



Agenda Item #2

Application 2024-21-CA

DETAILS

Location:

960 Dauphin Street

Summary of Request:

Replace damaged/missing siding. Replace windows and some doors. Repair existing porches, including installing new railing on second-floor porch. Complete porch and deck on east elevation. Repaint.

Applicant (as applicable):

Paul Davis

Property Owner:

R & G Brown Properties, Inc.

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The application proposes construction of a two-story side porch where a porch historically existed. While the porch layout and French doors are not entirely in keeping with the existing structure, the porch is subordinate to the historic front porch in both height and ornamentation, in accordance with the *Guidelines*.
- The application proposes wholesale window replacement. The proposed placement windows are in keeping with the *Guidelines*.
- The proposed elimination of an existing door and doorway on the primary façade would undo building alterations that are likely 50 years or older.
- The addition of a new window and infill of some existing windows would alter the existing fenestration pattern.

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PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

The two-story, wood-frame, side-hall house with rear service wing was constructed c. 1860. The 1878 Hopkins map shows the original side-hall plan with offset rear service wing and one outbuilding located at the northwest corner of the property. The 1904 Sanborn map shows the historic footprint of the house with a porch wrapping the east and north elevations of the service wing. Four outbuildings were present. Representations on the 1925 and 1956 Sanborn maps are identical. The historic porches along the east and north elevations were removed and a rear addition constructed sometime after 1956. The property is protected by a façade easement held by the Mobile Historic Development Commission, who approved the changes proposed in this application on May 6, 2024.

According to Historic Development Department files, this property has appeared seven times previously: four times before the Old Dauphin Way (ODW) Review Board and three before the Architectural Review Board (ARB).

In May 1997, the ODW Review Board denied an application to maintain a sign erected without a Certificate of Appropriateness. The request was subsequently approved in June 1997. In July 1999, the ODW Review Board approved an application to remove a wooden fence, three external metal fire staircases, a small storage building, awnings on the east and west elevations of the house, and a shed addition to the then-extant garage. In July 2000, the ODW Review Board approved the removal of a non-historic rear addition and the reopening of existing window openings in the north elevation in July 2000. It appears this work was not completed.

In 2003, the ARB approved the addition of a screened porch at the northwest corner of the house, the enclosure with glass of the existing two-story gallery on the east elevation of the rear service wing, installation of a 6' privacy fence, and the construction of a porte-cochere. It appears the screened porch and porte-cochere were never constructed. In November 2020, the ARB approved the construction of a two-story addition on the east side of the rear wing; construction of a free-standing two-car garage; construction of a porte-cochere; fenestration changes to an apparent 20th-century rear addition, east elevation, and south elevation; and construction of a gate beside the driveway. Before this work could be completed, the ARB reviewed and approved another application in April 2021 to complete similar work, including construction of a two-story porch on the east elevation of the rear wing; construction of a two-car attached garage; and fenestration changes to the east and south elevations and to a rear addition. It appears that these projects were stalled during the selective demolition phase and were never completed.

SCOPE OF WORK

1. Remove and replace all 35 existing windows.
 - a. Windows would be removed and replaced in the following locations.
 - i. 4 from primary (south) elevation
 - ii. 11 from east elevation
 - iii. 14 from west elevation
 - iv. 6 from north elevation
 - b. New replacement windows

- i. Window material would be aluminum-clad wood. Window sash would be single-hung with a six-over-six lite configuration, simulated divided lites, and a shadow bar between double glazing. Muntins would be 7/8" with a simulated putty profile.
 - c. Existing jib doors below windows on primary (south) elevation are to remain.
- 2. Remove first-floor picture window on the north elevation of 20th-century rear addition and replace with paired sash windows.
 - a. Overall framed opening would increase from 6'4" square to 8'-3" wide by 7'-10" high.
 - b. New replacement windows:
 - i. Window material would be aluminum-clad wood. Window sash would be single-hung with a six-over-six lite configuration with simulated divided lite and a shadow bar between double glazing. Muntins would be 7/8" with a simulated putty profile.
- 3. Remove 6 windows and infill opening with cement fiber board.
 - a. Windows would be removed, and the openings infilled at the following locations.
 - i. West Elevation
 - 1. One first-floor window opening with no extant frame or sash
 - 2. One second-floor framed window opening with one-over-one sash
 - ii. North Elevation
 - 1. One first-floor framed window opening with no extant sash
 - 2. One first-floor casement window
 - iii. 20th-century rear addition, west elevation:
 - 1. Two small, fixed windows, one on the first floor and one on the second.
- 4. Create a new first-floor window opening on the east side elevation of the main dwelling.
 - a. New window opening would align with the first-floor windows on either side and the second-floor window immediately above. Opening would be the same dimensions as adjacent existing windows.
 - b. New window would be aluminum-clad wood. Window sash would be single-hung with a six-over-six lite configuration with simulated divided lite and a shadow bar between double glazing. Muntins would be 7/8" with a simulated putty profile.
- 5. Remove a small window and replace with a new door the second-floor landing of a proposed new stair on the north elevation of existing rear (north) addition.
 - a. Six-lite door would be aluminum-clad wood with simulated divided lites and spacer bars.
- 6. Construct a two-story covered porch on the east side of the rear service wing.
 - a. Covered porch would be 33'-2" wide (north-south) and 6'-8" deep (east-west).
 - b. While the previous porch was four bays wide, the application proposes extending the new porch to five bays.
 - c. The second-floor porch deck would shelter all five bays of first-floor porch. A metal shed roof would shelter the three bays of second-floor porch deck. Both end bays of the second-story porch would be uncovered. Four double-height columns would run from the first-floor porch deck all the way to the shed roof over the second-floor porch deck. One single-height column would support each end of the second-floor porch deck.
 - d. The second-floor porch railing would consist of simple metal pickets and handrail. The railing would terminate in a simple wood end post with molded cap at the northeast and southeast corners. No railing is proposed for the first-floor porch.
 - e. A porch stair would span the entire width of the north end of the covered porch. It would consist of four wood steps with simple metal picket handrail.
- 7. Install eight sets of new French doors on the east elevation of the rear service wing: five on the first floor and three on the second.
 - a. Five sets of French doors would be evenly spaced across the five bays of the first-floor porch. A four-lite rectangular transom would sit atop each of the five sets of doors.
 - b. Three sets of French doors would be evenly spaced across the three center bays of the second-floor porch.

- c. French doors would be aluminum-clad wood with simulated divided lites and spacer bars. Each door would have six lites.
8. Construct a deck on the east side of the proposed two-story porch.
 - a. Deck would be 33'-2" wide (north-south) and 14'-8" deep (east-west).
 - b. Deck height would align with first finish floor level.
9. Construct a wood stair and a second-story exterior landing at the west end of the north elevation of an existing rear addition.
 - a. Wood stairs would wrap northwest corner of the existing rear addition with a landing where it turns the corner. Stair would terminate in a landing at the second-story finish floor level.
 - b. Stair would feature a metal picket railing with metal handrail. Wood corner posts would be square with molded caps.
10. Remove an existing concrete stoop from the south elevation of the rear service wing and alter an existing door opening to accommodate a new sash window.
 - a. Following removal of stoop, infill space between brick piers with new lattice to match existing.
 - b. Window would be installed in door opening.
 - i. Window material would be aluminum-clad wood. Window sash would be single-hung with a six-over-six lite configuration with simulated divided lite and a shadow bar between double glazing. Muntins would be 7/8" with a simulated putty profile.
 - c. Wood siding to match existing would be installed to infill opening below proposed window.
11. Remove existing wood railings on the two-story front (south) porch and replace with new metal railings.
 - a. Metal railings would be simple aluminum picket railings painted black. 4x4" wood corner posts would also be painted black. Corner posts would have decorative end caps.
12. Remove damaged wood siding on side and rear elevations and replace with fiber cement board with wood grain pattern.
 - a. Siding would only be removed if damaged.
 - b. Fiber cement board would be feathered into existing wood siding in good condition and painted to match.
13. Remove existing brick infill between brick piers on south elevation and replace with new lattice to match existing.
14. Repair or replace damaged lattice to match existing.
 - a. Work would occur where necessary on all elevations.

APPLICABLE STANDARDS (*Design Review Guidelines for Mobile's Historic Districts*)

1. **5.4** Preserve original building materials.
 - Repair deteriorated building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.
 - Remove only those materials which are deteriorated, and beyond reasonable repair.
 - Do not remove original materials that are in good condition.
2. **5.6** Use original materials to replace damaged materials on primary surfaces where possible.
 - Use original materials to replace damaged building materials on a primary façade if possible. If the original material is wood clapboard, for example, then the replacement material should be a material that matches the original in finish, size and the amount of exposed lap. If the original material is not available from the site, use a replacement material that is visually comparable with the original material.
 - Replace only the amount of material required. If a few boards are damaged beyond repair, for example, then only they should be replaced, rather than the entire wall.

- Do not replace building materials on the primary façade, such as wood siding and masonry, with alternative or imitation materials unless it cannot be avoided.
 - Wholesale replacement of exterior finishes is generally not allowed.
3. **5.7** When replacing materials on a non-primary façade or elevation, match the original material in composition, scale and finish.
 - Use original materials to replace damaged materials on a non-primary façade when possible.
 - The ARB will consider the use of green building materials, such as those made with renewable and local resources to replace damaged materials on a nonprimary façade if they do not impact the integrity of the building or its key features.
 - Use alternative or imitation materials that match the style and detail of the original material to replace damaged non-primary building materials.
 - Replace exterior finishes to match original in profile, dimension and materials.
 4. **5.17** Preserve historic stylistic and architectural details and ornamentation.
 - Repair historic details and ornamentation that are deteriorated.
 5. **5.19** Where repair is impossible, replace details and ornamentation accurately.
 - When replacing historic details, match the original in profile, dimension, and material.
 - A substitute material may be considered if it appears similar in character and finish to the original.
 - Do not apply architectural details that were not part of the original structure.
 6. **5.20** Preserve the functional historic and decorative features of a historic window.
 - Where historic (wooden or metal) windows are intact and in repairable condition, retain and repair them to match the existing as per location, light configuration, detail and material.
 - Preserve historic window features, including the frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
 - Repair, rather than replace, frames and sashes, wherever possible.
 - For repair of window components, epoxies and related products may serve as effective solutions to material deterioration and operational malfunction.
 7. **5.21** When historic windows are not in repairable condition, match the replacement window design to the original.
 - In instances where there is a request to replace a building's windows, the new windows shall match the existing as per location, framing, and light configuration.
 - Use any salvageable window components on a primary elevation.

ACCEPTABLE WINDOW MATERIALS

Materials that are the same as the original, or that appear similar in texture, profile and finish to the original are acceptable. These often include:

- Wood sash
- Steel, if original to structure
- Custom extruded aluminum
- Aluminum clad wood
- Windows approved by the National Park Service

UNACCEPTABLE WINDOW MATERIALS Materials that do not appear similar to the original in texture, profile and finish are unacceptable. These often include:

- Vinyl
- Mill-finished aluminum
- Interior snap-in muntins (except when used in concert with exterior muntins and intervening dividers)

8. **6.5** Repair a porch in a way that maintains the original character.

STAFF ANALYSIS

The subject property is a contributing structure to the Old Dauphin Way Historic District. The application under review proposes construction of a new two-story covered porch and a deck on the east side elevation; construction of an exterior wood stair on the north rear elevation; material changes to the two-story front porch; removal of an existing stoop and entry door on the south elevation; comprehensive stabilization and repair work, including spot replacement of wood siding with fiber cement board on side and rear elevations; and significant fenestration changes on all elevations, including window replacement, infill of existing window openings, installation of one new window opening, and installation of new exterior door openings.

New Two-Story Side Porch and Deck

The *Guidelines* call for a new porch to be compatible with the neighborhood in placement, proportion, rhythm, materials, and ornamentation. (6.9, 6.11, 6.13) The Guidelines further stipulate that a rear or side porch that is visible from the public right-of-way should be subordinate in character to the front porch. (6.9) The proposed side porch would be located in the same location of a non-extant porch structure shown on Sanborn maps dating back to 1904. The porch would be lower in height than the front porch, in appropriate proportion to the rear service wing, which has a lower roof ridge height than the main dwelling. The proposed 8" square wood columns are appropriately less ornamented than the elaborately fluted octagonal columns of the main porch while still echoing the more simply detailed rectangular pilasters on the side and rear elevations.

The tripartite configuration of the porch represents a departure from the temple-front-with-side-wing form of the original dwelling. The four double-height columns across the three central bays are similar in scale to the monumental front porch columns and simpler double-height columns still visible on the north elevation where a historic porch has been infilled. However, the single-height columns at either end of the proposed porch create two diminutive side wings that are not in keeping with the proportions of the original structure and are not typical of the original period of construction. Second-story gallery porches of this period typically remain the same height across the entire elevation, without the step down created at either end where the proposed porch roof does not extend fully across the second-floor porch deck.

The proposed porch utilizes a mix of materials, some of which replicate the existing construction materials of the historic property and some of which do not. The porch columns, deck, and railing end posts are all painted wood, which is the predominant materials used in the historic front porch. However, the proposed metal roof and metal railings are not part of the existing material palette at 960 Dauphin. Existing railings on the historic front porch are simple wood pickets, which the application proposes replacing with new metal railings. While this would create harmony between the new and historic porch structures, the *Guidelines* caution against replacing historic materials with unlike materials, especially on primary facades (5.6). While metal roofing is not found elsewhere at 960 Dauphin, there is precedent for employing a more utilitarian material, such as metal roofing, on secondary structures such as side or rear porches on dwellings of this period and style.

Changes to Fenestration Pattern

The application proposes some fenestration changes that would alter existing window placement and configuration. The most impactful fenestration change would be the addition of eight sets of French doors on the east elevation at a proposed two-story porch. Other fenestration changes include changing two existing door openings on the primary (south) façade into a window opening; creating a new

window opening on the east side elevation; changing a window opening on the north elevation into a door; and removing and installing siding over select window openings on the east, west, and north elevations.

In addition to materials and lite patterns, the *Guidelines* stress the importance of maintaining the ratio of solid surfaces to voids and overall patterns of fenestration of contributing buildings. (5.3) Special care should be taken to retain historic fenestration patterns on highly visible elevations. Where changes to fenestration are deemed necessary, steps should be taken to mitigate the disruption to the historic window and door configuration.

Submitted plans propose installation of eight pairs of French doors leading onto the new two-story porch: five on the first floor and three on the second. On the first floor, each set of doors would feature a 4-lite transom. French doors are not typical of dwellings of this style and period, and the addition of so many side-by-side creates a higher ratio of voids to solid surfaces than seen currently at the subject property. While the proportions are not in keeping with the period and style of the dwelling, the materials – aluminum-clad wood and simulated divided lites with spacer bars – are in keeping with the *Guidelines*.

On the primary façade of the original structure, the application proposes replacing two of four door openings with windows to match adjacent windows in size, style, and lite configuration. Stylistic evidence suggests that the first-floor main entrance, with its elaborate door surround, was originally the only entrance located on the primary south façade. Original jib doors with box head windows above would have provided access to the second-floor porch. The existing paneled doors with transoms are likely a later alteration that indicates the single dwelling was at one point subdivided into additional residential or commercial units. The secondary entrance and small stoop to the west of the front porch also hints at a later subdivision of the building interior. However, the staff is unaware of any photographic documentation of the building façade without these existing doors and door opening. While it is likely that replacing two of these doors with sash windows would return these openings to an earlier configuration, this cannot be known for certain.

The application also proposes fenestrations changes to the side and rear elevations of the original structure. These include adding a window opening to the east elevation of the main structure and eliminating three existing openings: two on the west elevation and one on the north. On the east elevation, the proposed new window opening would align with adjacent windows on either side and immediately above. This would essentially replicate the second-floor fenestration pattern on the first floor. The addition of a window in this location would therefore would not greatly disrupt the rhythm of existing fenestration. The second-floor window proposed for removal on the west elevation is not aligned with any of the adjacent windows and features one-over-one sash instead of the typical six-over-six. This window is assumed to be a later addition. The first-floor window proposed for removal on the west elevation is likely original, given its size and placement. Its removal would also create an atypically high solid to void ration on the west elevation. If interior alterations necessitate removal of an operable window in this location, a blind window opening with fixed closed shutters – like those existing on the east elevation of the service wing – may be an acceptable compromise. The leaded glass window on the north elevation is a later addition, given its location in a wall enclosing a historic two-story porch. This elevation is not visible from the public right-of-way, and the proposed two-story porch would bisect this window opening if left in place.

The application further proposes alterations to several windows on the north elevation of the rear service wing and the north and west elevations of the 20th-century addition. Given their location, these alterations would be minimally visible from the public right-of-way, if visible at all. The two small casement windows proposed for removal on the north elevation of the rear service wing are not visible. According to submitted plans, the second-floor casement window would be replaced with a door. The

proposed wood stair leading up to this new door would be situated directly in front of the first-floor casement window. Even if this window remained, it would be almost entirely screened from view. The application also proposes removal and infill of two similarly sized windows on the west elevation of the 20th-century rear addition. These windows are entirely screened from the public right-of-way. The application also proposes replacing a large, fixed picture window on the north elevation of the rear addition with paired single-hung sash windows. The proposed replacement windows would require an opening slightly larger than the existing picture window. This opening would align with the paired second-floor windows above. As previously mentioned, this elevation is only visible from the rear yard of 960 Dauphin Street.

Window Replacement

The *Guidelines* recommend that historic windows that are intact and in repairable condition be retained and repaired, and those that are not repairable be replaced with new windows that are consistent with the existing in location, framing, and lite configuration. (5.20, 5.21) A window survey completed by the applicant indicates that the condition of existing windows varies from good to poor. According to the window survey, windows on the south elevations are in fair to good condition, with windows sheltered under the two-story porch in especially good condition. Window conditions are more varied on the side and rear elevations. Windows at the 20th-century rear addition are generally in the worst condition. Most of the conditions noted on the window survey are repairable, especially weathered glazing putty and cracked glass lites. The window survey also refers to “weather/termite damage” throughout, both of which are likely repairable using either epoxy patch repairs or wood dutchman repairs in the most severe instances. However, it is not known if termite activity is ongoing, which could make repair significantly more difficult in these locations.

When determining whether repair or replacement is more appropriate, the *Guidelines* state that both the severity, the location, and the relative visibility of the damage all be taken into account. It is especially important to retain and repair original features in highly visible areas. Replacement may also be more appropriate at more recent additions that are not themselves historic. The position of the house relative to the street and adjacent structures means that the south façade and east elevation are significantly more visible from the public right-of-way than either the west or the north elevations. An adjacent fence and residence at 962 Dauphin Street screen much of the west elevation from view, and the north elevation is only visible from the rear yards of 960 and 962 Dauphin Street. The construction date of the rear addition is unknown, but it likely occurred sometime between 1956 and 2003, when it is first visible on aerial images. Therefore, priority should be placed on retaining original features, such as existing wood windows, on the south and east elevations. One method of accomplishing this could be relocating any salvageable windows on the west elevation to window openings on the south or east. New replacement windows could then be concentrated on the less visible west elevation.

In keeping with the *Guidelines* recommendations for new windows installed in contributing properties, the proposed custom replacement windows would be made to fit the existing window openings. The windows would also replicate the six-over-six lite configuration of the existing windows using simulated divided lites and spacers set between the double glazing. The exterior muntin profiles would also mimic the appearance of a historic 7/8-inch muntin profile with glazing putty. Therefore, the proposed replacement windows would not significantly alter the location, framing, or lite configuration of existing windows. While the proposed windows would introduce modern replacement materials, the *Guidelines* specify that aluminum-clad wood windows are appropriate for contributing structures within the local historic districts.

ARCHITECTURAL REVIEW BOARD VICINITY MAP



APPLICATION NUMBER	2	DATE	5/15/2024
APPLICANT	Paul Davis on behalf of R & G Brown Properties, Inc.		
PROJECT	Replace damaged/missing siding. Replace windows and some doors. Repair existing porches, including installing new railings on second floor porch. Complete porch and deck on east elevation. Repaint		



Site Photos – 960 Dauphin Street



1. Primary (south) elevation, looking north



2. East elevation, looking west



3. North elevation, looking southwest



4. North elevation, looking southeast



6. West elevation, looking northeast

REV	DATE	BY	DESCRIPTION	CHK	ENGR	APPR
1	05/07/24	JCB	ARB SURVEY & QUESTIONS	PCD		PCD

Sheet Title:
 EXISTING ELEVATIONS

Project Number:
 2024-02

Date:
 March 25th 2024

Drawn By:
 JCB

Checked By:
 PCD

Sheet No.

E201



A EXISTING ELEVATION
 E201 SCALE: 1/4" = 1'-0"



B EXISTING ELEVATION
 E201 SCALE: 1/4" = 1'-0"

REV	DATE	BY	DESCRIPTION	CHK	ENGR	APPR
1	05/07/24	JCB	ARB SURVEY & QUESTIONS	PCD		

Sheet Title:
 EXISTING ELEVATIONS

Project Number:
 2024-02

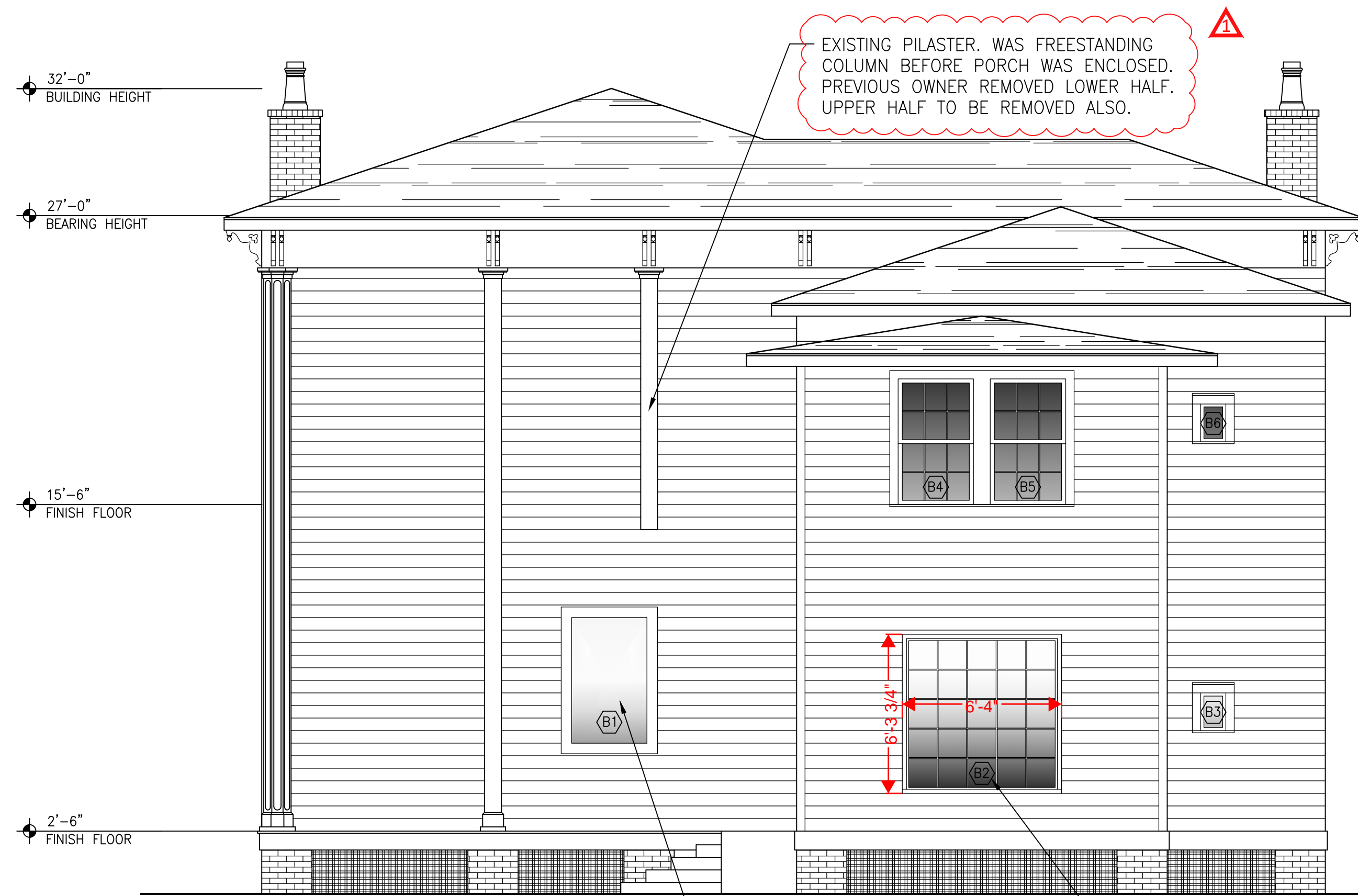
Date:
 March 25th 2024

Drawn By:
 JCB

Checked By:
 PCD

Sheet No.

E202



A EXISTING ELEVATION
 E202 SCALE: 1/4" = 1'-0"

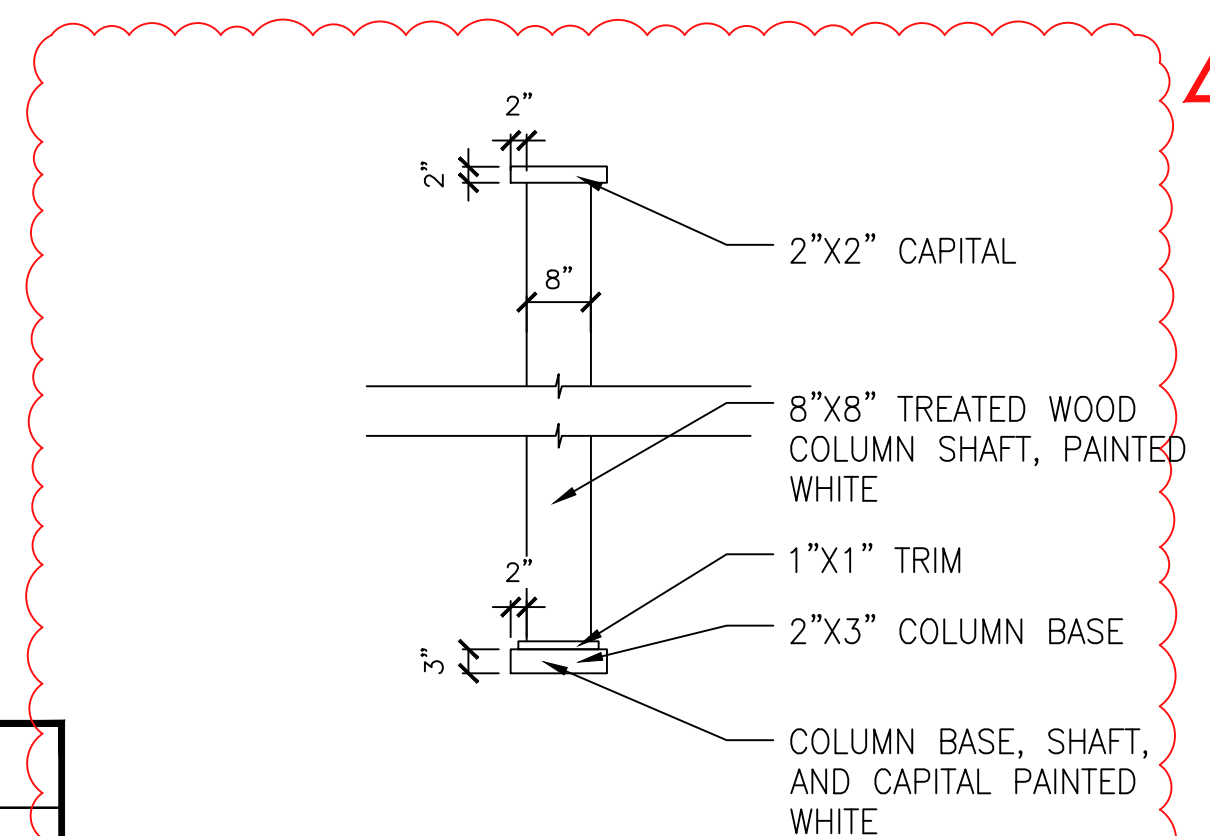


B EXISTING ELEVATION
 E202 SCALE: 1/4" = 1'-0"

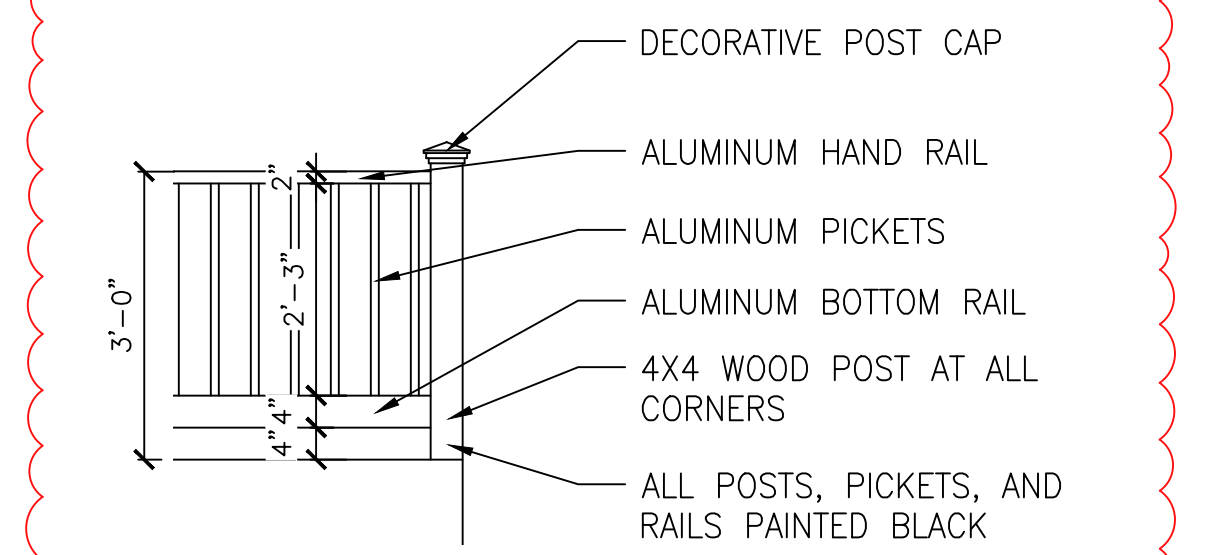


A NEW ELEVATION
SCALE: 1/4" = 1'-0"

COLORS	
SIDING:	WHITE
WINDOWS:	BLACK/DARK BRONZE
TRIM:	WHITE



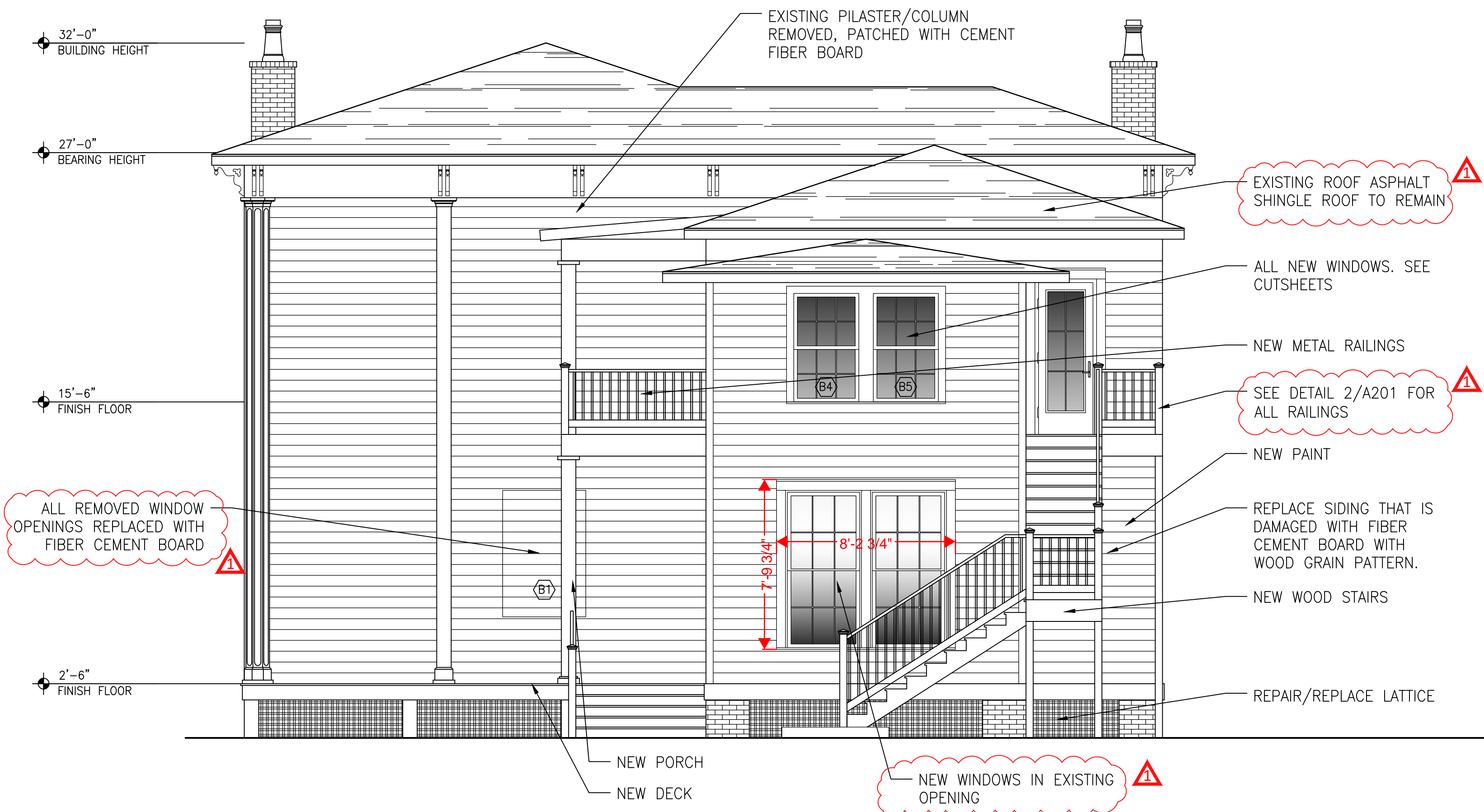
1 TYPICAL COLUMN DETAIL
SCALE: 1/2" = 1'-0"



2 TYPICAL RAILING DETAIL
SCALE: 1/2" = 1'-0"



B NEW ELEVATION
SCALE: 1/4" = 1'-0"



COLORS	
SIDING:	WHITE
WINDOWS:	BLACK/DARK BRONZE
TRIM:	WHITE

A NEW ELEVATION
 A202 SCALE: 1/4" = 1'-0"



B NEW ELEVATION
 A202 SCALE: 1/4" = 1'-0"

Jemison Window and Door Inc.
 8011 ZEIGLER BLVD.
 MOBILE, AL 36608

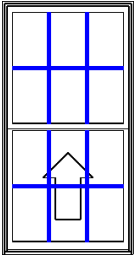
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SOLD TO : BROWN
PO# :
Ship Via : Ground

QUOTE # : JW2401007XY - Version 0
SHIP TO :
PROJECT NAME:
REFERENCE :

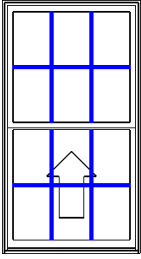
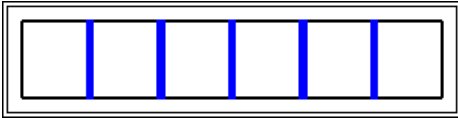
U-Factor Weighted Average: 0.3

SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Rough Opening : 42 1/8 X 80 3/4	SCD4180 Frame Size : 41 3/8 X 80 Sitaline Clad Double Hung, Auralast Pine, Black Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 6 9/16 Jamb, 4/4 Thick, Fixed Top Sash, Tan Jambliner, Concealed Jambliner Desert Sand Hardware, US National-WDMA/ASTM, PG 50, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Black SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Black Screen, Half Screen, IGThick=0.726(1/8 / 1/8),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order.. Clear Opening:37.6w, 36.4h, 9.5 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CR: 60.00, CPD: JEL-N-880-04003-00001 PEV 2023.4.0.4479/PDV 7.192 (11/30/23)NW			
			\$1,822.46	7	\$12,757.22



Viewed from Exterior. Scale: 1/2" =1'

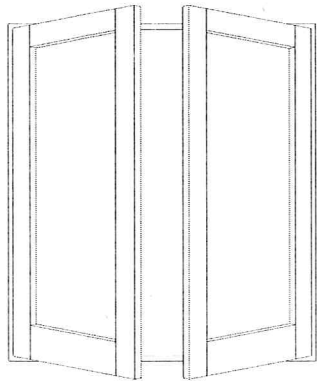
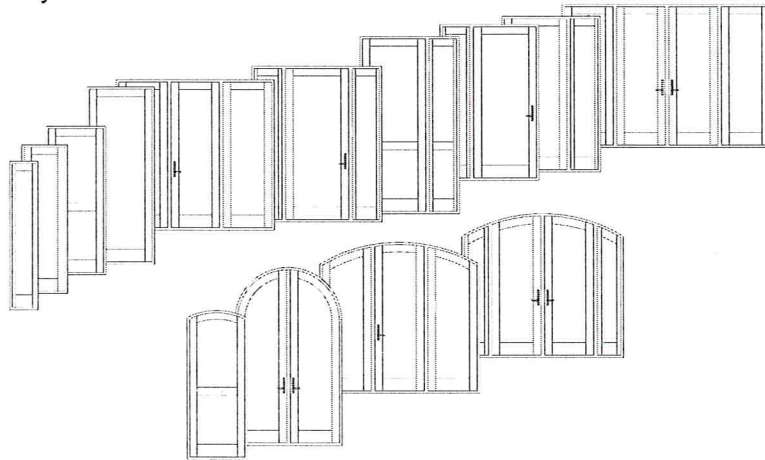
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	Rough Opening : 42 1/8 X 76 3/4	SCD4176 Frame Size : 41 3/8 X 76 Siteline Clad Double Hung, Auralast Pine, Black Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 6 9/16 Jamb, 4/4 Thick, Fixed Top Sash, Tan Jambliner, Concealed Jambliner Desert Sand Hardware, US National-WDMA/ASTM, PG 50, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Black SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Black Screen, Half Screen, IGThick=0.726(1/8 / 1/8),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order.. Clear Opening:37.6w, 34.4h, 8.9 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.41, Energy Rating: 12.00, CR: 60.00, CPD: JEL-N-880-04003-00001 PEV 2023.4.0.4479/PDV 7.192 (11/30/23)NW	\$1,774.37	6	\$10,646.22
		Viewed from Exterior. Scale: 1/2" =1'			
Line 3	Rough Opening : 72 3/4 X 18 3/4	SCC7218 Frame Size : 72 X 18 Siteline Standard, Clad Casement, Auralast Pine, Black Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 6 9/16 Jamb, 4/4 Thick, , Stationary, US National-WDMA/ASTM, PG 50, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Black SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 6 Wide 1 High IGThick=0.726(1/8 / 1/8),The selected colors may vary slightly in appearance between their AAMA-2604 and AAMA-2605 versions. Please contact your sales representative to review color samples as needed prior to finalizing order.. U-Factor: 0.26, SHGC: 0.20, VLT: 0.45, Energy Rating: 19.00, CR: 62.00, CPD: JEL-N-878-03612-00001 PEV 2023.4.0.4479/PDV 7.192 (11/30/23)NW	\$1,036.21	1	\$1,036.21
		Viewed from Exterior. Scale: 1/2" =1'			
Line 4		5080FXD O/O FULL 1-LITE FLUSH GLAZED F/G	\$2,375.00	2	\$4,750.00

GENERAL INFORMATION

Dimensional Doors

EpicVue® Clad-Wood Outswing Patio Doors may be specified as "dimensional" by adjusting the desired rough opening width or height in 1/16" increments from standard.

EpicVue® Clad-Wood Outswing Patio Doors are available in single, twin, triple, and quad panel doors. Transoms are available to match the variety of door sizes. The standard size range includes sizes specifically designed for replacement of older patio door models in existing structures, as well as a full range of "true size" products for architectural consistency.

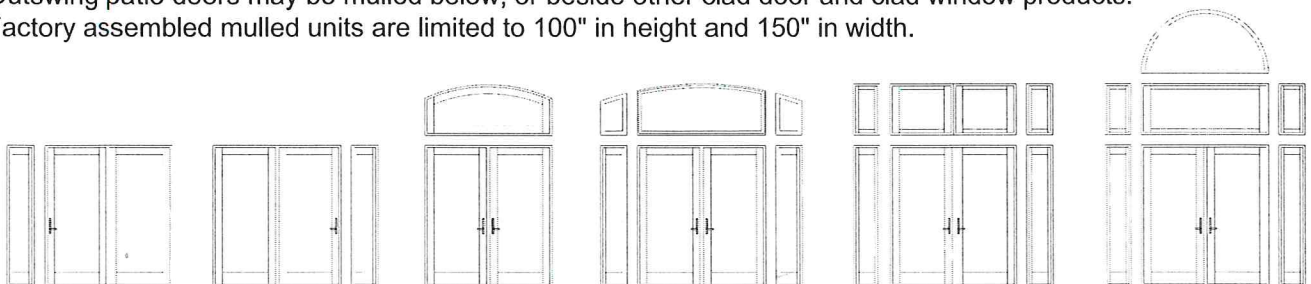


Operation

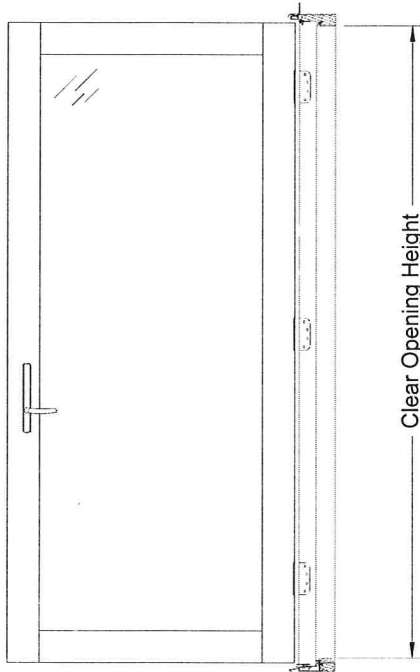
EpicVue® Clad-Wood Outswing Patio Doors are available in a full range of operating styles. Single panel doors may be specified as stationary (non-venting) or can operate left or right. Center swing two or three panel doors are available with left or right operation. French doors feature two operating panels (one active, which opens first; and one inactive, which closes first), and are available in two panel and four panel styles.

Multiple Assemblies

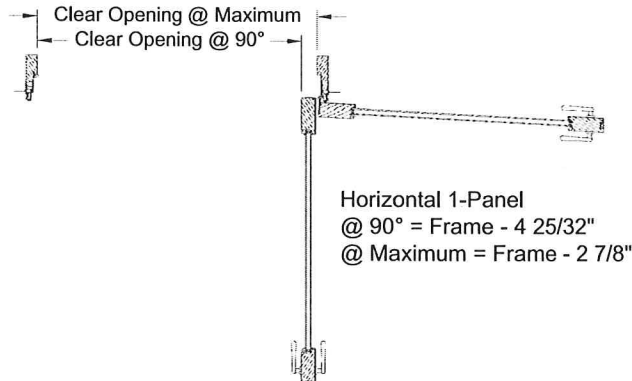
EpicVue® Clad-Wood Outswing Patio Doors are available in a wide variety of multiple panel configurations from the factory, all of which are assembled with continuous sills. Clad-Wood Outswing patio doors may be mulled below, or beside other clad door and clad window products. Factory assembled mulled units are limited to 100" in height and 150" in width.



CLEAR OPENING LAYOUT

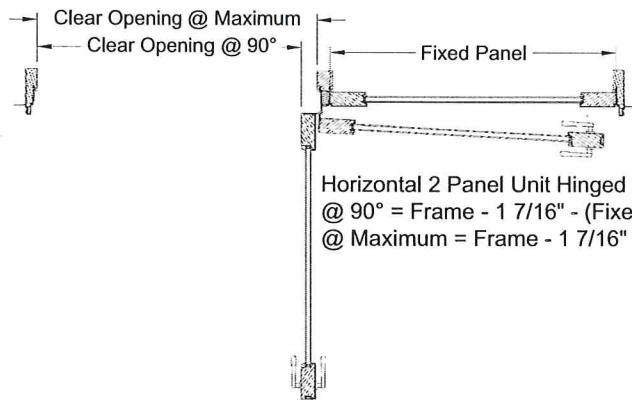


Vertical Clear Opening
Standard Sill = Frame Height - 3 1/8"
Handicap Sill = Frame Height - 1 15/16"

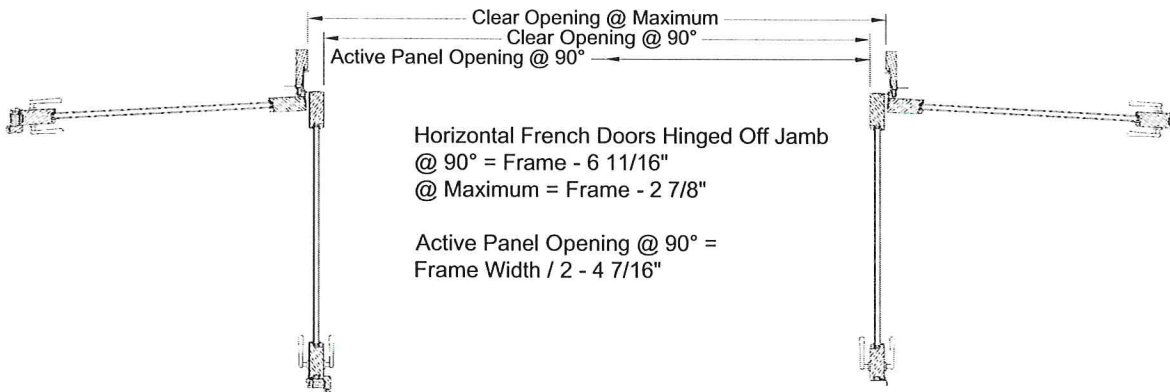


Horizontal 1-Panel
@ 90° = Frame - 4 25/32"
@ Maximum = Frame - 2 7/8"

Panel Callout	Panel Width
2-0 Retro	21 7/8"
2-6 Retro	27 7/8"
2-8 Retro	29 7/8"
3-0 Retro	33 7/8"
2-0 True	23 7/8"
2-6 True	29 7/8"
2-8 True	31 7/8"
3-0 True	35 7/8"
3-6 True	41 7/8"

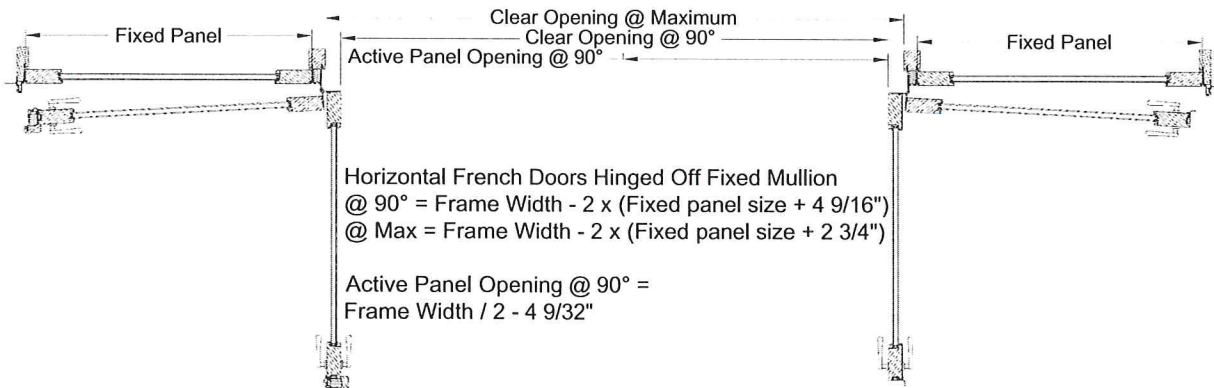


Horizontal 2 Panel Unit Hinged From Fixed Mullion
@ 90° = Frame - 1 7/16" - (Fixed panel size + 4 21/32")
@ Maximum = Frame - 1 7/16" - (Fixed panel size + 2 3/4")



Horizontal French Doors Hinged Off Jamb
@ 90° = Frame - 6 11/16"
@ Maximum = Frame - 2 7/8"

Active Panel Opening @ 90° =
Frame Width / 2 - 4 7/16"



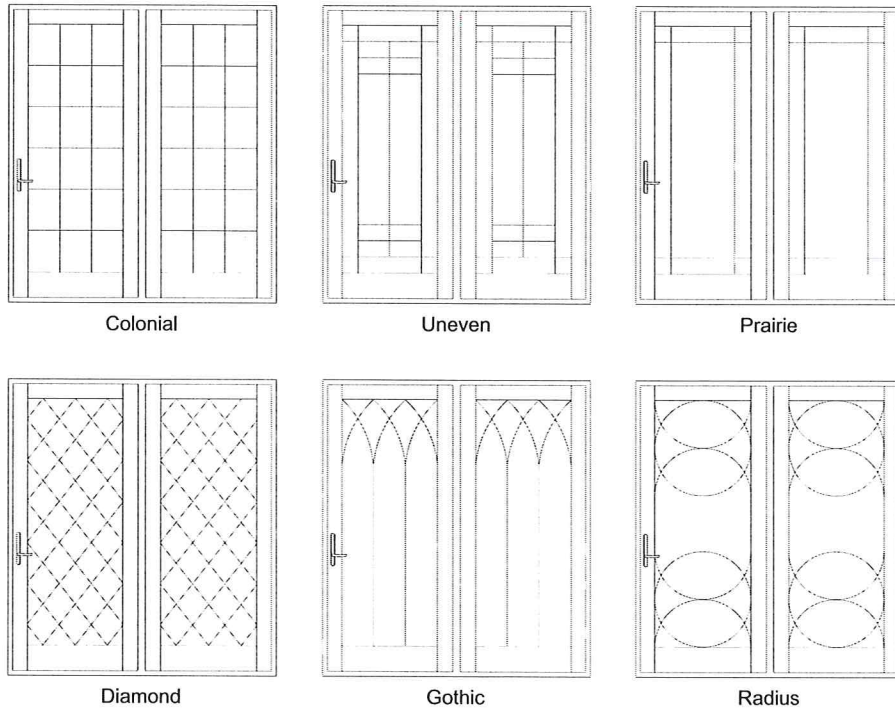
Horizontal French Doors Hinged Off Fixed Mullion
@ 90° = Frame Width - 2 x (Fixed panel size + 4 9/16")
@ Max = Frame Width - 2 x (Fixed panel size + 2 3/4")

Active Panel Opening @ 90° =
Frame Width / 2 - 4 9/32"

GRID PATTERNS

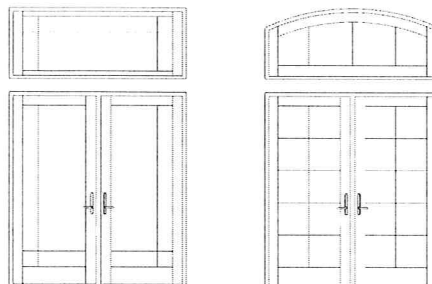
EpicVue® Clad-Wood Outswing Patio Doors are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL). The standard grid patterns are shown below.

Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subjected to factory approval.



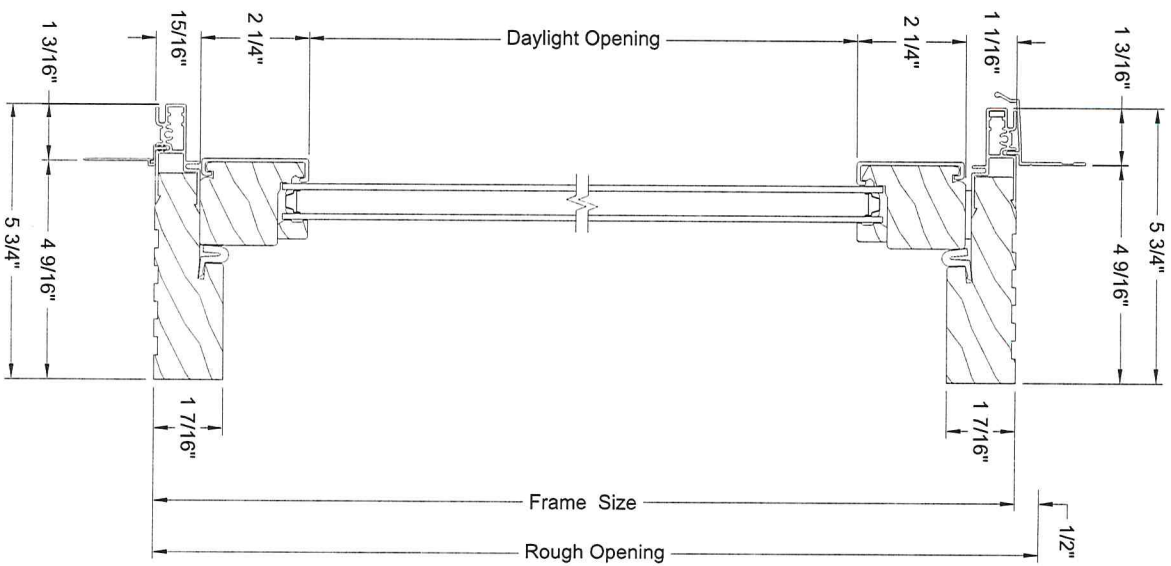
Bar Alignment

Alignment of bars from product to product is often required by fine architectural design. SDL, GBG, and wood grilles may be specified with bars aligned.

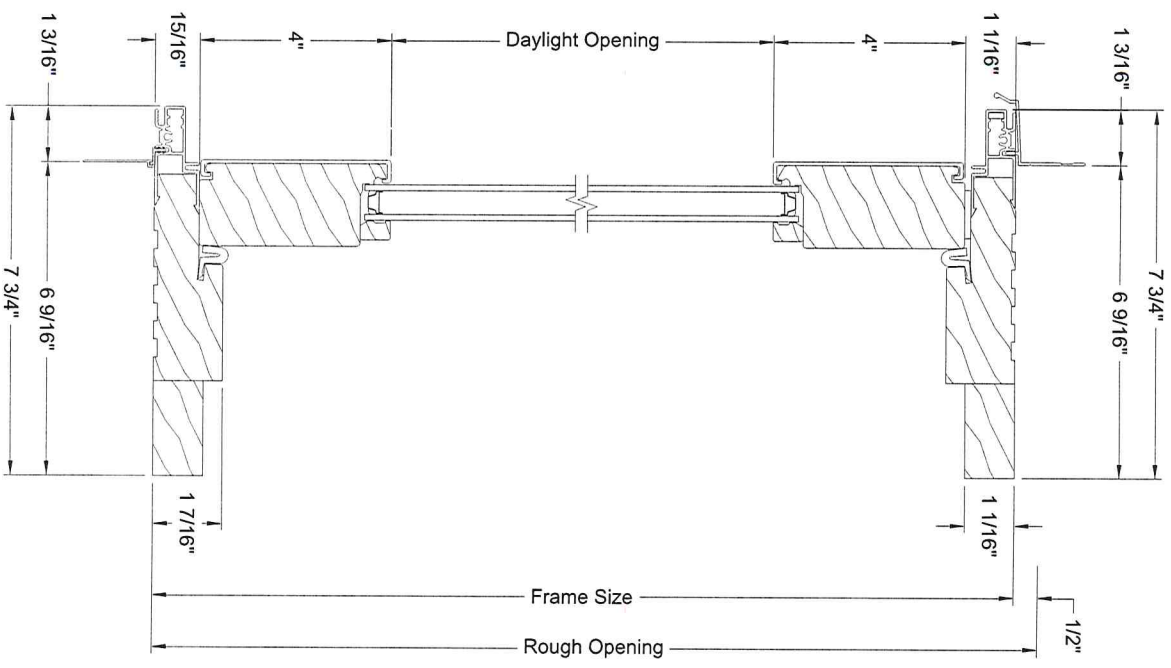


TRANSOM VERTICAL SECTIONS

2 1/4" Bottom Rail



4" Bottom Rail



TRANSOM UNITS

