NEW ALBANY
COMMUNITY CONNECTS US

New Albany Architectural Review Board Meeting Agenda
Monday, August 14, 2023 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment. The in-person meeting is held at New Albany Village Hall, 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at https://newalbanyohio.org/answers/streaming-meetings/

I. Call to order

II. Roll call

III. Action on minutes: July 10, 2023

IV. Additions or corrections to agenda

- Administer the oath to all witnesses/applicants/staff who plan to address the board, "Do you swear to tell the truth and nothing but the truth."

V. Hearing of visitors for items not on tonight's agenda

VI. Case:

ARB-75-2023 Certificate of Appropriateness
Certificate of Appropriateness to allow a building addition and exterior building changes at 153 Granville Street (PID: 222-000121-00).
Applicant: f5 Design c/o Todd Parker

VII. Other business

VIII. Poll members for comment

IX. Adjourn

NEW ALBANY
COMMUNITY CONNECTS US

New Albany Architectural Review Board
Monday, July 10, 2023
DRAFT meeting minutes

I. Call to order

The New Albany Architectural Review Board held a regular meeting at the New Albany Village Hall. Chair Hinson called the meeting to order at 7:09 p.m.

II. Roll call

Those answering roll call:

Mr. Hinson	present
Mr. Iten	absent
Mr. Brown	present
Mr. Davie	present
Mr. Maletz	absent
Ms. Moore	present
Mr. Strahler	absent
Council Member Wiltrout	present

Having 4 voting members present, the board had a quorum to transact business.

Staff members present: Intern Melanie Bade, Planner II Chris Christian, Deputy Clerk Christina Madriguera.

III. Action on minutes: June 12, 2023

Chair Hinson asked whether there were any additions or corrections to the June 12, 2023 meeting minutes.

Mr. Brown noted that although he was absent for the June 12, 2023 meeting, the vote line for the case considered at the meeting incorrectly listed Ms. Brown, instead of Ms. Moore. Deputy Clerk Madriguera responded that the minutes would be corrected.

Mr. Brown moved to approve the June 12, 2023 minutes. Ms. Moore seconded the motion.

Upon roll call: Mr. Brown, yes; Ms. Moore, yes; Mr. Davie, yes; Mr. Hinson, yes. Having 4 yes votes, the June 12, 2023 meeting minutes were approved as corrected.

IV. Additions or corrections to agenda

Chair Hinson asked whether there were any additions or corrections to the agenda.

Planner II Christian answered none from staff.

Chair Hinson administered the oath to all present who planned to address the board.

V. Case

- **ARB-55-2023 Certificate of Appropriateness & Waivers**

Certificate of Appropriateness and waivers to the number and sign type regulations in order to allow a new projecting sign to be installed for Vivian Nail House at 108 N. High Street (PIDs: 222-000467-00, 222-000133).
Applicant: SignGlo c/o Dina Cherney

Planner II Christian delivered the staff report.

Board Member Brown stated that staff did a good job in justifying the two waiver requests. He further agreed that requiring that the sign had one inch of relief was a good call.

Board Member Moore asked about the dual post sign, and asked whether changes to that sign would need to be reviewed.

Planner II Christian confirmed that the changes to the existing sign were a re-face which was permitted as maintenance, and as a result was not included a part of this application.

Board Member Moore thanked Planner II Christian.

Chair Hinson asked if the applicant would like to add anything.

Dina Cherney, applicant and designer of the sign, stated that even though the property has a ground sign, the addition of this this projecting sign will be a big help to the business owner. She added that without it, the business would likely be overlooked.

The board members agreed.

Board Member Brown stated that he thought that the fact that there were only two properties there provided further justification for the projecting sign without setting a precedent or creating continuing concerns.

Council Member Wiltrout stated that she liked the sign.

Chair Hinson asked for other comments.

Board Member Davie moved to approve of the Certificate of Appropriateness with waivers for application ARB-55-2023 with the following condition:

The projecting sign must have at least one inch in relief.

Chair Hinson seconded the motion. Upon roll call: Mr. Davie, yes; Mr. Hinson, yes; Mr. Brown, yes; Ms. Moore, yes. Having 4 yes votes, the Certificate of Appropriateness with waivers for ARB-55-2023 was approved subject to the condition listed above.

The board wished the applicant, and the owner of Vivian's Nail Salon good luck. The board further inquired as to the opening date of the salon and stated that they looked forward to patronizing her business.

VI. Other business

Chair Hinson asked if there was any further business before the board. Planner II Christian stated that there was none from staff.

VII. Adjourn

Chair Hinson asked for a motion to adjourn.

Board Member Brown moved to adjourn and Board Member Davie seconded the motion.

Upon roll call: Mr. Brown, yes; Mr. Davie, yes; Ms. Moore, yes; Mr. Hinson, yes.
Having 4 yes votes, the meeting was adjourned at 7:20 p.m.

Submitted by Christina Madriguera, Esq., Deputy Clerk.

Appendix

ARB-55-2023

Staff Report
Record of Action

DRAFT

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
July 10, 2023

VIVIAN NAIL HOUSE—SIGNAGE
CERTIFICATE OF APPROPRIATENESS & WAIVERS

LOCATION:	108 N. High Street (PIDs: 222-000467-00, 222-000133)
APPLICANT:	SignGlo, c/o Dina Cherney
REQUEST:	Certificate of Appropriateness & Waivers
ZONING:	Urban Center, Historic Center Sub-District
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-55-2023

Review based on: Application materials received on May 24, 2023.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a Certificate of Appropriateness and waivers to the number and sign type regulations of city code in order to allow a new projecting sign to be installed for Vivian Nail House.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriatenesss issued by the Architectural Review Board. In considering this request for new signage in the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and Chapter 1169.

II. SITE DESCRIPTION & USE

The property is zoned Urban Center located within the Historic Center sub-district therefore, the city's sign code regulations apply to the site. A multi-tenant commercial building exists on the site today and according to the Franklin County Auditor website, it was constructed in 1946.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
   - The applicant proposes to install a projecting sign on the western elevation of the building with the following dimensions:
     a. Lettering Height: 4 inch maximum [meets projecting sign standards in city code]
     b. Area: 4.90 sq. ft. [meets projecting sign standards in city code]
     c. Location: mounted on the western elevation of the building which fronts onto High Street. [meets projecting sign standards in city code]

d. Lighting: proposed gooseneck light fixture [meets projecting sign standards in city code]
e. Relief: not specified. C.O. 1169.16(h)(3)(b) requires a minimum 1-inch relief for projecting signs. If the ARB finds the proposed sign appropriate, a condition of approval requiring the sign to have a minimum 1 inch of relief should be added.
f. Colors: Pink, black, tan and white for a total of four colors [meets projecting sign standards in city code]

- The sign will read "Vivian Nail House | Permanent Make Up" and feature the company logo.
- The sign panel is proposed to be made out of PVC which is a permitted sign material.
- The property is zoned Urban Center within the Historic Center sub-district. However, the property is categorized as Village Residential in the city sign code.
- C.O. 1169.14(b) states that buildings/structures located within the Village Residential sub-district of the city sign code shall be allowed one sign type. There is an existing, non-conforming dual post sign on the property. Therefore, a waiver to this requirement is necessary in order to add the proposed second sign to the site.
- C.O. 1169.16(h) states that projecting signs are not a permitted sign type within the Village Residential sub-district of the city sign code. Therefore, a waiver is necessary in order to add the proposed projecting sign to the building.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
   - The proposed projecting sign is an appropriate sign type for this site as commercial and retail uses are permitted. The proposed sign is in an appropriate location on the western building elevation of the building which fronts onto High Street.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - The sign is located appropriately on the building and does not block any architectural features.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
   - The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. The projecting sign is scaled and designed appropriately for this building.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - Not Applicable

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - It does not appear that the sign will affect the original structure, if removed or altered in the future.

B. Waiver Requests

The ARB's review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted.*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements.*
4. *Be necessary for reasons of fairness due to unusual building, structure or site-specific conditions; and*
5. *Not detrimentally affect the public health, safety or general welfare.*

<u>The applicant is requesting the following waivers.</u>

(A) Waiver to C.O. 1169.14(b) to allow a second sign type to be used at the property where code only permits one sign type.

(B) Waiver to C.O. 1169.16(h) to allow a projecting sign to be installed where code does not allow.

The following should be considered in the board's decision:

1. C.O. 1169.14(b) states that buildings/structures located within the Village Residential sub-district of the city sign code shall be allowed one sign type. There is an existing, non-conforming dual post sign on the property. Therefore, a waiver to this requirement is necessary in order to add the proposed second sign to the site.
2. C.O. 1169.16(h) states that projecting signs are not a permitted sign type within the Village Residential sub-district of the city sign code. Therefore, a waiver is necessary in order to add the proposed projecting sign to the building.
3. The intent of code requirements are to ensure that any signage is consistent with the permitted land uses of the underlying zoning classification. The property is zoned Urban Center within the Historic Center sub-district. However, the property is categorized as Village Residential in the city sign code, creating a conflict of regulations.
    a. Vivians Nail House is a retail use which is permitted on the property however, the proposed signage is not permitted due to the "Village Residential" sub-district classification of the site in the city sign code.
    b. While the proposed projecting sign does not meet the requirements of code, permitting the sign to be installed facilitates an appropriate pattern of development considering the context in which the development is proposed, substantially meets the intent of the standards that the applicant is attempting to seek a waiver from and fits within the goals of the Village Center Strategic Plan.
4. The waiver substantially meets the intent of the standard that the applicant is attempting to seek a waiver from and fits within city goals which includes ensuring signs are appropriately designed and located. The sign provides identification for the permitted retail use located within the building. Additionally, while the proposed sign is not permitted to be installed, it is appropriately scaled, designed and located on the building. With the suggested condition of approval, the proposed sign meets all city sign code requirements for projecting signs.
5. It appears that granting the waiver is necessary for reasons of fairness due to unusual site-specific constraints and characteristics. As stated, the site is zoned Urban Center Code and located within Historic Center sub-district where retail and other commercial uses are

permitted to be developed. However, the site is located within the "Village Residential" sub-district of the city sign code where commercial type signs, like a projecting sign, are not permitted to be installed. Due to these conflicting regulations, a constraint is created where commercial and retail uses are permitted on the property but signage providing advertisement for these permitted uses is not allowed. This is one of only two properties in the Village Center where this constraint exists.

6. It does not appear that the granting the waivers would detrimentally affect the public health, safety or general welfare.

IV. RECOMMENDATION

With the suggested condition of approval, the proposed projecting sign appears to be appropriate for the site as it is zoned to allow for commercial and retail uses, is designed and located appropriately on the building and meets all code requirements for this sign type.

V. ACTION

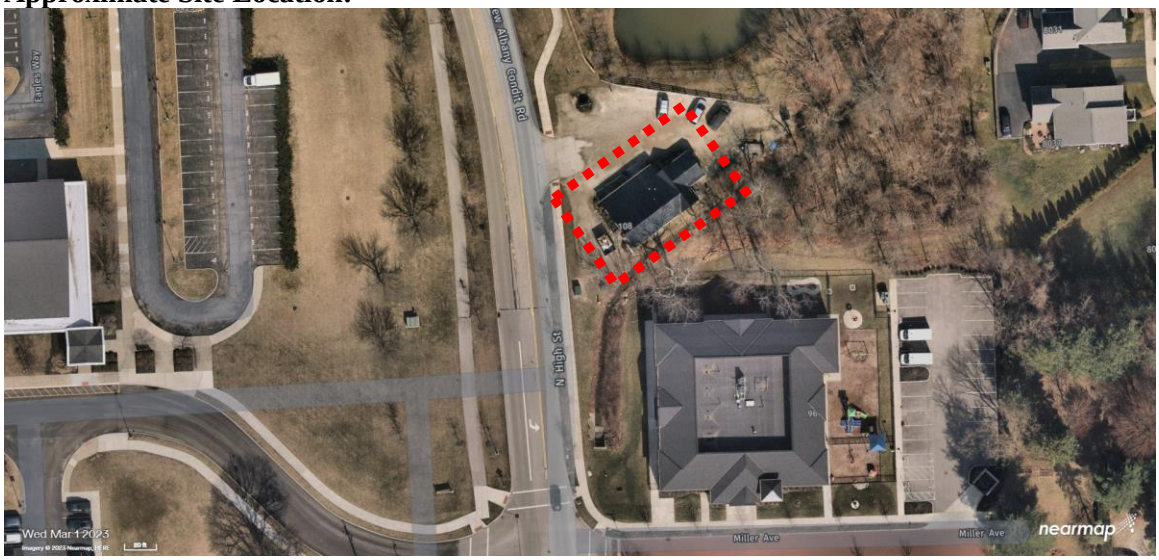
Should the Architectural Review Board find sufficient basis for approval the following motion would be appropriate. Additional conditions of approval may be added.

Suggested Motion for ARB-55-2023:

Move to approve Certificate of Appropriateness with waivers for application ARB-55-2023 with the following condition.

1. The projecting sign must have at least one inch in relief (thickness).

Approximate Site Location:



Source: NearMap

NEW ALBANY

Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear SignGlo c/o Dina Cherney,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.

99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054 • 614.855.3913 • Fax 939.2234

NEW ALBANY

Community Development Department

Decision and Record of Action

Tuesday, July 11, 2023

The New Albany Architectural Review Board took the following action on 07/10/2023 .

Certificate of Appropriateness

Location: 108 N HIGH ST
Applicant: SignGlo c/o Dina Cherney,

Application: PLARB20230055
Request: Certificate of Appropriateness and waivers to the number and sign type regulations in order to allow a new projecting sign to be installed for Vivian Nail House at 108 N. High Street (PIDs: 222-000467-00, 222-000133).
Motion: Move to approve with conditions

Commission Vote: Motion Approved with Conditions, 4-0

Result: Certificate of Appropriateness, PLARB20230055 was Approved with Conditions, by a vote of 4-0.

Recorded in the Official Journal this July 11, 2023

Condition(s) of Approval:

1. The projecting sign must have at least one inch in relief (thickness).

Staff Certification:

Chris Christian

Chris Christian
Planner II

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
August 14, 2023

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153 EAST GRANVILLE STREET EXTERIOR MODIFICATIONS
CERTIFICATE OF APPROPRIATENESS

LOCATION:	153 East Granville Street
APPLICANT:	F5 Design c/o Todd Parker
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center, Historic Center Sub-District
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-75-2023

Review based on: Application materials received on July 28, 2023.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to permit the following exterior modifications at 153 East Granville Street for Sakasci Diamonds.

- A 370 sq. ft. building addition on top of an existing, elevated porch at the rear of the building;
- Relocation of the front door on the front elevation of the building;
- New white hardie plank siding on all building elevations, replacing existing vinyl siding;
- New windows on the existing structure and building addition

On June 12, 2023, the ARB approved a certificate of appropriateness permitting two new wall signs to be installed on the building (ARB-57-2023).

II. SITE DESCRIPTION & USE

The property is zoned Urban Center located within the Historic Center sub-district. Therefore, the city's sign code regulations apply to the site. The existing structure was built in 1940. The Cottage Salon and Day Spa previously occupied the building.

III. EVALUATION

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
   - The applicant proposes the following exterior modifications to the existing structure located at 153 East Granville Street:
     - A 370 sq. ft. building addition on top of an existing elevated porch at the rear of the building;
     - Relocation of the front door on the front elevation of the building;

    - New white hardie plank siding on all building elevations, replacing existing vinyl siding;
    - New windows on the existing structure and building addition.
- The new single-story addition will be constructed on top of an existing, elevated porch at the rear of the building. The existing building materials include horizontal vinyl lap siding and stone veneer on a portion of the front elevation. The applicant proposes to remove the vinyl siding and replace it with new 6" white hardie plank lap siding.
- Section 3 (II.E.1) of the Design Guidelines & Requirements states that wood siding and brick are the most appropriate exterior materials. Use of other façade materials requires approval of the Architectural Review Board. Section 3 (II.E.2) states that the use of alternate materials such as vinyl, aluminum, and other modern materials may be appropriate when they are used in the same way as traditional materials would have been used. This means that the shape, size, profile, and surface texture of alternate materials must exactly match historical practice when these elements were made of wood.
    - The applicant proposes to use 6" hardie panel board (fiber cement) panels to replace the vinyl lap siding. Hardie panel board material has a similar surface texture as wood and has been used successfully in other places in the Village Center.
    - Stone veneer is currently used on a portion of the front building façade and around the front door. The applicant proposes to relocate the front door to a different portion of the front building façade. The applicant proposes to use stone veneer in place of the existing door location so that the building material is consistent on that portion of the elevation.
- <u>DGR section 3(II.B.2) states that the orientation of main building facades, those with primary entrances, shall be toward the primary street on which the building is located. The applicant proposes to relocate the front door or the building to face the western side yard therefore this requirement will not be met. The board should evaluate the appropriateness of relocating the front door. If the board determines that is appropriate, a waiver is necessary.</u>
- Section 3(II.E.7) states that when a window design has been selected for a building, the same design must be used on all elevations. Use of other window designs as "accent" windows must be appropriate for the architectural style of the building.
    - Currently, there is a mixture of double hung and casement/picture style windows on the building. All of the existing windows are simulated divided light. The simulated divided light grid pattern differs between each style of the existing windows on the building.
    - All existing double hung windows will remain on the building with the exception of one on the front building elevation which is to be replaced with two larger casement/picture windows with a simulated divided light feature, matching the existing window on the western building elevation.
    - The applicant proposes to add three new casement/picture style windows with a simulated divided light feature on the western elevation of the building, matching the existing.
    - The applicant proposes to install seven new casement/picture style windows with a simulated divided light feature on the building addition. The simulated divided light grid pattern used for these windows differs than those on the primary building. The city architect states that the differentiation in the grid pattern is acceptable in this case as it provides an appropriate delineation between the addition and the existing structure.
- Design Guidelines and Requirements (DGR) section 3(II.A.2) states "building designs shall not mix elements from different styles." The city architect reviewed the proposal and states that this requirement is met as the massing of the new addition is scaled and designed appropriately to be sensitive to the form of the existing building. In addition, the city architect states that the other exterior building modifications are appropriate.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
   - There are no changes to these components of the site.

2. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - It does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of the proposed exterior modifications.
   - Based on information submitted for the adjacent BrewDog development, the building is located outside of the Rose Run 100-year floodplain.

3. *All buildings, structures and sites shall be recognized as products of their own time.*
   - The applicant has designed the addition in a way that is appropriate to the architectural character and design of the building.

4. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - Based on the comments of the city architect, this requirement is met.

5. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable.

2. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - It does not appear that removal of the proposed addition or other modifications would harm the form and integrity of the original structure.

Urban Center Code Compliance

The site in question is located in the Historic Center area within the Urban Center District. The existing building typology is Classic Commercial. The proposal complies with some of the typology standards listed in this section of the Urban Center Code as noted in the table below. There are some existing, nonconforming conditions which are permitted to remain in accordance with Chapter 1117 (Nonconforming Uses) of the city's codified ordinances.

1. Lot and Building Standards
   Classic Commercial (UCC Section 2.78)

Standard	**Minimum**	**Maximum**	**Proposed/Existing**
Lot Area	4,000 sq. ft	No max	14,374.8 sq. ft
Lot Width	50'	100'	60 feet
Lot Coverage	No min	95%	unknown but appears to be less than 95%
Street Yard	0'	15'	57'(existing, nonconforming)
Side Yard	3'	16'	East Side Yard: 10 feet West Side Yard: 20+/- feet (existing, nonconforming)
Rear Yard	10'	no max	21' 6"
Bldg. Width	70%	95%	60% (existing, nonconforming)

Stories	1.5	2	2
Height	No min	45’	22 +/- feet

2. Urban Center Code Section 2.80.3 requires at least two off street parking spaces on this site and a maximum of one space per 500 sq. ft. With the addition, the building is approximately 950 sq. ft. in size, therefore a maximum of 2 parking spaces are permitted. It appears that there are 9 striped parking spaces existing on the site, exceeding the maximum permitted by code. However, this is a nonconforming condition which is permitted to remain in accordance with Chapter 1117 (Nonconforming Uses) of the city’s codified ordinances.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The New Albany Design Guidelines and Requirements state that the key to sensitive renovation of existing buildings, including addition and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures. The proposed addition and other exterior modifications appear to meet these requirements.

Suggested Motion for ARB-75-2023:

Move to approve Certificate of Appropriateness for application ARB-75-2023 (conditions of approval may be added).

Approximate Site Location:

Source: ArcGIS Online

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 153 W Granville St.

Parcel Numbers 222-000121-00

Acres 0.33 # of lots created 1

Choose Application Type	Circle all Details that Apply			
☐☐Appeal				
☐☑Certificate of Appropriateness				
☐☐Conditional Use				
☐☐Development Plan	Preliminary	Final	Comprehensive	Amendment
☐☐Plat	Preliminary	Final		
☐☐Lot Changes	Combination	Split	Adjustment	
☐☐Minor Commercial Subdivision				
☐☐Vacation	Easement		Street	
☐☐Variance				
☐☐Extension Request				
☐☐Zoning	Amendment (rezoning)		Text Modification	

Description of Request: Certificate of Appropriateness for renovation/addition to the existing building.

Contacts

Property Owner's Name: Diamond Blue Properties LLC
Address: 6888 Brooklyn Heights Rd
City, State, Zip: Westerville, OH 43081
Phone number: 330.242.2388 Fax: _____
Email: sakasc@diamondse.gmail.com

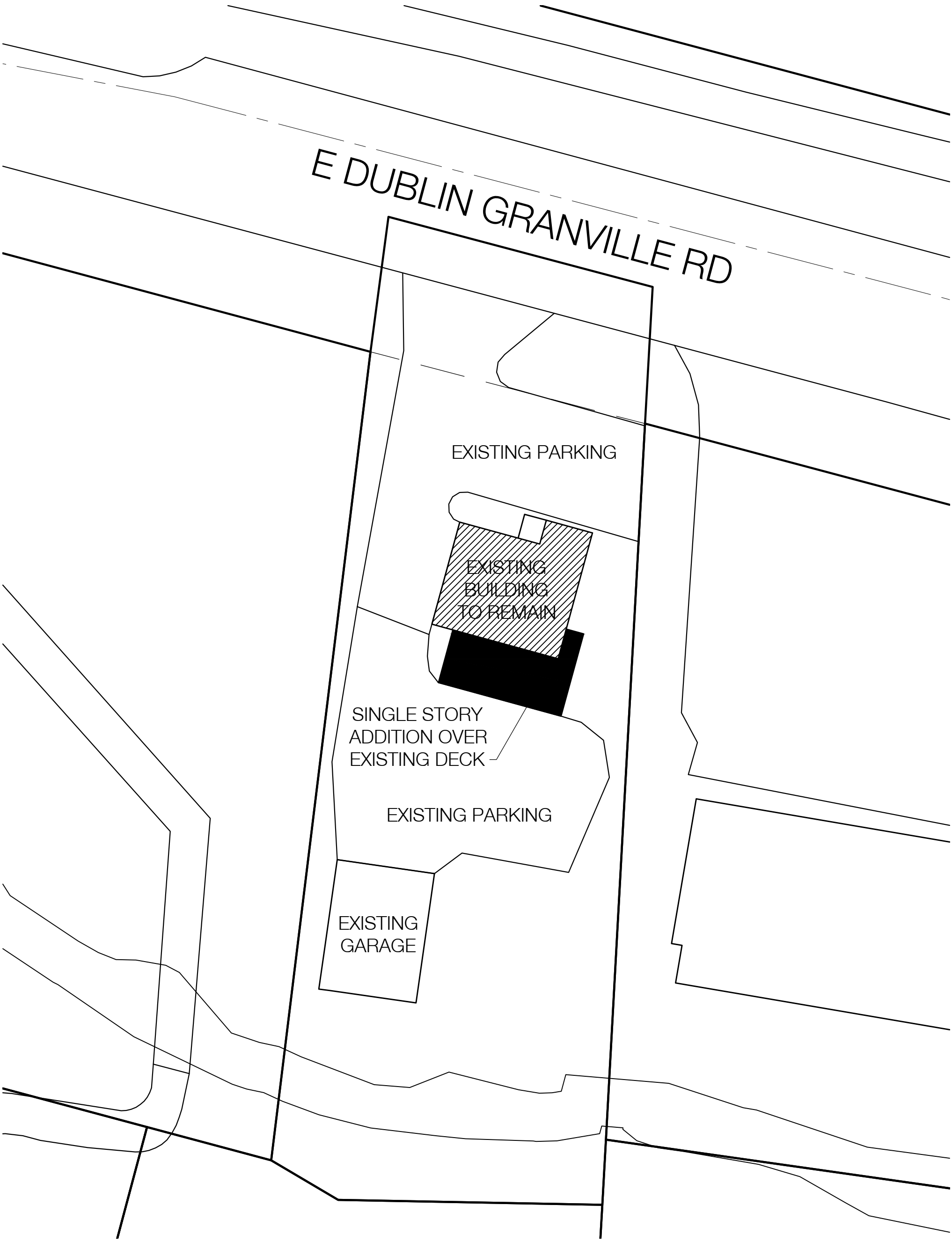
Applicant's Name: Todd Parker, F5 Design
Address: PO Box 86
City, State, Zip: New Albany, OH 43054
Phone number: 614.937.4894 Fax: _____
Email: tparker@f5design.com

Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner _____ Date: 7/13/23
Signature of Applicant _____ Date: 7.11.23

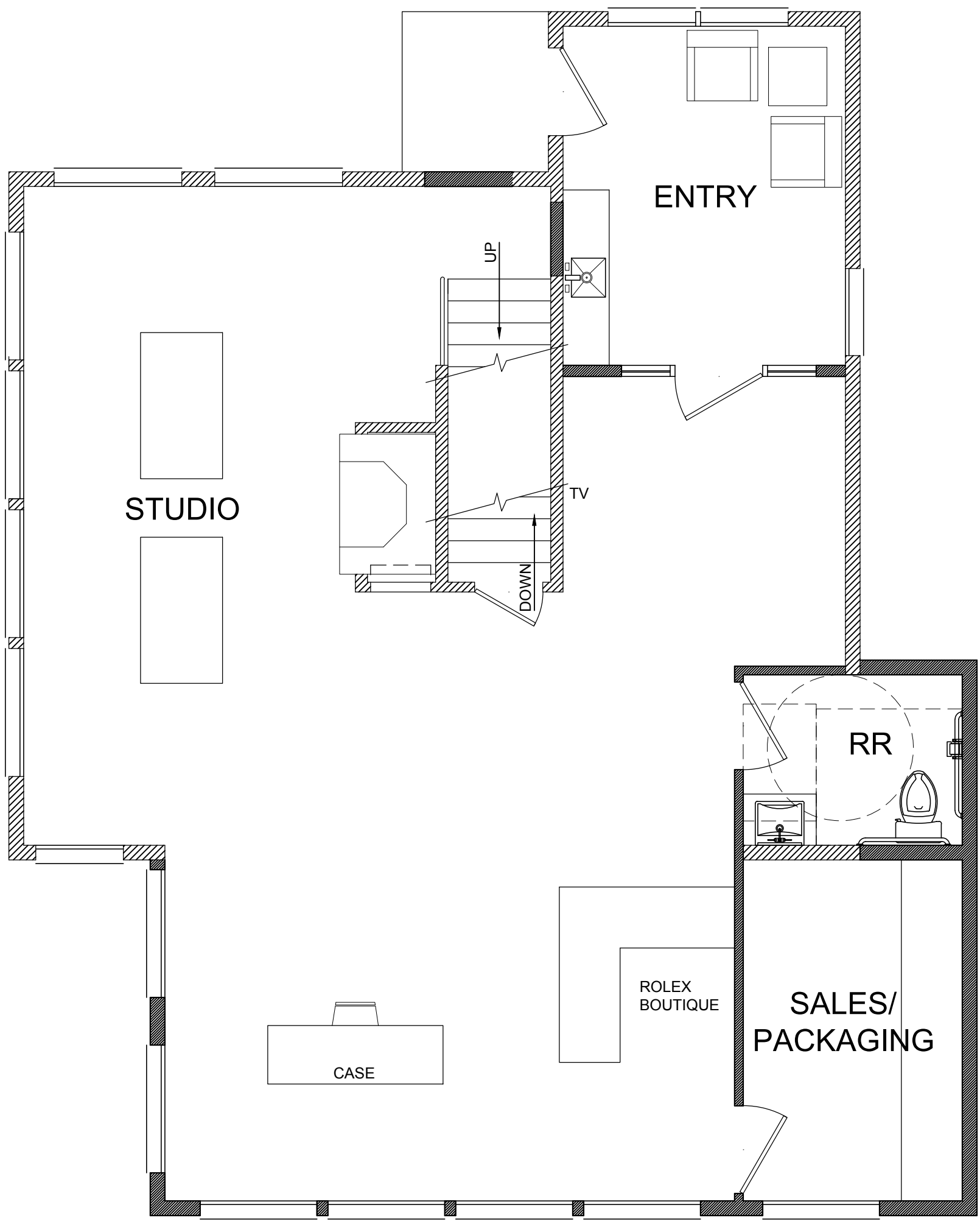
F5



Site Plan
1"=20'-0"

Sakasci Diamonds
25 July 2023

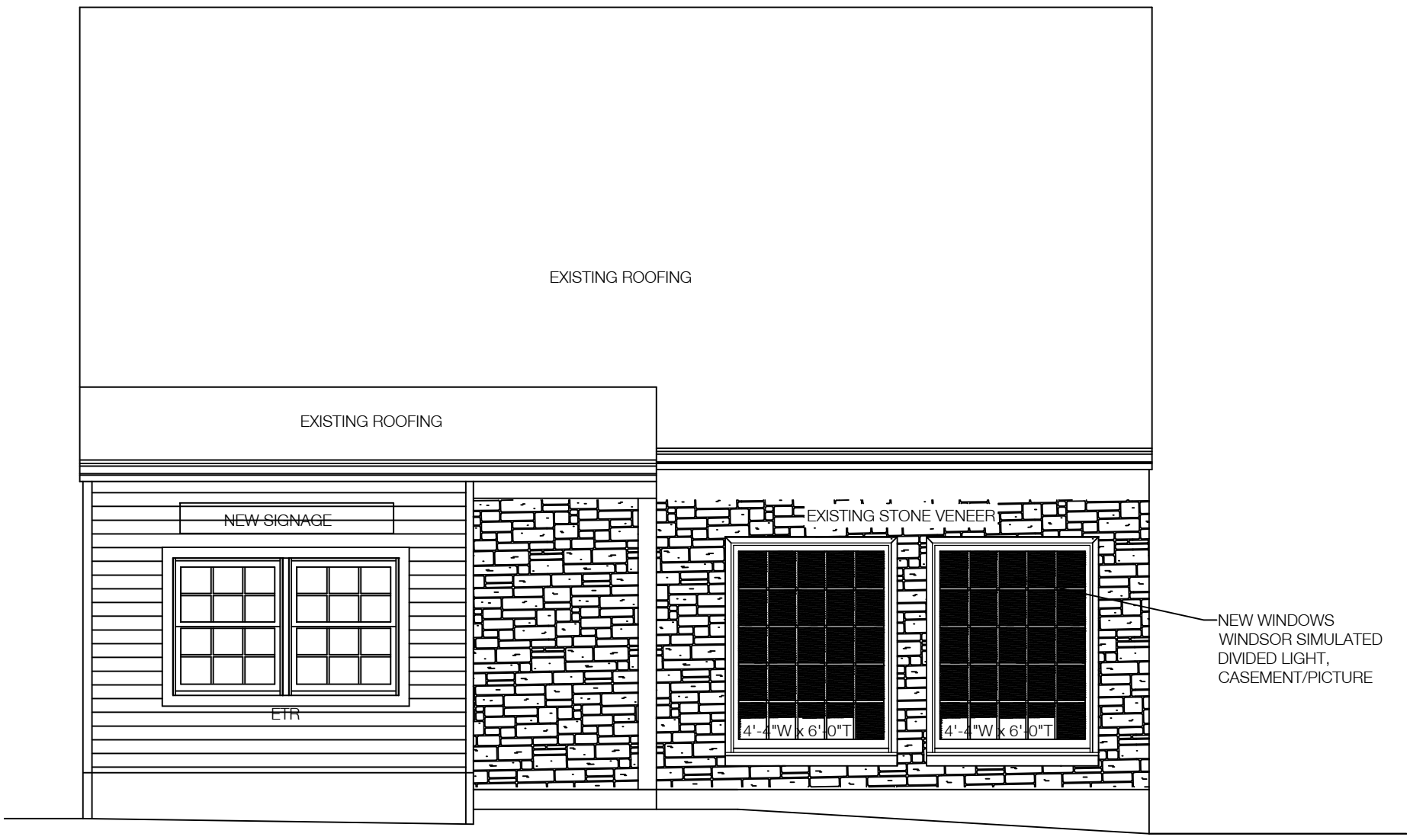
F5



First Floor Plan

Sakasci Diamonds

F5



Front Elevation

Rear Elevation

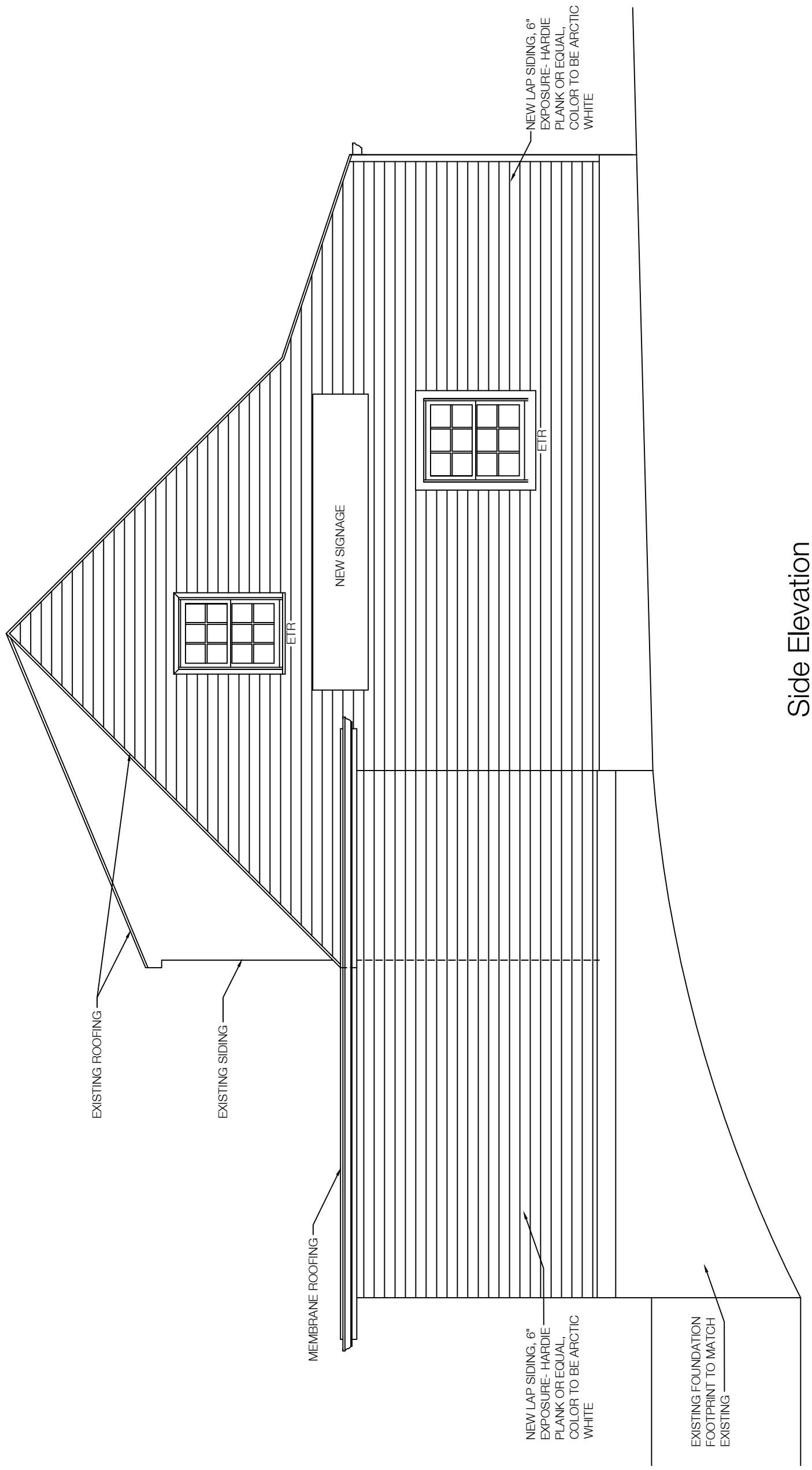
Exterior Elevations - Option 1

1/4"=1'-0"

Sakasci Diamonds

25 July 2023

F5



Side Elevation

Exterior Elevations - Option 1

1/4"=1'-0"

Sakasci Diamonds

25 July 2023

Exterior Elevations - Option 1

1/4"=1'-0"

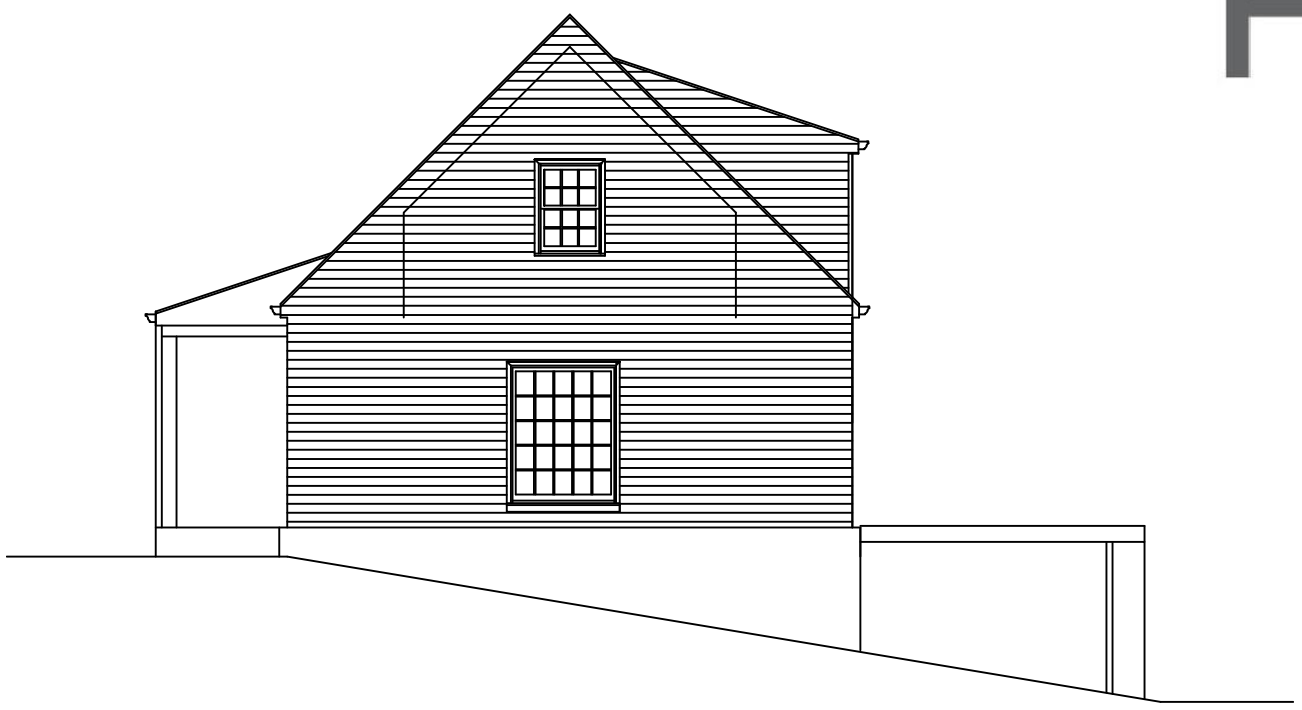
Side Elevation

Sakasci Diamonds

25 July 2023

T5

F5



Side Elevation

Side Elevation

Rear Elevation

Front Elevation

Existing Exterior Elevations
1/8"=1'-0"

Sakasci Diamonds
25 July 2023

WINDSOR
WINDOWS & DOORS

Pinnacle Casement & Awning

Features and Benefits

- The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance where the trim and exterior sash are cellular PVC
- Glass is replaceable in case of damage
- 2" thick sash adds beauty and increases insulating value
- Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- Single lever, sequential, multi-point lock for sleek look and easy operation

- Adjustable concealed hinge system ensures smooth operation

- 1-1/4" jamb creates unmatched strength and stability
- Silicone-injected frame corners create a stronger and more attractive joint

Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subsills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; 2" bull nose sill nose, casement subsill or 2" casement subsill
- All prime window trims, subsills and sill nose are cellular PVC

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (NOT available on radius casements)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail
- Standard and custom grille patterns available

Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
  - Primed: white or black
  - Painted: white, black or gray
  - Stained: 9 color options
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional cellular PVC trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 23 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only

Hardware

Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar

WINDSOR WINDOWS & DOORS

INTRODUCING

WinSure Wood Treat

Windsor Windows & Doors is proud to announce WinSure Wood Treat – the ultimate in window and door protection.

This new wood treat is *exclusive* to Windsor Windows & Doors and is custom blended to provide superior protection against wood rot caused by fungal decay and termite damage. With a **limited lifetime warranty,** WinSure is guaranteed to provide structural peace of mind for years to come. Limited lifetime warranty applies to Pinnacle Clad Windows and Doors, Pinnacle Select Windows, Revive Clad Windows and Sash Replacement Kits in pine wood species.

For more information, please visit **windsorwindows.com** or contact your local Windsor sales representative.

Pinnacle Wood Clad Parts and Wood Components Warranty*

Windsor Product	Species	Warranty Term		Coverage	Transferable from Original Date of Manufacture	
		Single Family	Multi-Family / LC		Single Family	Multi-Family / LC
Pinnacle Clad Windows and Doors Pinnacle Select Windows Only	Pine	Limited Lifetime	10 Years	Wood rot caused by fungal decay and termite damage	20 Years	Not Transferable
	Fir and Alder	10 Years	10 Years	Wood rot caused by fungal decay	10 Years	Not Transferable
Pinnacle Prime Windows and Doors	Pine	10 Years	10 Years	Wood rot caused by fungal decay	10 Years	Not Transferable
Pinnacle Select Doors Only	Pine and Fir	10 Years	10 Years	Wood rot caused by fungal decay	10 Years	Not Transferable

Revive Wood Clad Parts and Wood Components Warranty*

Windsor Product	Species	Warranty Term		Coverage	Transferable from Original Date of Manufacture	
		Single Family	Multi-Family / LC		Single Family	Multi-Family / LC
Revive Clad Revive Clad Sash Replacement Kit	Pine	Limited Lifetime	10 Years	Wood rot caused by fungal decay and termite damage	20 Years	Not Transferable
	Fir and Alder	10 Years	10 Years	Wood rot caused by fungal decay	10 Years	Not Transferable
Revive Clad HBR Revive Prime Sash Replacement Kit	Pine	10 Years	10 Years	Wood rot caused by fungal decay	10 Years	Not Transferable

*See Pinnacle and Revive warranties for further details

Pinnacle Series

CLAD CASEMENT SPECIFICATIONS

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Factory assembled aluminum clad wood casement windows [including fixed units], glass and glazing, operable hardware, weatherstripping, insect screen, and [grilles].
B. Anchorages, attachments, and accessories.

1.02 RELATED SECTIONS

A. Section 01340 - Shop Drawings, Product Data, and Samples.
B. Section 01610 - Delivery, Storage, and Handling.
C. Section 01710 - Final Cleaning.
D. Section 07200 - Batt and Blanket Insulation.
E. Section 07920 - Sealants and Caulking.
F. Section 08800 - Glass and Glazing.

1.03 REFERENCES

A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM):
   1. ASTM E-283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
   2. ASTM E-547 - Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Difference.
   3. ASTM E-330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors under Uniform Static Air Pressure Difference.
B. AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION (AAMA):
   1. AAMA/WDMA/CSA 101/I.S.2/A440-11 North American Fenestration Standard/Specification for Windows, Doors and Skylights.
C. WINDOW & DOOR MANUFACTURERS ASSOCIATION (WDMA):
   1. WDMA I.S-4 – 07 Industry Standard for Water-Repellent Preservative Treatment for Millwork
D. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
E. NATIONAL FENESTRATION RATING COUNCIL (NFRC)

1.04 PERFORMANCE CRITERIA

A. Patio Door units shall meet requirements in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-11.
B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

1.04 PERFORMANCE CRITERIA

A. Casement units shall meet requirements in accordance with AAMA/WDMA/CSA 101/I.S.-2/A440-11.
B. Air leakage shall not exceed 0.30 cfm per sq.ft. of sash when tested in accordance with ASTM E-283 at 1.57 psf.
C. No water penetration shall be allowed when tested in accordance with ASTM E-547.
D. Window units shall withstand positive and negative wind loads without damage. The units shall be tested in accordance with ASTM E-330.

1.05 SUBMITTALS

A. Shop drawings shall be submitted in accordance with Section 01340.
B. Product data in the form of general catalogs, test lab reports, product performance, and warranty information shall be submitted in accordance with Section 01340.
C. Samples showing glazing, quality of construction, and finish shall be submitted in accordance with Section 01340.

1.06 DELIVERY, STORAGE, AND HANDLING

A. In compliance with Section 01610, window units shall be delivered undamaged, with protective packaging and fitted with sash shipping blocks. Complete installation and finishing instructions shall be included.
B. Store units in a clean, dry place off the ground in an upright position.

PART 2 – PRODUCTS

2.01 MANUFACTURER

A. Pinnacle Series Aluminum Clad Wood Casement window units [including fixed units] as manufactured by Windsor Windows & Doors.

2.02 MATERIALS

A. Frame: Shall be select pine treated with water repellent preservative, assembled with hardware installed. Exposed exterior portion shall be extruded aluminum sealed at corners with injected silicone and nylon corner keys. Lock and hinge side stops are face nailed. Jamb thickness shall be 1-1/4". Standard set up jamb width shall be 4-9/16" (4-1/8" basic jamb with 7/16" extender). Other jamb extension available to match finished wall thickness. Vinyl hinged nailing fin and drip cap are utilized for frame installation. Rigid aluminum nail fin and color matched drip cap option is available. Natural Alder and Fir interior option is available.

B. Sash: Wood interior shall be select pine treated with water repellent preservative. Corners shall be coped and stapled. Exterior surfaces shall consist of aluminum extrusion with lapped corners held together by color-matched injected-molded corner keys. Foam tape is applied to the back side of glass stop. Natural Alder and Fir interior option is available.

C. Finish: All aluminum exterior surfaces shall be covered with a factory applied, polyester powder-coat paint in 22 standard and 20 feature colors. Anodized colors are also available.

D. Glazing: Shall be 3/4" double pane LoE 366 insulating glass as standard, glazed with double-faced tape plus a full perimeter bead of silicone, and interior wood stops. A wide array of other glass options is offered including clear, tinted, tempered, and obscure. Cardinal's Preserve™ option is available on all LoE 366, glass. It is a removable, factory-applied protective film adhered to both interior and exterior surfaces of the glass.

E. Weatherstripping: Shall be closed-cell foam encased in TPE film. It shall be installed as a full perimeter seal for positive protection against air and water infiltration. Additional leaf weatherstrip is applied to the top rail and stiles for added protection against water penetration.

F. Hardware: Casements shall include a sealed hardened steel worm gear sash operator with a folding/nesting handle. The operator will be a dyad on units under 20" wide and a dual arm on units 20" and wider. Roundtop casements will use a single arm operator. Heavy duty concealed adjustable hinges open to 90 degrees, and have an easy detach arm. Operator and hinge components have an electrocoated polymer corrosion resistant coating. Interior hardware finish options include champagne, black, bronze, white, brass, oil-rubbed bronze, and satin nickel. The concealed, sequential locking system utilizes 1 locking point through 26" sizes, 2 locking points on 32" through 44" sizes, and 3 locking points on 50" through 74". Special egress hardware and coastal Hardware are optional.

G. Screens: Shall be a fiberglass BetterVue™ screen set in painted aluminum frame. UltraVue™ Screen option is available. Champagne screen is standard. White is also available. Our insect screens are intended to allow air and light in and keep insects out. The screen is not intended to stop children, adults or animals from falling out an open window.

H. Grilles: (Extra when specified) Colonial grilles shall be select pine with moulded edges. Stick grilles are fastened to sash with press pins, while perimeter grilles use a hidden clip system. Stick grilles and perimeter grilles are available in 7/8" or 1-1/4" widths. White, cinnamon, bronze, tan, ivory, hunter green, or black; aluminum inner grilles (in air space) are also available in 13/16" flat, 3/4" profiled, or 1" profiled. Two-toned inner grilles (3/4" profiled only) are available with a white interior, and a bronze, green, tan, ivory, or black exterior. Windsorlite (WDL) simulates true divided lite, but is created by adhesively fixing the wood interior and aluminum exterior to the surfaces of the insulated glass. WDL is available in 7/8" and 1-1/4" standard, 5/8" putty, and 7/8" putty with standard interior. All are available with or without inner bar between the glass. Exterior bars are available in 22 standard and 20 feature colors.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify that there is no visible damage to the unit before installation.

3.02 INSTALLATION

A. Verify the rough opening is of the recommended size and that it is plumb, level, and square.
B. Install the window unit in accordance with the manufacturer's recommendations. On operating units, remove shipping blocks after unit is fully installed.
C. Install sealant, backing material, and insulation around opening perimeter in accordance with Section 07900 and Section 07920.

3.03 ADJUSTMENT AND CLEANING

A. Operate unit and verify that all hardware operates freely. Make any adjustments necessary.
B. Cover the window unit to avoid damage due to spray paint, plaster, and other construction operations.
C. Remove all visible labels and instructions.
D. Final cleaning of glass in accordance of Section 01710.