



**HISTORIC DISTRICT
REVIEW COMMISSION**

**April 16, 2019
5:30 pm
City Council Chambers
City Hall
101E. Kansas**



**HISTORIC DISTRICT REVIEW COMMISSION
Regular Meeting Agenda**

**April 16, 2019
5:30 p.m.
City Council Chambers**

I. Call to Order

II. Roll Call

John Carr, Vern Drottz, Mike Gilmore, Matt Grundy, Dail Hobbs, Clay Lozier,
Kelley Wrenn Pozel, Brett Rinker, Doug Wilson

III. Approval of Meeting Summary: April 2, 2019

**IV. HDRC Case #19-004J Consideration for a Certificate of Appropriateness for
a screened in porch addition and solar panels at 415
Wilson St., Jewell Historic District**

**V. HDRC Case #19-004D Consideration for a Certificate of Appropriateness for
window replacement at 232 W Franklin St.,
Dougherty Historic District**

VI. Other Business

Administrative Approvals since the April 2, 2019 meeting:
402 W Franklin Fence

Miscellaneous matters from the Commission:

Miscellaneous matters from Staff:

Training Opportunities: CLG Forum - Choose from May 2 or May 3
8am-5pm. Another opportunity for training: State Preservation Conference in St.
Joseph June 19-21.

VII. Adjournment

LIBERTY HISTORIC DISTRICT REVIEW COMMISSION
Meeting Summary
Council Chambers, City Hall
April 2, 2019
5:30 p.m.

Matt Grundy, John Carr, Vern Drottz, Clay Lozier Brett Rinker and Doug Wilson were present.

Dail Hobbs, Kelley Wrenn-Pozel, and Mike Gilmore were absent.

Ken Personett was present as the applicant. Jeanine Thill, Community Development Manager represented staff.

Chairman Grundy called the meeting to order at 5:32 p.m.

HDRC Case #19-001LA Consideration for a Certificate of Appropriateness for exterior alterations at 124 N Gallatin, a Landmark.

The applicant said his intent is to restore the home back to the original.

Commissioner Wilson asked for clarification on the front porch design and if the proposed style is appropriate. Vice Chair Carr said the proposed design for the porch is not appropriate. He said he thinks there is a better design that is more historically accurate, commenting that he proposed large skirts are too big, they overpower the porch. Carr said he is not in favor of putting back the style of porch that was most recently there. More detail is needed; the 1X4 and 1X6 decorative trim should be included, are they proposing a built in gutter or box gutter? The detail on the rails should also be included.

Commissioner Wilson asked if the applicant was comfortable with a different design for the front porch. There is a different photo of the front porch with gothic columns. He could try to match the original. The applicant said he is open to redesigning the front porch, taking into consideration Vice Chair Carr's comments.

Commissioner Drottz said he feels that the Commission would be more open to the original style of the front porch, especially with the floral leaf detail in the header. As a guide he could use the Greek revival house on Lightburne.

Carr said he feels that they don't have enough information from the applicant to give approval. The applicant commented he wasn't expecting approval, but wanted feedback from the Commission.

A summary of the feedback:

On the North Side- there are a few windows and a door. He should provide a picture from the inside. ~~The K-Style Guttering- Should be 6-inch.~~

On the rear (west) side where he is removing the deck. The applicant said the oversized gables will stay and will match. The sliding doors will be removed. The second floor will be identical to the bottom floor and will have matching window openings on first and second floor.

Chairman Grundy said he feels there is a lot of detail lacking in the application as presented.

Based on the historic nature of this house the Commission needs more detail and documentation. He is comfortable with the north addition being removed. Commissioner Rinker asked if the proposed cleaning technique is appropriate. The applicant said the firm he hired has a lot of experience with cleaning techniques on historic structures.

Item 3 regarding the windows. More photos are needed of the existing windows. The applicant said he will repair those that he can and any replacements will be the Andersen 6 over 6 aluminum clad wood windows.

Commissioner Wilson asked if he looked at the previous plan to renovate this structure. The applicant said he has. Wilson said it is fair to ask for more detail. He applauded him for planning to demo the non-historic addition on the north side.

The applicant said there are exterior walls that are now interior walls. They sliced tree limbs for the roof structure. He will keep them in tact in the home

To recap the discussion Commissioner Drottz suggested:

1. The brick is appropriately cleaned
2. The proposed composite shingles and 5 inch lap siding are fine.
3. Siding- Proposed siding is appropriate.
4. Windows: Photos of openings needed. On the second floor he should provide details of 6 /6 windows, including details on the sills and lower sections of brick detail. Is there moulding?
5. With the soffit – is there going to be banding. What is the corner detail?
6. 6 inch k style gutters are encouraged
7. For the shutters- measurements and detail needed.
8. He is comfortable with #6 and 7 on the application as proposed.
9. The Commission also asks for more detail on the rail.
10. Provide a sketch and detail on the front porch, Greek revival style is the most appropriate style.
11. More detail on the North side once the demo is complete

Motion by Commissioner Wilson to demo the non-historic two story addition on the north side, because the addition does not have the craftsmanship to preserve it. The motion was seconded by Commissioner Rinker. The motion passed.

Commissioner Drottz asked if he was going to support the roof framing. He will have Chuck Logan take a look and determine how to proceed.

Vice Chair Carr suggested that the Design Sub Committee visits on site to help with suggestions.

Commissioner Lozier asked what the square footage will be when complete. The applicant said it will be about 5600 sq ft. The first and second floors are identical. There are three fireplaces. Inside the house the newel post, rails and balusters were all preserved. The north addition lumber is from the 30's and will be repurposed. Carr commented yellow pine could be reused for great flooring.

Meeting Summary- Motion by Vice Chairman Carr to approve the February 19 meeting summary as amended, seconded by Commissioner Wilson. Motion passed.

~~Administrative Approvals since the February 19, 2019 meeting:~~

17 W Kansas Roof
2 N. Main emergency COA
8 N. Main emergency COA
483 E. Kansas COA renewal

Miscellaneous matters from the Commission:

211 N Water- siding is off and looking good. They put in a one over one window. The owners were asked to also follow up with HDRC regarding the check rails. Also, at the meeting when the application was considered HDRC suggested a faux check rail and a mullion for the large window. This was noted in their Certificate of Appropriateness. Staff was asked to have a conversation with the owner about the

requested follow up information and the approval for the after the fact on the large window.

2 N Main – Staff presented information on the proposed new windows from Mr. Altis. The windows proposed are Andersen series windows. They are a lower grade window. The commission agreed that they are acceptable if they fit the original opening of the windows. The windows should have a sill and need to be replaced with wood or stone or faux stone sill. The Commission would like such detail brought to HDRC for consideration. Staff will ask Mr. Altis to come back to HDRC with details.

Lozier said there are plan to do light food and brewery in the former Rock N Run location.

Miscellaneous matters from Staff:

Wood Window Workshop April 27 at 10am RSVP required, limited seating to 10-12 people.

Staff will see if there is any progress on the Kansas and Jewell house.

Staff will follow up with Sam Fiore about the progress on the demolition at 411 W. Kansas.

Roofing Workshop- It will be done at a future HDRC meeting. Vern will get the materials and do the workshop.

The meeting adjourned at 6:55pm

Historic District Review Commission

The City of



HDRC Case No. 19-004J

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: April 16, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for a screened deck and solar panels
 Applicant: Trevis and Erin Martin
 Location: 415 Wilson
 District: Jewell Historic District
 NRHP Status/category: Contributing
 File Date: April 5, 2019

SPECIFIC INFORMATION

SITE HISTORY

The complex silhouette of this vernacular structure is related to the Victorian Queen Anne style. Wraparound porch and gabled portico are composed of stone piers and classically inspired posts and a wooden rail. Roof gable ends have scalloped wood lap. Fenestration is double-hung 1/1 sash type with wide window surrounds. Decorative, multi-paned stained glass window to the east of the main entrance. Attic window was replaced with a small standard 6/6. There is a brick chimney on the rear slope. According to the HDRC files; in 2005, repair/alteration work was completed on the windows, siding and roof. In 2007 there was a recorded lot split.

PROPOSAL DESCRIPTION

The applicant proposes the following:

Construct a new wood, covered and screened deck on the rear (south) of the residence. Install a solar array on the existing residence and new structure. No new construction will be visible from the front (north) elevation.

Deck: 17'- 3.5" X 16' – 0". New 2X6 wood decking, 6" wood columns, 2X2 square spindles with 4" X 2.5" hand rail and 2X2 bottom rail. Decorative 1"thick X 18" wide X12" high wood brackets with screened enclosure. The deck roof is proposed be a standing seam metal roof. Pre-finished sheet metal gutter and downspouts. New wood lattice below the deck with a gate. Replace existing window opening on south elevation with new 32" wide wood, half lite door to lead to the deck on south side. (door not selected at time of application)

Solar Array Panels: New solar array 39"X65" panels proposed on the garage, the new deck addition and on both the west and east side roof.

ANALYSIS

Unified Development Ordinance ("UDO") - The Unified Development Ordinance outlines

design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.	Staff Analysis
<p><i>2. <u>Alterations:</u> Alterations shall restore a structure's original elements, materials, and appearance, if economically or physically feasible. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements, including building materials, doors, windows, and decorative elements. Elements that are not original, but which may have acquired significance by virtue of age or craftsmanship, shall also be preserved.</i></p> <p><i>8. <u>Decks:</u> Decks are a late twentieth century invention and are a popular way to create an outdoor living space. They should be designed to complement the style of the house and the scale of the back of the house and the back yard.</i></p>	<p>The proposed alterations will complement the structure's original style, materials and appearance.</p>
<p><i>7. <u>Doors and windows:</u> Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors. On secondary elevations, the windows shall duplicate the original in size, material, general muntin and mullion detailing and glass quality.</i></p>	<p>Staff Analysis: The applicant has not selected the door for the south side leading in to the screened deck. Replacing the window opening with a door for access to the new deck would be appropriate.</p>
<p><i>UDO: Sec. 30-72. District HP, design principles.</i></p> <p><i>9. <u>Roofs:</u> Rooflines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of color, materials, and texture. The use of roofing materials that reflect an earlier or later style or period is discouraged. Corrugated metal roofs are not appropriate for primary structures.</i></p> <p><i>Design Guidelines: Skylights and Solar Panels: Modern features such as skylights or solar panels, which were never present, are not permitted on the front façade or a visible side roof.</i></p> <p><i>Solar Panels should conform to the slope of the roof, be mounted flush with the roof and be concealed from the</i></p>	<p>Staff Analysis: Any south facing solar panels are appropriate because they are concealed from the principal views. Because the side roof is visible from the street, staff finds that the panels on the east and west side are not appropriate, unless the applicant can show otherwise.</p>

principal views. If this is not feasible for proper solar collection, consider mounting the panels on a secondary structure in the rear.

PREVIOUS CASES / ADDITIONAL INFORMATION

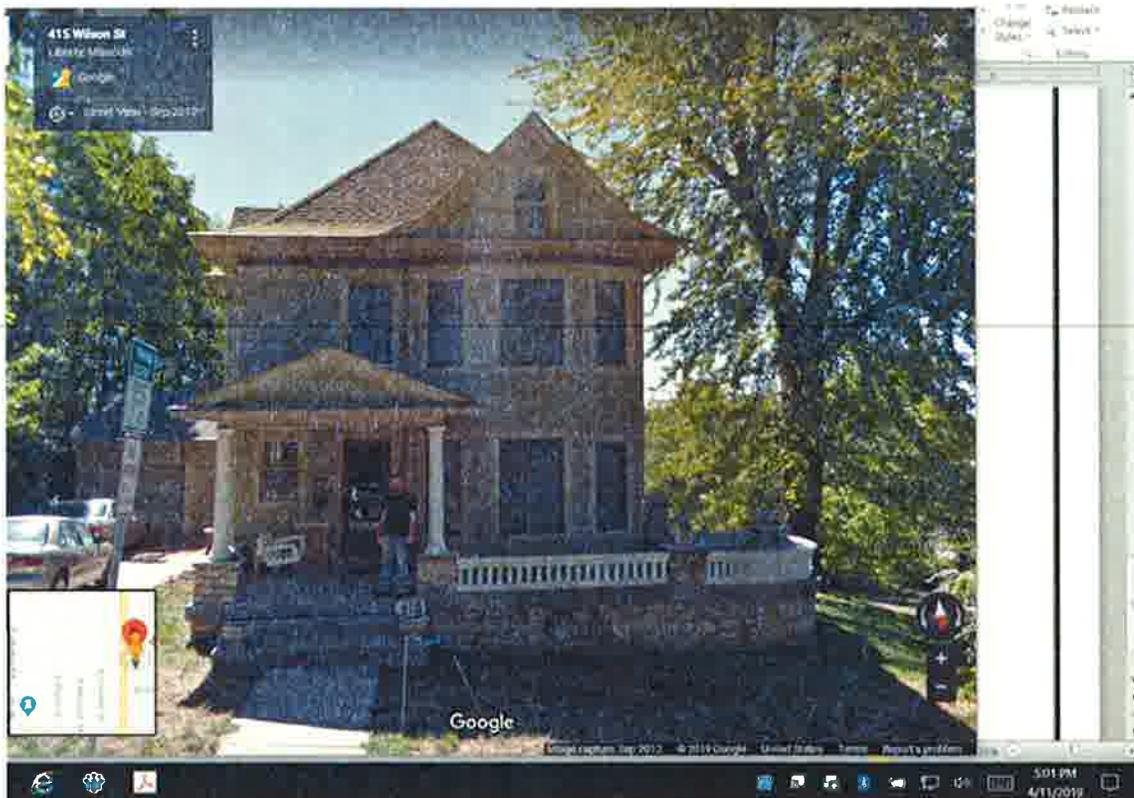
No previous cases are on file for this home.

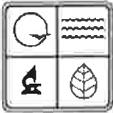
STAFF RECOMMENDATION

The application meets the standards for review and the historic district design guidelines; with the stipulation that the solar panels are not allowed on the east and west side, and more detail is presented on the proposed south door. With those stipulations, staff recommends approval of HDRC case #19-004J.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing conditions(5 pages)
4. Exhibit D: Drawings (4 pages)
5. Exhibit E: Proposed post, bracket and lattice
6. Exhibit F: Solar Array





MISSOURI DEPARTMENT OF NATURAL RESOURCES
 STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

1 SURVEY NO: CL-AS-012-337		2. SURVEY NAME: Jewell Historic District	
3 COUNTY: Clay		4. ADDRESS (STREET NO.): 415	STREET (NAME): Wilson
5 CITY: Liberty	VICINITY: <input type="checkbox"/>	6. UTM: / /	7 TOWNSHIP/RANGE/SECTION: T: 51N R: 31W S: 8
8 HISTORIC NAME (IF KNOWN):		9. PRESENT/OTHER NAME (IF KNOWN):	
10. OWNERSHIP: <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC		11A HISTORIC USE (IF KNOWN): Residence	11B. CURRENT USE: Residence
HISTORICAL INFORMATION			
12 CONSTRUCTION DATE: c. 1910		15. ARCHITECT:	18. PREVIOUSLY SURVEYED? <input checked="" type="checkbox"/> CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)
13. SIGNIFICANT DATE/PERIOD:		16 BUILDER/CONTRACTOR:	19. ON NATIONAL REGISTER? <input type="checkbox"/> INDIVIDUAL <input checked="" type="checkbox"/> DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)
14 AREA(S) OF SIGNIFICANCE:		17 ORIGINAL OR SIGNIFICANT OWNER:	20 NATIONAL REGISTER ELIGIBLE? <input type="checkbox"/> INDIVIDUALLY ELIGIBLE <input checked="" type="checkbox"/> DISTRICT POTENTIAL (<input checked="" type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. <input checked="" type="checkbox"/>		22 SOURCES OF INFORMATION ON CONTINUATION PAGE. <input checked="" type="checkbox"/>	
ARCHITECTURAL INFORMATION			
23 CATEGORY OF PROPERTY: <input checked="" type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT		30: ROOF MATERIAL: Composition Shingles	37 WINDOWS: <input checked="" type="checkbox"/> HISTORIC <input type="checkbox"/> REPLACEMENT PANE ARRANGEMENT: 1/1
24 VERNACULAR OR PROPERTY TYPE:		31 CHIMNEY PLACEMENT: Interior South Side	38 ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? <input checked="" type="checkbox"/>
25 ARCHITECTURAL STYLE: Victorian Free Classic		32. STRUCTURAL SYSTEM: Frame	39 CHANGES (DESCRIBE IN BOX 41 CONT.): <input type="checkbox"/> ADDITION(S) DATE(S): <input type="checkbox"/> ALTERED DATE(S): <input type="checkbox"/> MOVED DATE(S): <input type="checkbox"/> OTHER DATE(S): ENDANGERED BY:
26 PLAN SHAPE: Irregular		33. EXTERIOR WALL CLADDING: Clapboard	
27 NO. OF STORIES: 2.5		34. FOUNDATION MATERIAL: Stone	
28 NO. OF BAYS (1 st FLOOR): 3 Front & 3 Side		35. BASEMENT TYPE: Full	40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
29 ROOF TYPE: Gable		36. FRONT PORCH TYPE/PLACEMENT Partial Front with Wraparound Patio	41 FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE <input checked="" type="checkbox"/>
OTHER			
42 CURRENT OWNER/ADDRESS:		43 FORM PREPARED BY (NAME AND ORG.): Jonna Wensel City of Liberty	44 SURVEY DATE: 03/14/2012
			45 DATE OF REVISIONS:
FOR SHPO USE			
DATE ENTERED IN INVENTORY:		LEVEL OF SURVEY <input type="checkbox"/> RECONNAISSANCE <input type="checkbox"/> INTENSIVE	ADDITIONAL RESEARCH NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO
NATIONAL REGISTER STATUS: <input type="checkbox"/> LISTED <input type="checkbox"/> IN LISTED DISTRICT NAME: <input type="checkbox"/> PENDING LISTING <input type="checkbox"/> ELIGIBLE (INDIVIDUALLY) <input type="checkbox"/> ELIGIBLE (DISTRICT) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED		OTHER:	



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This residence is made of readily available materials and has a similar floor plan, elevation and scale to neighboring structures.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

City Water Permit #7-0850, Glenn Dunn, 4/12/1910
Jewell Historic District Survey, 1986
HDRC Files

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This house is located in a neighborhood that consists of late 19th and early 20th century housing stock. There is a cement drive east of the main structure that leads to a two bay gabled, clapboard garage.

41. (CONT.) FURTHER DESCRIPTION OF IMPORTANT ARCHITECTURAL FEATURES. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

The complex silhouette of this vernacular structure is related to the Victorian Queen Anne style. Wraparound porch and gabled portico are composed of stone piers and classically inspired posts and a wooden rail. Roof gable ends have scalloped wood lap. Fenestration is double-hung, 1/1 sash type with wide window surrounds. Decorative, multi-paned stained glass window to the east of main entrance. Attic window was replaced with a small standard 6/6. There is a brick chimney on there rear slope. According to the HDRC files; in 2005, repair/alteration work was completed on the windows, siding and roof. In 2007, there was a recorded lot split.



North side looking South



Northwest side looking Southeast



West side looking East



West side looking East



Southwest side looking Northeast



South side looking North



South side looking North



Northeast side looking Southwest



East side looking West



Northeast side looking Southwest



110 North Main Street
 Liberty, Missouri 64068
 816.583.6330
 Missouri Certificate of Authority:
 #A-20140079B3

Screened Porch Addition
 415 Wilson Street
 Liberty, Missouri 64068
 Trevis and Erin Martin
 415 Wilson Street
 Liberty, Missouri 64068

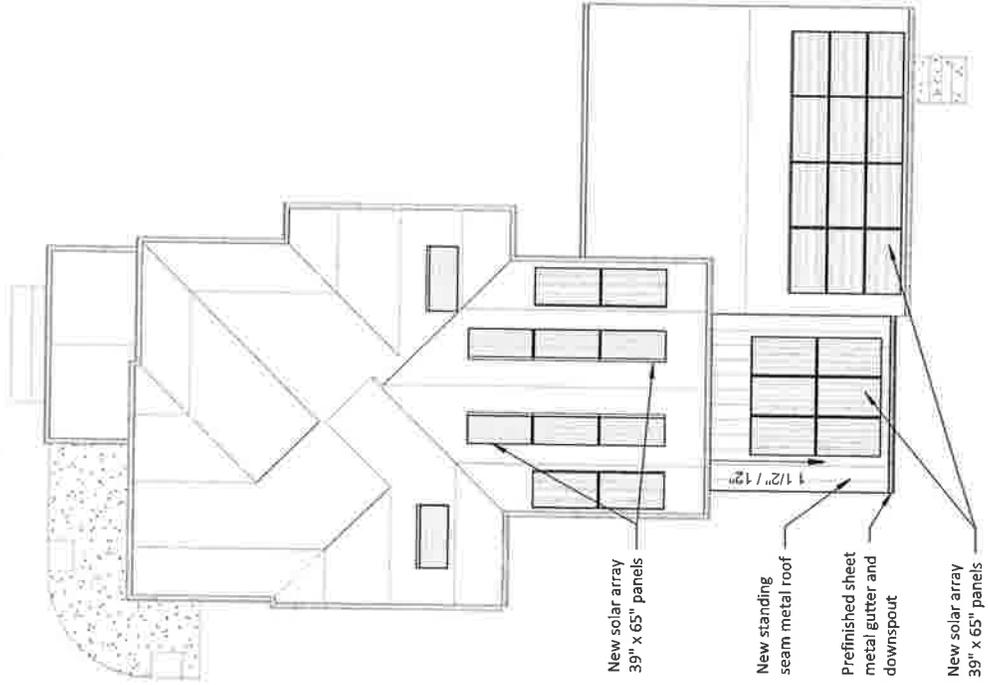
Aimee D. Gray
 Missouri License #A-2007019924

DATE	DESCRIPTION
3 April 2018	ISSUE
8 April 2018	ISSUE

Floor and Roof Plan

A1

Project Number: 19-003 ©Copyright 2018



New solar array
 39" x 65" panels

New standing
 seam metal roof

Prefinished sheet
 metal gutter and
 downspout

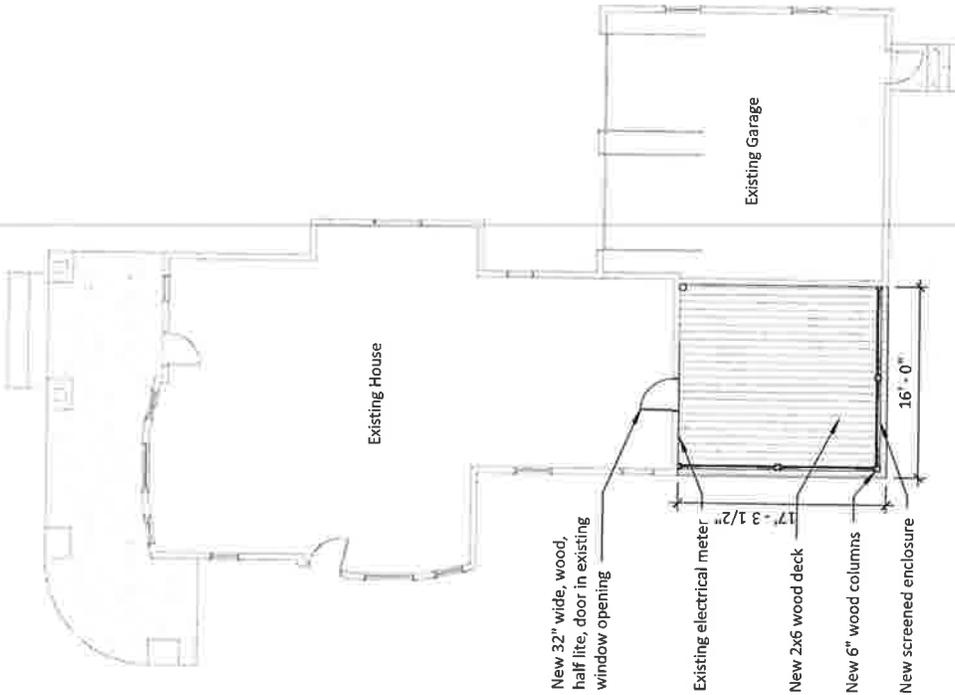
New solar array
 39" x 65" panels

2 Roof

1" = 10'-0"

2

A2



Existing House

Existing Garage

New 32" wide, wood,
 half lite, door in existing
 window opening

Existing electrical meter

New 2x6 wood deck

New 6" wood columns

New screened enclosure

1 Floor 1

1" = 10'-0"

1



110 North Main Street
 Liberty, Missouri 64068
 816.581.6330
 Missouri Certificate of Authority:
 #A-2024000789

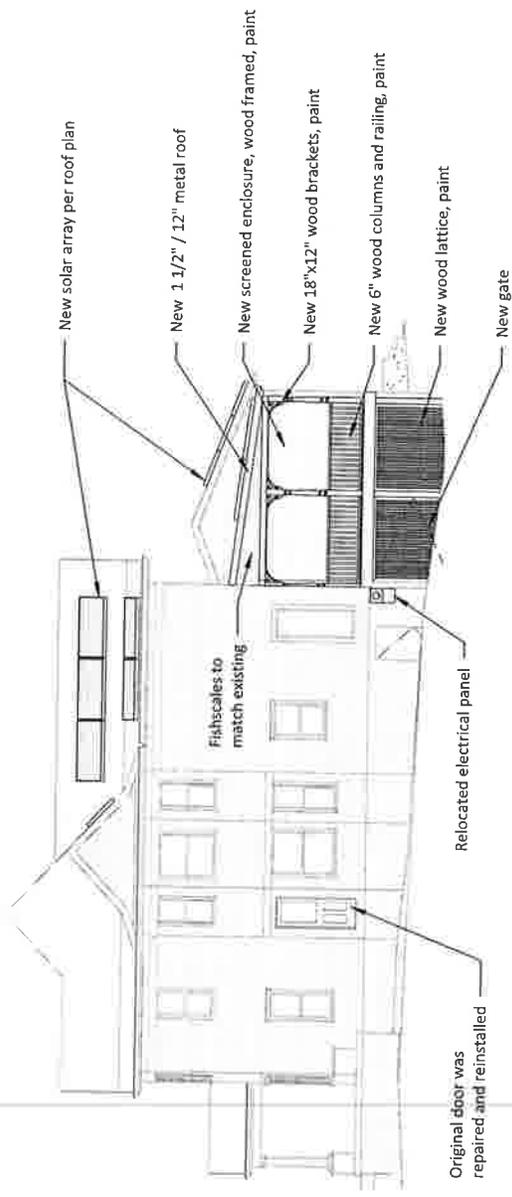
415 Wilson Street
 Liberty, Missouri 64068
 Trevis and Erin Martin
 415 Wilson Street
 Liberty, Missouri 64068

Almea D. Gray
 Missouri License #A-2007039924
 ISSUE

Exterior Elevations

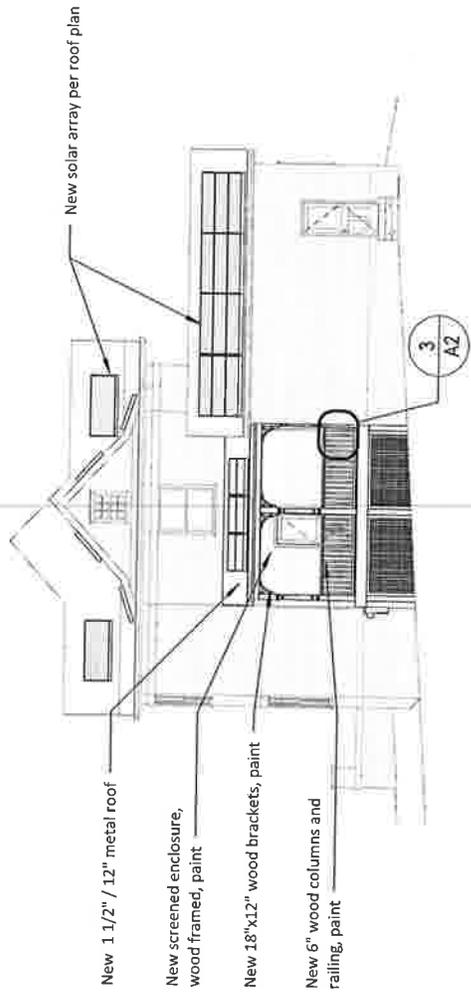
A2

Project Number: 19_003 © Copyright 2019



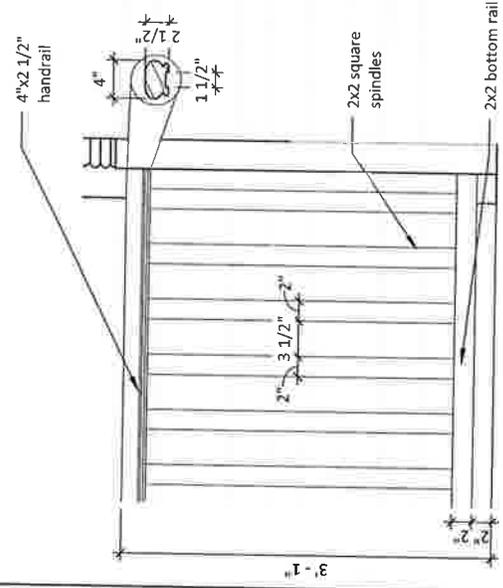
2 West Elevation

3/32" = 1'-0" 0' 28" 54" 108"



1 South Elevation

3/32" = 1'-0" 0' 28" 54" 108"



3 Railing Elevation

A2 1" = 1'-0"



310 North Main Street
 Liberty, Missouri 64068
 816-341-6330

Missouri Certificate of Authority
 EA-200-6000783

415 Wilson Street
 Liberty, Missouri 64068
 Trevis and Erin Martin

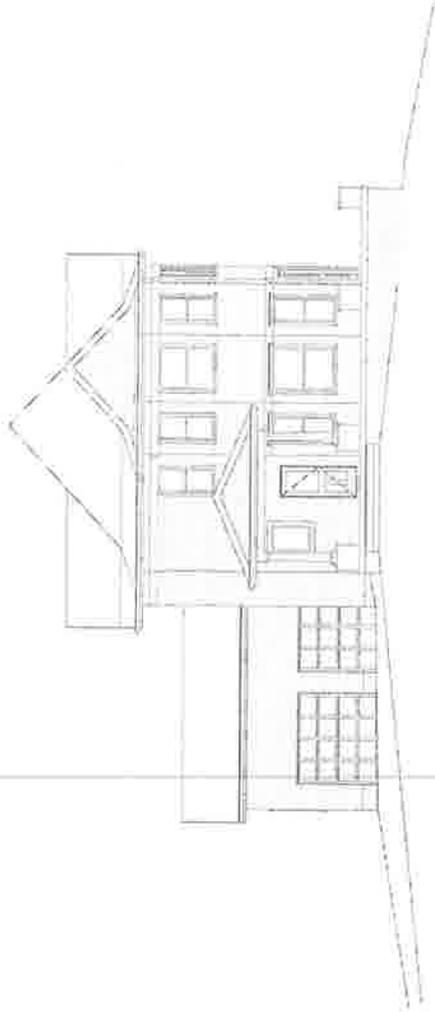
Almes D. Gray
 Missouri License EA-2007015924

DATE	ISSUE
3 April 2019	
2019 Comments	3 April 2019

Exterior Elevations

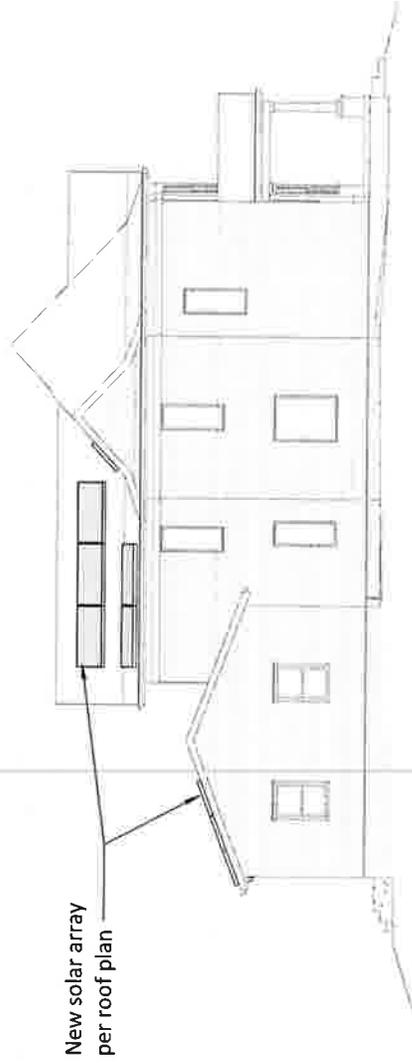
A3

Project Number: 19-003 ©Copyright 2019



2 North Elevation

3/32" = 1'-0" 0 28" 54" 108"



New solar array
 per roof plan

1 East Elevation

3/32" = 1'-0" 0 28" 54" 108"



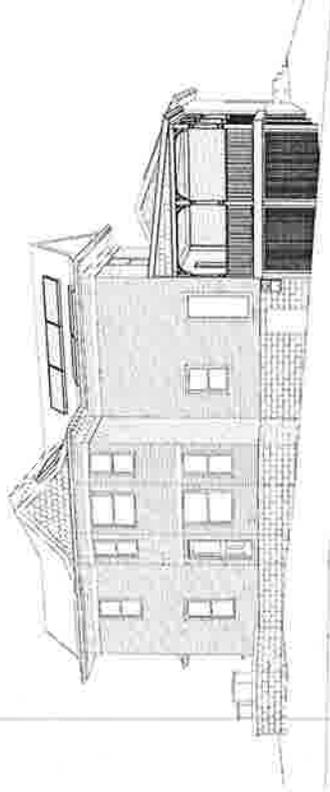
Screened Porch Addition
 415 Wilson Street
 Liberty, Missouri 64068
 Trevis and Erin Martin
 415 Wilson Street
 Liberty, Missouri 64068

Almee D. Gray
 Missouri License #A-2007019924

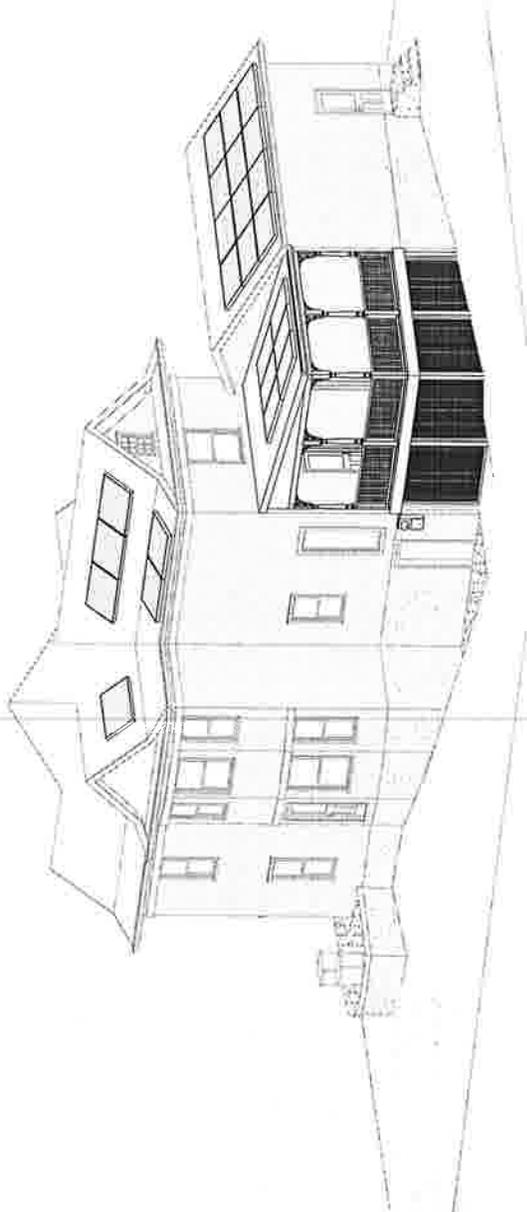
HORC	5 April 2019
Staff Comments	8 April 2019
ISSUE	

3D Views

A4



1 From Lightburne



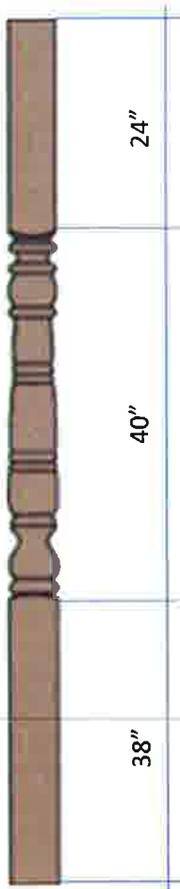
2 Bird's Eye View



Exterior Porch Bracket (Item #B-77)
Manufactured wood
1 inch thick x 18 inches wide x 12 inches high



45 degree Lattice
Wood, paint



6" Turned Porch Post
Clear, kiln-dried Western softwoods such as
Pine
Overall Length 108 " – Square Base 44" (cut
down to 38") – Turning 40" – Square Top 24"



SLA-M Monocrystalline



310 Wp 60 Cell

Monocrystalline PV Module



100% MAXIMUM POWER DENSITY

Silfab's SLA-M 310 ultra-high-efficiency modules are optimized for both Residential and Commercial projects where maximum power density is preferred.

100% NORTH AMERICAN QUALITY MATTERS

Silfab's fully-automated manufacturing facility ensures precision engineering is applied at every stage. Superior reliability and performance combine to produce one of the highest quality modules with the lowest defect rate in the industry.

NORTH AMERICAN CUSTOMIZED SERVICE

Silfab's 100% North American based team leverages just-in-time manufacturing to deliver unparalleled service, on-time delivery and flexible project solutions.



ENSURES MAXIMUM EFFICIENCY

60 of the highest efficiency, premium quality monocrystalline cells result in a maximum power rating of 310Wp.

ADVANCED PERFORMANCE WARRANTY

30-year linear power performance guarantee

ENHANCED PRODUCT WARRANTY

25-year product workmanship warranty*

BUILT BY INDUSTRY EXPERTS

With over 35 years of industry experience, Silfab's technical team are pioneers in PV technology and are dedicated to an innovative approach that provides superior manufacturing processes including: infra-red cell sorting, glass washing, automated soldering and meticulous cell alignment.

POSITIVE TOLERANCE

(-0/+5W) All positive module sorting ensures maximum performance

LOWEST DEFECT RATE*

Total automation ensures strict quality control during each step of the process at our certified ISO manufacturing facility. *82.56 ppm as per December 2017

LIGHT AND DURABLE

Over-engineered to weather low load bearing structures up to 5400 Pa. Light-weight frame exclusively designed with wide-ranging racking compatibility and durability.

PID RESISTANT

Proven in accordance to IEC 62804-1

AVAILABLE WITH

Black Frame and Backsheet

*12 year, extendable based on registration at www.silfabsolar.com

Electrical Specifications		SILFAB SLA Monocrystalline	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	310	234
Maximum power voltage (Vpmax)	V	33.05	29.7
Maximum power current (Ipmax)	A	9.38	7.88
Open circuit voltage (Voc)	V	40.25	37.2
Short circuit current (Isc)	A	9.93	8.14
Module efficiency	%	19.0	17.9
Maximum system voltage (VDC)	V		1000
Series fuse rating	A		20
Power Tolerance	Wp		-0/+5

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
 • Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by -0/+5W.

Temperature Ratings		SILFAB SLA Monocrystalline	
Temperature Coefficient Isc	%/K	0.03	
Temperature Coefficient Voc	%/K	-0.30	
Temperature Coefficient Pmax	%/K	-0.38	
NOCT (± 2°C)	°C	45	
Operating temperature	°C	-40/+85	

Mechanical Properties and Components		SILFAB SLA Monocrystalline	
Module weight (± 1 kg)	kg	19	
Dimensions (H x L x D; ± 1mm)	mm	1650 x 990 x 38	
Maximum surface load (wind/snow)*	N/m ²	5400	
Hail impact resistance		Ø 25 mm at 83 km/h	
Cells		60 - Si monocrystalline - 5 busbar - 156.75 x 156.75 mm	
Glass		3.2 mm high transmittance, tempered, antireflective coating	
Backsheet		Multilayer polyester-based	
Frame		Anodized Al	
Bypass diodes		3 diodes-45V/20A, IP67/IP68	
Cables and connectors (See installation manual)		1200 mm Ø 5.7 mm (4 mm ²), MC4 compatible	

Warranties		SILFAB SLA Monocrystalline	
Module product workmanship warranty		25 years*	
Linear power performance guarantee		30 years	

Certifications		SILFAB SLA Monocrystalline	
Product		ULC ORD C1703, UL 1703, IEC 61215, IEC 61730-1 and IEC 61730-2 Certified, FSEC and CEC listed, IEC 62716 Ammonia Corrosion, IEC 61701:2011 Salt Mist Corrosion Certified	
Factory		UL Fire Rating: Type 2 (Type 1 on request) ISO9001:2015	



Warning: Read the installation and User Manual before handling, installing and operating modules.

Third-party generated pan files from Fraunhofer-Institute for Solar Energy Systems ISE are available for download at:
www.silfabsolar.com/downloads

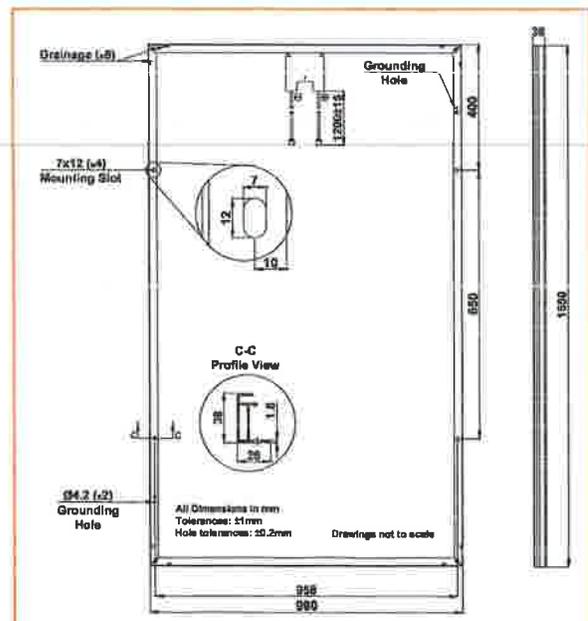


- Modules Per Pallet: 26
- Pallets Per Truck: 36
- Modules Per Truck: 936



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 Tel +1 905-255-2501 | Fax +1 905-696-0267
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 800 Cornwall Ave
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Historic District Review Commission

The City of



HDRC Case No. 19-004D

Staff: Jeanine Thill, Community Development Manager

HDRC Meeting Date: April 16, 2019

GENERAL INFORMATION

Application: Certificate of Appropriateness for the replacement of windows
Applicant: John Pence Construction Co. LLC
Location: 232 W Franklin
District: Dougherty Historic District
NRHP Status/category: Non-Contributing
File Date: April 2, 2019

SPECIFIC INFORMATION

SITE HISTORY

This colonial revival ranch was built in 1952. This multi-colored brick ranch has a small entry porch inset under the main portion of the gable roof with square column. The windows are 6/6, double hung sash. There are two gable front dormers with clapboarding and an interior fireplace. According to the survey completed in 1987 it is a non-contributing, non-historic house which nonetheless matches in material and set back, although not in scale and mass, with the other houses on the block.

PROPOSAL DESCRIPTION

The applicant proposes to replace 13 non original windows with Anderson E – Series aluminum clad wood, six over six double hung windows. All exterior trim will match existing window trim. The large limestone sill under the existing windows will not be disturbed.

ANALYSIS

Unified Development Ordinance (“UDO”) - The Unified Development Ordinance outlines design principles that have been adopted for all historic districts and landmarks in the City of Liberty.

Design Guidelines (“DG”) - Design Guidelines were established to give the HDRC general guidance in making subjective preservation choices in accordance with accepted best practices and the Secretary of the Interior standards for historic preservation.

DG: Sec. 30-72. District HP, design principles.

7. Doors and windows: Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. Restoration of original entryways that may have been covered, altered, or removed over time is encouraged. Replacement doors and windows that imitate an earlier inappropriate style are discouraged. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. If it is necessary to expand original openings, it shall be accomplished in a manner that respects and complements the surrounding building elements, materials, and colors. On secondary elevations, the windows shall duplicate the original in size, material, general muntin and mullion detailing and glass quality.

Staff Analysis
It would be appropriate to replace these non-original windows with the proposed aluminum clad windows.

STAFF RECOMMENDATION

The application meets the standards for review and guidelines for the window replacement therefore staff recommends approval of the proposed windows HDRC case #19-004D.

ATTACHMENTS

1. Exhibit A: Vicinity Map
2. Exhibit B: Inventory Data Sheet
3. Exhibit C: Existing Conditions
4. Exhibit D: Proposed Windows with Manufacturers info (8 pages)

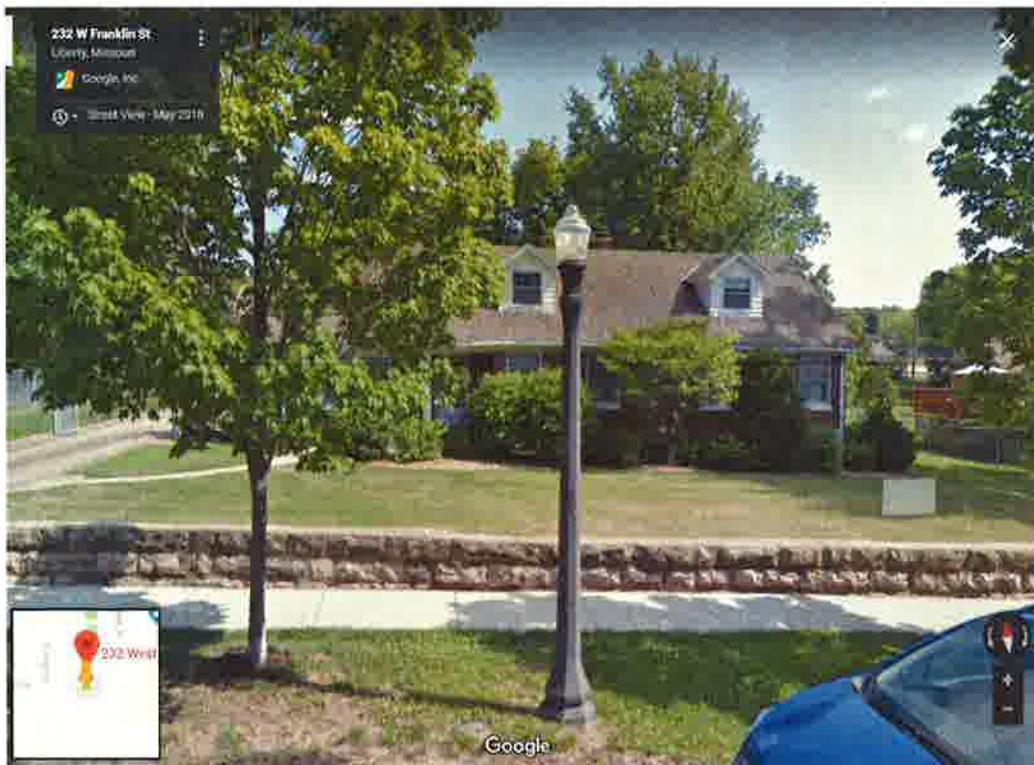




EXHIBIT C

232 W Franklin. Existing conditions of replacement windows



E-Series Double-Hung Window



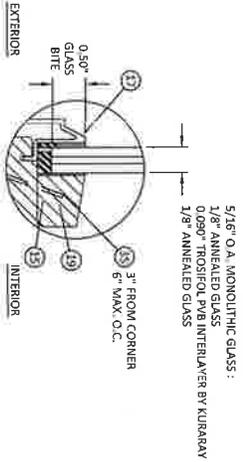
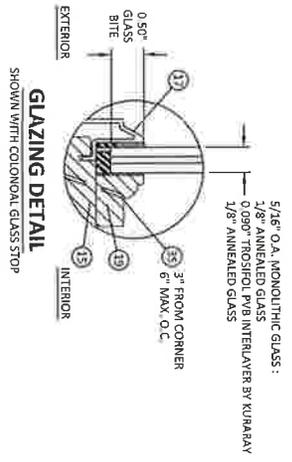
ANDERSEN CORPORATION

E-SERIES DOUBLE HUNG VENT WINDOW

(HVHZ, IMPACT)

GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE 6TH EDITION (2017) FLORIDA BUILDING CODE (FBC) INCLUDING HVHZ, ALL PRODUCTS UNDER THE SCOPE OF THIS DOCUMENT HAVE BEEN EVALUATED ACCORDING TO THE FOLLOWING:
 - TAS 201-94
 - TAS 202-94
 - TAS 203-94
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X AND METAL STUD FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS. IN HVHZ AREAS, ONE TIME PRODUCT APPROVAL TO BE OBTAINED FROM MIAMI-DADE PERA OR AHI.
5. APPROVED IMPACT PROTECTIVE SYSTEM IS **NOT REQUIRED** TO PROTECT THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
6. WINDOW/DOOR FRAME MATERIAL: PONDEROSA PINE OR EQUIVALENT (S.G.-0-45).
7. IN ACCORDANCE WITH CH23, WOOD COMPONENTS SHALL HAVE BEEN PRESERVATIVE TREATED OR SHALL BE OF A DURABLE SPECIES.
8. IN ACCORDANCE WITH THE CH20, DISSIMILAR METALS INCLUDING FASTENERS THAT MAY COME INTO CONTACT WITH ALUMINUM UNIT FRAMING SHALL BE PROTECTED.
9. DESIGNATIONS "X", "O" AND "O" STAND FOR THE FOLLOWING:
 - X: OPERABLE PANEL
 - O: FIXED PANEL
11. CUSTOM SIZES AVAILABLE UPON REQUEST. CUSTOM DESIGN PRESSURE WILL BE ASSIGNED EQUAL TO NEXT LARGER STANDARD SIZE.



NOTE:
GLASS THICKNESS AND TYPE SHALL COMPLY WITH ASTM E 1300 GLASS CHART REQUIREMENTS

NOTE:
1. GLASS CAPACITIES ON THIS SHEET ARE BASED ON ASTM E1300-04 (3 SEC. GUSTS) AND CHAPTER 17 OF THE CURRENT FBC FOR SIZES OTHER THAN TESTED SETTING BLOCK DIAMETER HARDNESS OF 70-90
2. SETTING BLOCK DIAMETER HARDNESS OF 70-90
3. SETTING BLOCKS TO BE USED IN CHAPTER 24 ANGLE LENGTH FOR GLASS SHALL BE AS PER CHAPTER 24 D.L.O. MAY NOT EXCEED MAX DIMENSIONS IN GLASS CHARTS FOR GLASS TYPE

TABLE OF CONTENTS		SHEET DESCRIPTION
SHEET	REVISION	
1		GENERAL AND INSTALLATION NOTES
2		TYPICAL ELEVATIONS AND ANCHOR SPACING
3		VERTICAL SECTION, GLAZING DETAIL
4		HORIZONTAL SECTIONS
5		ANCHOR INFORMATION
6		COMPONENTS
7		BOM

OVERALL FRAME SIZE		OVERALL D.L.O. DIMENSION		GLASS TYPE		DESIGN PRESSURE (PSF)	
WIDTH (IN.)	HEIGHT (IN.)	WIDTH (IN.)	HEIGHT (IN.)	GL	POS.	NEG.	
40.0	78.0	33.0	34.0	G1	+55.00	-65.00	



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TITLE:
E-SERIES DOUBLE HUNG VENT WINDOW (HVHZ)
GENERAL NOTES, GLAZING DETAIL

PREPARED BY:
BUILDING DROPS, INC.

REMARKS:

6TH FBC EDITION AG 10/17

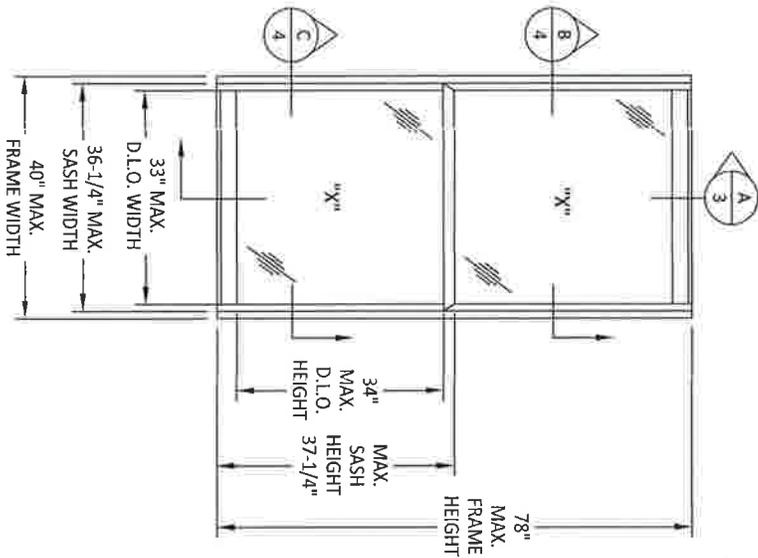
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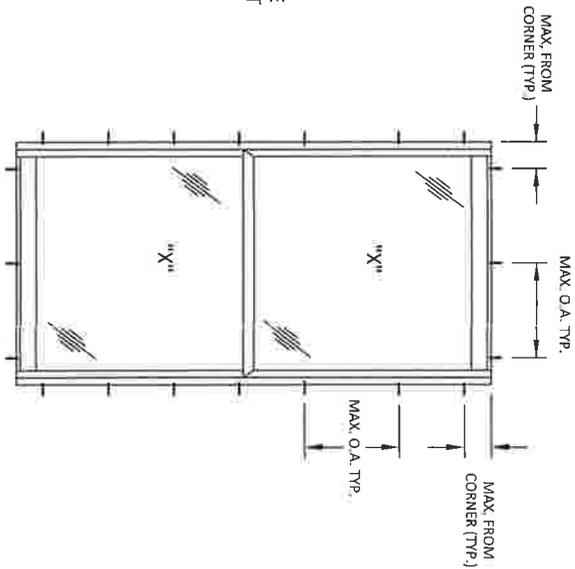
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SCALE: NTS

SHEET 1 OF 7



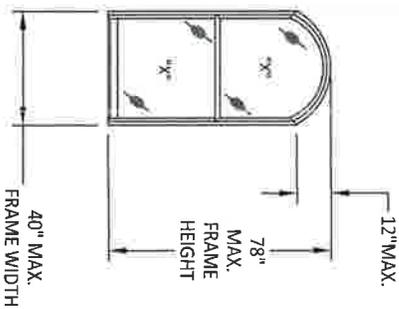
TYPICAL ELEVATION



ANCHOR LAYOUT

NOTE:
FOR MORE ANCHOR INFORMATION (INSTALLATION TYPE, SPACING, QUANTITY, TYPE, QUALIFIED SUBSTRATES) SEE SHEET 5

OTHER QUALIFIED CONFIGURATIONS



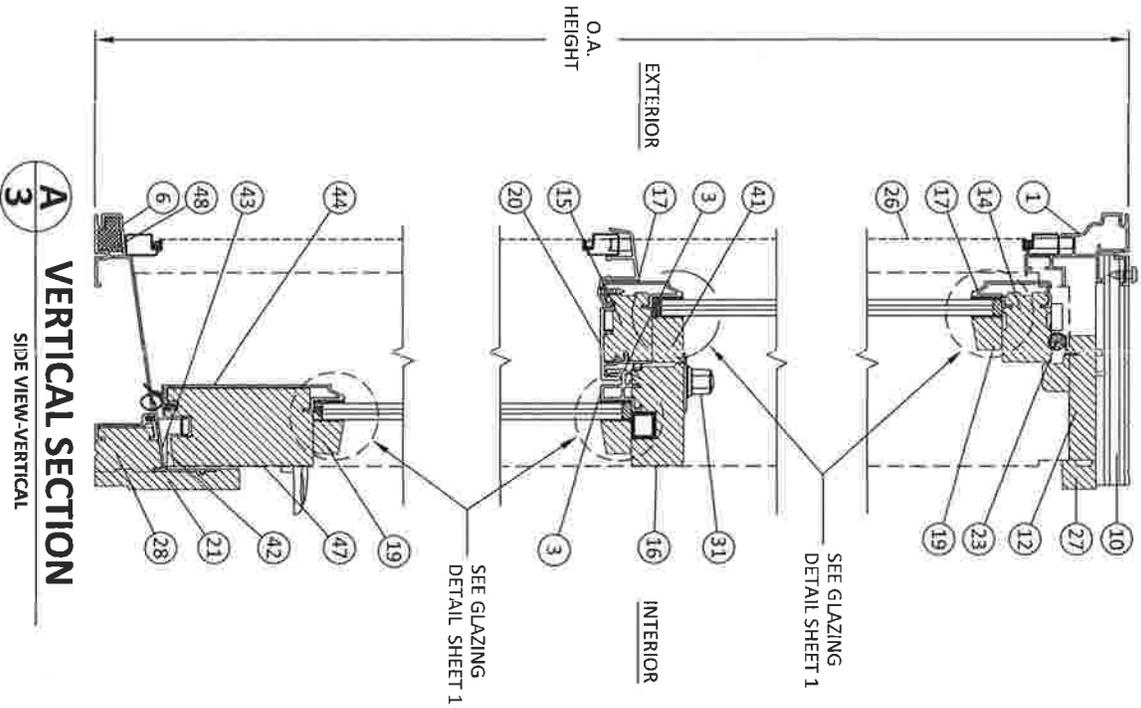
100 FOUNTAIN AVE NORTH
BAYPORT, MN 55005-2095
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TITLE:
E-SERIES DOUBLE HUNG VENT WINDOW (HVHZ)
TYPICAL ELEVATION, ANCHOR LAYOUT

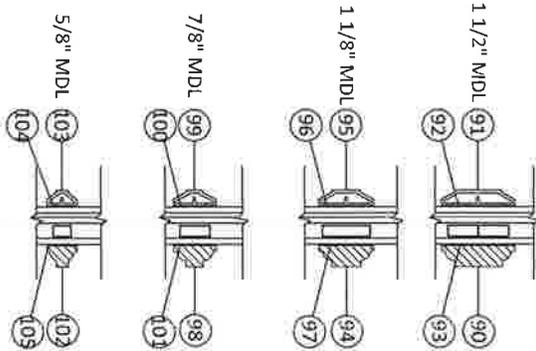
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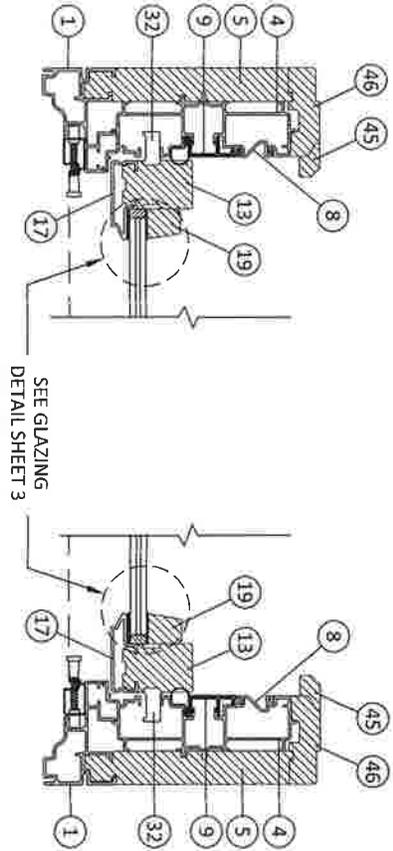
FL #: **FL24229**
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DWG. #: **AWD202**
SHEET **2**



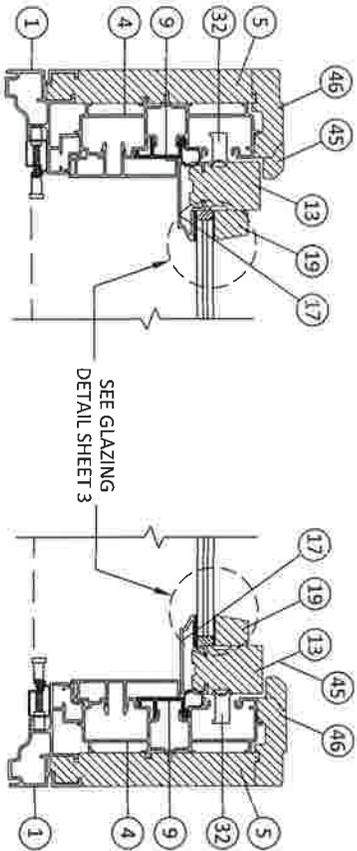
OPTIONAL MOUNTIN BAR ATTACHMENT TO GLASS



<p>100 FOURTH AVE NORTH BAYPORT, MN 55003-1095 PH: (651) 264-5150 FX: (651) 264-5288</p>		<p>Andersen</p> <p>AW</p>	
<p>TITLE: E-SERIES DOUBLE HUNG VENT WINDOW (HVHZ) VERTICAL SECTION, GLAZING DETAIL, OPTIONAL BAR ATTACHMENT</p>			
<p>PREPARED BY: BUILDING DROPS, INC. 338 E DANIA BEACH BLVD, STE 338 DANIA BEACH, FL 33009 PH: (954) 999-8478 FAX: (954) 744-4738 WEB: www.buildingdrops.com</p>			
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<p>HERMES F. NORERO PROFESSIONAL ENGINEER NO. 73778 STATE OF FLORIDA</p> <p>338 E DANIA BEACH BLVD, STE 338 DANIA BEACH, FL 33009 PH: (954) 999-8478 FAX: (954) 744-4738 WWW.BUILDINGDROPS.COM</p>			
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B
4
HORIZONTAL SECTION
TOP VIEW-HORIZONTAL



C
4
HORIZONTAL SECTION
TOP VIEW-HORIZONTAL

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FL #: **FL24229**

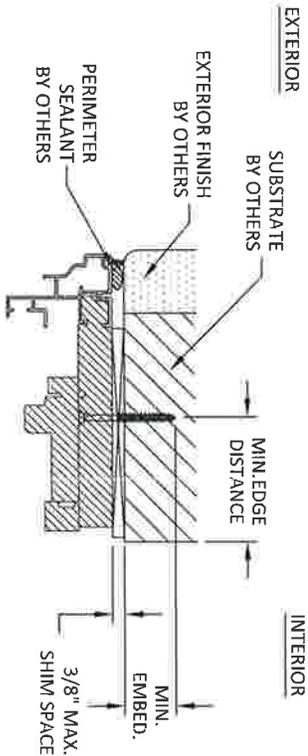
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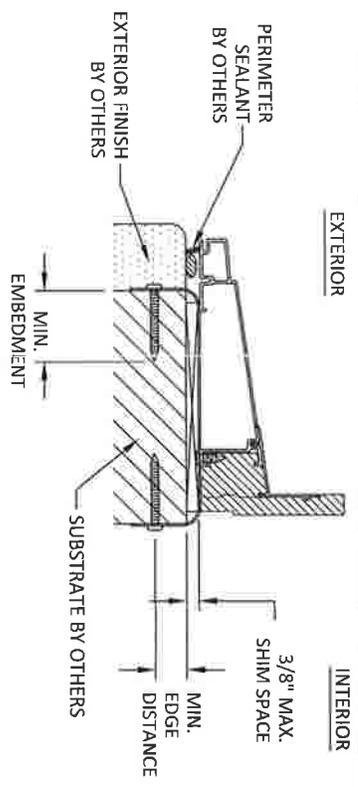
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DWG. #: **AWD202**

SHEET **4**



A
ANCHOR DETAIL
 THROUGH FRAME
 (HEAD AND SIDES ONLY)



B
ANCHOR DETAIL
 STRAP ANCHOR

INSTALLATION NOTES:

- ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN. TWO (2) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN FOR STRAP INSTALLATION.
- THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.
- INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1/2 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
- SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.
- MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.
- INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
- FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

ANCHOR SCHEDULE

INSTALLATION TYPE	ANCHOR QTY PER LOCATION	SUBSTRATE	ANCHOR TYPE	EMBEDMENT (IN.)	EDGE DISTANCE (IN.)	MAX. O.C. DISTANCE (IN.)	MAX. JAMB O.C. DISTANCE (IN.)	MAX. CORNER DISTANCE (IN.)
STRAP	2	WOOD : MIN. SG=0.55	#8 WOOD ANCHOR	1.5	0.75	14"	20"	6"
	2	METAL : 18 GAUGE STEEL, MIN. F.=35KSI	#10 TEK SCREW	0.75	0.5			
	1	WOOD : MIN. SG=0.55	#8 WOOD ANCHOR	0.75	0.75			
THRU FRAME (HEAD & SIDES ONLY)	1	METAL : 18 GAUGE STEEL, MIN. F.=35KSI	#10 TEK SCREW	0.75	0.50	14"	9"	6"
	1	CONCRETE : F _c =3000PSI	1/4" ITW TAPCON	1	2.5			
	1	CMU : F _c =2000PSI	1/4" ITW TAPCON	1	2.50			

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TITLE:
E-SERIES DOUBLE HUNG VENT WINDOW (HVHZ)
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REMARKS

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BY DATE

AG 10/17

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FL #: **FL24229**

DATE: **10.09.17**

DWG. BY: **AG** CHK. BY: **HFN**

SCALE: **NTS**

DWG. #: **AWD/202**

SHEET

5

OF 7

BILL OF MATERIALS		
ITEM	DESCRIPTION	MATERIAL
1	HEAD / JAMB FRAME COVER	6063-T5
3	CHECK RAIL COVER	PVC
4	JAMB LINER	PVC
5	SIDE JAMB	LVL
6	SILL COVER (HOLLOW ROSE)	6063-T5
7	TOP CHECK RAIL	6063-T5
8	SPRING COVER	PVC
9	JAMB LINER COVER	PVC
10	HEAD JAMB	LVL
12	HEAD PARTING STOP	WOOD
13	LOWER STYLE	WOOD
14	RAIL	WOOD
15	UPPER CHECK RAIL	WOOD
16	LOWER CHECK RAIL	WOOD
17	LOWER STYLE BASH COVER	6063-T5
19	GLAZING STOP	WOOD
20	CHECK RAIL COVER	6063-T5
21	SILL STOP	WOOD
22	GLAZING SPACER DESICCANT FILLED	-
23	DH HEAD WEATHERSTRIP	-
24	E-TILT LOWER SASH WATERBULL	-
25	DHG JAMB WEATHERSILL'S CHARGEL	-
26	SCREEN	-
27	HEAD INTERIOR STOP	WOOD
28	THERMAL BLOCK	WOOD
29	FOAM SILL PAD	EDPM
30	FOAM HEAD PAD	EDPM
35	18GA 1-1/4" BRAD NAIL	STEEL
41	GLASS STOP	WOOD
42	SNUBBER	-
43	SILL WATER DAM	VINYL
44	LOWER RAIL COVER	6063-T5
45	INTERIOR SIDE STOP	WOOD
46	SIDE INTERIOR STOP	WOOD
47	LOWER RAIL	WOOD
48	FRAME PLUG	NYLON
50	1-1/2" INTERIOR COLONIAL MDL BAR	WOOD
91	1-1/2" EXTERIOR MDL BAR	6063-T5
92	1-1/2" MDL ADHESIVE TAPE (EXTERIOR FACE)	POLYETHYLENE
93	1-1/2" MDL ADHESIVE TAPE (INTERIOR FACE)	POLYETHYLENE
94	1-1/8" INTERIOR COLONIAL MDL BAR	WOOD
95	1-1/8" EXTERIOR MDL BAR	6063-T5

BILL OF MATERIALS		
ITEM	DESCRIPTION	MATERIAL
96	1-1/8" MDL ADHESIVE TAPE (EXTERIOR FACE)	POLYETHYLENE
97	1-1/8" MDL ADHESIVE TAPE (INTERIOR FACE)	POLYETHYLENE
98	7/8" INTERIOR COLONIAL MDL BAR	WOOD
99	7/8" EXTERIOR MDL BAR	6063-T5
100	7/8" MDL ADHESIVE TAPE (EXTERIOR FACE)	POLYETHYLENE
101	7/8" MDL ADHESIVE TAPE (INTERIOR FACE)	POLYETHYLENE
102	5/8" INTERIOR COLONIAL MDL BAR	WOOD
103	5/8" EXTERIOR MDL BAR	6063-T5
104	5/8" MDL ADHESIVE TAPE (EXTERIOR FACE)	POLYETHYLENE
105	5/8" MDL ADHESIVE TAPE (INTERIOR FACE)	POLYETHYLENE


Andersen
 WINDOW DOORS
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TITLE:
 E-SERIES DOUBLE HUNG VENT WINDOW (HVHZ)
 BOM

REMARKS:
 6TH FBC EDITION

BY DATE:
 AG 10/17

I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.
 I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES FOR THIS PROJECT.
 I AM PROVIDING THIS INFORMATION FOR YOUR INFORMATION ONLY.
 I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES FOR THIS PROJECT.
 I AM PROVIDING THIS INFORMATION FOR YOUR INFORMATION ONLY.

FL #: FL24229
DATE: 10.09.17
DWG. BY: AG
CHK. BY: HFN
SCALE: NTS
DWG. #: AWD202
SHEET: 7 OF 7


HERMES F. NOREIRO
 LICENSE NO. 73378
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

HERNANDEZ, ROBERTA, P.E.
 ENGINEER
 BUILDING DROPS, INC.
 398 E. DANIA BEACH BLVD., STE 338
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 PHONE: (954) 399-4478
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 EMAIL: rno@buildingdrops.com