

STAFF REPORT:
APPLICATION FOR COA
 Bowling Green/ Warren County
 Historic Preservation Board
 1141 State Street
 Bowling Green, KY 42101

DATE OF HEARING: February 22, 2018 **DOCKET NUMBER:** 2018-01-COA
LOCATION: 511 E. 10th Avenue **HISTORIC DISTRICT:** Downtown Commercial
PVA PARCEL NUMBER: 039A-06-005 **CURRENT ZONING:** CB (Central Business)
HISTORIC RESOURCE SURVEY NUMBER: WA-B-0047 (aka Jessee Building)

APPLICANT'S/OWNER'S NAME:

TinTin Properties, LLC
 c/o Greg Foster
 P.O. Box 504
 Bowling Green, KY 42103

BUILDING DESCRIPTION: The structure located at 511 E. 10th Avenue was built in 1912 and was constructed as a commercial row building. The Warren County Hardware Company originally occupied the two-story brick building.

A fire destroyed a structure on this site in 1911, then this building was built by P.C. Jessee (whose house is located at 741 E. 10th Avenue across from Reservoir Hill Park). The building served as one of three salesrooms for the hardware company, and the company sold heavy farm machinery such as steam and gasoline engines, threshing machines, wagons and buggies from this branch. During the 1920s, this was the location of Lee Tire Sales (1922) and the Goodie Kitchen and Lunch Stand (1925-1927). From 1934 to 1942, several sheet metal shops operated from this site, including Poling, Inc. (1934-1935), W.T. Cargile (1937-1938), and R.W. Moore (1941-1942). Jones Pontiac Company ran a showroom and service center here from 1947 to 1949.

Since 1952, professional offices have occupied the building. The first-floor storefront was altered in the late 1940s and again in the 1970s. In 1984, the law offices of Harlin, Parker & Rudloff received federal historic tax credits to renovate the building. Along with extensive interior renovations, they repaired and cleaned the front and side facades and touched up the brickwork. At that time, the second-story façade was retained, while the first-floor storefront was altered (see pictures below).

In January of this year, the current owner received a Certificate of Appropriateness for the replacement of nine (9) second-story front façade windows with aluminum-clad wood Windsor brand windows to match the previous windows in size and lights (one-over-one/double hung).

PHOTOGRAPHS



511 E. 10th Avenue (aka the Jesse Building) in the early 1900s.



511 E. 10th Avenue, June 1981, pre-renovation.



511 E. 10th Avenue, December 1984, post-renovation.

PHOTOGRAPHS (Continued)



December 1984, post-renovation.



Southeast side, December 1984, post-renovation.



Northwest side, December 1984, post-renovation.



Southwest side, December 1984, post-renovation.

PHOTOGRAPHS (Continued)



October 1985



October 1985



June 1995



February 15, front facade

PHOTOGRAPHS (Continued)



February 15, southeast side



February 15, northwest side



February 15, rear façade (close-up)



February 15, rear façade (edge of sidewalk)

HISTORIC PRESERVATION DESIGN GUIDELINES, 2015

SECTION 5.04 COMMERCIAL DESIGN (EXISTING STRUCTURES)

A) LIGHTING

- 1) Original light fixtures should be preserved (repaired or maintained, not replaced) in their original place.
- 2) If replacement of original fixtures is necessary, concealed fixtures, fixtures of plain design, or fixtures appropriate to the period of the building should be used. Fixtures from an earlier period, i.e. colonial carriage lamps, should not be used.
- 3) If street lamps are to be replaced or added, the original type and design should be duplicated if possible. If original fixtures are not known, then fixtures appropriate for the period of the historic district should be used, or fixtures of a simple contemporary design.

DESIGN GUIDELINES (Continued)

B) REHABILITATION

- 1) Preserve (maintain or restore, not remove or alter) existing original storefronts. Deteriorated storefront features should be repaired rather than replaced.
- 2) If replacement is necessary due to significant deterioration, replace with features to match original in design and materials.
- 3) Storefronts altered after 1950 should be reconstructed based upon pictorial or physical evidence of the original.
- 4) Where original storefront design and features cannot be determined, a traditional storefront arrangement with features, materials, and proportions typical of similar structures of the same (not earlier or later) architectural style or period should be installed.

NOTE: Significant storefronts from the early 20th century including those displaying decorative tile, glass, or marble should be preserved.

C) ENTRANCES

- 1) Original, existing entrance designs should be preserved, maintained, or repaired utilizing historically appropriate materials.
- 2) The original location and arrangement of entrances, whether recessed or flush with sidewalk, should be retained.

D) DOORS

- 1) Original doors should be retained, whenever possible. Missing doors should be replaced with doors to match the original in design and materials. Solid wood doors without glass should not be installed on front facades.
- 2) When the original door design cannot be replicated, it should be replaced with plain wood doors in a single light (glass area) design, not solid paneled doors, decorative doors, or any kind of door based upon a different historical period or architectural style (Colonial, Gothic church doors etc.).
- 3) Replacement doors should generally use glass proportionate to display window glass and kick plate panels proportionate to bulkhead panels. Although wood is preferable, metal with a dark or bronze anodized finish and with a wide stile may be substituted. Raw aluminum or other silver-colored metals are not appropriate.

E) DISPLAY WINDOWS

- 1) Preserve, maintain, or repair original display windows. If a storefront is missing display windows, new windows should match the original in location, design, size, and materials.
- 2) If the original window design is unknown, replacement windows should be traditionally

DESIGN GUIDELINES (Continued)

scaled with large glass lights and with as few structural divisions as possible to keep the traditional transparent storefront look.

- 3) Window mullions or framing should use wood, copper, or bronze metal.
- 4) For glazing (glass areas) clear (not tinted) glass should be used. Where privacy or shade is required, interior shades or blinds may be utilized.
- 5) Original transoms should be preserved (maintained or replaced, not removed, concealed or enclosed, or altered).
- 6) Historic transom materials i.e. prism glass, leaded glass, etc., should be retained.
- 7) Where it is necessary to replace transoms, the design should be based on the original configuration (whether a band of transoms or individual transoms).
- 8) Use glass where possible. If not, use space for signage or a plain panel.
- 9) When replacing missing transom glass, clear (not tinted) glass should be used.

H) UPPER FACADES

- 1) Upper facades should not be concealed or covered with modern materials.

I) WINDOWS

- 1) The original windows including sash, size, number, and arrangement of lights, materials, and decorative detailing should be preserved (maintained, restored). Windows should not be concealed, enclosed or covered.
- 2) Windows should be repaired rather than replaced. Missing windows should be replaced with windows which match the original in size, number, and arrangement of lights, and materials.
- 3) Where all original windows are missing, rectangular one-over-one wood sash windows are most appropriate in Bowling Green. If wood cannot be used, anodized or baked-on enamel aluminum, in white, dark, or bronze finishes are more appropriate.
- 4) Flush or snap-on muntins should not be used. These materials do not replicate the appearance of historic windows.
- 5) Window shutters should not be added to commercial buildings unless there is physical or pictorial evidence that they originally existed on the building. Wood shutters may be used to conceal blocked-in or bricked-in windows until restoration of windows occurs.
- 6) Missing shutters should be replaced with a louvered wood design and sized to fit the opening. When closed they should just cover the window opening.
- 7) Original window surrounds and detailing such as sheet metal hood molding, brick, or stone

DESIGN GUIDELINES (Continued)

lintels and sills should be retained.

- 8) Storm windows may be added if they are of full view (single light) design or if they match the dimensions of the upper and lower sash with matching meeting rails. Aluminum storm windows should be anodized or of baked on enamel finish.

O) SECONDARY FAÇADE FEATURES

- 1) Original doors, windows, and architectural detailing on side and rear elevations should be preserved, maintained, or repaired.
- 2) When utilizing side or rear façades as entrances, signs, awnings, and lighting should be related to that on the main façade.
- 3) Rear elevations should be kept cleared of debris. HVAC units and dumpsters should be screened with lattice panels, wood fences, or with landscaping.
- 4) New staircases, balconies, elevator shafts, and additions should be placed on rear façades. Porches, staircases, and balconies should not be added to primary façades where none originally existed.
- 5) New staircases or balconies on the rear elevations should be of frame construction with simple square railings and balusters.
- 6) Handicapped ramps should be placed at rear façades. Wood construction is preferred with plain rails and square balusters set no more than three inches apart.

Q) ADDITIONS

- 1) Rooftop additions should be unobtrusive. Rooftop additions should not be made unless it will not be readily visible from the street or other pedestrian viewpoints.
- 2) Roof additions should be set back from the main façade.
- 3) Additions at rear elevations are the most appropriate. The design for rear additions should be compatible with the original building in scale, proportion and rhythm of openings and size.
- 4) Rear additions may be of frame or brick construction. Metal sided or glass additions are less desirable.
- 5) Rear additions should be constructed to cause minimal damage or removal of original fabric from the original rear building façade.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION & ILLUSTRATED GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

BUILDING EXTERIOR: WINDOWS

A) IDENTIFY, RETAIN, AND PRESERVE

RECOMMENDED

- a) Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jams and moldings, and interior and exterior shutters and blinds.
- b) Conducting an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

NOT RECOMMENDED

- a) Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.
- b) Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.
- c) Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
- d) Obscuring historic window trim with metal or other material.
- e) Stripping windows of historic material such as wood, cast iron, and bronze.
- f) Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

B) PROTECT AND MAINTAIN

RECOMMENDED

- a) Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

SECRETARY OF THE INTERIOR'S STANDARDS (Continued)

- b) Making windows weather tight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.
- c) Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.

NOT RECOMMENDED

- a) Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.
- b) Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.
- c) Failing to undertake adequate measures to assure the protection of historic windows.

C) REPAIR

RECOMMENDED

- a) Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters or blinds.

NOT RECOMMENDED

- a) Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
- b) Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.
- c) Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

D) REPLACE

RECOMMENDED

- a) Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered. For example, on certain types of large buildings, particularly high-rises, aluminum windows may be a suitable replacement for historic wooden sash provided wooden replacement are not practical and the design detail of the historic windows can be matched. Historic color duplication, custom contour panning, incorporation of either an integral muntin or 5/8" deep trapezoidal exterior

SECRETARY OF THE INTERIOR'S STANDARDS (Continued)

muntin grids, where applicable, retention of the same glass to frame ration, matching of the historic reveal, and duplication of the frame width, depth, and such existing decorative details as arched tops should all be components in aluminum replacements for use on historic buildings.

NOT RECOMMENDED

- a) Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

BUILDING EXTERIOR: ENTRANCES AND PORCHES

A) IDENTIFY, RETAIN AND PRESERVE

RECOMMENDED

- a) Identifying, retaining, and preserving entrances – and their functional and decorative features – that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.

NOT RECOMMENDED

- a) Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- b) Stripping entrances and porches of historic material such as wood, cast iron, terra cotta tile, and brick.
- c) Removing an entrance or porch because the building has been reoriented to accommodate a new use.
- d) Cutting new entrances on a primary elevation.
- e) Altering utilitarian or service entrance so they appear to be formal entrances by adding paneled doors, fanlights, or sidelights.

B) PROTECT AND MAINTAIN

RECOMMENDED

- a) Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- b) Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to entrance and porch features will be necessary.

SECRETARY OF THE INTERIOR'S STANDARDS (Continued)

NOT RECOMMENDED

- a) Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.
- b) Failing to undertake adequate measures to assure the protection of historic entrances and porches.

C) REPAIR

RECOMMENDED

- a) Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of repeated features where there are surviving prototype such as balustrade's, cornices, entablatures, columns, sidelights, and stairs.

NOT RECOMMENDED

- a) Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.
- b) Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

D) REPLACE

RECOMMENDED

- a) Replacing in kind an entire entrance or porch that is too deteriorated to repair – if the form and detailing are still evident – using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

NOT RECOMMENDED

- a) Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

BUILDING EXTERIOR: STOREFRONTS

A) IDENTIFY, RETAIN, AND PRESERVE

RECOMMENDED

- a) Identifying, retaining, and preserving storefronts – and their functional and decorative features – that are important in defining the overall historic character of the building such

SECRETARY OF THE INTERIOR'S STANDARDS (Continued)

as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, nonhistoric cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

NOT RECOMMENDED

- a) Removing or radically changing storefronts – and their features – which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- b) Changing the storefront so that it appears residential rather than commercial in character.
- c) Removing historic material from the storefront to create a recessed arcade.
- d) Introducing coach lanterns, mansard designs, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.
- e) Changing the location of a storefront's main entrance.

B) PROTECT

RECOMMENDED

- a) Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
- b) Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.
- c) Evaluating the overall condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

NOT RECOMMENDED

- a) Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.
- b) Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.
- c) Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.
- d) Failing to undertake adequate measures to assure the preservation of the historic storefront.

SECRETARY OF THE INTERIOR'S STANDARDS (Continued)

C) REPAIR

RECOMMENDED

- a) Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind – or with compatible substitute materials – of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

NOT RECOMMENDED

- a) Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.
- b) Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

D) REPLACE

RECOMMENDED

- a) Replacing in kind an entire storefront that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

NOT RECOMMENDED

- a) Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

PROPOSED SCOPE OF WORK

The applicant is proposing the following alteration to the existing structure at 511 E. 10th Avenue:

- ❖ Replace current storefront windows with single-pane windows;
- ❖ Replace current windows by the recessed doorways with four panes of glass in a vertical formation;
- ❖ Replace current front façade doors with new doors;
- ❖ Install four light fixtures on the front façade, as shown on the rendering;
- ❖ Replace second-story windows on the southeast side with double-hung aluminum-clad wood windows;
- ❖ Install a stair tower, with light fixtures, on the southwest/northwest (alley) side, as shown on the rendering and example;
- ❖ Install two new balconies on the rear, as shown on the rendering;
- ❖ Install sliding glass windows above the proposed balconies, as shown on the rendering;
- ❖ Install new windows along the rear and other facades, as shown on the rendering.

STAFF ANALYSIS

The Planning Commission staff reviewed the proposed project with the above guidelines. A proposed work item may not be in compliance with the *Historic Preservation Design Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*. The staff has identified the following item of discussion for compliance:

- ❖ The addition of horizontally sliding glass windows on the rear of the building may not be appropriate for the structure or the Downtown Commercial Historic District.

It should be noted that, formerly, parts of the northwest side of the building, as well as the rear, were not visible from street view. The former Sears building – most recently the offices for the Department for Community Based Services – which blocked those facades of 511 E. 10th Avenue, was demolished in 2016. Although they are secondary facades, they are now visible from street view and therefore were required to be added to this application.

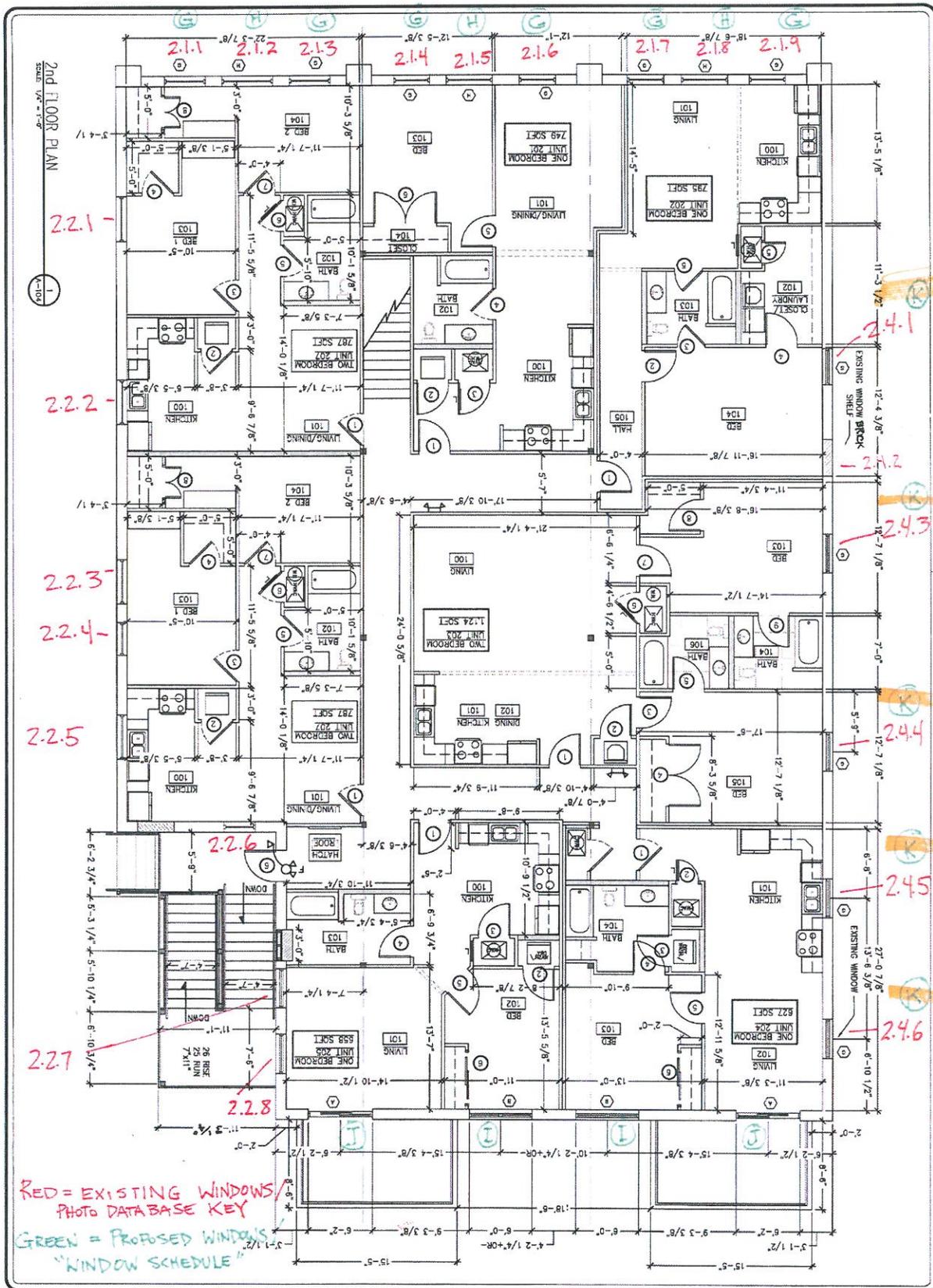
MOTIONS

Motion for Approval:

I make the motion to **approve** the application. My motion is based on the findings of fact as presented in the Staff Report and testimony presented in this public hearing. The proposed alteration is in agreement with the Warren County Zoning Ordinance, the adopted *2015 Bowling Green Historic Preservation Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* and the proposed work will not negatively affect the structure or other properties within the Downtown Commercial Local Historic District.

Motion for Denial:

I make the motion to **deny** the application. My motion is based on the findings of fact as presented in the Staff Report and testimony presented in this public hearing. The proposed alteration is not in agreement with the Warren County Zoning Ordinance, the adopted *2015 Bowling Green Historic Preservation Design Guidelines* and *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* and the proposed work will negatively affect the structure or other properties within the Downtown Commercial Local Historic District.



DATE	DESCRIPTION
01/08/17	OWNER REVISIONS
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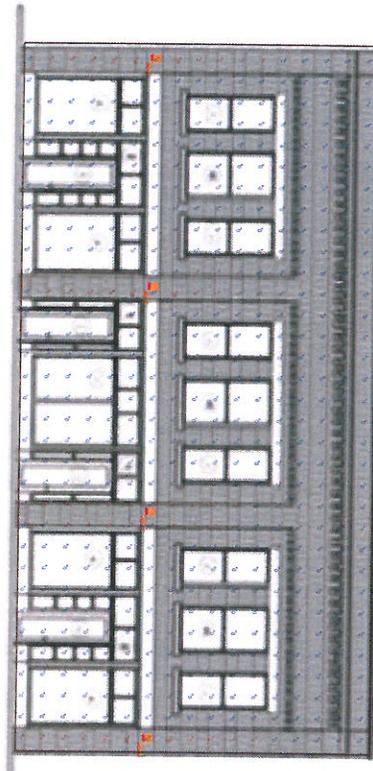
TINTIN
51 EAST 10TH AVENUE RENOVATION

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
<	PU	4			6" LED Cylinder Downlight Bridglux Vero 29		1	1117_1480536501_C76WLBV1035KSD8 L9_Up.ies	917	0.95	15
>	PD	4	Pathway Lighting		6" LED Cylinder Downlight Bridglux Vero 29		1	1117_1480536530_C76WLBV1035KSD8 L9_DOWN.ies	917	0.95	15

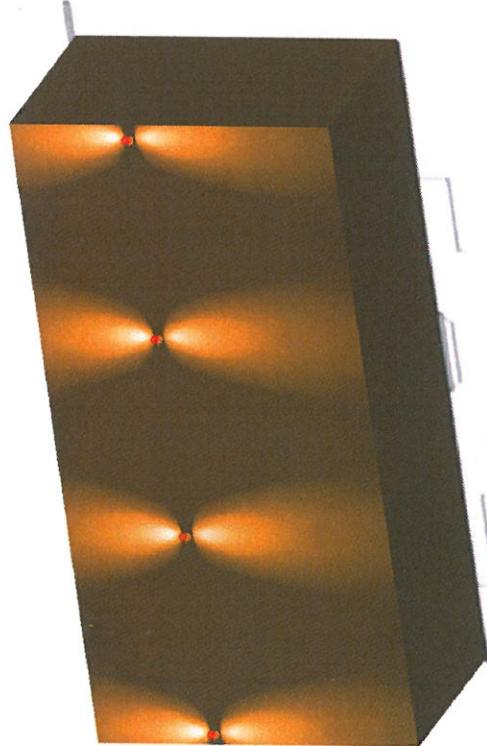
Statistics

Description Symbol Avg Max Min Max/Min Avg/Min

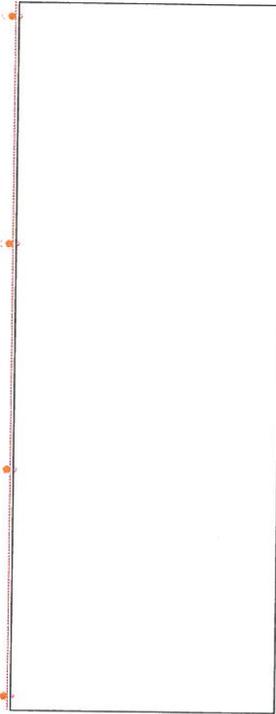
Calc Zone #1 + 1 fc 98 fc 0 fc N/A N/A



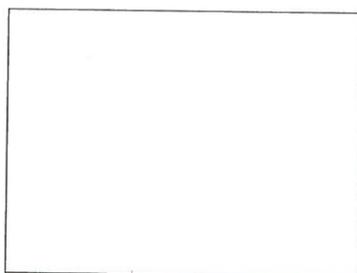
South View
Scale: 1" = 8'



View 12



Detail View
Scale: 1" = 8'



West View
Scale: 1" = 8'



FRONT FACADE FIXTURE

APPLICATION

A wall or cable mounted cylinder with gasketed lens suitable for wet location, and ideal for applications that require long lamp life and energy-saving benefits of LED technology.

PRODUCT DATA

REFLECTOR: A primary reflector controls beam spread and is available in a variety of distributions.

HOUSING: Heavy-gauge aluminum cylinder housing is finished to an architectural grade with a standard exterior finish of matte white, powder coat paint. A variety of finishes are available. Custom colors upon request.

ELECTRICAL: 120 to 277 VAC, 50-60 Hz.

LED MODULE: Bridgelux Vero 18 LED engine is 80 CRI (optional 90 CRI), and is available in a variety of color temperatures.

• Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 45°C. Lower ambient temperatures yield longer lamp life.

HEAT MANAGEMENT: Engineered heat sink provides passive cooling for optimum heat management of LED engine. Utilizes an NTC thermistor communicating with the driver. This enables operation in ambient temperatures exceeding 45°C by gradually reducing the light output to maintain optimum temperature of the LED module. This feature extends the life of both the LED module and driver.

DIMMING: See below for available dimming options.

MOUNTING: Wall Mount – Standard bracket protrudes 2.82" from wall and measures 4.95" tall by 4.0" wide. Mounts to 4" octagon junction box.

Cable Mount – Supplied with 10' field adjustable aviation cable and straight cord. Custom lengths available.



SERIES C74WLBV LED Cylinder Up/Downlight
1004-2770 Lumen (per lamp) Bridgelux Vero 18

CALIBER PLUS

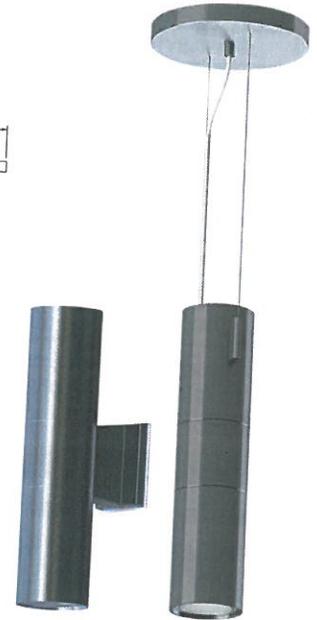
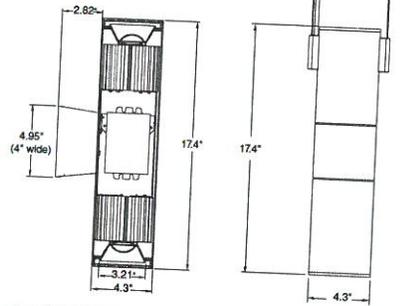
Available for Wet Locations Application

5 Year Warranty

Related Products



C73



Damp Location Listed
Optional Wet Location

Catalog #:

C74

Example: C74WLBV1535KML9WL9D8WL

Fixture Series	Lumens/Color Temp.	Upper Beam Dist.	Upper Lens	
Wall C74WLBV Cable C74A*LBV	10 = (1004L - 1010L, 8.5W) \$ 15 = (1410L - 1419L, 12.5W) \$ 20 = (1993L - 2005L, 19.1W) \$ 30 = (2753L - 2770L, 28.8W) \$ U0 = uplight only D0 = downlight only C9 (90 CRI)	4K (4000K) 35K (3500K) 3K (3000K) 27K (2700K)	N = 29° M = 43° W = 56°	blank – no lens L9 – Clear Tempered Glass Lens (standard) L5 – Frosted Glass Lens L7 – Solite Micro-Prismatic Glass Lens Lens required for wet location applications

\$ These figures are per each end of cylinder. Multiply by two.

Lower Color Temp	Lower Beam Dist.	Lower Lens	Dimming	Options	Options
4K 35K 3K 27K	N = 29° M = 43° W = 56°	blank – no lens L9 – Clear Tempered Glass Lens (standard) L5 – Frosted Glass Lens L7 – Solite Micro-Prismatic Glass Lens Lens required for wet location applications	blank = no dimming D8 = Xitanium 0-10V 1% (linear)	WL = Wet Location^ F = Fuse and Fuse Holder	blank (white) SA (Satin Aluminum) B (Black) Z (Bronze) COLORS (See Next Page)

- * Cord/ Canopy
- 1 = white canopy/ white cord
 - 2 = white canopy/ black cord
 - 3 = black canopy/ white cord
 - 4 = black canopy/ black cord
 - 7 = silver canopy/ white cord
 - 8 = silver canopy/ black cord
 - 9 = white canopy/ clear cord
 - 10 = black canopy/ clear cord
 - 11 = silver canopy/ clear cord

^ Lens required for wet location models. Maximum lumen output for all lensed models is 2000. WL not available on cable mount products

Fixture: Type:

Project:

Manufactured and tested to UL#1598/8750 and CSA standards. Note: Suitable for damp or wet location.

All Pathway® products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice.



Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LGBV9.0
CUUMUN



Delivered lumen/wattage data for fixtures in 3500K color temperature - Open Trim

Lumens and wattage data are per each end of cylinder. Multiply by two.

FIXTURE	WATTAGE	RATED LUMENS	DELIVERED LUMENS	BEAM DISTRIBUTION	LPW
C74WLBV835KN	8.5	1000	1010	29°	119
C74WLBV835KM	8.5	1000	1006	43°	118
C74WLBV835KW	8.5	1000	1004	56°	118
C74WLBV1035KN	12.5	1500	1419	29°	114
C74WLBV1035KM	12.5	1500	1413	43°	113
C74WLBV1035KW	12.5	1500	1410	56°	113
C74WLBV1535KN	19.1	2000	2005	29°	105
C74WLBV1535KM	19.1	2000	1997	43°	105
C74WLBV1535KW	19.1	2000	1993	56°	105
C74WLBV2035KN	22.8	3000	2770	29°	96
C74WLBV2035KM	22.8	3000	2759	43°	96
C74WLBV2035KW	22.8	3000	2753	56°	96

Above values reflect 3500K color temperatures.

Scaling factors for other color temperatures: 2700K = .92; 3000K = .97; 4000K = 1.01; 5000K = 1.04

Scaling for 90 CRI = 0.83

COLOR CHART

Standard Finishes (Powder Coat)



Matte Black (B)



Bronze (Z)



Satin Aluminum (SA)



Metallic Aluminum (MA)



Matte White (Standard)

Special Finishes (Powder Coat)

Specify color followed by finish: 1 = Matte; 2 = Semi-Gloss; 3 = Gloss

Example: BGY1



Blue Gray (BGY)
(RAL #5014)



Royal Blue (RBL)
(RAL #5017)



Medium Blue (MBL)
(RAL #5015)



Sky Blue (SKY)
(RAL #5012)



Turquoise (TRQ)
(RAL #5918)



Forest Green (FGR)
(RAL #6024)



Green Apple (AGR)
(RAL #6018)



Yellow (YLW)
(RAL #1018)



Orange Yellow (OYL)
(RAL #1017)



Orange (ORG)
(RAL #2003)



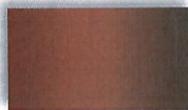
Yellow Ochre (YOC)
(RAL #1024)



Burnt Umber (UMB)
(RAL #8004)



Burnt Sienna (SNA)
(RAL #8014)



Brick Red (BRD)
(RAL #3005)



Cadmium Red (CAD)
(RAL #3020)



Pinot Noir (PNR)
(RAL # 4004)



Magenta (MAG)
(RAL #4008)



Violet (VIL)
(RAL #4007)

Custom finishes and colors available on request.

PATHWAY

the Lighting Source

Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

LCBV9.0
CUCRUN

Order Information:

Delivery Information:

Phone:

Fax:

Phone:

Fax:

EAST WALL

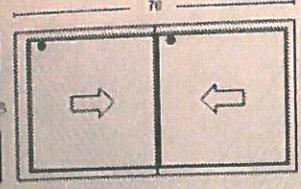
SASH FIX

(K)

BID BY
PRICE BOOK
Price Book 2017
CREATED
6/23/2017
smarsh@clayingels.com
PK # 222

QUOTE #	1174331	STATUS	None	CUSTOMER PO#		DATE PRINTED	6/28/2017 11:38 AM
CUSTOMER JOB NAME		TERMS		QUOTE NAME	pocket windows	PROJECT NAME	EH HARRIS

Line #	100	Room ID	None Assigned	Overall RO	40" X 78"	Overall Frame	40" X 78"	Price	5	Qty	5	Extended
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Revive Clad Black Sash Pac Kit XXXXX Complete Unit LoE 366 IG (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Sash Opening: 40 x 78)(Overall Unit dimensions reflect Sash Opening on quotes - rough opening dimensions are not applicable to this product line.)(Pine Int. Finish)(Grey Spacer)(Beige Jambliner)(14 Degree Sill Bevel)(Champagne Hardware)(Energy Star: Meets in NC, SC, S Zones) Performance Data:(U-Value: 0.29) (SHGC: 0.2)(VT: 0.46)(CR: 58)

COLOR: MD CHARCOAL

485 35 SASH

* Units viewed from exterior.

NOTE: Overall Unit dimensions reflect Sash Opening on quotes - Rough Opening dimensions are not applicable to this product line

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
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EXISTING ALLEY / FUTURE STEEL STAIR TOWER

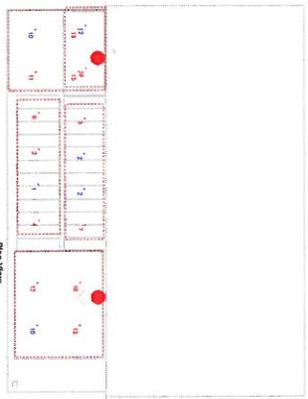
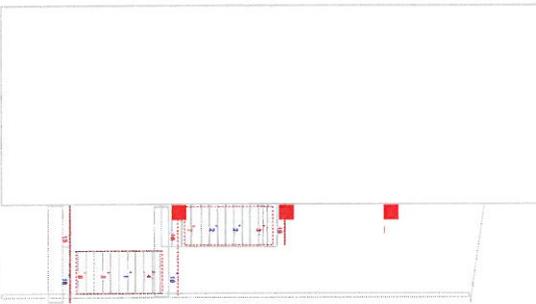
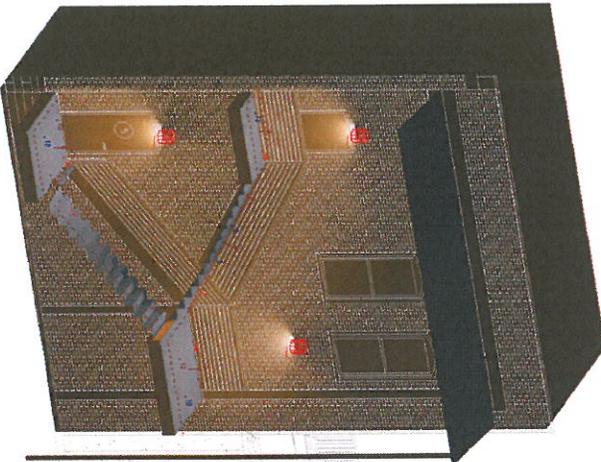
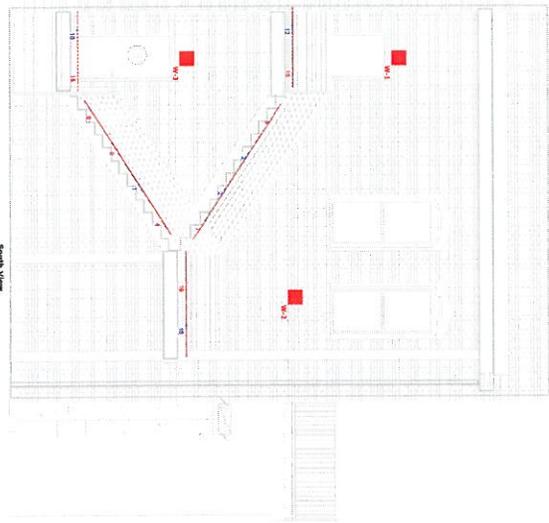


EXAMPLE

STAIR TREADS
& STEEL
EXAMPLE

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
>	W	3	WAC Lighting	WP-LED219-30K-8XX	HAWK	PHILIPS LUXEON TX	1	WP-LED219-30.LES	1344	0.95	19.1

Statistics										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min				
Calc Zone #1	+	14 ft	16 ft	12 ft	1.3:1	1.2:1				
Calc Zone #2	+	4 ft	7 ft	2 ft	3.5:1	2.0:1				
Calc Zone #3	+	13 ft	16 ft	10 ft	1.6:1	1.3:1				
Calc Zone #4	+	4 ft	8 ft	1 ft	8.0:1	4.0:1				
Calc Zone #5	+	12 ft	15 ft	10 ft	1.5:1	1.2:1				



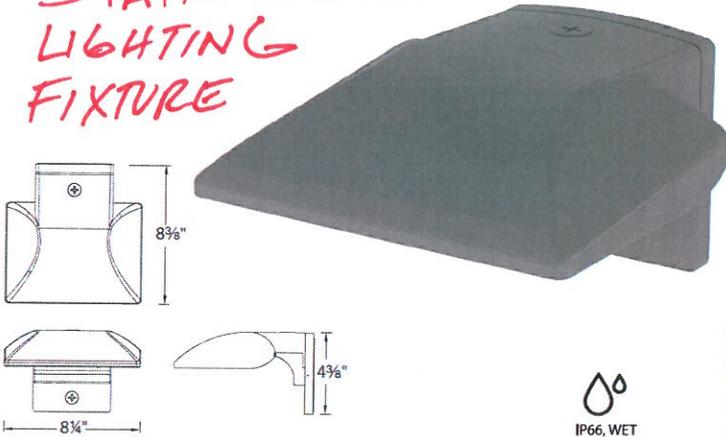
HAWK - model: WP-LED2

Endurance Wallpack

WAC LIGHTING

Responsible Lighting®

*ALLEY
STAIR TOWER
LIGHTING
FIXTURE*



Fixture Type:

Catalog Number:

Project: _____

Location: _____

PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

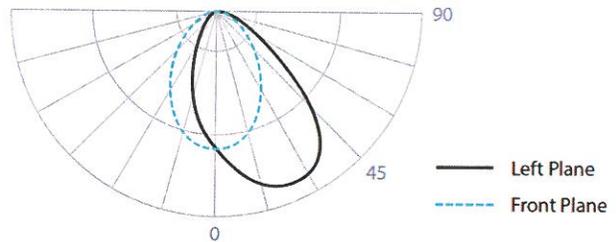
FEATURES

- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-in Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

SPECIFICATIONS

- Construction:** Die-cast aluminum
- Power:** Integral driver in luminaire. Universal voltage input (120V-277V)
- Dimming:** 100% - 30% with 0 - 10V dimmer (120V - 277V)
100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
- Finish:** Architectural Bronze, Graphite, and White
- Standards:** IP66, Wet Location, ETL & cETL Listed
- Total Harmonic Distortion:** 35%
- Operating Temperature:** -40°C (-40°F) to 40°C (104°F)

PHOTOMETRY



ORDER NUMBER

	Power	Comparable	Color Temp	Delivered Lumens	CBCP	Finish
	WP-LED219	19W	39W HID	30 3000K	1345	1022
				50 5000K	1435	1056
	WP-LED227	27W	70W HID	30 3000K	2050	1436
				50 5000K	2095	1478
						aBZ Architectural Bronze aGH Architectural Graphite aWT Architectural White

- -

Example: WP-LED219-30-GH

ACCESSORIES

Motion Sensor (120V)

MS-120-BZ	Bronze
MS-120-GY	Gray
MS-120-WT	White

Photo Sensor (120V)

PC-120-BZ	Bronze
PC-120-GY	Gray
PC-120-WT	White

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

REAR BALCONY



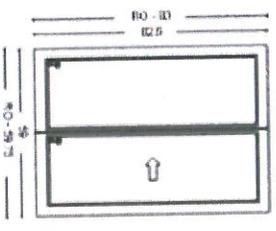
RUSTIC NAIL & CO.
 112 NUGENT ST.
 BOWLING GREEN, KY 42164
 (270) 779-2241



SODO - 511
 BALCONY RAILING
 CONCEPTUAL RENDERING
 11.02.2017

Line #	Room ID	Quantity	Overall RO	Overall Frame
1000	None Assigned	3	59 3/4" X 83"	59" X 82.5"

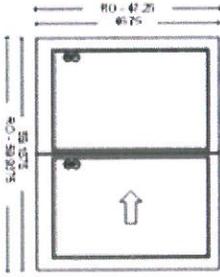
511 rear



* Units viewed from exterior.

Pinnacle Clad Black Two Panel Narrow Style 50610 Complete Unit OX LoE 366 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Pine Int. Finish)(Bronze Sill)(Grey Spacer)(Tempered Glass)(Laminated)(Preserve)(Sliding Contemporary Black Matte Standard Handle Set with Keyed Unique Lock)(Bronze Footbolt)(No Brickmould)(Black Screen - Not Applied)(BetterVue)(Energy Star: Meets all US Zones)(R-PG40-SD) Performance Data: (U-Value: 0.29)(SHGC: 0.21)(VT: 0.48)(CR: 54)

Line #	Room ID	Quantity	Overall RO	Overall Frame
900	None Assigned	2	59 15/16" X 47 1/4"	59.1875" X 46.75"

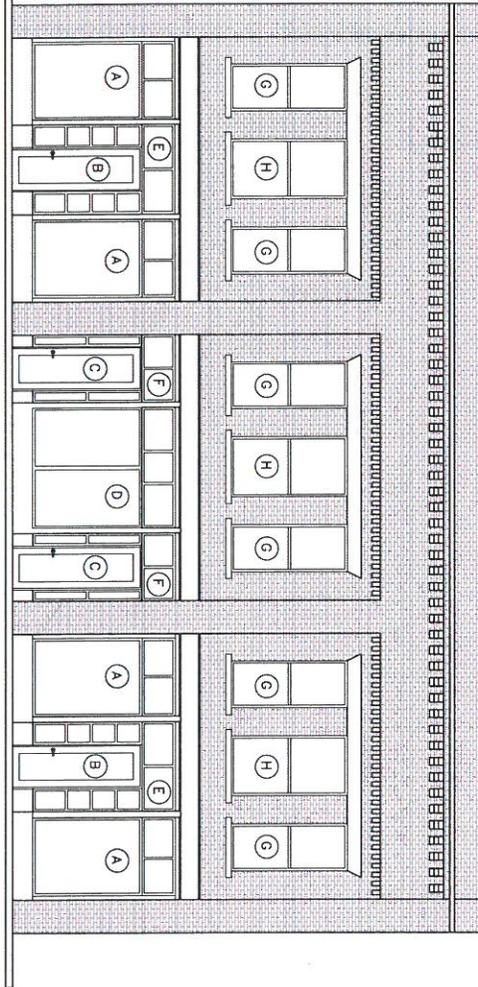


Pinnacle Clad Black Glide By 2640 Complete Unit OX LoE 366 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(Glass Stop Profile: Ogee)(Pine Int. Finish)(Grey Spacer)(Laminated) (Black Matte Hardware)(No Brickmould)(Rigid Nail Fin)(Black Screen - Not Applied) (BetterVue)(Energy Star: Meets in S Zone)(R-PG25-HS) Performance Data: (U-Value: 0.32) (SHGC: 0.2)(VT: 0.45)(CR: 55)

511 rear

* Units viewed from exterior.

511 East 10th Ave
 "JESSEE BUILDING"



511 - FRONT ELEVATION
 SCALE: 3/8" = 1'-0"

1
 A-201

WINDOW SCHEDULE 511 East 10th Street

SIZE	TYPE	# OF TYPE	UNIT # FROM MANUFACTURER
70-1/2" x 103-1/2"	WINDSOR FIXED	4	100-1
84-1/2" x 103-11/16"	WINDSOR DOUBLE-HUNG	1	200-1
78-1/4" x 95-3/4"	SUN STORE-FRONT	2	300-1
70-1/4" x 95-3/4"		2	400-1
78-13/64" x 25-1/2"		2	500-1
70-13/64" x 25-1/2"		2	600-1
104" x 44"		6	176L-633
104" x 32"		3	176L-632
72" x 72"		2	900
74" x 24"		4	1000
104" x 42"		8	100: SASH PACKS

GENERAL NOTES:

- 1: ALL GLAZING IN HAZARDOUS LOCATIONS MUST COMPLY WITH SAFETY GLAZING STANDARDS AS PER SECTION 2406 OF THE 2012 IBC.
- 1:1: EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
- 1:2: EXPOSED BOTTOM EDGE LESS THAN 18" AFF
- 1:3: EXPOSED TOP EDGE GREATER THAN 36" AFF AND ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
- 2: ALL GLAZING ON RIGHT (UNITED FURNITURE) SIDE OF BUILDING ARE TO REMAIN BY OWNERS ORDERS. THOSE WINDOWS ONLY TWO YEARS OLD.
- 3: ALL ELEVATIONS PROVIDED BY ARCHITECT INTENDED AS GRAPHIC REFERENCES ONLY. REFER TO MANUFACTURERS SPECS FOR DIMENSIONS/INSTALLATION.





Sun Windows, Inc.
 1515 East 18th Street
 Owensboro, KY 42303
 Phone: (270) 684-0691
 Fax: (270) 926-6452
 www.sunwindows.com

Quote: 392472
 Jobsite Medium

Jobsite:

Order Taken By: scott.schulz
 Order Placed By:

Created: 8/9/2017
 Last Modified: 10/20/2017 2:59:40 PM

Bill To:

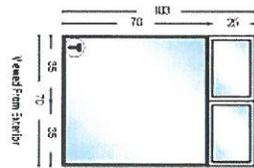
392472 511 east 10th street Bowling 511 east 10th street Bowling Green

Line# 100-1 Unit Size: 70" X 103" Net Price: \$1,607.11

Rough Opening: 70 1/2" x 103 1/2" Quantity: x 4

Brickmold: Extension: \$6,428.44

Room: window " A "



Row 1: USA Clad Direct Set 70 x 78

- Row 2: USA Clad Sash Set 70 x 25
- Unit 1: Unit Width = Custom, Unit Height = 78" (6'-6")
- Unit 2, 3: Unit Width = Custom, Unit Height = Custom
- Exterior Color = White, Interior Color = Clear Pine
- Unit 1, 2, 3: Dual Glazed, Sun Advantage 270
- Unit 1: Safety Glass = Tempered
- Nailing Fin Removed
- Jamb Depth = 4 9/16", Overall Unit Depth = 6
- Black Interior Glass Stop = Yes
- Unit 1: U-Factor = 0.29, SHGC = 0.33, CR = 57, VT = 0.63, CPD = SUN-N-23-00974-00007
- Unit 2, 3: U-Factor = 0.3, SHGC = 0.3, CR = 58, VT = 0.57, CPD = SUN-N-29-00210-00011
- Mulls 1: Horizontal Factory 0" thick, 70" length
- Mulls 2: Vertical Factory 0" thick, 25" length

Line Item Notes:

Both Glass are not set the same
 Tempered glass requires additional delivery time.
 Both Glass are not set the same

Line# 200-1 Unit Size: 84" X 103 3/16" Net Price: \$2,294.32

Rough Opening: 84 1/2" x 103 11/16" Quantity: x 1

Brickmold: Extension: \$2,294.32

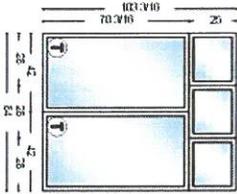
Room: window " B "

Row 1: USA Clad Sash Set 84 x 78. 1875

- Row 2: USA Clad Sash Set 84 x 25
- Unit 1, 2: Unit Width = Custom, Unit Height = 78 3/16" (6'-6")
- Unit 3, 4, 5: Unit Width = 28" (2'-4"), Unit Height = Custom
- Exterior Color = White, Interior Color = Clear Pine
- Unit 1, 2, 3, 4, 5: Dual Glazed, Sun Advantage 270
- Unit 1, 2: Safety Glass = Tempered
- Nailing Fin Included, Drip Cap = Yes
- Jamb Depth = 4 9/16"
- Black Interior Glass Stop = Yes
- U-Factor = 0.3, SHGC = 0.3, CR = 58, VT = 0.57, CPD = SUN-N-29-00210-00011
- Mulls 1: Vertical Factory 0" thick, 78.1875" length
- Mulls 2: Horizontal Factory 0" thick, 84" length
- Mulls 3: Vertical Factory 0" thick, 25" length
- Mulls 4: Vertical Factory 0" thick, 25" length

Line Item Notes:

Both Glass are not set the same
 Tempered glass requires additional delivery time.
 Both Glass are not set the same
 Tempered glass requires additional delivery time.
 Both Glass are not set the same



392472 511 east 10th street Bowling Green 511 east 10th street Bowling Green

Line# 300-1 Unit Size: **77 3/4" X 95 1/4"** Net Price: **\$6,081.64**

Rough Opening: **78 1/4" x 95 3/4"** Quantity: **x 2**

Brickmold: Extension: **\$12,163.28**

Room: doors: 1 and 4

Row 1: USA Clad Swinging Door Sidelite 18.75 x 95.25

Row 2: USA Clad Swinging Door 40.25 x 95.25

Row 3: USA Clad Swinging Door Sidelite 14.75 x 95.25

Unit 1, 3: Outswing, Operation Venting = Fixed

Unit 2: Outswing, Single, Operation Venting = Left Hinge

Unit 1, 3: Unit Width = 1-6, Unit Height = Custom

Unit 2: Unit Width = 3-3, Unit Height = 8-0

Exterior Color = White, Interior Color = Clear Pine

Unit 1, 2, 3: Dual Glazed, Sun Advantage Z70

Unit 1, 2, 3: Safety Glass = Tempered

Multi-Point, Black, Adjustable, Hinge Color = Black, Keyed Alike

2 1/4" SDL, Colonial, White, Shadow Bar = Yes, 1W4H

Nailing Fin Removed, Drip Cap = Yes, Sill Pan = Yes

Jamb Depth = 4 9/16"

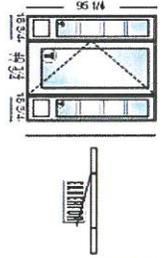
Black Interior Glass Stop = Yes

Unit 1, 3: ADA Sill, Kickpanel = Standard, Interior Panels = 1x1, Kickpanel Color = White

Unit 2: Bottom Rail Height = 10", ADA Sill

Mulls 1: Vertical Factory 0" thick, 95.25" length

Mulls 2: Vertical Factory 0" thick, 95.25" length



Line# 300-2 Unit Size: **0" X 0"** Net Price: **\$0.00**

Rough Opening: **0" X 0"** Quantity: **x 2**

Brickmold: Extension: **\$0.00**

Room: None Assigned

Multi-Point

Black



Line# 400-1 Unit Size: **69 3/4" X 95 1/4"** Net Price: **\$5,934.20**

Rough Opening: **70 1/4" x 95 3/4"** Quantity: **x 2**

Brickmold: Extension: **\$11,868.40**

Room: doors: 2 and 3

Row 1: USA Clad Swinging Door Sidelite 14.75 x 95.25

Row 2: USA Clad Swinging Door 40.25 x 95.25

Row 3: USA Clad Swinging Door Sidelite 14.75 x 95.25

Unit 1, 3: Outswing, Operation Venting = Fixed

Unit 2: Outswing, Single, Operation Venting = Left Hinge

Unit 1, 3: Unit Width = 1-2, Unit Height = Custom

Unit 2: Unit Width = 3-3, Unit Height = 8-0

Exterior Color = White, Interior Color = Clear Pine

Unit 1, 2, 3: Dual Glazed, Sun Advantage Z70

Unit 1, 2, 3: Safety Glass = Tempered

Multi-Point, Black, Adjustable, Hinge Color = Black, Keyed Alike

2 1/4" SDL, Colonial, White, Shadow Bar = Yes, 1W4H

Nailing Fin Removed, Drip Cap = Yes, Sill Pan = Yes

Jamb Depth = 4 9/16"

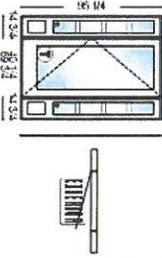
Black Interior Glass Stop = Yes

Unit 1, 3: ADA Sill, Kickpanel = Standard, Interior Panels = 1x1, Kickpanel Color = White

Unit 2: Bottom Rail Height = 10", ADA Sill

Mulls 1: Vertical Factory 0" thick, 95.25" length

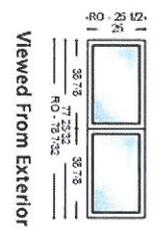
Mulls 2: Vertical Factory 0" thick, 95.25" length



392472 511 east 10th street Bowling 511 east 10th street Bowling Green

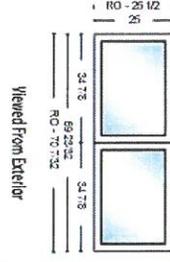
Line# 400-2	Unit Size:	Net Price:
	Rough Opening:	Quantity:
	Brickmold:	Extension:
	Room:	
	None assigned	
	Multi-Point	
	Black	

Line# 500-1	Unit Size:	Net Price:
	Rough Opening:	Quantity:
	Brickmold:	Extension:
	Room:	
	to go over doors 1 and 4	



Unit Width = Custom, Unit Height = Custom
 Exterior Color = White, Interior Color = Clear Pine
 Dual Glazed, Sun Advantage Z70
 Nailing Fin Included, Drip Cap = Yes
 Jamb Depth = 4 9/16"
 Black Interior Glass Stop = Yes
 U-Factor = 0.3, SHGC = 0.3, CR = 58, VT = 0.57, CPD = SUN-N-29-00210-00011
 Vertical Factory 0" thick, 25" length

Line# 600-1	Unit Size:	Net Price:
	Rough Opening:	Quantity:
	Brickmold:	Extension:
	Room:	
	to go over doors 2 and 3	



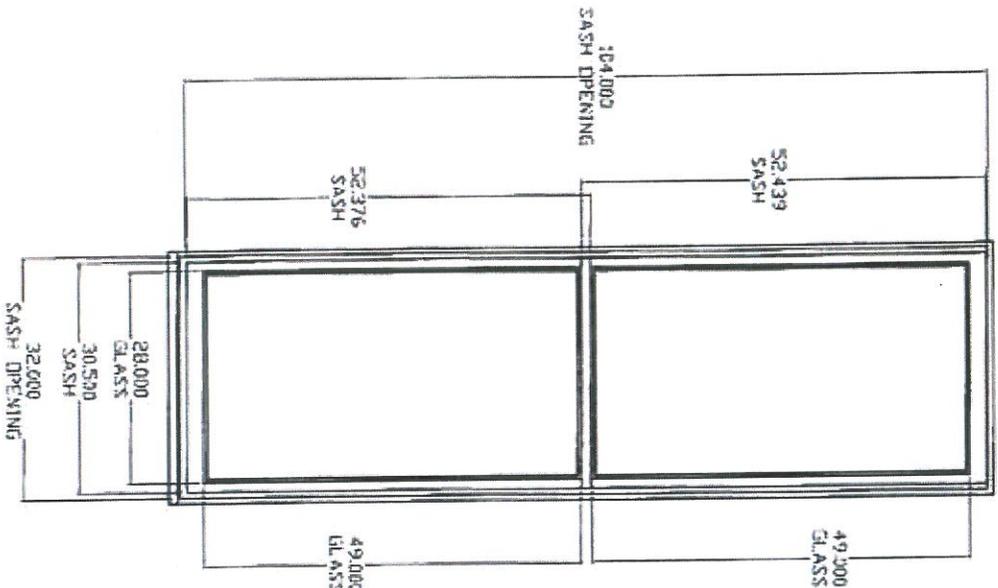
Unit Width = Custom, Unit Height = Custom
 Exterior Color = White, Interior Color = Clear Pine
 Dual Glazed, Sun Advantage Z70
 Nailing Fin Included, Drip Cap = Yes
 Jamb Depth = 4 9/16"
 Black Interior Glass Stop = Yes
 U-Factor = 0.3, SHGC = 0.3, CR = 58, VT = 0.57, CPD = SUN-N-29-00210-00011
 Vertical Factory 0" thick, 25" length

Project Name:	511 east 10th street Bowling Green	Quote Name:	511 east 10th street Bowling Green
Subtotal:	\$35,291.72	Salestax:	\$1,827.61
Labor:	\$0.00	Freight:	\$0.00
Net Total:	\$37,119.33		

Accepted By: _____

All Sun Window and Door products are made to order, custom configured with the options and accessories specified. Therefore, once ordered it cannot be changed, canceled or returned for credit. Check this quote thoroughly to verify that it is exactly what you want. Submitting this quote as an order is your agreement to purchase the products as specified within this quote. All changes, corrections, and cancellations must be made before submitting this quote as an order. All quotations are valid for 30 days from the date quoted and are subject to both credit and manufacturing approval.

We Appreciate Your Business!



G

*Window
Down*

*100%
SAMPLED*

*SASH
Back*

1033-20 X 6

PRINT APPROVAL!
ORDER WILL BE HELD UP PENDING RECEIPT
OF APPROVED PRINT.
Signature below indicating approval of revision level is shown and
acknowledgment of disclaimer below.

APPROVED BY _____
DATE _____

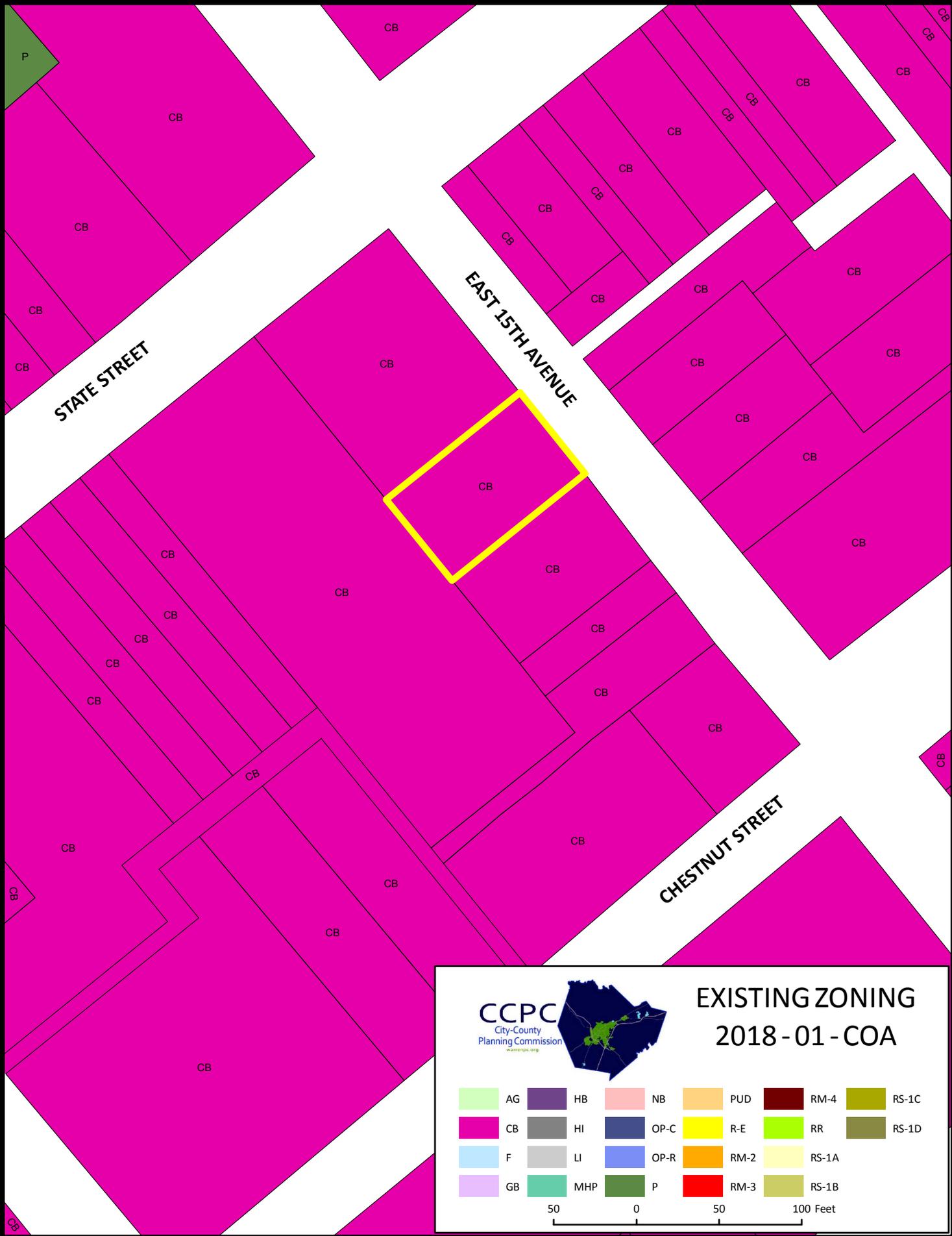
WINDSOR DOES NOT GUARANTEE ALIGNMENT OF DESIGN FEATURES OUTSIDE OF THOSE SPECIFIED ON THIS DRAWING.
SEE ARCHITECTURAL REFERENCE MANUAL, LOCATED AT WWW.WINDSORWINDOWS.COM IT IS THE RESPONSIBILITY OF THE
END USER TO UNDERSTAND THE SECTION DETAILS AND PRODUCT FEATURES ASSOCIATED WITH VARIOUS PRODUCT TYPES.

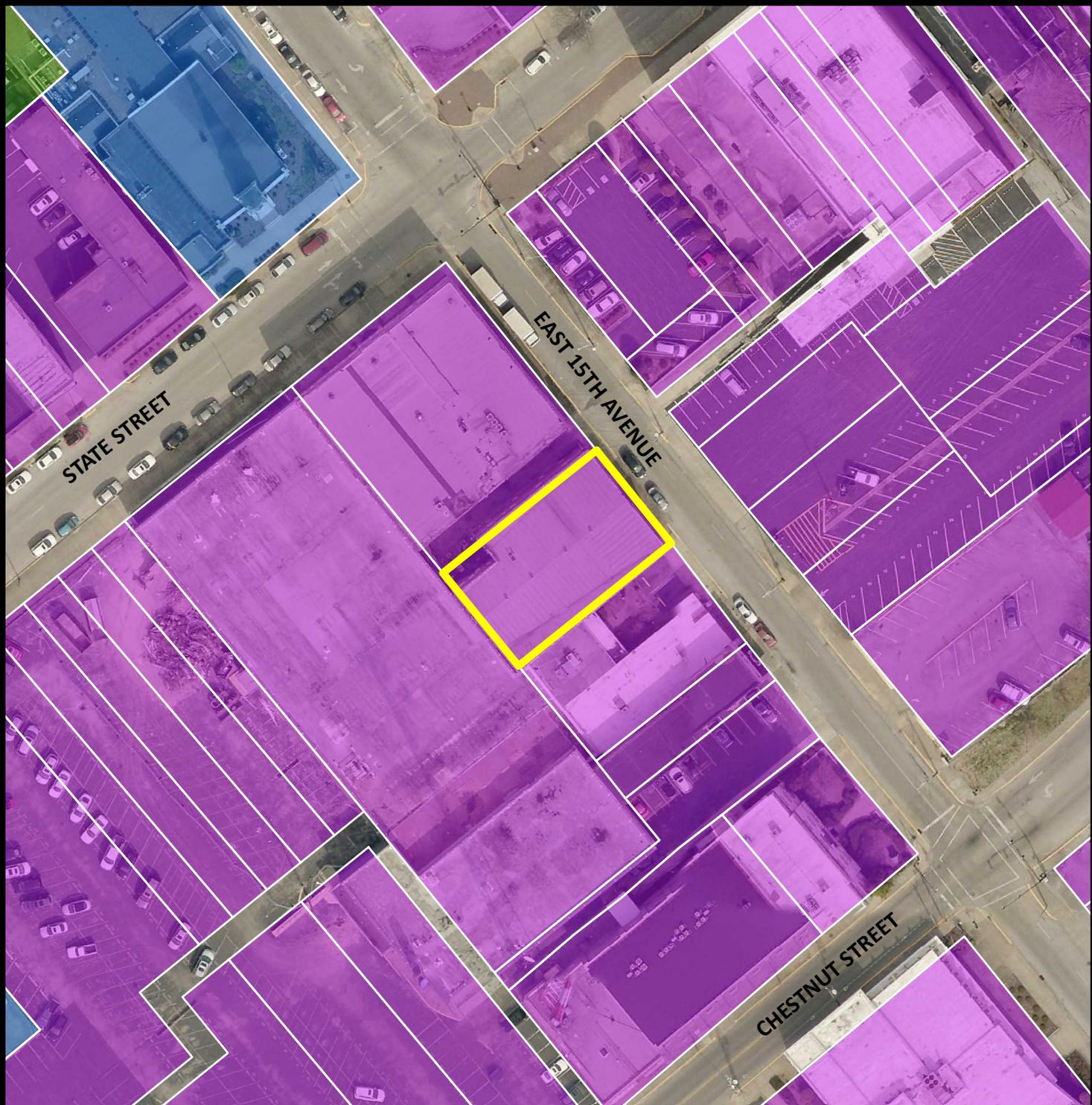
NO.	DATE	REVISION	BY

CUSTOMER: CLAY INGELS		JOB: Pinnacle SASH PAC	
JOB: Pinnacle SASH PAC		DESCRIPTION: Pinnacle SASH PAC	
PO #	APPROV#	DWG #	DATE
			9/28/17
DRAWN BY: SJW	SCALE: NTS	17GL-633	



WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company



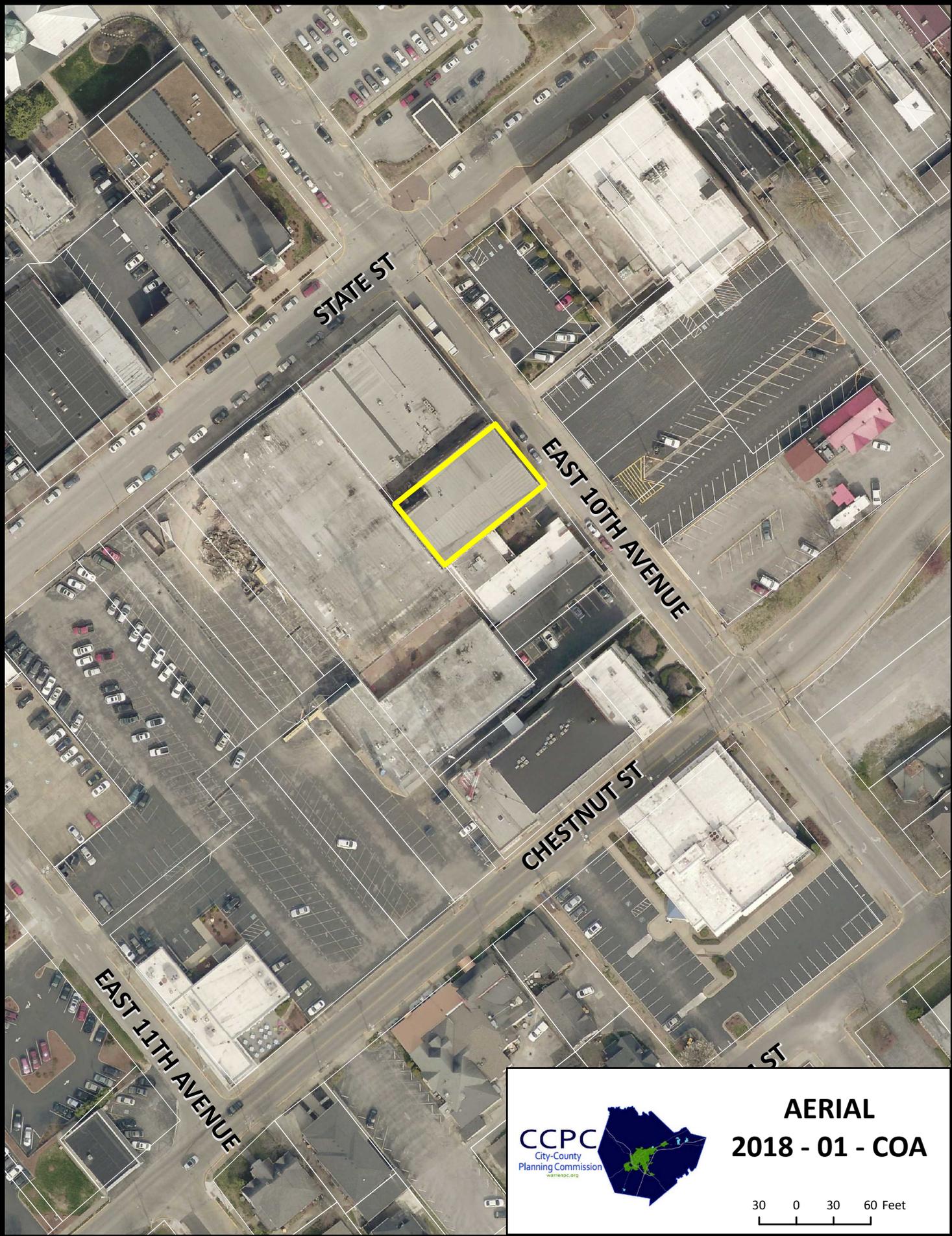


CCPC
City-County
Planning Commission
warrencpc.org

EXISTING LAND USE
2018 - 01 - COA

AGRICULTURAL	PUBLIC-INSTITUTIONAL
COMMERCIAL	MULTI-FAMILY RESIDENTIAL
INDUSTRIAL	SINGLE-FAMILY RESIDENTIAL
PUBLIC	VACANT

50 0 50 100 Feet



AERIAL
2018 - 01 - COA

30 0 30 60 Feet