To participate in the Virtual Board Meeting please refer to the following instructions:

Use the following link for online access: https://us02web.zoom.us/s/81872637006
If you have issues accessing the Zoom meeting, please call: (843)577-1686.

To access via phone, call 1 (312) 626-6799. Webinar ID# 818 7263 7006. The meeting will be recorded.

**Public Comment Instructions:**
Use one of the following methods to request to speak at the meeting or provide comments. Provide your first and last name, address, telephone number, meeting date, and project number. Requests to speak at the meeting and comments must be received by 12:00 p.m. EST, WEDNESDAY, JANUARY 27:
- Call 843-724-3765; or
- Complete the form at http://innovate.charleston-sc.gov/comments/; or
- Send an email to Boards@charleston-sc.gov; or
- Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
MEETING PROTOCOL

• Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

• Applicants, staff and Board members are required to give their name whenever speaking.

• Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

• Chat and the Q & A functions have been disabled for everyone.

• Public Comment:
  o The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

  o Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

  o Those members of the public that have registered will be called in order by project.

  o Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.

  o Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
• **Board:**
  - Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.
  - If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
  - If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

• Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar).

• For additional information:
  - Contact [BAR@charleston-sc.gov](mailto:BAR@charleston-sc.gov)
  - Visit [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) if you are experiencing technical difficulties during the meeting.

• These proceedings are being recorded.
Agenda Item #1

332-334-336 KING STREET AND 36 GEORGE STREET
TMS # 457-04-02-006/007/008/009

Request approval for 334 King Mock-Up Panel for the East Façade.

(None) / Old and Historic District
Agenda Item #1

Applicant’s Presentation
LOCAL MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

29 Wood Storefronts + Paint 11/05/2020

14 ASI-05 36 GEORGE 09/09/2020

4 Construction Set Revision 2 10/23/2019

CHECKED BY:

DATE:

TEL. 843.577.4444    FAX 843.722.4789

A-203
APPROVED EQUAL COBBLES. STONE CURATORS OR STOP BAR PAVERS:

1'-0" 9" 1'-0" 3"

ALL PAVER MATERIALS FOR (SEE PLAN)

ALUMINUM CLAD WOOD DOORS & STOREFRONT PTD WHITE

FINISH WHITE DOVE IN SATIN TO BE PAINTED 0C

WOOD STOREFRONT, KNEE WALL + SILL

PAINTED MILD STEEL JULIET RAILING

DOORS (IMPACT RATED)

BRICK HEADER AND LIMESTONE SILL

BRICK VENEER

LIMESTONE PANEL

LIMESTONE COPING

LIMESTONE CORNICE

LIMESTONE PILASTERS

PATTERNED LIMESTONE PANEL

LIMESTONE PLANTER

FINISH GRAY IN SATIN TO BE PAINTED AND WINDOWS

FINISH GRAY IN SATIN 1467 BALTIC TO BE PAINTED AND WINDOWS

THE LIMESTONE MOCKUP PANEL TO BE SUBMITTED AT A LATER DATE. THE LIMESTONE OCCURS ON KING STREET AND DOES NOT HAVE ANY VISUAL CONNECTION TO THE BRICK MOCKUP PANEL.
Agenda Item #2

2 WHARFSIDE
TMS # 459-00-00-008

Request installation of inoperable windows at stairs and east units instead of operable windows.

Not Rated / (Laurens Place Condos) / c. 1999 / Old and Historic District
Agenda Item #2

Applicant’s Presentation
Installation of Inoperable Windows at Specific Locations as part of Window Replacement for Laurens Place Condominiums SKA Consulting Engineers
Laurens Place Condominiums Aerial View
Location within Old and Historic District
West Elevation
West Elevation
South Elevation
East Elevation
East Elevation inside Courtyard
North Elevation
North Elevation inside Courtyard
North Elevation
Building Issues (As Discussed Previously)

• Water damage and leaks identified at a number of windows. Water staining present at walls, sheetrock, and floor.

• Cracked stucco

• Blistering and delamination of coatings on building surface; presence of multiple existing coating layers

• Improperly sealed joints
Previous Approved Scope of Work

• Replace all residential windows units
  • Replacement of precast only where necessary from damage

• Repair damaged and deteriorated direct applied stucco

• Remove and replace wall coatings

• Possible repair existing EIFS at window headers, cornice and accent band if needed
Previous Approval

BOARD OF ARCHITECTURAL REVIEW – LARGE: RESULTS – SEPTEMBER 9, 2020

Item 6. 2 Wharfside Street –- TMS # 459-00-00-008

Request final approval for replacement of exterior residential windows, repair of wall joints and hard coat stucco, and replacement of existing wall coatings to match existing color and texture.

MOTION: Final approval with staff and board comments and final review by staff.

Staff Comments:

A.  This is essentially an in-kind replacement project addressing the remediation of water intrusion issues.
B.  Care is to be taken to maintain profiles to match existing.
C.  The window looks very clunky in the photograph and Applicant should seek an alternative which better matches the existing.

Staff Recommendation: Final Approval with Board and staff Comments with Final Review by Staff.
Existing Windows
Existing Windows
Previous Resolution at Staff Level

• YKK YVS 410 TUH
  • Single hung, operable
  • AAMA AW Grade
  • AAMA 2605 coatings
  • Supplemental trim

• Data sheet provided separately
Previously Approved Operable Window with Trim
Subject of This Request

- Installation of inoperable windows at east elevation units and stairs in lieu of operable window units being installed at other residential units

- YKK YFW 400 TUH
  - Inoperable
  - AAMA AW Grade
  - AAMA 2605 coatings
  - Supplemental trim

- Data sheet provided separately
Inoperable Window with Trim
West Elevation

Requested locations for inoperable units
North Elevation

No requested locations for inoperable units
South Elevation

Requested locations for inoperable units
East Elevation

Requested locations for inoperable units
Comparison

Existing

Approved Operable

Requested Inoperable at Indicated Locations

Note: single unit shown
Installation of Inoperable Windows at Specific Locations

as part of

Window Replacement

for

Laurens Place Condominiums

SKA Consulting Engineers
SCOPE OF WORK

PREVIEW ALL ACCESS, PROTECTION, EQUIPMENT, MATERIALS, AND LABOR TO PERFORM THE REQUIRED WORK. GENERAL CONDITIONS APPLY TO ALL WORK.

1. REMAIN PERMITTED OR WHOLE.

2. ALL EXISTING ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS MUST BE COMPLETELY DECOMMISSIONED. REMOVAL OF ALL WORK RELATED TO THE INSTALLATION OR REMOVAL OF ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS PERMANENTLY INSTALLATION.

3. REFRESH AND REPLACE ALL ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS PERMANENTLY INSTALLED.

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For Bidding Purposes Only, Not for Construction

Window Replacement and Stucco Repairs

For Lauren's Place

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Dwg. #

West Elevation

1/8"=1'-0"

1

All existing operable windows of the residential units to be replaced (typical this elevation). No work is being performed on fixed window units within commercial office space. Isolated stucco repairs are to be performed on this entire elevation. Stucco repairs include routing and sealing cracks and patching delaminated stucco finish. As part of the stucco repairs, the existing top coatings are to be removed from the stucco surface. Following completion of isolated stucco repairs and removal of the existing wall coatings, entire wall area to be coated with vapor permeable, matte finish elastomeric wall coating to achieve uniform appearance. See details S7.2 and 5/S7.2.

Existing entrance and exit to courtyard and garage parking.

Existing louvered openings into parking garage. No work being performed within louvered openings.

Replace sealants around the perimeter of each sliding glass door in accordance with detail 7/S7.2 (typical all elevations).

EXISTING OPERABLE WINDOWS TO BE REPLACED WITH NEW OPERABLE SINGLE-HUNG WINDOWS (BASE BID).

No alternate.

Windows in this area are referenced on another elevation or not in the base bid scope of work.

EXISTING OPERABLE WINDOWS TO BE REPLACED WITH NEW OPERABLE SINGLE-HUNG WINDOWS (BASE BID). OWNERS MAY ELECT TO INSTALL INOPERABLE (FIXED) WINDOWS IN THESE OPENINGS (ALT. BID).
ALL EXISTING OPERABLE WINDOWS WITHIN RESIDENTIAL UNITS TO BE REPLACED (TYPICAL THIS ELEVATION).

EXISTING ENTRANCE INTO BUILDING FROM COURTYARD PARKING AREA.

EXISTING LOUVERED OPENINGS INTO PARKING GARAGE. NO WORK BEING PERFORMED WITHIN LOUVERED OPENINGS.

REPLACE SEALANTS AROUND THE PERIMETER OF EACH SLIDING GLASS DOOR IN ACCORDANCE WITH DETAIL 7/S7.2 (TYPICAL ALL ELEVATIONS).

LEGEND
EXISTING OPERABLE WINDOWS TO BE REPLACED WITH NEW OPERABLE SINGLE-HUNG WINDOWS (BASE BID).
NO ALTERNATE.
WINDOWS IN THIS AREA ARE REFERENCED ON ANOTHER ELEVATION OR NOT IN THE BASE BID SCOPE OF WORK.

EXISTING OPERABLE WINDOWS TO BE REPLACED WITH NEW OPERABLE SINGLE-HUNG WINDOWS (BASE BID).
OWNERS MAY ELECT TO INSTALL INOPERABLE (FIXED) WINDOWS IN THESE OPENINGS (ALT. BID).
FOR BIDDING PURPOSES ONLY, NOT FOR CONSTRUCTION

WINDOW REPLACEMENT AND STUCCO REPAIRS
FOR LAUREN'S PLACE

---

Dwg. #

SOUTH ELEVATION

1/8"=1'-0"

1

ALL EXISTING OPERABLE WINDOWS WITHIN RESIDENTIAL UNITS TO BE REPLACED (TYPICAL THIS ELEVATION). NO WORK IS BEING PERFORMED ON FIXED WINDOW UNITS WITHIN COMMERCIAL OFFICE SPACE.

1

ISOLATED STUCCO REPAIRS ARE TO BE PERFORMED ON THIS ENTIRE ELEVATION. STUCCO REPAIRS INCLUDE ROUTING AND SEALING CRACKS AND PATCHING DELAMINATED STUCCO FINISH. AS PART OF THE STUCCO REPAIRS, THE EXISTING TOP COATINGS ARE TO BE REMOVED FROM THE STUCCO SURFACE. FOLLOWING COMPLETION OF ISOLATED STUCCO REPAIRS AND REMOVAL OF THE EXISTING WALL COATINGS, ENTIRE WALL AREA TO BE COATED WITH VAPOR PERMEABLE, MATTE FINISH ELASTOMERIC WALL COATING TO ACHIEVE UNIFORM APPEARANCE. SEE DETAILS 4/S7.2 AND 5/S7.2.

EXISTING ENTRANCE INTO BUILDING FROM COURTYARD PARKING AREA.

EXISTING LOUVERED OPENINGS INTO PARKING GARAGE. NO WORK BEING PERFORMED WITHIN LOUVERED OPENINGS.

2

REPLACE SEALANTS AROUND THE PERIMETER OF EACH SLIDING GLASS DOOR IN ACCORDANCE WITH DETAIL 7/S7.2 (TYPICAL ALL ELEVATIONS).

2

NOTE: DRAWING IS NOT TO SCALE. ALL DIMENSIONS ARE IN FEET.

NOTE: NO ALTERNATE MATERIALS OR METHODS ARE TO BE USED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER.

NOTE: ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

NOTE: OWNER MAY ELECT TO INSTALL INOPERABLE (FIXED) WINDOWS IN THESE OPENINGS (ALT. BID).

2

NOTE: ALTERNATE MATERIALS OR METHODS ARE TO BE USED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER.

NOTE: ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

NOTE: OWNER MAY ELECT TO INSTALL INOPERABLE (FIXED) WINDOWS IN THESE OPENINGS (ALT. BID).

2

NOTE: DRAWING IS NOT TO SCALE. ALL DIMENSIONS ARE IN FEET.

NOTE: NO ALTERNATE MATERIALS OR METHODS ARE TO BE USED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER.

NOTE: ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

NOTE: OWNER MAY ELECT TO INSTALL INOPERABLE (FIXED) WINDOWS IN THESE OPENINGS (ALT. BID).

2

LEGEND

EXISTING OPERABLE WINDOWS TO BE REPLACED WITH NEW OPERABLE SINGLE-HUNG WINDOWS (BASE BID). NO ALTERNATE. WINDOWS IN THIS AREA ARE REFERENCED ON ANOTHER ELEVATION OR NOT IN THE BASE BID SCOPE OF WORK.
SEE 1/S4.3 FOR ELEVATION
TYPICAL REPAIR SECTIONS & DETAILS

**MORTAR SETTING BED DETAIL**

- **Dwg.##**: 3" = 1'-0"
- **WEEP SLOTS**: Incorporate a minimum of three 2-1/2" wide 'WEEP SLOTS' into MORTAR SETTING BED
- **SEALANT**: Bed of sealant
- **HEMMED DRIP EDGE**: Embed flashing in "2 at outer edge of weep slot
- **DIRECT-APPLIED STUCCO**: (16" max spacing). Install Hohmann & Wide 'WEEP SLOTS' into MORTAR SETTING BED
- **STUCCO & WATERPROOFING**: New Mortar Setting Bed
- **FLUID-APPLIED FLASHING**: To New Monolithic, Fluid-Applied Waterproofing / New Mortar Setting Bed
- **ALUMINUM ANGLE**: Fluid-applied flashing to new monolithic, fluid-applied waterproofing
- **SAWCUT JOINT**: At transition from new stucco and waterproofing
- **DIRECT-APPLIED STUCCO**: At transition from new stucco and waterproofing
- **BACKER-ROD**: Within expansion joint
- **NEW DOW 756 SEALANT**: And closed cell backer rod
- **HARDCOAT STUCCO**: To remain
- **MEASURED TO BE**: 1-1/2" in at back-to-back casing bead expansion joint
- **TEXTURE**: Applied stucco 3" above and to existing direct-applied stucco
- **SAWCUT JOINT**: At transition from new stucco and waterproofing
- **BETON STUDS (362S125-43)**: To remain
- **EXISTING LIGHT GAUGE METAL SHEATHING**: To remain
- **EXISTING AIR SPACE**: Between existing CMU wall to remain.
- **EXISTING CMU**: And metal stud framing.
- **EXISTING TRIM BOARD**: Metal track (362T125-43)
- **EXISTING 1/2" INTERIOR SHEATHING**: To remain.
- **EXISTING JOINT GAP**: Between top of CMU wall and for installation of new direct-applied stucco.
- **JOINT**: Secure to concrete slab/cmU with approved fastener.
- **JOINT**: Secure of concrete slab/cmU joint.
- **JOINT**: Measure to be 1-1/2" in at back-to-back casing bead expansion joint
- **JOINT**: Secure to concrete slab/cmU joint.
- **JOINT**: Measure to be 1-1/2" in at back-to-back casing bead expansion joint

**REPAIRS AT 2ND & 3RD FLOOR LINES**

- **TRANSITION AT WINDOW ROUGH OPENING**: Stucco and waterproofing
- **ISOMETRIC DETAIL OF SILL-TO-JAMB**: Stucco and waterproofing
- **SAWCUT JOINT**: At transition from new stucco and waterproofing
- **NEW DOW 756 SEALANT AND CLOSED CELL BACKER ROD**: To create an expansion joint at the new back-to-back ZNC casing beads
- **NEW BACK-TO-BACK ZNC CASING BEADS**: Backer-rod with within expansion joint
- **NEW 1-1/2" X 2" (LLV) KYNAR COATED METAL TRACK**: (362T125-43) to remain
- **NEW 1-1/2" X 2" (LLV) KYNAR COATED METAL TRACK**: To remain

**REPAIRS AT 4TH FLOOR LINE (ALT.)**

- **STUCCO AND WATERPROOFING**: Isometric detail of sill-to-jamb
- **SAWCUT JOINT**: At transition from new stucco and waterproofing
- **NEW DOW 756 SEALANT AND CLOSED CELL BACKER ROD**: To create an expansion joint at the new back-to-back ZNC casing beads
- **NEW BACK-TO-BACK ZNC CASING BEADS**: Backer-rod with within expansion joint
- **NEW 1-1/2" X 2" (LLV) KYNAR COATED METAL TRACK**: (362T125-43) to remain
- **NEW 1-1/2" X 2" (LLV) KYNAR COATED METAL TRACK**: To remain

**STUCCO AND WATERPROOFING**

- **TRANSITION AT WINDOW ROUGH OPENING**: Stucco and waterproofing
- **SAWCUT JOINT**: At transition from new stucco and waterproofing
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**STUCCO AND WATERPROOFING**

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**STUCCO AND WATERPROOFING**

- **TRANSITION AT WINDOW ROUGH OPENING**: Stucco and waterproofing
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- **NEW BACK-TO-BACK ZNC CASING BEADS**: Backer-rod with within expansion joint
- **NEW 1-1/2" X 2" (LLV) KYNAR COATED METAL TRACK**: (362T125-43) to remain
- **NEW 1-1/2" X 2" (LLV) KYNAR COATED METAL TRACK**: To remain

**STUCCO AND WATERPROOFING**

- **TRANSITION AT WINDOW ROUGH OPENING**: Stucco and waterproofing
- **SAWCUT JOINT**: At transition from new stucco and waterproofing
- **NEW DOW 756 SEALANT AND CLOSED CELL BACKER ROD**: To create an expansion joint at the new back-to-back ZNC casing beads
- **NEW BACK-TO-BACK ZNC CASING BEADS**: Backer-rod with within expansion joint
- **NEW 1-1/2" X 2" (LLV) KYNAR COATED METAL TRACK**: (362T125-43) to remain
- **NEW 1-1/2" X 2" (LLV) KYNAR COATED METAL TRACK**: To remain

**STUCCO AND WATERPROOFING**

- **TRANSITION AT WINDOW ROUGH OPENING**: Stucco and waterproofing
- **SAWCUT JOINT**: At transition from new stucco and waterproofing
- **NEW DOW 756 SEALANT AND CLOSED CELL BACKER ROD**: To create an expansion joint at the new back-to-back ZNC casing beads
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- **NEW 1-1/2" X 2" (LLV) KYNAR COATED METAL TRACK**: (362T125-43) to remain
- **NEW 1-1/2" X 2" (LLV) KYNAR COATED METAL TRACK**: To remain

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**Plotter**: SKA
**File Name**: 200097-S0703
**Project Number**: 200097

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**CHARLOTTE, NC**
**CHARLOTTESVILLE, VA**

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**Without any form of reproduction, any drawing may not be reproduced without the written consent of the owner.**

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**Any distributed or reproduced drawings shall not be used for reproduction or reinstallation of any project.**

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These drawings are not to scale and are for design purposes only. They are not intended to be used for construction. Please refer to the project specifications and drawings for additional information.
**YVS 410 TUH**
Thermally Broken, Impact Resistant and Blast Mitigating Hung Window

**Impact Protection and Style**
The YVS 410 TUH ProTek® Hung Window is designed to capture the side rails of the sash, providing a high level of security and dependability for both new construction and renovation projects. The use of YKK AP’s ThermaBond Plus® poured and de-bridged system provides superior thermal qualities. The windows have successfully passed the impact and cycle requirements of ASTM E-1886, ASTM E 1996, and the test requirements for the Florida High Velocity Hurricane Zone (TAS 201, TAS 202, & TAS 203). A full selection of quality block and tackle, spiral, and Class 5 Ultra-Lift® balances are available. Optional SecurSweep sweep locks are available that incorporate a special security latch to prevent tampering from the outside.

**Product Options & Features**

- AAMA/NAFS 101/I.S.2/NAFS-02 with AW-65
- Florida state-wide approval +80/-120 PSF
- 4” frame depth
- Integrates with YFW 400 TUH Fixed Window
- Accepts 1-1/16” Large & Small Missile glazing
- Factory glazing and screens

**U-Factor**  Values as low as 0.46*

*Based on AAMA 507. Lower values may be achieved through further simulation.
**SYSTEM SPECIFICATIONS**

<table>
<thead>
<tr>
<th>System Sightline</th>
<th>Base Depth</th>
<th>Glazing &amp; Config</th>
<th>Glass</th>
<th>Air Infiltration</th>
<th>Water Infiltration</th>
<th>Acoustical Performance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2&quot;</td>
<td>4&quot;</td>
<td>Pre-Glazed &amp; Vertical Hung</td>
<td>1-1/16&quot; IGU with Low-E (C.O.G. U-factor: 0.29)</td>
<td>0.30 CFM/FT² (16.5 m³/h·m²)</td>
<td>Static: 12 PSF (575 Pa) Dynamic: 12 PSF (575 Pa)</td>
<td>Lam STC: 36 Lam OITC: 22</td>
</tr>
</tbody>
</table>

**Testing Standards**
- ASTM E 283
- ASTM E 331 & AAMA 501
- ASTM E 90 & 1425

**Florida Product Approval**
- Large and Small Missle, HVHZ, ICC Compliant

**Available Finishes**
- Factory Anodized (AAMA 612) and Organic Paints (AAMA 2604 & AAMA 2605)

---

**Thermal Performance**

<table>
<thead>
<tr>
<th>1&quot; IGU</th>
<th>C.O.G. U-Factor</th>
<th>BTU/hr·ft²·°F</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.30</td>
<td>0.28</td>
</tr>
<tr>
<td></td>
<td>0.26</td>
<td>0.24</td>
</tr>
<tr>
<td></td>
<td>0.22</td>
<td>0.20</td>
</tr>
</tbody>
</table>

| 2" x 4" | 0.52 | 0.51 | 0.49 | 0.48 | 0.47 | 0.46 |

**Testing Standards**
- AAMA 507

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**HARDWARE OPTIONS**

- Auto Sill Lock
- Sweep Locks (OPTIONAL)
- Class 5 Balance

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**GRID AND PANNING**

The first image shows the combination of panning and fixed windows. The second image shows triple hung window openings. The panning shipped in stock lengths and was custom mitered prior to installing the panning.

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**THERMALLY BROKEN**

TheraBond Plus® process is a pour and debridged process that greatly improves the adhesion of the polyurethane material to the aluminum extrusion. Combining science and technology, TheraBond Plus® process resolves the problem of adhesion and the resulting dry shrinkage associated with typical poured and debrided systems.

Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:

YFW 400 TUH
Thermally Broken, Impact Resistant and Blast Mitigating Fixed Window

Integrated Superior Protection

The YFW 400 TUH ProTek® thermally broken impact resistant and blast mitigating fixed windows have been designed and engineered to the highest of standards. The quality 4” frame depth fixed window is universal to our 4” depth impact resistant operable window systems. This fixed window system will easily integrate with our YVS 410 TUH Single Hung window system utilizing the same stacking mullions. Integral horizontal and vertical mullions provide greatly expanded configurations.

Superior air and water performance enhance this factory glazed product making it an excellent substitution for smaller storefront punched openings.

The YFW 400 TUH is a high performance window that is designed for the high velocity winds of south Florida. Additional benefit is provided by the labor savings when used as a factory glazed fixed window.

This window system not only provides additional security against burglary but also the minimal hazard level of ASTM F 1642 for blast mitigation.
## SYSTEM SPECIFICATIONS

<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>2”</td>
<td>4”</td>
<td>Pre-Glazed &amp; Fixed</td>
<td>1-1/16” Lam IGU with Low-E (C.O.G. U-factor: 0.20)</td>
<td>0.30 CFM/FT² (16.5 m³/h·m²)</td>
<td>Static: 15 PSF (719 Pa)</td>
<td>U-factor: 0.40 BTU/HR·FT²·ºF</td>
<td>Lam STC: 38 Lam OITC: 30</td>
</tr>
</tbody>
</table>

### Testing Standards
- ASTM E 283
- ASTM E 331 & AAMA 501
- * NFRC 102 & ** AAMA 1503
- ASTM E 90 & 1425

### Florida Product Approvals
- Large and Small Missile, HVHZ, ICC Compliant, AW Performance Grade 100 for Fixed Window

### Available Finishes
- Factory Anodized (AAMA 612) and Organic Paints (AAMA 2605)

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## MULLION OPTIONS

### FEATURES & BENEFITS
- Certified AAMA Performance Grade: AW-PG100-FW
- ThermaBond Plus® Thermal Break
- 1” Insulating Glazing or Insulating Panels
- Vertical and Horizontal Stacking Mullion Options
- Box Trim, Sill Flashing, Panning, and Multiple Anchor Options
- Large Missile is Wet Glazed, Small is Dry Glazed
- ASTM E 1886/1996, TAS 201, 202, & 203
  - Meets ICC Requirements, Florida State-Wide Approval – High Velocity Hurricane Zone (HVHZ)
  - Tested to +90psf / –120psf
- Blast Mitigation: “Minimal Hazard” per ASTM F 1642 Test @ 6psi / 41 psi-ms

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### CONFIGURATIONS & FEATURES

* Horizontal Mullion is non-impact resistant, blast mitigated.

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### YFW 400 TUH Design Features
- Equal Legs on Frame for Easy Installation in New Construction or Renovations
- Interlocking Mechanically Fastened Aluminum Bead Glazing (LMI Wet/SM Dry)
- ThermaBond Plus® Thermal Break for Superior Thermal Performance
- 1” Glazing – IGU’s or Insulating Panels

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Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at: 
Agenda Item #3

20 Romney – 4 Buildings at Foundry Point
TMS # 464-00-00-017

Request approval to paint Buildings I, III, IV, and V of Foundry Point.

Not Rated  /  (none)  /  c. 2019  /  Historic Corridor District
Agenda Item #3

Applicant’s Presentation
CONTENTS

I. Master Plan Legend
   Master Plan Legend

II. Color Palette Proposals
   Building I Elevations & Perspective
   Building III Elevations & Perspective
   Building IV Elevations & Perspective
   Building V Elevations & Perspective
Overview

This site plan serves as a legend to provide locations for each of the five buildings. The project was designed as an evolutionary collection of individual buildings that are distinct, but related in their exterior expression and detailing. As such, a palette of complementary colors has been selected to allow each building to retain its individual character while contributing to a visually cohesive whole.
COLOR PALETTE

- Farrow & Ball: Charleston Gray No. 243
- Applied to base, headers, sills, and cornice
- Farrow & Ball: Elephant's Breath No. 229
- Applied to facade
- Sherwin Williams: Peppercom SW 7674
- Existing window color

SOUTH ELEVATION

EAST ELEVATION

BUILDING III
Paint Color Design

ROMNEY AND BRIGADE STREET
Urban Redevelopment Analysis
CHARLESTON, SOUTH CAROLINA
Middle Street Partners, LLC
Remato Architects
Seattle & Seattle, Urban Design
BUILDING V
Paint Color Design

CONCEPTUAL VIEW FROM THE WEST

EXISTING CONDITION