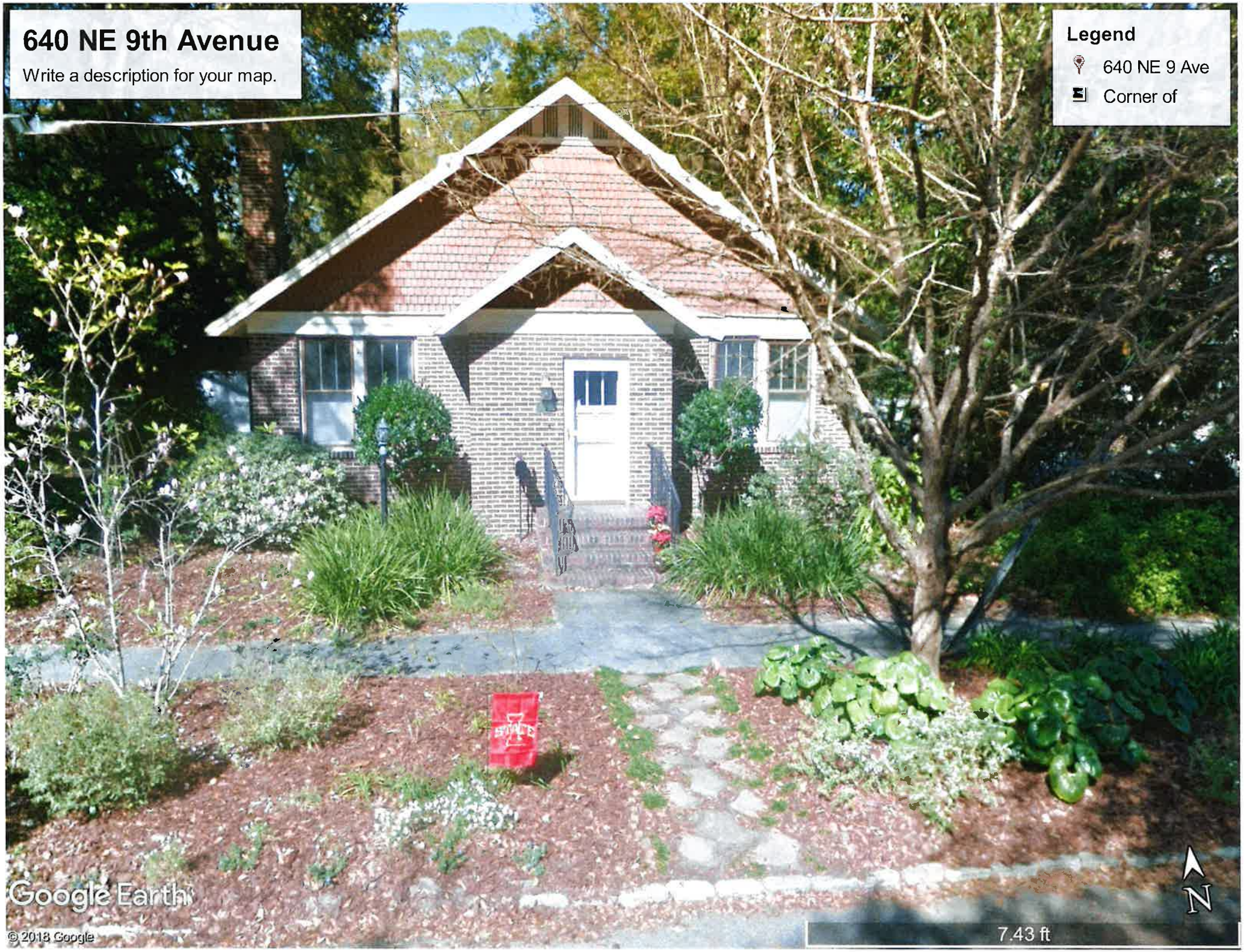
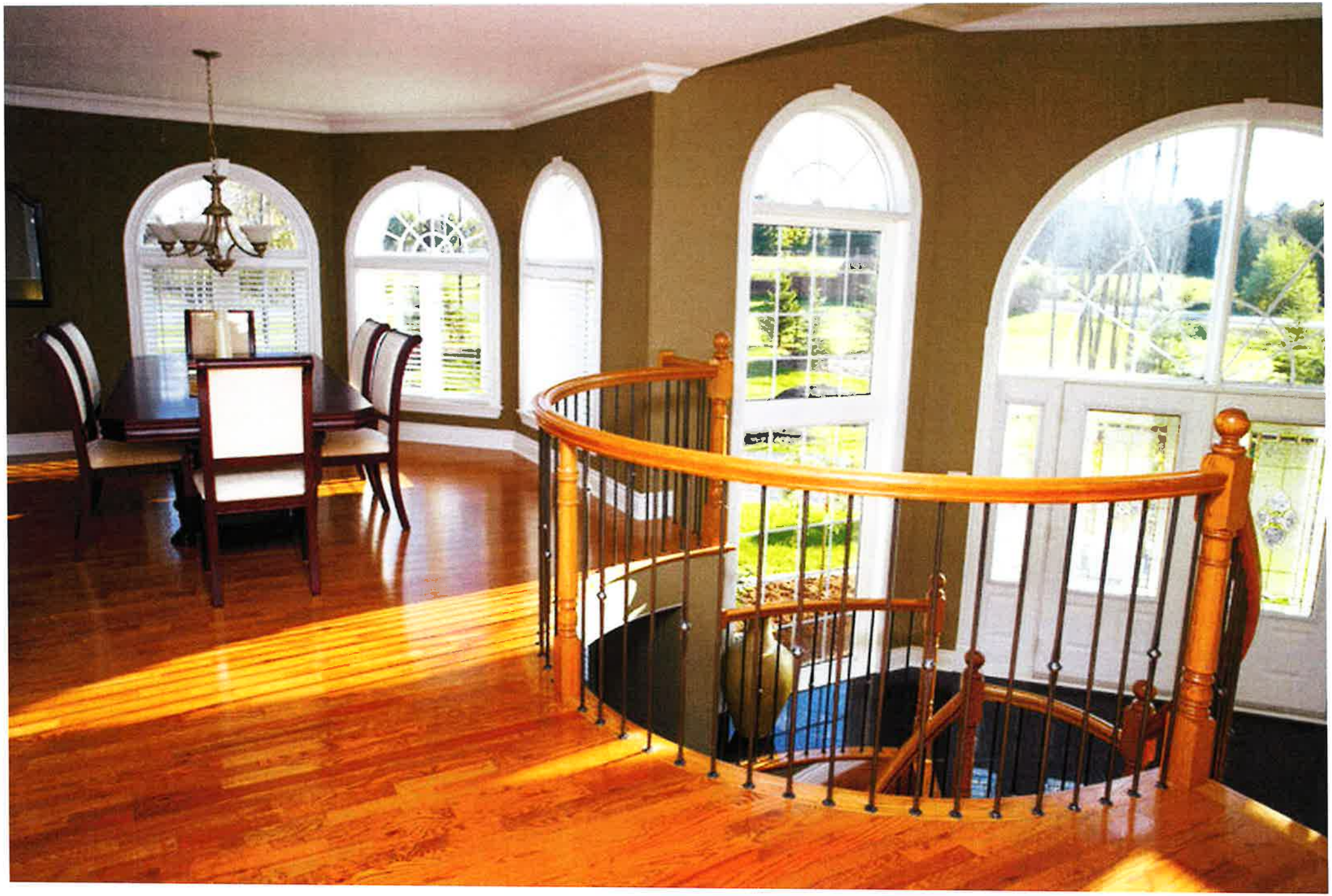

640 NE 9th Avenue
Write a description for your map.
Legend
640 NE 9 Ave
Corner of
Google Earth
© 2018 Google
7.43 ft
N


EXHIBIT
tabbies
4

Conservation™ Windows

Our Vision is to provide to you warmth in the winter and cool in the summer, while keeping energy costs low. The excellent thermal properties of the Conservation Window line makes that goal attainable!



Conservation Windows

Saving the Future... Today

We have made a commitment to improving our environment. Energy efficient windows and doors can make the difference. A growing number of people and scientists worldwide believe that the earth is warming due to human generation of "greenhouse" gases. Yet, few are aware of how much energy efficient windows and doors can do to help. They can significantly reduce energy consumption in both hot and in cold climates and continue conserving energy for many years to come.....

By using products that reduce energy consumption, one diminishes their environmental footprint, limiting the usage of fossil fuels and lowering carbon emissions. Conservation Windows provide some of the countries most energy efficient window systems, doing our part in helping people protect the environment while saving money on their home's heating and cooling costs

Look for the Label

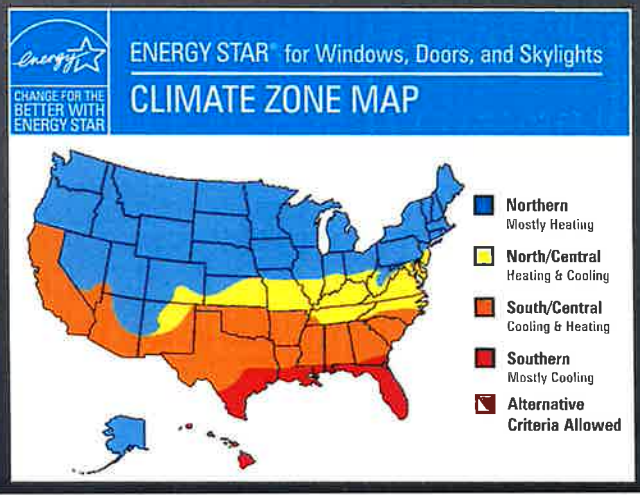
The National Fenestration Rating Council's (www.nfrc.org) Energy Performance Label provides "apples to apples" testing data in order to help consumers compare the performance characteristics of different brands of windows and doors Conservation Windows tests all of their products to these exacting standards.

ENERGY STAR

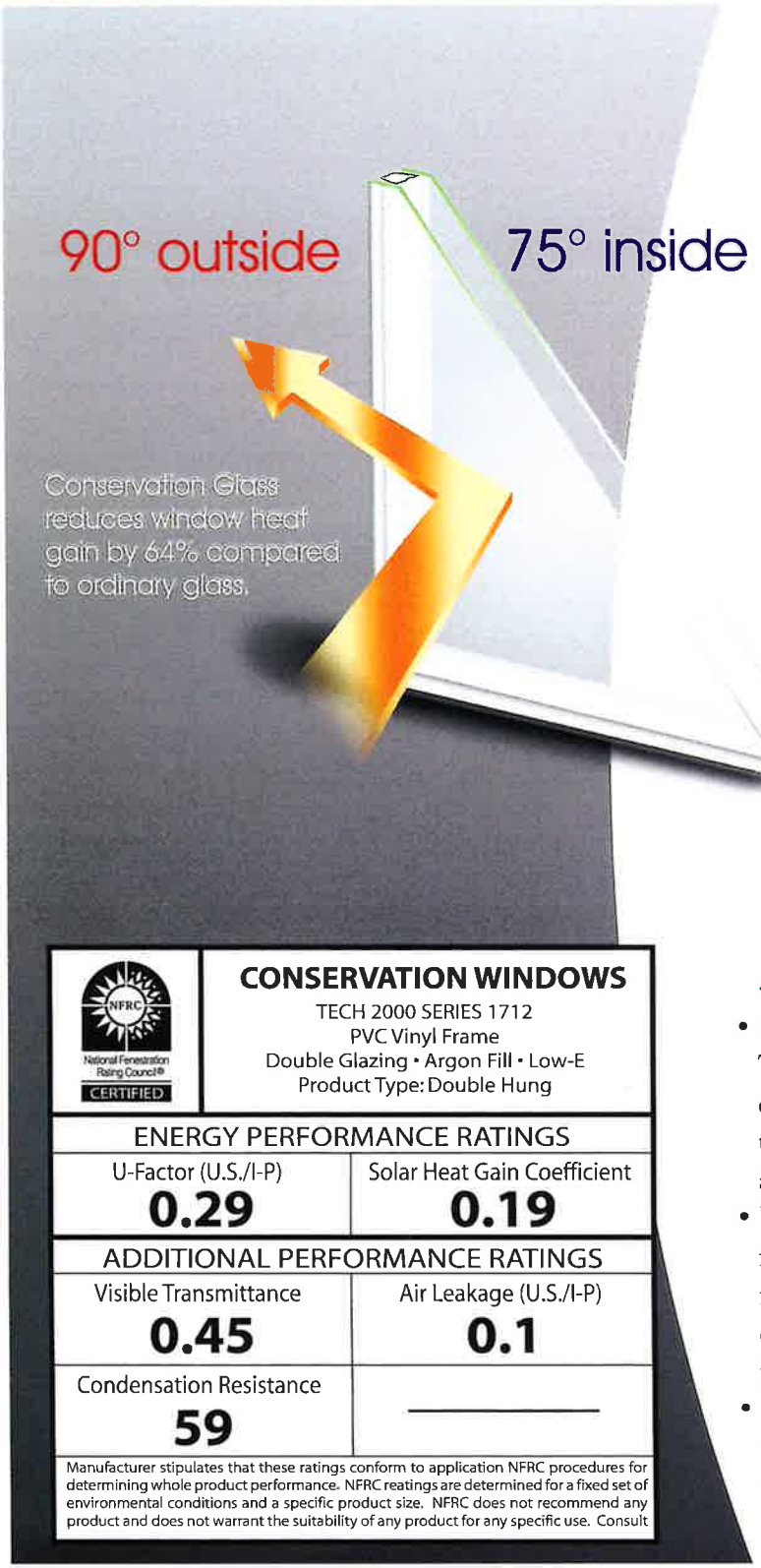
ENERGY STAR (www.energystar.gov) is a United States Government supported program dedicated to helping consumers protect the environment through the investment in energy efficient products. Conservation Windows exceed ENERGY STAR 's performance guidelines in every state of the country.

Something to think about...

If all single pane residential windows in the United States were replaced with ENERGY STAR qualifying models, the nation would save over $12 billion per year in energy costs.



ENERGY STAR PARTNER



The Conservation Window Line Beats the Heat...

When temperatures soar, ordinary window glass just can't handle the heat. Tinted glass spoils the view. Conservation Glass, however, has been specially formulated to reject the sun's heat without affecting the view. It lets more light in and keeps out the heat so your home stays cool and comfortable. Conservation Glass coating provides the ultimate in performance and clarity of all LoE products. It blocks 95% of the sun's damaging ultraviolet rays so it will help your furniture, carpets and curtains to stay beautiful for years to come.

...is Bold on Cold...

During the cold weather, the insulating effect of your windows has a direct impact on how your rooms feel. Typically, 80% of the exposed surface of a window is glass, and the room-side of the glass directly affects the air temperature in the room. The better insulated the window glass, the warmer your room will be.

Inside Glass and Outside Temperatures

The table below compares the room-side center of glass temperatures of four different glass types against tow different winter conditions.

	-20° F	+20° F
Single-plane, clear	0°	31°
Double-plane, clear	37°	51°
Ordinary low-e	47°	58°
Conservation Glass	52°	61°

The Superior insulating capability of Conservation Glass is a key factor in the construction of comfortable windows for cold climates. The dramatic comfort improvement from windows with warm glass surfaces also means the relative humidity of the indoor air can be controlled and maintained properly. Proper humidity of levels (not too much, not too little) will improve comfort and promote a healthier living environment.

...Performs above the Norm!

- Solar Heat Gain Coefficient – (SHGC) The amount of solar radiation that enters a building as heat. The lower the number, the better the window is at reducing heat loss.
- U-Factor – this represents the heat flow rate through a window expressed in BTU/hr/ft/F using winter weather conditions of 0 F outside and 70 F inside. The smaller the number, the better the window is at reducing heat.
- UV and Fading Transmission – These regions includes all of the ultraviolet energy and most of the visible spectrum and will give the best representation of UV protection and relative fading rates. The lower the number, the better the window is for reducing fading potential of carpets and interior furnishings.

GLASS PERFORMANCE

PRODUCT	VISIBLE LIGHT TRANSMITTANCE %	SOLAR HEAT GAIN COEFFICIENT	WINTER U-FACTOR (AIR/ARGON)	UV	FADING TRANSMISSION
Single-plane, clear	90%	.86	1.04/---	.71	.84
Double-plane, clear	81%	.76	.48/--	.56	.74
Ordinary low-e	75%	.72	.35/.31	.44	.63
Conservation Glass	66%	.27	.29/.24	.05	.43

NFRC National Fenestration Rating Council® CERTIFIED

CONSERVATION WINDOWS

TECH 2000 SERIES 1712
PVC Vinyl Frame
Double Glazing • Argon Fill • Low-E
Product Type: Double Hung

ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.29	**0.19**
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Air Leakage (U.S./I-P)
0.45	**0.1**
Condensation Resistance	
59	—

Manufacturer stipulates that these ratings conform to application NFRC procedures for determining whole product performance. NFRC reatings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult

Windows that make sense...

Responsible environmental stewardship is our goal.

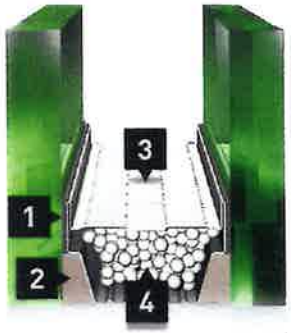
No matter where you live, Conservation Windows will help you achieve your goal saving resources and money with your heating and cooling. Our Conservation Glass system is a dual glazed insulated glass unit which consists of 3 layers of silver, a stainless steel spacer system and an air space filled with high density Argon gas.

Conservation Glass Composition

- A sealant layer adhering the composition to the glass.
- Four Dielectric layers.
- Three Silver layers.
- Three barrier hardener layers.
- An exterior protection layer

Endur INSULATING GLASS

A lot of manufacturers talk about performance, i.e., U-Factors and SHGCs. But what about durability? Performance over the long haul? That's where Endur IG™ excels. Endur IG continues the Cardinal tradition of long-term performance. It delivers the industry's lowest failure rate, the only comprehensive 20-year factory warranty plus outstanding thermal performance and solar control. Exceptional longevity and performance ... that's how we help protect your brand and your reputation. New Endur IG, what the future of insulating glass looks like.



Nothing Endures like Endur IG

With over 500,000,000 IG units under warranty, Cardinal knows a thing or two about building long-lasting IG units. Our units have proven themselves over and over in the field and in the lab. The only way we'd change a thing is if we could improve it. We have.

Still the industry's lowest falure rate

Endur IG is built on the proven technologies that help Cardinal IG units achieve the industry's lowest failure rate - only 0.20% over twenty years - allowing us to offer the industry's only comprehensive 20-year factory warranty, because endurance is just as important as performance.

Enjoy the comfort and beauty of your home...
...all over again.

- Ideal balance of solar control and high visibility.
- Year-round comfort and energy savings.
- Suitable for all areas.
- Spectrally selective – The ultimate in solar heat control, fading protection and visibility.
- Warm wintertime inside surface temperatures with less condensation.
- Outperforms tinted glass used in warmer climates without darkening your view.
- Allows you to enjoy your view in the summertime.
- 12 layer patented protection.
- Three ways to save...
  - Annual energy savings
  - A/C equipment savings
  - Tax benefits
- The perfect window no matter where you live.

Double-Hung Windows

A window best suited to traditional architectural styles. Our double-hung provides a Classic appearance in any home. We offer double-hung windows that allows the sashes to tilt inside your home designed for ease of cleaning. Beneath its traditional appearance, this low maintenance vinyl window is hard at work providing durable, energy efficient performance.

- Durable design seals out wind and rain.
- Hi-Performance Conservation Glass controls energy bills.
- Coved interior glazing beads adds beauty and the full width lift rail allows for ease of operation.
- Pretensioned constant force balance systems for a lifetime of worry free operation.
- Ventilation night latches provide secure airflow.
- Extruded aluminum screen frame.
- Florida approved.

Sliding & Tilt-in Sliding Windows

The modern convenience of a sliding window is an ideal solution where a projecting window interferes with walkways, patios and decks. These windows easily slide open with either side of the window being operational. Select from a standard slider with lift out sashes or a Tilt-In slider with easy swing in sashes for easy cleaning providing a great outdoor view from the comfort of your home.

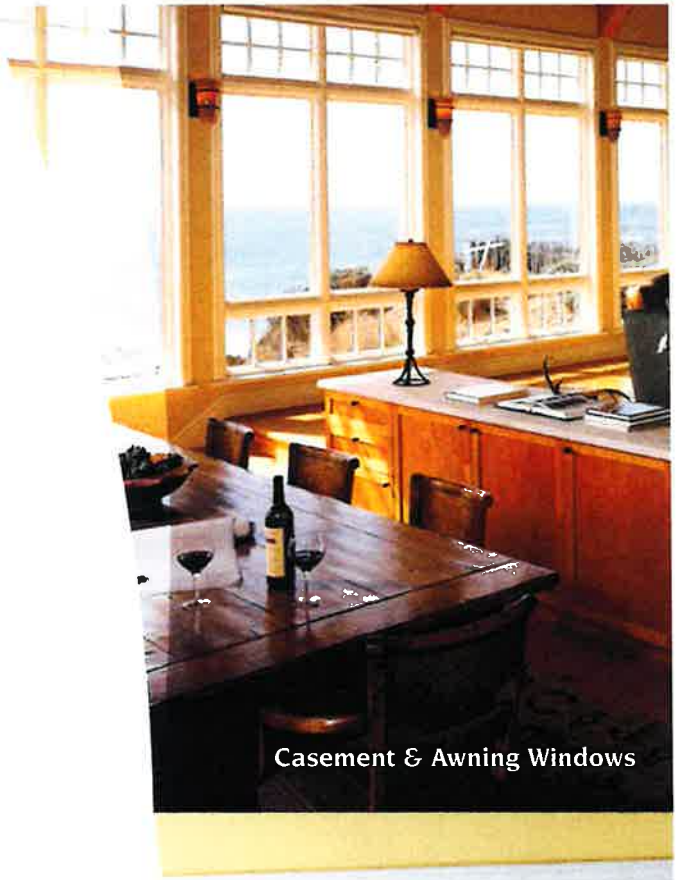
- Easy lift out sashes on the traditional sliding windows.
- Tilt-In slider sashes swing in for ease of cleaning.
- Hi-Performance Conservation Glass controls energy bills.
- Coved interior glazing beads adds beauty and the full length slide rails allow for ease of operation.
- Brass rollers with stainless steel axels for easy sliding.
- Ventilation night latches provide secure airflow.
- Extruded aluminum screen frames.
- Florida approved.

Conservation Windows

Casement & Awning Windows

Our Casement & Awning Windows perfectly compliment the simplicity of modern design while providing maximum view and ventilation. Cherished for their clean, uncluttered views and their ease of operation- opening and closing with the turn of one easy to reach handle.

- Designed to optimize view and airflow.
- Hi-Performance Conservation Glass controls energy bills.
- Adjustable hinge system ensures squareness.
- Single lever locking handle.
- Multi-point locking system for added security.
- Hinged to open outward.
- Extruded aluminum screen frame.
- Florida approved.


Casement & Awning Windows

Bay & Bow Windows

Our Bay and Bow Windows are ideal for both Traditional and Victorian architecture while increasing the sense of openness in any room. These windows are a combination of Conservation windows that reach out into the world and capture the view. Designed to be both beautiful and functional, our Bay and Bow Windows are the perfect addition to any home.

- 1" Hardwood cabinet-grade veneer head and seat board available in select white birch, red oak and maple.
- 3/4" Eastern White Pine struts and end jambs.
- 1/4" All threaded steel rods between the struts tie the head and seat board together for added strength.
- Low pressure polyurethane foam sealant between the struts.
- Available prefabricated hip roof systems.
- Available standing seam roof cladding.
- Available prefabricated insulated seat boards


Bay & Bow Windows

Conservation Windows


Garden Windows

Garden Windows

Our Garden Windows add light and architectural interest to any room. Garden Windows work especially well above your kitchen sink and in bathrooms allowing you to greatly improve your homes appearance while dramatically changing the feel of the room.

- Solid vinyl fusion-welded construction.
- Dual trapezoid-shaped Casement vents.
- Multipoint locking system.
- Corrosion-resistant hardware.
- 1-1/4" Birch veneer surround.
- Safety laminated glass roof.
- Available oak surrounds and casing.
- Available garden window shelf.


Sliding Patio Doors

Sliding Patio Doors

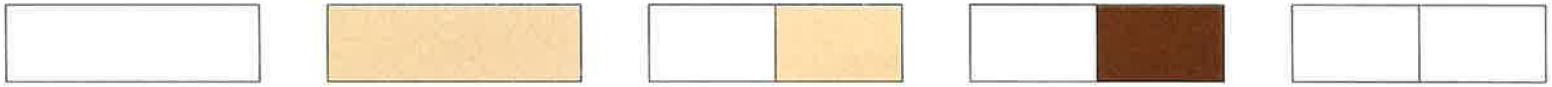
Our Sliding Patio Door redefines quality, technology and innovation. It is the perfect combination of all the best qualities of a window – in a door. This door lets in the view and brilliance of a window while creating an energy efficient entryway.

- A beautiful contemporary design.
- Displays the maximum glass area using Hi-Performance Conservation Glass.
- The doors slide easily and smoothly on nylon tandem panel rollers.
- Styles and interlocks are steel reinforced.
- Twin point locking system.
- Anti-theft security bar.
- Decorative grid patterns and styles available.
- Extruded aluminum screen frame.

Decorative Options

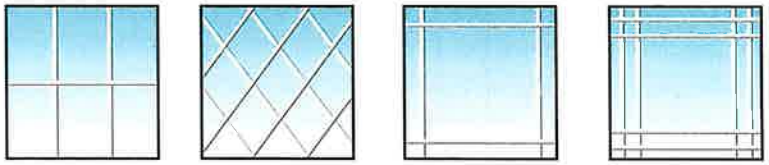
Window Solid Color and Interior Woodgrans

Conservation Windows are available in Euro-White, Solid Tan, White in/Tan out, White in/Brown out and Woodgrain in/White out.

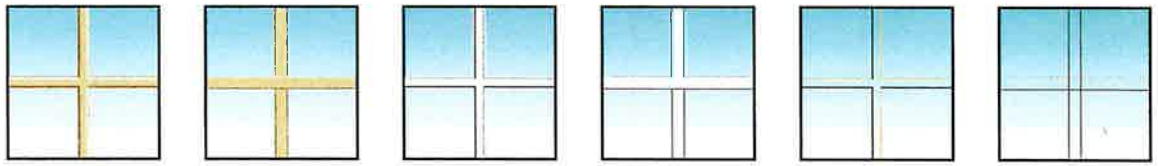


Windows Interior Grids

Grids are available in white, tan or dark oak in both Contoured and Colonial design. Choose from Colonial, Diamond, Prairie or Classic Double Prairie. All grids are enclosed within the insulated glass unit for easy cleaning.



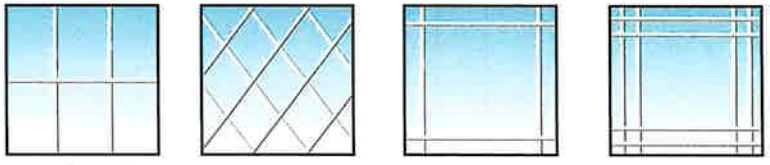
Colonial *Diamond* *Prairie* *Classic Double Prairie*



Contoured Beige *Colonial Beige* *Contoured White* *Colonial White* *Contoured Dark Oak* *Colonial Dark Oak*

Grooved Glass

One special window or your entire home can be enhanced with the elegance of custom grooved glass.



Colonial *Diamond* *Prairie* *Classic Double Prairie*

Conservation Windows…creating products that reduce usage of our collective natural energy resources.

Conservation Windows

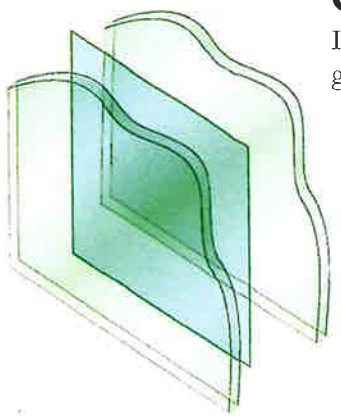
HURRICANE GLASS™

by Regency Plus Inc.

Offering Security & Hurricane Protection

Hurricane Glass

Windows are typically the weakest point in any building; the only thing guarding the majority of the opening is the glass, and glass is notoriously breakable. If you like the light and air a window affords but don't want to compromise on storm protection and security, it may be worth your while to invest in Hurricane laminated glass. Because of its durability, laminated glass is standard in car windshields, curtain walls, skylights, and prisons, but it's become popular for windows and patio door panels in private homes. Certain area building codes require Hurricane glass. Our Hurricane glass consists of two panes of glass bonded together with a specially formulated layer of plastic, three times thicker than in a car windshield to enhance structural integrity and reduce breakability. Conservation Windows offers a Hurricane glass impact line of windows approved for use in High Velocity Hurricane Zones including Miami-Dade counties in Florida.



Other Benefits

In addition to security and energy applications, Hurricane glass has other advantages:

- **Soundproofing and noise reduction.** The thicker the glass, the harder it is for sound to come in. Double-pane Hurricane glass with an air gap in between the panes can effectively reduce noise from construction sites, blaring radios, or city traffic.
- **Weather-resistance.** Whether it be a hurricane, tornado or severe thunderstorm, Hurricane glass, especially in a sealed frame, is excellent for keeping out damaging hail stones and flying debris.

Security

It's easy enough for a burglar to smash a regular pane of glass and climb into your house, but if your window has Hurricane glass, even though it may break, it is still virtually impossible for that burglar to enter your home using standard home invasion devices. Since the fragments stay bonded together no widespread shattered glass to worry about either.

Disaster Protection

Hurricanes, tornadoes, severe thunderstorms and other natural disasters can really do a number on regular glass panes. Our Hurricane glass has been lab tested to withstand several hits from a 9 lb. 2x4 traveling 50ft. per second. This qualifies it to effectively protect the inside of your home from gale force winds and flying debris. Again, even if the glass does break, the fragments stay bonded together, so you don't have to worry about injuries from flying glass shards.

Energy Benefits

For the energy- conscious, Low-E[3] Hurricane glass can be a blessing. Regular windows let in a lot of heat and damaging ultraviolet rays. Low-E[3] laminated glass panes significantly reduce the amount of heat and UV rays coming in through the windows. This will help you save on cooling costs and provide protection for you, your carpeting and furniture from long term UV damage.

Conservation Windows

Lifetime Warranties

We Stand Behind our Products

Lifetime Transferable Non-prorated Warranty

Conservation Windows will repair or replace, free of charge, any vinyl or insulated glass that is found defective for the lifetime of the current owner. As an added bonus this warranty is transferable, which means, if you ever decide to sell your home, this feature could play a pivotal role in your selling strategy.

Free Lifetime Service Pledge

Conservation windows will guarantee free service for the life of the product including labor, workmanship and materials.

Glass Breakage - No Fault

Lifetime Glass Breakage Non-Transferable Limited Warranty. Conservation Windows will provide replacement glass, when and if necessary, for the lifetime of the current home owner and again, if you sell your home, this warranty is transferable.

The full versions of the above warranties will be included in your window investment portfolio.

If you have any questions regarding Conservation Windows please feel free to ask on e of our sales representatives for more details.

Guaranteed Quality and Performance!

Conservation Windows

by:

Florida dbpr

Product Approval
USER: Public User

OFFICE OF THE SECRETARY

FL #	FL11413-R6
Application Type	Affirmation
Code Version	2017
Application Status	Validated
Comments	
Archived	☐
Product Manufacturer	Regency Plus Incorporated
Address/Phone/Email	1024 Locust Gap Highway Mount Carmel, PA 17851 (570) 339-3374 tonyp@conservationwindows.com
Authorized Signature	Tony Procopio tonyp@conservationwindows.com
Technical Representative Address/Phone/Email	Joe Korzeniecki 2000 Locust Gap Hwy. Mount Carmel, SD 17851 (570) 339-3374 joek@window-pros.info
Quality Assurance Representative Address/Phone/Email	Joe Korzeniecki 2000 Locust Gap Hwy. Mount Carmel, PA 17851 (570) 339-3374 joek@window-pros.info
Category	Windows
Subcategory	Double Hung
Compliance Method	Certification Mark or Listing
Certification Agency	National Accreditation & Management Institute
Validated By	National Accreditation & Management Institute

Referenced Standard and Year (of Standard)

Standard	Year
AAMA/NWWDA101/I.S.2-97	1997
TAS 201	1994
TAS 202	1994
TAS 203	1994

Equivalence of Product Standards Certified By

✓ I affirm that there are no changes in the new Florida Building Code which affect my product(s) and my product(s) are in compliance with the new Florida Building Code.

Documentation from approved Evaluation or Validation Entity Yes No N/A

FL11413_R6_COC_Affirmation_FL11413_417-0906_ss.pdf

Product Approval Method: Method 1 Option A

Date Submitted: 01/04/2018
Date Validated: 01/04/2018

Summary of Products

FL #	Model, Number or Name	Description
11413.1	Series 2000	Series 2000 Non Impact Double Hung Window
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** No **Design Pressure:** +40/-40 **Other:**		**Certification Agency Certificate** FL11413_R6_C_CAC_NI006136-R6.pdf **Quality Assurance Contract Expiration Date** 12/31/2021 **Installation Instructions** FL11413_R6_II_08-02705A.pdf Verified By: Luis R. Lomas, P.E. 62514 Created by Independent Third Party: Yes **Evaluation Reports** FL11413_R6_AE_513485A.pdf Created by Independent Third Party: Yes
11413.2	Series 5305	Series 5305 Impact Double Hung Window
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** Yes **Design Pressure:** +55/-55 **Other:** FRAME MATERIAL TO BE RIGID PVC FROM ROYAL WINDOW & DOOR PROFILES, PLANT 1, VEKA AAMA CERTIFIED (DOM-1).		**Certification Agency Certificate** FL11413_R6_C_CAC_NI006382-R4.pdf **Quality Assurance Contract Expiration Date** 11/30/2021 **Installation Instructions** FL11413_R6_II_08-02706B.pdf Verified By: Luis R. Lomas, P.E. 62514 Created by Independent Third Party: Yes **Evaluation Reports** FL11413_R6_AE_13-0129.27-COMP.pdf FL11413_R6_AE_13012927.pdf FL11413_R6_AE_513486B.pdf Created by Independent Third Party: Yes

Back Next

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
A	ADDED FLANGE INSTALLATION DETAILS	05/04/16	R.L.

NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
2. WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
3. 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL.
4. WHERE SHIM OR BUCK THICKNESS IS LESS THAN 1-1/2" WINDOW UNITS MUST BE ANCHORED THROUGH THE FRAME IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. ANCHORS SHALL BE SECURELY FASTENED DIRECTLY INTO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE MATERIAL.
5. WHERE WOOD BUCK THICKNESS IS 1-1/2" OR GREATER, BUCK SHALL BE SECURELY FASTENED TO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE. WINDOW UNITS MAY BE ANCHORED THROUGH FRAME TO SECURED WOOD BUCK IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
6. WHERE 1X BUCK IS NOT USED DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
7. BUCKS SHALL EXTEND BEYOND WINDOW INTERIOR FACE SO THAT FULL FRAME SUPPORT IS PROVIDED.
8. SHIM AS REQUIRED AT EACH ANCHOR LOCATION WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
9. SHIMS SHALL BE LOCATED, APPLIED AND MADE FROM MATERIALS AND THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS.
10. WIND LOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
11. FRAME MATERIAL: EXTRUDED RIGID PVC.
12. UNITS MUST BE GLAZED PER ASTM E1300-04/09.
13. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
14. FOR ANCHORING INTO WOOD FRAMING OR 2X BUCK USE #10 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
15. FOR ANCHORING INTO MASONRY/CONCRETE USE 3/16" TAPCONS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 2 1/2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
16. FOR ANCHORING INTO METAL STRUCTURE USE #10 SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
17. ALL FASTENERS TO BE CORROSION RESISTANT.
18. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
    A. WOOD - MINIMUM SPECIFIC GRAVITY OF G=0.42
    B. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,192 PSI.
    C. MASONRY - STRENGTH CONFORMANCE TO ASTM C-90, GRADE N, TYPE 1 (OR GREATER).
    D. METAL STRUCTURE: STEEL 18GA (.048"), 33KSI OR ALUMINUM 6063-T5 .048" THICK MINIMUM

SIGNED: 05/04/2016

TABLE OF CONTENTS	
SHEET NO.	DESCRIPTION
1	NOTES
2	ELEVATION, ANCHORING AND GLASS DETAILS.
3 - 8	INSTALLATION DETAILS

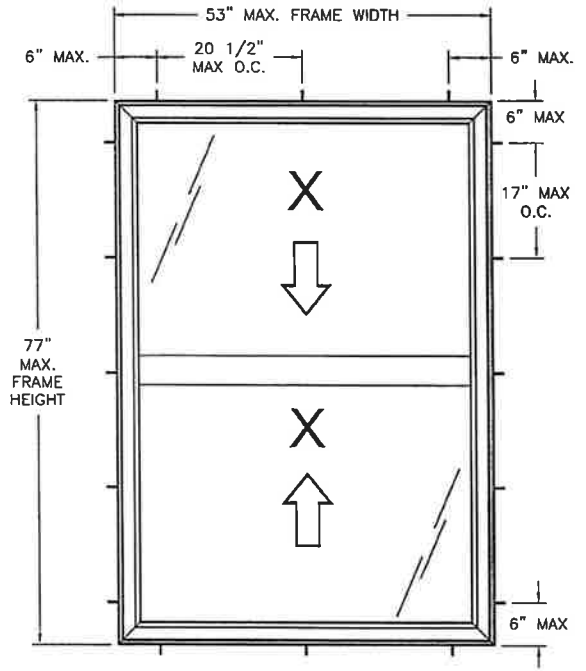
REGENCY PLUS, INC.
2000 LOCUST GAP HIGHWAY
MT CARMEL, PA 17851

MODEL TECH 2000 DOUBLE HUNG VINYL
PRIME WINDOW - 53" X 77" - NON IMPACT
NOTES

DRAWN:	DWG NO.	REV
N.G.	08-02705	A
SCALE NTS	DATE 05/27/15	SHEET 1 OF 8

LUIS R. LOMAS
LICENSE
No. 62514
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
A	ADDED FLANGE INSTALLATION DETAILS	05/04/16	R.L.



MODEL TECH 2000 DOUBLE HUNG VINYL PRIME WINDOW

EXTERIOR VIEW

DESIGN PRESSURE RATING	*IMPACT RATING*
±40.0PSF	*NONE*

NOTES:
1. MAXIMUM SASH SIZE: 50 1/4" X 36 7/8"
2. MAXIMUM D.L.O.: 46 1/2" X 33"
3. (1) 1/2" X 1/2" TRIANGULAR WEEP HOLE AT EACH END OF CENTER SILL LEG.
4. (1) 1 1/2" X 1/4" WEEP HOLE WITH PLASTIC WEEP COVER AT 2 3/4" FROM EACH END EXTERIOR SILL FACE
5. (1) 3/4" X 1/4" WEEP HOLE AT EACH END OF EXTERIOR SILL TRACK AND THROUGH EXTERIOR HORIZONTAL SILL FACE.
6. (1) 1/2" X 1/4" WEEP HOLE AT EACH END OF GLAZING CHANNELS OF EXTERIOR MEETING RAIL AND BOTTOM RAIL.
7. (1) 1/4" X 1/4" WEEP HOLE AT EACH END OF EXTERIOR MEETING RAIL AND BOTTOM RAIL.

HARDWARE SCHEDULE	
A.	(4) SINGLE SPRING BALANCE WITH LOCKING TILT SHOE AT EACH JAMB TRACK
B.	(1) METAL CAM-TYPE SWEEP LOCK AT 12" FROM EACH END OF INTERIOR MEETING RAIL
C.	(2) METAL KEEPER IN EXTERIOR MEETING RAIL AT LOCK POSITIONS
D.	(1) PLASTIC TILT LATCH AT EACH END OF TOP RAIL AND INTERIOR MEETING RAIL
E.	(1) T-SHAPED METAL PIVOT BAR AT EACH END OF EXTERIOR MEETING RAIL AND BOTTOM RAIL
F.	(1) NIGTH LATCH AT 3 1/8" FROM EXTERIOR MEETING RAIL ON TOP SASH STILES
G.	(1) U-SHAPED REINFORCEMENT CHANNEL AT ALL SASH RAIL HOLLOWS

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REGENCY PLUS, INC.
2000 LOCUST GAP HIGHWAY
MT CARMEL, PA 17851

MODEL TECH 2000 DOUBLE HUNG VINYL PRIME WINDOW – 53" X 77" – NON IMPACT ELEVATION

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LUIS R. LOMAS LICENSE No. 62514 STATE OF FLORIDA PROFESSIONAL ENGINEER

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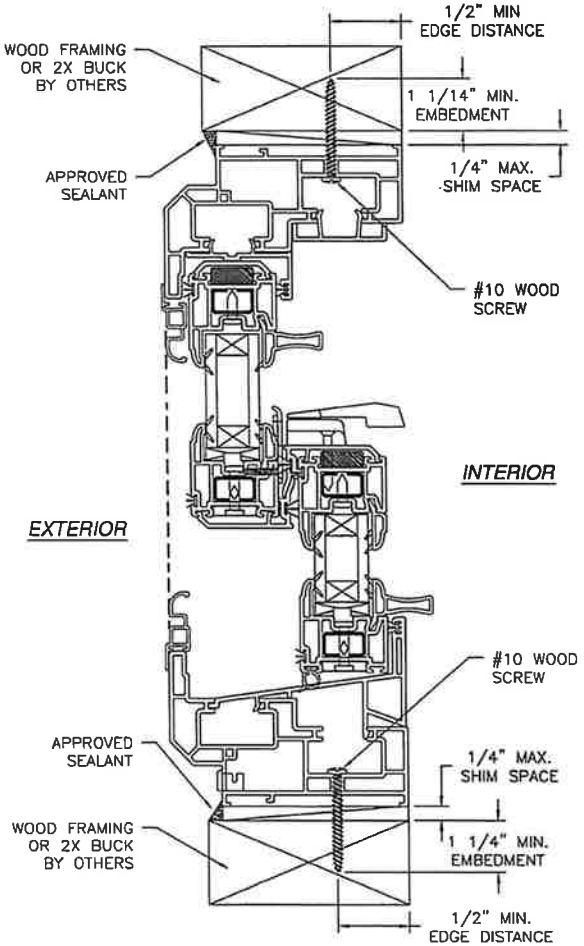
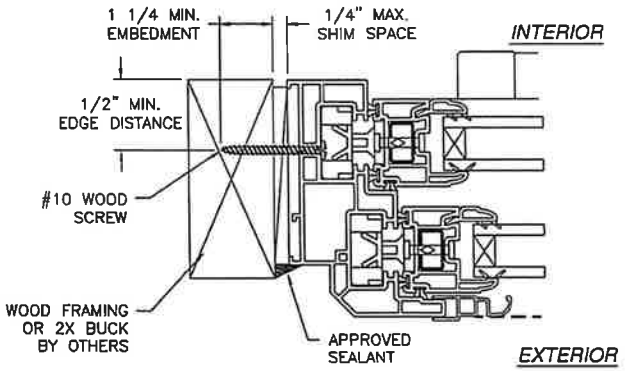


VERTICAL CROSS SECTION
WOOD FRAMING OR 2X BUCK INSTALLATION



JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK INSTALLATION

NOTES:
1. INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.
2. PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112

SIGNED: 05/04/2016

REGENCY PLUS, INC.
2000 LOCUST GAP HIGHWAY
MT CARMEL, PA 17851

MODEL TECH 2000 DOUBLE HUNG VINYL
PRIME WINDOW – 53" X 77" – NON IMPACT
INSTALLATION DETAILS

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SCALE NTS	DATE 05/27/15	SHEET 3 OF 8

LUIS R. LOMAS
LICENSE
No. 62517
STATE OF
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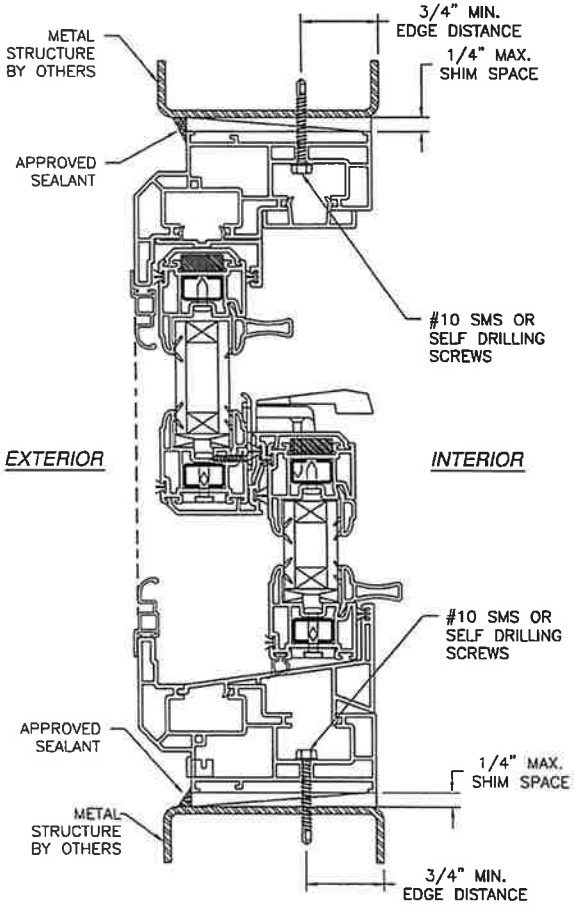
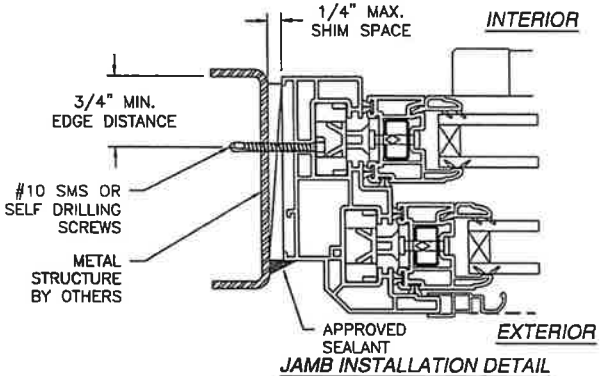


VERTICAL CROSS SECTION
METAL STRUCTURE INSTALLATION



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MODEL TECH 2000 DOUBLE HUNG VINYL
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LUIS R. LOMAS LICENSE No. 62514 STATE OF FLORIDA PROFESSIONAL ENGINEER

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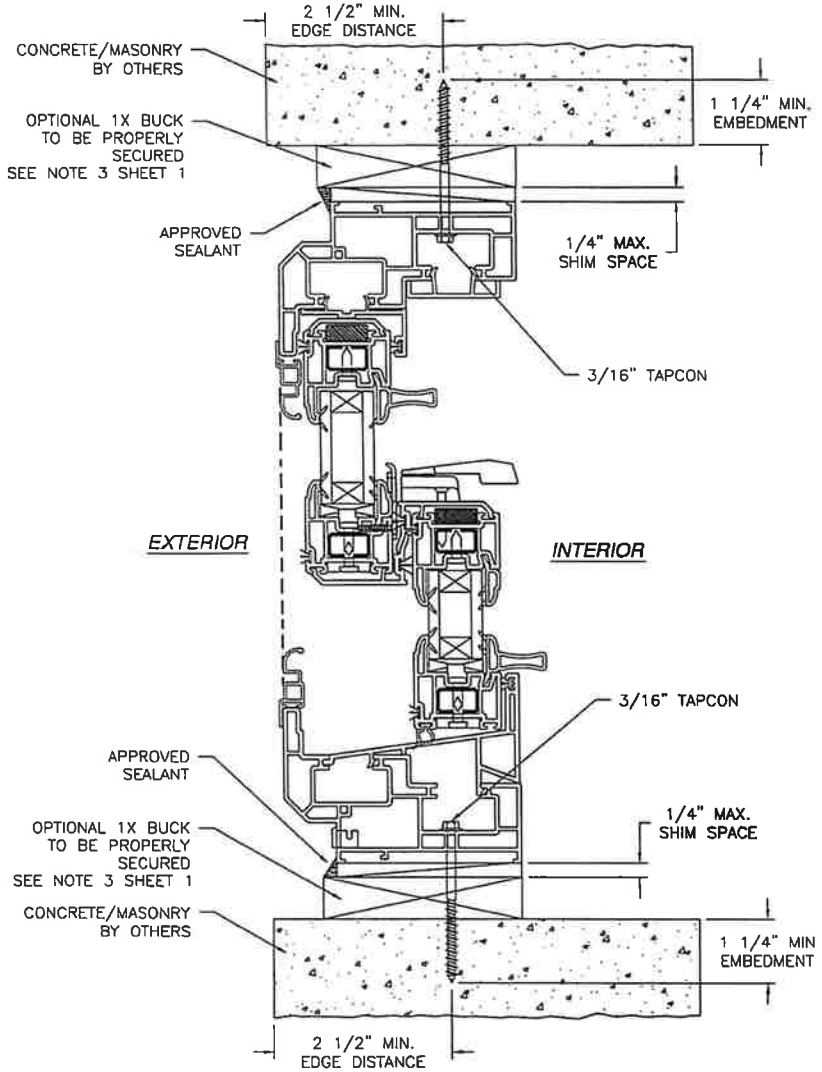
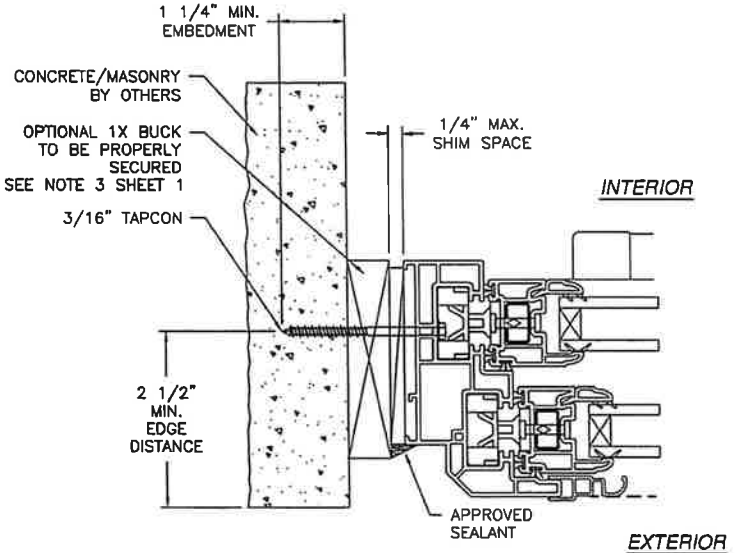


VERTICAL CROSS SECTION
CONCRETE/MASONRY INSTALLATION



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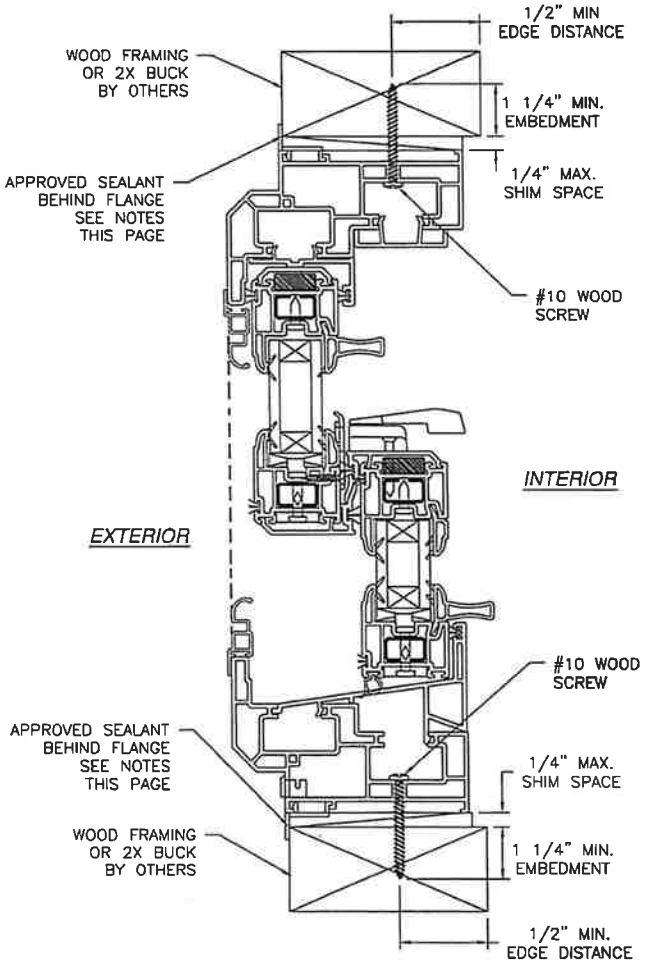
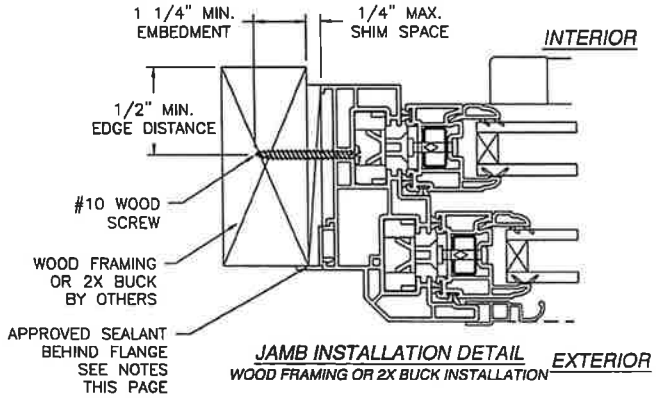


VERTICAL CROSS SECTION
WOOD FRAMING OR 2X BUCK INSTALLATION



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SIGNED: 05/04/2016

REGENCY PLUS, INC.
2000 LOCUST GAP HIGHWAY
MT CARMEL, PA 17851

MODEL TECH 2000 DOUBLE HUNG VINYL
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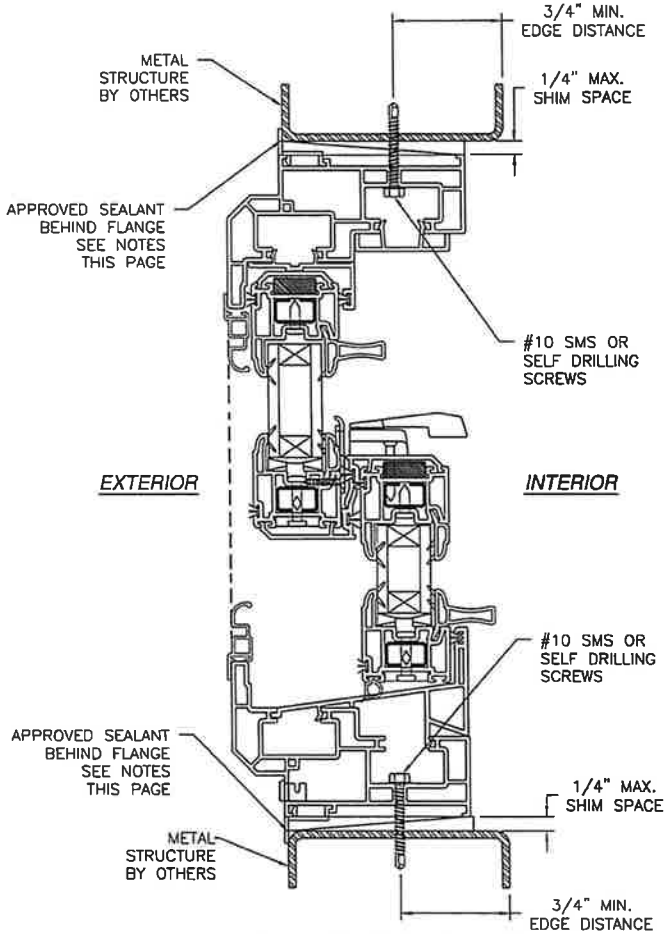
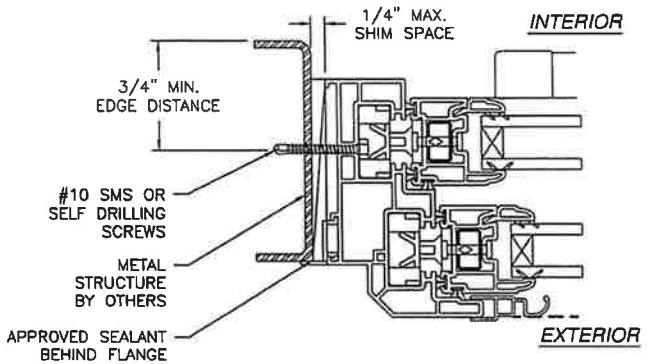


VERTICAL CROSS SECTION
METAL STRUCTURE INSTALLATION



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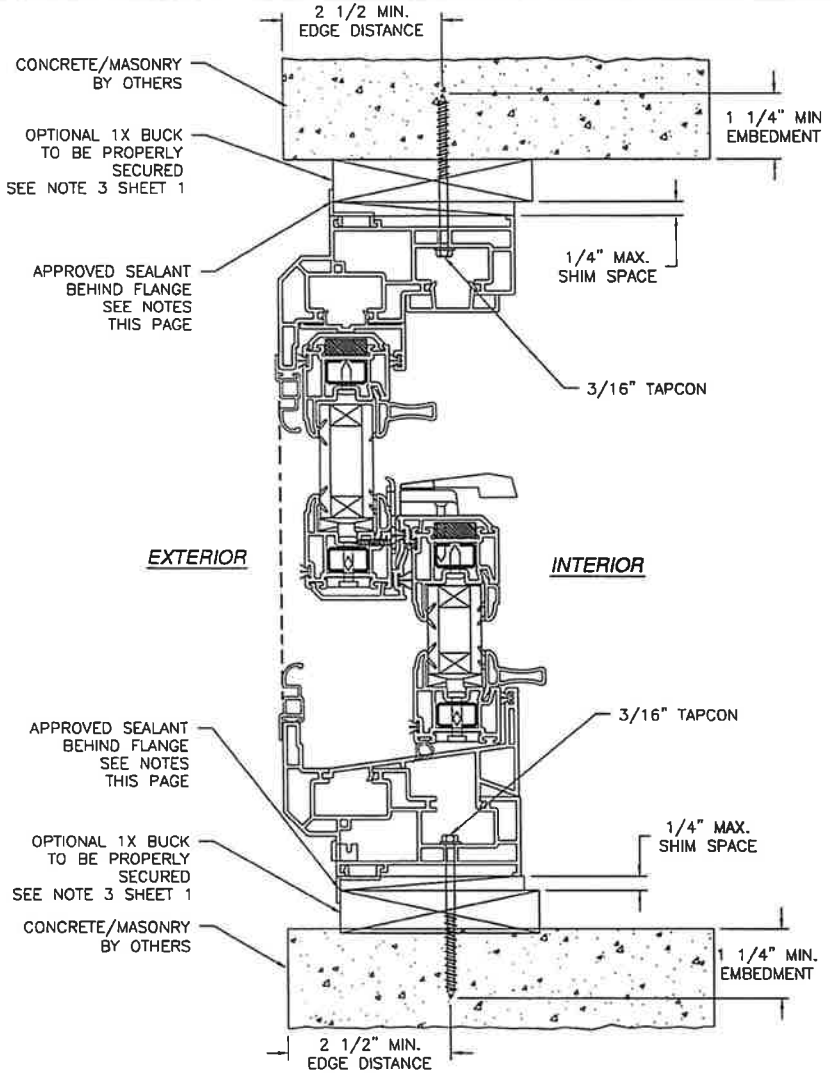
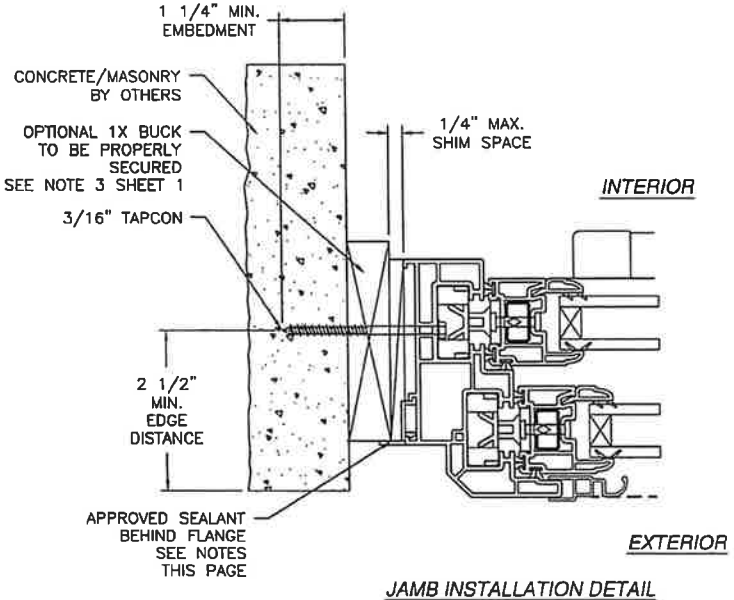


VERTICAL CROSS SECTION
CONCRETE/MASONRY INSTALLATION



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