City of Franklin

Mailing Address:
109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Historic Zoning Commission

Monday, June 8, 2026 | **5:00 PM** | **Eastern Flank Event Facility**

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at the meeting location. Speakers may sit in the meeting location.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person or by emailing PlanningIntake@FranklinTN.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

2. Consideration Of Window Replacement At 108 Cottage Ln.; Patricia Grosland, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

3. Consideration of Driveway Alterations At 900 Fair St.; Stephen Scott, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration Of Site Alteration (Alteration To Previously Approved Driveway Alteration) At 309 4th Ave. S.; Michael Desmond, Applicant.

Sponsors: Emily Wright, Emily Huffer, Elizabeth Bulay

5. WITHDRAWN BY APPLICANT Consideration Of Modern Features (Skylight) At 217 5th Ave. S.; Dave Crouthamel, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

6. Consideration Of Principal Building Alterations And Site Alterations At 908 W. Main St. (Mapledene); Tyler LeMarinel, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration Of Alterations (Walkway, Driveway, Lighting, And Fencing) At 424 S. Margin St.; Hudson Walker, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration Of Building Alterations, Site Alterations, and Front Yard Fencing At 121 Myles Manor Ct.; Scott Cash, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

9. Consideration Of New Construction (Principal) At 1855 William Campbell Ct. (Lot 11, Magnolia Hall Subdivision); Jennifer Ford, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

10. Consideration Of Partial Demolition and Addition (Principal) and New Construction (Accessory Structures) At 109 Everbright Ave.; Asher Paxton, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

11. Administrative COA For Rear Yard Fencing At 264 Natchez St.; Mary Pearce, Applicant.

12. Administrative COA For Signage (Window) At 135 2nd Ave. N.; Marla Albert, Applicant.

13. Administrative COA For Signage (Reface) At 110 3rd Ave. N.; Ericka Atkinson, Applicant.

14. Administrative COA For Signage (Reface And Window) At 99 E. Main St.; Shaun Sullivan, Applicant.

15. Administrative COA For Mechanical Equipment At 1003 Fair St.; David Tachek, Applicant.

16. Administrative COA For Signage (Small Hanging/Projecting) At 109 3rd Ave. S.; City Of Franklin, Applicant.

17. Administrative COA For Mechanical Screening At 264 Natchez St.; Mary Pearce, Applicant.

18. Administrative COA For Mechanical Equipment And Screening At 119 Winslow Rd.; Christopher Huckabee, Applicant.

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

City of Franklin

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(615) 791-3217

Meeting Minutes

Historic Zoning Commission

Monday, May 11, 2026 | **5:00 PM** | **Eastern Flank Event Facility**

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CALL TO ORDER

Chair Tyler LeMarinel called the meeting to order at 5:00 PM.

Commissioners Present: Chair Tyler LeMarinel, Vice Chair Brian Laster, Angela Calhoun, Bob Barrett, Michael Orr, Mary Pearce, Holly Thompson, Kathy Worthington

Commissioners Absent: Madalyn Ingram

Staff Present: Emily Huffer, Elizabeth Bulay, Bill Squires, Jared Carter

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Chair Tyler LeMarinel asked for citizen comments. There were none.

Comments on agenda items may be made in person or by emailing PlanningIntake@FranklinTN.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. **Consideration Of Approval Of Minutes**

Sponsors:

Commissioner Laster motioned to approve the April 13, 2026, HZC Meeting Minutes, seconded by Commissioner Calhoun. The motion carried by a vote of 8-0.

ANNOUNCEMENTS

The Design Review meeting will be held at 4:00 PM on May 18 at the Eastern Flank Event Facility. The deadline to submit an application is midnight on May 11.

The Proclamation of Preservation Planning Month will be tomorrow evening, 5/12, at the BOMA Meeting at the Williamson County Administrative Complex at 7pm.

Commissioner Pearce noted the theme of this year's Preservation month/week is "All People Created Equal" and suggested the board see the Carothers house that the city recently completed. Ms. Pearce also noted that they are closing in on 264 Natchez and the Veteran's Legion on 11th Street.

APPLICATIONS

2. Consideration Of New Construction, Signage, And Site Alterations (Williamson County EMS) At 110 Aldersgate Way, John Gore, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 110 Aldersgate Way is located within the Franklin Road Historic District. A new civic building, signage, and site alterations are proposed on the site and will serve as the Williamson County Emergency Medical Services (EMS) Station. The applicant attended several Design Review Committee meetings, and feedback resulting in design revisions has been incorporated into the proposal. Therefore, staff recommend approval of the application with conditions.

Applicant Speaker: Jeff Earwood. Mr. Earwood stated that he was happy with the finished design through collaboration with HZC, and he appreciates HZC for all the input and feedback during the process.

Citizen Comments: None

MOTION
Commissioner Orr motioned to approve New Construction, Signage, And Site Alterations (Williamson County EMS) At 110 Aldersgate Way with staff conditions, seconded by Commissioner Barrett.

Commissioner Calhoun stated that the applicant responded well to the feedback from the board and as the project came into better focus with the detailing around the windows and doors, the design is suited for the location and purpose of the building.

Commissioner Laster agreed with Ms. Calhoun and thanked the applicant for their willingness to work with the commission.

Commissioner Pearce stated that she appreciates the seriousness the county took in seeking approval from the HZC for this project when they were not required to do so and it speaks to the cooperative relationship between the business, city of Franklin and Williamson County.

With no further discussion, the motion carried by a vote of 8-0.

3. Consideration Of Ramp Installation At 210 3rd Ave. N.; Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer explained that the property at 210 3rd Avenue North is located within the Downtown Franklin National Register. The proposal includes the installation of a ramp at the front of the building. The proposed location of the ramp does not align with the Historic District Guidelines' recommendation for placing modern features in locations that are not readily visible; however, the position of the ramp appears to be the only feasible option for the site. Additional landscaping should be added between the sidewalk and the side of the ramp to help soften and screen the ramp.

Recommendation:
Staff recommend approval of the application with conditions outlined in the staff report.

Applicant Speaker: Aaron Rogers. Mr. Rogers stated that he appreciates the comments and feedback during the approval process and given the site constraints, the proposed ramp location is the best option.

Citizen Comments: None

MOTION
Commissioner Laster motioned to approve the Ramp Installation At 210 3rd Ave. N. with staff conditions, seconded by Commissioner Calhoun.

Commissioner Laster stated that the ramp may not be in the ideal placement but seems to be the only option that complies with ADA requirements and historic zoning guidelines.

Commissioner Calhoun stated that she agrees with staff regarding landscaping between the ramp and sidewalk to help minimize the location of the ramp.

Chair LeMarinel stated that since handrails are not required, it should look and feel more like a front yard.

With no further discussion, the motion carried by a vote of 8-0.

4. Consideration Of Window Replacement and Alterations At 334 Main St.; Jenna Lee, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the building at 334 Main Street is in the Downtown Franklin National Register Historic District and is considered a contributing building. The proposal includes the replacement of 12 of the upper-floor windows and the replacement of roofing/flashing materials above the architectural element located above the storefront windows and below the proposed windows that are to be replaced.

RECOMMENDATION:
Staff recommend approval of the application with conditions outlined in the staff report.

Applicant Speaker: Michael Lee. Mr. Lee stated that window replacement and alterations have been needed for a long time, and he's happy to do the replacements.

Citizen Comments: None

MOTION
Commissioner Pearce motioned to approve Window Replacement and Alterations At 334 Main St with staff conditions, seconded by Commissioner Laster.

Commissioner Calhoun stated that the improvements will be tremendous and it will be exciting to see the window replacements.

Commissioner Laster stated that he appreciates the sketches provided by the applicant.

Chair LeMarinel stated the sketches are great, but he hopes the windows will really look like two sashes and asked if the intent is for the windows to appear this way.

Mr. Lee stated that the windows will be real double hung windows and offered to make the middle sash an inch wide.

Chair LeMarinel stated that if it appears like one rail because one rail is on the back sash and one's on the front.

Mr. Lee offered to submit a photo of the finished product to staff.

Chair LeMarinel noted that he is not concerned enough about it to add a condition or amendment to the motion as he knows it will be completed correctly.

With no further discussion, the motion passed by a vote of 8-0.

5. Consideration Of Principal Building Alterations (Porch Railings) At 157 4th Ave. S. (Dan German Building); Jenna Lee, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 157 4th Avenue South is in the Downtown Franklin National Register Historic District and is commonly referred to as the Dan German Building. The applicant attended the March 2026 DRC meeting and additional information has been provided for review. The proposal includes a retroactive request for the installation of railings on the front porch and front steps, as well as a new request for the installation of a porch roof railing based on historic photographs.

Retro-Active Request for Front Porch and Step Railing:
The front porch railing, installed between the stone columns, is made of wood and painted a light color. The handrail installed along the front steps is made of steel and painted black. Based on historic imagery, the railing between the stone columns does not appear to have been historically present on the front porch and is not required by Building and Neighborhood Services (BNS). The white wood porch railing is not appropriate. A handrail must be installed for the steps in accordance with building codes. Although the guardrail installed for the front steps matches the guardrail installed for the recently approved ramp, a guardrail is not required by building codes and is not appropriate. The design of this guardrail should be simplified to a minimal handrail, with minimal vertical members, and be pulled back off of the walkway to the minimum required distance from the bottom of the steps, so as not to overwhelm the historic building.

Porch Roof Railing:
The proposal includes a request to install a porch roof railing with the intent of matching historic photographs of the detail present on the building.

RECOMMENDATION:
Staff recommend denial of the white wooden porch railing and step railing based on the following Guidelines:

- Avoid installing porch railings on porches where railings were not historically present unless required for safety or access reasons. Required railings should be simple in design with square baluster.

Staff recommend approval of the step railing and porch roof railing with conditions outlined in the staff report.

Applicant Speaker: David Crouthamel. Mr. Crouthamel stated that his client is concerned about safety for disabled persons or those in wheelchairs so that when walking across there is no chance of falling between the arches. Regarding the steps, Mr. Crouthamel stated that safety/insurance is the issue as they would like people to be able to utilize the area.

Citizen Comments: None

MOTION #1 (Porch Roof Balustrade)
Commissioner Pearce motioned to approve Principal Building Alterations (Porch Roof Balustrade) At 157 4th Ave. S. (Dan German Building) with staff conditions, seconded by Commissioner Laster.

Commissioner Laster stated that he spoke to the artist about this who said he took a photograph of the building and made the sketch from the photograph, so we know it was there at the time in 2002.

With no further discussion, the motion carried by a vote of 8-0

MOTION #2 (Rails between Arches)
Commissioner Worthington motioned to deny Principal Building Alterations (Rails between Arches) At 157 4th Ave. S. (Dan German Building) based on staff's recommendation, seconded by Commissioner Orr.

Commissioner Laster stated that originally the railings were made of cast iron or cast iron piping between the arches for safety and stability as the building was used as a hospital, but the intent was not to have railings between the arches. When the building was faced with stone, they were moving away from the Victorian influence.

Commissioner Orr asked if we know the height from grade of the porch as it looks like it is less than 30".

Jared Carter, BNS Staff, responded that it appeared to be less than 30".

With no further discussion, the motion carried by a vote of 8-0.

MOTION #3 (Front Step Rails)
Commissioner Calhoun motioned to approve Principal Building Alterations (Front Step Rails) At 157 4th Ave. S. (Dan German Building) with staff conditions, seconded by Commissioner Orr.

Commissioner Orr commented that the railing must extend a foot past the end of the bottom of the steps but may not require a vertical supporting member and instead, the distance required by codes can be achieved by a return of the handrail.

Jared Carter, BNS staff, responded and stated that if the vertical member is not located a foot past the bottom step, the handrail bar must return back to it with the required distance.

Commissioner Pearce stated that final approval would go before staff.

With no further discussion, the motion carried by a vote of 8-0.

6. Consideration Of Mechanical Equipment Screening At 230 Franklin Rd. (Building 1 At The Factory); David Click, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that The property located at 230 Franklin Road is home to the Factory at Franklin and is located in the Franklin Road Local Historic District and on the National Register of Historic Places (NRHP).
The proposal is to install screening with planting for the mechanical equipment on the roof of the building. While the use of planters with foliage is not recommended per the Guidelines, it may be appropriate to use a metal planter in a matte finish without plantings to screen the equipment, provided the planter is sufficient to fully screen it.

RECOMMENDATION:
Staff recommend approval of the application with conditions outlined in the staff report.

Applicant Speaker: David Click. Mr. Click clarified that the structural limitations previously mentioned do not have to do with the structural capacity of the mechanical platform as the platform has been secured and reinforced. The structural requirement of the screen requires lateral bracing from the frame likely conflicting with the equipment on the platform. Mr. Click provided a photo of the area where the screen has been installed and noted that there is a small gap where the standing seam roof and edge of the screening can be seen. Mr. Click noted that in relationship to the expansive viewshed of the Factory from Franklin Road and Liberty Pike, it is a very small area and is noted on the site plan.

Citizen Comments: None

MOTION
Commissioner Worthington motioned to approve Mechanical Equipment Screening At 230 Franklin Rd. (Building 1 At The Factory) with staff conditions, seconded by Commissioner Calhoun.

Commissioner Pearce asked why the screening needed to be built like a metal planter if plants will not be planted in the planter.

Chair LeMarinel stated that the HZC has been reluctant to put plants on the roofs of buildings so it would make sense to install a metal wall, but the applicant is stating that there isn't enough space for the bracing of the wall.

Mr. Click stated that planters will be positioned along the western exposed side.

Chair LeMarinel noted that the planters will be filled with something to keep it balanced and from the vantage point it will look like a metal wall, and it will be bronze matching the rest of the bronze features at the Factory.

Commissioner Pearce noted that it may be better suited to be 3 sided.

Chair LeMarinel stated there are two sides indicated on the plan and a 30 degree angle installed.

Mr. Click explained that the goal is to position the planters along the exposed area with the intent of appearing as an extension of the existing metal roofing.

Commissioner Orr asked if the planters would collect rainwater if they are open at the top.

Mr. Click stated that water drains to the TPO roof below, adding to the landlord's scope of getting the proper building envelope secure.

Commissioner Worthington asked if the metal planters will be permanently mounted to the roof.

Mr. Click explained that most of the planters he has experience with have mounting brackets at the bottom to secure the planter to whatever it is sitting on.

With no further discussion, the motion carried by a vote of 8-0.

7. Consideration Of Modern Features (Lift Replacement) At 218 3rd Ave. N.; CJ Dickson, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 218 3rd Avenue North is located in the Downtown Franklin National Register Historic District. The proposal includes a request for the replacement of an existing lift located off the left side of the front porch with a new lift. The new lift requires a full top glass enclosure and will have a total height of 86". The existing lift location is screened from the front but is visible from side angles. The use of a lift is preferential to a more permanent structure and the replacement of the existing lift in the same location is appropriate.

RECOMMENDATION:
Staff recommend approval of the replacement lift with conditions outlined in the staff report.

Applicant Speaker: CJ Dickson. Ms. Dickson stated that the original lift for wheelchair accessibility is no longer allowed by the state. The new lift has the same height as the existing lift and the landscaping will provide screening from the front.

Citizen Comments: none

MOTION
Commissioner Calhoun motioned to approve Modern Features (Lift Replacement) At 218 3rd Ave. N. with staff conditions, seconded by Commissioner Barrett.

Chair LeMarinel stated that this is one of the necessities and has been masked well for years and will continue to be masked by the landscaping.

With no further discussion, the motion carried by a vote of 7-0 (Mr. Laster stepped out for a moment).

8. Consideration Of Demolition And New Construction (Principal) At 1309 Adams St.; Ben McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay noted that two public comments submitted and are available in the published agenda. The property located at 1309 Adams Street is located in Adams Street National Register Historic District. The site features a ca. 1900 1 ½ story gabled-ell frame residential building. The National Register lists the building as contributing to the district. The proposal includes a request for the demolition of the principal building and reconstruction of the building with alterations and an addition. The Historic Residential Building Guidelines and Additions to Historic Residential Building Guidelines are applied to maintain the standard of the historic residential building during reconstruction.

Demolition:
The proposal includes a request for the demolition of the historic principal building on the property. A structural report by an engineer has been included for review; it details the building's condition and the need to replace

60-70% of the structural elements. A separate report details cost estimates for rehabilitation of $857,660 and new construction of $662,460. A report and plans for future action for the reconstruction of the building, with modifications and an addition, are included in the submittal for consideration of demolition.

The Guidelines provide that demolition can only be approved if the Historic Zoning Commission deems one or more of the following conditions to be met:

> The condition submitted for this demolition is *If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site*.

The materials included within the application demonstrate a level of structural instability and deterioration of the building that necessitate action in order to make the building habitable. Based on the previous DRC discussions, when the scope of work entailed partial demolition with one wall left to preserve the building, the methodology would constitute demolition if the one remaining wall were relocated or taken apart. The cost evaluation included for review demonstrates that new construction is more feasible. The proposed future action for the site has been detailed, and a reconstruction of the existing historic building with alterations and an addition to the building has been proposed and is supported based on the criteria for time for demolition.

<u>New Construction (Reconstruction of the Historic Residential Building)</u>
The building would be reconstructed in the same location and maintain the existing orientation. The proposed reconstruction would retain the historic form and massing of the original building with alterations to restore a historic front porch outlined on historic Sanborn Maps. A dormer-like element is proposed on the left elevation on the rear of the historic building form. The dormer is located just below the gable ridge and infills the area between the two gables. The dormer is proposed to be 30" from one sidewall and has a slope of 2:12. The Guidelines recommend the following for dormers:

- Size and locate dormers to fit with the historic architectural style and roof shape of the building.
- Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.

While the dormer-like element is proposed in a location with more limited visibility, the element does not meet the Guidelines for pitch and does not have a traditional location, creating a non-traditional dormer form that is not appropriate.

<u>Addition to Historic Residential Building (Reconstructed)</u>
A one-story addition to the reconstructed historic building form is proposed. The proposed placement and orientation of the addition to the historic building form is located to the rear of the building and is oriented to retain the patterns of development seen on the street. The form of the addition appears to be subordinate to the historic building in height and massing. Minor insets and roof breaks are proposed to differentiate the addition from the historic building form. However, the right elevation does not utilize a break in the massing or roofing to differentiate the historic footprint from the new addition. The proposed footprint of the addition is 1,335 sq. ft. and the historic building footprint is 2,234. The proposed addition is 59.76% of the historic building footprint. The guidelines recommend the building footprint of an addition should not exceed 50% of the historic building footprint. While this does exceed the recommended 50% addition size recommendation, the overall footprint of the building is approximately 9% of the lot coverage and is appropriate for new construction. The reconstruction of the building creates a highly unique situation with the proposed expansion of the reconstruction. The proposed reconstruction of the building is supported and creates a unique application of the Guidelines to ensure a high standard of construction is maintained for replication of the building. However, some minor elements of the reconstruction do not align with the Guidelines. The proposed building meets the requirements for new construction except for a few elements such as the dormer element and new architectural details and ornamentation. However, because the historic residential building guidelines are applied to ensure a higher standard for reconstruction and additions, the size of the new construction that is being reviewed as an addition exceeds the recommended size for an addition to a historic building at 58% of the historic building's footprint.

RECOMMENDATION:
Staff recommend approval of the demolition of the principal building with the following conditions outlined in the staff report.

Staff recommends denial of the new construction (reconstruction and addition) based on the following Guidelines:

- Preserve and maintain historical architectural details and ornamentation. New architectural features should not be added.
- Size and locate dormers to fit with the historic architectural style and roof shape of the building.
- Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
- Dormer sidewalls should be at least 30 inches from the exterior building wall.
- Design additions to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site.
- Design the size of an addition to be subordinate to that of the historic building. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building.

If the commission votes to approve the new construction (reconstruction and addition), conditions are recommended and listed in the staff report.

Chair LeMarinel stated that he would like the applicant to speak to the demolition portion of the application, and then he would take a motion for demo.

Applicant Speaker: Ben McCreary. Mr. McCreary stated that staff recommend approval of demolition, and he did not have anything further to add.

Citizen Comments: None

Commissioner Orr questioned if we should save the consideration of demolition until after the consideration of new construction.

Chair LeMarinel responded to Mr. Orr's question by stating that one of the conditions of demolition is that a plan must be approved for what's next for the area. It does not necessarily mean demolition cannot be approved, it means construction cannot take place until a plan has been submitted for what will be built in the location.

MOTION #1 (Demolition)
Commissioner Pearce motioned to approve demolition contingent on the approval of a new COA for new construction At 1309 Adams St, seconded by Commissioner Orr.

Commissioner Pearce stated that she does not take demolition of historic buildings lightly, but the house has been empty for years. This house is worse than the Natchez Street building. In the future, Commissioner Pearce stated that she hopes the Historic Guidelines relating to demolition will have language addressing the issue of neglect.

Commissioner Laster stated that demolition is the last resort, but this building has met all criteria for demolition, so it's difficult not to approve the request.

Commissioner Calhoun agreed.

With no further discussion, the motion carried by a vote of 8-0.

Applicant: Ben McCreary. Mr. McCreary stated that through discussions and comments about architectural features that may or may not have been present on the building. Mr. McCreary explained that he took a very plain form and made the design more consistent with the style of the home and the character of the district. A lot of research and walking around looking at other styles of the same period is how the design came about. Mr. McCreary stated that they tried to balance simplicity with visual interest by adding ornate features that would not be considered inappropriate for the home. Regarding the dormer location, Mr. McCreary stated that it has minimal visibility along with its orientation and the vegetation surrounding the location makes it difficult to see.

Looking at the homes to the left and right of the subject building, in relationship to the continuous wall, both homes have continuous walls longer than what is proposed. Mr. McCreary stated that he believes they have maintained a break between the old and new (inset) while being consistent with character of the surrounding homes. Mr. McCreary also noted the large lot size with relationship to the conditioned space of the home even though it is 59% or the historical footprint, it is still on 9% of the lot.

MOTION #2 (Construction of Addition without Gable decorations or Dormer)
Commissioner Laster motioned to approve the construction of the addition without the gable end decorations or dormer for 1309 Adams St with staff conditions, seconded by Commissioner Pearce.

Commissioner Laster stated that this house is a common Victorian house of the late Victorian period and there are some homes with the gable decoration, but this kind of craftsman look with the proposed decoration is not seen in the district. Also, a precedent has not been set because it is not known if this type of ornamentation was used. In treating this house as though it is a reconstructed historic structure and not a new house, Commissioner Laster stated that he is hesitant to approve the proposed ornamental details. Mr. Laster stated that he has seen the attic vent in the rectangular form in Victorian Franklin homes but typically it is more common as a round shape with a decorative element but is appropriate. Regarding the dormer, it does not fit the traditional style of this home and if it were a new house and being treated as new construction and the dormer was on the back out of sight, it could possibly be considered for approval. The house would be better without the dormer.

Chair LeMarinel stated that regarding the gable details, the existing house has rafter tails out of the rake confirming that Mr. Laster is talking about the timbering material of the gable.

Commissioner Pearce stated that she is ok with going over the recommended square footage of the historic footprint, a little, because of the size of the lot. Also, the dormer does not confirm with the historic guidelines and in light of the demolition approval, going over the recommended square footage and then to add elements (gable & dormer) that would not normally be approved, Commissioner Pearce stated she would not approve of those as proposed.

Commissioner Thompson asked if Commissioner Laster's motion included the porch trim detail or just the gable.

Commissioner Laster stated that the motion includes the gable detail, but he has questions about the spandrel. Typically, it is connected to the header of the porch and does not sit below it so that you can see the back wall of the house through the very top of the spandrel.

Mr. McCreary stated that he would be fine if it went up to the top rail of the porch. The design was based on the existing features of the home whether that was accurate or not.

Commissioner Laster noted that he assumed it had been added.

Chair LeMarinel stated that the porch rack is the top rail.

With no further discussion, the motion carried by a vote of 8-0.

9. Consideration Of Signage At 109 3rd Ave. S. (City Hall); City of Franklin, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property located at 109 3rd Avenue South is the location of the City of Franklin's City Hall. The proposal includes the installation of a wall sign above the entrance to the below-grade parking on the rear of the building. The proposal meets the intent of the Guidelines for wall signs for commercial/civic buildings except for the height from grade, which is proposed to be a maximum of 12' and the sign is proposed to be placed 13'4" from grade. The sign is centered above the entrance to the parking area and similar in style to the signage that is seen on the Second Avenue and Fourth Avenue parking garages.

RECOMMENDATION:
Since this is a City project, staff does not make a recommendation, but there are potential conditions should the Historic Zoning Commission approve the proposal outlined in the staff report.

Applicant Speaker: None

Citizen Comments: None

MOTION
Commissioner Orr motioned to approve signage for underground parking at City Hall, located at 109 3rd Avenue South with staff conditions, seconded by Commissioner Calhoun.

Chair LeMarinel stated that the placement of the sign is located at the back of the building with the scale being different for the larger buildings, making the height issue not a huge concern.

Commissioner Pearce asked Chair LeMarinel, as an architect, why 12 feet would be needed for the sign.

Chair LeMarinel stated that he does not know exactly but it could be a structural thing or clearance issue with 12 feet needed for deliveries. Mr. LeMarinel noted it could also be an alignment of the window heads which is an aesthetic thing. Chair LeMarinel stated that he could not speak to the reasoning but noted that the staff report said that the signs are like existing signs in other parking garages downtown.

Commissioner Pearce stated that the sign is great, and she was wondering why it was so tall.

Chair LeMarinel stated that the size has to do with the alignment of the headers of the windows and, structurally speaking, it may have been a lot of weight to hold up if all the structural members are at the floor line.

With no further discussion, the motion carried by a vote of 8-0.

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

10. **Administrative COA For Rear Bollards At 236 Public Sq.; Kristen Swain, Applicant.**
Sponsors:

11. **Administrative COA For Signage At 223 Bridge St.; Evangelina Montelongo, Applicant.**
Sponsors:

12. **Administrative COA For Signage At 347 Main St.; Peter Duncanson, Applicant.**
Sponsors:

13. **Administrative COA For Minor Rear Alteration (Non-historic Window Replacement) At 819 W. Main St.; Candie Westbrook, Applicant.**
Sponsors:

14. **Administrative COA For Rear Yard Fencing (Revision To Approved Plans) At 423 S. Margin St.; Brandon Priddy, Applicant.**

Sponsors:

ADJOURN

Commissioner Orr motioned to adjourn the May 11, 2026, HZC meeting, seconded by Commissioner Calhoun. There being no further business, the meeting adjourned at 06:02 PM.

_____ _____

Chair Date

File #: 26-0715

DATE: 6/8/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Window Replacement At 108 Cottage Ln.; Patricia Grosland, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning window replacement at 108 Cottage Lane.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Non-Historic Residential Building

PROJECT INFORMATION:
COF Project Number: 9149
Applicant: Patricia Grosland
Owner: Patricia Grosland

BACKGROUND:
The property at 108 Cottage Lane is located within the Boyd Mill Avenue Historic District. The building was constructed in the 2010s. The proposal is to replace all of the windows on the building. The replacement windows will be double-hung, vinyl-clad windows in a dark color. The window-lite pattern appears to match what exists on the building and with surrounding other buildings. The Guidelines recommend:

- Design new windows and new window openings to be compatible with surrounding historic buildings.
- Use a material and window type that is similar to those seen historically in the neighborhood.

The use of vinyl-clad windows appears appropriate within this context, as the Vandalia Cottages are a new subdivision within the fringes of the Boyd Mill Avenue Historic District. Additionally, the development is accessed from Highway 96, and the context of the surrounding buildings within its neighborhood is the other buildings within the Vandalia Cottages.

RECOMMENDATION:
Staff recommends approval of the application with the following conditions:

1. The window specifications for all of the windows must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

108 Cottage Lane

6/8/26 HZC Submittal



108 Cottage Lane

- Proposal is to replace all 25 windows on the building with ProVia vinyl, double-hung windows.



Front Elevation





Right Elevation



Left Elevation

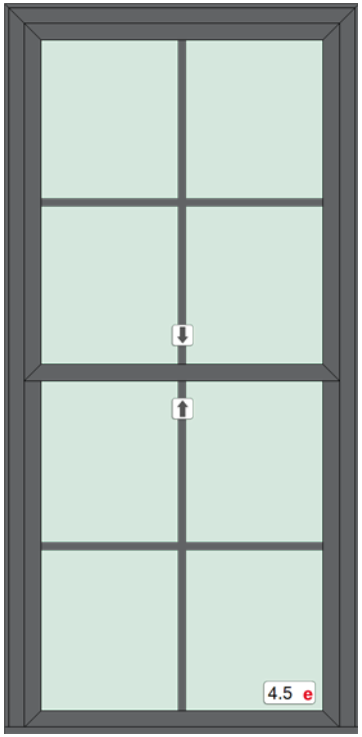


Rear Elevation

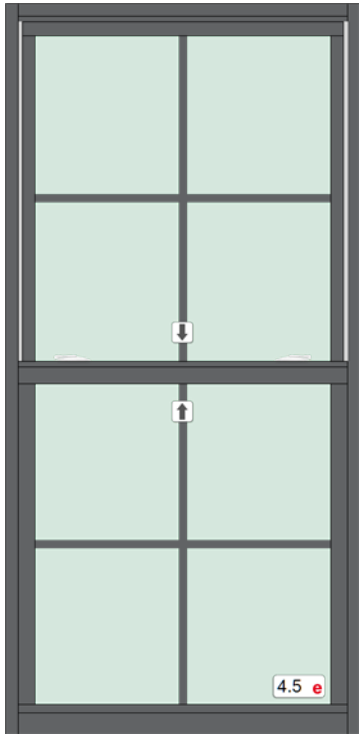


YOUR PROFESSIONAL-CLASS PRODUCT

Aeris Aeris 1000 Series 1001 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

ProVia
THE PROFESSIONAL WAY
800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Patty Grossland/Aeri
Tag: Master Bedroom
Order #15157513-1
Qty: 4

DETAILS

Aeris Window

1001 - Double Hung
Maple Interior Material
Nightfall Inside / Nightfall Outside
White Base Vinyl Color
Compound Tension Balance System
Double Profile DA Locks
White Hardware
Extruded Bottom Screen (Nightfall) with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Flush Fin
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
1" IG Thickness
Cottage SDL Grid - 1V x 1H
Nightfall SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Wood Clad Vinyl Double Hung
Cert #: 462-H-020.00
Class: LC-PG30
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-08/-11/-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.18

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.42	58.00

Air Infiltration (cfm/ft2)
<= 0.30

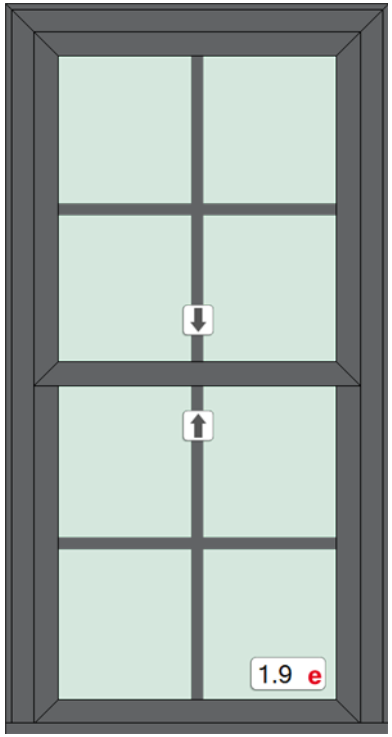
ENERGY STAR
Southern / South-Central
CPD: PRD-N-92-00555-00002

INFORMATION AND WARNINGS

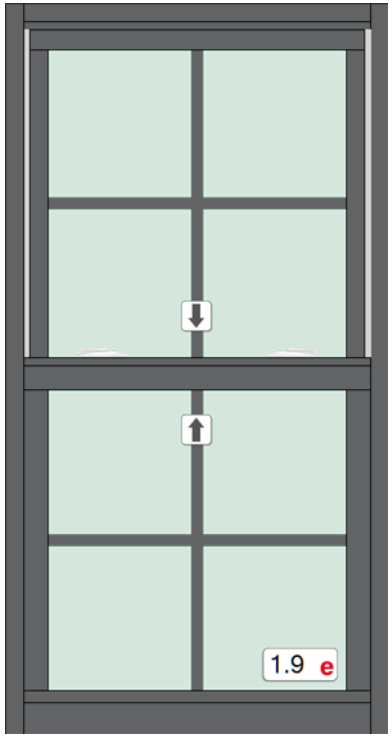
Verify that the base vinyl color for the custom color window is correct.
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
Painted windows will default to a Flex screen.
Painted windows require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Aeris Aeris 1000 Series 1001 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

ProVia
THE PROFESSIONAL WAY
800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Patty Grossland/Aeri
Tag: Foyer
Order #15157513-4
Qty: 1

DETAILS

Aeris Window

1001 - Double Hung
Maple Interior Material
Nightfall Inside / Nightfall Outside
White Base Vinyl Color
Compound Tension Balance System
Double Profile DA Locks
White Hardware
Extruded Bottom Screen (Nightfall) with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Flush Fin
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
1" IG Thickness
Cottage SDL Grid - 1V x 1H
Nightfall SDL Grids (External)

SIZING

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Structural

Product: Wood Clad Vinyl Double Hung
Cert #: 462-H-020.01
Class: R-PG55
Max Test Size: 40" x 63"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-08/-11/-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.18

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.42	58.00

Air Infiltration (cfm/ft2)
<= 0.30

ENERGY STAR
Southern / South-Central
CPD: PRD-N-92-00555-00002

INFORMATION AND WARNINGS

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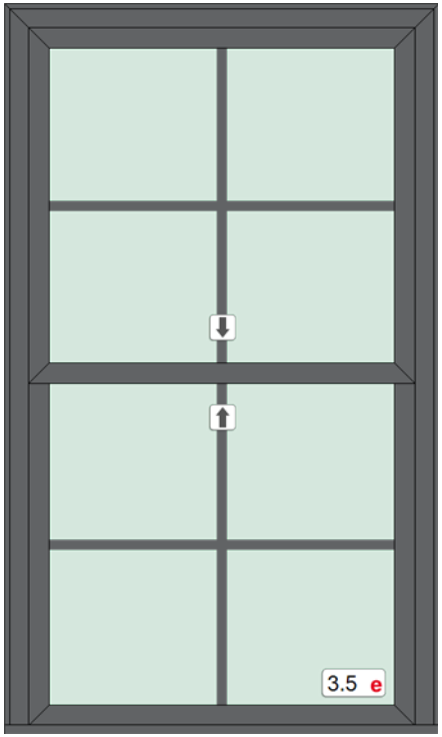
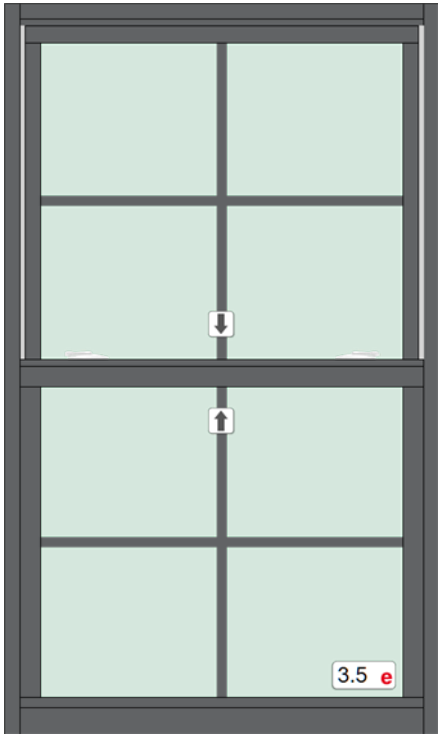
YOUR PROFESSIONAL-CLASS PRODUCT

Aeris Aeris 1000 Series 1001 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

ProVia
THE PROFESSIONAL WAY
800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Patty Grossland/Aeri
Tag: Living Room
Order #15157513-5
Qty: 6

DETAILS

Aeris Window

1001 - Double Hung
Maple Interior Material
Nightfall Inside / Nightfall Outside
White Base Vinyl Color
Compound Tension Balance System
Double Profile DA Locks
White Hardware
Extruded Bottom Screen (Nightfall) with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Flush Fin
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
1" IG Thickness
Cottage SDL Grid - 1V x 1H
Nightfall SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Wood Clad Vinyl Double Hung
Cert #: 462-H-020.01
Class: R-PG55
Max Test Size: 40" x 63"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-08/-11/-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.18

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.42	58.00

Air Infiltration (cfm/ft2)
<= 0.30

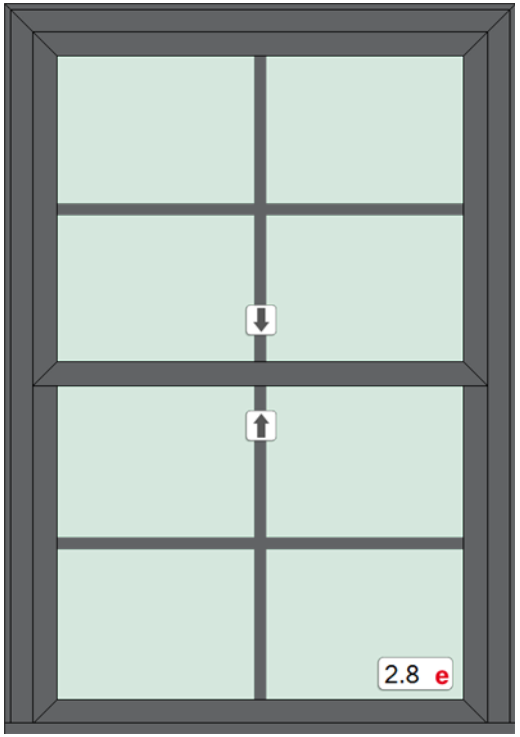
ENERGY STAR
Southern / South-Central
CPD: PRD-N-92-00555-00002

INFORMATION AND WARNINGS

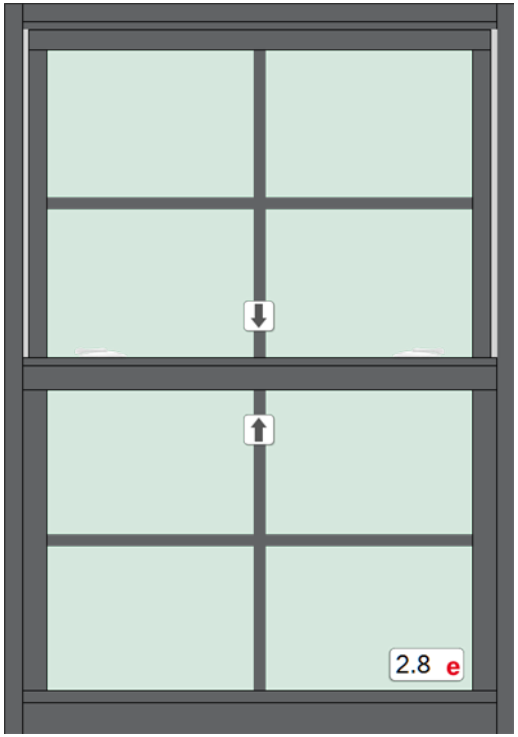
Verify that the base vinyl color for the custom color window is correct.
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
Painted windows will default to a Flex screen.
Painted windows require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Aeris Aeris 1000 Series 1001 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

ProVia
THE PROFESSIONAL WAY
800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Patty Grossland/Aeri
Tag: Kitchen
Order #15157513-6
Qty: 1

DETAILS

Aeris Window

1001 - Double Hung
Maple Interior Material
Nightfall Inside / Nightfall Outside
White Base Vinyl Color
Compound Tension Balance System
Double Profile DA Locks
White Hardware
Extruded Bottom Screen (Nightfall) with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Flush Fin
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
1" IG Thickness
Cottage SDL Grid - 1V x 1H
Nightfall SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Wood Clad Vinyl Double Hung
Cert #: 462-H-020.01
Class: R-PG55
Max Test Size: 40" x 63"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-08/-11/-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.18

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.42	58.00

Air Infiltration (cfm/ft2)
<= 0.30

ENERGY STAR
Southern / South-Central
CPD: PRD-N-92-00555-00002

INFORMATION AND WARNINGS

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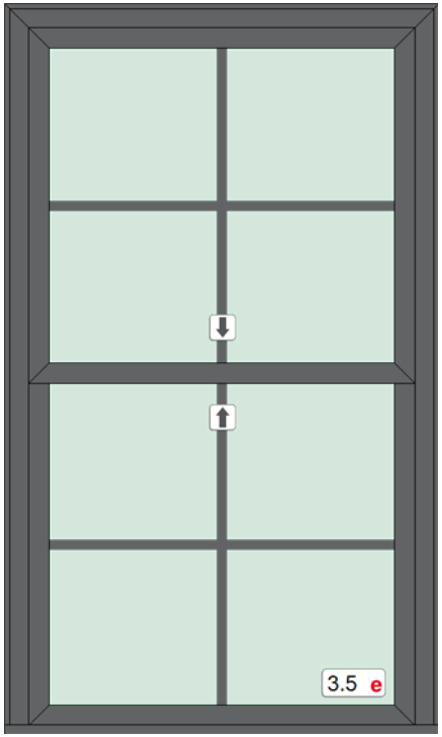
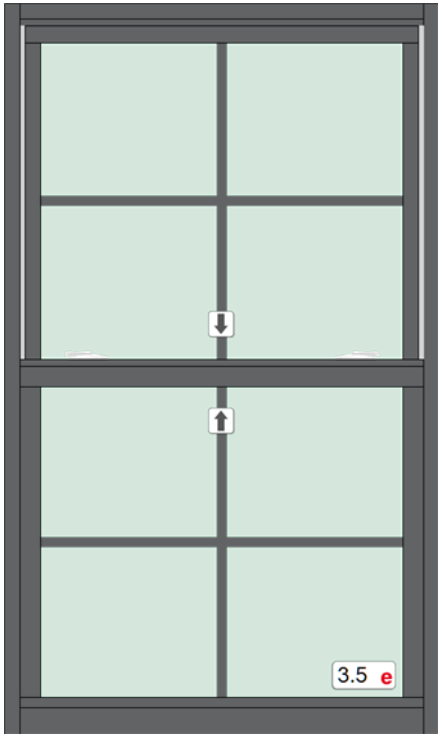
Painted windows will default to a Flex screen.
Painted windows require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Aeris Aeris 1000 Series 1001 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

ProVia
THE PROFESSIONAL WAY
800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Patty Grossland/Aeri
Tag: Stairway
Order #15157513-7
Qty: 2

DETAILS

Aeris Window

1001 - Double Hung
Maple Interior Material
Nightfall Inside / Nightfall Outside
White Base Vinyl Color
Compound Tension Balance System
Double Profile DA Locks
White Hardware
Extruded Bottom Screen (Nightfall) with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Flush Fin
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
1" IG Thickness
Cottage SDL Grid - 1V x 1H
Nightfall SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Wood Clad Vinyl Double Hung
Cert #: 462-H-020.01
Class: R-PG55
Max Test Size: 40" x 63"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-08/-11/-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.18

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.42	58.00

Air Infiltration (cfm/ft2)
<= 0.30

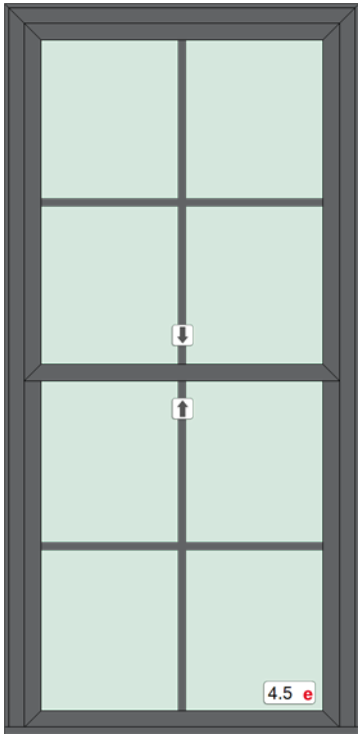
ENERGY STAR
Southern / South-Central
CPD: PRD-N-92-00555-00002

INFORMATION AND WARNINGS

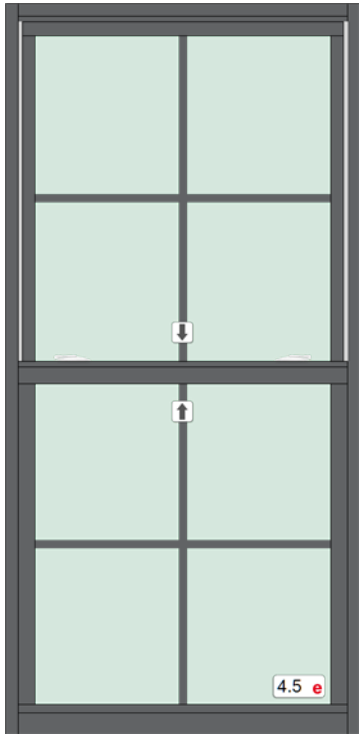
Verify that the base vinyl color for the custom color window is correct.
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
Painted windows will default to a Flex screen.
Painted windows require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Aeris Aeris 1000 Series 1001 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

ProVia
THE PROFESSIONAL WAY
800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Patty Grossland/Aeri
Tag: Back Bedroom
Order #15157513-8
Qty: 2

DETAILS

Aeris Window

1001 - Double Hung
Maple Interior Material
Nightfall Inside / Nightfall Outside
White Base Vinyl Color
Compound Tension Balance System
Double Profile DA Locks
White Hardware
Extruded Bottom Screen (Nightfall) with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Flush Fin
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
1" IG Thickness
Cottage SDL Grid - 1V x 1H
Nightfall SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Wood Clad Vinyl Double Hung
Cert #: 462-H-020.00
Class: LC-PG30
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-08/-11/-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.18

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.42	58.00

Air Infiltration (cfm/ft2)
<= 0.30

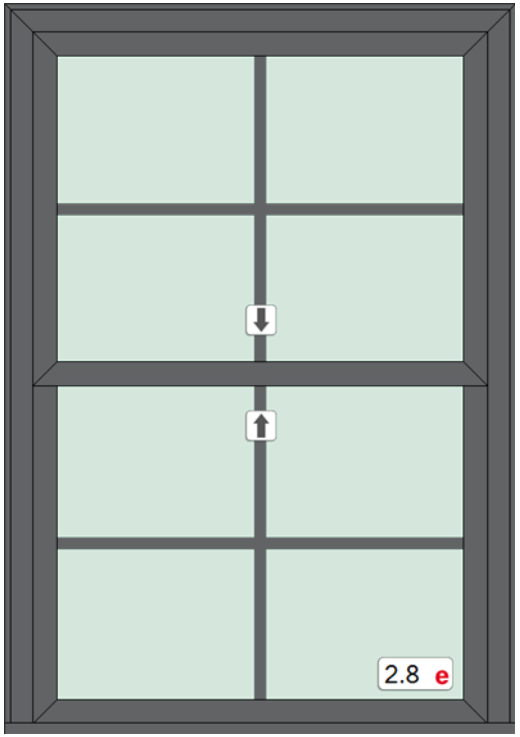
ENERGY STAR
Southern / South-Central
CPD: PRD-N-92-00555-00002

INFORMATION AND WARNINGS

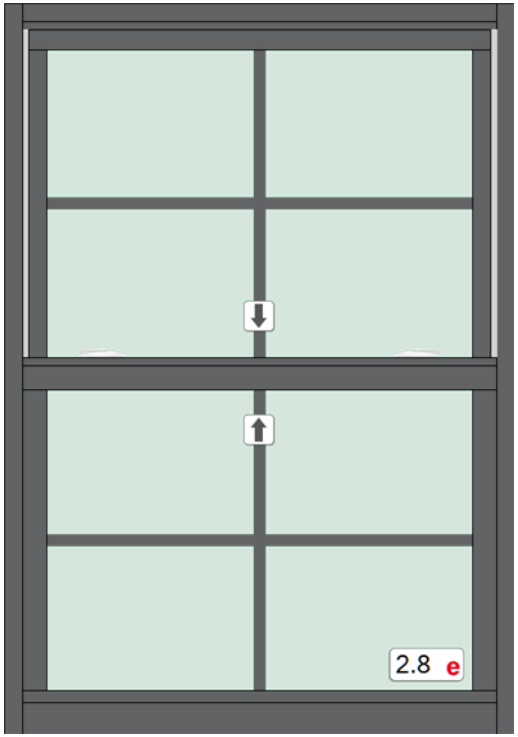
Verify that the base vinyl color for the custom color window is correct.
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
Painted windows will default to a Flex screen.
Painted windows require additional lead time.

YOUR PROFESSIONAL-CLASS PRODUCT

Aeris Aeris 1000 Series 1001 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

ProVia
THE PROFESSIONAL WAY
800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Patty Grossland/Aeri
Tag: Laundry Room
Order #15157513-9
Qty: 1

DETAILS

Aeris Window

1001 - Double Hung
Maple Interior Material
Nightfall Inside / Nightfall Outside
White Base Vinyl Color
Compound Tension Balance System
Double Profile DA Locks
White Hardware
Extruded Bottom Screen (Nightfall) with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Flush Fin
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
1" IG Thickness
Cottage SDL Grid - 1V x 1H
Nightfall SDL Grids (External)

SIZING

Contact your dealer for sizing and pricing.

Structural

Product: Wood Clad Vinyl Double Hung
Cert #: 462-H-020.01
Class: R-PG55
Max Test Size: 40" x 63"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-08/-11/-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.18

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.42	58.00

Air Infiltration (cfm/ft2)
<= 0.30

ENERGY STAR
Southern / South-Central
CPD: PRD-N-92-00555-00002

INFORMATION AND WARNINGS

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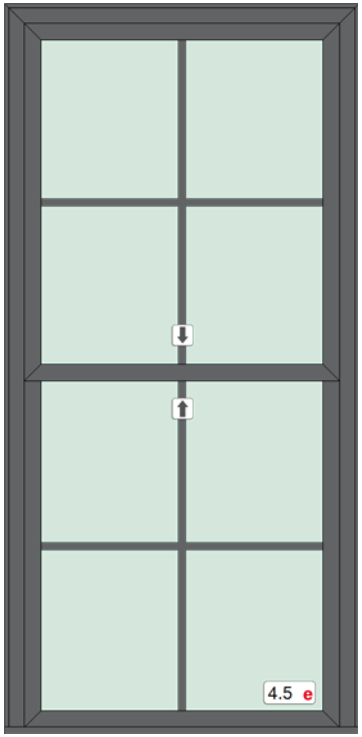
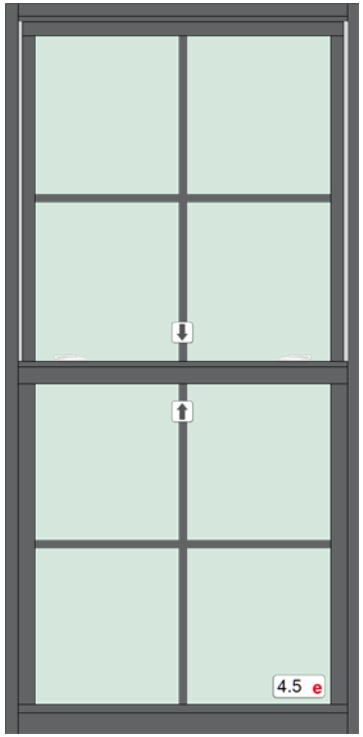
YOUR PROFESSIONAL-CLASS PRODUCT

Aeris Aeris 1000 Series 1001 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

ProVia
THE PROFESSIONAL WAY
800.669.4711
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Patty Grossland/Aeri
Tag: Front Bedroom
Order #15157513-10
Qty: 2

DETAILS

Aeris Window

1001 - Double Hung
Maple Interior Material
Nightfall Inside / Nightfall Outside
White Base Vinyl Color
Compound Tension Balance System
Double Profile DA Locks
White Hardware
Extruded Bottom Screen (Nightfall) with BetterVue Screen Mesh
Graphite Foam Insulation
Polyfoam Wrap (Four-sided)
Flush Fin
ComforTech DLA-UV
Double Strength Glass (1/8" per pane)
1" IG Thickness
Cottage SDL Grid - 1V x 1H
Nightfall SDL Grids (External)

SIZING

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Structural

Product: Wood Clad Vinyl Double Hung
Cert #: 462-H-020.00
Class: LC-PG30
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA 101/1.S.2/A440-08/-11/-17

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certification

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S/I-P)	Solar Heat Gain Coefficient
0.27	0.18

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.42	58.00

Air Infiltration (cfm/ft2)
<= 0.30

ENERGY STAR
Southern / South-Central
CPD: PRD-N-92-00555-00002

INFORMATION AND WARNINGS

Verify that the base vinyl color for the custom color window is correct.
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
Painted windows will default to a Flex screen.
Painted windows require additional lead time.

MAINTENANCE & CARE FOR YOUR VINYL WINDOW OR PATIO DOOR

KEY POINTS TO REMEMBER

1. Small scratches and nicks in the vinyl can occur. These small imperfections can be buffed out with a fine buffing compound suitable for vinyl surfaces.
2. Water can enter into the sill area of several different styles of windows. These windows are designed to capture this water before it enters your home and drain it to the outside. The presence of water in the sill of the window does not indicate a problem unless it has overflowed the window sill and into your interior sill or wall. If this has happened, check to make sure there is no debris in the window sill preventing water to drain through the drainage holes.
3. Condensation is often a result of high humidity in the home. If you have found condensation on your window or patio door, you must take steps to reduce the humidity level in your home by either adding a dehumidifier or using a kitchen exhaust fan to remove water vapors from cooking.

CARE AND MAINTENANCE

Maintenance of your window or patio door is important to keep it operating at its full potential. Here are some important steps to take throughout the year to keep your windows and doors looking beautiful.

1. Keep sill track clean of dirt and debris so water can flow freely to outside.
2. Keep all weep holes free of obstructions so water can flow freely to outside.
3. Inspect exterior caulking regularly and replace when necessary.
4. Clean and check operation of hardware and weather-stripping regularly and repair if necessary.
5. Keep weatherstrip clean of dirt and grit for proper seal. Wash with mild soap and water, rinse with water and wipe dry. Apply a light coat of wax (Lemon Pledge®) and wipe off excess.
6. Determine the source of any moisture that you see around your windows or doors and stop its entry and accumulation.
7. Immediately dry out any areas around your windows or doors that you observe are wet (immediate action is necessary to mitigate any damage to your home). The use of a dehumidifier, fan, or any warm air source will help dry out affected area.
8. Maintain relative humidity at moderate levels.

Vinyl Finish:

1. To clean, wash with mild soap and water. Heavy dirt and stains may require stronger cleaning compounds such as a vinyl siding cleaner. The surface can be wiped down with solvents such as turpentine, naphtha, nail polish remover (acetone) and alcohol. CAUTION: as some cleaners may mar or scratch vinyl.
2. Abrasive cleaners will scratch the surface and are not recommended.

Hardware:

1. Much like sterling silver even the finest brass will react naturally to the elements surrounding it. To maintain, polish with a nonabrasive automotive or furniture wax. By keeping your hardware cleaned and maintained you will be rewarded with a long-lasting finish.
2. Tighten screws when necessary.
3. Lightly oil as needed. Wipe off excess.

CAUTION: DO NOT USE paint thinners, lacquer thinner, gasoline, kerosene or any other harsh chemical to clean surfaces or hardware.

ProVia
THE PROFESSIONAL WAY

DOORS | WINDOWS
SIDING | STONE | ROOFING

provia.com

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S-MK-03055 | 10/24

ProVia
THE PROFESSIONAL WAY

Aeris™ Endure™ & Aspect™ Windows & Patio Doors

Lifetime Limited Transferable
WARRANTY



PLEASE REMEMBER TO REGISTER YOUR WARRANTY

For all warranty-related matters, including registering and transferring an existing warranty, scan this QR Code or visit www.provia.com/warranty.

ProVia LLC, hereinafter "ProVia", warrants to the original consumer purchaser, that under normal use, our vinyl windows and patio doors, hereinafter "Product(s)", will be free from defects in material and workmanship for as long as the purchaser owns and lives in the single-family residence, hereinafter "Home", in which the Product was installed. The details of the warranty are as follows:

BASIC WINDOW OR PATIO DOOR UNIT - LIFETIME TRANSFERABLE

The rigid vinyl and factory-applied wood components of the Aeris, Endure or Aspect window or patio door (not including factory installed jamb extensions), are warranted against chipping, cracking, peeling, pitting, blistering, warping or delamination for as long as you own and live in the Home in which the Product was originally installed.

This warranty is transferable to one subsequent purchaser.

PAINT/STAIN FINISH - 15 YEAR / 10 YEAR

ProVia further warrants the factory-applied paint on vinyl window components against cracking, pitting, peeling, blistering or suffering from non-uniform fading discoloration (non-uniform fading discoloration resulting from unequal exposure of surfaces to the sun and elements is not covered by this warranty) and defects in material and workmanship for a period of fifteen (15) years from date of installation.

ProVia further warrants the factory-applied paint or stain finish on interior wood components against flaking, checking, blistering or peeling and defects in material and workmanship for a period of ten (10) years from date of installation. Damage to the paint or stain finish caused by condensation and normal wear are not covered.

HARDWARE - LIFETIME

ProVia further warrants the moving parts, such as balances on double-hung windows and locking mechanisms in all units, for as long as the original purchaser owns and lives in the Home in which the Product was originally installed, if those parts are not free from defects in material and workmanship under conditions of normal use and wear.

PATIO DOOR HANDLES LIFETIME / 1 YEAR

ProVia further warrants all patio door handles with a Bright Brass, Satin Nickel or Aged Bronze finish against tarnishing for as long as you own and live in the Home in which the Product was installed.

Patio door handles with a painted finish, Flat Bronze, Modern Bronze or Antique Brass finish are warranted against flaking, checking, blistering or peeling for a period of (1) year from date of installation.

INSULATED GLASS UTILIZING SUPER SPACER® - LIFETIME

ProVia further warrants the insulated glass units utilizing Super Spacer (most Decorative glass, Art Glass, Privacy Glass, DC, DLA, TLA, and TLK glass) in its vinyl windows or patio doors against defects resulting in material obstruction of vision as the result of film formation between the interior glass surfaces caused by failure of the air-tight seal, for as long as the original purchaser owns and lives in the Home in which the Product was originally installed. Small spots, marks, lint, and scratches not exceeding applicable glass manufacturing specifications imposed by Federal Specification 1036-90 will not constitute defects under this warranty.

INTERNAL BLINDS - 10 YEAR

Internal blind units are warranted against seal failure and defects in material and workmanship for a period of ten (10) years from date of installation.

GLASS BREAKAGE - LIFETIME

ProVia further warrants the insulated glass units utilizing Super Spacer (most Decorative glass, Art Glass, Privacy Glass, DC, DLA, TLA, and TLK glass) in its vinyl windows or patio doors against breakage as follows: (1) If the glass in a properly registered and warranty covered unit breaks as the result of a manufacturing defect; (2) In the event of an accident in the Home that is not covered by insurance or is of an amount that is within the insurance policy deductible, ProVia will replace the glass free of charge, for as long as the original purchaser owns and lives in the Home in which it was originally installed.

Glass breakage is not covered for insulated glass units with internal blinds or insulated glass units in Garden Windows.

SCREENS - LIFETIME

Further, ProVia will replace under normal conditions of use, for as long as the original purchaser owns and lives in the Home in which the Product was originally installed; for manufacturing defects, if the fiberglass, aluminum or stainless steel screening is not free from rotting, staining, or rusting. No warranty herein covers torn screen mesh caused by abnormal use, negligence, or other means not controlled by ProVia.

FLEXSCREENS - LIFETIME

Further, ProVia will replace under normal conditions of use, for as long as the original purchaser owns and lives in the Home in which the Product was originally installed; for manufacturing defects, if the fiberglass screening is not free from rotting, staining, or rusting. No warranty herein covers torn screen mesh caused by abnormal use, negligence, or other means not controlled by ProVia.

BAY, BOW & GARDEN WINDOWS - 10 YEAR

Bay and Bow windows (frames and roof kits) and Garden Windows (frames, sashes, hardware and insulated glass units) are warranted against defects in material and workmanship for a period of ten (10) years from date of installation. Garden windows are not available in the Aeris series.

TRANSFERABLE WARRANTY

The Warranty on the basic window or patio door unit is transferable by the original purchaser to one subsequent purchaser for purchaser's personal residence provided the warranty transfer is completed within thirty (30) days after the date of transfer of ownership. Warranty transfers must be completed online at www.provia.com/warranty.

NON-RESIDENTIAL & MULTI-FAMILY APPLICATIONS

Where the structure in which the Product is installed is not a single-family residence occupied by the purchaser, or is owned by a public or private corporation for profit or non-profit, an unincorporated association or other business entity of any type recognized by law, a church, a school, a governmental or public authority, the time periods stated in this warranty shall be limited as follows: Basic Window or Patio Door Unit – 5 Year (non-transferable); Hardware - 1 Year; Insulated Glass – 10 Year (glass breakage not included); Internal Blinds – 5 Year; Screens – 5 Year; and Finishes – 1 Year.

COASTAL APPLICATIONS

For Products that are installed in a Coastal region the time periods stated in this warranty shall be limited as follows: Non stainless steel hardware mechanisms in Casement Window & Patio Door units - 5 year mechanical warranty; Aged Bronze, Bright Brass or Satin Nickel Patio Door Handles – 10 Year Finish.

Definition of Coastal Regions: For information and maps of Coastal regions please go to www.provia.com/coastalwarranty.

WARRANTY CONDITIONS

No warranty herein covers natural weathering or fading of surfaces, torn screening, non-factory applied finishes (e.g. customer applied tints, films or paint finishes), damages resulting from customer applied tints, films or paint finishes, damages resulting from improper installation, abuse, negligence, abnormal or unreasonable use (including failure to provide reasonable and necessary maintenance), damage resulting from fire or lightning, windstorms, earthquakes, wind-borne objects, strain applied to the unit by movement of the building, inadequate provision for expansion or contraction of framing members, installation in ships or vehicles, installation outside the Continental United States, seal failure, if the seal has been subject to immersion in water, acts of God, or other causes beyond the control of ProVia except as expressly warranted, whether similar or dissimilar to the foregoing.

Condensation on units may occur as the natural result of humidity within the house or building area. This natural result may come from changes in interior or exterior temperatures and does not indicate a defect in the unit. This warranty does not cover condensation, nor frost or freezing from condensation on the unit.

On some installations, caulking is used to seal the frames or trim packages against water or air penetration. Caulking is not considered a part of the window or door, and therefore, is not covered under this Warranty. Caulking is normally considered a maintenance responsibility of the purchaser.

The procedure for obtaining performance of the obligations of this warranty is as follows: if you believe your unit to be defective, contact the contractor for inspection. If the contractor determines the unit or parts thereof to be defective, the manufacturer at its exclusive option will repair, provide a new product or part of a product after having determined that it does not conform to the limited warranties contained herein. The manufacturer reserves the right to discontinue or make changes in any of its products. If the Products covered by this warranty are not available, the manufacturer shall have the right to substitute a product that is of equal quality or value. The manufacturer will ship the replacement product or part to the nearest authorized dealer and the purchaser must pay for any and all labor necessary to install such product or part and for the transportation from the nearest authorized dealer to his/her residence.

Any claim must be accompanied by a copy of the Warranty certificate and a copy of the contract evidencing purchase of the ProVia Products.

PROVIA SHALL NOT BE LIABLE TO PURCHASER FOR CONSEQUENTIAL DAMAGES, SUCH AS, BUT NOT LIMITED TO, DAMAGES OR LOSS TO OTHER PROPERTY OR EQUIPMENT, LOSS OF USE, OR CLAIMS OF SERVICE INTERRUPTION, FOR BREACH OF ANY WRITTEN OR IMPLIED WARRANTIES ON ITS PRODUCT.

PURCHASER'S EXCLUSIVE REMEDY SHALL BE THE REPLACEMENT OF DEFECTIVE FINISH, COMPONENTS, OR PARTS, ALL AS PROVIDED HEREIN. IN ANY EVENT, THE LIABILITY OF PROVIA WITH RESPECT TO ANY CONTRACT, OR ANYTHING DONE IN CONNECTION THEREWITH SUCH AS THE PERFORMANCE OR BREACH THEREOF OR FROM THE MANUFACTURE, SALE, DELIVERY, RESALE, INSTALLATION OR TECHNICAL DIRECTION OF INSTALLATION, REPAIR OR USE OF ANY WINDOW, PATIO DOOR, COMPONENT OR PART COVERED BY OR FURNISHED UNDER THIS CONTRACT WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, OR OTHERWISE, SHALL NOT, EXCEPT AS EXPRESSLY PROVIDED HEREIN, EXCEED THE PRICE OF THE WINDOW, PATIO DOOR, PART OR COMPONENT ON WHICH SUCH LIABILITY IS BASED.

Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to purchaser.

THIS WRITING CONTAINS THE ENTIRE AGREEMENT BETWEEN PROVIA AND PURCHASER. DEALERS, CONTRACTORS, APPLICATORS, OR DISTRIBUTORS OF PROVIA PRODUCTS HAVE NO AUTHORITY TO GIVE WARRANTIES ON PROVIA'S BEHALF, THAT ARE DIFFERENT FROM OR EXCEED THOSE LISTED HEREIN. PURCHASER SHOULD THEREFORE EXAMINE THIS LIMITED WARRANTY CAREFULLY.

ALL WARRANTIES, WHETHER EXPRESSED OR IMPLIED, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE LIMITED TO THE TERMS HEREOF.

Some states do not allow limitations on how long an implied warranty lasts; so the above limitations may not apply to purchaser.

This Lifetime Limited Warranty extends only to the windows and/or patio doors which were originally installed in your Home or other structure as recorded on the warranty registration and shall not be valid or enforceable if you cannot prove that the windows and/or patio doors were so installed. To establish a record of your purchase please register your warranty online at www.provia.com/warranty.

Important Note: Failure to fill out the online warranty registration form will not affect your rights under the warranty if you can show the date of purchase and the location the windows and/or patio doors were installed in a reasonable way. (Your receipt of purchase and the receipt from the contractor who made the installation in your Home showing the address is one such way. Please keep them in a safe place.)

This warranty gives purchaser specific legal rights and he or she may also have other rights which vary from state to state.

03/15/2024 - Ver 1.0

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 26-0717

DATE: 6/8/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration of Driveway Alterations At 900 Fair St.; Stephen Scott, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of a driveway at 900 Fair Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 6: Site & Setting

PROJECT INFORMATION:
COF Project Number: 9151
Applicant: Stephen Scott
Owner: Stephen Scott

BACKGROUND:
The property at 900 Fair Street is located in the Hincheyville National Register Historic District and is a contributing building within the district. The proposal includes the replacement of the existing asphalt driveways with concrete driveways. The Guidelines recommend:

- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.

The proposed alteration aligns with the Guidelines and is appropriate.

RECOMMENDATION:
Staff recommends approval of the application with the following conditions:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

900 Fair Street



Proposed Alteration:

- Replace the existing asphalt driveways with concrete

Aerial photo of property



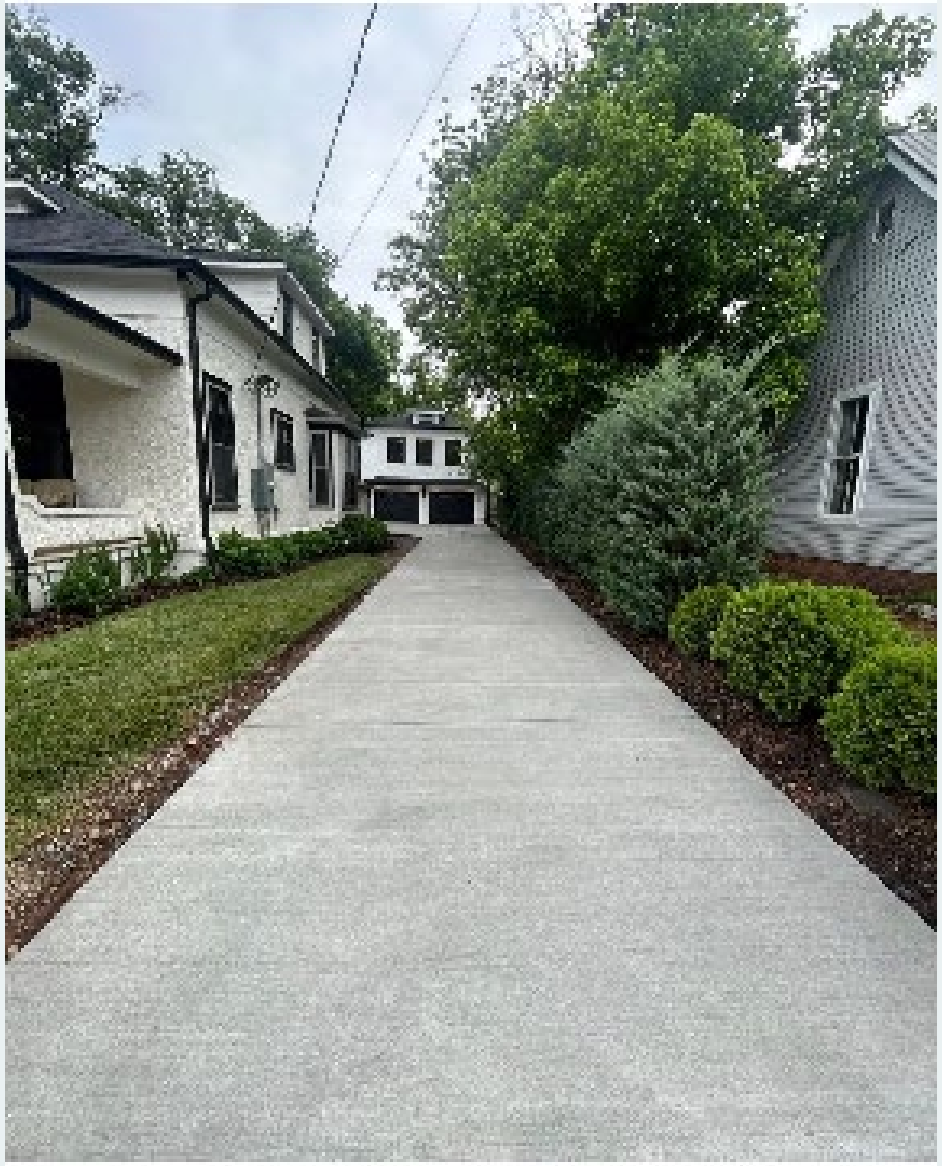
Existing Conditions (Front Driveway)



Existing Conditions (Rear Driveway)



Inspiration for what is being proposed



File #: 26-0726

DATE: 6/8/2026

TO: Historic Zoning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
Consideration Of Site Alteration (Alteration To Previously Approved Driveway Alteration) At 309 4th Ave. S.; Michael Desmond, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an alteration to a previously approved driveway alteration at 309 4th Avenue South.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 6: Site Alterations

PROJECT INFORMATION:
COF Project Number: 9154
Applicant: Michael Desmond
Owner: Michael Desmond

BACKGROUND:
The property located at 309 4th Avenue South is located in the Downtown Franklin National Register Historic District. The site features a ca. 1905 two-story, frame residential building. The National Register lists the building as contributing to the district. A COA was issued in August 2024 to replace the existing asphalt driveway with a concrete driveway. The proposal includes a request for an alteration to the approved driveway design to utilize a ribbon/hollywood strip design with plant materials in the cut sections of the driveway. There is no change to the driveway material from what was previously approved. The Guidelines recommend the following:

- Design driveways to follow historic patterns. Ribbon or Hollywood driveways may be appropriate.

The use of a ribbon/hollywood driveway is seen throughout the district and is appropriate.

RECOMMENDATION:

Staff recommends approval of the driveway alteration with the following conditions:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:
A survey will be required to determine if the proposed driveway changes are kept on this property and do not encroach onto the adjacent property.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Michael Desmond
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

078FF078F 01300 000
(Property Parcel/Tax ID Number)
and located at:

309 4th Ave. South, Franklin TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

309 4th Ave South
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

13 day of May, 2026.

Rachel Wilson
Notary Public

My Commission Expires: 1/17/27

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
January 17, 2027

- A prior Certificate of Appropriateness (COA) was issued by the Historic Zoning Commission (HZC) for the replacement of our existing 50-60 year-old asphalt driveway with concrete. During pre-construction site preparation and review, we identified an opportunity to further align the project with the historic character of the district by incorporating a ribbon-style (also known as “Hollywood”) driveway design.
- This approach, which consists of two parallel concrete runners separated by a permeable center strip, is consistent with driveway patterns historically found within the overlay district. The design allows for a grass or groundcover median, reducing the total amount of impervious surface and improving on-site rainwater absorption where it naturally falls.
- In addition to its environmental benefits, the ribbon driveway reflects a historically appropriate design commonly used in the 1920s and 1930s. As such, it enhances the property’s historic character and contributes positively to the overall streetscape, while remaining compatible with surrounding properties that feature similar driveway configurations.
- This modification represents a reduction in paving from the originally approved design and is intended to better support both sustainability and historic preservation goals.

Mike & Jamie Desmond Residence
309 4th Ave South





Similar Ribbon Driveways in Historic Overlay





234 4th Ave. South



305 Church





211 2nd Ave South

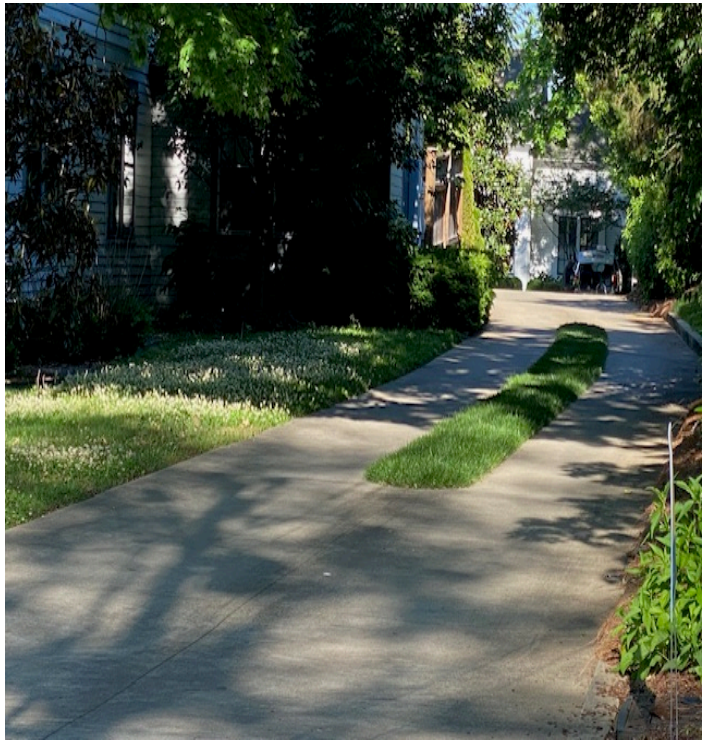
Ribbon Driveways in Franklin Historic Overlay



114 Lewisburg



315 Stewart



1319 Adams

File #: 26-0727

DATE: 6/8/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
WITHDRAWN BY APPLICANT Consideration Of Modern Features (Skylight) At 217 5th Ave. S.; Dave Crouthamel, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of a skylight at 217 5th Avenue South.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 9155
Applicant: Lee Restoration, Dave Crouthamel
Owner: Michael Briggs

BACKGROUND:

The property located at 217 5th Avenue South is located in the Downtown Franklin National Register Historic District. The site features a ca.1915 frame residential building with a hipped asphalt shingle roof. The National Register lists the building as contributing to the district.

The proposal includes a request for an alteration to the principal building to install a skylight on the roof. The skylight will be positioned behind the chimney on the right elevation of the building on a hipped roof. The skylight will be 2’ x 4’ and protrude 4” above the roof plane. The skylight will be an aluminum-clad material in a brown finish. The Guidelines recommend the following for skylights:

- Position skylights so they are not visible from the street.

The proposed placement of the skylight may be partially obscured by the chimney, but it will still be visible from street view. The request does not align with the Guidelines recommendations.

RECOMMENDATION:
Staff recommends denial based on the following Guidelines:

- Position skylights so they are not visible from the street.

If the commission votes to approve the application, the following conditions are recommended:
1. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

FS Fixed Skylight
Technical Product Data Sheet

Description
- FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazings, is manufactured with a white finished (optional stain grade) pine frame/sash, a neutral gray aluminum profile (optional copper) and an insulated glass unit.

Installation
- Designated top, bottom, and sides for installation in one direction.
- Single unit applications or combination flashing for multiple skylight applications, over/under, side by side.
- 14 degrees to 85 degrees, use standard installation procedure.

Flashings
- EDL – Engineered neutral gray flashing for single installation with thin roofing material (½" max) for roof pitches from 14-85 degrees.
- EDW – Engineered neutral gray flashing for single installation with tile (over ¾") roofing material for roof pitches from 14-85 degrees.
- EDM - Engineered neutral gray flashing for single installation with metal roof (1½"-1¾" max profile) for roof pitches from 14-85 degrees.
- EKL- Engineered neutral gray flashing for multiple skylights with thin roofing material (Max. 5/16") on roof pitches from 14 to 85 degrees.
- EKW – Engineered neutral gray flashing for multiple skylights with high profile roofing material (Max. 3½") on roof pitches from 15 to 85 degrees.
- Applications less than 14-degree roof pitch - flashing provided by others.

Interior Accessories
- FSCH - Solar powered Room darkening - double pleated shade.
- FSLH - Solar powered Light filtering - single pleated shade.

Type Sign
- Example: FS C01 0004E 01BM05
- Located on bottom of interior frame.



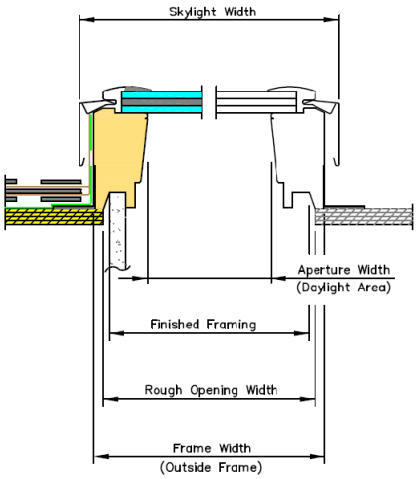




Standard Sizes
- A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01, S06
- No custom sizes available.

Warranty
- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section

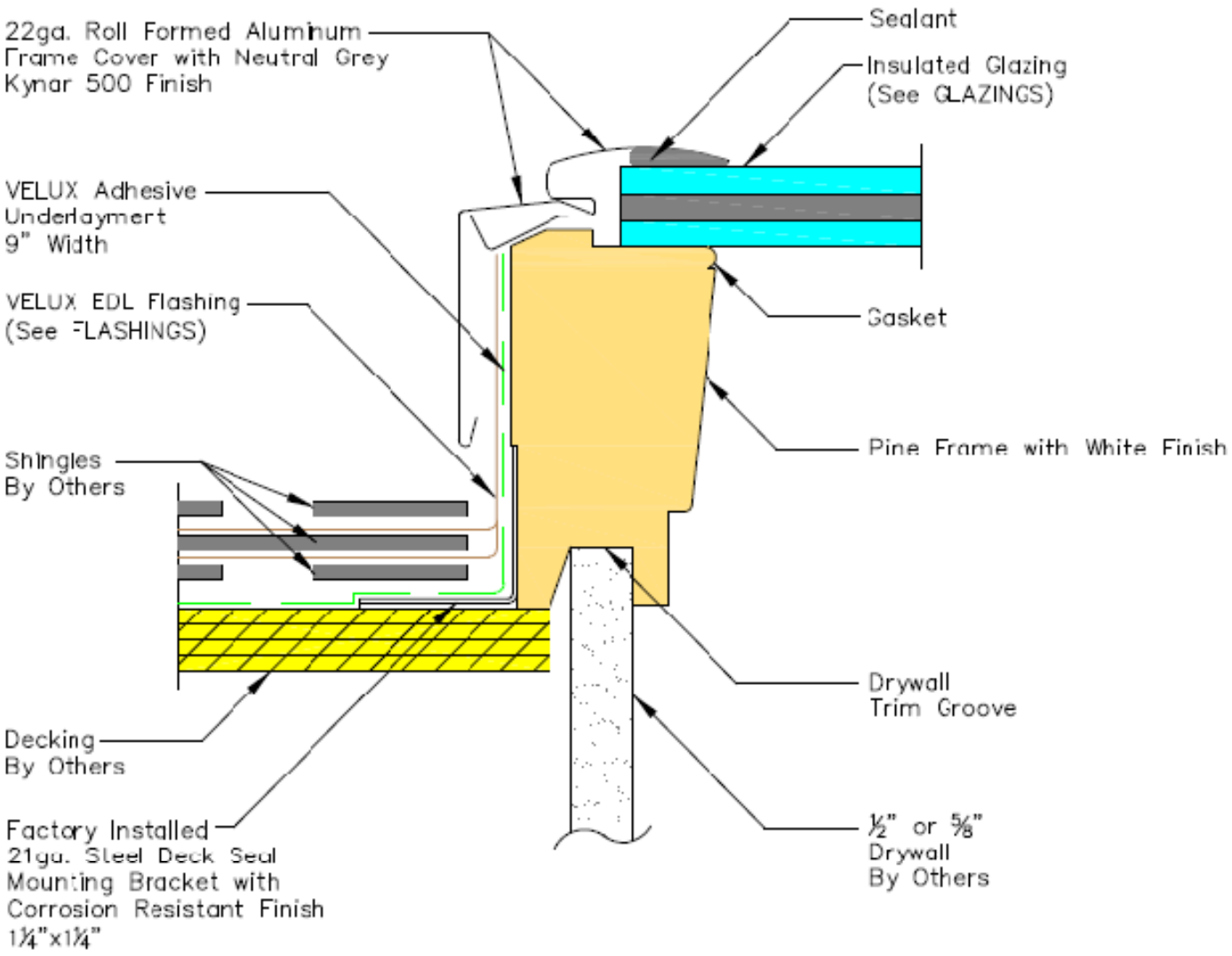


Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
A06	14 ½	15 ¼	11 15/16	16 1/8	45 ¾	46 ¼	42 15/16	47 ¼	3.56
C01	21	21 ½	18 3/16	22 3/8	26 7/8	27 3/8	24 1/16	28 3/8	3.03
C04	21	21 ½	18 3/16	22 3/8	37 7/8	38 3/8	35 1/16	39 3/8	4.43
C06	21	21 ½	18 3/16	22 3/8	45 ¾	46 ¼	42 15/16	47 ¼	5.43
C08	21	21 ½	18 3/16	22 3/8	54 7/16	54 15/16	51 5/8	55 15/16	6.52
C12	21	21 ½	18 3/16	22 3/8	70 ¼	70 ¾	67 7/16	71 ¾	8.52
D26	22 ½	23 ½	19 15/16	24 1/16	22 15/16	23 7/16	20 1/8	24 7/16	2.78
D06	22 ½	23 ½	19 15/16	24 1/16	45 ¾	46 ¼	42 15/16	47 ¼	5.94
M02	30 1/16	30 9/16	27 ¼	31 7/16	30	30 ½	27 3/16	31 ½	5.15
M04	30 1/16	30 9/16	27 ¼	31 7/16	37 7/8	38 3/8	35 1/16	39 3/8	6.64
M06	30 1/16	30 9/16	27 ¼	31 7/16	45 ¾	46 ¼	42 15/16	47 ¼	8.13
M08	30 1/16	30 9/16	27 ¼	31 7/16	54 7/16	54 15/16	51 5/8	55 15/16	9.77
S01	44 ¼	44 ¾	41 7/16	45 9/16	26 7/8	27 3/8	24 1/16	28 3/8	6.92
S06	44 ¼	44 ¾	41 7/16	45 9/16	45 ¾	46 ¼	42 15/16	47 ¼	12.36

Glazings and Certification

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-672	IAPMO-ES ER 199	Fla Prod Approval 13303	HVHZ	TDI
04 Laminated -2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.44	0.26	0.60	√	√	√		SK-03
06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas.	0.41	0.26	0.60	√	√	√		SK-14
08 White laminated -2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.44	0.25	0.42	√	√	√		SK-03
10 Snowload- 3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.48	0.27	0.45	√				

Consult with Customer Service for special glazing options.



Corner keys made of ASA Luran in neutral grey finish.


yvek
IN THE USA


Tyvek
HomeWrap
Tyvek.com/homewrap
MADE IN THE USA




LEE
Restoration&Painting
MICHAEL LEE
615/790-1830/931/964-4000

File #: 26-0716

DATE: 6/8/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Principal Building Alterations And Site Alterations At 908 W. Main St. (Mapledene); Tyler LeMarinel, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning building and site alterations at 908 W. Main Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Building
Chapter 6: Site and Setting
Chapter 9: Modern Features

PROJECT INFORMATION:
COF Project Number: 9150
Applicant: Tyler LeMarinel
Owner: Timothy Robert Lloyd and Melissa Binkley Lloyd

BACKGROUND:
The property located at 908 W. Main (locally known as Mapledene) is located in the Hincheyville National Register Historic District and is considered a contributing 1881 building. The proposal came before the May Design Review Committee, where feedback was incorporated into the application. The proposal includes:

- Roof alterations,
- repainting areas that are currently painted,
- repairing/replacing deteriorated wood elements,
- replacement of a square pilaster to the front of the building,
- replacement of ceiling fans and light fixture,
- replacement of k-style gutters, and
- replacement of a fountain.

Roof Alterations

It is proposed to remove the existing rolled asphalt roof and add a 1/4" pitch in a EPDM roofing material on the flat roof, replace the existing red metal standing seam roofing and portions of the rolled asphalt roofing with a dark bronze standing seam roof, and replace the existing 3-tab asphalt shingle roof with a luxury asphalt shingle- Grand Manor in a weathered wood color. The Guidelines recommend:

- Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered.
- If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.
- Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.

As proposed, the roof alterations generally all align with the Guidelines recommendations, but it would be recommended to utilize an EPDM roofing color that blends with the roofing color.

<u>In-Kind Replacement and Maintenance</u>
Within the application, there are a series of alterations that would fall under an in-kind repair/replacement section of review. The following items are proposed:

- repainting areas that are currently painted,
- repairing/replacing deteriorated wood elements,
- recreation of a square pilaster to the front of the building that was previously there,
- replacement of ceiling fans and light fixture,
- replacement of k-style gutters, and
- replacement of a fountain.

The Guidelines support maintaining the existing building and its features and would consider most of the proposal to be maintenance and in-kind replacement of the elements.

RECOMMENDATION:
Staff recommends approval of the proposal with the following conditions:

1. The EPDM roofing shall be dark in color to blend with the roofing.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

ALLARD WARD
ARCHITECTS

THE LLOYD RESIDENCE

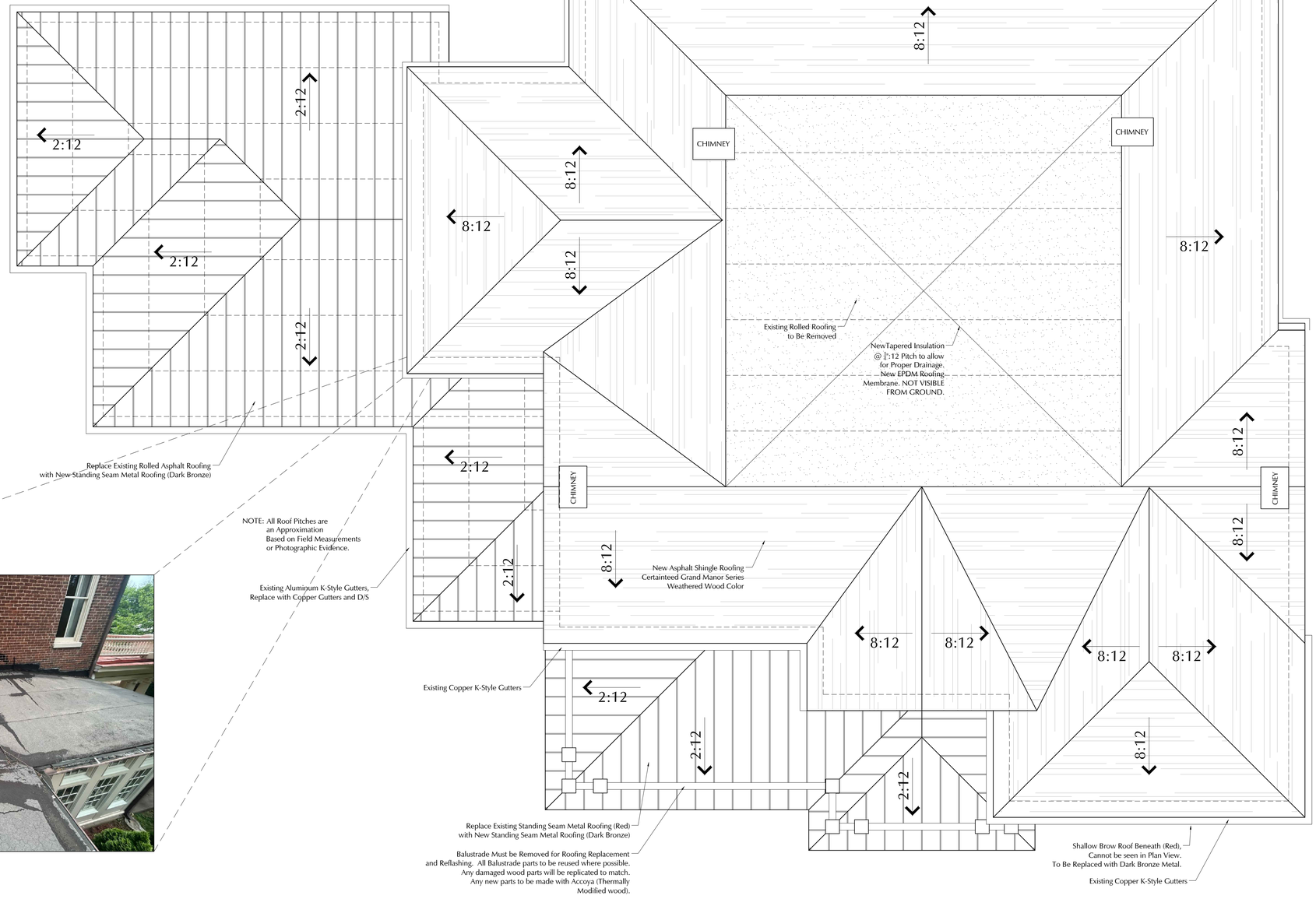
908 West Main Street
Franklin, Tennessee 37064

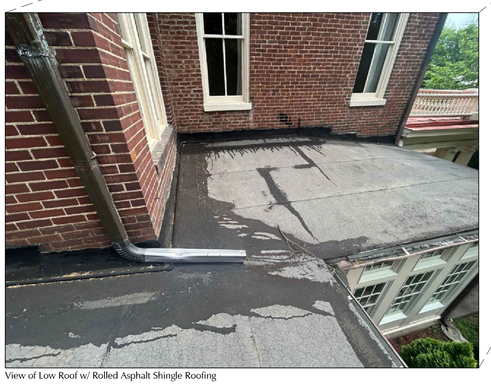


Dark Bronze Metal Roofing Sample
Certainteed Grand Manor Asphalt Shingle
Color: Weathered Wood



Certainteed Grand Manor Asphalt Shingle - Color: Weathered Wood





View of Low Roof w/ Rolled Asphalt Shingle Roofing

1 Roof Layout Plan

Scale: 1/4"= 1'-0"

AS-BUILT

An As-Built for the:
Lloyd Residence
908 W Main Street
Franklin, TN 37064

ALLARD WARD ARCHITECTS

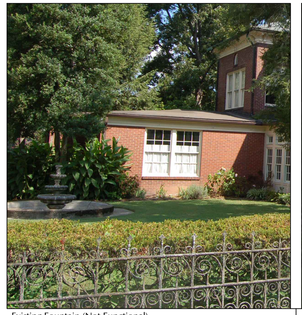
Plot Date:	23 April, 2026
Description...	

No.	Date	Description

Drawings:
Roof Layout Plan

A1.3

AS-BUILT



Existing Fountain (Not Functional)
And Aluminum K-Style Gutters



Proposed Fountain: Same Location

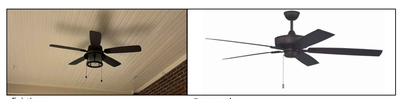


Existing Copper K-Style
Gutters to Remain



Certainteed Grand Manor Asphalt Shingle - Color: Weathered Wood





Existing

Proposed





Proposed

1 Front Elevation

Scale: 1/4"=1'-0"

An As-Built for the:

Lloyd Residence

908 W Main Street
Franklin, TN 37064

ALLARD WARD ARCHITECTS

Plot Date: 23 April, 2026

Description...

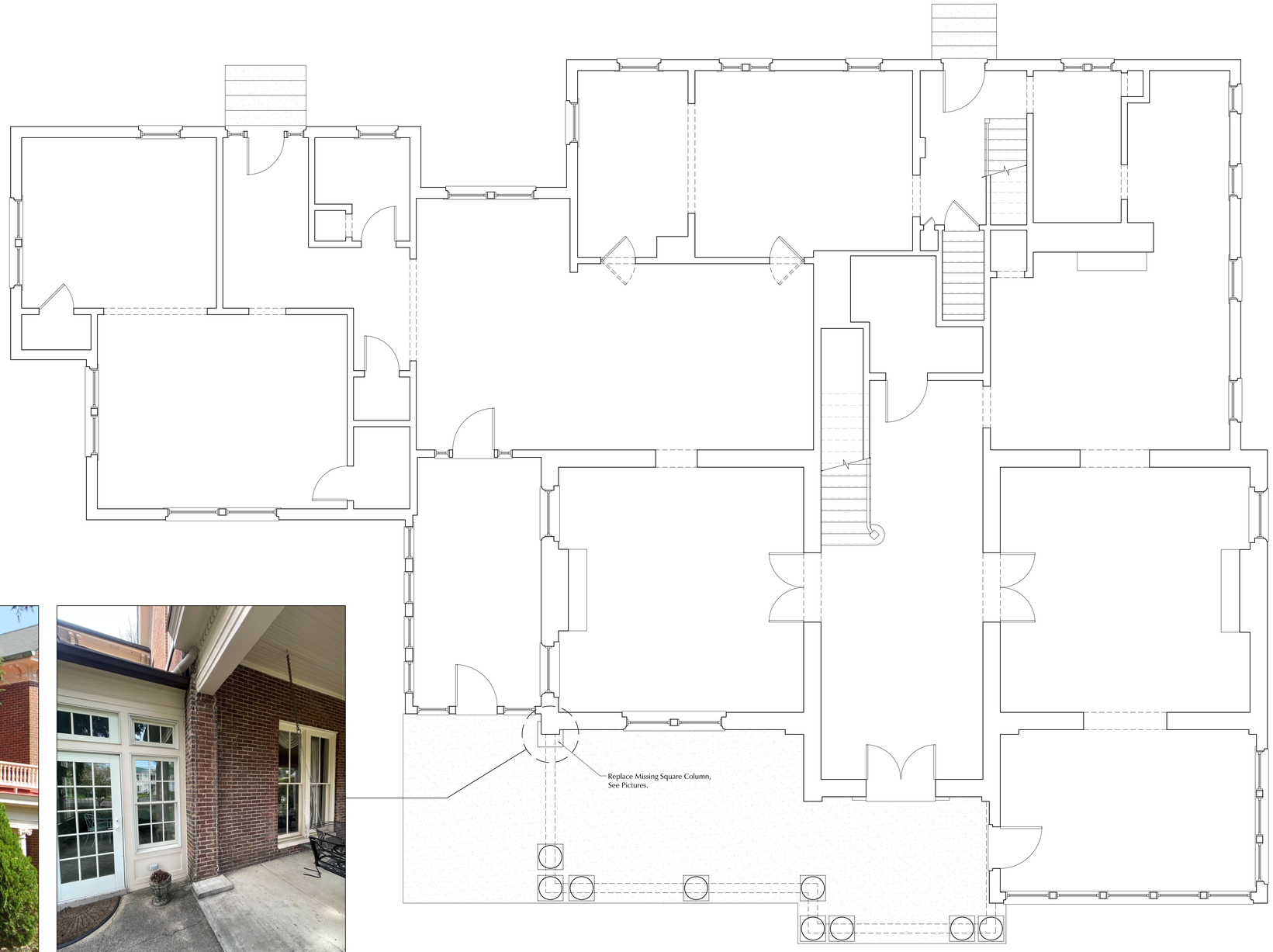
No.	Date	Description

Drawings:

Roof Layout Plan

A1.3

AS-BUILT





Past Picture

Existing Condition

1 First Floor Plan

Scale: 1/4"=1'-0"

An As-Built for the:

Lloyd Residence

908 W Main Street
Franklin, TN 37064

ALLARD WARD ARCHITECTS
[redacted]

Plot Date: 23 April, 2026

Description...

No.	Date	Description

Drawings:

Roof Layout Plan

A1.3

ALLARD WARD ARCHITECTS LLC

May 20, 2026

City of Franklin Historic Zoning Commission
109 Third Ave. S.
Franklin, Tennessee 37064
Re: Application for Certificate of Appropriateness (COA)

Dear Commissioners,

Please accept this letter as an introduction to the work being considered at 908 West Main Street, a property within the Hincheyville Historic District.

908 West Main Street is a two-story brick home built in 1881 and is known as "Mapledene." This home has undergone several renovations and additions since that time and is scheduled for additional renovation work in 2026. As part of that effort, the homeowners are hoping to address several exterior improvements prior to the interior renovation work. The proposed work includes:

1. Replacement of the existing red metal roofing at the front porch and brow with new standing seam metal roofing in Dark Bronze.
2. Replacement of the rolled asphalt roofing on the previous side addition with new standing seam metal roofing in Dark Bronze.
3. Replacement of the existing rolled asphalt roofing on the large flat section of the main roof. Because there is currently no slope, the roofing contractor proposes installing tapered rigid foam insulation to create a ¼-inch-per-foot slope beneath a new EPDM rubber membrane roofing system.
4. Repainting all existing white trim with a new white paint color of a similar tone, though slightly less yellow in appearance. Final color selection has not yet been made.
5. Replacement of a missing square pilaster (half-column) at the front porch to match the existing historic detailing.
6. Replacement of the existing broken fountain and basin with a new fountain of similar scale and style.
7. Replacement of Front Porch Ceiling Fan (No Light Kit).
8. Replacement of Aluminum K-Style Gutters with New Copper K-Style Gutters (to match existing)
9. New Light fixture at Front Porch Ceiling

The intent of this work is to preserve and maintain the historic character of the property while addressing deteriorated materials and improving the long-term durability of the structure. All proposed improvements have been designed to remain compatible with the architectural character of the home and the surrounding historic district.

Thank you for your consideration of this application. Please let us know if any additional information or documentation is needed.

Sincerely,



Tyler LeMarinel, AIA, NCARB
Allard Ward Architects
Partner

File #: 26-0718

DATE: 6/8/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Alterations (Walkway, Driveway, Lighting, And Fencing) At 424 S. Margin St.; Hudson Walker, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the walkway, driveway, lighting, and fencing at 424 S. Margin Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Building
Chapter 6: Site and Setting
Chapter 7: Fences, Walls, & Gates

PROJECT INFORMATION:
COF Project Number: 9152
Applicant: Hudson Walker
Owner: Sondra F. Morris

BACKGROUND:
The property located at 424 S. Margin St. is located in the Downtown Franklin Historic District and is considered a contributing circa 1930 Tudor Revival building. The proposal recently came before the May Design Review Committee, and feedback has been incorporated into the application. The proposal includes the following:

- Replacement of the driveway,
- Replacement of the walkway,
- Installation of a rear patio,
- Installation of rear fencing, and
- Installation of new lighting.

Driveway Replacement
The existing driveway is an asphalt material and it is proposed to replace the existing driveway with

concrete. There is a proposed stone border on either side of the driveway. The Guidelines recommend:

- Use durable materials that were historically typical for driveways such as gravel, concrete, bricks, and asphalt.

The proposed change of material for the driveway aligns with the Guidelines and a stone border has flanked either side of the driveway since 2008, based on Google Streetview images.

Walkway Replacement & Patio

The existing walkway is a concrete material, and it is proposed to be replaced with a stone similar in color to the stone on the principal building, in an ashlar pattern. At the rear of the building, a small area is proposed to use the same stone in an ashlar pattern for a patio. The Guidelines recommend:

- Maintain the location of historic sidewalks and walkways. Replace damaged portions to match the original.
- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
- Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials.
- Site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

While the use of stone in a traditional pattern for a walkway was not the original material for the walkway, it is a material and design that is supported by the Guidelines. The stone patio will be positioned so that it would not be highly visible from the street and is appropriate within the Guidelines.

Rear Fencing

It is proposed to install picket fencing around the parking pad behind the house. The inspiration image did not include measurements or the material of the fence, but it appears to meet the Guidelines for rear yard fencing. The Guidelines recommend:

- Use wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting.
- Limit height to 7 feet in the rear yard.

The proposed fence appears to align with the Guidelines recommendations for fencing but information on the height and material of the fence shall be confirmed.

Lighting

It is proposed to replace the fixture on the front of the building and install a new fixture on the rear of the building. The front light fixture was previously an electric fixture and it is proposed to be replaced with a gas fixture. The rear light fixture is proposed to be an electric fixture. The Guidelines recommend the following for light fixtures:

- If new lights are needed, use simple fixtures that are appropriate to the scale and period of the house and constructed of historically prevalent materials. New fixtures should be placed in traditional locations.

The proposed fixture styles are simple and appropriate. The front light fixture is 24" in height, which appears to be a large fixture for the location above the door. The fixture size should be minimized to align with the Guidelines recommendation. Additionally, the use of gas for the front fixture is not consistent with the period of the house as electricity would have been the available material for lighting.

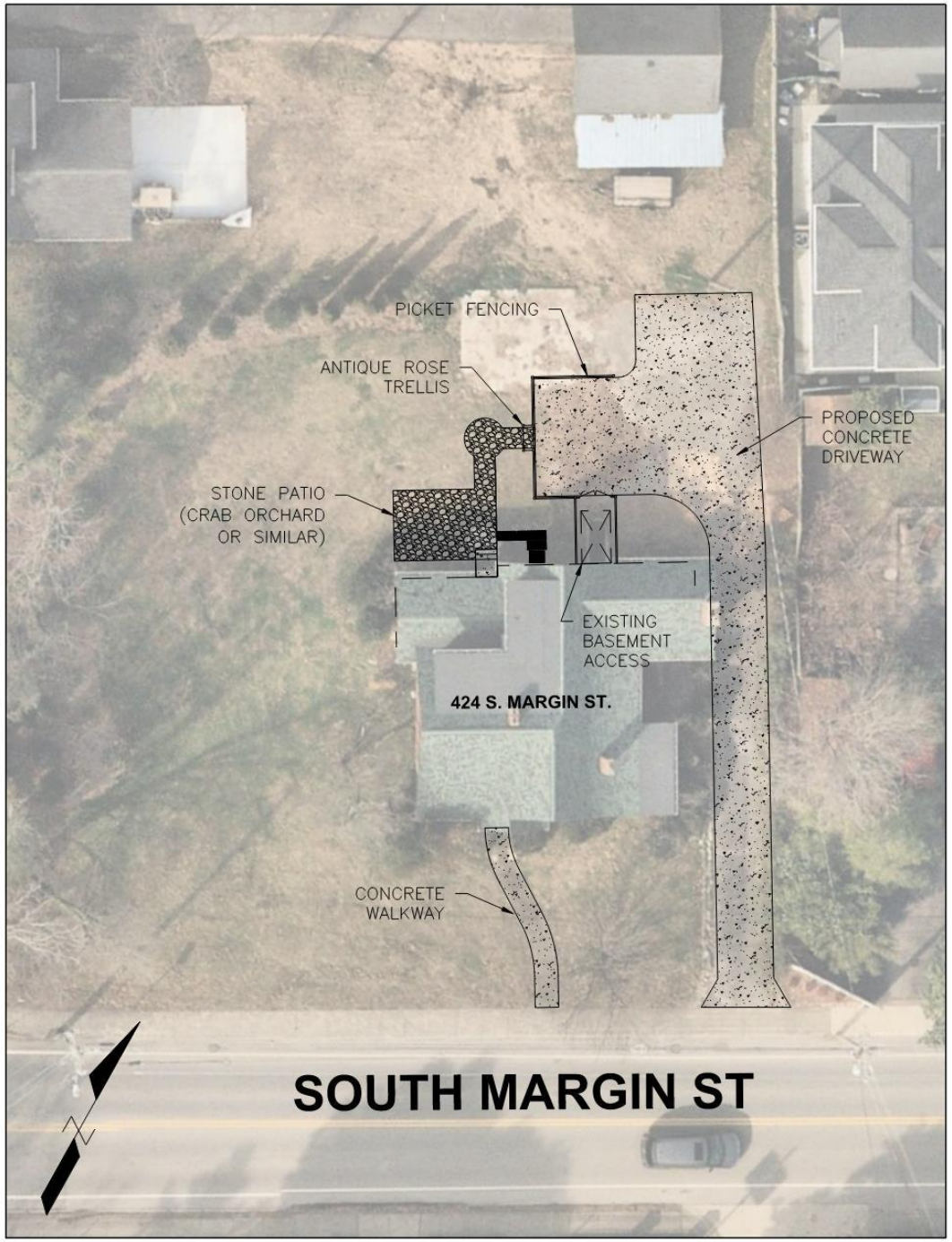
RECOMMENDATION:
Staff recommends approval of the application with the following conditions:

1. The front light fixture shall be reduced in size and return to the Preservation Planner for approval.
2. The light fixtures shall be electric and not utilize gas.
3. The height and material of the fence shall be submitted to the Preservation Planner for approval.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



424 S. Margin Street

HZC Submittal



- Removal of the existing asphalt driveway and replacing with concrete.

- Removal of the existing concrete walkway and replace it with Stone Pavers



Existing house

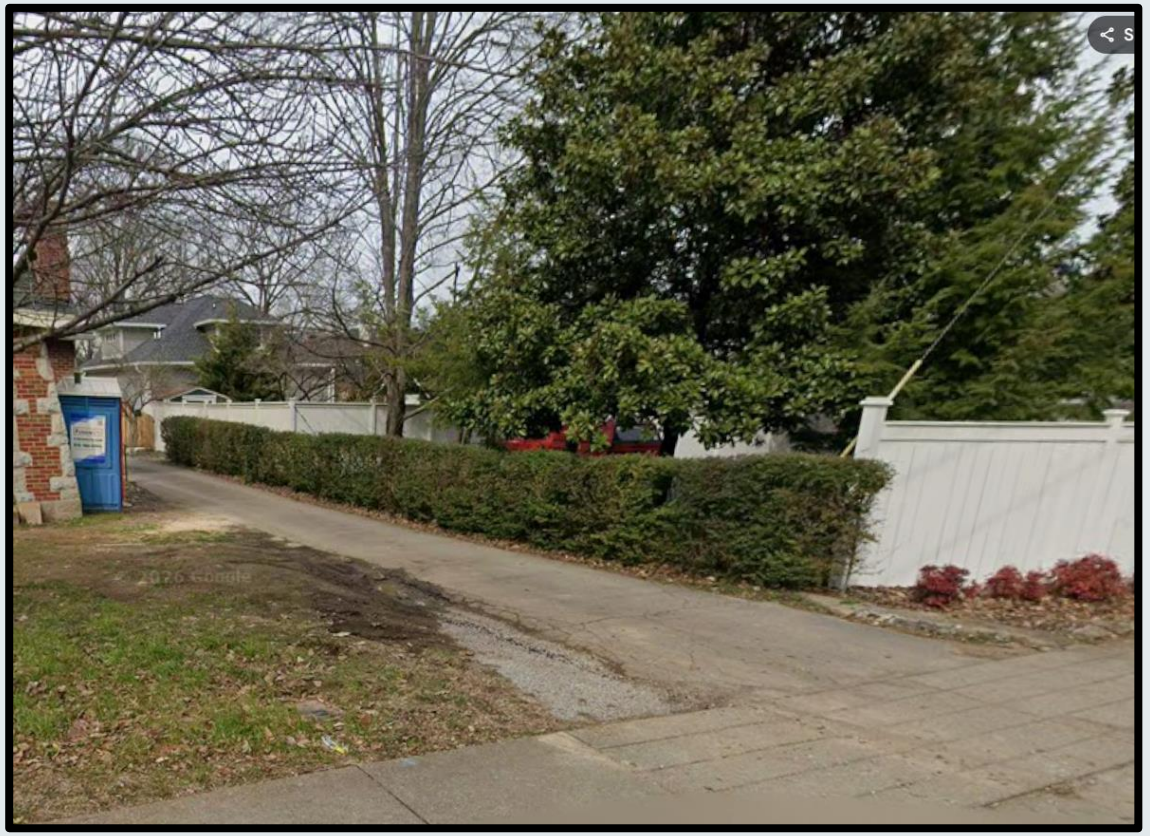
Aerial photo of the property



Existing driveway and walkway At 424 S. Margin Street



Existing Walkway

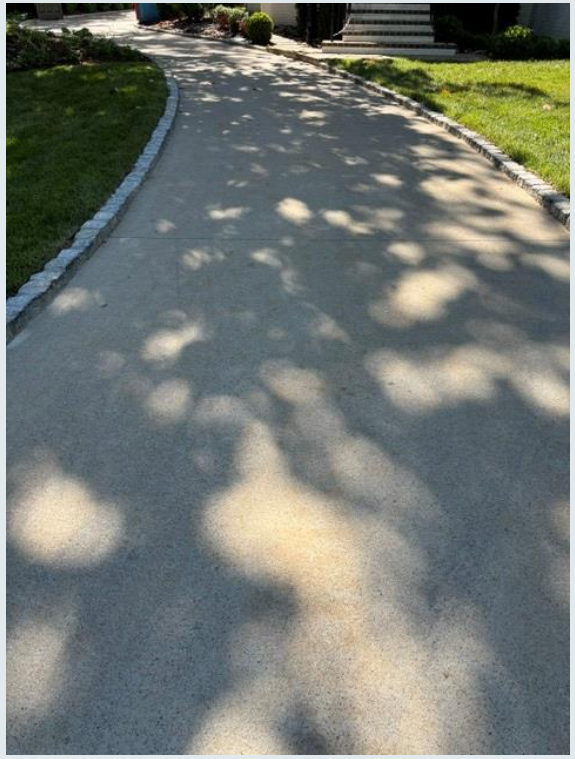


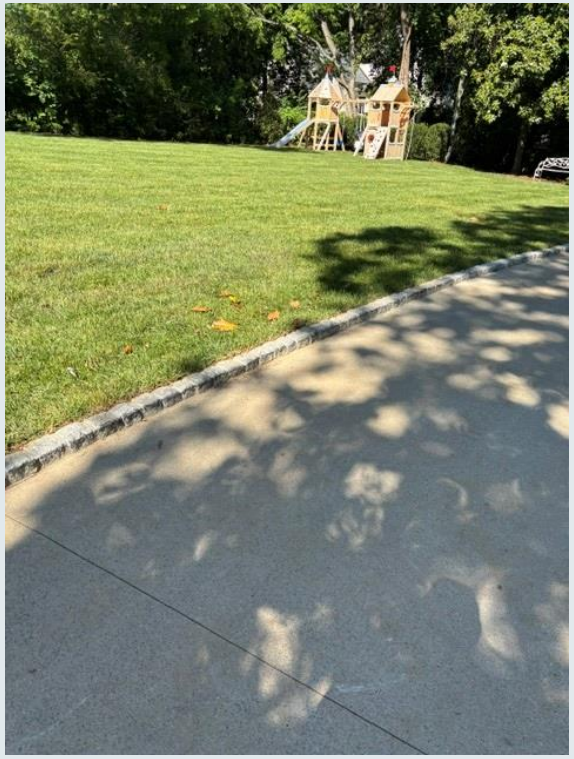
Existing Driveway

Proposed appearance of driveway and walkway

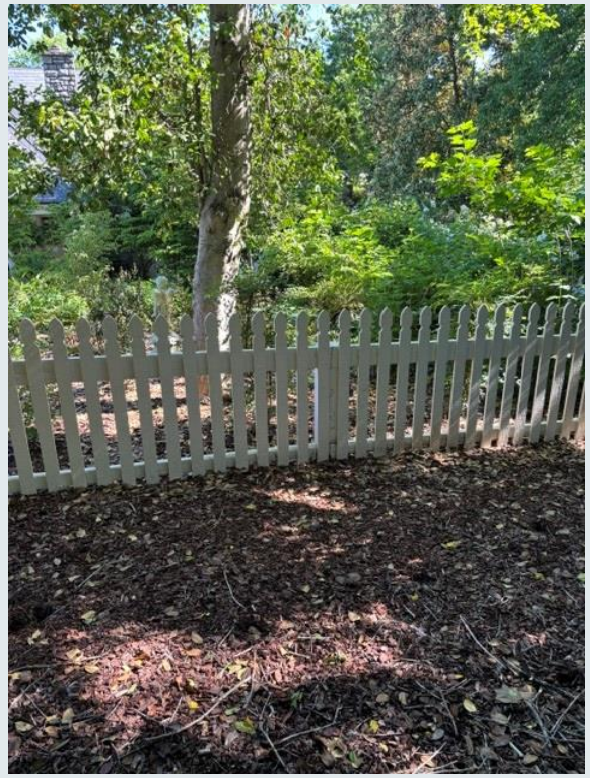


Stone patio and walkway





driveway

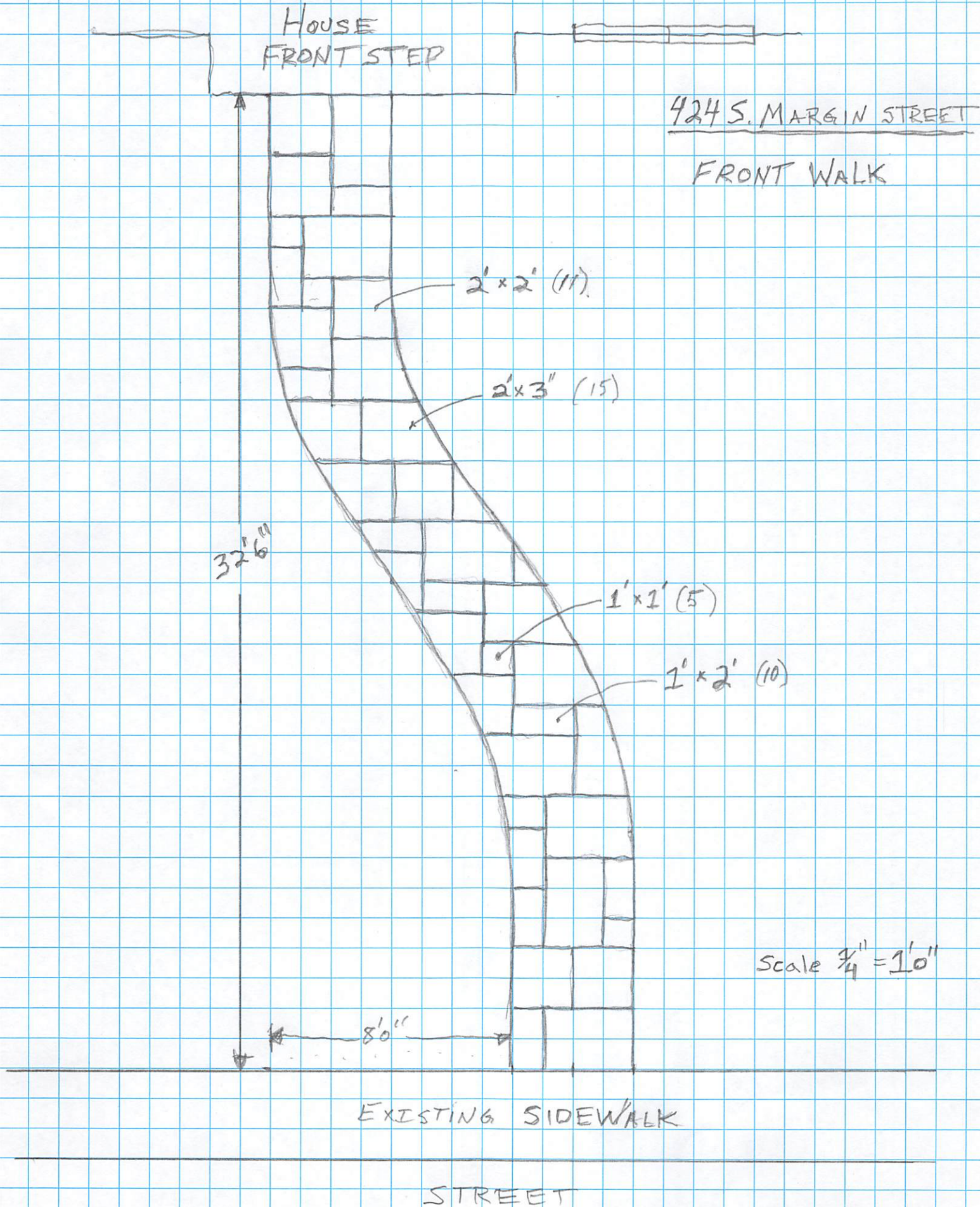


Proposed Fence

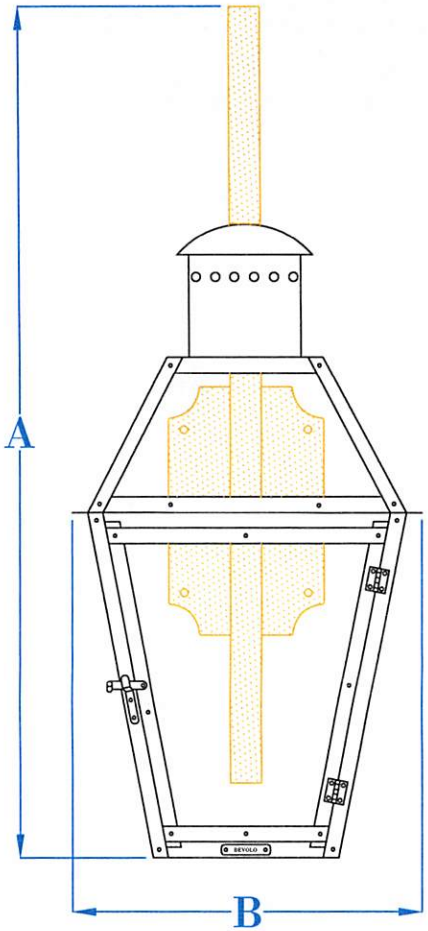

New replacement front
Light Fixture


New replacement side
Door electric light
fixture

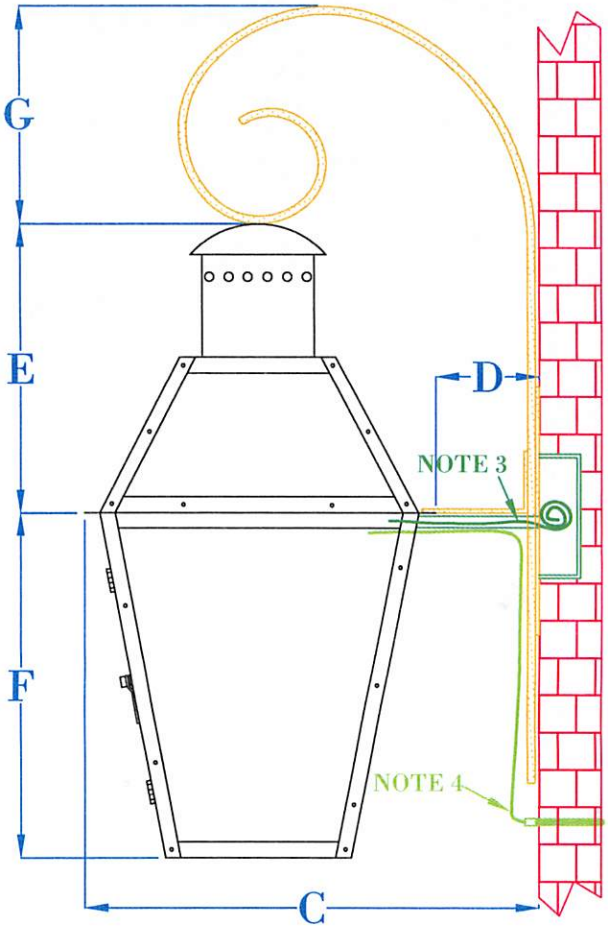



HOUSE
FRONT STEP
424 S. MARGIN STREET
FRONT WALK
2' x 2' (11)
2' x 3" (15)
32'6"
1' x 1' (5)
1' x 2' (10)
Scale 1/4" = 1'0"
8'0"
EXISTING SIDEWALK
STREET

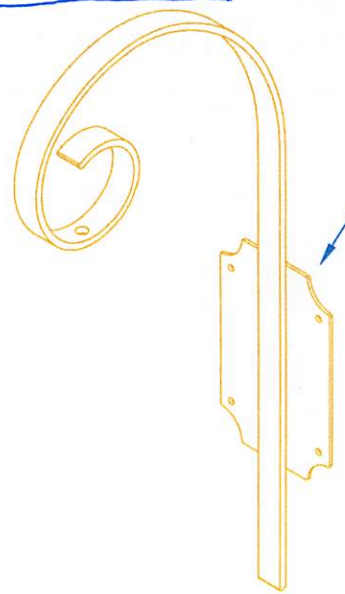
4/24 S. Margin St.



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



SCALLOPED
BACK PLATE
5"x8" (14"-27")
5"x10" (30"-36")

ISOMETRIC VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	21 $\frac{1}{4}$"	25 $\frac{1}{2}$"	27 $\frac{1}{2}$"	33 $\frac{1}{4}$"	34 $\frac{1}{4}$"	40 $\frac{7}{8}$"	48 $\frac{7}{8}$"
B:	9 $\frac{1}{4}$"	10 $\frac{1}{2}$"	11 $\frac{1}{2}$"	13 $\frac{1}{4}$"	14 $\frac{1}{2}$"	17 $\frac{1}{2}$"	21 $\frac{1}{2}$"
C:	12 $\frac{7}{8}$"	14"	14 $\frac{1}{2}$"	16 $\frac{7}{8}$"	17 $\frac{1}{2}$"	20"	23 $\frac{1}{2}$"
D:	3 $\frac{5}{8}$"	3 $\frac{1}{2}$"	3"	3 $\frac{5}{8}$"	3"	2 $\frac{5}{8}$"	2 $\frac{1}{8}$"
E:	6 $\frac{1}{4}$"	7 $\frac{5}{8}$"	9 $\frac{3}{8}$"	12 $\frac{3}{8}$"	11 $\frac{7}{8}$"	14 $\frac{1}{2}$"	17 $\frac{3}{8}$"
F:	8"	10 $\frac{1}{8}$"	11 $\frac{1}{8}$"	12 $\frac{7}{8}$"	14 $\frac{3}{8}$"	16 $\frac{1}{8}$"	19 $\frac{5}{8}$"
G:	7"	7"	7"	8"	8"	10 $\frac{1}{4}$"	11 $\frac{3}{4}$"

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	FRENCH QUARTER	DATE:	DRW BY:	JJG	COPYRIGHT 2021, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS
			APP. BY:	JJG	
BRACKET:	HALF RODIN	1-26-21	REVISION:	8	

File #: 26-0728

DATE: 6/8/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
Consideration Of Building Alterations, Site Alterations, and Front Yard Fencing At 121 Myles Manor Ct.; Scott Cash, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the principal building, site alterations, and front yard fencing at 121 Myles Manor Court.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Buildings
Chapter 6: Site and Setting
Chapter 7: Fences, Gates, and Walls

PROJECT INFORMATION:
COF Project Number: 9156
Applicant: Scott Cash
Owner: Michelle and Scott Cash

BACKGROUND:
The property located at 121 Myles Manor Court is located in the Franklin Road Historic District. The site features a ca. 1930 Tudor revival-influenced building, which had an addition and alterations completed in 2008 and another addition and alterations approved in 2022 that are under construction. This building is on a corner lot that fronts Myles Manor Court and Mayberry Road. The proposal includes a series of requests for the following items:

- Building alterations: gutters and downspouts, front and side door replacement, lighting, and porch materials
- Site alterations: walkway and driveway alterations
- Front yard fencing

Building Alterations: The proposal includes a request to install half-round gutters and round

downspouts in a copper finish in the locations indicated within the application. The existing gutters and downspouts were non-historic ogee gutters. The Guidelines recommend the following:

- Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s. Use ogee gutters if the building dates from after the 1930s
- Locate downspouts away from architectural features and in less visible locations.

The building is a ca. 1930 Tudor revival, and the use of half-round gutters and round downspouts is appropriate to the age and style of the building. The locations of downspouts are appropriately located.

The proposal includes a request to replace the non-historic front and side entrance doors. The existing doors are non-historic. The proposed front door is a vertical wood plank door with a 2-lite window. The proposed side door is a ½-lite Dutch door with a 9-lite pattern and paneled details. The Guidelines recommend the following for entrances:

- Use designs appropriate for the style and age of the building for replacement doors and avoid modern solid-core wooden doors, doors with similar variations, and doors with ornate designs of wrought-iron or similar metals.
- The proposed styles of the replacement doors are appropriate for the age and style of the building.

The proposal includes a request to remove the non-historic tile on the front stoop and side porch and to apply a brick paver to the porch flooring and steps. The Guidelines recommend the following for front porches:

- Preserve original elements and materials, such as columns, flooring, railings, and decorative trim.

The removal of the non-historic tiles is appropriate. The historic material of the porch is unknown, and exploratory work of the material under the non-historic pavers has not been included within the submittal. The use of brick or concrete in the Tudor revival architectural style for porch flooring is appropriate, as it is seen throughout the district. As proposed, the brick pavers are an appropriate material to use.

The proposal includes a request to install new light fixtures on the front, side, and rear of the building. Four different fixtures are proposed that feature a simple lantern design with dark bronze and copper finishes. A combination of gas and electric lanterns are proposed. The Guidelines recommend the following for light fixtures:

- If new lights are needed, use simple fixtures that are appropriate to the scale and period of the house and constructed of historically prevalent materials. New fixtures should be placed in traditional locations.

The proposed fixtures are simple and appropriate. However, the use of gas is not consistent with the period of the house as electricity would have been the available material for lighting.

Site Alterations: The proposal includes requests to alter the walkway and driveway materials and to create a new walkway path. The existing walkways utilize a stamped brick pattern, and it is proposed to replace them with real brick. The proposed new walkway will connect the front entrance to Myles Manor Court and will utilize a flagstone path. It is proposed to replace the existing stamped concrete driveway with a Vanderbilt finished concrete with stone banding. No expansion or change to the driveway path is proposed at this time. The Guidelines recommend the following:

- Maintain the location of historic sidewalks and walkways. Replace damaged portions to match the original.
- Visually connect the street and building with a walkway leading directly from the sidewalk to the main entrance.
- Use sidewalk materials that were historically typical, such as concrete, brick, and stone.
- Design new sidewalks and walkways to follow historic patterns of alignment, configuration, width, and materials. The layout of new sidewalks and walkways should take the placement of historic trees into consideration.
- Use durable materials that were historically typical for driveways, such as gravel, concrete, bricks, and asphalt.

The proposed walkway materials and paths are appropriate. The use of the Vanderbilt finish concrete is appropriate; however, the proposed use of stone banding on the driveway is not appropriate.

Front Yard Fencing: The proposal includes a request for front yard fencing. The proposed fencing utilizes a wood picket fence with a concave design with a maximum height of 36”. The intent ot the design is to match existing fencing seen on the street. Three gates are proposed to align with the walkway paths. The Guidelines recommend the following:

- Use wood picket, open-weave brick designs, or cast iron in front yards and areas visible from the street with at least 25 percent transparency.
- Limit height to 3 feet.

The proposed fence design is appropriate.

RECOMMENDATION:
Staff recommends approval of the application with the following conditions:

1. The light fixtures shall be electric and not utilize gas.
2. The stone driveway banding shall not be used.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

121 Myles Manor Court June 8th HZC Submission

Dear Members of the HZC and Preservation Planning Staff,

Thank you for your continued help, input, and wisdom as we have navigated renovating our home. Today we are submitting an application regarding:

1) Gutter and Downspout Material and Locations
2) Front and Side Doors
3) Bevolo Lantern Lighting
4) Picket Fencing and Sidewalks
5) Front and Side Porch Material
6) Driveway Material

Gutters and Downspouts

Based on feedback at the 4/20 DRC meeting and the Guidelines, which state “Use gutters, downspouts, and splash blocks in a design appropriate to the age of the building they support. Use half-round gutters if the building dates from before the 1930s. Use ogee gutters if the building dates from after the 1930s,” we are proposing half round gutters with round downspouts at the locations shown in red on our 1930 home. All locations on the historic part of the home remain consistent with the previous positions. All locations on the renovated part of the home are in line with recommendations from contractors and gutter professionals. Please see attached images

At the 5/18 DRC, commissioners inquired about the location of the downspout to the left of the Mayberry-side chimney. We are attaching a new image that shows a more appropriate angle. After the DRC meeting, our design team, contracting team, and gutter professional met on-site and all agreed that extending the gutter on one side of the valley so that the downspout could go straight down would look out of place due to the resulting asymmetry. Additionally, the team noted that there is no way a lone gutter at the base of that location will be able to handle the amount of water that will shed at that valley, and they suggested mounting a catch basin directly to the facia at the base of the valley. We are proposing a catch basin with a downspout that would go straight down, then mirror the angle of the chimney shoulder in order to get around the window that is below the valley, and finally hug the left edge of the chimney as it makes its way to the ground. Please see two attached images regarding these options.

Proposed Gutter and Downspout Locations








KOBALT

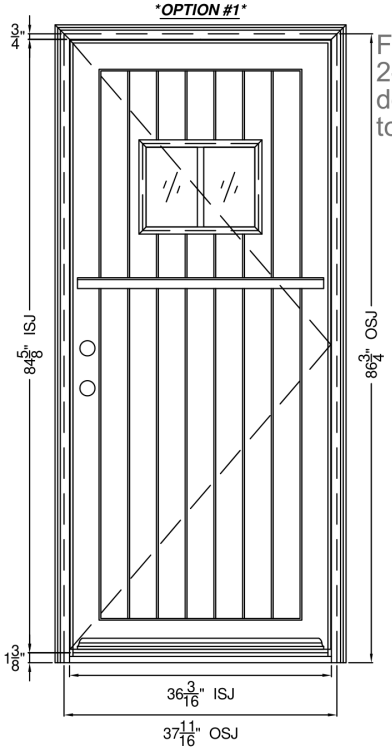

KOBALT

Front and Side Doors

Based on discussion and feedback at the 4/20 DRC meeting, we are submitting two custom doors to replace the current doors that were installed in 2007. The front door is designed to be more in keeping with a typical front door for a historic Tudor home, and the side door is a dutch door made to match those on the rear of the home.

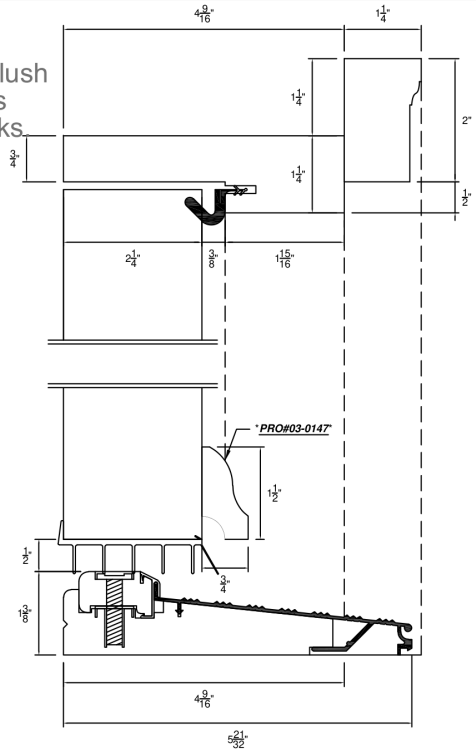
ELEVATION

OPTION #1



Front entry-Opt 1
2-1/2" thick door. Flush door with v-grooves to give look of planks

DETAIL



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT

DallasMillwork.com	Material: SG Sapele	Sticking: Overlap	Jamb: 4-9/16" (SG Sapele)	
	Thickness: 2 1/4"	SDL/TDL: 7/8" SDL (Bronze GBG)	Hinges: 4x4	Finish: Unlacquered Brass
	Hand: RH Inswing	Casing: Brickmould	Sill: Adjustable, Bronze	
	Prep: Double Bore	Glass: IG Low-E soft coat	Hardware: N/A	
	CUSTOMER: Home choice	QTY: 1	DWG#: NC03022606	P.O.#:
			DATE:3/2/26 REV#:----	REV DATE:----

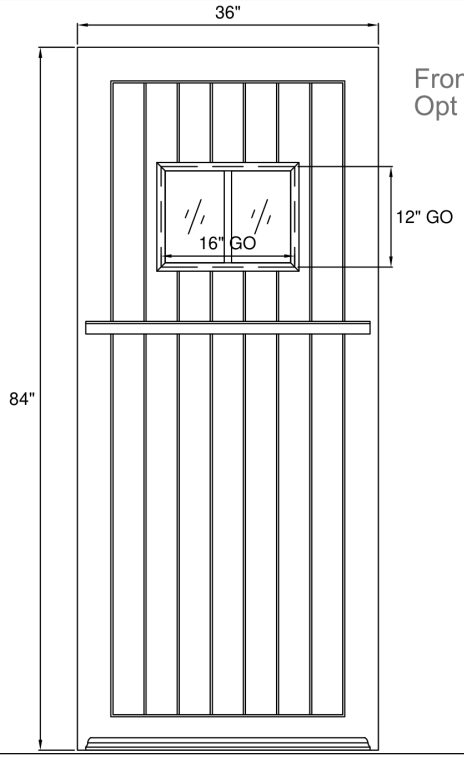
DALLAS Millwork EST. 1998

770-943-3909
Fax: 770-943-3900

Signature:_____ Date:_____

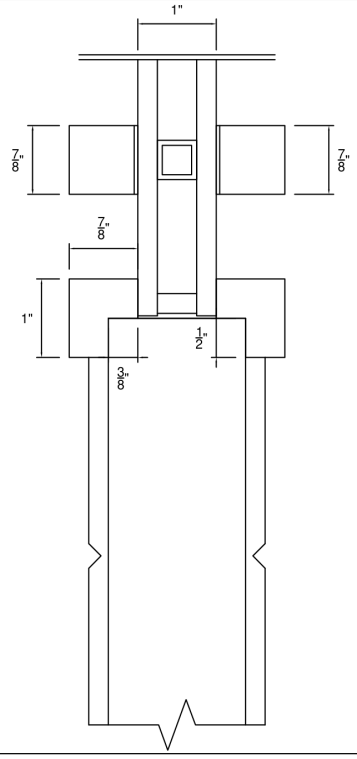
By signing this document, I acknowledge that I have reviewed all details and confirm that they are accurate and represent the requested specifications. I understand that Dallas Millwork, Inc. will proceed with the fabrication of the work as specified by the attached drawings. Any changes or modifications after signing may result in additional costs or delays. I authorize Dallas Millwork, Inc. to execute the work as per the approved drawings.

ELEVATION



Front entry
Opt 1 door slab detail

DETAIL



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND $\frac{1}{2}$" TO THE "OSJ" HEIGHT

DallasMillwork.com	Material: SG Sapele	Sticking: Overlap	Jamb: 4-9/16" (SG Sapele)	
DALLAS Millwork EST. 1998	Thickness: 2 1/4"	SDL/TDL: 7/8" SDL (Bronze GBG)	Hinges: 4x4	Finish: Unlacquered Brass
	Hand: RH Inswing	Casing: Brickmould	Sill: Adjustable, Bronze	
	Prep: Double Bore	Glass: IG Low-E soft coat	Hardware: N/A	
	CUSTOMER: Home choice	QTY: 1	DWG#: NC03022606	P.O.#:
			DATE:3/2/26 REV#:----	REV DATE:----

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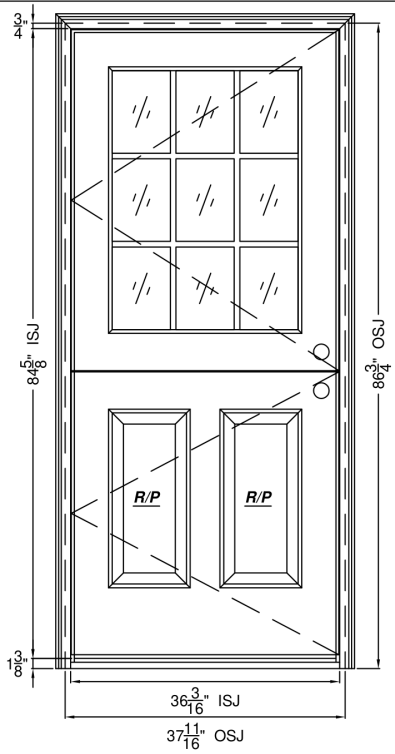
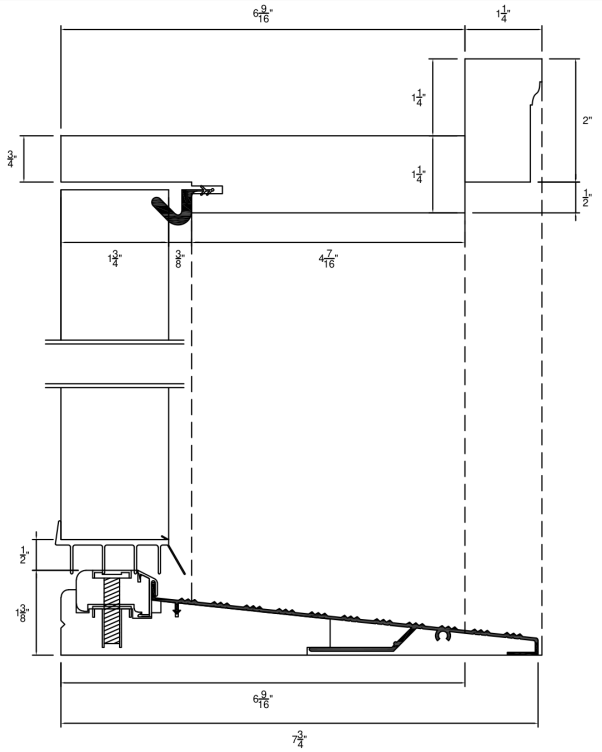
ELEVATION



DETAIL



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT

DallasMillwork.com	Material: SG Sapele	Sticking: 1/2" M&W	Jamb: 6-9/16" (SG Sapele)	
DALLAS Millwork EST. 1998	Thickness: 1-3/4"	SDL/TDL: 3/4" SDL (Bronze GBG)	Hinges: 4x4	Finish: Unlacquered Brass
	Hand: LH Inswing	Casing: Brickmould	Sill: Adjustable, Bronze	
	Prep: Double Bore	Glass: IG Low-E soft coat	Hardware: N/A	
	CUSTOMER: Home choice	QTY: 1	DWG#: NC03022606	P.O.#:
			DATE:3/2/26 REV#:----	REV DATE:----

770-943-3909
Fax: 770-943-3900

Signature:_____ Date:_____

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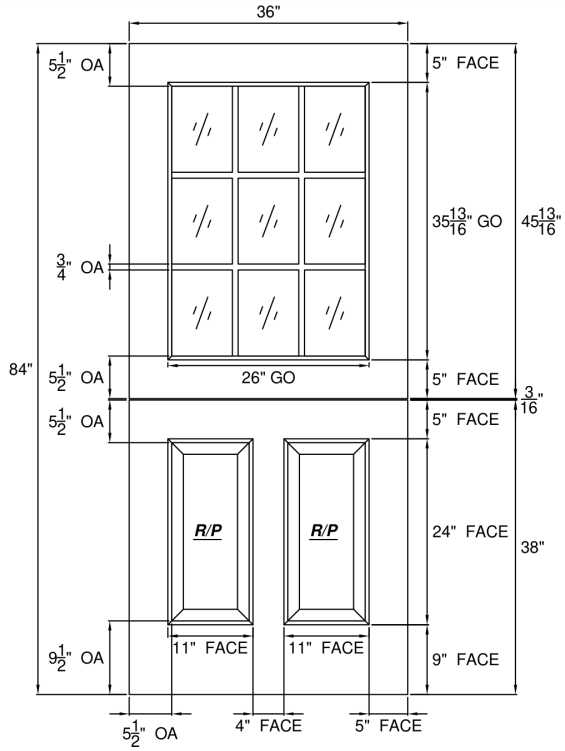
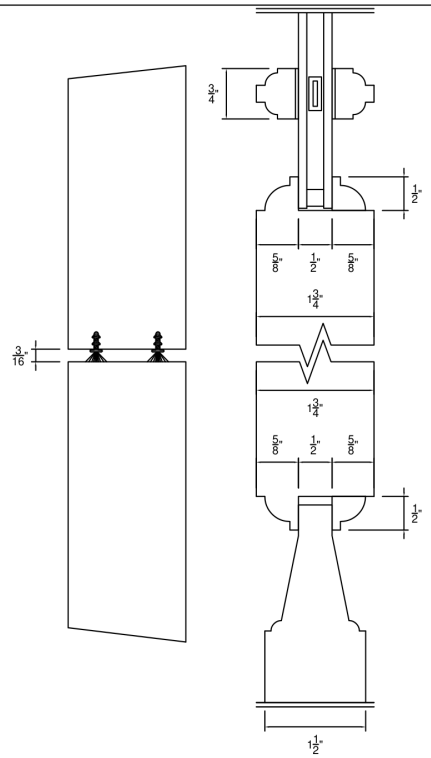
ELEVATION



DETAIL



ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT

DallasMillwork.com	Material: SG Sapele	Sticking: 1/2" M&W	Jamb: 6-9/16" (SG Sapele)	
	Thickness: 1-3/4"	SDL/TDL: 3/4" SDL (Bronze GBG)	Hinges: 4x4	Finish: Unlacquered Brass
	Hand: LH Inswing	Casing: Brickmould	Sill: Adjustable, Bronze	
	Prep: Double Bore	Glass: IG Low-E soft coat	Hardware: N/A	
	CUSTOMER: Home choice	QTY: 1	DWG#: NC03022606	P.O.#:
			DATE:3/2/26 REV#:----	REV DATE:----

770-943-3909
Fax: 770-943-3900

Signature:_____ Date:_____

By signing this document, I acknowledge that I have reviewed all details and confirm that they are accurate and represent the requested specifications. I understand that Dallas Millwork, Inc. will proceed with the fabrication of the work as specified by the attached drawings. Any changes or modifications after signing may result in additional costs or delays. I authorize Dallas Millwork, Inc. to execute the work as per the approved drawings.

Bevolo Lanterns

Front of Home:
Based on 5/18 DRC feedback, and after doing our best to assess the size of the previous 2007 fixture that was demoed, we are proposing an 18 inch Bevolo French Quarter Gas Lantern. Please see attached photographs and schematics.

Front of Home Covered Porch:
We are proposing replacement of a previously installed flush-mounted electric fixture from 2007 with a 15 inch wide by four inch tall electric Bevolo Signature Serious Six-Sided Ceiling Flush Mount. Please see attached photographs and schematics. Note: This fixture is only visible once you walk through the stone archway into the covered porch. It is not visible from the street.

Side Porch Ceiling:
We are proposing replacement of a previously installed hanging-chain electric fixture from 2007 with a 14 inch Bevolo Coach House Hanging Chain electric fixture. Please see attached photographs and schematics.

Rear of Home Addition:
Based on 5/18 DRC feedback, we are proposing two 18 inch Bevolo Williamsburg Gas Lanterns on the rear of the home next to the dutch doors. Please see attached photographs and schematics. Note: Hurricane glass insert does not appear on gas fixtures and therefore will be omitted.

Front of Home, 18 inch, Gas



Front of Home Covered Porch, 15x4 inch, Electric

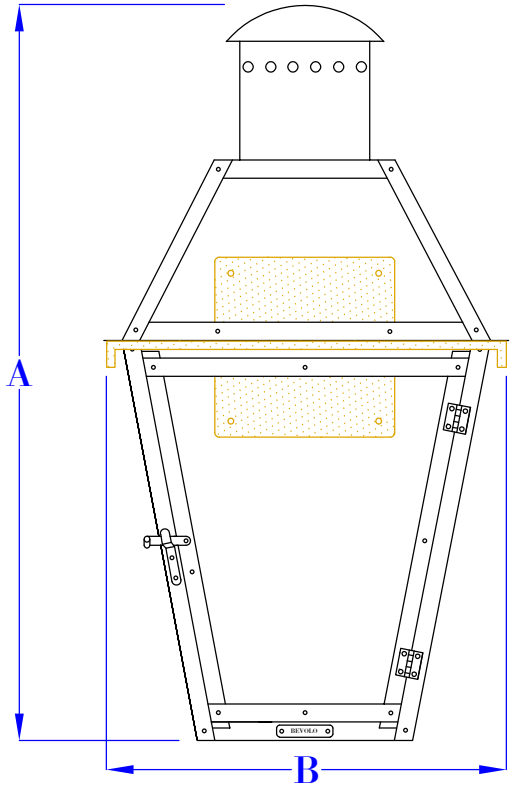


Side Covered Porch, 14 inch, Electric

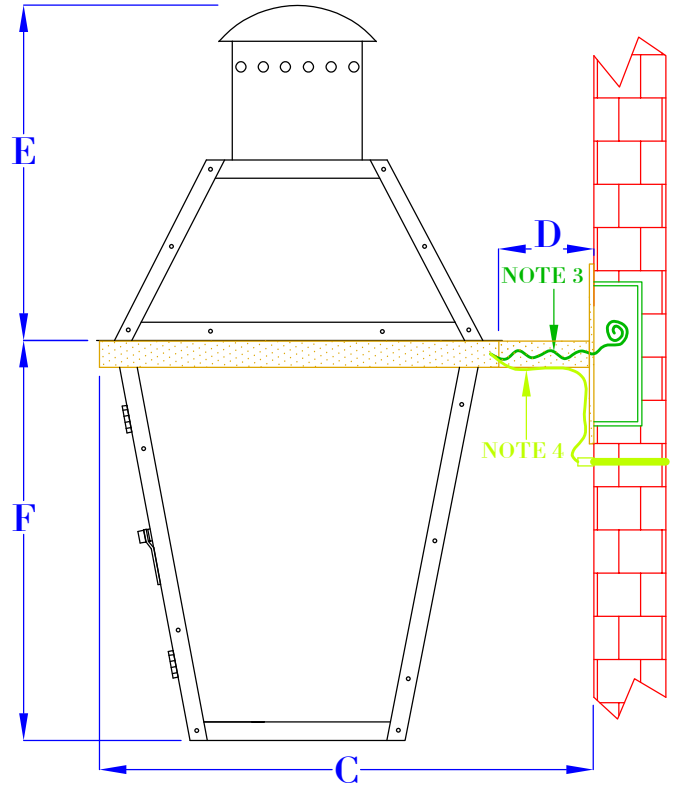


Rear of Home Addition, 18 inch, Gas

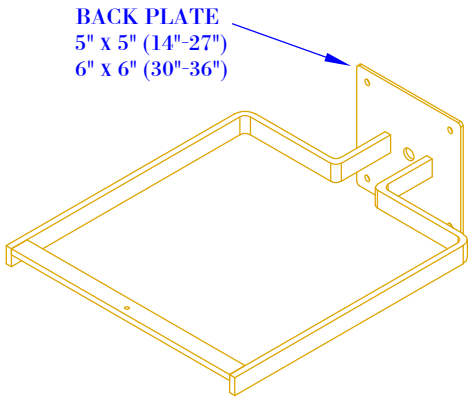




FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	14 $\frac{1}{4}$"	17 $\frac{3}{4}$"	20 $\frac{1}{2}$"	25 $\frac{1}{4}$"	26 $\frac{1}{4}$"	30 $\frac{5}{8}$"	37"
B:	9 $\frac{1}{4}$"	10 $\frac{1}{2}$"	11 $\frac{1}{2}$"	13 $\frac{1}{4}$"	14 $\frac{1}{2}$"	17 $\frac{1}{2}$"	21 $\frac{1}{2}$"
C:	11 $\frac{3}{4}$"	13"	14"	15 $\frac{3}{4}$"	17"	20"	24"
D:	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"	2 $\frac{1}{2}$"
E:	6 $\frac{1}{4}$"	7 $\frac{5}{8}$"	9 $\frac{3}{8}$"	12 $\frac{3}{8}$"	11 $\frac{7}{8}$"	14 $\frac{1}{2}$"	17 $\frac{3}{8}$"
F:	8"	10 $\frac{1}{8}$"	11 $\frac{1}{8}$"	12 $\frac{7}{8}$"	14 $\frac{3}{8}$"	16 $\frac{1}{8}$"	19 $\frac{5}{8}$"

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	FRENCH QUARTER	DATE:	APP. BY:	JJG
BRACKET:	ORIGINAL BRACKET MOUNT	11-30-17	REVISION:	5

DRW BY: JJG

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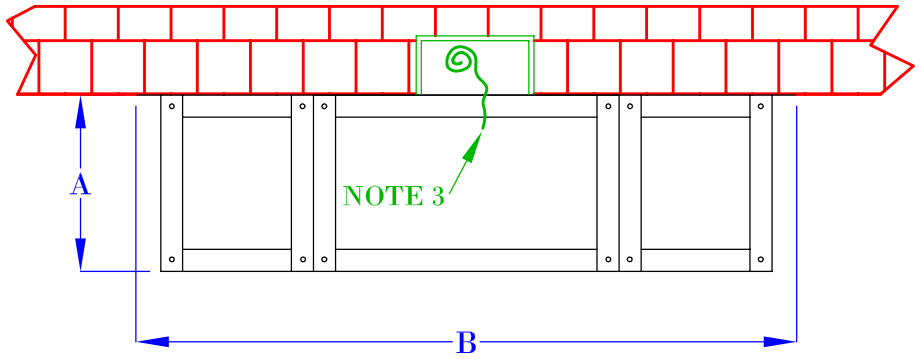
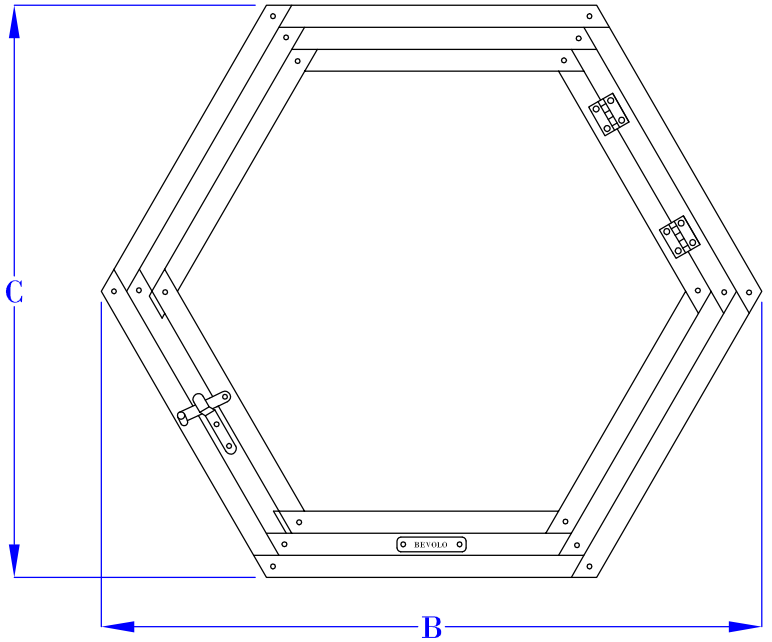


SIDE VIEW
(NTS)



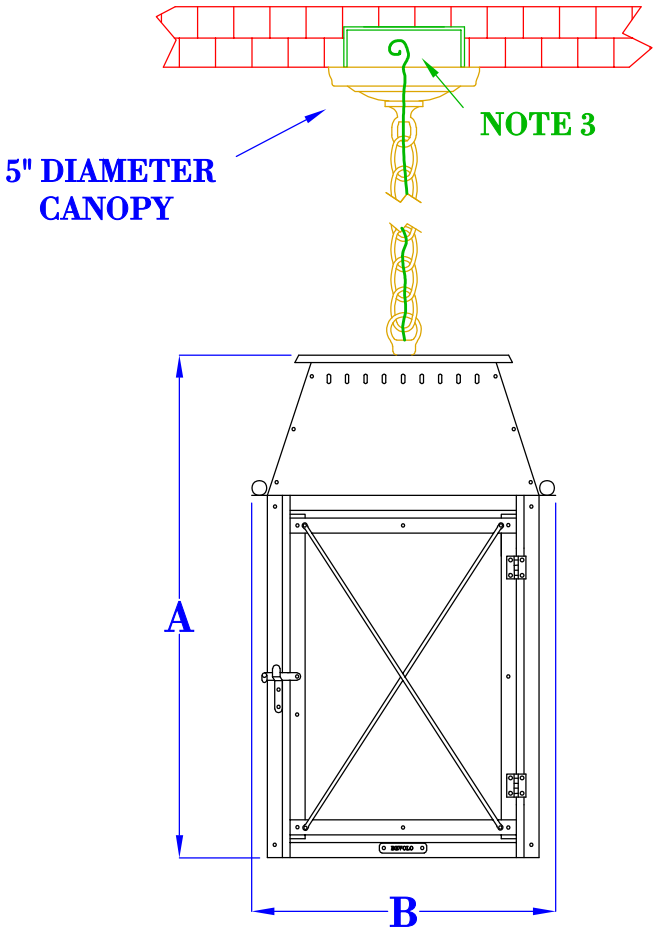
BOTTOM VIEW
(NTS)

NOTES:

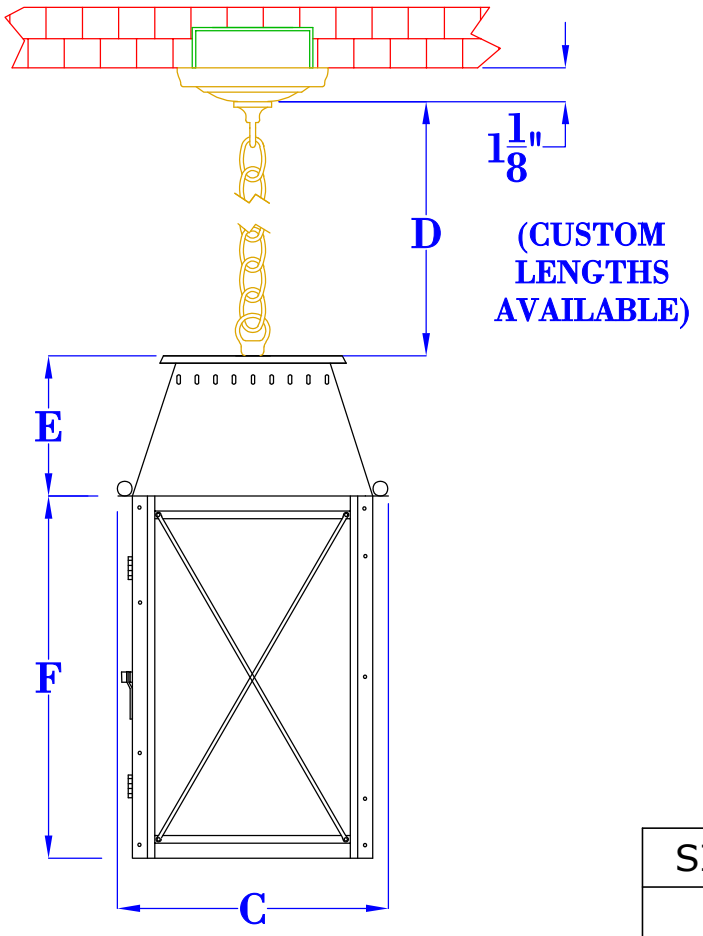
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

SIZE:	
A:	4"
B:	15"
C:	13"

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG	COPYRIGHT 2011, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS.
LIGHT:	SIX SIDED CEILING LIGHT	DATE:	APP. BY:	MAJ	
BRACKET:	FLUSH MOUNT	10-24-2011	REVISION:	1	



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

5" DIAMETER CANOPY



ISOMETRIC VIEW
(NTS)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

SIZE:	14"	16"	18"	22"
A:	14 $\frac{3}{4}$"	16 $\frac{3}{4}$"	17 $\frac{7}{8}$"	22 $\frac{3}{4}$"
B:	10 $\frac{1}{8}$"	10 $\frac{1}{8}$"	8 $\frac{3}{4}$"	10 $\frac{1}{8}$"
C:	11 $\frac{1}{8}$"	11 $\frac{1}{8}$"	9 $\frac{3}{4}$"	11 $\frac{1}{8}$"
D:	36"	36"	36"	36"
E:	4 $\frac{5}{8}$"	4 $\frac{5}{8}$"	3 $\frac{1}{8}$"	4 $\frac{5}{8}$"
F:	10 $\frac{1}{8}$"	12 $\frac{1}{8}$"	14 $\frac{3}{4}$"	18 $\frac{1}{8}$"

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	COACH HOUSE	DATE:	APP. BY:	JJG
BRACKET:	HANGING CHAIN	3-10-23	REVISION:	1

DRW BY: JJG

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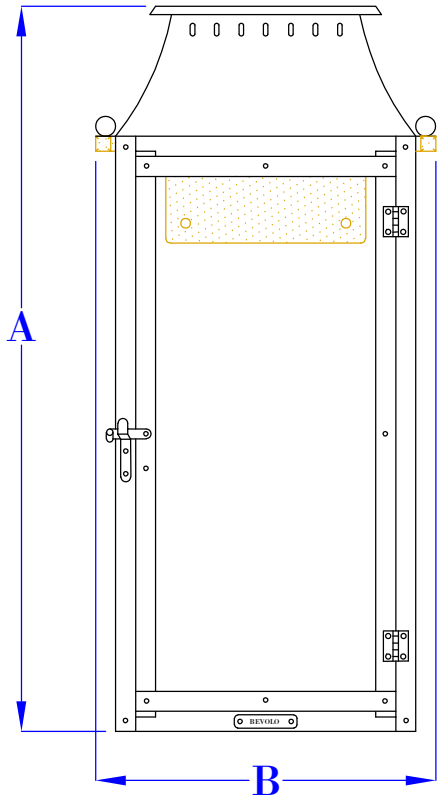
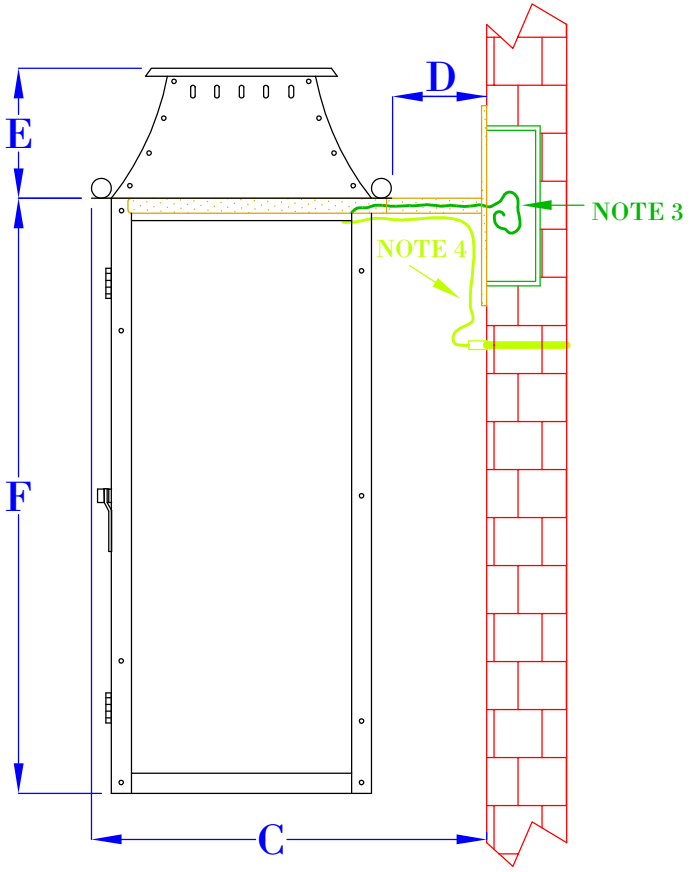


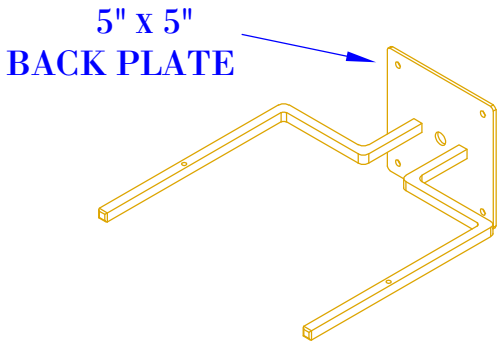
FRONT VIEW

(18" VERSION SHOWN)



SIDE VIEW

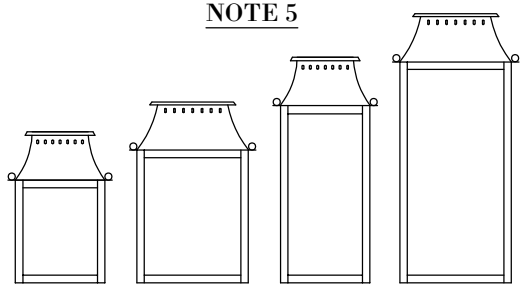
(18" VERSION SHOWN)



ISOMETRIC VIEW

(NTS- BRACKET ONLY)

NOTE 5



SIZE:	10"	12"	15"	18"
A:	10 1/8"	12 1/8"	15 1/8"	18 1/8"
B:	7 1/4"	8 3/4"	7 1/4"	8 3/4"
C:	8 5/8"	10 1/8"	8 5/8"	10 1/8"
D:	2 1/2"	2 1/2"	2 1/2"	2 1/2"
E:	3 1/4"	3 1/4"	3 1/4"	3 1/4"
F:	6 7/8"	8 7/8"	11 7/8"	14 7/8"

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR
5. PROPORTIONS FOR EACH SIZE CHANGE. 18" IS REPRESENTED ABOVE, THUMBNAILS TO THE RIGHT SHOW ALL FOR COMPARISON
6. 10", 12" SIZES ARE NOT SOLD IN GAS

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	WILLIAMSBURG 10", 12", 15", 18"	DATE:	APP. BY:	JJG
BRACKET:	BRACKET MOUNT	2-2-22	REVISION:	2

DRW BY: JJG

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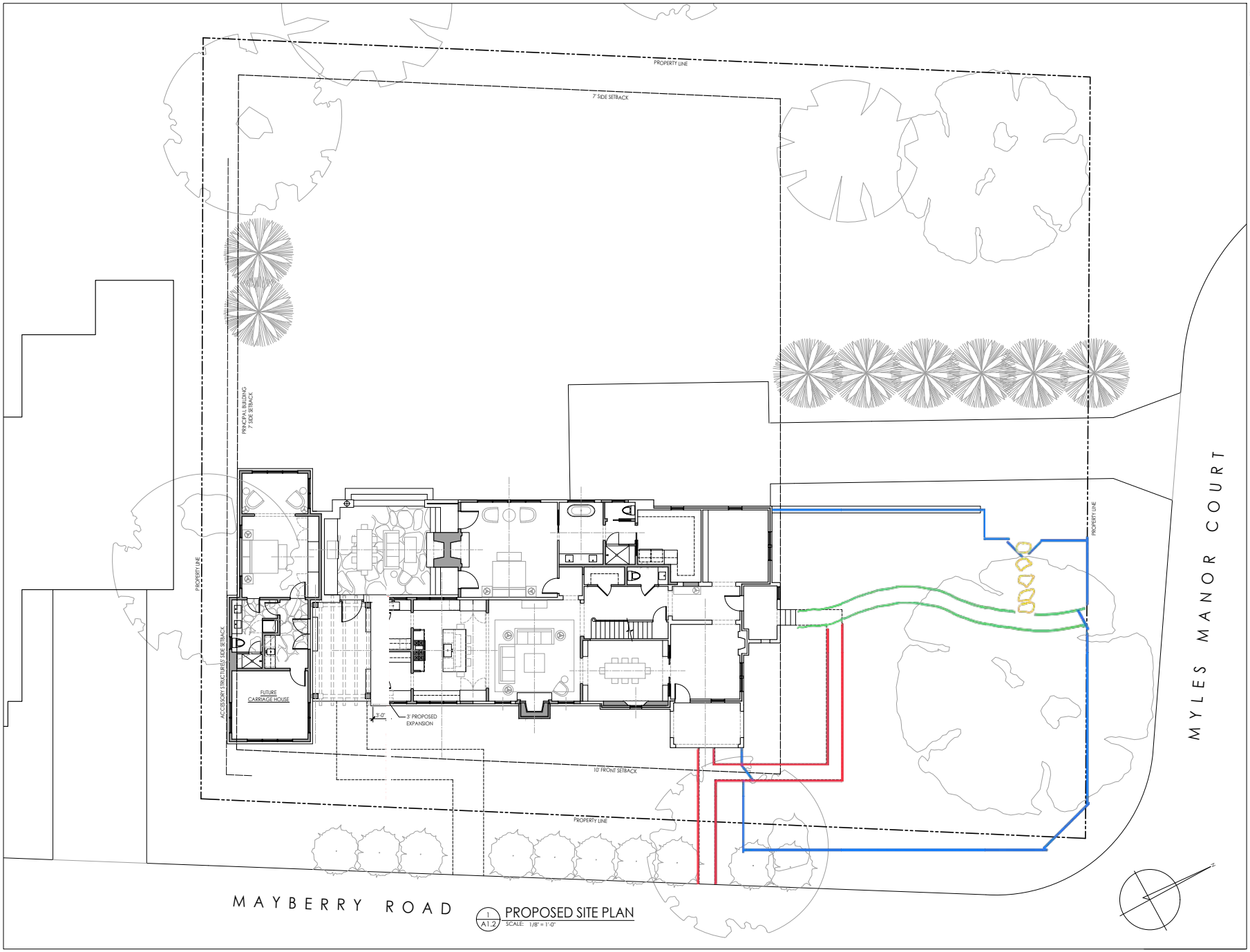
Picket Fencing and Sidewalks

We are proposing a painted wood picket fence identical to the one in the attached pictures from another home in our neighborhood. The fence location is shown in the attached PDF in BLUE. There are three gates, which will also be near copies of those shown from the home in our neighborhood. The pickets will be a maximum of 36 inches tall and gates will be differentiated with appropriate architecture.

We are proposing a flagstone sidewalk from Myles Manor Court to the front door of the home similar to the attached AI generated image. This is shown in the attached PDF in GREEN.

We are proposing a brick sidewalk using original brick from Mayberry Court to the side porch. This is shown in RED.



1 A1.2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

C.S. HARROP
ARCHITECTS
865.388.3980
160 W. Jackson Avenue
Suite 104
Knoxville, Tennessee 37902

This drawing is the property of C. S. Harrop Architects, LLC and is not to be reproduced or copied in whole or in part, the size of which is 24" x 36". It is only to be used for the project and site specifically identified herein and is not to be used on any other project without written permission from the Architect. The Contractor is responsible for verifying all field measurements, quantities, dimensions and related field construction criteria.

Note to Contractor:
Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications and site conditions shall be immediately reported to the Architect in writing. The Architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.

October 19, 2023

Revisions

JUNE 20, 2024

☐ Released for Construction
■ Not Released for Construction

Renovations and Additions to:

The Cash Residence

121 Myles Manor Court
Franklin, Tennessee

PROPOSED EXPANSION AND FUTURE CARRIAGE HOUSE SITE PLAN

A1.2











Porches

When the home was renovated in 2007, a geometric slate tile was used for the front and side covered porches, as seen in the attached photos. We are proposing removal of this nonhistoric tile and replacement with brick pavers. Please see attached AI-generated images for reference and inspiration.









Driveway

Our current driveway (from 2007) is concrete that has been stamped in areas to look like it has stone banding and detail. Due to utility and drainage issues, the driveway has been partially demoed. We are proposing replacing the driveway with Vanderbilt Finish Concrete and real stone banding. Please see attached picture of the current driveway as well as a loose inspiration photo of a Vanderbilt Finish driveway with real stone.





Appendix: Discussion of Gas Lanterns at 121 Myles Manor Court

Dear Members of the Historic Zoning Commission,

This request includes:

- One replacement fixture on the front historic façade of the home; and
- Two new fixtures located on the rear addition of the home that is not part of the original historic structure.

The proposed Bevelo fixture will remain consistent in scale, placement, and visual appearance with the non-original electric fixture that was installed during the 2007 renovation of the home. The only substantive change is the fuel source powering the flame.

The rear fixtures are proposed exclusively on the newer rear addition and do not alter or impact the historic façade or primary public-facing architectural character of the original structure.

The Franklin Historic District Design Guidelines focus primarily on compatibility of visible exterior appearance, scale, materiality, and protection of historic character rather than regulating concealed utility infrastructure. While the Guidelines reference “warm white light,” they do not address fuel source. In this case, the visible fixture itself, not the concealed fuel source, is what affects the appearance of the structure and streetscape. Modern warm white lightbulbs were designed to imitate the color temperature of oil, kerosene, and gas lanterns that have been used as illumination sources for centuries.

Likewise, the Secretary of the Interior’s Standards acknowledge that historic rehabilitation necessarily accommodates evolving modern systems and technologies so long as the historic character of the property is preserved.

The proposed lanterns are traditional fixtures long associated with historic Southern architecture and are compatible with the Tudor character of both the home and surrounding district. The proposal does not introduce an incompatible form, scale, or material, and flame-based lanterns would have been historically appropriate to the architectural inspiration of the home.

Staff has noted that natural gas service was not widely available in Franklin prior to the 1950s. We do not believe this alone provides a sufficient basis to prohibit gas lanterns on pre-1950s homes within the Overlay for several reasons:

First, fuel source is fundamentally different from architectural material. The visible material is metal and glass, not natural gas. The Guidelines regulate exterior appearance and architectural compatibility rather than unseen utility systems. Flame-based exterior lanterns long predate widespread natural gas infrastructure and historically operated using oil, kerosene, propane, manufactured gas, and candles. While natural gas service may not have been universally available in Franklin during the home's original construction period, flame-based lanterns themselves are unquestionably historic in character.

Second, many homes within the HPO that predate the 1950s currently utilize natural gas for lanterns, appliances, heating systems, and other modern functions. Please see attached pictures of 17 pre-1950s homes in the Overlay (several within our neighborhood) with gas lanterns. The Overlay has never operated a requirement that homes remain frozen to the exact utility technologies available at the moment of original construction. If that standard was consistently applied, many ordinary modern systems currently accepted throughout the district would likewise become impermissible. During the DRC meeting, commissioners also noted the longstanding coexistence and frequent transition between electric and gas lanterns within the Overlay. The balance brings character and diversity to the Overlay and uniqueness to different properties.

Third, the proposed front fixture replaces a non-original 2007 electric fixture rather than an original historic lantern. The proposal therefore does not remove or impair historic fabric. In practical terms, the proposal substitutes one compatible lantern for another in the same location and scale.

Finally, the rear fixtures are located on a newer addition outside the primary public historic viewshed. The Guidelines themselves recognize that visibility and location are relevant considerations when evaluating exterior alterations.

For these reasons, we respectfully request approval of the three proposed gas lanterns as compatible exterior fixtures that preserve the architectural character of the property while remaining consistent with the Franklin Historic District Design Guidelines and the Secretary of the Interior's Standards.

Thank you for your consideration and for your continued service to the preservation of Franklin's historic character.

Sincerely,

Scott and Michelle Cash

Pre-1950s Homes in the HPO with Gas Lanterns



































File #: 26-0729

DATE: 6/8/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner
Elizabeth Bulay, Assistant Preservation Planner

SUBJECT:
Consideration Of New Construction (Principal) At 1855 William Campbell Ct. (Lot 11, Magnolia Hall Subdivision); Jennifer Ford, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of a new building at 1855 William Campbell Court.

APPLICABLE DESIGN GUIDELINES:
2016 Franklin Historic District Design Guidelines:
Residential Infill Guidelines

PROJECT INFORMATION:
COF Project Number: 9157
Applicant: Studio 906, Jennifer Ford
Owner: Magnolia Hall LLC., Bernie Butler

BACKGROUND:
The property located at 1855 William Campbell Court is located in the Boyd Mill Avenue Historic District and is part of the Magnolia Hall Subdivision. The site is Lot 11 of the development and will be located at the end of the street with high visibility from Glass Lane and Highway 96 West. The proposal has been discussed during the June and September 2025 DRC Meetings and the February and May 2026 DRC Meetings and feedback has been incorporated into the application.

The proposal includes a request for the construction of a 1 ½ story building with some Queen Anne-inspired elements. The building features asymmetrical front-facing gables, dormers, a bay window, and a partial wrap-around porch with a pediment and screened porch off the front right corner.

Scale/Massing/Height:
The form and mass of the building have been adjusted to divide the building into smaller sections. The garage is attached but is located behind the primary façade of the building and has the appearance of being added on at a later date.

The height of the building is proposed to be 32’11” which is subordinate in height to the historic

mansion which is 34’9” tall and sits an additional 9’ higher due to change in grade compared to the new construction. The height is consistent with the height and scale of neighboring buildings. A 10’ floor to ceiling height is proposed. Roof pitches varying from 3:12 with accents of 15:12 are proposed throughout the building. The pitches of the Queen Anne architectural style are varied and feature steep roofs.

Materials:
The building consists of brick and frame construction and features a stone foundation, scallop shingle siding, 4” lap siding, a shingle roof, and accent standing seam metal roofing. The proposed windows feature a 2-over-2 lite pattern and have the appearance of being double hung. The front entrance features 2/3 lite and panel doors with a transom above. The Guidelines recommend the following for materials:

- Use brick, concrete, or stucco or painted concrete blocks for foundations.
- Porch elements should be of wood, however, use brick or metal if appropriate.
- Do not use vinyl siding for new construction in the historic districts. The use of cement wood siding or similar materials is appropriate.
- New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or “doublesash”) appearance.
- Composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.

The materials of the porch, siding, and windows were not indicated within the application, but should be consistent with the recommendations of the Guidelines. The use of stone foundations is consistent with what has been approved on other buildings in the development; however, it is not recommended by the Guidelines. The color of the metal roofing appears to be a dark metal that blends with the house and other new construction on the street.

Architectural Features:
The building incorporates architectural detailing that relates to the Queen Anne architectural style but does not appear to overwhelm or detract from the nearby historic building. Details proposed include the scalloped siding, porch detailing, and brick chimney detailing. The proposed architectural features appear appropriate.

Modern Features and Site Features:
A partial stone and wood fence is shown on the right elevation to enclose a courtyard and is approximately 20' behind the primary facade. The total height of the fencing was not indicated at this time, but must align with the requirements for height by the Zoning Ordinance. The design appears consistent with what has been approved in the residential development, and the proposed materials are appropriate. The new construction will require mechanical equipment, which has not been shown on the site plan. Information about the materiality or design of the driveway or walkways has not been indicated on the plan. The Guidelines recommend the following:

- Use placement, landscape, and/or fencing to hide trash containers, heating and air-conditioning units, and utility meters.
- Use durable materials the were historically typical for driveways such as gravel, concrete, bricks, and asphalt.

The placement and screening of the mechanical equipment may be eligible for an Administrative

COA. The materials and design of the driveways and walkways must return to the Historic Zoning Commission for review and approval.

RECOMMENDATION:
Staff recommends approval of the new construction with the following conditions:

1. The foundation must consist of either brick, concrete, or stucco or painted concrete blocks for foundations.
2. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
3. The siding must be wood siding to be consistent with Magnolia Hall and the other approved buildings.
4. Mechanical equipment must be screened from street view and the location and screening must be approved by the Preservation Planner prior to building permit approval.
5. The design and materials of the driveway must return to the HZC for review and approval.
6. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
7. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

SHEET SIZE: ARCH D (24" X 36")



MAGNOLIA HALL - LOT 11
HZC SUBMITTAL
05-22-2026

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ARCHITECTS +INTERIORS

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906studio.com

MAGNOLIA HALL - LOT 11

MAGNOLIA HALL FRANKLIN, LLC

1855 WILLIAM CAMPBELL CT
FRANKLIN, TN 37064

PRELIMINARY

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NO.	DESCRIPTION	DATE

Project Number
21.1098.010

COVER

HZC.00

SHEET SIZE: ARCH D (24" X 36")



307 W MAIN STREET, FRANKLIN











532 W MAIN STREET, FRANKLIN



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MAGNOLIA HALL - LOT 11

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NO.	DESCRIPTION	DATE

Project Number

21.1098.010

PRECEDENT IMAGES

HZC.01

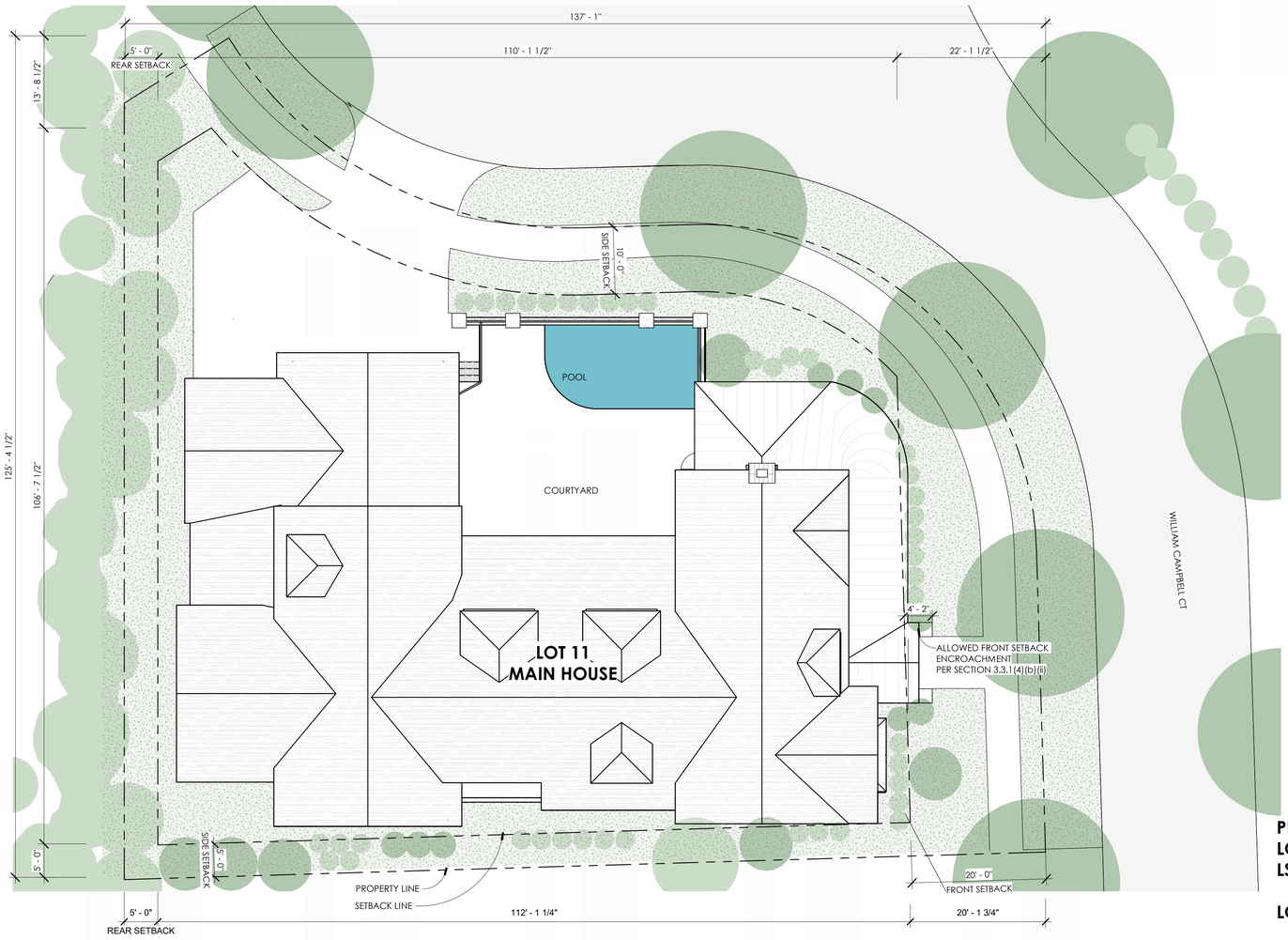
5/22/2026 2:19:54 PM

SHEET SIZE: ARCH D (24" X 36")



LOT 11 & MANSION HEIGHT DIAGRAM
1/8" = 1'-0"

0' 4' 8' 16'



PERVIOUS AREA = 5,557 SQ. FT
LOT AREA = 13,230 SQ. FT
LSA MIN. REQUIREMENT = 20%

LOT 11 LSA = 42%

LOT 11 SITE PLAN
1" = 10'-0"

0' 5' 10' 20'

5/22/2026 2:19:55 PM

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NO.	DESCRIPTION	DATE

Project Number
21.1098.010

SITE INFORMATION

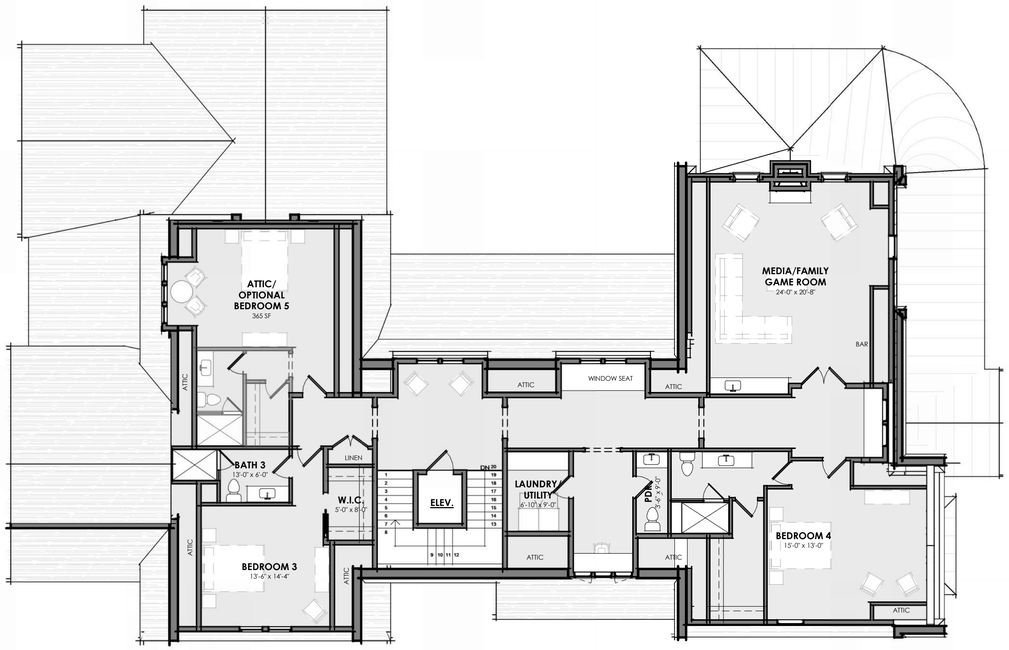
HZC.03

SHEET SIZE: ARCH D (24" X 36")

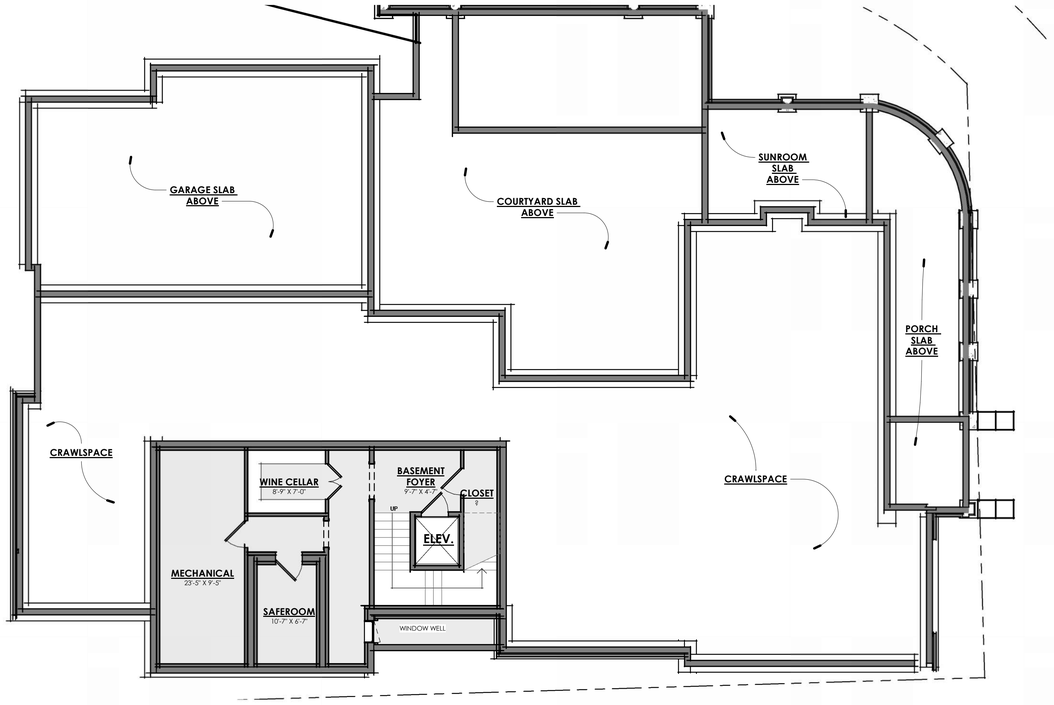
NOTES:
1. PLAN VIEWS ARE CUT AT 4'-0" FROM THE FLOOR LEVEL.
2. ATTIC SPACE IS SHOWN HATCHED.
3. ALL ATTIC SPACE HAS SLOPED CEILING HEIGHTS OF LESS THAN 9'-0".

AREA CALCULATIONS

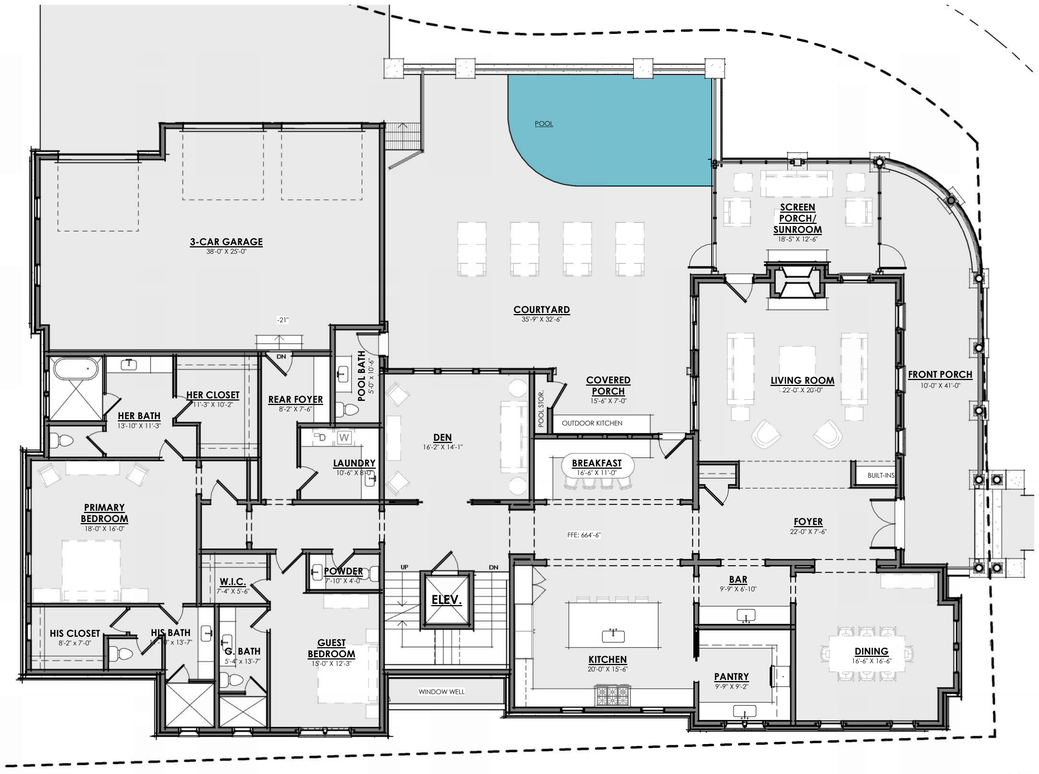
Name	Area
CONDITIONED	
BASEMENT	766 SF
FIRST FLOOR	3968 SF
SECOND FLOOR	2024 SF
	6758 SF
OPTIONAL CONDITIONED	
OPTIONAL EXPANSION SPACE	408 SF
	408 SF
UNCONDITIONED	
FRONT PORCH	405 SF
COVERED PORCH	131 SF
COURTYARD	1175 SF
SCREENED PORCH	252 SF
GARAGE	934 SF
	2897 SF
TOTAL AREA:	10063 SF



2 SECOND FLOOR PLAN
1/8" = 1'-0"
0' 4' 8' 16'



3 BASEMENT FLOOR PLAN
1/8" = 1'-0"
0' 4' 8' 16'



1 FIRST FLOOR PLAN
1/8" = 1'-0"
0' 4' 8' 16'

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MAGNOLIA HALL - LOT 11

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Project Number
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FLOOR PLANS

HZC.04

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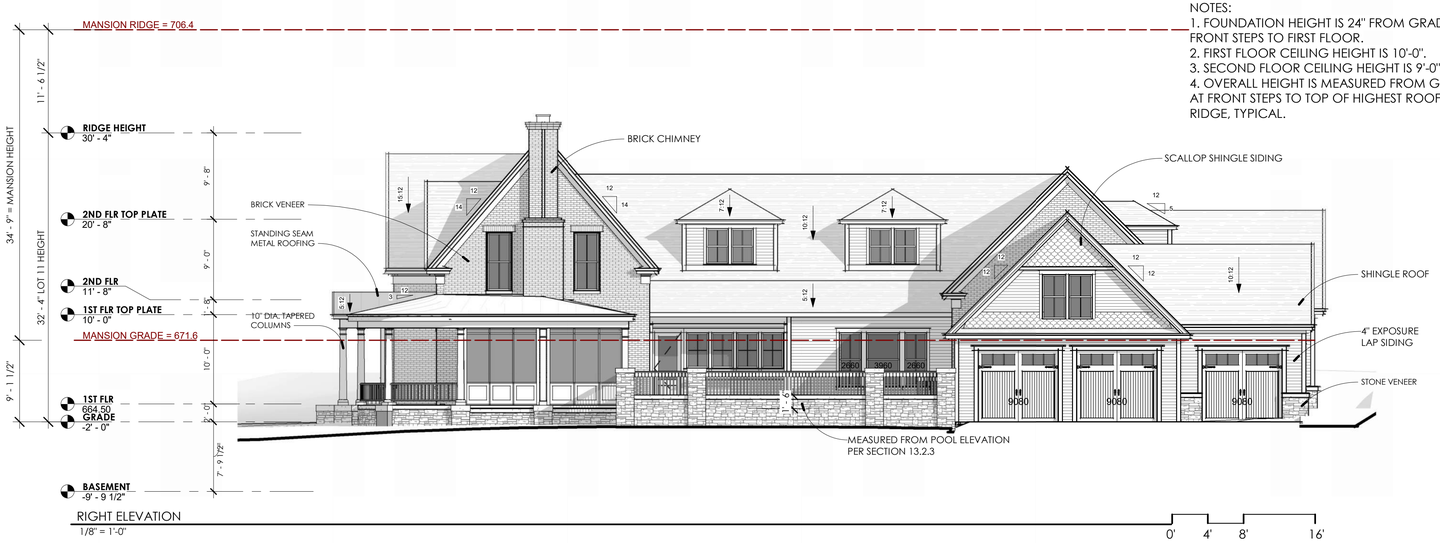
SHEET SIZE: ARCH D (24" X 36")



RIGHT ELEVATION
1/8" = 1'-0"

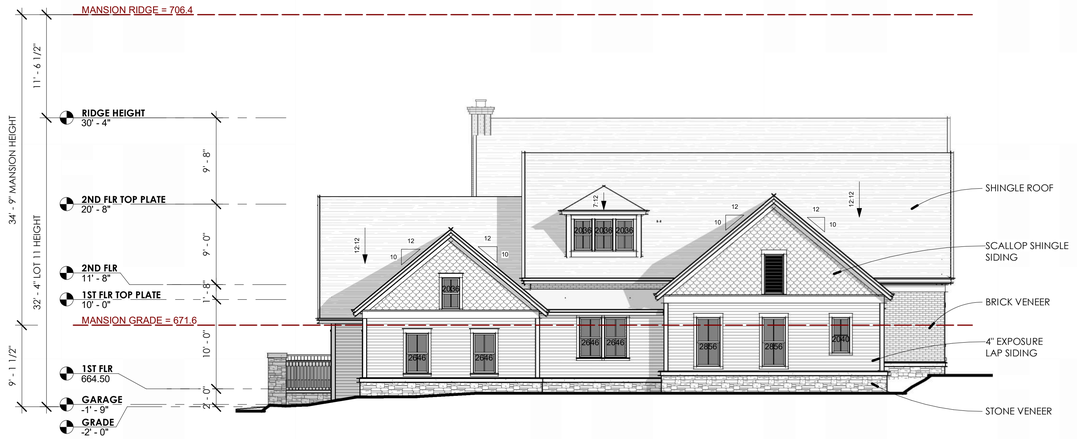
0' 4' 8' 16'

NOTES:
1. FOUNDATION HEIGHT IS 24" FROM GRADE AT FRONT STEPS TO FIRST FLOOR.
2. FIRST FLOOR CEILING HEIGHT IS 10'-0".
3. SECOND FLOOR CEILING HEIGHT IS 9'-0".
4. OVERALL HEIGHT IS MEASURED FROM GRADE AT FRONT STEPS TO TOP OF HIGHEST ROOF RIDGE, TYPICAL.



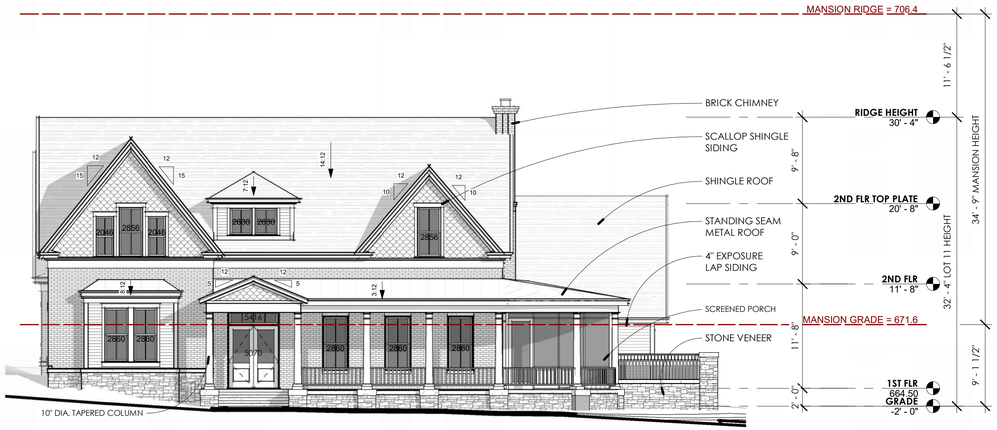
LEFT ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'



REAR ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'



FRONT ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

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NO.	DESCRIPTION	DATE

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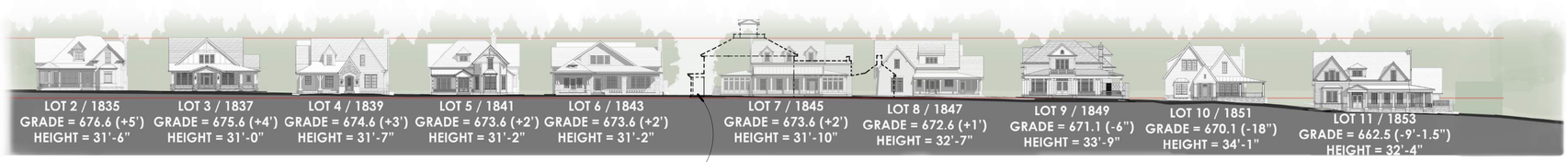
EXTERIOR ELEVATIONS

HZC.05

SHEET SIZE: ARCH D (24" X 36")



STREETSCAPE ELEVATION (NTS)



OVERALL SITE PLAN (NTS)

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MAGNOLIA HALL - LOT 11

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NO.	DESCRIPTION	DATE

Project Number
21.1098.010

OVERALL SITE

HZC.02

5/22/2026 2:20:01 PM

SHEET SIZE: ARCH D (24" X 36")











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NO.	DESCRIPTION	DATE

Project Number
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3D VIEWS

HZC.06

SHEET SIZE: ARCH D (24" X 36")







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NO.	DESCRIPTION	DATE

Project Number
21.1098.010

3D VIEWS - MANSION CONTEXT

HZC.07

File #: 26-0719

DATE: 6/8/2026

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:
Consideration Of Partial Demolition and Addition (Principal) and New Construction (Accessory Structures) At 109 Everbright Ave.; Asher Paxton, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning partial demolition and addition of the principal building and the construction of accessory structures.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Historic Residential Building
Chapter 2: Additions to Historic Residential Buildings
Chapter 5: New Accessory Structures
Chapter 6: Site and Setting
Chapter 9: Modern Features
Chapter 10: Demolition

PROJECT INFORMATION:
COF Project Number: 9153
Applicant: Asher Paxton
Owner: Thomas Hunter Daniel

BACKGROUND:
The property located at 109 Everbright Avenue is located in the Everbright Avenue Historic District. The building, constructed ca. 1955 according to Williamson County Property Assessor data, is approximately 71 years in age and may be considered historic in age by federal standards. The Design Review Committee (DRC) and Historic Zoning Commission (HZC) previously reviewed several alterations, additions, and partial demolition in 2016, which were partially completed. The proposal was recently reviewed by the DRC in May. The proposal includes the following:

- Building alterations,
- Construction of a minor accessory structure,
- Construction of a larger accessory structure,
- Partial demolition,

- An addition to the principal building, and
- Site Alterations.

Building Alterations

It is proposed to install skylights, alter existing windows/install new windows on the front facade, remove the existing shutters, construct an uncovered trellis/pergola on the rear of the building, and the future pool installation. The skylights are proposed on the rear portion of the building and will not be seen from the street. The windows on the front left elevation are proposed to be removed, and new windows installed. The existing shutters are also proposed to be removed. A trellis/pergola is proposed in between the existing 2026 addition and the proposed new addition wing. A pool is also proposed behind the principal building. The Guidelines recommend:

- Position skylights so they are not visible from the street.
- Preserve and maintain historic windows and historic window openings.
- Avoid adding new windows to the front facade or readily visible facades.
- Preserve and maintain original shutters.
- Site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

The proposed locations of the skylights are appropriate, as they are not visible from street view. The alteration of the existing historic windows and window openings, and installing new windows, is not recommended by the Guidelines. The material of the uncovered trellis structure is unknown, but it should be a material that is seen within the historic districts, such as wood or a finished metal material. The trellis/pergola shall not have a roof or a mechanism so that the open roof design becomes a closed roof. The proposed pergola must remain open roofed because a covered roof structure would add to the building footprint of the building, which would then exceed the recommended addition size. It is unknown if the shutters are historic; more information is needed to determine if their removal aligns with the Guidelines recommendation. The previously approved COA did approve the removal of the shutters. The location of the proposed pool is appropriate as it will not be visible from the right-of-way.

New Construction- Minor Accessory Structure

It is proposed to construct a small accessory structure in the rear yard behind the principal building. The structure meets the Zoning Ordinance requirements. The structure is proposed to use a smooth cementitious lap siding in a 10" reveal to match the reveal of the principal building's gable ends. It is shown on two documents within the submittal that lap siding and shiplap will be used. It appears that the existing siding on the principal building does have a reveal and overlap; therefore, the lap siding detail would be appropriate to use on the minor accessory structure. The structure will use k-style gutters and an architectural shingle for the roofing. The elevations of the structure will include two aluminum-clad double-hung Pella Reserve windows with a horizontal 2/2 lite pattern on the sides of the building. The rear elevation will face the property line, while the front of the structure will use a 4-panel sliding door and 4 clerestory windows. In front of the sliding glass doors, a small uncovered deck is proposed. The Guidelines recommend:

- Locate accessory structures behind the rear plane of the principal building.
- Design accessory structures with simple forms that are reflective of the principal building.
- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings.

- Design pedestrian doors simply and use similar designs and materials to those on accessory structures traditionally found in the district.
- Design windows to relate to the architectural style of the structure or those found on nearby historic buildings.

The proposed minor accessory structure generally meets the intent of the Guidelines. The use of the 4-panel sliding glass doors is unique; the elevation will not be seen from the street, and the rear of the principal building utilizes a similar sliding glass door system. Additionally, the Guidelines would support the use of a lap siding in a 10" reveal to match the detailing that is seen on the principal building.

New Construction- Larger Accessory Structure

It is proposed to construct a larger accessory structure so that it fronts the alley that runs parallel to Everbright Avenue. It is proposed to be 1,269.67 sq. ft. in size. The structure meets the Zoning Ordinance requirements for the size of an accessory dwelling. The structure is proposed to use a smooth cementitious lap siding in a 10" reveal to match the reveal of the principal building's gable ends. It is shown on two documents within the submittal that lap siding and shiplap will be used. It does appear that the existing siding on the principal building does have a reveal and overlap; therefore, the lap siding detail would be appropriate to use on the larger accessory structure. The structure will use k-style gutters and an architectural shingle for the roofing. The elevations of the structure include aluminum-clad double-hung Pella Reserve windows with a horizontal 2/2 lite pattern, two sets of 4-panel sliding doors, several man doors, a pair of French doors, and a garage door. In front of the elevation that will face the rear of the principal building, an uncovered trellis is proposed. The Guidelines recommend:

- Locate accessory structures behind the rear plane of the principal building.
- Design accessory structures with simple forms that are reflective of the principal building.
- Where lap siding is used, lap exposure should be consistent with that on the principal building and adjacent historic buildings.
- Design pedestrian doors simply and use similar designs and materials to those on accessory structures traditionally found in the district.
- Design garage doors with similar proportions and materials to those traditionally found within the district.
- Design windows to relate to the architectural style of the structure or those found on nearby historic buildings.
- Site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.
- Size the accessory structure building footprint so that the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) do not exceed 35 percent of the lot.

The proposed larger accessory structure generally meets the intent of the Guidelines. Like the proposed minor accessory structure, the use of the 4-panel sliding glass doors is unique but is seen currently on the site and on the proposed minor accessory structure. The garage doors are proposed to utilize a Coachman style with upper window lites. The use of a garage door with a lite pattern is a similar lite pattern as the adjacent accessory structure that fronts the alley, but a door without a window lite pattern may be more appropriate for the architectural style of the principal building. It is unknown what material the garage doors, man doors, and French doors will be or their lite patterns.

They should be consistent with the Guidelines. The material of the uncovered trellis structure is unknown, but it should be a material that is seen within the historic districts, such as wood or a finished metal material. The trellis/pergola shall not have a mechanism so that the open roof design becomes a closed roof. The proposed pergola must remain open roofed because a roof would add to the building footprint of the building, which would then exceed the maximum size permitted for accessory structures. The proposed accessory structures and the existing footprint of the principal building equate to covering 16% of the lot, which aligns with the Guidelines.

Partial Demolition & Principal Building Addition

It is proposed to partially demolish a portion of the historic footprint. The Guidelines highly discourage demolition unless there are extraordinary circumstances, so as to maintain the integrity and sense of place associated with Franklin's historic districts. Demolition may only be approved if the HZC deems one or more of the following conditions met:

1. If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
2. If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the HZC. Please refer to the Economic Hardship Considerations Section. The HZC will use this information to assist with the review of economic hardship claims.
3. If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

In 2016, portions of the front elevation were proposed to be demolished, and new additions were approved to infill areas around the demolition. What is proposed within the application is the demolition of 516 sq. ft. Some information has been included within the showing cosmetic deterioration of the portion of the building that is proposed to be demolished. A cost estimate analysis has been provided, comparing the cost to rehabilitate the existing portion of the building with an addition, compared to demolishing the portion of the building and constructing an addition. A report was included in the application showing minor deterioration of building elements that appear to be fixable through in-kind replacement of materials.

If the historic footprint is removed from the building and wholesale demolished, then the historic footprint would be decreased by 516 sq. ft., and an addition would not be recommended by the Guidelines. However, if the sq. footage was kept, an additional 512 sq. ft. could be added to the building and align with the Guidelines' recommendation of an addition being 50% of the historic footprint. The proposed addition is 1,270 sq. ft., and if the proposed portion of the building is demolished, the addition would equate to 117.6% of the historic footprint that remained. The addition and demolition do not align with the Guidelines.

Site Alterations

It is unclear what material is being proposed for the rear driveway to the proposed accessory structure. More information is needed for a recommendation. The Guidelines recommend utilizing gravel, concrete, bricks, and asphalt.

RECOMMENDATION:

Staff recommends denial of the altering and installing new windows on the left front and left facades, demolition of a portion of the principal building, and an addition to the principal building on the following grounds:

- Preserve and maintain historic windows and historic window openings.
- Avoid adding new windows to the front facade or readily visible facades.
- If a building has lost its architectural and historical integrity and its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in an unreasonable economic hardship on the applicant as determined by the HZC. Please refer to the Economic Hardship Considerations Section. The HZC will use this information to assist with the review of economic hardship claims.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

Staff recommends deferral of the shutters and driveway due to a lack of information.

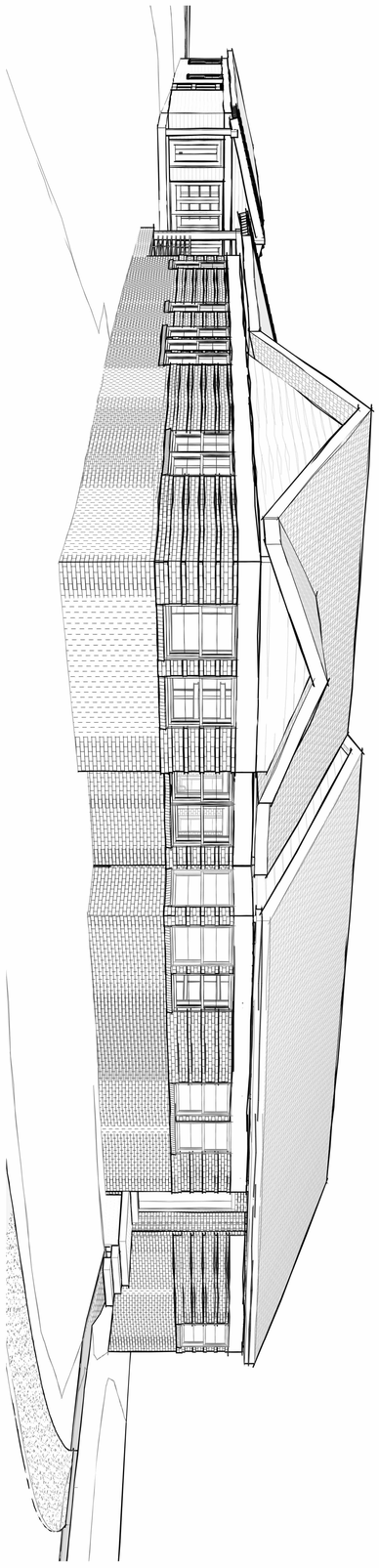
Staff recommends approval of the installation of skylights, trellis/pergola, pool, minor accessory structure, and larger accessory structure, with the following conditions:

1. The horizontal lap siding must have a 10" reveal and overlap on both accessory structures.
2. The larger accessory structure's garage door shall not use a lite pattern.
3. The windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window and garage door specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
4. The trellis/pergola shall not have a closed roof nor have a mechanism so that the open roof design becomes a closed roof.
5. The trellis/pergola shall be constructed out of a traditional material and return to the Preservation Planner for review prior to installation.
6. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
7. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

<u>Project Considerations:</u>

- Advisory Note: A $10,000 Contractor Security Agreement is required for this project. Please contact our office (BNS) for additional information.
- Separate building permits will be required for the 2 accessory structures and the addition. The future pool will also be a separate permit.
- Advisory Only: Approval of this COA does not authorize use of the space as an Accessory Dwelling Unit (ADU). If the space is intended to be used or converted into an ADU in the future, a separate permit application and applicable approvals shall be required prior to occupancy or conversion.

- PLEASE NOTE: Any deviation from these approved plans will require a resubmittal of revised plans for approval. All changes shall be shown and clouded. A revision letter shall be included with the resubmittal outlining all plan revisions. Any constructed field change may result in the contractor/applicant being required to remove this unapproved construction.
- A separate swimming pool submittal is required for a swimming pool permit. The pool is not approved with this submittal.



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05.22.2026
ISSUED FOR REVIEW (NOT FOR CONSTRUCTION)

ARCHITECT
TANDEM ARCHITECTURE + DESIGN
ASHER PAXTON
214 OVERLOOK CIRCLE - SUITE 200
BRENTWOOD, TN - 37207
615.878.3871

CONTRACTOR
SYNDICATE DESIGN & CONSTRUCTION
CALEB SPEARING
214 OVERLOOK CIRCLE - SUITE 200
BRENTWOOD, TN - 37207
256.508.7612

CONSULTANT X
NAME
ADDRESS A
ADDRESS B
PHONE

CONSULTANT X
NAME
ADDRESS A
ADDRESS B
PHONE

CONSULTANT X
NAME
ADDRESS A
ADDRESS B
PHONE

CONSULTANT X
NAME
ADDRESS A
ADDRESS B
PHONE

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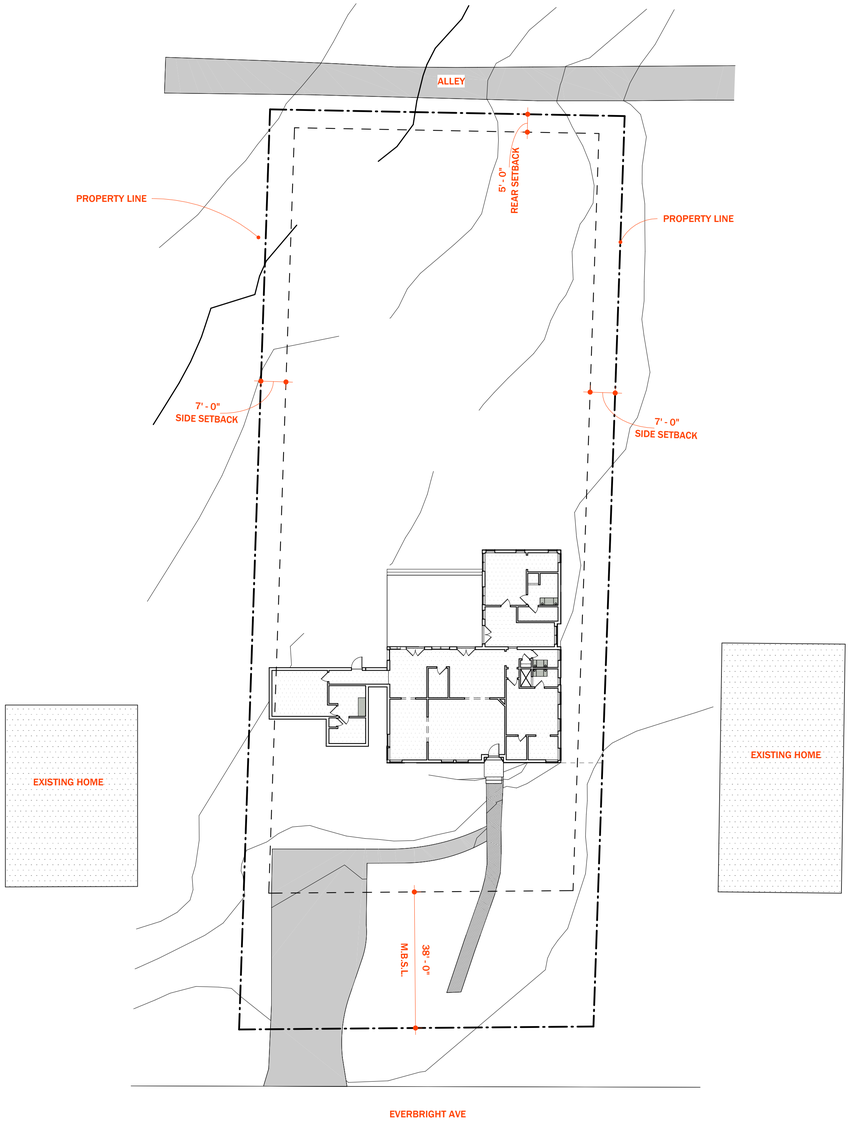
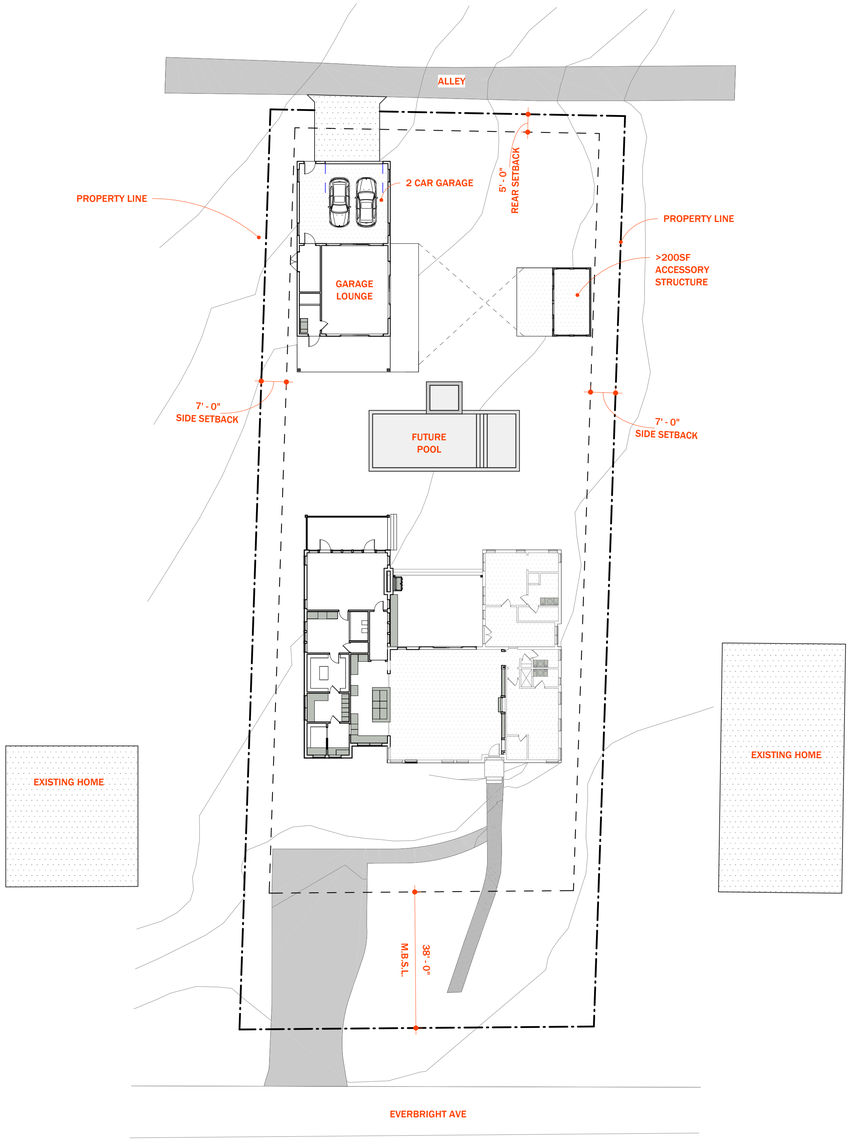


3 SITE PLAN - EXISTING

SCALE: 1" = 20'-0"



4 SITE PLAN - PROPOSED

SCALE: 1" = 20'-0"

ZONING:	R4
TOTAL ACREAGE:	0.58 ACR.
TOTAL LOT AREA:	25,306 SF
FRONT SETBACKS:	38'-0" SETBACK AVERAGE
SIDE SETBACKS:	7'-0"
REAR SETBACK:	5'-0" AT REAR ALLEY
LANDSCAPE SURFACE AREA MIN	40% (10,122 SF)
MAX IMPERVIOUS COVERAGE	60% (15,183 SF)

BUILDING COVERAGE "UNDER ROOF" CALCULATION

PROPOSED TOTAL MAIN HOUSE	3,321 SF
PROPOSED ACCESSORY STRUCTURES	1,470 SF
GRAND TOTAL	4,791 SF (18.93%)

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109 EVERBRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

1. Your note number one.
2. Your note number two.
3.

05.22.2026

Project North

Scale 1" = 20'-0"

SITE PLAN

A1.0

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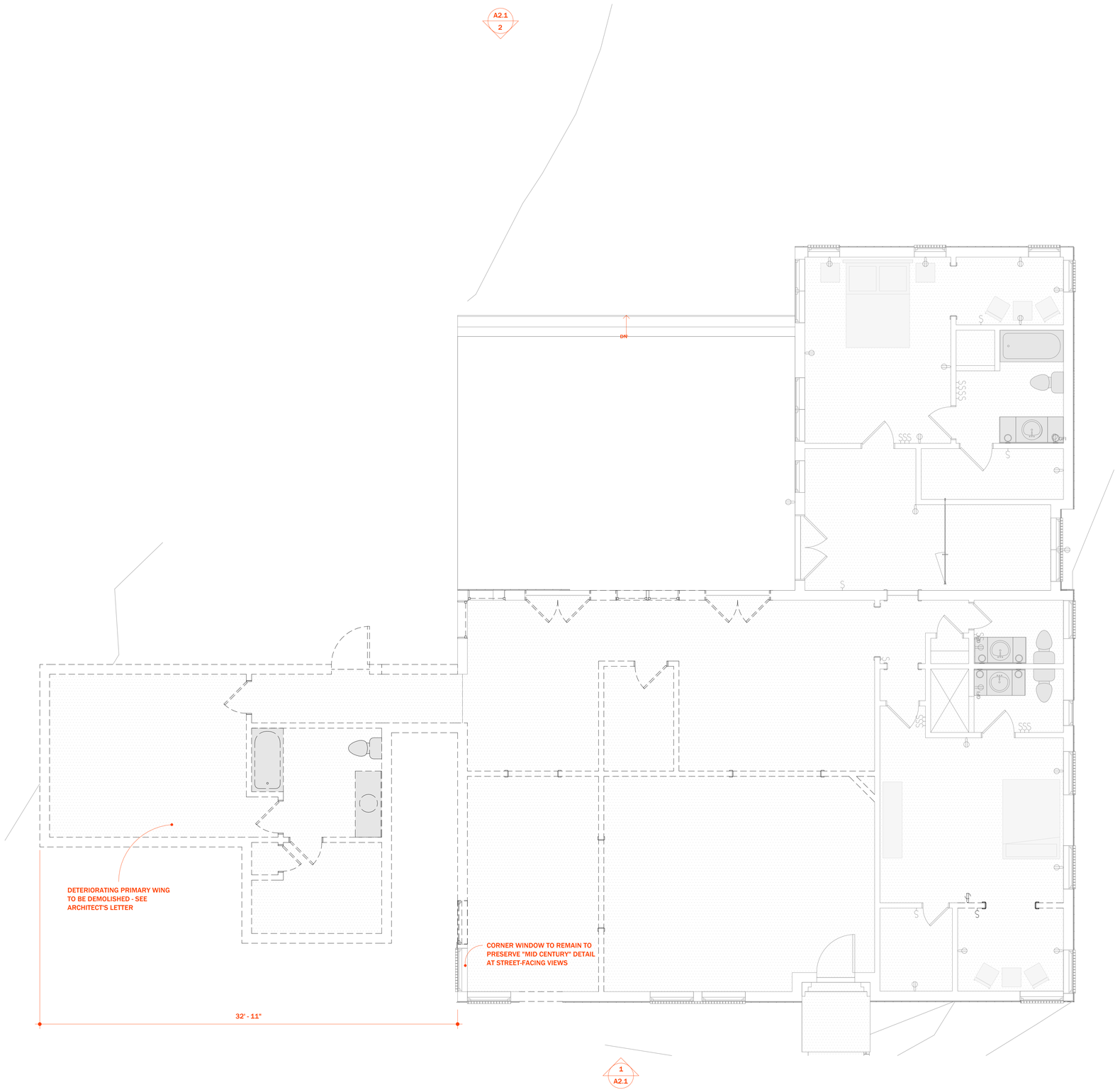

1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES - DEMOLITION PLAN

1. THE CONTRACTOR SHALL VERIFY THE NATURE OF THE EXISTING CONSTRUCTION AND STRUCTURAL SYSTEMS PRIOR TO COMMENCING WITH ANY WORK
2. UNLESS NOTED OTHERWISE, EXISTING CONTRUSTION IS BELIEVED TO CONSIST OF EXTERIOR MASONRY WALLS WITH WOOD FRAME CONSTRUCTION. WOOD FRAMED FLOOR DECK, WOOD ROOF, INTERIOR 2X4 WOOD WALLS, WOOD WINDOWS AND GLAZING. CONTRACTOR TO VERIFY CONDITION
3. AT EXTERIOR WALLS TO REMAIN, EXISTING FINISHES, WINDOWS AND DOORS ARE TO REMIAN THROUGHOUT UNLESS NOTED OTHERWISE, EXISTING FINISHES, WINDOWS AND DOORS SHALL BE PROTECTED
4. AT INTERIOR WALLS TO REMAIN, DOORS, EXISTING FINISHES AND OTHER BUILDING COMPONENTS SHALL BE PROTECTED UNLESS IDENTIFIED FOR REMOVAL.
5. THE CONTRACTOR WILL DETERMINE THE EXTENT OF REMOVAL OF MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENTS AND BE RESPONSIBLE FOR THE SAME. CAP ALL EXISTING UTILITIES/SERVICES EXTENDING FROM THE STRUCTURE'S SECOND LEVEL. MAINTAIN SERVICES TO THE FIRST LEVEL WHERE REASONABLY POSSIBLE.
6. REFER TO FRAMING PLAN FOR DIMENSIONED LOCATIONS OF DEMO FOR NEW DOOR LOCATIONS

LEGEND - DEMOLITION PLAN

EXISTING WALL

DEMO WALL

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

EXISTING WINDOW TO REMAIN

EXISTING WINDOW TO BE REMOVED

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109 EVERBRIGHT AVE
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Project No. 25010

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Project North

Scale As indicated

1ST FLOOR - DEMO

A1.1

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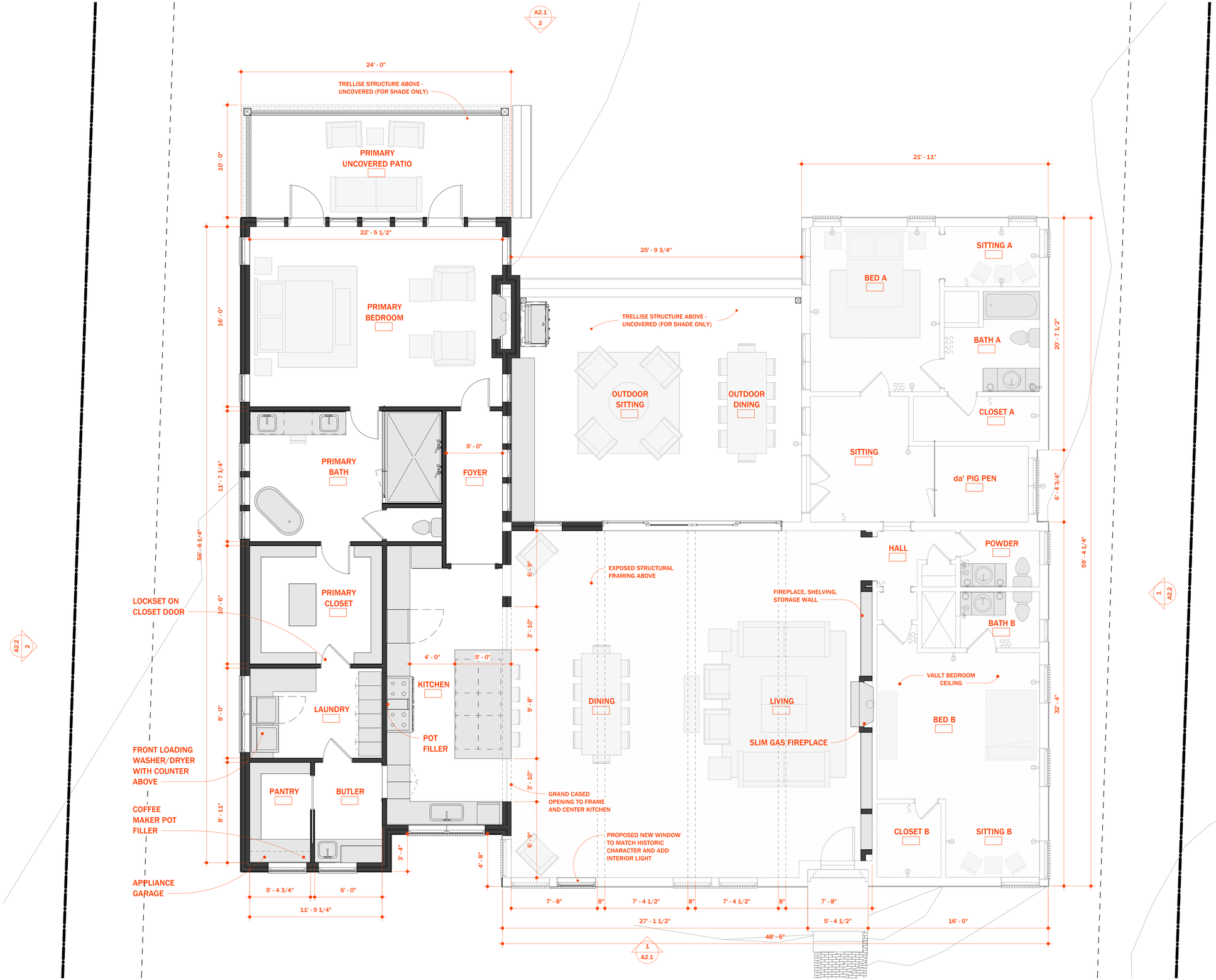

1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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1 CLAY TOWNSEND AVE
FRANKLIN, TN 37064

Project No. 25010

Revisions

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Project North

Scale 1/4" = 1'-0"

1ST FLOOR - PROPOSED

A1.2

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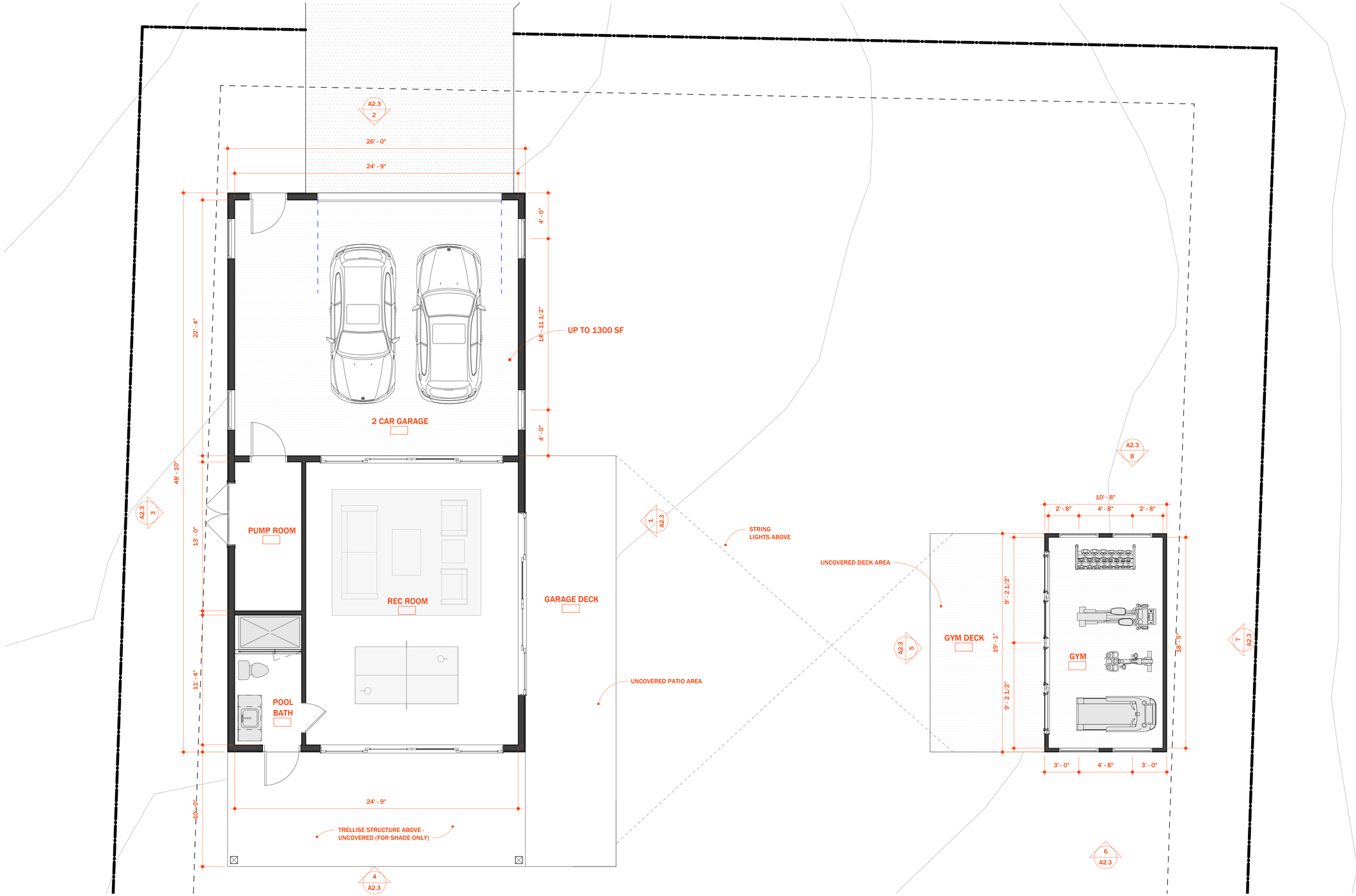

1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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FRANKLIN, TN - 37064

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Project North

Scale 1/4" = 1'-0"

1ST FLOOR - PROPOSED

A1.3

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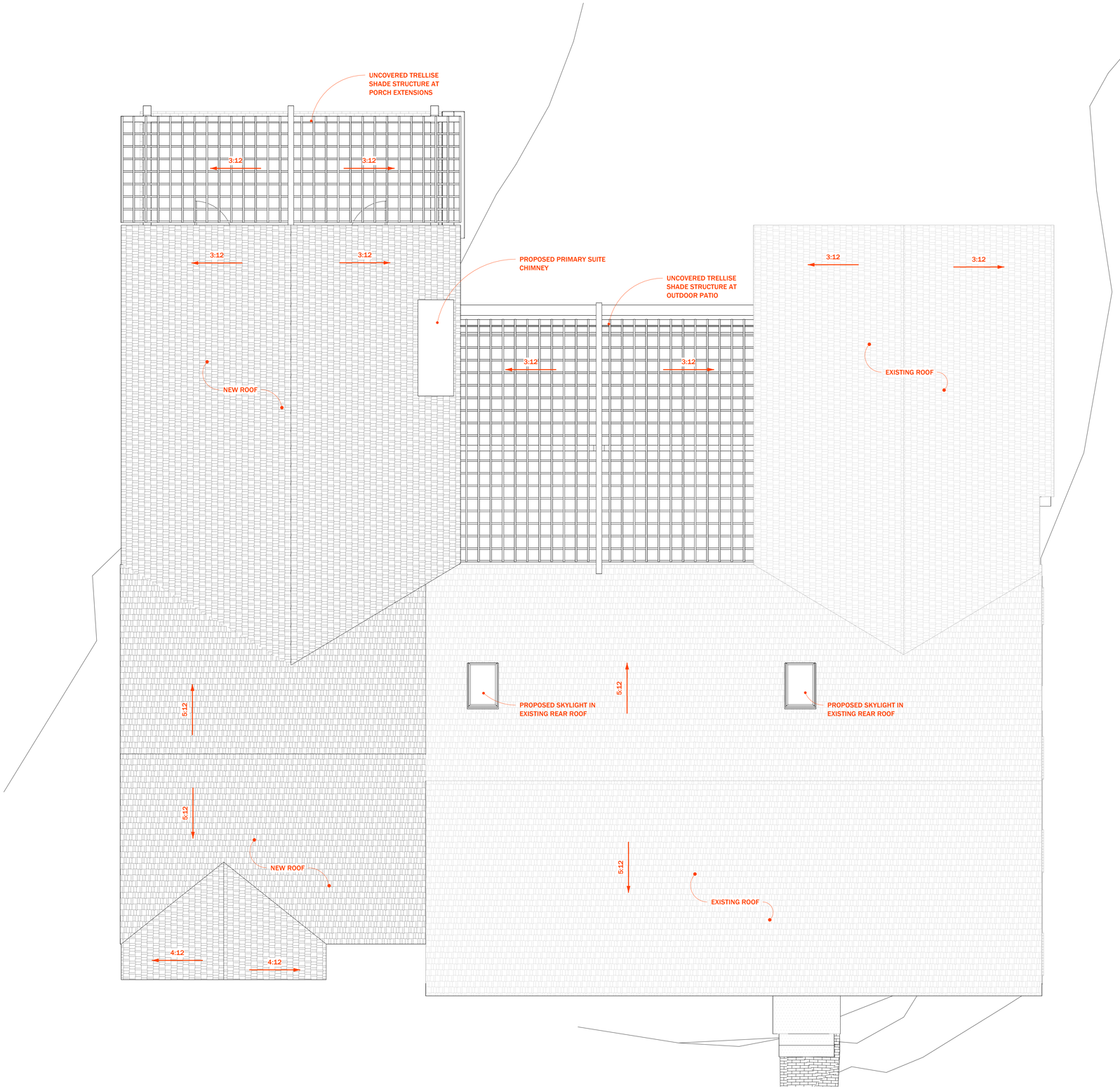

1 ROOF PLAN

SCALE: 1/4" = 1'-0"

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109 EVERBRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

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Project North

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ROOF PLAN

A1.9

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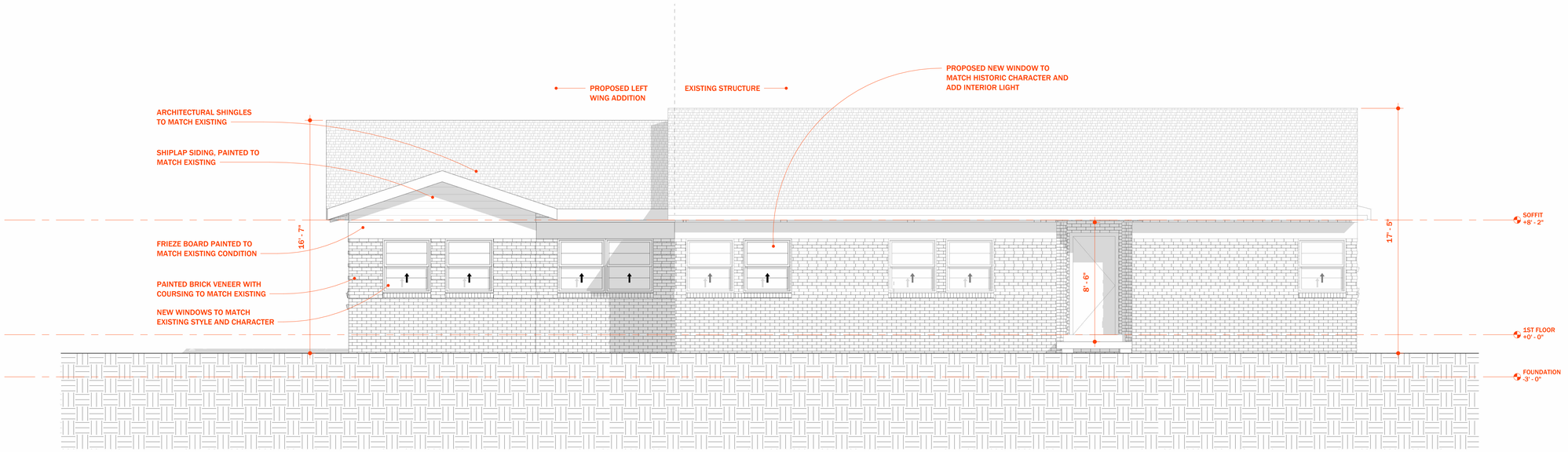
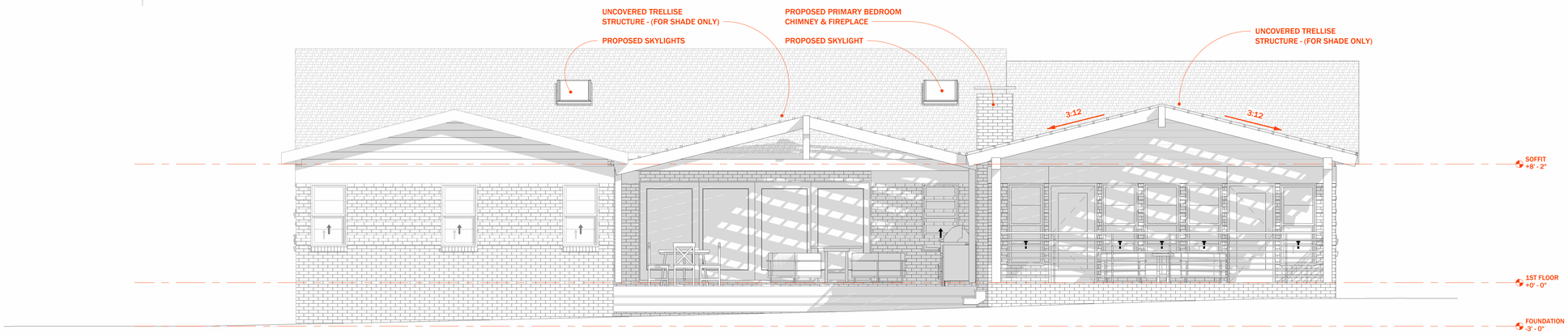


1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



2 REAR ELEVATION

SCALE: 1/4" = 1'-0"

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109 EVERBRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

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05.22.2026

Project North

Scale 1/4" = 1'-0"

ELEVATIONS

A2.1

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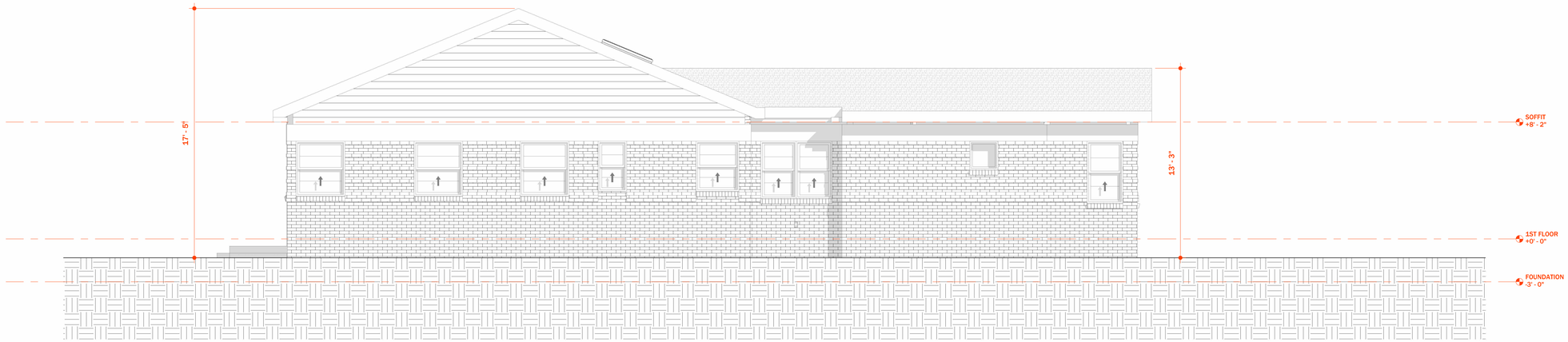
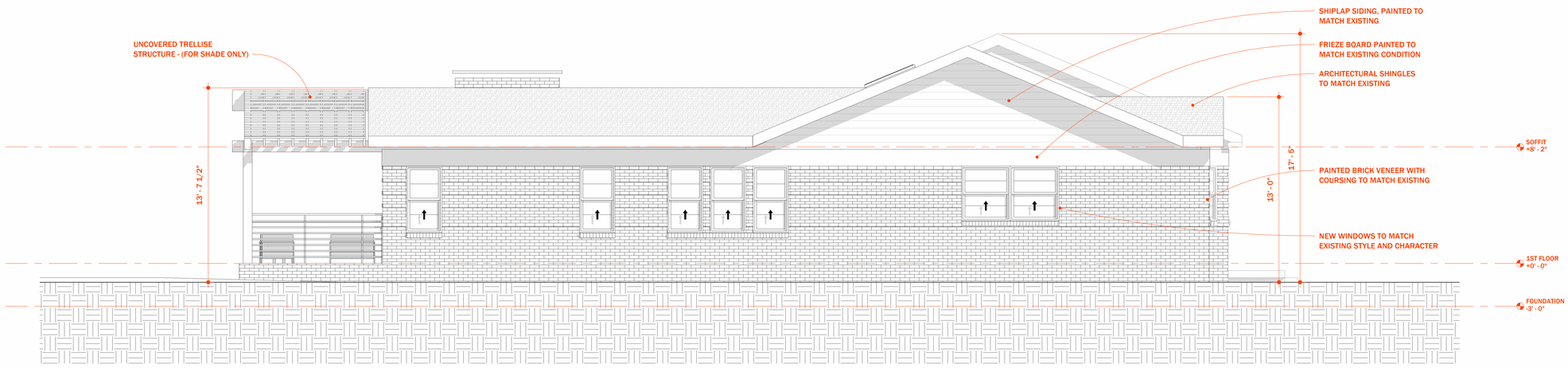


1 SIDE ELEVATION A

SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION B

SCALE: 1/4" = 1'-0"

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FRANKLIN, TN - 37064

Project No. 25010

Revisions

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Project North

Scale 1/4" = 1'-0"

ELEVATIONS

A2.2

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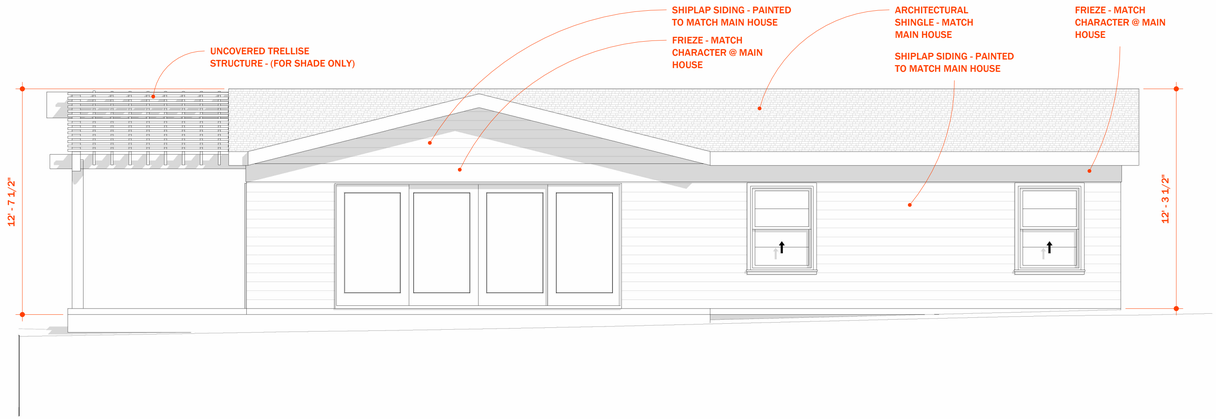
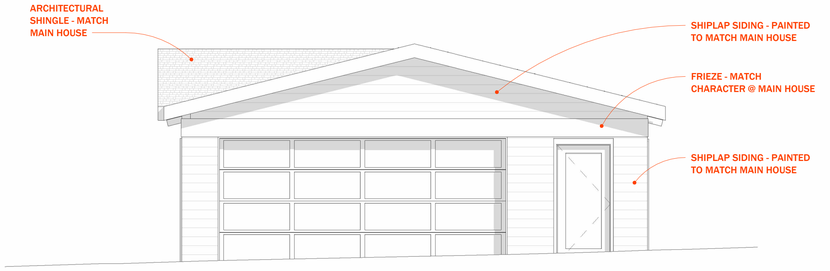


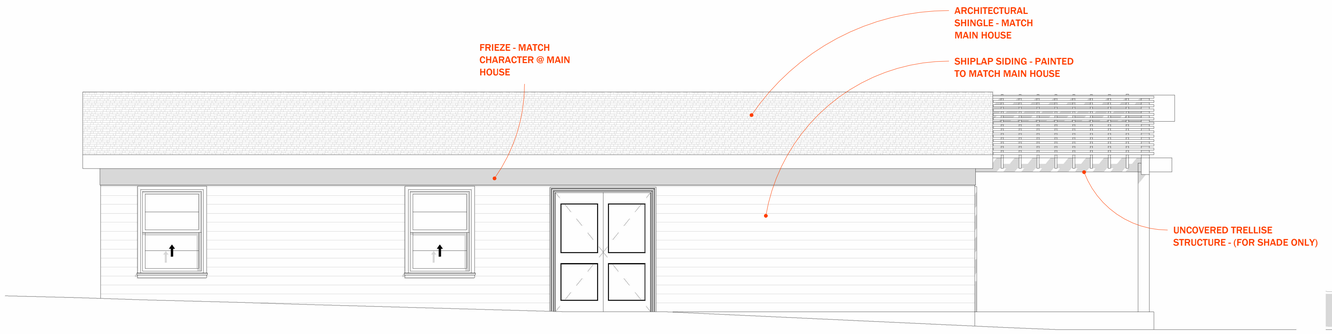
1 ELEVATION - GARAGE SIDE A

SCALE: 1/4" = 1'-0"



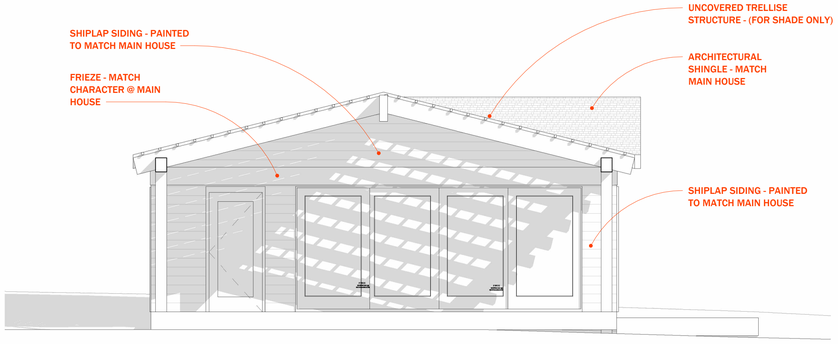
2 ELEVATION - GARAGE @ ALLEY

SCALE: 1/4" = 1'-0"



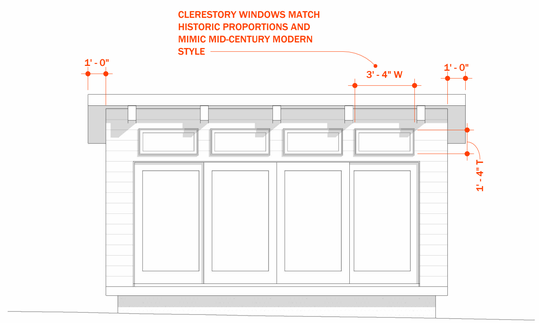
3 ELEVATION - GARAGE SIDE B

SCALE: 1/4" = 1'-0"



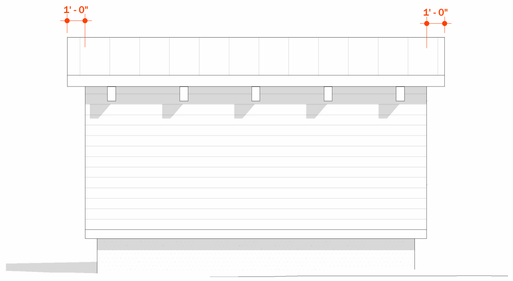
4 ELEVATION - GARAGE @ YARD

SCALE: 1/4" = 1'-0"



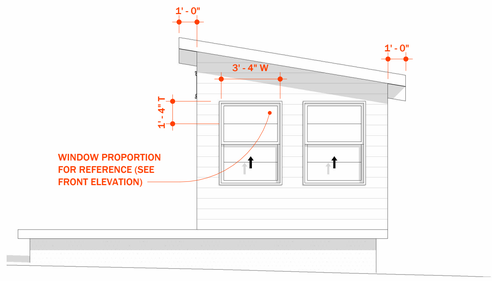
5 ELEVATION - SHED FRONT

SCALE: 1/4" = 1'-0"



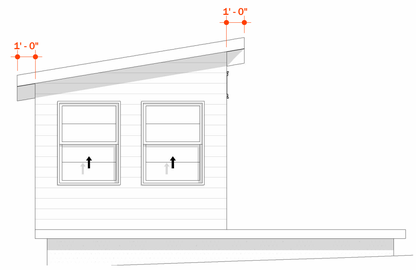
7 ELEVATION - SHED REAR

SCALE: 1/4" = 1'-0"



6 ELEVATION - SHED SIDE A

SCALE: 1/4" = 1'-0"



8 ELEVATION - SHED SIDE B

SCALE: 1/4" = 1'-0"

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109 EVERBRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

Revisions

Notes

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3.

05.22.2026

Project North

Scale 1/4" = 1'-0"

ELEVATIONS

A2.3

Sheet No.

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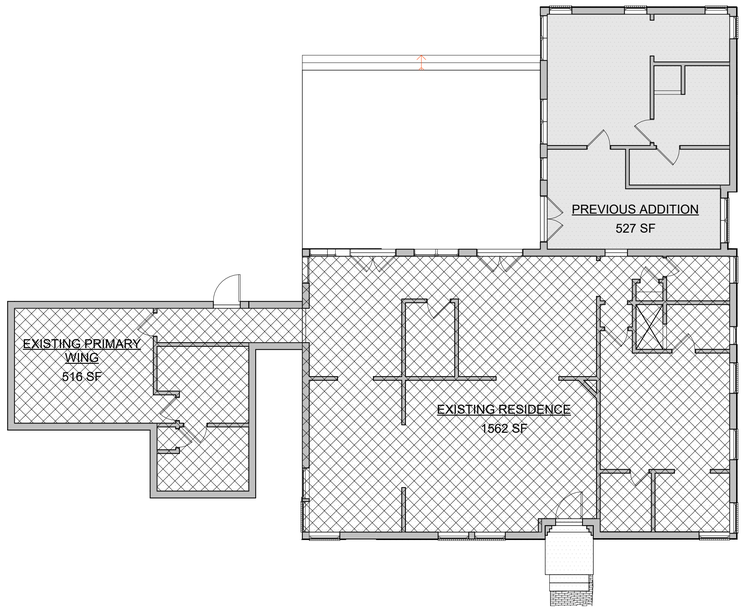
AREA - HISTORIC		
Area	Level	Name
1562 SF	1ST FLOOR	EXISTING RESIDENCE
516 SF	1ST FLOOR	EXISTING PRIMARY WING
2078 SF		

AREA - PROPOSED		
Area	Level	Name
1562 SF	1ST FLOOR	EXISTING RESIDENCE TO REMAIN
1231 SF	1ST FLOOR	PROPOSED ADDITION
527 SF	1ST FLOOR	EXISTING ADDITION
3321 SF		

1,243 SF ADDED FROM CURRENT HISTORIC FOOTPRINT/SF - (59.8%)

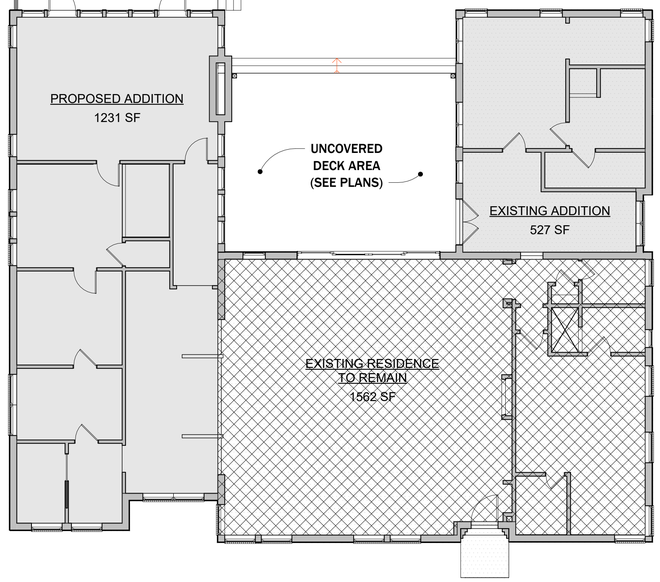
AREA - TOTAL EXISTING		
Area	Level	Name
1562 SF	1ST FLOOR	EXISTING RESIDENCE
516 SF	1ST FLOOR	EXISTING PRIMARY WING
527 SF	1ST FLOOR	PREVIOUS ADDITION
2604 SF		

AREA - PROPOSED ACCESSORY		
Area	Level	Name
200 SF	1ST FLOOR	ACCESSORY SHED
1270 SF	1ST FLOOR	ACCESSORY GARAGE
1470 SF		



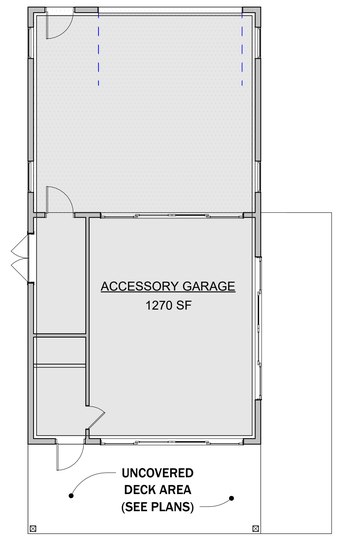
1 1ST FLOOR - EXISTING AREA

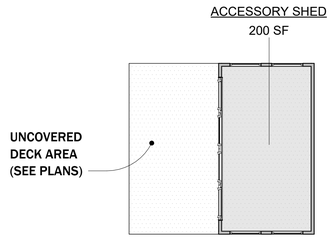
SCALE: 1/8" = 1'-0"



2 1ST FLOOR - PROPOSED AREA

SCALE: 1/8" = 1'-0"





3 ACCESSORY STRUCTURES

SCALE: 1/8" = 1'-0"

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LOT 1 DOOLEY WRIGHT AVE
FRANKLIN, TN - 37064

Project No. 25010

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Scale 1/8" = 1'-0"

AREA PLANS

A9.1

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RENOVATION

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064



NOTE: PREVIOUS CERTIFICATE OF APPROPRIATENESS AWARDED FOR THIS SUBMISSION (FOR REFERENCE ONLY)

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 2003
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

RENOVATION
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

DATE: 5/24/16
REVISION

PROJECT NO: 16-003

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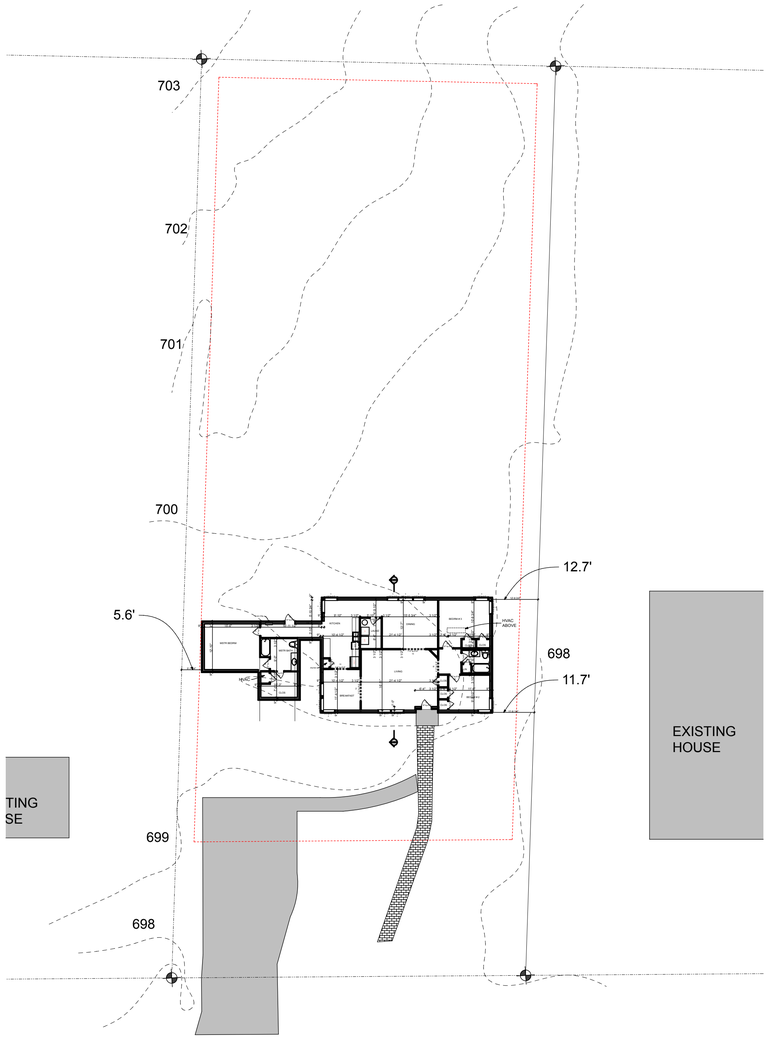
QUIRK DESIGNS

TITLE SHEET

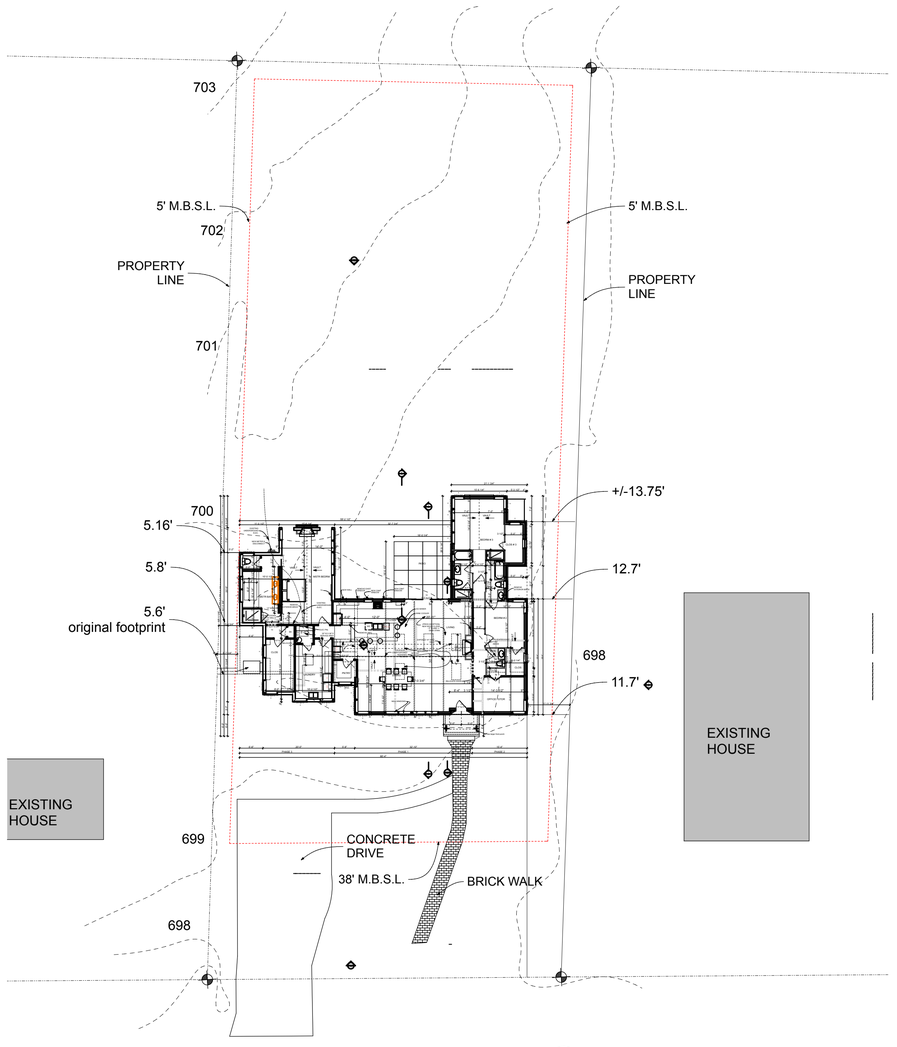
T1
SHEET 1

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

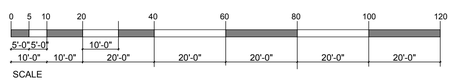


EXISTING BUILDING

2 EXISTING BUILDING ON SITE
SCALE: 1" = 20'



BUILDING WITH ADDITIONS



1 SITE PLAN
SCALE: 1" = 20'

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

RENOVATION
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

DATE: 5/24/16
REVISION

PROJECT NO: 16-003

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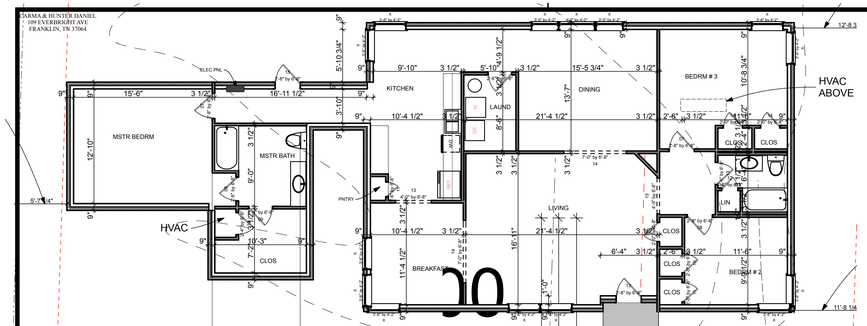
QUIRK DESIGNS

SITE PLAN

C1
SHEET 2

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064



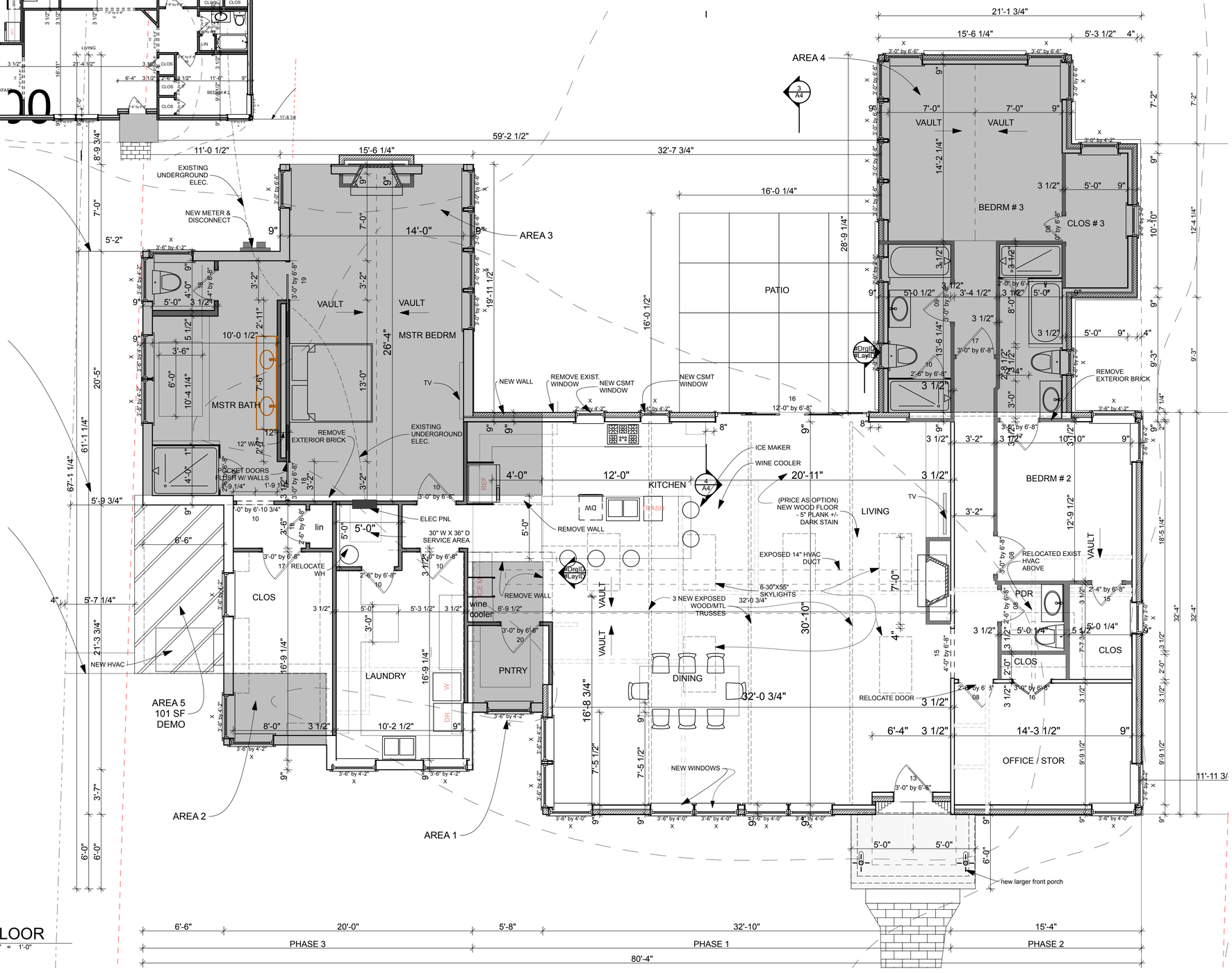
2 EXISTING PLAN

SCALE: 1/8" = 1'-0"

FLOOR AREA CALCULATIONS

EXISTING FLOOR AREA	
Zone Name	Measured Area
EXISTING	2,065
	2,065 sq ft
DEMO (AREA 5)	101 SF
EXISTING TO REMAIN	1,964 SF

NEW AREAS	
Zone Name	Measured Area
AREA 1	68
AREA 2	47
AREA 3	667
AREA 4	512
	1,294 sq ft
EXISTING TO REMAIN	1,964 SF
NEW TOTAL	3,296 SF



1 1st FLOOR

SCALE: 1/4" = 1'-0"

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 201
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
email: quirkdesigns@comcast.net

RENOVATION

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

DATE: 5/24/16
REVISION

PROJECT NO: 16-003

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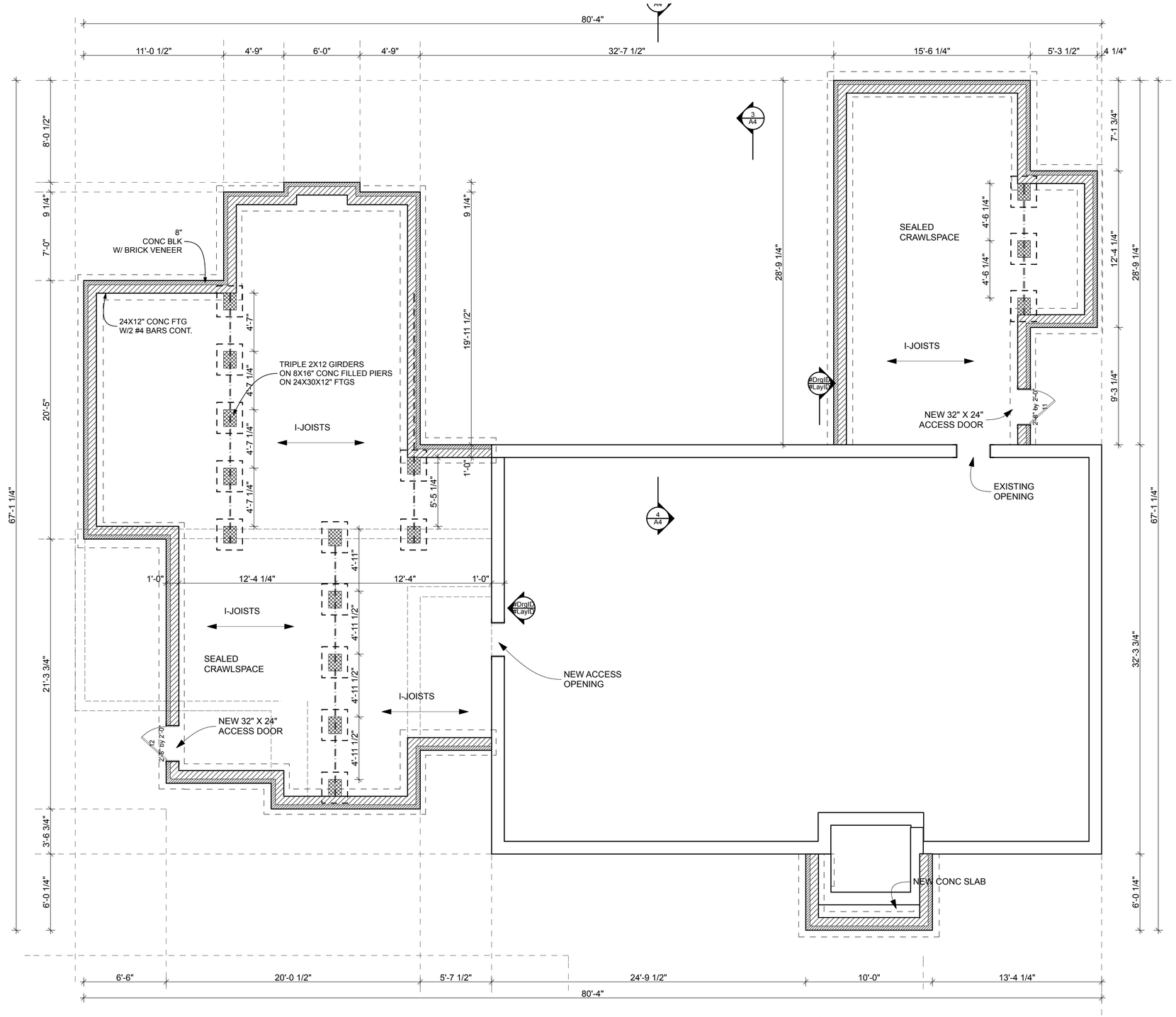
QUIRK DESIGNS

FLOOR PLANS

A1
SHEET 3

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
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RENOVATION

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109 EVERBRIGHT AVE
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REVISION

PROJECT NO: 16-003

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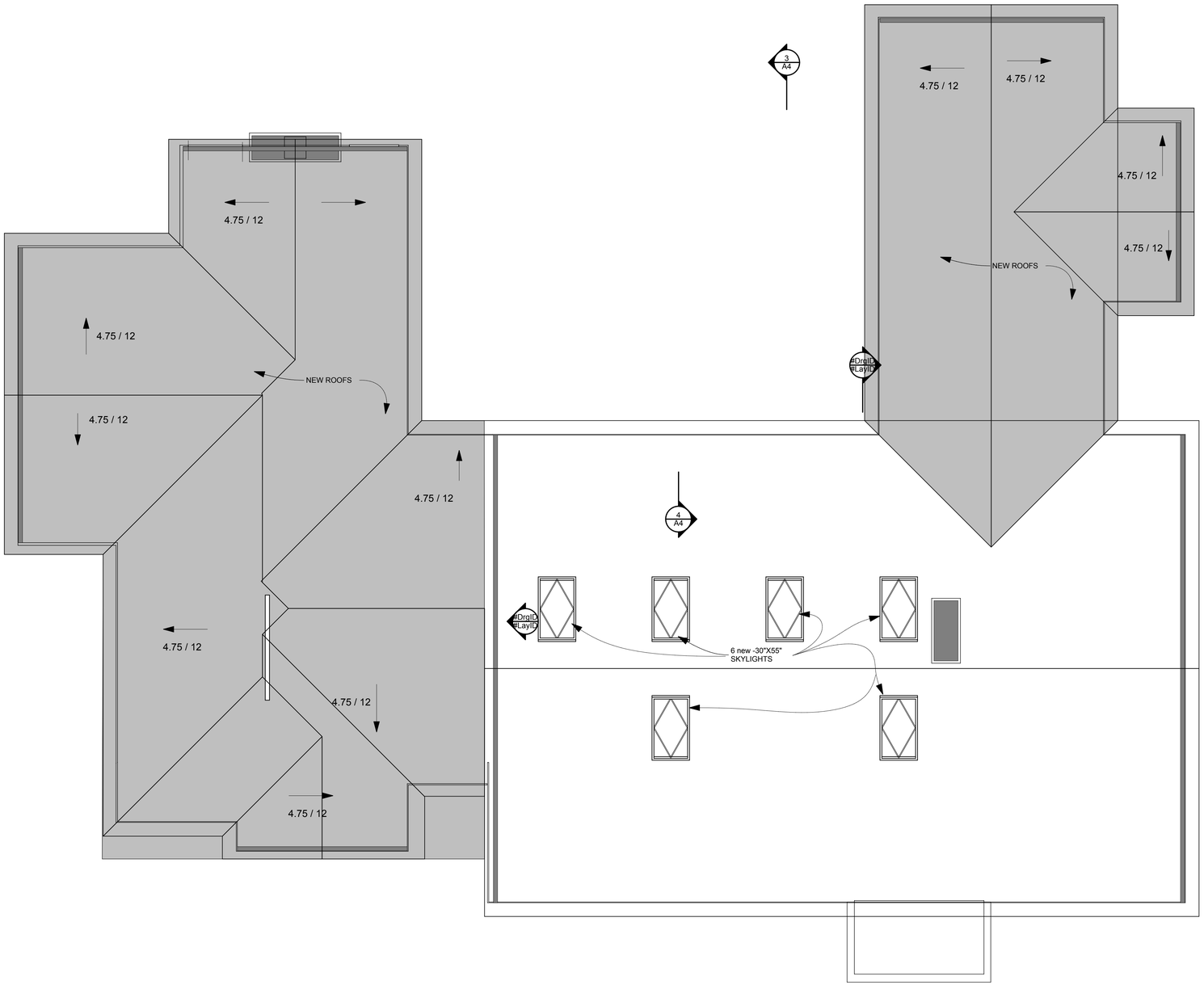
QUIRK DESIGNS

FOUNDATION PLAN

A2
SHEET 4

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
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RENOVATION
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
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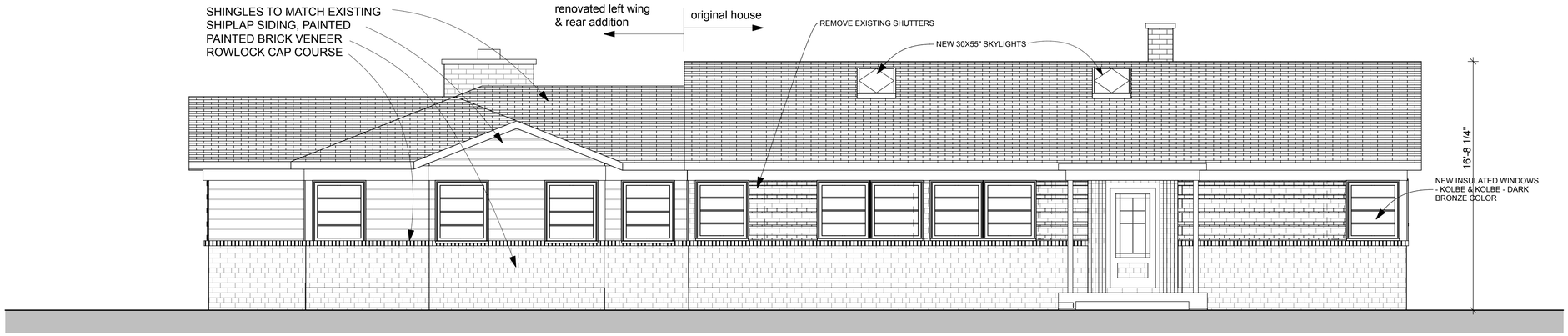
QUIRK DESIGNS

ROOF PLAN

A3
SHEET 5

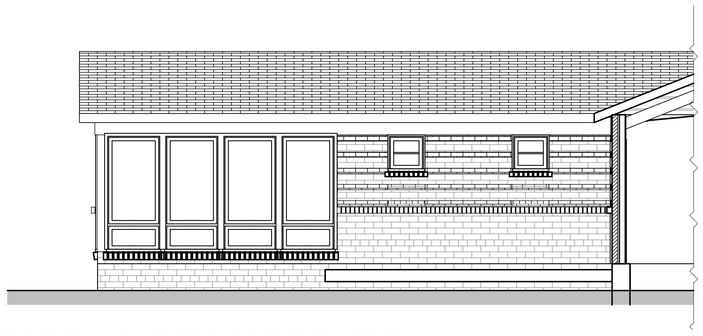
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064



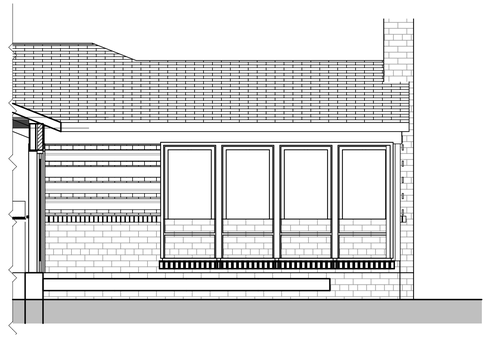
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 BEDROOM # 3 / PATIO SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 MSTR BEDRM PATIO ELEVATION
SCALE: 1/4" = 1'-0"

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
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RENOVATION
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

DATE: 5/24/16
REVISION

PROJECT NO: 16-003

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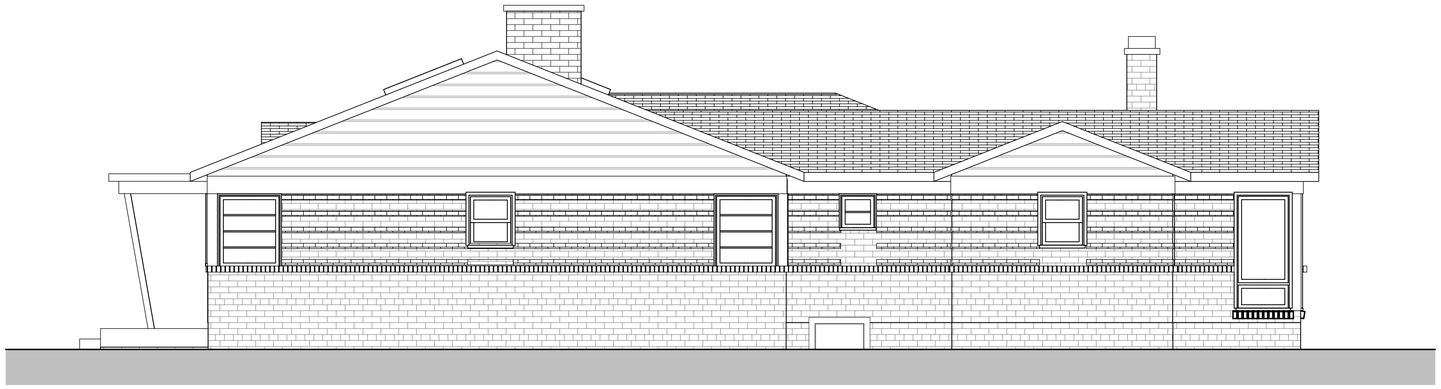
QUIRK DESIGNS

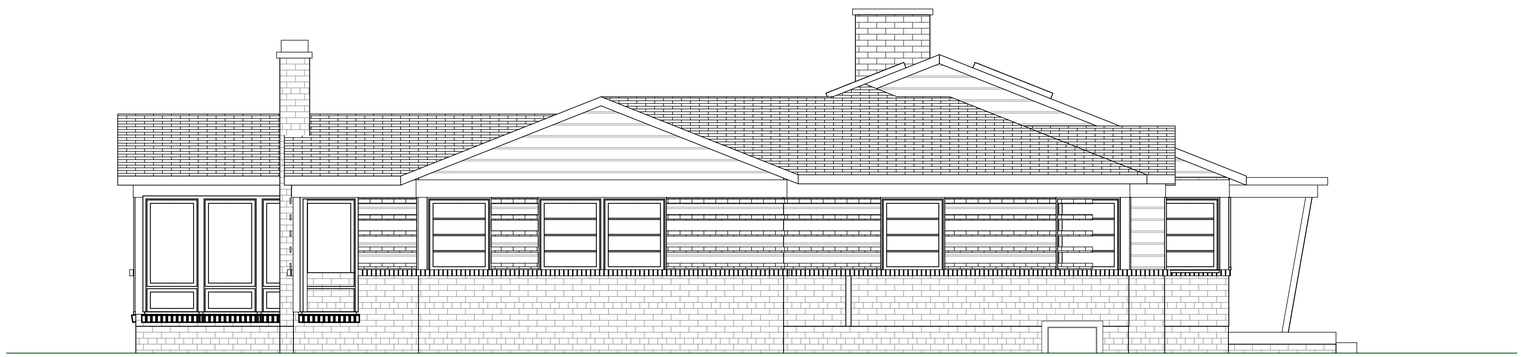
ELEVATION

A4
SHEET 6

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064



1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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RENOVATION
CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064

DATE: 5/24/16
REVISION

PROJECT NO: 16-003

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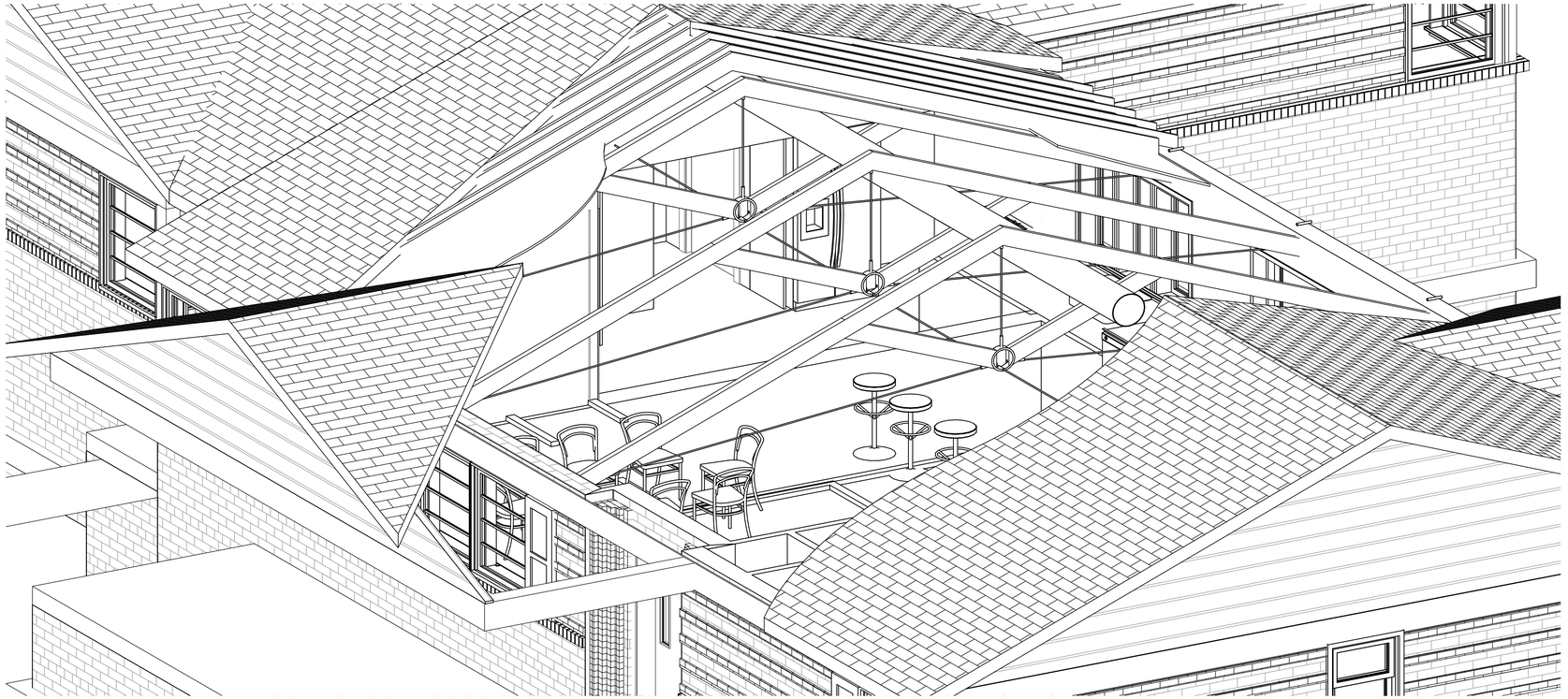
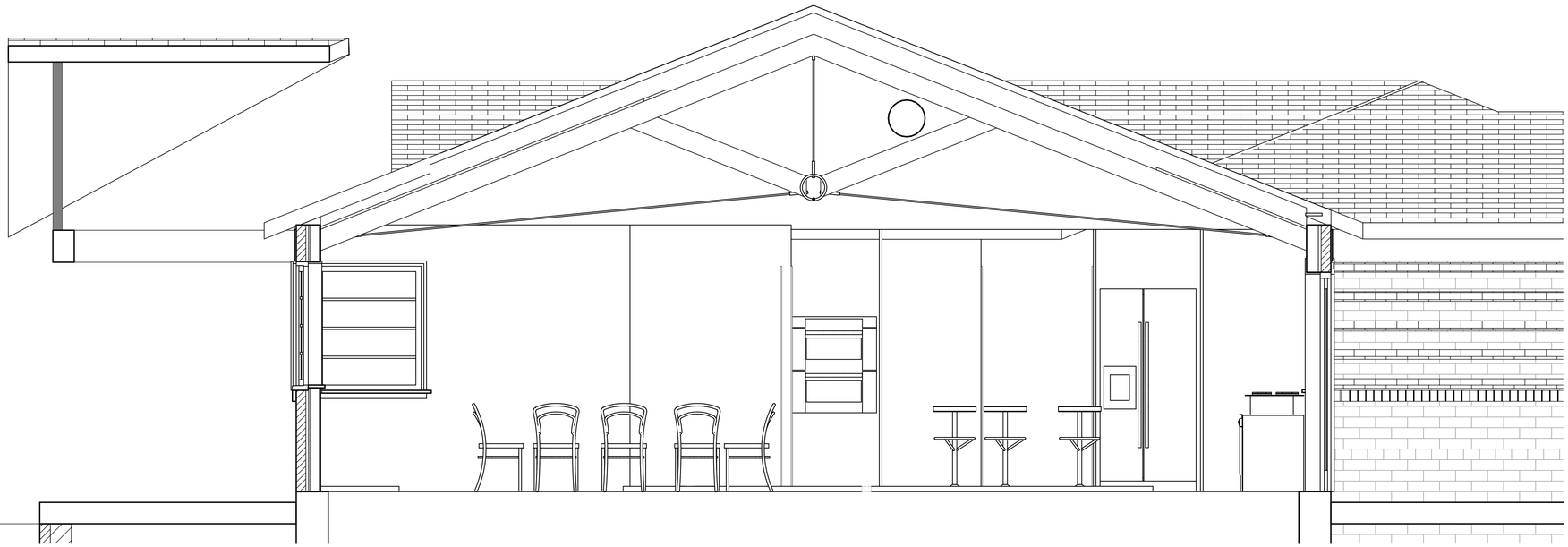
QUIRK DESIGNS

ELEVATIONS

A5
SHEET 7

CARMA & HUNTER DANIEL
109 EVERBRIGHT AVE
FRANKLIN, TN 37064





3 SECTION @ NEW TRUSS
SCALE: 1/2" = 1'-0"

QUIRK DESIGNS
2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 269-9248 Fax: (615) 627-1298
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RENOVATION
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109 EVERBRIGHT AVE
FRANKLIN, TN 37064

DATE: 5/24/16
REVISION

PROJECT NO: 16-003

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QUIRK DESIGNS

SECTIONS

A6
SHEET 8

May 22nd, 2026

Franklin Historic Zoning Comission
City of Franklin Historic Preservation
Franklin, Tennessee

Re:
Architect's Recommendation for Demolition
Primary Wing Replacement
109 Everbright Ave, Franklin, TN
Historic Overlay District
Hunter and Carma Daniel, Property Owners

Dear Members of the Design Review Committee:

On behalf of our clients, Hunter and Carma Daniel, and in our capacity as Architect of Record, Tandem Architecture + Design respectfully submits this letter in support of approval for the proposed demolition and replacement of the primary wing of the residence at 109 Everbright Ave in Franklin's Historic Overlay District. We understand and fully respect the intent of the Historic Overlay designation, and we approach this request not as an effort to circumvent that intent, but rather to fulfill it — ensuring that the character and integrity of the street-facing frontage is preserved for generations to come.

Tandem Architecture + Design has demonstrated experience working within historic overlay districts across the region, including projects in Smyrna, Davidson County, Germantown, and other designated communities. In each instance, our approach has been to work collaboratively with preservation staff and commissions to find solutions that honor the spirit of historic guidelines while addressing the practical realities of aging residential structures. This project is no different.

Structural and Site Conditions Necessitating Demolition

The primary wing in question presents a unique and serious set of structural conditions that distinguish it fundamentally from the remainder of the home. The balance of the existing structure is supported on a conventional crawlspace foundation, which provides the necessary ground clearance, access, and long-term durability expected of a well-built residential structure. The primary wing, by contrast, was constructed on a slab-on-grade foundation and is accessed via an interior ramp down from the main floor level — a configuration that is structurally inconsistent with the rest of the home and indicative of a secondary-phase addition rather than original construction.

This slab-on-grade condition introduces several compounding concerns:

- Differential settlement between the slab-on-grade wing and the crawlspace-supported primary structure, creating ongoing movement, cracking, and envelope failures that are difficult to remediate in a lasting way.
- Chronic moisture intrusion and documented dilapidated conditions at and below the slab elevation, exacerbated by the ramped transition, which introduces water management challenges not present in the raised crawlspace portions of the home.
- Limited access for inspection, maintenance, or future mechanical and utility upgrades due to the absence of a crawlspace cavity beneath the wing.
- A structural configuration that is not compatible with the long-term performance expectations of the rest of the home, and which would require disproportionate investment to stabilize without guaranteeing durability.

In short, targeted repair of this wing represents a short-term intervention on a fundamentally compromised condition. We are not recommending demolition lightly — we are recommending it because the alternative is a series of escalating band-aid repairs that will ultimately fail to provide the structural soundness this property and its occupants deserve.

Our Commitment to Historic Character and Street Frontage Preservation

We wish to be unambiguous: the proposed replacement is not intended to alter the perceived character of the property from the public right-of-way. The replacement structure will be designed to align with and complement the massing, scale, material palette, and architectural language established by the existing home and its context within the Everbright Ave streetscape. All design decisions pertaining to the street-facing elevation will be made with the explicit goal of preserving and reinforcing the historic character of the Franklin overlay district.

Our view is that the best way to honor the historic district's long-term integrity is to replace a deteriorating, structurally inconsistent wing with a properly engineered structure that will perform reliably for the next fifty years. Preserving the visual character of the street frontage is only meaningful if the underlying structure can sustain it. A building that continues to settle, leak, and degrade is not consistent with the spirit of historic preservation — it simply defers the problem.

Relevant Experience and Collaborative Approach

As noted above, Tandem Architecture + Design has navigated historic overlay reviews in numerous jurisdictions throughout Middle Tennessee. We are familiar with the sensitivity these designations require and with the Committee's role in stewarding the visual and cultural legacy of Franklin's historic

neighborhoods. We welcome the opportunity to present our design proposal to Committee staff at the earliest opportunity and are committed to a collaborative review process.

We respectfully request that the Committee consider the totality of the evidence and design intent presented here and grant approval for the proposed demolition and replacement of the primary wing. We believe this path forward best serves the property, the Daniel family, and the neighborhood's historic character — not just today, but well into the future.

We are available to provide any additional documentation, assessments, or design materials requested by Committee staff. Thank you for your time and consideration.

Respectfully submitted,



Asher Paxton
Principal Architect
Co Founder - Tandem Architecture & Design

Caleb Spearing

Caleb Spearing
Managing Partner
Co Founder - Tandem Architecture & Design



AERIAL VIEWS OF EVERBRIGHT. OWNER'S HOME IS 109 (4TH FROM COLUMBIA).

113 EVERBRIGHT (6TH FROM COLUMBIA) SHOWN WITH LARGE ADDITION WITH ~30 FOOT ROOF. 113 WAS NOT INCLUDED IN THE HISTORICAL OVERLAY.

THE PROPOSED ALTERATIONS TO THE OWNER'S HOME ARE MINIMAL COMPARED TO THE RECENT CONSTRUCTION JUST TWO DOORS DOWN ON THE SAME STREET BOTH IN SCALE OF AREA AND OVERALL HEIGHT.

THE PROPOSED ALTERATIONS TO 109 EVERBRIGHT WILL IMPROVE THE STREETSCAPE AND WILL NOT ALTER THE STREET VIEWS IN ANY NEGATIVE FASHION. THIS IS ESPECIALLY TRUE WHEN COMPARED TO 113'S RECENT OVERSIZED ADDITION



DANIEL RESIDENCE
109 EVERBRIGHT AVE

TANDEM
architecture + design

DIAGRAMS
Scale: 1" = 40'-0"



DANIEL RESIDENCE

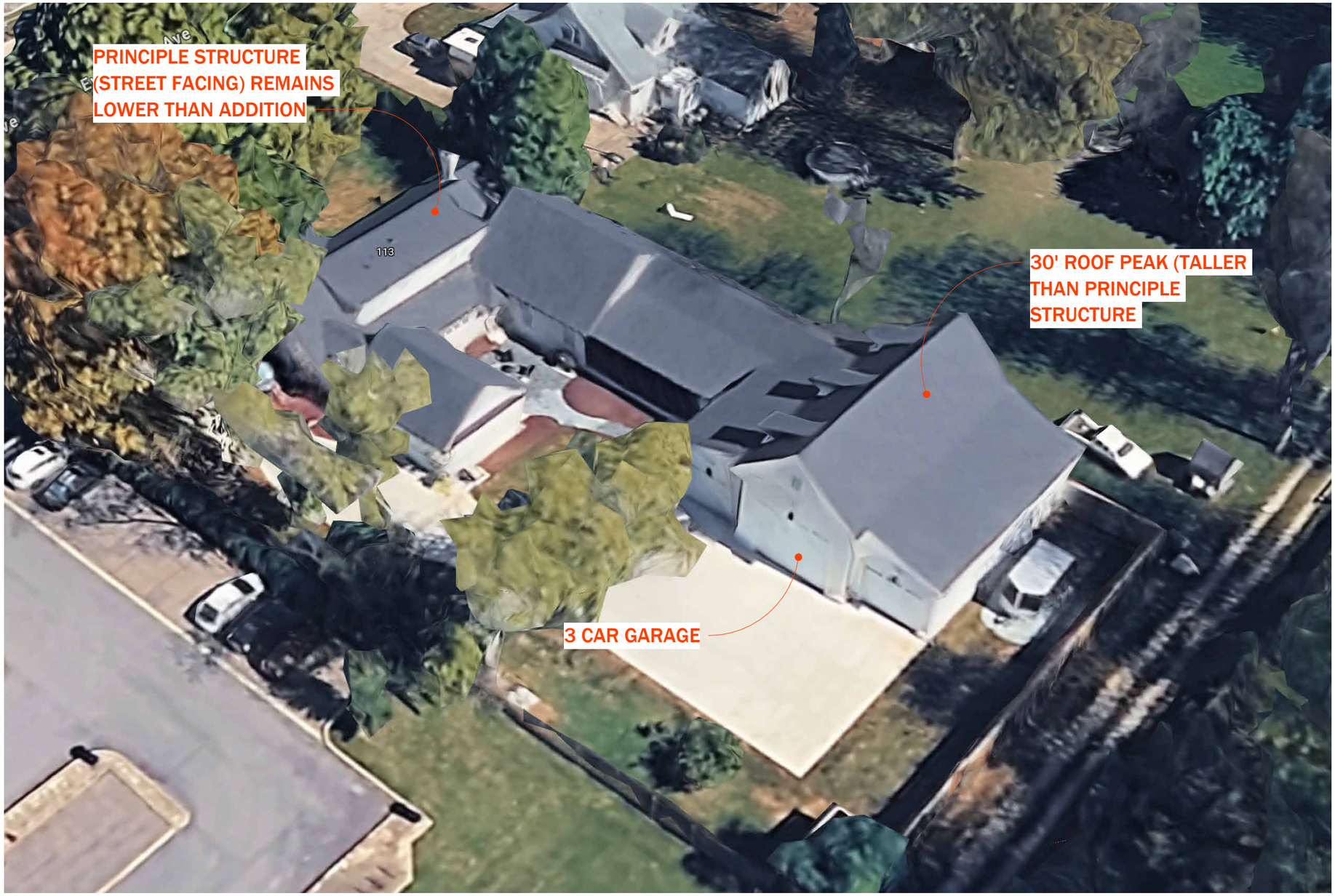
109 EVERBRIGHT AVE

TANDEM
architecture + design

DIAGRAMS

Scale: 1" = 60'-0"

H.3



DANIEL RESIDENCE
109 EVERBRIGHT AVE

TANDEM
architecture + design

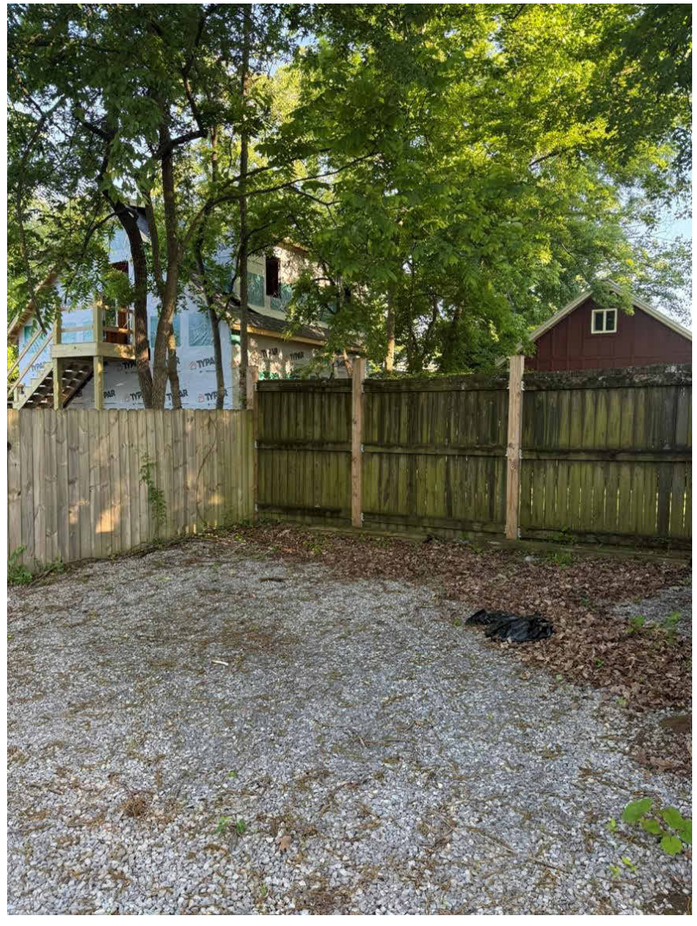
DIAGRAMS
Scale: 1" = 60'-0"

H.4



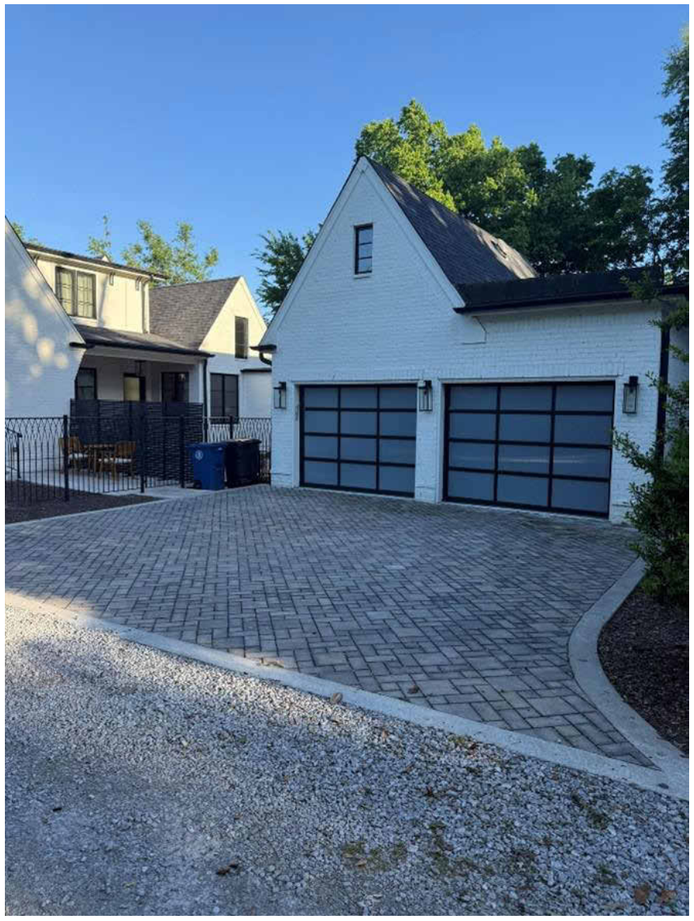
ALLEY FACING DADU WITH GARAGE

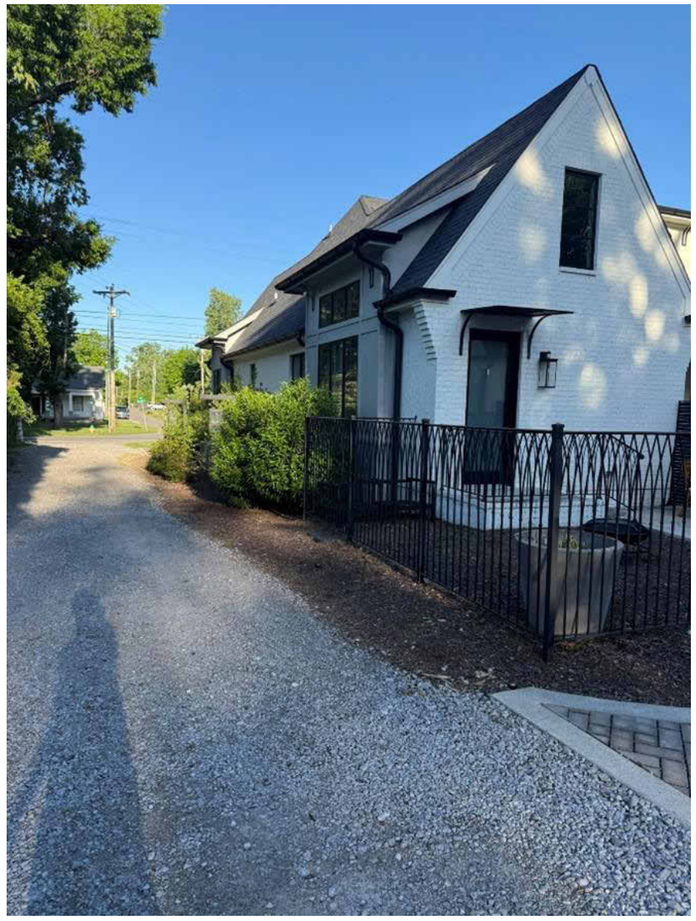




NEW 2-STORY BUILD TO LEFT

ALLEY VIEWS BETWEEN EVERBRIGHT AND BATLLE AVE







NEW CONSTRUCTION AT CORNER OF COLUMBIA AND ALLEY. ALL VIEWS ARE FROM THE ALLEY.

DANIEL RESIDENCE
109 EVERBRIGHT AVE

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ALLEY PHOTOS
Scale:

H.6



103 EVERBRIGHT AVE



105 EVERBRIGHT AVE



107 EVERBRIGHT AVE



109 EVERBRIGHT AVE

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109 EVERBRIGHT AVE

HISTORIC DISTRICT - FRANKLIN, TN

05.22.2026



LAP SIDING

Hardie Board plank lap siding

10” to match existing

Smooth Texture

Painted — Sherwin Williams “Snowbound” (SW 7004); semi-gloss sheen



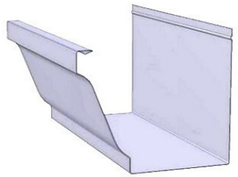
Pewter Gray

ROOFING

Architectural Shingle Roof

Color - Pewter Gray





GUTTERS

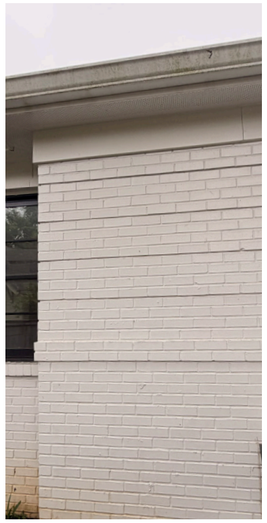
Aluminum K-style gutter

Painted — white to match trim

5” K-style aluminum gutter;
3”x4” rectangular downspout.



EXISTING EXTERIOR PHOTO (FOR REFERENCE)



EXISTING BRICK DETAIL (FOR REFERENCE)





BRICK VENEER

General Shale Five Points Brick
Standard-modular brick; painted.

Running bond pattern - raked mortar joints at every 4th course (match existing condition - see sample photo)

2 courses of brick relief in line with window sill (match existing banding)

Painted — Sherwin Williams “Snowbound” (SW 7004); semi-gloss sheen

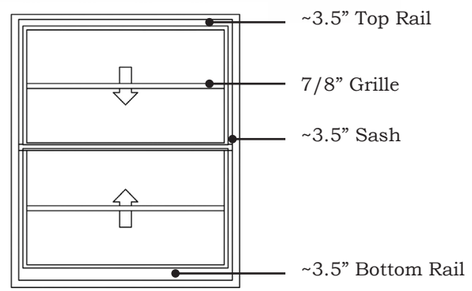
WINDOWS

Single-Hung / Fixed

Pella Reserve Traditional Series - Aluminum Clad

Custom Grill Pattern - Single Horizontal Grille per window pane (match existing historic)

Frame: “Classic White” color



TANDEM
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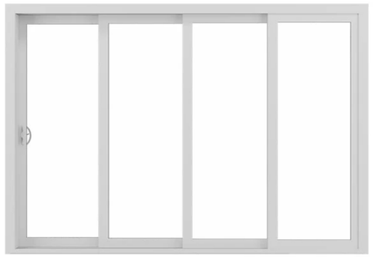
109 EVERBRIGHT AVE - FRANKLIN, TN
HISTORIC DISTRICT
05.22.2026



SLIDING DOOR

Pella Reserve Traditional Series
Wood Sliding

4 panel sliding door

Color - White

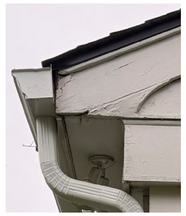


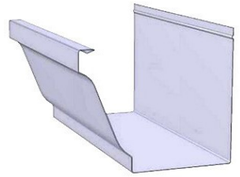
Pewter Gray

ROOFING

Architectural Shingle Roof

Color - Pewter Gray





GUTTERS

Aluminum K-style gutter

Painted — white to match trim

5” K-style aluminum gutter;
3”x4” rectangular downspout.

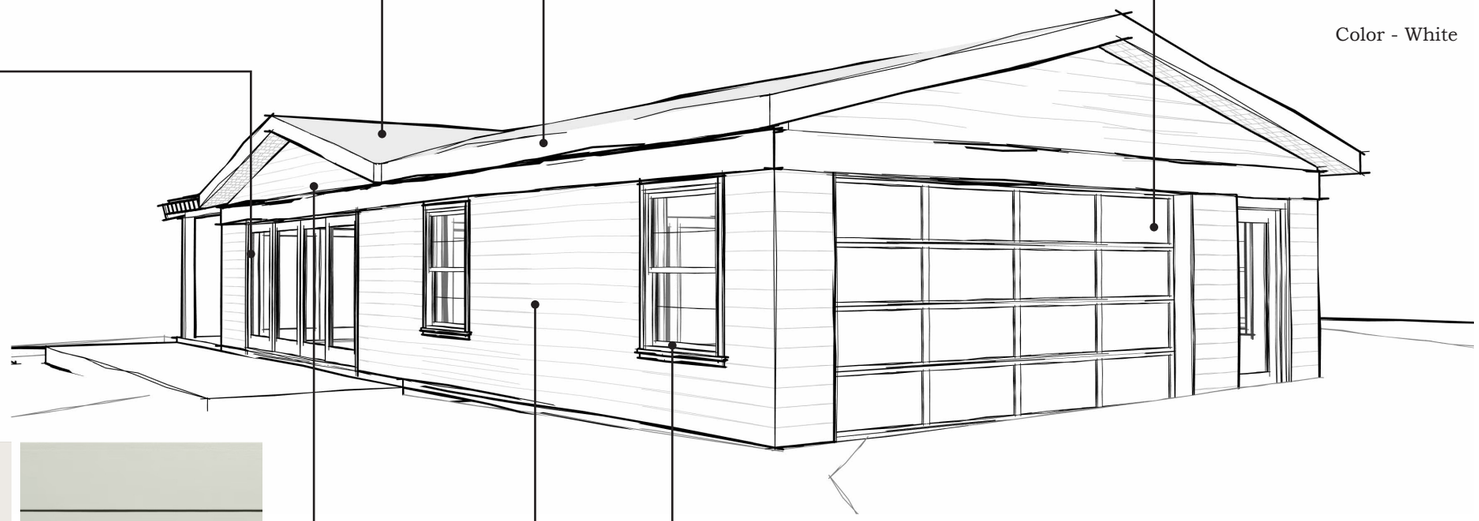


GARAGE DOOR

Double Garage door

Style - Coachman with upper lites

Color - White



SW 7004
Snowbound

LAP SIDING

Hardie Board plank lap siding

10” to match existing

Smooth Texture

Painted — Sherwin Williams “Snowbound” (SW 7004); semi-gloss sheen

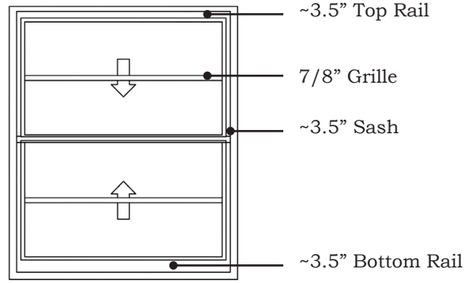
WINDOWS

Single-Hung / Fixed

Pella Reserve Traditional Series - Aluminum Clad

Custom Grill Pattern - Single Horizontal Grille per window pane (match existing historic)

Frame: “Classic White” color



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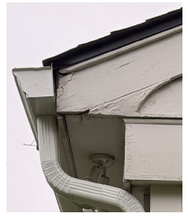
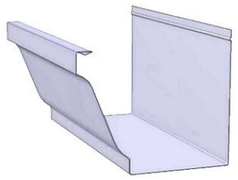
109 EVERBRIGHT AVE - FRANKLIN, TN
HISTORIC DISTRICT
05.22.2026





GUTTERS

Aluminum K-style gutter

Painted — white to match trim

5” K-style aluminum gutter;

3”x4” rectangular downspout.

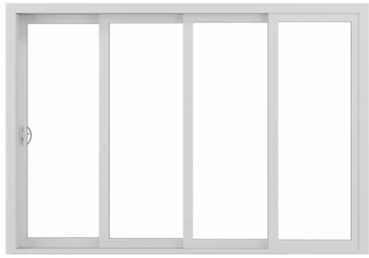


Pewter Gray

ROOFING

Architectural Shingle Roof

Color - Pewter Gray

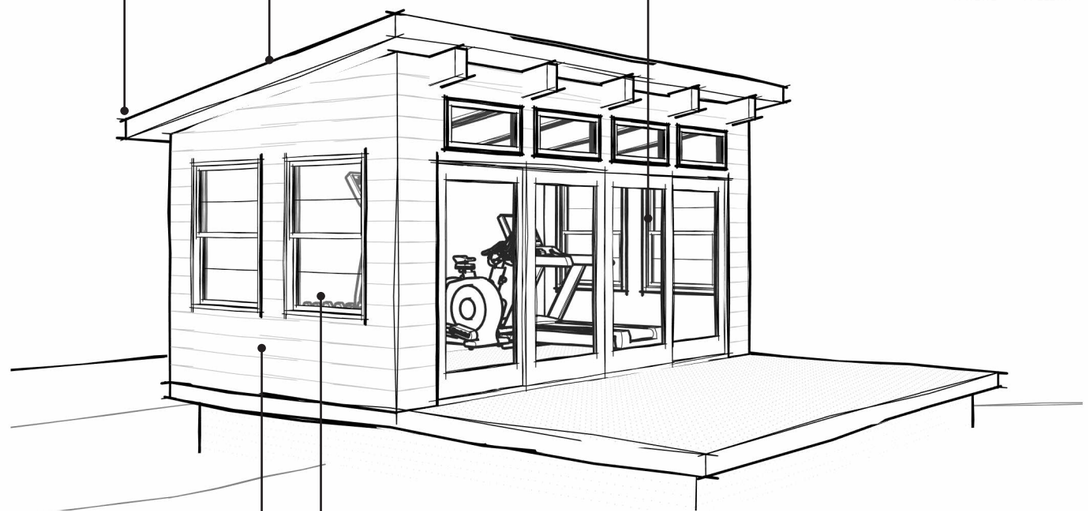


SLIDING DOOR

Pella Reserve Traditional Series
Wood Sliding

4 panel sliding door

Color - White



SW 7004
Snowbound



LAP SIDING

Hardie Board plank lap siding

10” to match existing

Smooth Texture

Painted — Sherwin Williams “Snowbound” (SW 7004); semi-gloss sheen

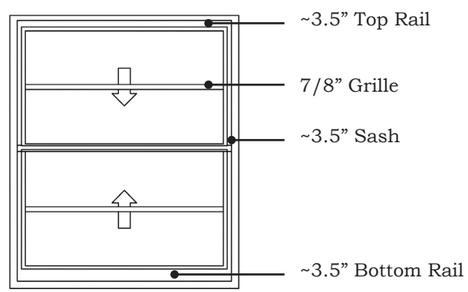
WINDOWS

Single-Hung / Fixed

Pella Reserve Traditional Series - Aluminum Clad

Custom Grill Pattern - Single Horizontal Grille per window pane (match existing historic)

Frame: “Classic White” color



TANDEM
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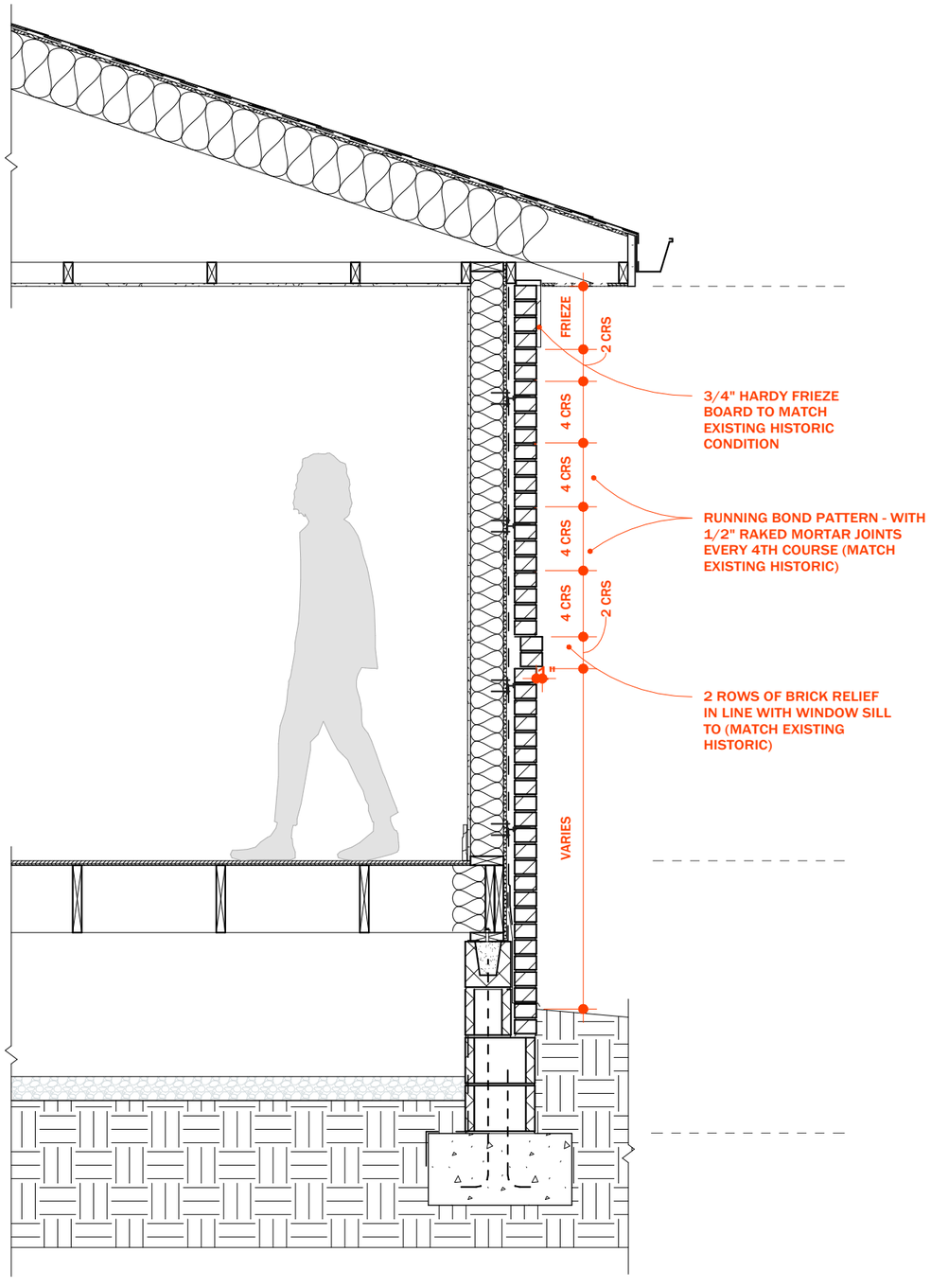
109 EVERBRIGHT AVE - FRANKLIN, TN
HISTORIC DISTRICT
05.22.2026






FRIEZE
2 CRS
4 CRS
4 CRS
4 CRS
4 CRS
2 CRS
VARIES
3/4" HARDY FRIEZE BOARD TO MATCH EXISTING HISTORIC CONDITION
RUNNING BOND PATTERN - WITH 1/2" RAKED MORTAR JOINTS EVERY 4TH COURSE (MATCH EXISTING HISTORIC)
2 ROWS OF BRICK RELIEF IN LINE WITH WINDOW SILL TO (MATCH EXISTING HISTORIC)

TANDEM
architecture + design

May 22nd, 2026

Architectural Narrative
Historic Zoning Commission
Franklin, TN

Re:
109 Everbright Ave, Franklin, TN
Historic Overlay District
Hunter and Carma Daniel, Property Owners

This project encompasses the comprehensive design, technical documentation, and municipal approval of a cohesive residential transformation within the Franklin Historic Overlay District. Situated in one of Franklin's most storied neighborhoods, the work has been carefully conceived to honor the historic character of the area while thoughtfully expanding the residence to meet the needs of contemporary living.

The scope integrates new construction and renovation across several interconnected elements. A primary suite and rear wing extension adds private living quarters, set back from the street and subordinate in massing to the original structure in keeping with historic overlay guidelines. A covered outdoor living area flows naturally from the rear of the home, creating a sheltered transition between interior and landscape that reads as a natural extension of the house rather than an afterthought.

At the heart of the home, the kitchen, living, and dining areas undergo a full modernization — opening the core of the residence with vaulted ceilings that introduce volume and light while preserving the scale and rhythm appropriate to the historic context. A guest bedroom refresh completes the interior program.

Ancillary to the main residence, a detached accessory structure provides a garage and lounge — designed as a considered outbuilding that references the material and formal vocabulary of the primary home. A second accessory structure rounds out the property's program as a discreet and contemporary amenity tucked within the site.

Together, these elements form a unified residential composition that respects Franklin's architectural heritage while delivering a fully modern living environment.

Cost Comparison: Rehab vs. Demo & Rebuild with Addition

Historic Property — Comparative Cost Analysis for Inspector Review

Line Item	Option A: Rehab Rotting Portion + Addition	Option B: Demo Existing + Rebuild on Footprint + Addition	Difference (B − A)
PRE-CONSTRUCTION			
Architectural & engineering plans	$25,000	$25,000	-
Structural assessment / historic review	$12,500	$6,200	($6,300)
Permits & fees	$7,200	$8,400	$1,200
Asbestos / lead testing & abatement	$12,500	$9,500	($3,000)
Subtotal — Pre-Construction	**$57,200**	**$49,100**	**($8,100)**
DEMOLITION & SITE PREP			
Selective demolition of rotted areas	$28,000	-	($28,000)
Full structural demolition (footprint)	-	$38,000	$38,000
Debris removal & disposal	$8,500	$11,000	$2,500
Site protection & shoring	$18,500	$4,500	($14,000)
Subtotal — Demolition & Site Prep	**$55,000**	**$53,500**	**($1,500)**
FOUNDATION & STRUCTURE			
Foundation repair / underpinning	$42,000	-	($42,000)
New foundation on existing footprint	-	$48,000	$48,000
Framing — repair existing + new addition	$68,000	-	($68,000)
Framing — full rebuild + addition	-	$78,000	$78,000
Sistering, splicing & wood rot remediation	$24,500	-	($24,500)
Subtotal — Foundation & Structure	**$134,500**	**$126,000**	**($8,500)**
SYSTEMS (MEP)			
Electrical (rough + finish)	$38,500	$39,000	$500
Plumbing (rough + finish)	$36,000	$36,000	-
HVAC system	$28,000	$28,500	$500
Retrofit costs for existing structure integration	$16,500	-	($16,500)
Subtotal — Systems (MEP)	**$119,000**	**$103,500**	**($15,500)**
ENVELOPE & EXTERIOR			
Roofing	$22,000	$22,000	-
Siding & exterior trim	$26,000	$24,500	($1,500)
Windows & doors	$24,500	$22,000	($2,500)
Insulation & weatherization	$14,000	$12,500	($1,500)
Historic-match exterior detailing	$18,500	$16,500	($2,000)
Subtotal — Envelope & Exterior	**$105,000**	**$97,500**	**($7,500)**
INTERIOR FINISHES			
Drywall & plaster	$18,500	$18,500	-
Flooring	$22,000	$22,000	-
Cabinetry & millwork	$28,000	$27,500	($500)
Paint & finishes	$12,500	$11,500	($1,000)
Subtotal — Interior Finishes	**$81,000**	**$79,500**	**($1,500)**
CONTINGENCY & SOFT COSTS			
Unforeseen-condition contingency	$32,000	$14,000	($18,000)
Schedule extension / weather delays	$14,500	$7,500	($7,000)
General conditions / supervision	$28,000	$26,000	($2,000)
Subtotal — Contingency & Soft Costs	**$74,500**	**$47,500**	**($27,000)**
GRAND TOTAL — PROJECT COST	**$626,200**	**$556,600**	**($69,600)**

Total Savings with Demo & Rebuild	**$69,600**
Percentage Savings (Option B vs. Option A)	**11.1%**

NOTE TO INSPECTOR

After careful evaluation of both approaches, we are confident that demolishing the existing structure and rebuilding on the same footprint — combined with the planned addition — is the superior path forward, both economically and from a long-term performance standpoint.

Economic case: As shown above, the demo-and-rebuild approach is approximately 11% less costly than rehabilitating the rotted portion. This savings is driven primarily by (1) eliminating the extensive shoring, sistering, and splicing required to stabilize compromised framing, (2) removing the need to retrofit modern MEP systems into a deteriorated structure, and (3) substantially reducing the unforeseen-condition contingency that rehab projects of this age and condition routinely require.

Long-term case: The rotted portion of the structure has compromised load paths, deteriorated framing members, and likely concealed moisture damage that cannot be fully assessed without destructive investigation. A rehab leaves these conditions partially in place, creating ongoing maintenance liability and the real probability of recurring failures within 10–15 years. A full rebuild on the original footprint preserves the historic siting, massing, and streetscape contribution of the property while delivering a structure built to current code, with modern moisture management, insulation, and structural integrity. We can replicate the historic architectural detailing, materials, and proportions in the rebuild, preserving the property's contributing character to the historic district.

We respectfully request that the inspector reconsider the restriction on demolishing the rotted portion. We believe this path best serves both the property's long-term viability and the historic district's interests.

STRUCTURAL DETERIORATION REPORT

Demolition Justification — Street-Facing Wing

PROPERTY

109 Everbright Ave

Franklin, TN · Historic Preservation Overlay District

PREPARED ON BEHALF OF

Hunter & Carma Daniel

Property Owners · May 5, 2026

PROFESSIONAL ASSESSMENT

This report was commissioned from and reviewed by **Syndicate Design & Construction**, a licensed general contractor operating in the State of Tennessee. Based on their on-site inspection of the street-facing wing at 109 Everbright Ave, it is the professional opinion of Syndicate Design & Construction that the extent and nature of the structural deterioration documented herein renders repair infeasible, and that **full demolition and replacement of this wing is the only responsible course of action.**

Overview

This report documents the physical condition of the street-facing wing of the historic residence at 109 Everbright Ave, Franklin, TN, located within the City of Franklin Historic Preservation Overlay district. It has been prepared on behalf of Hunter and Carma Daniel, the owners of this property and committed long-term stewards of this historic home.

The Daniels purchased 109 Everbright Ave with a clear and deeply personal vision: to make this their forever home. They intend to live here for decades to come, to retire here, and to welcome children and grandchildren through its doors for generations. That commitment is precisely why they are bringing this condition to the Commission's attention now, rather than deferring it. They want to do this right — and doing it right begins with being honest about the scope of what they are dealing with.

The purpose of this report is to demonstrate to the Historic Zoning Commission that the structural deterioration of the street-facing wing is so extensive and systemic that demolition is the only responsible path forward — and that this conclusion is fully supported by the photographic evidence presented below and consistent with the City's own Historic District Design Guidelines.

The deterioration documented here is not a surface or cosmetic issue. The age-related failure of the original historic materials has compromised the structural integrity of the entire wing — including the siding, base courses, corner posts, and vertical trim elements — from the foundation line up. Critically, this deterioration is now actively migrating into the sound, adjacent portions of the structure. Selective repair of isolated sections is not a viable path; the damage is too pervasive, too deep, and too threatening to what remains of the historic home to address piecemeal.

Full plans for what will follow demolition will be submitted separately for the Commission's review. Any replacement work will be thoughtfully designed to tie into and complement the remaining historic fabric of the home — honoring the architectural character, scale, and spirit of this important Franklin property.

Photographic Documentation of Deterioration

The following photographs were taken on-site and document conditions across multiple locations on the street-facing wing. The damage is consistent, pervasive, and present at every elevation and material type examined.

Siding Board Failure — Upper Courses (Active Threat to Adjacent Structure)

Multiple siding boards along the upper portion of the facade have buckled outward and physically split open, exposing the structural sheathing beneath. As original historic wood materials reach the end of their serviceable life, they lose dimensional stability — splitting, separating from the wall plane, and opening to the elements. What is visible at the surface understates the problem: the rotted core exposed in these openings confirms that decay has progressed well behind the painted face. Of particular concern is that the deterioration in these upper courses is not contained to the failed boards themselves. The rot is actively spreading laterally and downward into adjacent framing and sheathing that are otherwise still sound — meaning that delay is not a neutral option. Every season this wing remains in place, more of the healthy structure is at risk.

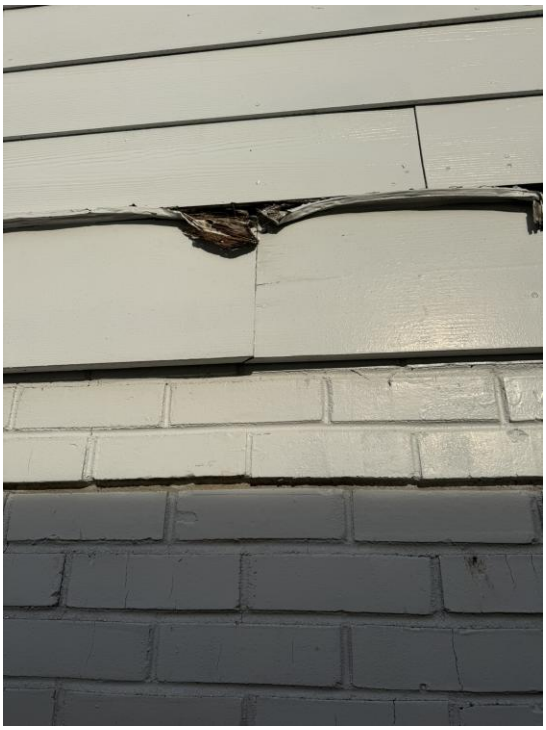


Photo 1 — Buckled siding board split open; rotted substrate exposed and decay visibly spreading into adjacent sound structure



Photo 2 — Second location: siding separation with open void; deterioration migrating into structurally intact neighboring material

Base Course and Foundation Interface Deterioration

The siding at the base of the wing has failed across the full length of the elevation. Decades of natural weathering at this vulnerable wall-to-foundation interface — where historic wood materials are most exposed to the elements and to normal seasonal cycles of expansion and contraction — have taken their toll on the original materials. The paint film has broken down, the wood fibers have degraded, and biological growth has taken hold in the porous, compromised material. In the most severely

affected areas, the wood has crumbled away entirely, leaving gaps and open voids at the base of the wall. This base-level failure is not an isolated event; it is the cumulative result of age on historic building materials that have simply reached the end of their natural life.



Photo 3 — Base course with moss growth and complete paint failure along foundation line



Photo 4 — Advanced rot at base siding: material has crumbled away, leaving open voids

Corner Post Structural Failure

The corner posts — both structural and finish elements — have experienced catastrophic age-related deterioration at multiple locations around the wing. The outer finish casing has failed and separated, and the structural post beneath has deteriorated through entirely at the base. The exposed wood is soft, fibrous, and friable, with no sound material remaining at or near grade. These posts cannot be repaired in place; the decay has progressed too far into the structural core for any consolidant or sistering approach to restore adequate structural integrity to an element carrying both vertical and lateral loads.



Photo 5 — Corner post with outer casing separated; rotted structural core exposed



Photo 6 — Corner post base: complete void where wood material has disintegrated



Photo 7 — Close-up of exposed corner post interior: fibrous, split wood with zero sound material



Photo 8 — Mid-wall siding separation with open gap to sheathing layer

Additional Corner and Trim Failure

The deterioration pattern repeats at every corner and base trim location examined on the wing. This consistency is significant: it confirms that the failure is systemic rather than localized — the natural result of aged original materials reaching the end of their serviceable life across an entire section of the structure. There is no corner, no trim element, and no base course on this wing that has been spared.



Photo 9 — Additional corner post rot: complete failure of base trim and corner board

Support Under the City of Franklin Design Guidelines

The City of Franklin Historic District Design Guidelines (Effective May 30, 2022) recognize that the preservation of historic structures sometimes requires the removal of materials that have deteriorated beyond the point of repair. The conditions documented in this report directly satisfy the criteria the Guidelines establish for authorized demolition and replacement.

1. Replacement Is the Only Option

> *"Minimize the replacement of wood siding to elements that are so severely damaged that replacement is the only option."*
>
> *— City of Franklin Historic District Design Guidelines, p. 27 (Effective May 30, 2022)*

The Guidelines set a high bar for replacement — and the documentation in this report clears it. The damage here is not superficial. Structural corner posts have rotted through. Base courses have disintegrated. Siding boards have buckled open under the pressure of waterlogged, decayed wood. There is no version of repair that addresses these conditions without effectively replacing the entire wing. Demolition and rebuilding is not a preference — it is the only option.

2. Wholesale Replacement Is Expressly Permitted When Deterioration Is Demonstrated

> *"Do not replace more than 25 percent of the facade's total square footage of siding unless significant deterioration can be demonstrated."*
>
> *— City of Franklin Historic District Design Guidelines, p. 27 (Effective May 30, 2022)*

The 25% threshold in the Guidelines is a default limit — but the Guidelines explicitly carve out an exception when significant deterioration is demonstrated. That demonstration has been made here. The photographic evidence in this report shows systemic, pervasive structural failure across every material type and every location examined on the wing. The Guidelines contemplate exactly this situation, and the exception applies.

3. Demolition Is an Acknowledged and Reviewable Action

> *"Projects covered by the Guidelines include … Partial or wholesale demolition of buildings, structures, or historic site features."*
>
> *— City of Franklin Historic District Design Guidelines, p. 12 (Effective May 30, 2022)*

Demolition of a portion of a historic structure is explicitly within the scope of projects the HZC reviews and approves. It is not categorically prohibited. The Guidelines include it as a covered action precisely because the Commission has the authority — and the responsibility — to approve demolition when the facts warrant it. The facts presented here warrant it.

4. Secretary of the Interior's Standard 6

> *"Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials."*
>
> *— Secretary of the Interior's Standards for Rehabilitation, Standard 6*

Standard 6 — the bedrock federal standard on which Franklin's Guidelines are based — draws the same distinction: repair is preferred, but when the severity of deterioration requires replacement, replacement is appropriate. The severity threshold has been met. What replaces this wing will be designed to respect and complement the historic character of the home.

The Daniels' Commitment to This Home and This District

Hunter and Carma Daniel are not approaching this project as developers or investors. They are approaching it as people who intend to grow old in this house — who picture their grandchildren playing in its yard, who want to be neighbors in this district for the rest of their lives. That is not a throwaway sentiment; it is the entire reason they are here, asking the Commission to help them get this right.

The intent of this project is not to erase the historic character of 109 Everbright Ave — it is to protect it for the next fifty years. Leaving the failing wing in place would be the far more destructive path: the deterioration is already spreading into the sound portions of the structure, and a wing left to continue failing will ultimately compromise the historic home the Daniels are trying to preserve. Demolishing what cannot be saved is the responsible act of stewardship.

The Daniels are committed to working closely with the Commission throughout this process. Any work following demolition will be designed thoughtfully, with deep respect for the historic fabric of the home and the character of the district. The architectural form, massing, scale, and materials of what replaces this wing will be developed to integrate with and honor the surviving historic structure. Complete design plans will be submitted for Commission review prior to any construction, and the Daniels welcome the Commission's guidance at every step.

We appreciate the Commission's time and care in reviewing this documentation and look forward to the opportunity to present it in person.

Respectfully submitted,

Hunter & Carma Daniel

Property Owners — 109 Everbright Ave, Franklin, TN

Date: May 5, 2026

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- Features and Options W-HG-3

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Document Navigation Tips:

Items listed in the table of contents above are active links that will take you to the corresponding page.

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Bookmarks are also included in this PDF document and are available as an additional navigation option.

Supporting documents for this product:

(Link path included for easy copy/paste sharing, click on links to open document or access by visiting Pella.com)

Test Reports:
https://media.pella.com/professional/adm/CertificationReports/Test_Reports_PR-Clad.pdf

CSI Specs
(readable using Microsoft Word or other text editing application):
https://media.pella.com/professional/adm/Wood-CSI_Specs/08552-R.rtf

AIA Masterspec
(readable using Microsoft Word or other text editing application):
https://media.pella.com/professional/adm/Wood-CSI_Specs/Masterspec/085200_fl.doc

Detailed Product Description
(readable using Microsoft Word or other text editing application):
Clad: https://media.pella.com/professional/adm/Clad-Wood/PR-DoubleHung-C.rtf
Wood: https://media.pella.com/professional/adm/Clad-Wood/PR-DoubleHung-W.rtf

Size Tables
(requires appropriate CAD software to read and use):
https://media.pella.com/professional/adm/Clad-Wood/ASCDHEV_D.dwg

CAD cross sections
(requires appropriate CAD software to read and use):
Clad: https://media.pella.com/professional/adm/Clad-Wood/ASRM5DH3_D.dwg
Wood: https://media.pella.com/professional/adm/Clad-Wood/ASWM4DHRPT3b.dwg

3D & BIM
(requires appropriate software to read and use):
https://media.pella.com/professional/adm/RevitFiles/PR-Revit/Window-Double_Hung-Pella-Reserve-Traditional.zip

Sketchup
(requires appropriate software to read and use):
https://media.pella.com/professional/adm/Clad-Wood/PellaSKP_PellaReserve_Traditional_Double-Hung.zip

Combination Recommendations:
https://media.pella.com/professional/adm/Clad-Wood/D_Combinations.pdf

Installation Details:
https://media.pella.com/professional/adm/Clad-Wood/F_InstallationDetails.pdf

Impact-Resistant Double-Hung, Complete Product Information:
https://media.pella.com/professional/adm/Clad-Wood/Pella-ImpactResistant_DoubleHung.pdf

Bay/Bow Details:
https://media.pella.com/professional/adm/Clad-Wood/Pella-Wood_BayBowWindows.pdf

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Air/Water/Structural Performance[1]	
Meets or Exceeds AAMA/WDMA Ratings	H-CW30 - CW50 Hallmark Certified
Air Infiltration (cfm/ft² of frame @ 1.57 psf wind pressure)[2]	0.11
Water Resistance	4.6 – 7.5 psf
Design Pressure	30 – 50 psf

Other Performance Criteria	
Forced Entry Resistance Level (Minimum Security Grade)[3]	10
Operating Force (lb) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing)[4]	40/45

Sound Transmission Class / Outdoor-Indoor Transmission Class

Product	Frame Size Tested[5]	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
Clad Double-Hung Window	WITHOUT GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	28	24
	47" x 59"	11/16"	5mm	3mm	—	31	27
	45" x 65"	11/16"	3mm	6mm PVB	—	33	28
Wood Double-Hung Window	WITHOUT GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	26	22
	45" x 65"	11/16"	3mm	3mm	—	29	24

(—) = Not Available

(1) Maximum performance for single unit when glazed with the appropriate glass thickness. See Design Data pages in this section for specific product performance class and grade values.

(2) Published performance data for air infiltration is determined by testing a minimum of four (4) products of NFRC model size. Testing is conducted in accordance with ASTM E283. Air infiltration ratings for products will differ by size. The performance data does not apply to combination assemblies unless noted. Actual product performance may vary for a number of reasons including installation and product care.

(3) The higher the level, the greater the product's ability to resist forced entry.

(4) Glazing configurations may result in higher operational forces

(5) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.

Features and Options

Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	—
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	SunDefense+ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
	NaturalSun+ Low-E
	Clear (no Low-E coating)
Additional Glass Options	
Annealed Glass	Tempered Glass
	Obscure Glass(1)
	Low-E Tinted Glass (Bronze, Gray and Green)
	Non-Impact Laminated Dual-Pane Insulating Glass
Gas Fill/High Altitude	
Argon	High altitude
Exterior	
Exterior Sash Profile	
Ogee	Putty Glaze
Exterior Finish	
EnduraClad® aluminum-clad exterior	EnduraClad Plus protective finish, Factory Primed Pine wood exterior, Unfinished Mahogany wood exterior
Cladding Colors	
Standard colors(1)	Feature Colors, Custom Colors(1)
Interior	
Unfinished wood	Factory primed
	Factory prefinished paint(1)
	Factory prefinished stain(1)
Wood Types	
Pine	Mahogany, Douglas Fir
Hardware	
Hardware Types	
Sash lifts, Cam-action lock	Simulated lock
	Air conditioner lock
	Historical spoon-style lock (surface mounted)
Hardware Finishes	
Champagne, White, Brown or Matte Black	Satin Brass, Satin Nickel, Oil-Rubbed Bronze, Distressed Bronze, Distressed Nickel(4)
Tilt-Wash Cleaning	
Tilt to interior on both sashes	—
Grilles	
Integral Light Technology® Grilles	
—	Traditional, Prairie, Top Row, Cross, New England, Victorian, Diamond, Custom
Grilles-Between-the-Glass	
—	Traditional, Prairie, Top Row(1), Cross, Custom-Equally Divided
Screens	
—	Integrated Rolscreen® - retractable screen, InView™ screens, in standard roll-form or premium extruded aluminum frame

(—) = Not Available

(1) Contact your local Pella sales representative for current designs and color options.

(2) Only available for Pella Reserve products with triple glazing. Not available with high altitude glazing.

(3) Available with Low-E argon-insulated glass only.

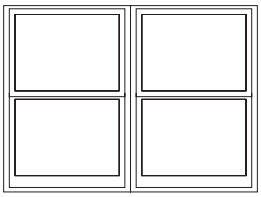
(4) Antique Brass, Distressed Nickel, Distressed Bronze finishes available for Historical spoon-style lock only.

Combination Assemblies - Rectangular Units

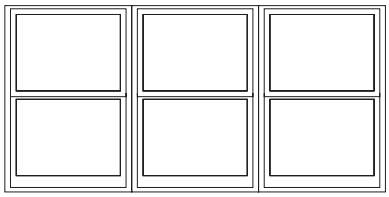
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mulled together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Below are some examples of factory-assembled combinations. See the Combinations Recommendations document for typical mullions, requirements and limitations.

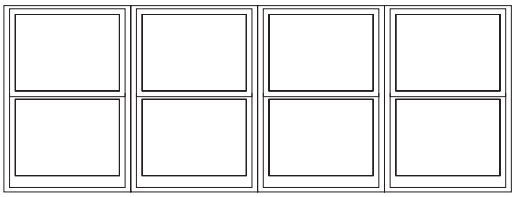
Contact your local Pella sales representative for more information.



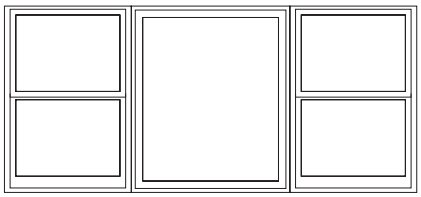
Two-Wide



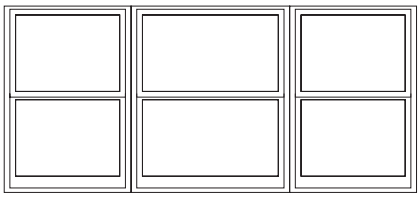
Three-Wide Equal



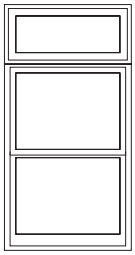
Four-Wide Equal



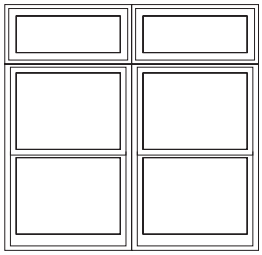
Center Fixed with Flankers



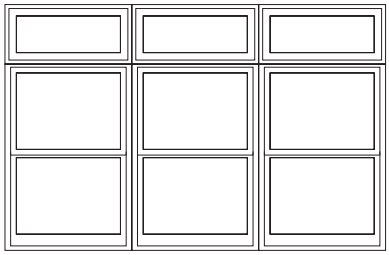
Three-Wide Unequal



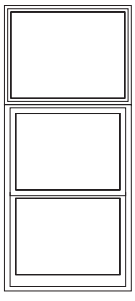
Transom over Single



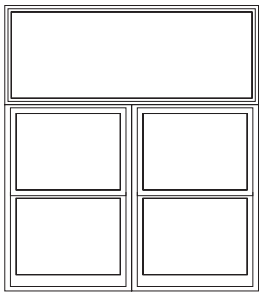
Two-Wide Transoms over Two-Wide



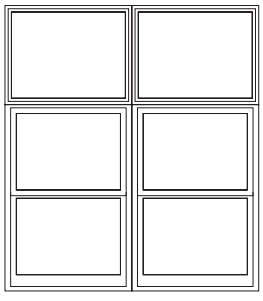
Three-Wide Transoms over Three-Wide



Clad Frame over Single



Single Clad Frame over Two-Wide



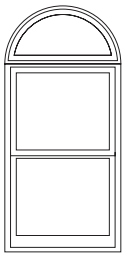
Two Wide Clad Frame over Two-Wide

Combination Assemblies - Arch Top Units

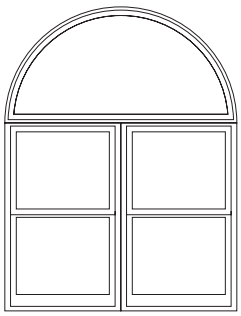
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mulled together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements, below are some examples. See the Combinations Recommendations document for typical mullions, requirements and limitations.

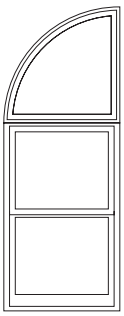
Contact your local Pella sales representative for more information.



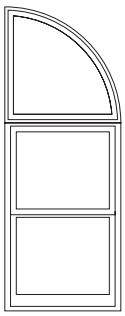
Half Circle over Single



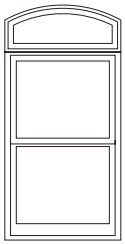
Half Circle over Two-Wide



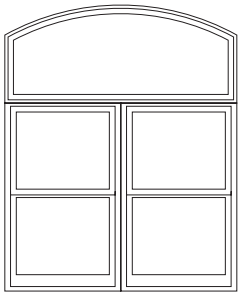
Left Quarter Circle over Single



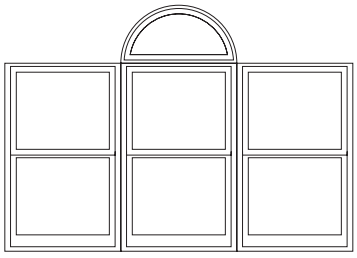
Right Quarter Circle over Single



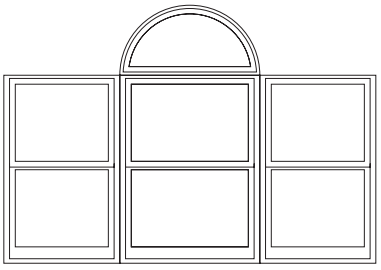
Arch Head over Single



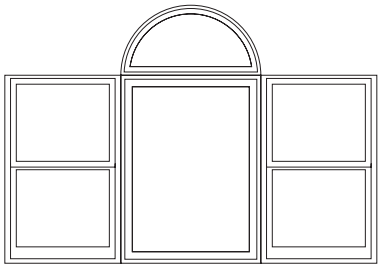
Arch Head over Two-Wide



Half Circle centered on Three-Wide Equal



Half Circle over Three-Wide Unequal

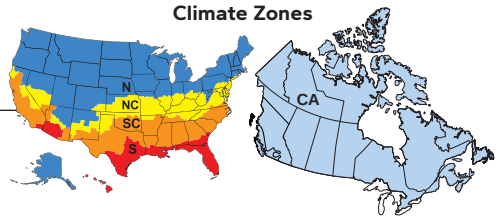


Half Circle over Center Fixed with Flankers

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S. Zone				Canada[2] ER	Canada[2] Zone
										N	NC	SC	S		CA
Vent Dual-Pane Glazing - Aluminum-Clad Exterior															
11/16"	Clear IG	PEL-N-232-01105-00001	2.5	2.5	air	0.46	0.60	0.62	44						
	with grilles-between-the-glass	PEL-N-232-01106-00001				0.46	0.53	0.55	44						
	with integral grilles	PEL-N-232-01107-00001				0.46	0.53	0.55	44						
11/16"	Clear IG	PEL-N-232-01109-00001	3	3	air	0.46	0.58	0.61	44						
	with grilles-between-the-glass	PEL-N-232-01110-00001				0.46	0.52	0.55	44						
	with integral grilles	PEL-N-232-01111-00001				0.46	0.52	0.55	44						
11/16"	Advanced Low-E IG	PEL-N-232-01141-00001	2.5	2.5	argon	0.29	0.28	0.53	60						
	with grilles-between-the-glass	PEL-N-232-01142-00001				0.29	0.25	0.47	60						
	with integral grilles	PEL-N-232-01143-00001				0.29	0.25	0.47	60						
11/16"	Advanced Low-E IG	PEL-N-232-01145-00001	3	3	argon	0.29	0.28	0.52	59						
	with grilles-between-the-glass	PEL-N-232-01146-00001				0.29	0.25	0.46	59						
	with integral grilles	PEL-N-232-01147-00001				0.29	0.25	0.46	59						
11/16"	SunDefense™ Low-E IG	PEL-N-232-01189-00001	2.5	2.5	argon	0.28	0.21	0.49	60			SC	S		
	with grilles-between-the-glass	PEL-N-232-01190-00001				0.28	0.19	0.43	60			SC	S		
	with integral grilles	PEL-N-232-01191-00001				0.29	0.19	0.43	60				S		
11/16"	SunDefense™ Low-E IG	PEL-N-232-01193-00001	3	3	argon	0.28	0.21	0.48	59			SC	S		
	with grilles-between-the-glass	PEL-N-232-01194-00001				0.28	0.19	0.43	59			SC	S		
	with integral grilles	PEL-N-232-01195-00001				0.29	0.19	0.43	59				S		
11/16"	SunDefense+ Low-E IG	PEL-N-232-01813-00001	2.5	2.5	argon	0.25	0.20	0.48	49		NC	SC	S		
	with grilles-between-the-glass	PEL-N-232-01814-00001				0.25	0.18	0.42	49		NC	SC	S		
	with integral grilles	PEL-N-232-01815-00001				0.25	0.18	0.42	49		NC	SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-232-01821-00001	3	3	argon	0.25	0.20	0.47	48		NC	SC	S		
	with grilles-between-the-glass	PEL-N-232-01822-00001				0.25	0.18	0.42	48		NC	SC	S		
	with integral grilles	PEL-N-232-01823-00001				0.26	0.18	0.42	48			SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01165-00001	2.5	2.5	argon	0.25	0.28	0.52	48		NC				
	with grilles-between-the-glass	PEL-N-232-01166-00001				0.25	0.25	0.46	48		NC				
	with integral grilles	PEL-N-232-01167-00001				0.26	0.25	0.46	48						
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01169-00001	3	3	argon	0.25	0.27	0.51	47		NC				
	with grilles-between-the-glass	PEL-N-232-01170-00001				0.25	0.25	0.45	47		NC				
	with integral grilles	PEL-N-232-01171-00001				0.26	0.25	0.45	47						
11/16"	NaturalSun Low-E IG	PEL-N-232-01117-00001	2.5	2.5	argon	0.30	0.52	0.60	59						
	with grilles-between-the-glass	PEL-N-232-01118-00001				0.30	0.47	0.53	59						
	with integral grilles	PEL-N-232-01119-00001				0.30	0.47	0.53	59						
11/16"	NaturalSun Low-E IG	PEL-N-232-01121-00001	3	3	argon	0.30	0.52	0.59	58						
	with grilles-between-the-glass	PEL-N-232-01122-00001				0.30	0.46	0.53	58						
	with integral grilles	PEL-N-232-01123-00001				0.30	0.46	0.53	58						
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01781-00001	2.5	2.5	argon	0.26	0.48	0.58	47	N				35	CA
	with grilles-between-the-glass	PEL-N-232-01782-00001				0.26	0.43	0.52	47	N					
	with integral grilles	PEL-N-232-01783-00001				0.27	0.43	0.52	47						
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01789-00001	3	3	argon	0.26	0.47	0.58	46	N				34	CA
	with grilles-between-the-glass	PEL-N-232-01790-00001				0.26	0.42	0.51	46	N					
	with integral grilles	PEL-N-232-01791-00001				0.26	0.42	0.51	46	N					

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating



(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

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Non Rectangular Unit thermal values will vary slightly.

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm) Ext.	Glass (mm) Int.	Gap Fill	Performance Values[1] U-Factor	SHGC	VLT	CR	Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown U. S. Zone N	NC	SC	S	Canada[2] ER	Canada[2] Zone
Tinted Glazing															CA
11/16"	Bronze Advanced Low-E IG	PEL-N-232-01225-00002	5	3	argon	0.29	0.25	0.34	58						
	with grilles-between-the-glass	PEL-N-232-01226-00002				0.31	0.23	0.30	58				S		
	with integral grilles	PEL-N-232-01227-00002				0.30	0.23	0.30	58				S		
11/16"	Gray Advanced Low-E IG	PEL-N-232-01225-00003	5	3	argon	0.29	0.23	0.29	58				S		
	with grilles-between-the-glass	PEL-N-232-01226-00003				0.31	0.21	0.26	58				S		
	with integral grilles	PEL-N-232-01227-00003				0.30	0.21	0.26	58				S		
11/16"	Green Advanced Low-E IG	PEL-N-232-01225-00004	5	3	argon	0.29	0.28	0.46	58						
	with grilles-between-the-glass	PEL-N-232-01226-00004				0.31	0.25	0.41	58						
	with integral grilles	PEL-N-232-01227-00004				0.30	0.25	0.41	58						
Vent Dual-Pane High Altitude Glazing - Aluminum-Clad Exterior															
11/16"	Advanced Low-E IG	PEL-N-232-01153-00001	2.5	2.5	air	0.32	0.28	0.53	56						
	with grilles-between-the-glass	PEL-N-232-01154-00001				0.32	0.25	0.47	56						
	with integral grilles	PEL-N-232-01155-00001				0.33	0.25	0.47	56						
11/16"	Advanced Low-E IG	PEL-N-232-01157-00001	3	3	air	0.32	0.28	0.52	55						
	with grilles-between-the-glass	PEL-N-232-01158-00001				0.32	0.25	0.46	55						
	with integral grilles	PEL-N-232-01159-00001				0.33	0.25	0.46	55						
11/16"	SunDefense™ Low-E IG	PEL-N-232-01201-00001	2.5	2.5	air	0.32	0.21	0.49	56				S		
	with grilles-between-the-glass	PEL-N-232-01202-00001				0.32	0.19	0.43	56				S		
	with integral grilles	PEL-N-232-01203-00001				0.33	0.19	0.43	56				S		
11/16"	SunDefense™ Low-E IG	PEL-N-232-01205-00001	3	3	air	0.32	0.21	0.48	55				S		
	with grilles-between-the-glass	PEL-N-232-01206-00001				0.32	0.19	0.43	55				S		
	with integral grilles	PEL-N-232-01207-00001				0.33	0.19	0.43	55						
11/16"	SunDefense+ Low-E IG	PEL-N-232-01809-00001	2.5	2.5	air	0.27	0.21	0.48	44			SC	S		
	with grilles-between-the-glass	PEL-N-232-01810-00001				0.27	0.19	0.42	44			SC	S		
	with integral grilles	PEL-N-232-01811-00001				0.28	0.19	0.42	44			SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-232-01817-00001	3	3	air	0.27	0.21	0.47	44			SC	S		
	with grilles-between-the-glass	PEL-N-232-01818-00001				0.27	0.19	0.42	44			SC	S		
	with integral grilles	PEL-N-232-01819-00001				0.28	0.19	0.42	43			SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01177-00001	2.5	2.5	air	0.27	0.28	0.52	44						
	with grilles-between-the-glass	PEL-N-232-01178-00001				0.27	0.25	0.46	44						
	with integral grilles	PEL-N-232-01179-00001				0.28	0.25	0.46	44						
11/16"	AdvancedComfort Low-E IG	PEL-N-232-01181-00001	3	3	air	0.28	0.27	0.51	43						
	with grilles-between-the-glass	PEL-N-232-01182-00001				0.28	0.25	0.45	43						
	with integral grilles	PEL-N-232-01183-00001				0.28	0.25	0.45	43						
11/16"	NaturalSun Low-E IG	PEL-N-232-01129-00001	2.5	2.5	air	0.33	0.52	0.60	56						
	with grilles-between-the-glass	PEL-N-232-01130-00001				0.33	0.47	0.53	56						
	with integral grilles	PEL-N-232-01131-00001				0.34	0.47	0.53	55						
11/16"	NaturalSun Low-E IG	PEL-N-232-01133-00001	3	3	air	0.33	0.51	0.59	55						
	with grilles-between-the-glass	PEL-N-232-01134-00001				0.33	0.46	0.52	55						
	with integral grilles	PEL-N-232-01135-00001				0.34	0.46	0.52	55						
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01777-00001	2.5	2.5	air	0.28	0.48	0.58	43						
	with grilles-between-the-glass	PEL-N-232-01778-00001				0.28	0.43	0.52	43						
	with integral grilles	PEL-N-232-01779-00001				0.29	0.43	0.52	43						
11/16"	NaturalSun+ Low-E IG	PEL-N-232-01785-00001	3	3	air	0.28	0.47	0.58	43						
	with grilles-between-the-glass	PEL-N-232-01786-00001				0.28	0.42	0.51	43						
	with integral grilles	PEL-N-232-01787-00001				0.29	0.42	0.51	42						

R-Value = 1/U-Factor
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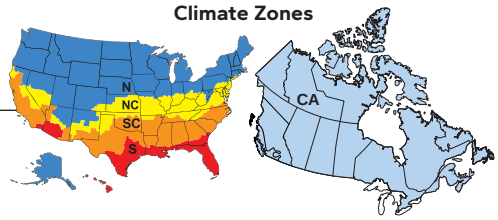

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Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S. Zone				Canada[2] ER	Canada[2] Zone
										N	NC	SC	S		CA
Vent Dual-Pane Glazing - Wood Exterior															
11/16"	Clear IG	PEL-N-234-01105-00001	2.5	2.5	air	0.45	0.60	0.62	44						
	with grilles-between-the-glass	PEL-N-234-01106-00001				0.45	0.54	0.56	44						
	with integral grilles	PEL-N-234-01107-00001				0.45	0.54	0.56	44						
11/16"	Clear IG	PEL-N-234-01109-00001	3	3	air	0.45	0.59	0.62	43						
	with grilles-between-the-glass	PEL-N-234-01110-00001				0.45	0.53	0.55	43						
	with integral grilles	PEL-N-234-01111-00001				0.46	0.53	0.55	43						
11/16"	Advanced Low-E IG	PEL-N-234-01141-00001	2.5	2.5	argon	0.28	0.28	0.53	59						
	with grilles-between-the-glass	PEL-N-234-01142-00001				0.28	0.25	0.47	59						
	with integral grilles	PEL-N-234-01143-00001				0.29	0.25	0.47	59						
11/16"	Advanced Low-E IG	PEL-N-234-01145-00001	3	3	argon	0.28	0.28	0.52	58						
	with grilles-between-the-glass	PEL-N-234-01146-00001				0.28	0.25	0.47	58						
	with integral grilles	PEL-N-234-01147-00001				0.29	0.25	0.47	58						
11/16"	SunDefense™ Low-E IG	PEL-N-234-01189-00001	2.5	2.5	argon	0.28	0.21	0.49	60			SC	S		
	with grilles-between-the-glass	PEL-N-234-01190-00001				0.28	0.19	0.44	60			SC	S		
	with integral grilles	PEL-N-234-01191-00001				0.28	0.19	0.44	60			SC	S		
11/16"	SunDefense™ Low-E IG	PEL-N-234-01193-00001	3	3	argon	0.28	0.21	0.49	59			SC	S		
	with grilles-between-the-glass	PEL-N-234-01194-00001				0.28	0.19	0.43	59			SC	S		
	with integral grilles	PEL-N-234-01195-00001				0.28	0.19	0.43	59			SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-234-01813-00001	2.5	2.5	argon	0.24	0.21	0.48	49		NC	SC	S		
	with grilles-between-the-glass	PEL-N-234-01814-00001				0.24	0.19	0.43	49		NC	SC	S		
	with integral grilles	PEL-N-234-01815-00001				0.25	0.19	0.43	49		NC	SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-234-01821-00001	3	3	argon	0.24	0.21	0.47	47		NC	SC	S		
	with grilles-between-the-glass	PEL-N-234-01822-00001				0.24	0.19	0.42	47		NC	SC	S		
	with integral grilles	PEL-N-234-01823-00001				0.25	0.19	0.42	47		NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01165-00001	2.5	2.5	argon	0.24	0.28	0.52	48		NC				
	with grilles-between-the-glass	PEL-N-234-01166-00001				0.24	0.25	0.46	48		NC				
	with integral grilles	PEL-N-234-01167-00001				0.25	0.25	0.46	48		NC				
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01169-00001	3	3	argon	0.24	0.28	0.51	47		NC				
	with grilles-between-the-glass	PEL-N-234-01170-00001				0.24	0.25	0.46	47		NC				
	with integral grilles	PEL-N-234-01171-00001				0.25	0.25	0.46	47		NC				
11/16"	NaturalSun Low-E IG	PEL-N-234-01117-00001	2.5	2.5	argon	0.29	0.53	0.60	59					34	CA
	with grilles-between-the-glass	PEL-N-234-01118-00001				0.29	0.47	0.53	59						
	with integral grilles	PEL-N-234-01119-00001				0.30	0.47	0.53	59						
11/16"	NaturalSun Low-E IG	PEL-N-234-01121-00001	3	3	argon	0.29	0.52	0.59	58						
	with grilles-between-the-glass	PEL-N-234-01122-00001				0.29	0.46	0.53	58						
	with integral grilles	PEL-N-234-01123-00001				0.30	0.46	0.53	58						
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01781-00001	2.5	2.5	argon	0.25	0.48	0.59	47	N				36	CA
	with grilles-between-the-glass	PEL-N-234-01782-00001				0.25	0.43	0.52	47	N					
	with integral grilles	PEL-N-234-01783-00001				0.26	0.43	0.52	47	N					
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01789-00001	3	3	argon	0.25	0.47	0.58	46	N				35	CA
	with grilles-between-the-glass	PEL-N-234-01790-00001				0.25	0.42	0.52	46	N					
	with integral grilles	PEL-N-234-01791-00001				0.26	0.42	0.52	46	N					

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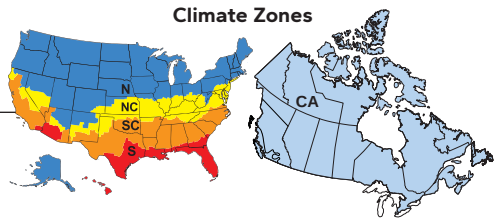
Visit www.energystar.gov for Energy Star guidelines.

Non Rectangular Unit thermal values will vary slightly.

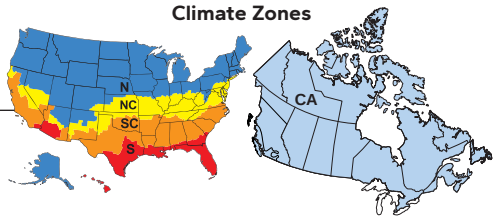


Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S. Zone				Canada[2] ER	Canada[2] Zone
										N	NC	SC	S		CA
Tinted Glazing															
11/16"	Bronze Advanced Low-E IG	PEL-N-234-01225-00002	5	3	argon	0.29	0.25	0.34	57						
	with grilles-between-the-glass	PEL-N-234-01226-00002				0.30	0.23	0.30	57				S		
	with integral grilles	PEL-N-234-01227-00002				0.30	0.23	0.30	57				S		
11/16"	Gray Advanced Low-E IG	PEL-N-234-01225-00003	5	3	argon	0.29	0.23	0.29	57				S		
	with grilles-between-the-glass	PEL-N-234-01226-00003				0.30	0.21	0.26	57				S		
	with integral grilles	PEL-N-234-01227-00003				0.30	0.21	0.26	57				S		
11/16"	Green Advanced Low-E IG	PEL-N-234-01225-00004	5	3	argon	0.29	0.28	0.46	57						
	with grilles-between-the-glass	PEL-N-234-01226-00004				0.30	0.25	0.41	57						
	with integral grilles	PEL-N-234-01227-00004				0.30	0.25	0.41	57						
Vent Dual-Pane High Altitude Glazing - Wood Exterior															
11/16"	Advanced Low-E IG	PEL-N-234-01153-00001	2.5	2.5	air	0.31	0.28	0.53	56						
	with grilles-between-the-glass	PEL-N-234-01154-00001				0.31	0.26	0.47	56						
	with integral grilles	PEL-N-234-01155-00001				0.32	0.26	0.47	56						
11/16"	Advanced Low-E IG	PEL-N-234-01157-00001	3	3	air	0.32	0.28	0.52	55						
	with grilles-between-the-glass	PEL-N-234-01158-00001				0.32	0.26	0.47	55						
	with integral grilles	PEL-N-234-01159-00001				0.33	0.26	0.47	55						
11/16"	SunDefense™ Low-E IG	PEL-N-234-01201-00001	2.5	2.5	air	0.31	0.21	0.49	56				S		
	with grilles-between-the-glass	PEL-N-234-01202-00001				0.31	0.19	0.44	56				S		
	with integral grilles	PEL-N-234-01203-00001				0.32	0.19	0.44	56				S		
11/16"	SunDefense™ Low-E IG	PEL-N-234-01205-00001	3	3	air	0.31	0.21	0.49	55				S		
	with grilles-between-the-glass	PEL-N-234-01206-00001				0.31	0.19	0.43	55				S		
	with integral grilles	PEL-N-234-01207-00001				0.32	0.19	0.43	55				S		
11/16"	SunDefense+ Low-E IG	PEL-N-234-01809-00001	2.5	2.5	air	0.26	0.21	0.48	45			SC	S		
	with grilles-between-the-glass	PEL-N-234-01810-00001				0.26	0.19	0.43	45			SC	S		
	with integral grilles	PEL-N-234-01811-00001				0.27	0.19	0.43	45			SC	S		
11/16"	SunDefense+ Low-E IG	PEL-N-234-01817-00001	3	3	air	0.27	0.21	0.47	43			SC	S		
	with grilles-between-the-glass	PEL-N-234-01818-00001				0.27	0.19	0.42	43			SC	S		
	with integral grilles	PEL-N-234-01819-00001				0.28	0.19	0.42	43			SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01177-00001	2.5	2.5	air	0.27	0.28	0.52	44						
	with grilles-between-the-glass	PEL-N-234-01178-00001				0.27	0.25	0.46	44						
	with integral grilles	PEL-N-234-01179-00001				0.27	0.25	0.46	44						
11/16"	AdvancedComfort Low-E IG	PEL-N-234-01181-00001	3	3	air	0.27	0.28	0.51	43						
	with grilles-between-the-glass	PEL-N-234-01182-00001				0.27	0.25	0.46	43						
	with integral grilles	PEL-N-234-01183-00001				0.28	0.25	0.46	43						
11/16"	NaturalSun Low-E IG	PEL-N-234-01129-00001	2.5	2.5	air	0.32	0.53	0.60	55						
	with grilles-between-the-glass	PEL-N-234-01130-00001				0.32	0.47	0.53	55						
	with integral grilles	PEL-N-234-01131-00001				0.33	0.47	0.53	55						
11/16"	NaturalSun Low-E IG	PEL-N-234-01133-00001	3	3	air	0.33	0.52	0.59	54						
	with grilles-between-the-glass	PEL-N-234-01134-00001				0.33	0.46	0.53	54						
	with integral grilles	PEL-N-234-01135-00001				0.33	0.46	0.53	54						
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01777-00001	2.5	2.5	air	0.27	0.48	0.59	44						
	with grilles-between-the-glass	PEL-N-234-01778-00001				0.27	0.43	0.52	44						
	with integral grilles	PEL-N-234-01779-00001				0.28	0.43	0.52	43						
11/16"	NaturalSun+ Low-E IG	PEL-N-234-01785-00001	3	3	air	0.28	0.47	0.58	42						
	with grilles-between-the-glass	PEL-N-234-01786-00001				0.28	0.42	0.52	42						
	with integral grilles	PEL-N-234-01787-00001				0.28	0.42	0.52	42						

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating

Climate Zones



(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

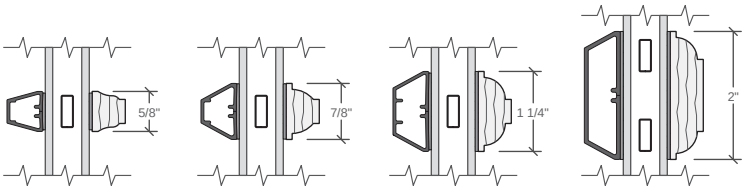
Visit www.energystar.gov for Energy Star guidelines.

Non Rectangular Unit thermal values will vary slightly.

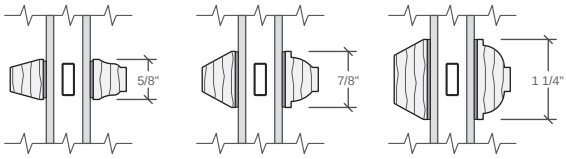
Grille Profiles

Traditional Style Collection - Integral Light Technology ®

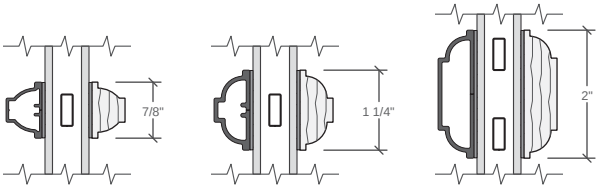
Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior



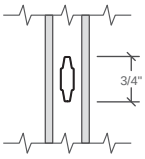
Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



Ogee Grilles
Clad Exterior - Wood Interior



Grilles-Between-the-Glass



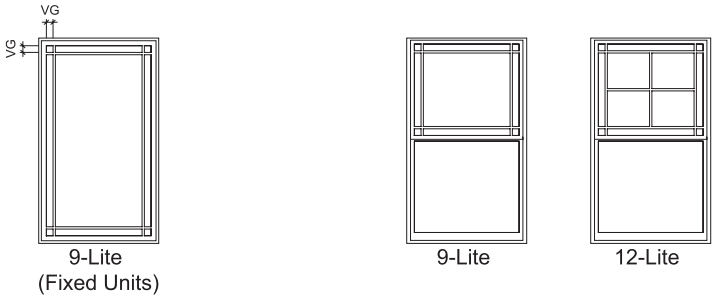
3/4"
Contoured

Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

Grille Patterns

Integral light technology® Grilles

Prairie Lite Patterns

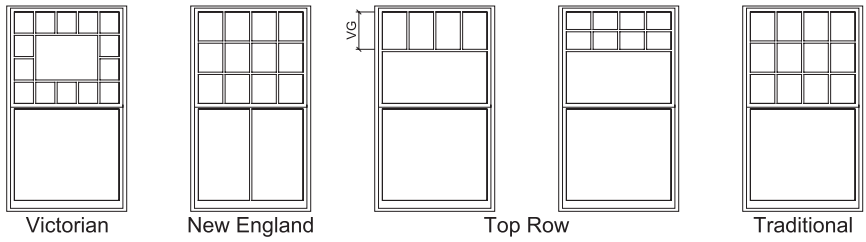


Standard corner lite dimension for Prairie patterns = 2-1/2" VG.

Available in transoms ≥ 1'3" height and width.

Available in all standard and special sizes.

Other Available Patterns

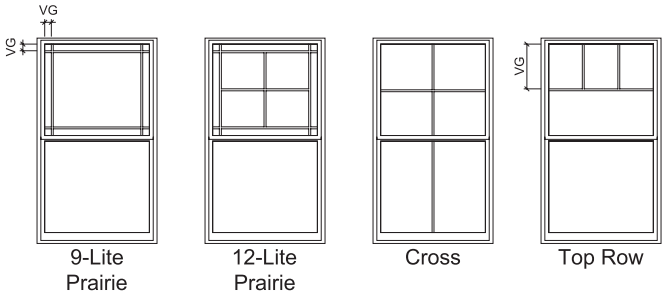


VG = Visible Glass

Lite dimensions noted can vary.

For size and pattern availability contact your local Pella sales representative.

Grilles-Between-the-Glass



Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms ≥ 1'3" height and width.

Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

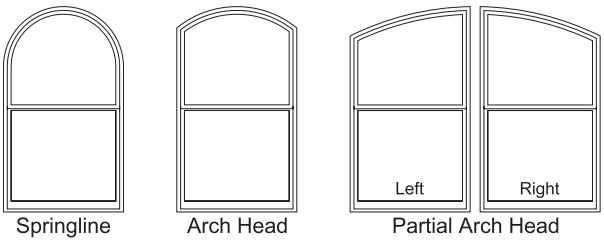
Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

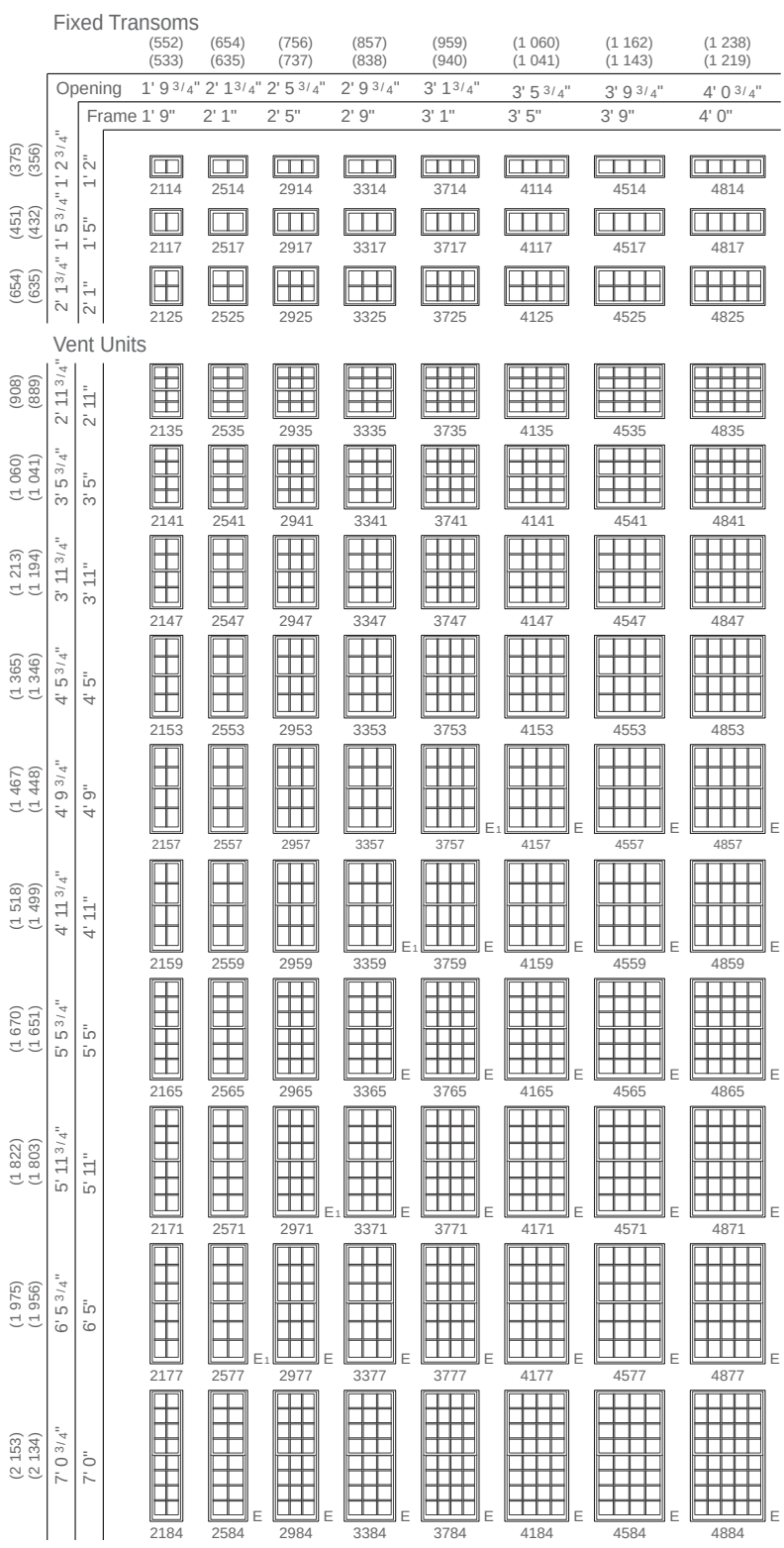
Custom shapes

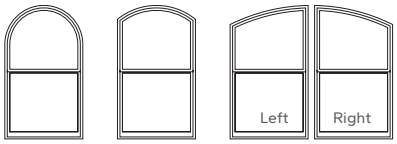
Pella Reserve single-hung windows are available in custom shapes shown below, and additional shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.



Pella® Reserve™ Traditional Hung Window

Size Tables - Equal Sash





Springline | Arch Head | Partial Arch Head

Pella Reserve single-hung windows are available in shapes shown above, and additional custom shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.

Opening Dimensions

Clad Exterior Units:
Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
Brickmould	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Egress Notes:

Check all applicable local codes for emergency egress requirements.

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

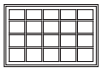
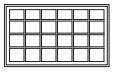
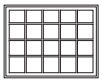
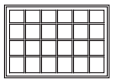
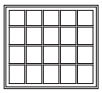
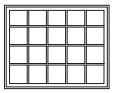
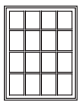
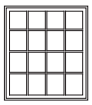
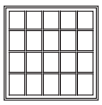
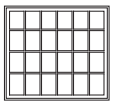
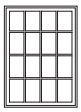
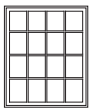
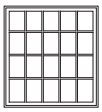
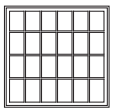
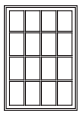
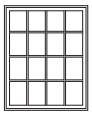
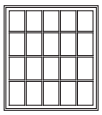
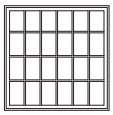
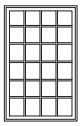
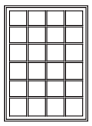
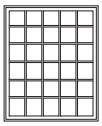
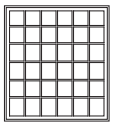
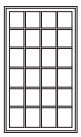
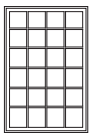
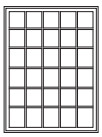
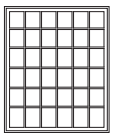
Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Size Tables - Fixed

Fixed Units

		(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)
	Opening	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
	Frame	3' 5"	3' 11"	4' 5"	4' 11"
(908) (889)	2' 11 3/4" 2' 11"	 4135	 4735	 5335	 5935
(1 060) (1 041)	3' 5 3/4" 3' 5"	 4141	 4741	 5341	 5941
(1 213) (1 194)	3' 11 3/4" 3' 11"	 4147	 4747	 5347	 5947
(1 365) (1 346)	4' 5 3/4" 4' 5"	 4153	 4753	 5353	 5953
(1 467) (1 448)	4' 9 3/4" 4' 9"	 4157	 4757	 5357	 5957
(1 518) (1 499)	4' 11 3/4" 4' 11"	 4159	 4759	 5359	 5959
(1 670) (1 651)	5' 5 3/4" 5' 5"	 4165	 4765	 5365	 5965
(1 822) (1 803)	5' 11 3/4" 5' 11"	 4171	 4771	 5371	 5971

Opening Dimensions

Clad Exterior Units:
Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
Brickmould	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Grille patterns will align with companion hung window with equal sash split.

5-lite high grille patterns may be ordered in 5'5" fixed units to match cottage sash vent units.

Grilles are equally-divided on fixed units with odd-number lites high.

Size Tables - Cottage Sash

VENT UNITS

		(552) (533)	(654) (635)	(756) (737)	(857) (838)	(959) (940)	(1 060) (1 041)	(1 162) (1 143)	(1 238) (1 219)
	Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"	4' 0 3/4"
	Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
(1 060) (1 041)	3' 5 3/4"	3' 5"	VG2141	VG2541	VG2941	VG3341	VG3741	VG4141	VG4541	VG4841
(1 213) (1 194)	3' 11 3/4"	3' 11"	VG2147	VG2547	VG2947	VG3347	VG3747	VG4147	VG4547	VG4847
(1 365) (1 346)	4' 5 3/4"	4' 5"	VG2153	VG2553	VG2953	VG3353	VG3753	VG4153	VG4553	VG4853
(1 467) (1 448)	4' 9 3/4"	4' 9"	VG2157	VG2557	VG2957	VG3357	VG3757	VG4157	VG4557	VG4857
(1 518) (1 499)	4' 11 3/4"	4' 11"	VG2159	VG2559	VG2959	VG3359	VG3759	VG4159	VG4559	VG4859
(1 670) (1 651)	5' 5 3/4"	5' 5"	VG2165	VG2565	VG2965	VG3365	VG3765	VG4165	VG4565	VG4865
(1 822) (1 803)	5' 11 3/4"	5' 11"	VG2171	VG2571	VG2971	VG3371 E1	VG3771 E	VG4171 E	VG4571 E	VG4871 E
(1 822) (1 803)	5' 11 3/4"	6' 5"	VG2177	VG2577	VG297	VG3377 E1	VG3777 E	VG4177 E	VG457 E	VG4877 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Opening Dimensions

Clad Exterior Units:
Dimensions shown in standard size tables are rough opening dimensions.

Wood Exterior Units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

Frame	Rough		Masonry	
Brickmould	Width	Height	Width	Height
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Cottage units have unequal sash split. Sash glass ratio is 40% upper sash to 60% Lower sash.

Vent variable units have unequal sash split. Sash glass ratio is determined by checkrail heights. See unit sections for dimension requirements.

Size Tables - Replacement Equal Sash Sizes

Transoms

		(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
	Opening	2' 0 1/4"	2' 4 1/4"	2' 6 1/4"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
	Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(375) (356)	1' 2 3/4"	1' 2"						
		23.5 x 14	27.5 x 14	29.5 x 14	31.5 x 14	35.5 x 14	39.5 x 14	41.5 x 14
(451) (432)	1' 5 3/4"	1' 5"						
		23.5 x 17	27.5 x 17	29.5 x 17	31.5 x 17	35.5 x 17	39.5 x 17	41.5 x 17
(654) (635)	2' 1 3/4"	2' 1"						
		23.5 x 25	27.5 x 25	29.5 x 25	31.5 x 25	35.5 x 25	39.5 x 25	41.5 x 25

Vent Units

(921) (902)	3' 0 1/4"	2' 11 1/2"	23.5 x 35.5	27.5 x 35.5	29.5 x 35.5	31.5 x 35.5	35.5 x 35.5	39.5 x 35.5	41.5 x 35.5
(972) (953)	3' 2 1/4"	3' 1 1/2"	23.5 x 37.5	27.5 x 37.5	29.5 x 37.5	31.5 x 37.5	35.5 x 37.5	39.5 x 37.5	41.5 x 37.5
(1 073) (1 054)	3' 6 1/4"	3' 5 1/2"	23.5 x 41.5	27.5 x 41.5	29.5 x 41.5	31.5 x 41.5	35.5 x 41.5	39.5 x 41.5	41.5 x 41.5
(1 175) (1 156)	3' 10 1/4"	3' 9 1/2"	23.5 x 45.5	27.5 x 45.5	29.5 x 45.5	31.5 x 45.5	35.5 x 45.5	39.5 x 45.5	41.5 x 45.5
(1 226) (1 206)	4' 0 1/4"	3' 11 1/2"	23.5 x 47.5	27.5 x 47.5	29.5 x 47.5	31.5 x 47.5	35.5 x 47.5	39.5 x 47.5	41.5 x 47.5
(1 327) (1 308)	4' 4 1/4"	4' 3 1/2"	23.5 x 51.5	27.5 x 51.5	29.5 x 51.5	31.5 x 51.5	35.5 x 51.5	39.5 x 51.5	41.5 x 51.5
(1 378) (1 359)	4' 6 1/4"	4' 5 1/2"	23.5 x 53.5	27.5 x 53.5	29.5 x 53.5	31.5 x 53.5	35.5 x 53.5	39.5 x 53.5	41.5 x 53.5
(1 473) (1 461)	4' 10 1/4"	4' 9 1/2"	23.5 x 57.5	27.5 x 57.5	29.5 x 57.5	31.5 x 57.5	35.5 x 57.5 E1	39.5 x 57.5 E	41.5 x 57.5 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Size Tables - Replacement Sizes

Vent Units

		(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
	Opening	2' 0 1/4"	2' 4 1/4"	2' 6"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
	Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(1 530) (1 511)	5' 0 1/4" × 4' 11 1/2"	23.5 x 59.5	27.5 x 59.5	29.5 x 59.5	31.5 x 59.5	35.5 x 59.5 E1	39.5 x 59.5 E	41.5 x 59.5 E
(1 581) (1 562)	5' 2 1/4" × 5' 1 1/2"	23.5 x 61.5	27.5 x 61.5	29.5 x 61.5	31.5 x 61.5 E1	35.5 x 61.5 E	39.5 x 61.5 E	41.5 x 61.5 E
(1 683) (1 664)	5' 6 1/4" × 5' 5 1/2"	23.5 x 65.5	27.5 x 65.5	29.5 x 65.5	31.5 x 65.5 E1	35.5 x 65.5 E	39.5 x 65.5 E	41.5 x 65.5 E
(1 835) (1 816)	6' 0 1/4" × 5' 11 1/2"	23.5 x 71.5	27.5 x 71.5 E1	29.5 x 71.5 E1	31.5 x 71.5 E	35.5 x 71.5 E	39.5 x 71.5 E	41.5 x 71.5 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Size Tables - Replacement Cottage Sash Sizes

Cottage Vent Units

Opening	(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(1 073) (1 054) 3' 6 1/4"	23.5 x 41.5	27.5 x 41.5	29.5 x 41.5	31.5 x 41.5	35.5 x 41.5	39.5 x 41.5	41.5 x 41.5
(1 175) (1 156) 3' 10 1/4"	23.5 x 45.5	27.5 x 45.5	29.5 x 45.5	31.5 x 45.5	35.5 x 45.5	39.5 x 45.5	41.5 x 45.5
(1 226) (1 206) 4' 0 1/4"	23.5 x 47.5	27.5 x 47.5	29.5 x 47.5	31.5 x 47.5	35.5 x 47.5	39.5 x 47.5	41.5 x 47.5
(1 327) (1 308) 4' 4 1/4"	23.5 x 51.5	27.5 x 51.5	29.5 x 51.5	31.5 x 51.5	35.5 x 51.5	39.5 x 51.5	41.5 x 51.5
(1 378) (1 359) 4' 6 1/4"	23.5 x 53.5	27.5 x 53.5	29.5 x 53.5	31.5 x 53.5	35.5 x 53.5	39.5 x 53.5	41.5 x 53.5
(1 473) (1 461) 4' 10 1/4"	23.5 x 57.5	27.5 x 57.5	29.5 x 57.5	31.5 x 57.5	35.5 x 57.5	39.5 x 57.5	41.5 x 57.5
(1 530) (1 511) 5' 0 1/4"	23.5 x 59.5	27.5 x 59.5	29.5 x 59.5	31.5 x 59.5	35.5 x 59.5	39.5 x 59.5	41.5 x 59.5
(1 581) (1 561.5) 5' 2 1/4"	23.5 x 61.5	27.5 x 61.5	29.5 x 61.5	31.5 x 61.5	35.5 x 61.5	39.5 x 61.5	41.5 x 61.5
(1 683) (1 664) 5' 6 1/4"	23.5 x 65.5	27.5 x 65.5	29.5 x 65.5	31.5 x 65.5	35.5 x 65.5	39.5 x 65.5	41.5 x 65.5
(1 835) (1 816) 6' 0 1/4"	23.5 x 71.5	27.5 x 71.5	29.5 x 71.5	31.5 x 71.5	35.5 x 71.5 E1	39.5 x 71.5 E	41.5 x 71.5 E
5' 11 1/2"							

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen (or any other accessory) to the product. Consult your local building code to ensure products with Rolscreens meet egress requirements.

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Size Tables - Replacement Fixed Sizes

Fixed Units

Opening		3' 5 3/4" (1 060) (1 041)	3' 11 3/4" (1 213) (1 194)	4' 5 3/4" (1 365) (1 346)	4' 11 3/4" (1 518) (1 499)
Frame		3' 5"	3' 11"	4' 5"	4' 11"
3' 0 1/4" (921) (902)	2' 11 1/2"	41 x 35.5	47 x 35.5	53 x 35.5	59 x 35.5
3' 2 1/4" (972) (953)	3' 1 1/2"	41 x 37.5	47 x 37.5	53 x 37.5	59 x 37.5
3' 6 1/4" (1 073) (1 054)	3' 5 1/2"	41 x 41.5	47 x 41.5	53 x 41.5	59 x 41.5
3' 10 1/4" (1 175) (1 156)	3' 9 1/2"	41 X 45.5	47 X 45.5	53 X 45.5	59 X 45.5
4' 0 1/4" (1 226) (1 206)	3' 11 1/2"	41 X 47.5	47 X 47.5	53 X 47.5	59 X 47.5
4' 4 1/4" (1 327) (1 308)	4' 3 1/2"	41 x 51.5	47 x 51.5	53 x 51.5	59 x 51.5
4' 6 1/4" (1 378) (1 359)	4' 5 1/2"	41 x 53.5	47 x 53.5	53 x 53.5	59 x 53.5
4' 10 1/4" (1 473) (1 461)	4' 9 1/2"	41 x 57.5	47 x 57.5	53 x 57.5	59 x 57.5

		3' 5 3/4" (1 060) (1 041)	3' 11 3/4" (1 213) (1 194)	4' 5 3/4" (1 365) (1 346)	4' 11 3/4" (1 518) (1 499)
		3' 5"	3' 11"	4' 5"	4' 11"
5' 0 1/4" (1 530) (1 511)	4' 11 1/2"	41 x 59.5	47 x 59.5	53 x 59.5	59 x 59.5
5' 2 1/4" (1 581) (1 562)	5' 1 1/2"	41 x 61.5	47 x 61.5	53 x 61.5	59 x 61.5
5' 6 1/4" (1 683) (1 664)	5' 5 1/2"	41 x 65.5	47 x 65.5	53 x 65.5	59 x 65.5
6' 0 1/4" (1 835) (1 816)	5' 11 1/2"	41 x 71.5	47 x 71.5	53 x 71.5	59 x 71.5

Not to scale.

Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

Special Size Frame Dimensions*

Sash configuration	Vent-Equal	Cottage	Fixed
Sash Glass Ratio Top % : Bottom %	50 : 50	40 : 60	NA
Shortest Unit Frame Size	24-3/8" (619)	40-1/4" (1 022)	17" (432)
Tallest Unit Frame Size	96" (2 438)	81" (2 057)	71" (1 803)
Unit Frame Width Range	14" to 48" (356 to 1 219)	14" to 48" (356 to 1 219)	17" to 59" (432 to 1 499)

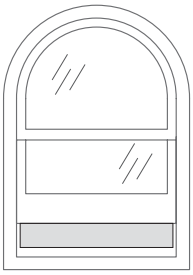
Opening Dimensions

Clad Exterior Units:
Dimensions shown in standard size tables are rough opening dimensions.

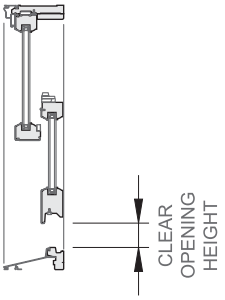
Wood Exterior Units:
Use frame dimension plus dimensions below. This dimension includes the use of standard 1-1/8" wood subsill.

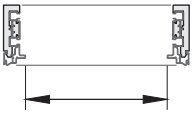
Frame	Rough		Masonry	
Brickmould	**Width**	**Height**	**Width**	**Height**
STD	+ 3/4"	+1-7/8"	+ 3-1/8"	+ 3-1/8"
3-1/2"	+ 3/4"	+1-7/8"	+ 6-3/8"	+ 4-3/4"

For clad and wood units with impact-resistant glass, see the product installation instructions or refer to local building code requirements.



Shaded portion shows vent area.

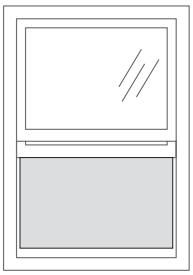




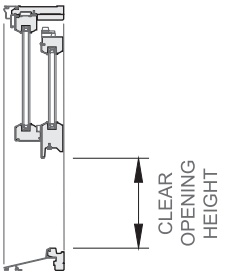
CLEAR OPENING WIDTH

Equal Sash Rectangular Only

	Vent Units	Fixed and Transom Units
Visible Glass	Width = Frame - 5.647"	Width = Frame - 5.75"
	Height = (Frame - 8.681") ÷ 2	Height = Frame - 5.75"
Actual Glass	Width = Frame - 4.375"	Width = Frame - 4.375"
	Height = (Frame - 5.983") ÷ 2	Height = Frame - 4.375"
Clear Opening*	COW = Frame Width - 3.4375"	—
	COH = (Frame Height ÷ 2) - 4.4375"	—
Vent Area Ft²	(COW x COH) ÷ 144	—



Shaded portion shows vent area.



Traditional grille patterns shown. Refer to Grille Types section for additional patterns and profiles.

* Some units with custom glazing may have limited travel. Integrated Rolscreen® is only available on sizes greater than or equal to 34" tall and 21" wide and less than or equal to 84" tall and 48" wide.

See your local Pella sales representative for specific size information.

Vent Equal Sash for Single- and Double-Hung

Unit	Egress	Clear Opening (Inches)		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade[1]	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
2135		17-5/16	13-1/16	1.6	2.8	2.5	3	CW50	CW45
2141		17-5/16	16-1/16	1.9	3.4	2.5	3	CW50	CW45
2147		17-5/16	19-1/16	2.3	4.1	2.5	3	CW50	CW45
2153		17-5/16	22-1/16	2.7	4.7	2.5	3	CW50	CW45
2157		17-5/16	24-1/16	2.9	5.2	2.5	3	CW50	CW45
2159		17-5/16	25-1/16	3.0	5.4	2.5	3	CW50	CW45
2165		17-5/16	28-1/16	3.4	6.0	2.5	3	CW50	CW45
2171		17-5/16	31-1/16	3.7	6.6	2.5	3	CW50	CW45
2177		17-5/16	34-1/16	4.1	7.3	2.5	3	CW50	CW45
2184		17-5/16	37-9/16	4.5	8.0	2.5	3	CW40	CW40
2535		21-5/16	13-1/16	1.9	3.5	2.5	3	CW50	CW45
2541		21-5/16	16-1/16	2.4	4.3	2.5	3	CW50	CW45
2547		21-5/16	19-1/16	2.8	5.1	2.5	3	CW50	CW45
2553		21-5/16	22-1/16	3.3	6.0	2.5	3	CW50	CW45
2557		21-5/16	24-1/16	3.6	6.5	2.5	3	CW50	CW45
2559		21-5/16	25-1/16	3.7	6.8	2.5	3	CW50	CW45
2565		21-5/16	28-1/16	4.2	7.6	2.5	3	CW50	CW45
2571		21-5/16	31-1/16	4.6	8.4	2.5	3	CW50	CW45
2577	E1	21-5/16	34-1/16	5.0	9.2	2.5	3	CW50	CW45
2584	E1	21-5/16	37-9/16	5.6	10.1	2.5	3	CW40	CW40
2935		25-5/16	13-1/16	2.3	4.3	2.5	3	CW50	CW45
2941		25-5/16	16-1/16	2.8	5.2	2.5	3	CW50	CW45
2947		25-5/16	19-1/16	3.4	6.2	2.5	3	CW50	CW45
2953		25-5/16	22-1/16	3.9	7.2	2.5	3	CW50	CW45
2957		25-5/16	24-1/16	4.2	7.8	2.5	3	CW50	CW45
2959		25-5/16	25-1/16	4.4	8.2	2.5	3	CW50	CW45
2965		25-5/16	28-1/16	4.9	9.1	2.5	3	CW50	CW45
2971	E1	25-5/16	31-1/16	5.5	10.1	2.5	3	CW50	CW45
2977	E	25-5/16	34-1/16	6.0	11.1	2.5	3	CW50	CW45
2984	E	25-5/16	37-9/16	6.6	12.2	2.5	3	CW40	CW40
3335		29-5/16	13-1/16	2.7	5.0	2.5	3	CW50	CW45
3341		29-5/16	16-1/16	3.3	6.1	2.5	3	CW50	CW45
3347		29-5/16	19-1/16	3.9	7.3	2.5	3	CW50	CW45
3353		29-5/16	22-1/16	4.5	8.4	2.5	3	CW50	CW45
3357		29-5/16	24-1/16	4.9	9.2	2.5	3	CW50	CW45
3359	E1	29-5/16	25-1/16	5.1	9.6	2.5	3	CW50	CW45
3365	E	29-5/16	28-1/16	5.7	10.7	2.5	3	CW50	CW45
3371	E	29-5/16	31-1/16	6.3	11.8	2.5	3	CW50	CW45
3377	E	29-5/16	34-1/16	6.9	13.0	2.5	3	CW50	CW45
3384	E	29-5/16	37-9/16	7.7	14.3	2.5	3	CW40	CW40

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Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum design pressure when glazed with appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

Vent Equal Sash for Single- and Double-Hung

Unit	Egress	Clear Opening (Inches)		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade[1]	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
3735		33-5/16	13-1/16	3.0	5.7	2.5	3	CW50	CW45
3741		33-5/16	16-1/16	3.7	7.0	2.5	3	CW50	CW45
3747		33-5/16	19-1/16	4.4	8.3	2.5	3	CW50	CW45
3753		33-5/16	22-1/16	5.1	9.6	2.5	3	CW50	CW45
3757	E1	33-5/16	24-1/16	5.6	10.5	2.5	3	CW50	CW45
3759	E	33-5/16	25-1/16	5.8	11.0	2.5	3	CW50	CW45
3765	E	33-5/16	28-1/16	6.5	12.3	2.5	3	CW50	CW45
3771	E	33-5/16	31-1/16	7.2	13.6	2.5	3	CW50	CW45
3777	E	33-5/16	34-1/16	7.9	14.9	2.5	3	CW50	CW45
3784	E	33-5/16	37-9/16	8.7	16.4	2.5	3	CW40	CW40
4135		37-5/16	13-1/16	3.4	6.5	2.5	3	CW50	CW45
4141		37-5/16	16-1/16	4.2	7.9	2.5	3	CW50	CW45
4147		37-5/16	19-1/16	4.9	9.4	2.5	3	CW50	CW45
4153		37-5/16	22-1/16	5.7	10.9	2.5	3	CW50	CW45
4157	E	37-5/16	24-1/16	6.2	11.9	2.5	3	CW50	CW45
4159	E	37-5/16	25-1/16	6.5	12.4	2.5	3	CW50	CW45
4165	E	37-5/16	28-1/16	7.3	13.8	2.5	3	CW50	CW45
4171	E	37-5/16	31-1/16	8.1	15.3	2.5	3	CW50	CW45
4177	E	37-5/16	34-1/16	8.8	16.8	2.5	3	CW45	CW45
4184	E	37-5/16	37-9/16	9.7	18.5	2.5	3	CW40	CW40
4535		41-5/16	13-1/16	3.7	7.2	2.5	3	CW50	CW45
4541		41-5/16	16-1/16	4.6	8.8	2.5	3	CW50	CW45
4547		41-5/16	19-1/16	5.5	10.5	2.5	3	CW50	CW45
4553		41-5/16	22-1/16	6.3	12.1	2.5	3	CW50	CW45
4557	E	41-5/16	24-1/16	6.9	13.2	2.5	3	CW50	CW45
4559	E	41-5/16	25-1/16	7.2	13.7	2.5	3	CW50	CW45
4565	E	41-5/16	28-1/16	8.1	15.4	2.5	3	CW50	CW45
4571	E	41-5/16	31-1/16	8.9	17.0	2.5	3	CW45	CW45
4577	E	41-5/16	34-1/16	9.8	18.7	2.5	3	CW45	CW45
4584	E	41-5/16	37-9/16	10.8	20.6	3	3	CW40	CW40
4835		44-5/16	13-1/16	4.0	7.7	2.5	3	CW50	CW45
4841		44-5/16	16-1/16	4.9	9.5	2.5	3	CW50	CW45
4847		44-5/16	19-1/16	5.9	11.3	2.5	3	CW50	CW45
4853		44-5/16	22-1/16	6.8	13.0	2.5	3	CW50	CW45
4857	E	44-5/16	24-1/16	7.4	14.2	2.5	3	CW50	CW45
4859	E	44-5/16	25-1/16	7.7	14.8	2.5	3	CW50	CW45
4865	E	44-5/16	28-1/16	8.6	16.6	2.5	3	CW45	CW45
4871	E	44-5/16	31-1/16	9.6	18.3	2.5	3	CW45	CW45
4877	E	44-5/16	34-1/16	10.5	20.1	3	3	CW45	CW45
4884	E	44-5/16	37-9/16	11.6	22.2	3	3	CW40	CW40

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

Design Data

Fixed

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade (1)
		Annealed	Tempered	
4135	7.2	2.5	3	CW50
4141	8.6	2.5	3	CW50
4147	10.1	3	3	CW50
4153	11.6	3	3	CW50
4157	12.5	3	3	CW50
4165	14.5	3	3	CW50
4171	16.0	3	3	CW45/CW50
4735	8.4	2.5	3	CW50
4741	10.1	3	3	CW50
4747	11.8	3	3	CW50
4753	13.5	3	3	CW50
4757	14.7	3	3	CW50
4759	15.3	3	3	CW50
4765	17.0	3	3	CW45/CW50
4771	18.7	4	4	CW50
5335	9.6	2.5	3	CW45/CW50
5341	11.6	3	3	CW50
5347	13.5	3	3	CW50
5353	15.5	3	4	CW45/CW50
5357	16.8	3	4	CW45/CW50
5359	17.5	3	4	CW40/CW50
5365	19.4	4	4	CW50
5371	21.4	4	4	CW50
5935	10.8	3	3	CW50
5941	13.0	3	3	CW50
5953	17.5	3	4	CW40/CW50
5957	19.0	4	4	CW50
5959	19.7	4	4	CW50
5965	21.9	4	4	CW50
5971	24.1	4	4	CW45/CW50

Transoms

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade (1)
		Annealed	Tempered	
2114	0.9	2.5	3	CW50
2514	1.1	2.5	3	CW50
2914	1.3	2.5	3	CW50
3314	1.6	2.5	3	CW50
3714	1.8	2.5	3	CW50
4114	2.0	2.5	3	CW50
4514	2.2	2.5	3	CW50
4814	2.4	2.5	3	CW50
2117	1.2	2.5	3	CW50
2517	1.5	2.5	3	CW50
2917	1.8	2.5	3	CW50
3317	2.1	2.5	3	CW50
3717	2.4	2.5	3	CW50
4117	2.8	2.5	3	CW50
4517	3.1	2.5	3	CW50
4817	3.3	2.5	3	CW50
2125	2.0	2.5	3	CW50
2525	2.6	2.5	3	CW50
2925	3.1	2.5	3	CW50
3325	3.6	2.5	3	CW50
3725	4.2	2.5	3	CW50
4125	4.7	2.5	3	CW50
4525	5.2	2.5	3	CW50
4825	5.6	2.5	3	CW50

(1) Maximum design pressure when glazed with the appropriate glass thickness. Second number, where shown, requires tempered glass.

Cottage Sash for Single- and Double-Hung

Unit	Egress	Clear Opening (Inches)		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade[1]	
		Width	Height			Annealed	Tempered	Clad	Wood
VG2141		17-5/16	12-11/16	1.5	3.4	2.5	3	CW50	CW45
VG2147		17-5/16	15-1/16	1.8	4.1	2.5	3	CW50	CW45
VG2153		17-5/16	17-7/16	2.1	4.7	2.5	3	CW50	CW45
VG2157		17-5/16	19-1/16	2.3	5.2	2.5	3	CW50	CW45
VG2159		17-5/16	19-7/8	2.4	5.4	2.5	3	CW50	CW45
VG2165		17-5/16	22-1/4	2.7	6.0	2.5	3	CW50	CW45
VG2171		17-5/16	24-11/16	3.0	6.6	2.5	3	CW30	CW30
VG2541		21-5/16	12-11/16	1.9	4.3	2.5	3	CW50	CW45
VG2547		21-5/16	15-1/16	2.2	5.1	2.5	3	CW50	CW45
VG2553		21-5/16	17-7/16	2.6	6.0	2.5	3	CW50	CW45
VG2557		21-5/16	19-1/16	2.8	6.5	2.5	3	CW50	CW45
VG2559		21-5/16	19-7/8	2.9	6.8	2.5	3	CW50	CW45
VG2565		21-5/16	22-1/4	3.3	7.6	2.5	3	CW50	CW45
VG2571		21-5/16	24-11/16	3.7	8.4	2.5	3	CW30	CW30
VG2941		25-5/16	12-11/16	2.2	5.2	2.5	3	CW50	CW45
VG2947		25-5/16	15-1/16	2.7	6.2	2.5	3	CW50	CW45
VG2953		25-5/16	17-7/16	3.1	7.2	2.5	3	CW50	CW45
VG2957		25-5/16	19-1/16	3.4	7.8	2.5	3	CW50	CW45
VG2959		25-5/16	19-7/8	3.5	8.2	2.5	3	CW50	CW45
VG2965		25-5/16	22-1/4	3.9	9.1	2.5	3	CW50	CW45
VG2971		25-5/16	24-11/16	4.3	10.1	2.5	3	CW30	CW30
VG3341		29-5/16	12-11/16	2.6	6.1	2.5	3	CW50	CW45
VG3347		29-5/16	15-1/16	3.1	7.3	2.5	3	CW50	CW45
VG3353		29-5/16	17-7/16	3.6	8.4	2.5	3	CW50	CW45
VG3357		29-5/16	19-1/16	3.9	9.2	2.5	3	CW50	CW45
VG3359		29-5/16	19-7/8	4.1	9.6	2.5	3	CW50	CW45
VG3365		29-5/16	22-1/4	4.5	10.7	2.5	3	CW50	CW45
VG3371	E1	29-5/16	24-11/16	5.0	11.8	2.5	3	CW30	CW30

Continued on next page

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

Cottage Sash for Single- and Double-Hung

Unit	Egress	Clear Opening (Inches)		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade[1]	
		Width	Height			Annealed	Tempered	Clad	Wood
VG3741		33-5/16	12-11/16	2.9	7.0	2.5	3	CW50	CW45
VG3747		33-5/16	15-1/16	3.5	8.3	2.5	3	CW50	CW45
VG3753		33-5/16	17-7/16	4.0	9.6	2.5	3	CW50	CW45
VG3757		33-5/16	19-1/16	4.4	10.5	2.5	3	CW50	CW45
VG3759		33-5/16	19-7/8	4.6	11.0	2.5	3	CW50	CW45
VG3765		33-5/16	22-1/4	5.2	12.3	2.5	3	CW50	CW45
VG3771	E	33-5/16	24-11/16	5.7	13.6	2.5	3	CW30	CW30
VG4141		37-5/16	12-11/16	3.3	7.9	2.5	3	CW50	CW45
VG4147		37-5/16	15-1/16	3.9	9.4	2.5	3	CW50	CW45
VG4153		37-5/16	17-7/16	4.5	10.9	2.5	3	CW50	CW45
VG4157		37-5/16	19-1/16	4.9	11.9	2.5	3	CW50	CW45
VG4159		37-5/16	19-7/8	5.2	12.4	2.5	3	CW50	CW45
VG4165		37-5/16	22-1/4	5.8	13.8	2.5	3	CW45	CW45
VG4171	E	37-5/16	24-11/16	6.4	15.3	2.5	3	CW30	CW30
VG4541		41-5/16	12-11/16	3.6	8.8	2.5	3	CW50	CW45
VG4547		41-5/16	15-1/16	4.3	10.5	2.5	3	CW50	CW45
VG4553		41-5/16	17-7/16	5.0	12.1	2.5	3	CW50	CW45
VG4557		41-5/16	19-1/16	5.5	13.2	2.5	3	CW45	CW45
VG4559		41-5/16	19-7/8	5.7	13.8	2.5	3	CW45	CW45
VG4565		41-5/16	22-1/4	6.4	15.4	2.5	3	CW45	CW45
VG4571	E	41-5/16	24-11/16	7.1	17.0	3	3	CW30	CW30
VG4841		44-5/16	12-11/16	3.9	9.5	2.5	3	CW50	CW45
VG4847		44-5/16	15-1/16	4.6	11.3	2.5	3	CW50	CW45
VG4853		44-5/16	17-7/16	5.4	13.0	2.5	3	CW45	CW45
VG4857		44-5/16	19-1/16	5.9	14.2	2.5	3	CW45	CW45
VG4859		44-5/16	19-7/8	6.1	14.8	2.5	3	CW45	CW45
VG4865		44-5/16	22-1/4	6.9	16.6	3	3	CW45	CW45
VG4871	E	44-5/16	24-11/16	7.6	18.3	3	3	CW30	CW30

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

Design Data - Replacement Sizes

Replacement Equal Sash for Single- and Double-Hung

Unit	Egress	Clear Opening		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
23.5 x 35.5		19-13/16	13-5/16	1.8	3.3	2.5	3	CW50	CW45
23.5 x 37.5		19-13/16	14-5/16	2.0	3.6	2.5	3	CW50	CW45
23.5 x 41.5		19-13/16	16-5/16	2.2	4.1	2.5	3	CW50	CW45
23.5 x 45.5		19-13/16	18-5/16	2.5	4.6	2.5	3	CW50	CW45
23.5 x 47.5		19-13/16	19-5/16	2.7	4.8	2.5	3	CW50	CW45
23.5 x 51.5		19-13/16	21-5/16	2.9	5.3	2.5	3	CW50	CW45
23.5 x 53.5		19-13/16	22-5/16	3.1	5.6	2.5	3	CW50	CW45
23.5 x 57.5		19-13/16	24-5/16	3.3	6.1	2.5	3	CW50	CW45
23.5 x 59.5		19-13/16	25-5/16	3.5	6.3	2.5	3	CW50	CW45
23.5 x 61.5		19-13/16	26-5/16	3.6	6.5	2.5	3	CW50	CW45
23.5 x 65.5		19-13/16	28-5/16	3.9	7.0	2.5	3	CW50	CW45
23.5 x 71.5		19-13/16	31-5/16	4.3	7.8	2.5	3	CW50	CW45
27.5 x 35.5		23-13/16	13-5/16	2.2	4.1	2.5	3	CW50	CW45
27.5 x 37.5		23-13/16	14-5/16	2.4	4.4	2.5	3	CW50	CW45
27.5 x 41.5		23-13/16	16-5/16	2.7	5.0	2.5	3	CW50	CW45
27.5 x 45.5		23-13/16	18-5/16	3.0	5.6	2.5	3	CW50	CW45
27.5 x 47.5		23-13/16	19-5/16	3.2	5.9	2.5	3	CW50	CW45
27.5 x 51.5		23-13/16	21-5/16	3.5	6.5	2.5	3	CW50	CW45
27.5 x 53.5		23-13/16	22-5/16	3.7	6.8	2.5	3	CW50	CW45
27.5 x 57.5		23-13/16	24-5/16	4.0	7.4	2.5	3	CW50	CW45
27.5 x 59.5		23-13/16	25-5/16	4.2	7.7	2.5	3	CW50	CW45
27.5 x 61.5		23-13/16	26-5/16	4.4	8.0	2.5	3	CW50	CW45
27.5 x 65.5		23-13/16	28-5/16	4.7	8.6	2.5	3	CW50	CW45
27.5 x 71.5	E1	23-13/16	31-5/16	5.2	9.5	2.5	3	CW50	CW45
29.5 x 35.5		25-13/16	13-5/16	2.4	4.4	2.5	3	CW50	CW45
29.5 x 37.5		25-13/16	14-5/16	2.6	4.8	2.5	3	CW50	CW45
29.5 x 41.5		25-13/16	16-5/16	2.9	5.4	2.5	3	CW50	CW45
29.5 x 45.5		25-13/16	18-5/16	3.3	6.1	2.5	3	CW50	CW45
29.5 x 47.5		25-13/16	19-5/16	3.5	6.4	2.5	3	CW50	CW45
29.5 x 51.5		25-13/16	21-5/16	3.8	7.1	2.5	3	CW50	CW45
29.5 x 53.5		25-13/16	22-5/16	4.0	7.4	2.5	3	CW50	CW45
29.5 x 57.5		25-13/16	24-5/16	4.4	8.1	2.5	3	CW50	CW45
29.5 x 59.5		25-13/16	25-5/16	4.5	8.4	2.5	3	CW50	CW45
29.5 x 61.5		25-13/16	26-5/16	4.7	8.7	2.5	3	CW50	CW45
29.5 x 65.5	E1	25-13/16	28-5/16	5.1	9.4	2.5	3	CW50	CW45
29.5 x 71.5	E1	25-13/16	31-5/16	5.6	10.4	2.5	3	CW50	CW45

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Egress Notes:

Check all applicable local codes for emergency egress requirements.

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

Design Data - Replacement Sizes

Replacement Equal Sash for Single- and Double-Hung

Unit	Egress	Clear Opening		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
31.5 x 35.5		27-13/16	13-5/16	2.6	4.8	2.5	3	CW50	CW45
31.5 x 37.5		27-13/16	14-5/16	2.8	5.2	2.5	3	CW50	CW45
31.5 x 41.5		27-13/16	16-5/16	3.2	5.9	2.5	3	CW50	CW45
31.5 x 45.5		27-13/16	18-5/16	3.5	6.6	2.5	3	CW50	CW45
31.5 x 47.5		27-13/16	19-5/16	3.7	7.0	2.5	3	CW50	CW45
31.5 x 51.5		27-13/16	21-5/16	4.1	7.7	2.5	3	CW50	CW45
31.5 x 53.5		27-13/16	22-5/16	4.3	8.0	2.5	3	CW50	CW45
31.5 x 57.5		27-13/16	24-5/16	4.7	8.8	2.5	3	CW50	CW45
31.5 x 59.5		27-13/16	25-5/16	4.9	9.1	2.5	3	CW50	CW45
31.5 x 61.5	E1	27-13/16	26-5/16	5.1	9.5	2.5	3	CW50	CW45
31.5 x 65.5	E1	27-13/16	28-5/16	5.5	10.2	2.5	3	CW50	CW45
31.5 x 71.5	E	27-13/16	31-5/16	6.0	11.3	2.5	3	CW50	CW45
35.5 x 35.5		31-13/16	13-5/16	2.9	5.6	2.5	3	CW50	CW45
35.5 x 37.5		31-13/16	14-5/16	3.2	6.0	2.5	3	CW50	CW45
35.5 x 41.5		31-13/16	16-5/16	3.6	6.8	2.5	3	CW50	CW45
35.5 x 45.5		31-13/16	18-5/16	4.0	7.6	2.5	3	CW50	CW45
35.5 x 47.5		31-13/16	19-5/16	4.3	8.0	2.5	3	CW50	CW45
35.5 x 51.5		31-13/16	21-5/16	4.7	8.9	2.5	3	CW50	CW45
35.5 x 53.5		31-13/16	22-5/16	4.9	9.3	2.5	3	CW50	CW45
35.5 x 57.5	E1	31-13/16	24-5/16	5.4	10.1	2.5	3	CW50	CW45
35.5 x 59.5	E1	31-13/16	25-5/16	5.6	10.5	2.5	3	CW50	CW45
35.5 x 61.5	E	31-13/16	26-5/16	5.8	10.9	2.5	3	CW50	CW45
35.5 x 65.5	E	31-13/16	28-5/16	6.3	11.8	2.5	3	CW50	CW45
35.5 x 71.5	E	31-13/16	31-5/16	6.9	13.0	2.5	3	CW50	CW45
39.5 x 35.5		35-13/16	13-5/16	3.3	6.3	2.5	3	CW50	CW45
39.5 x 37.5		35-13/16	14-5/16	3.6	6.8	2.5	3	CW50	CW45
39.5 x 41.5		35-13/16	16-5/16	4.1	7.7	2.5	3	CW50	CW45
39.5 x 45.5		35-13/16	18-5/16	4.6	8.7	2.5	3	CW50	CW45
39.5 x 47.5		35-13/16	19-5/16	4.8	9.1	2.5	3	CW50	CW45
39.5 x 51.5		35-13/16	21-5/16	5.3	10.1	2.5	3	CW50	CW45
39.5 x 53.5		35-13/16	22-5/16	5.5	10.5	2.5	3	CW50	CW45
39.5 x 57.5	E	35-13/16	24-5/16	6.0	11.5	2.5	3	CW50	CW45
39.5 x 59.5	E	35-13/16	25-5/16	6.3	11.9	2.5	3	CW50	CW45
39.5 x 61.5	E	35-13/16	26-5/16	6.5	12.4	2.5	3	CW50	CW45
39.5 x 65.5	E	35-13/16	28-5/16	7.0	13.4	2.5	3	CW50	CW45
39.5 x 71.5	E	35-13/16	31-5/16	7.8	14.8	2.5	3	CW45	CW45
41.5 x 35.5		37-13/16	13-5/16	3.5	6.7	2.5	3	CW50	CW45
41.5 x 37.5		37-13/16	14-5/16	3.8	7.2	2.5	3	CW50	CW45
41.5 x 41.5		37-13/16	16-5/16	4.3	8.2	2.5	3	CW50	CW45
41.5 x 45.5		37-13/16	18-5/16	4.8	9.2	2.5	3	CW50	CW45
41.5 x 47.5		37-13/16	19-5/16	5.1	9.7	2.5	3	CW50	CW45
41.5 x 51.5		37-13/16	21-5/16	5.6	10.7	2.5	3	CW50	CW45
41.5 x 53.5		37-13/16	22-5/16	5.9	11.2	2.5	3	CW50	CW45
41.5 x 57.5	E	37-13/16	24-5/16	6.4	12.2	2.5	3	CW50	CW45
41.5 x 59.5	E	37-13/16	25-5/16	6.6	12.7	2.5	3	CW50	CW45
41.5 x 61.5	E	37-13/16	26-5/16	6.9	13.1	2.5	3	CW50	CW45
41.5 x 65.5	E	37-13/16	28-5/16	7.4	14.1	2.5	3	CW45	CW45
41.5 x 71.5	E	37-13/16	31-5/16	8.2	15.6	2.5	3	CW45	CW45

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

Design Data - Replacement Sizes

Replacement Fixed

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]
		Annealed	Tempered	
41 x 35.5	7.3	2.5	3	CW50
41 x 37.5	7.8	2.5	3	CW50
41 x 41.5	8.8	2.5	3	CW50
41 x 45.5	9.7	2.5	3	CW45/CW50
41 x 47.5	10.2	3.0	3	CW50
41 x 51.5	11.2	3.0	3	CW50
41 x 53.5	11.7	3.0	3	CW50
41 x 57.5	12.7	3.0	3	CW50
41 x 59.5	13.2	3.0	3	CW50
41 x 61.5	13.6	3.0	3	CW50
41 x 65.5	14.6	3.0	3	CW50
41 x 71.5	16.1	3.0	3	CW45/CW50
47 x 35.5	8.5	2.5	3	CW50
47 x 37.5	9.1	2.5	3	CW50
47 x 41.5	10.2	3.0	3	CW50
47 x 45.5	11.4	3.0	3	CW50
47 x 47.5	12.0	3.0	3	CW50
47 x 51.5	13.1	3.0	3	CW50
47 x 53.5	13.7	3.0	3	CW50
47 x 57.5	14.8	3.0	3	CW50
47 x 59.5	15.4	3.0	3	CW45/CW50
47 x 61.5	16.0	3.0	3	CW45/CW50
47 x 65.5	17.1	3.0	3	CW45/CW50
47 x 71.5	18.8	4.0	4	CW50
53 x 35.5	9.8	2.5	3	CW45/CW50
53 x 37.5	10.4	3.0	3	CW50
53 x 41.5	11.7	3.0	3	CW50
53 x 45.5	13.0	3.0	3	CW50
53 x 47.5	13.7	3.0	3	CW50
53 x 51.5	15.0	3.0	4	CW50
53 x 53.5	15.7	3.0	4	CW45/CW50
53 x 57.5	17.0	3.0	4	CW45/CW50
53 x 59.5	17.6	4.0	4	CW50
53 x 61.5	18.3	4.0	4	CW50
53 x 65.5	19.6	4.0	4	CW50
53 x 71.5	21.6	4.0	4	CW50
59 x 35.5	11.0	3.0	3	CW50
59 x 37.5	11.7	3.0	3	CW50
59 x 41.5	13.2	3.0	3	CW50
59 x 45.5	14.7	3.0	3	CW50
59 x 47.5	15.4	3.0	3	CW45/CW50
59 x 51.5	16.9	3.0	4	CW45/CW50
59 x 53.5	17.7	4.0	4	CW50
59 x 57.5	19.1	4.0	4	CW50
59 x 59.5	19.9	4.0	4	CW50
59 x 61.5	20.6	4.0	4	CW50
59 x 65.5	22.1	4.0	4	CW50
59 x 71.5	24.3	4.0	4	CW45/CW50

Replacement Transoms

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]
		Annealed	Tempered	
23.5 x 14	1.0	2.5	3	CW50
23.5 x 17	1.4	2.5	3	CW50
23.5 x 25	2.4	2.5	3	CW50
27.5 x 14	1.2	2.5	3	CW50
27.5 x 17	1.7	2.5	3	CW50
27.5 x 25	2.9	2.5	3	CW50
29.5 x 14	1.4	2.5	3	CW50
29.5 x 17	1.9	2.5	3	CW50
29.5 x 25	3.2	2.5	3	CW50
31.5 x 14	1.5	2.5	3	CW50
31.5 x 17	2.0	2.5	3	CW50
31.5 x 25	3.4	2.5	3	CW50
35.5 x 14	1.7	2.5	3	CW50
35.5 x 17	2.3	2.5	3	CW50
35.5 x 25	4.0	2.5	3	CW50
39.5 x 14	1.9	2.5	3	CW50
39.5 x 17	2.6	2.5	3	CW50
39.5 x 25	4.5	2.5	3	CW50
41.5 x 14	2.0	2.5	3	CW50
41.5 x 17	2.8	2.5	3	CW50
41.5 x 25	4.8	2.5	3	CW50

(1) Maximum performance when glazed with the appropriate glass thickness. Second number, where shown, requires tempered glass.

Replacement Cottage Sash for Single- and Double-Hung

Unit	Egress	Clear Opening		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
VG23.5 x 41.5		19-13/16	12-7/8	1.8	4.1	2.5	3	CW50	CW45
VG23.5 x 45.5		19-13/16	14-1/2	2.0	4.6	2.5	3	CW50	CW45
VG23.5 x 47.5		19-13/16	15-1/4	2.1	4.8	2.5	3	CW50	CW45
VG23.5 x 51.5		19-13/16	16-7/8	2.3	5.3	2.5	3	CW50	CW45
VG23.5 x 53.5		19-13/16	17-11/16	2.4	5.6	2.5	3	CW50	CW45
VG23.5 x 57.5		19-13/16	19-1/4	2.7	6.1	2.5	3	CW50	CW45
VG23.5 x 59.5		19-13/16	19-15/16	2.8	6.3	2.5	3	CW50	CW45
VG23.5 x 61.5		19-13/16	20-7/8	2.9	6.5	2.5	3	CW50	CW45
VG23.5 x 65.5		19-13/16	22-1/2	3.1	7.0	2.5	3	CW40	CW40
VG23.5 x 71.5		19-13/16	24-7/8	3.4	7.8	2.5	3	CW30	CW30
VG27.5 x 41.5		23-13/16	12-7/8	2.1	5.0	2.5	3	CW50	CW45
VG27.5 x 45.5		23-13/16	14-1/2	2.4	5.6	2.5	3	CW50	CW45
VG27.5 x 47.5		23-13/16	15-1/4	2.5	5.9	2.5	3	CW50	CW45
VG27.5 x 51.5		23-13/16	16-7/8	2.8	6.5	2.5	3	CW50	CW45
VG27.5 x 53.5		23-13/16	17-11/16	2.9	6.8	2.5	3	CW50	CW45
VG27.5 x 57.5		23-13/16	19-1/4	3.2	7.4	2.5	3	CW50	CW45
VG27.5 x 59.5		23-13/16	19-15/16	3.3	7.7	2.5	3	CW50	CW45
VG27.5 x 61.5		23-13/16	20-7/8	3.5	8.0	2.5	3	CW50	CW45
VG27.5 x 65.5		23-13/16	22-1/2	3.7	8.6	2.5	3	CW40	CW40
VG27.5 x 71.5		23-13/16	24-7/8	4.1	9.5	2.5	3	CW30	CW30
VG29.5 x 41.5		25-13/16	12-7/8	2.3	5.4	2.5	3	CW50	CW45
VG29.5 x 45.5		25-13/16	14-1/2	2.6	6.1	2.5	3	CW50	CW45
VG29.5 x 47.5		25-13/16	15-1/4	2.7	6.4	2.5	3	CW50	CW45
VG29.5 x 51.5		25-13/16	16-7/8	3.0	7.1	2.5	3	CW50	CW45
VG29.5 x 53.5		25-13/16	17-11/16	3.2	7.4	2.5	3	CW50	CW45
VG29.5 x 57.5		25-13/16	19-1/4	3.5	8.1	2.5	3	CW50	CW45
VG29.5 x 59.5		25-13/16	19-15/16	3.6	8.4	2.5	3	CW50	CW45
VG29.5 x 61.5		25-13/16	20-7/8	3.7	8.7	2.5	3	CW50	CW45
VG29.5 x 65.5		25-13/16	22-1/2	4.0	9.4	2.5	3	CW40	CW40
VG29.5 x 71.5		25-13/16	24-7/8	4.5	10.4	2.5	3	CW30	CW30
VG31.5 x 41.5		27-13/16	12-7/8	2.5	5.9	2.5	3	CW50	CW45
VG31.5 x 45.5		27-13/16	14-1/2	2.8	6.6	2.5	3	CW50	CW45
VG31.5 x 47.5		27-13/16	15-1/4	3.0	7.0	2.5	3	CW50	CW45
VG31.5 x 51.5		27-13/16	16-7/8	3.3	7.7	2.5	3	CW50	CW45
VG31.5 x 53.5		27-13/16	17-11/16	3.4	8.0	2.5	3	CW50	CW45
VG31.5 x 57.5		27-13/16	19-1/4	3.7	8.8	2.5	3	CW50	CW45
VG31.5 x 59.5		27-13/16	19-15/16	3.9	9.1	2.5	3	CW50	CW45
VG31.5 x 61.5		27-13/16	20-7/8	4.0	9.5	2.5	3	CW50	CW45
VG31.5 x 65.5		27-13/16	22-1/2	4.3	10.2	2.5	3	CW40	CW40
VG31.5 x 71.5		27-13/16	24-7/8	4.8	11.3	2.5	3	CW30	CW30

Continued on next page

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m^2), multiply square feet by 0.0929.

Replacement Cottage Sash for Single- and Double-Hung

Unit	Egress	Clear Opening		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]	
		Width (Inches)	Height (Inches)			Annealed	Tempered	Clad	Wood
VG35.5 x 41.5		31-13/16	12-7/8	2.8	6.8	2.5	3	CW50	CW45
VG35.5 x 45.5		31-13/16	14-1/2	3.2	7.6	2.5	3	CW50	CW45
VG35.5 x 47.5		31-13/16	15-1/4	3.4	8.0	2.5	3	CW50	CW45
VG35.5 x 51.5		31-13/16	16-7/8	3.7	8.9	2.5	3	CW50	CW45
VG35.5 x 53.5		31-13/16	17-11/16	3.9	9.3	2.5	3	CW50	CW45
VG35.5 x 57.5		31-13/16	19-1/4	4.3	10.1	2.5	3	CW50	CW45
VG35.5 x 59.5		31-13/16	19-15/16	4.4	10.5	2.5	3	CW50	CW45
VG35.5 x 61.5		31-13/16	20-7/8	4.6	11.0	2.5	3	CW50	CW45
VG35.5 x 65.5		31-13/16	22-1/2	5.0	11.8	2.5	3	CW40	CW40
VG35.5 x 71.5	E1	31-13/16	24-7/8	5.5	13.0	2.5	3	CW30	CW30
VG39.5 x 41.5		35-13/16	12-7/8	3.2	7.7	2.5	3	CW50	CW45
VG39.5 x 45.5		35-13/16	14-1/2	3.6	8.7	2.5	3	CW50	CW45
VG39.5 x 47.5		35-13/16	15-1/4	3.8	9.1	2.5	3	CW50	CW45
VG39.5 x 51.5		35-13/16	16-7/8	4.2	10.1	2.5	3	CW50	CW45
VG39.5 x 53.5		35-13/16	17-11/16	4.4	10.5	2.5	3	CW50	CW45
VG39.5 x 57.5		35-13/16	19-1/4	4.8	11.5	2.5	3	CW50	CW45
VG39.5 x 59.5		35-13/16	19-15/16	5.0	11.9	2.5	3	CW50	CW45
VG39.5 x 61.5		35-13/16	20-7/8	5.2	12.4	2.5	3	CW45	CW45
VG39.5 x 65.5		35-13/16	22-1/2	5.6	13.4	2.5	3	CW40	CW40
VG39.5 x 71.5	E	35-13/16	24-7/8	6.2	14.8	2.5	3	CW30	CW30
VG41.5 x 41.5		37-13/16	12-7/8	3.4	8.2	2.5	3	CW50	CW45
VG41.5 x 45.5		37-13/16	14-1/2	3.8	9.2	2.5	3	CW50	CW45
VG41.5 x 47.5		37-13/16	15-1/4	4.0	9.7	2.5	3	CW50	CW45
VG41.5 x 51.5		37-13/16	16-7/8	4.4	10.7	2.5	3	CW50	CW45
VG41.5 x 53.5		37-13/16	17-11/16	4.6	11.2	2.5	3	CW50	CW45
VG41.5 x 57.5		37-13/16	19-1/4	5.1	12.2	2.5	3	CW45	CW45
VG41.5 x 59.5		37-13/16	19-15/16	5.3	12.7	2.5	3	CW45	CW45
VG41.5 x 61.5		37-13/16	20-7/8	5.5	13.2	2.5	3	CW45	CW45
VG41.5 x 65.5		37-13/16	22-1/2	5.9	14.1	2.5	3	CW40	CW40
VG41.5 x 71.5	E	37-13/16	24-7/8	6.5	15.6	2.5	3	CW30	CW30

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness.

To convert area to square meters (m²), multiply square feet by 0.0929.

Pella® Reserve™ Traditional Hung Window

Detailed Product Description - Aluminum-Clad Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [douglas fir].
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).
- Optional factory applied jamb extensions available between 3-13/16" (97mm) and 9-3/16" (233mm).
- Vinyl jamb liner with wood / clad inserts.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.
- Optional factory-installed Pella Steady Set Installation System.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [douglas fir]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with extruded aluminum butt-jointed at all corners of the sash with through-stile construction and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- Double-Hung: Upper sash has surface-mounted wash locks for easy tilt-in cleaning] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail allowing sash to tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.
- Sash exterior profile is [ogee] [putty glaze], interior profile is ogee.

Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Kerf mounted bristle weatherstrip at sill.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed dual-pane 11/16" dual-seal insulating glass [[annealed] [tempered]], [[clear] [[Advanced] [SunDefense™] [SunDefense+] [NaturalSun] [NaturalSun+] [AdvancedComfort] Low-E [with argon]] [[bronze] [gray] [green] Advanced Low-E [with Argon]] [obscure] [Reflective Bronze].

– or –

- Silicone-glazed dual-pane 13/16" dual-seal [[annealed] [tempered]] non-impact laminated glass [[clear] [[Advanced] [SunDefense] Low-E [with Argon]] [[bronze] [gray] [green] Advanced Low-E [with argon]].

Exterior

- Aluminum-clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
  - Color is [standard] [feature] [custom][1].

– or –

- Aluminum-clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
  - Color is [standard] [feature] [custom][1].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain][1]].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel] [Oil-rubbed Bronze] [Distressed Bronze] [Distressed Nickel].

Optional Products

Sash

- Exterior sash lugs
  - Optional factory applied accessory. Exterior finish is [Standard[1]] [Custom[1]].

Grilles

- Integral Light Technology® grilles
  - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [pine] [mahogany] [douglas fir]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain][1]].
  - Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] [ogee] profile] [1-1/4" [putty glaze] [ogee] profile] [2" ogee profile] that are extruded aluminum.
  - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

– or –

- Grilles-Between-the-Glass[2]
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
  - Interior color is [White] [Tan[3]] [Brown[3]] [Putty[3]] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
  - Exterior color[4] is [standard][1].

Screens

- Integrated Rolscreen® (for rectangular units only)[6]
  - Retractable screen integrated into [lower sash] [both upper and lower sash]. Screen rollers are fixed and concealed within the frame, screen is held to the sash by magnets which release when the bottom sash is tilted for cleaning, and when the upper sash is opened past 18".
  - InView Screen cloth, black vinyl-coated 18/18 mesh fiberglass screen cloth complying with ASTM D 3656 and the performance requirements of SMA 1201.

– or –

- InView™ screens
  - [Half-Size] [Full-Size[4]] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form] [premium extruded] aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Full screen spreader bar placed on units > 37" width or > 65" height.
  - Screen frame finish is [standard screen: baked enamel] [premium extruded: baked enamel], color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Contact your local Pella sales representative for current designs and color options.

(2) Available in clear or Low-E insulating glass only.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

(5) Full screens are available on units ≤ 96" height.

(6) Integrated Rolscreen only available on sizes ≥ 34" tall and 21" wide, and ≤ 84" tall and 48" wide.

Pella® Reserve™ Traditional Hung Window

Detailed Product Description - Wood Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] (standard rectangular windows only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Overall frame depth is 4-3/8" (111mm) for a wall depth of 4-3/16" (106mm).
- Vinyl Jamb liner includes wood / clad inserts.
- Optional factory applied jamb extensions available between 4-5/16" (110mm) and 9-3/16" (233mm).

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany (standard rectangular windows only)]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine] [mahogany].
- Sash exterior profile is putty glaze, interior profile is ogee.
- Corners [mortised and tenoned on rectangular units] [mitered on arch head units], glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- [Double-Hung: Upper sash has surface-mounted wash locks] [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt in for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill. Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Kerf mounted bristle weatherstrip at sill.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced] [SunDefense™] [SunDefense+] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E [with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

Exterior

- [Pine: factory primed with one coat acrylic latex] [Mahogany: [factory primed with one coat acrylic latex] [Unfinished, ready for site finishing]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [pine: factory prefinished [paint] [stain][1]].

Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [satin brass] [satin nickel] [oil-rubbed bronze] [distressed bronze] [distressed nickel].

Optional Products

Grilles

- Integral Light Technology® grilles
  - Interior grilles are solid [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain][1]].
  - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty glaze profile] that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
  - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer

– or –

- Grilles-Between-the-Glass[2]
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
  - Interior color is [White] [Tan[3]] [Brown[3]] [Putty[3]] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
  - Exterior color[5] is [standard][1].

Screens

- InView™ Screens
  - [Half-Size] [Full-Size[4]] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in a [standard roll-form aluminum frame with 3/4" wide rails and stiles] [premium extruded aluminum frame with 1" wide rails and stiles] fitted to outside of window, supplied complete with all necessary hardware.
  - Full screen spreader bar placed on units > 37" width or > 65" height.
  - Insect screen frame finish is baked enamel.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Contact your local Pella sales representative for current designs and color options.

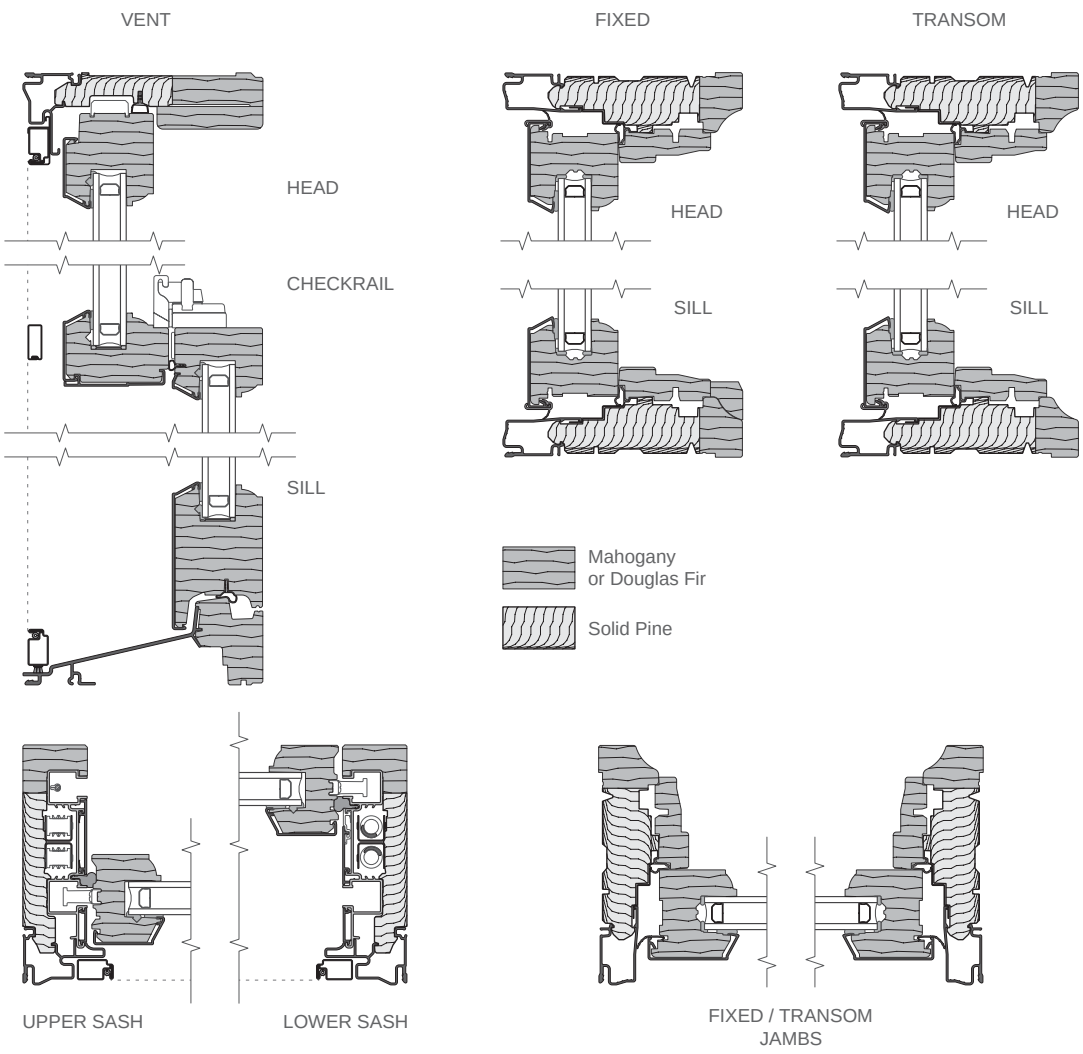
(2) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

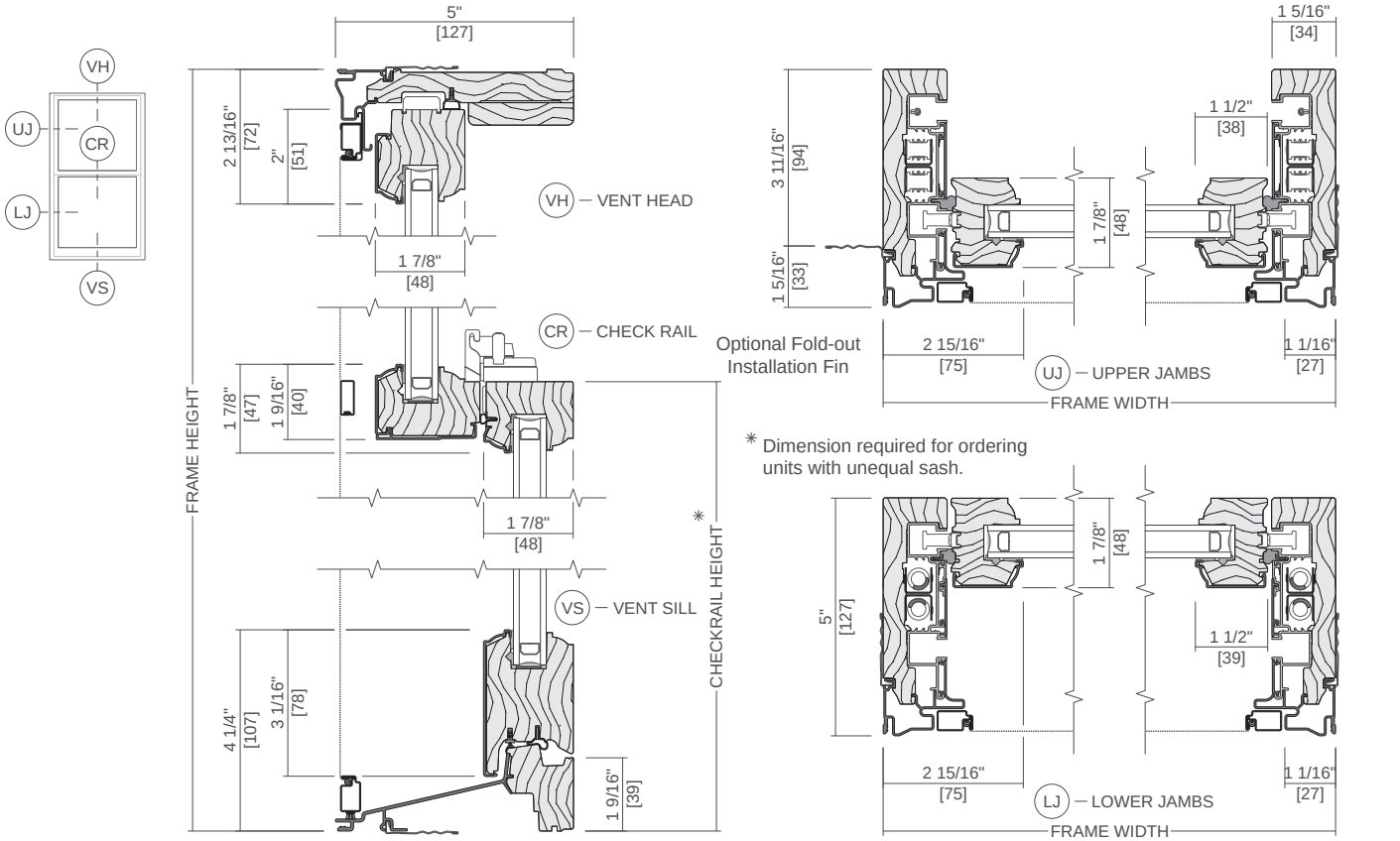
(4) Full screens are available on units ≤ 96" height.

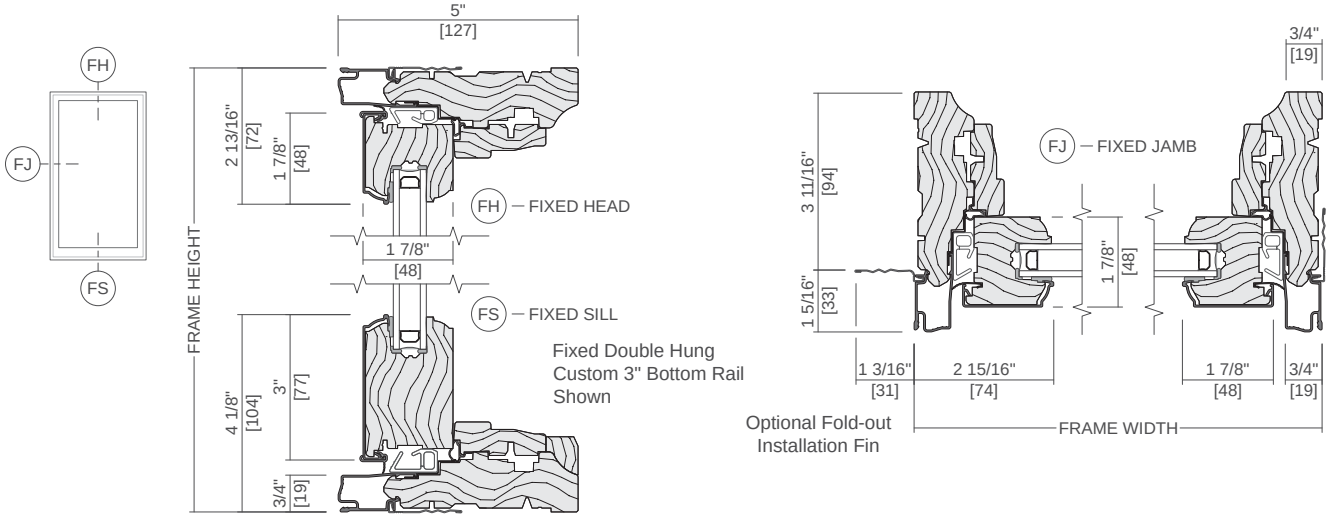
(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Unit Sections – Wood Collection



Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile

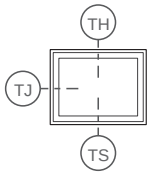


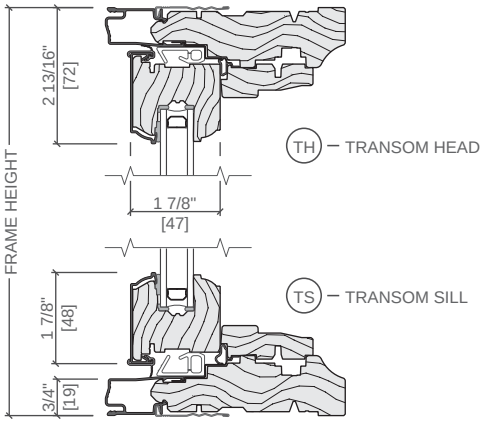


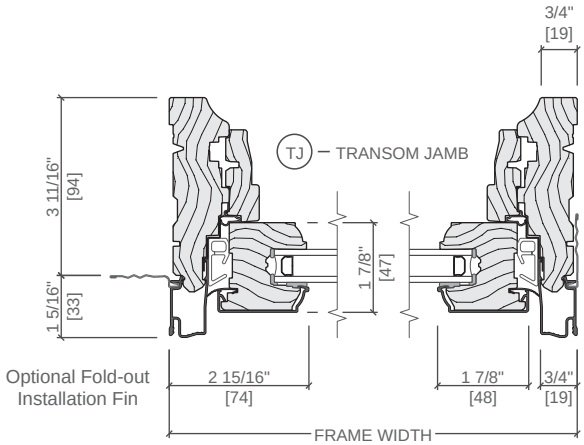
Scale 3" = 1' 0"

All dimensions are approximate.

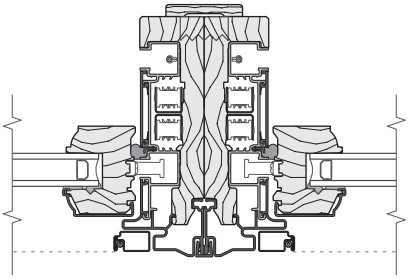
Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



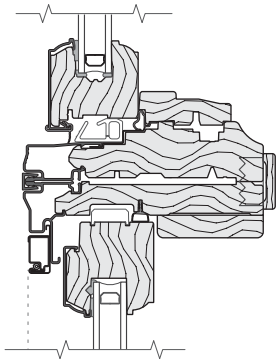




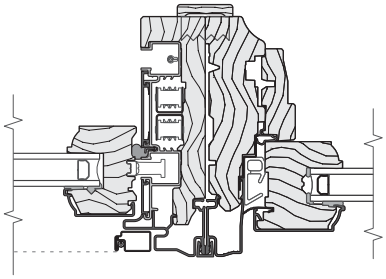
Typical Joining Mullions



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



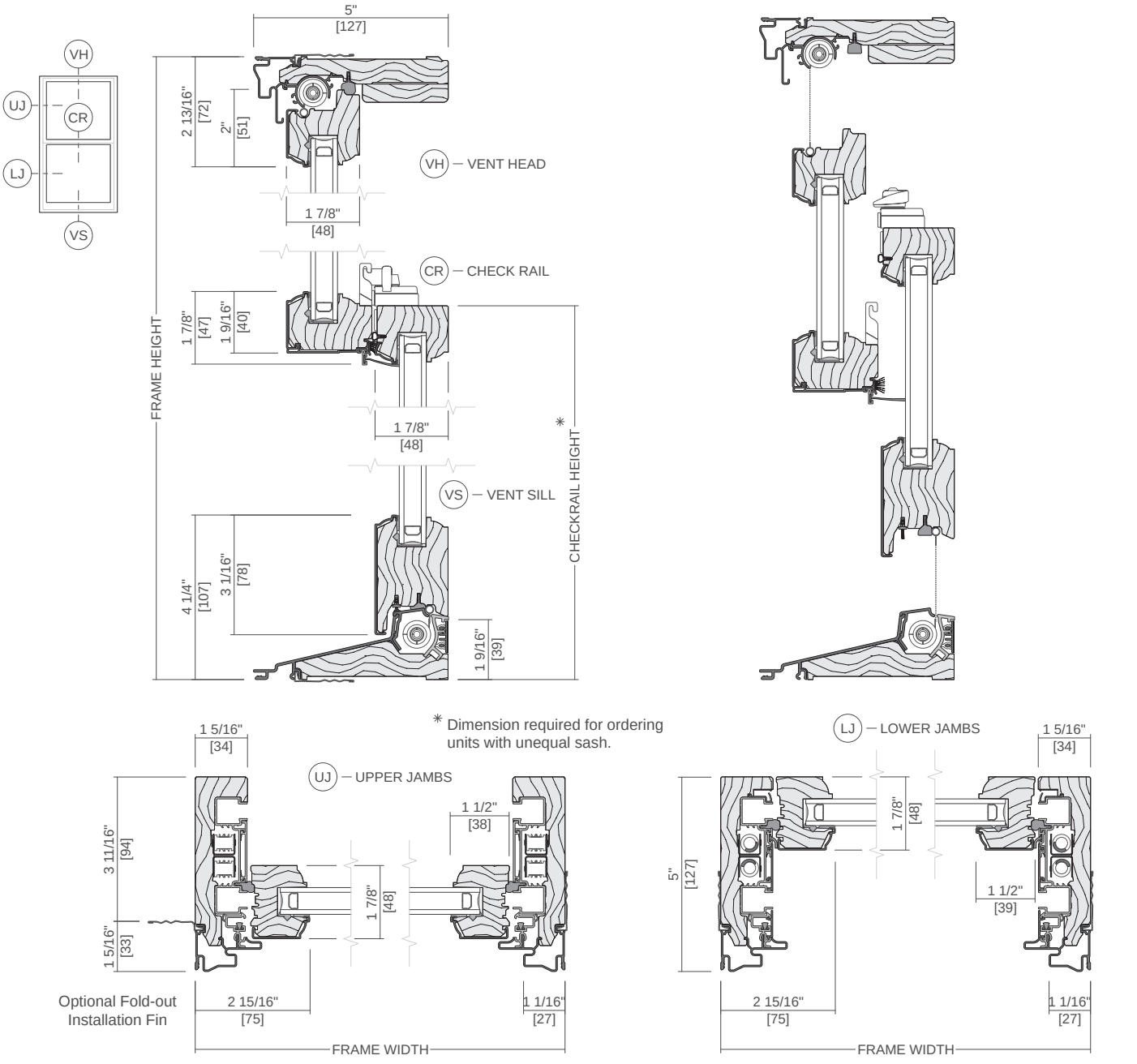
VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

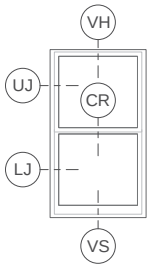
Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile with Integrated Rolscreen®

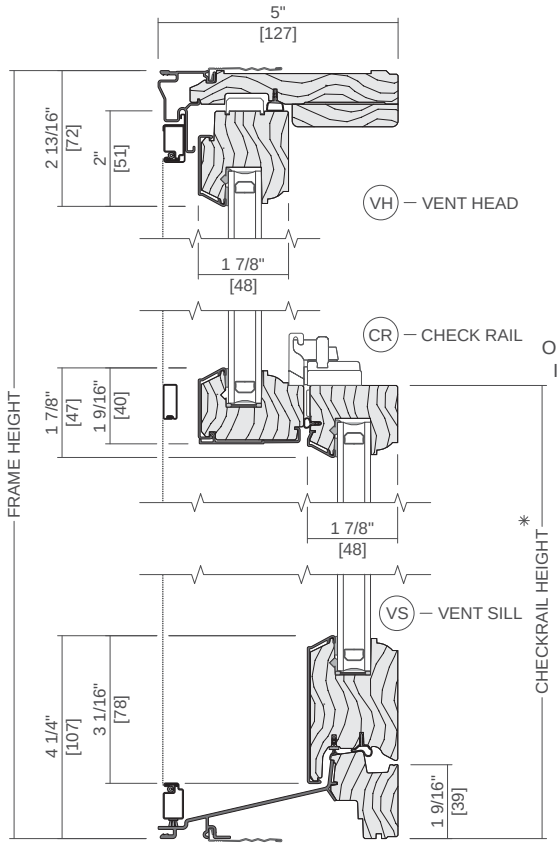


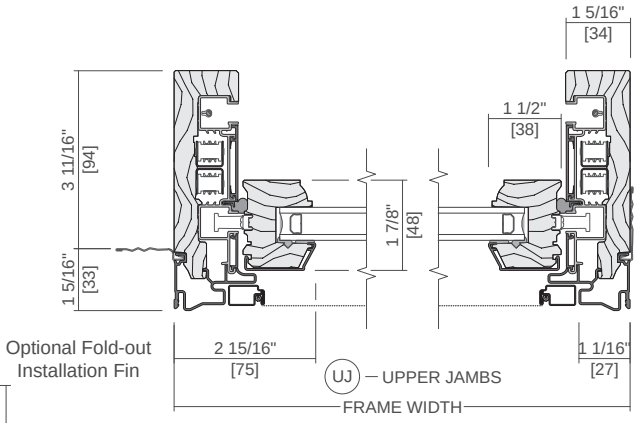
Scale 3" = 1' 0"

All dimensions are approximate.

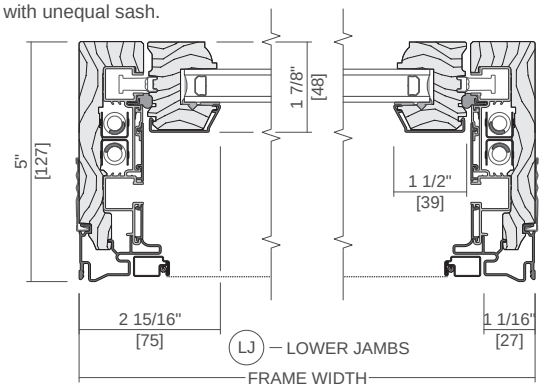
Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile

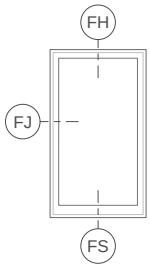


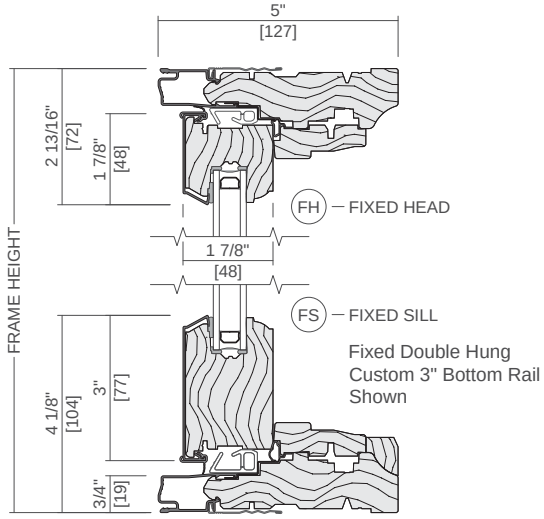




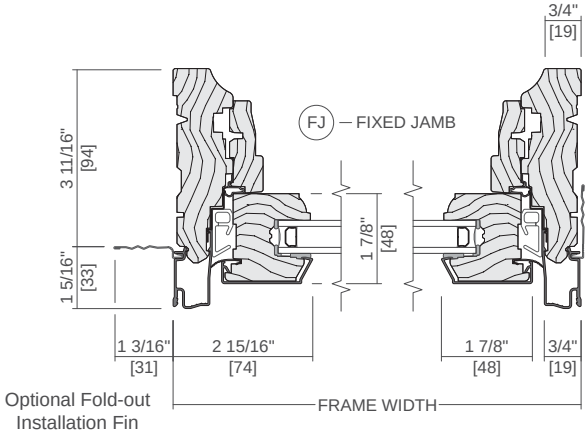
* Dimension required for ordering units with unequal sash.







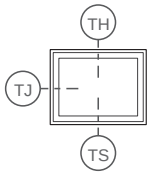
Fixed Double Hung
Custom 3" Bottom Rail
Shown

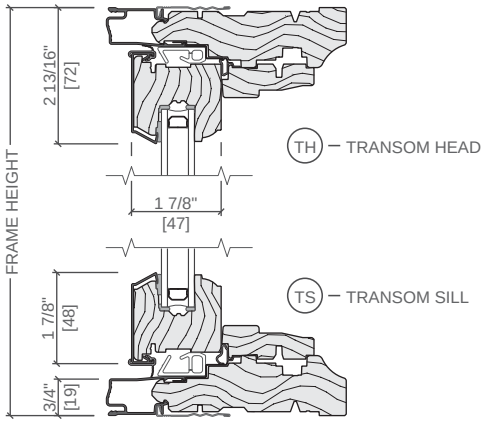


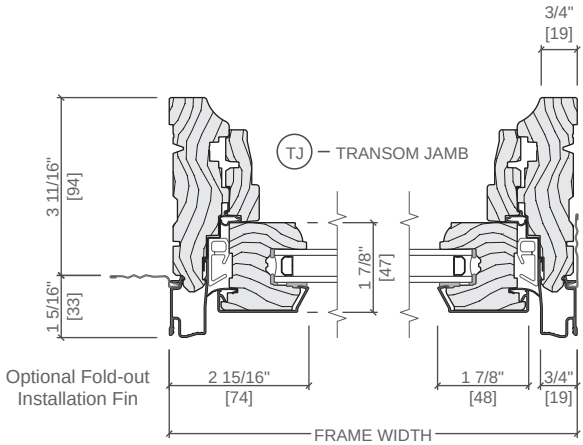
Scale 3" = 1' 0"

All dimensions are approximate.

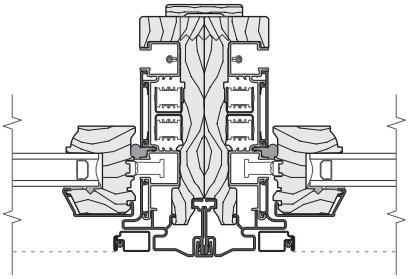
Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile



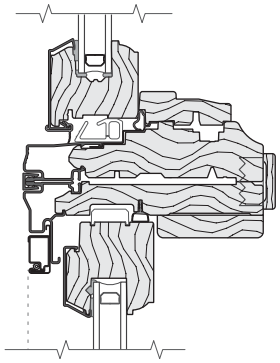




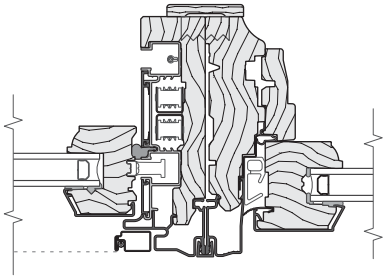
Typical Joining Mullions



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



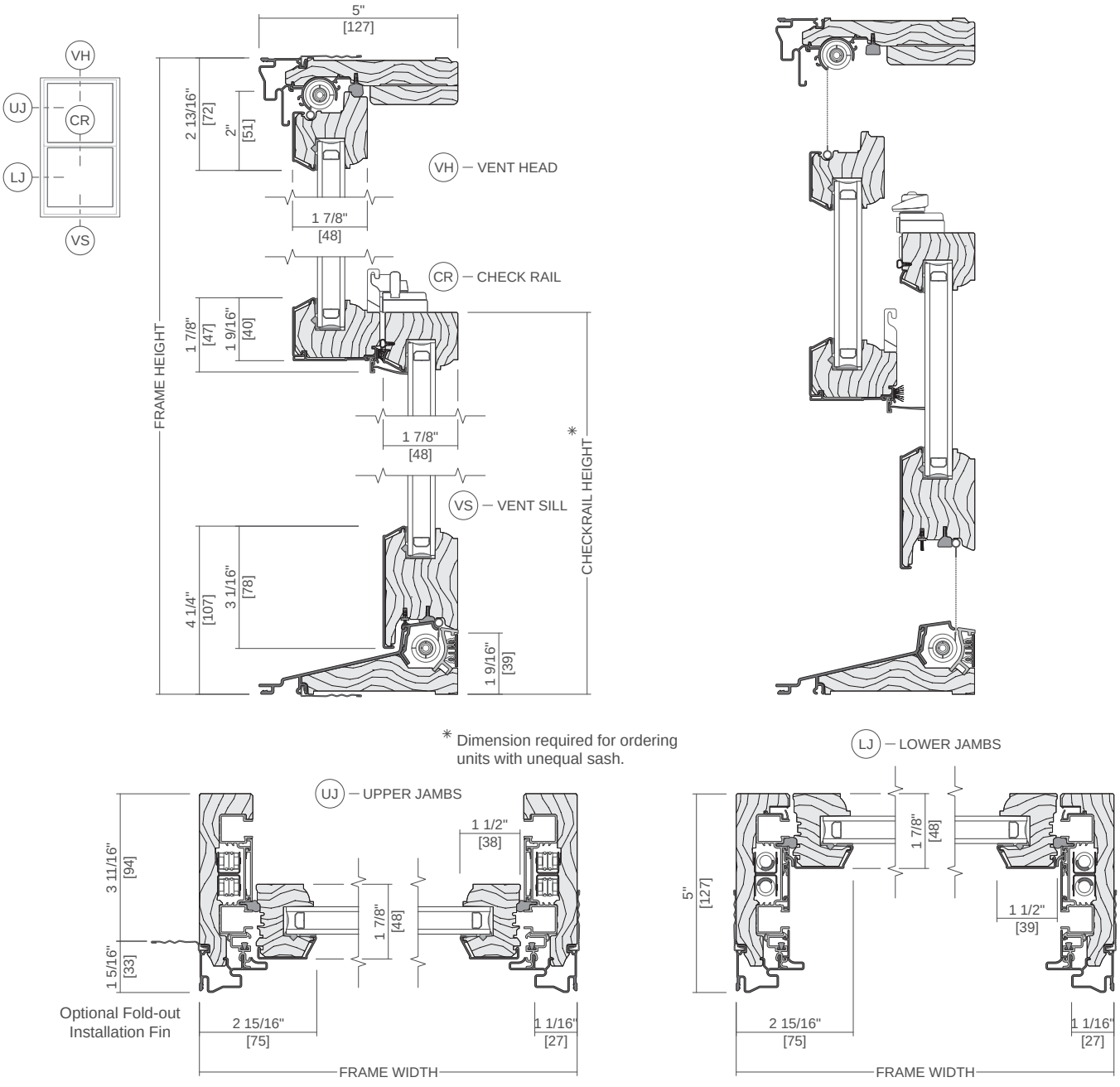
VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

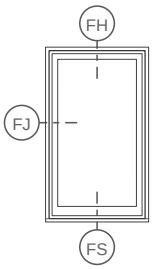
Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile with Integrated Rolscreen®

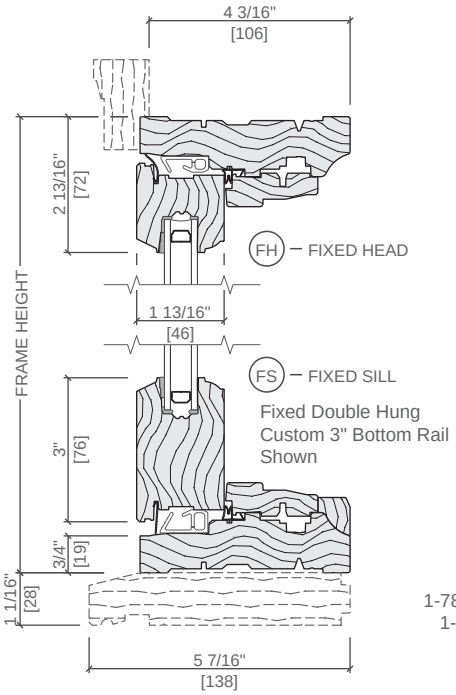


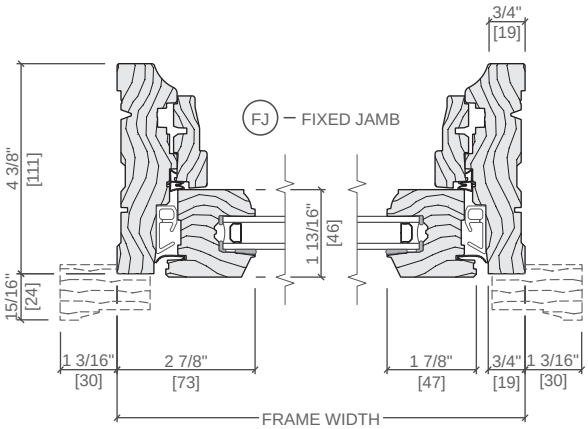
Scale 3" = 1' 0"

All dimensions are approximate.

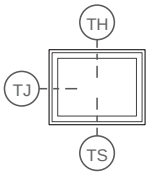
Unit Sections - Wood Exterior Putty Glaze Exterior Profile

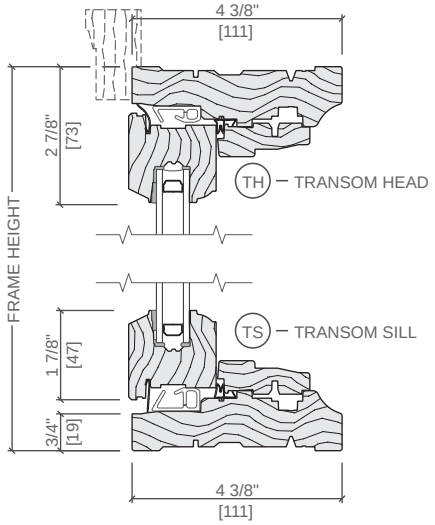


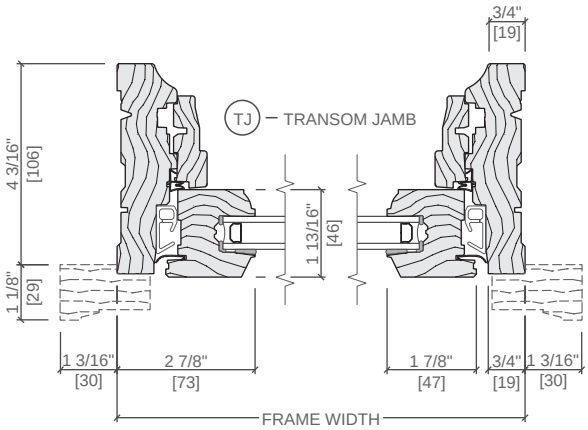


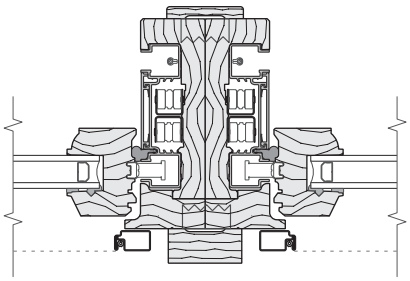


1-78" Brickmould #3443
1-1/8" Subsill #3544
Shown

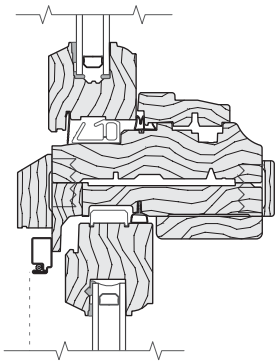




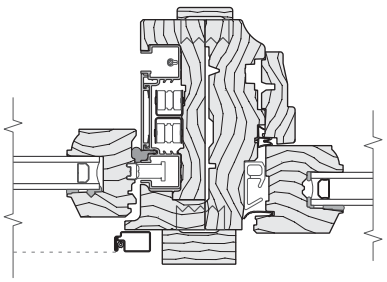




VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



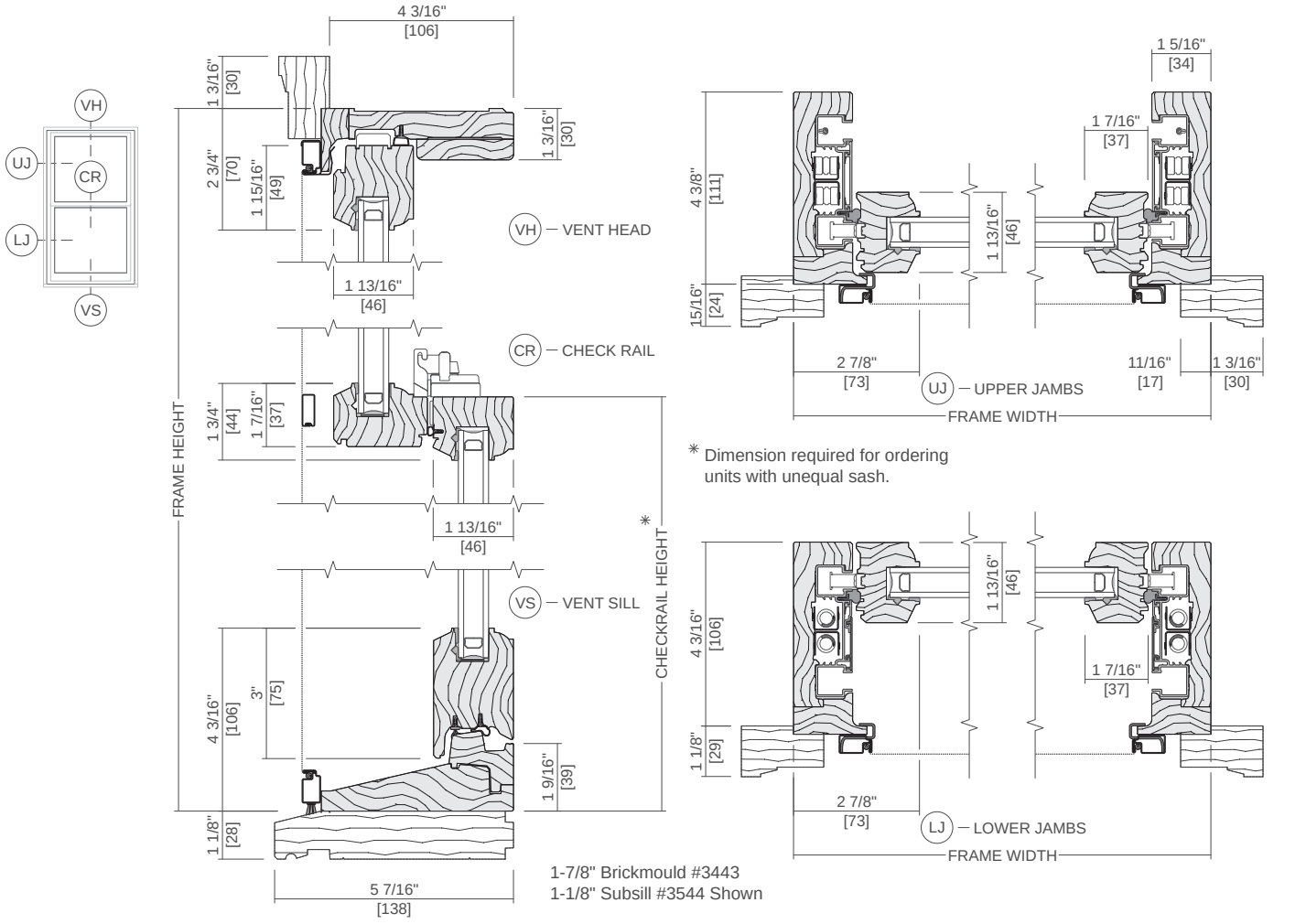
VERTICAL JOINING MULLION
LX VENT / FIXED

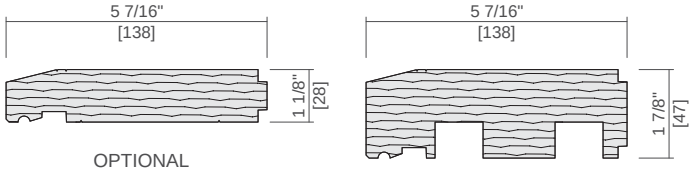
Scale 3" = 1' 0"

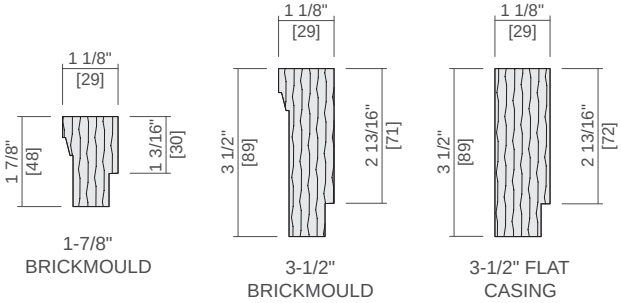
All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

Unit Sections - Wood Exterior Putty Glaze Exterior Profile







Scale 3" = 1' 0"

All dimensions are approximate.

Pella® Reserve™
Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set™ interior installation system**
  Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.[1] The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.[2] Available on select windows.
- **Historical Details**
  Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- **Authentic hardware**
  Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- **Architectural interest**
  Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
  From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Intentional innovation**
  The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- **Durable interiors and extruded aluminum exteriors**
  To help you save time on the jobsite, interior finish options are available in a variety of colors, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified[3]**
  Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**
  All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- **Best limited lifetime warranty[4]**
  Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.[4]

Available in these window and patio door styles:



Special shape windows also available.

[1, 2, 3, 4] See back cover for disclosures.

Product Specifications

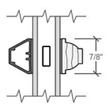
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values: U-Factor	SHGC	STC	Frame / Install
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Multi-Slide Patio Door	40-¼"	50-½"	701-5/8"	119-½"	R15-LC25[3]	0.30-0.36	0.15-0.46	31	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25[3]	0.26-0.44	0.13-0.45	–	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

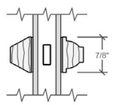
Grilles

Integral Light Technology®

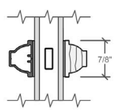
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"



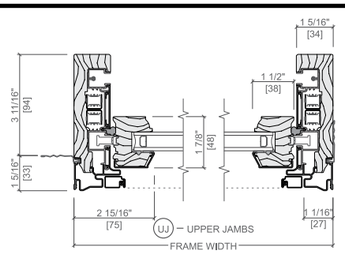
Putty Glaze Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

[3,4] See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Patio Door Hardware

Classic Collection

BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle[5,6]

Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard



Sliding Patio Door Handle
Standard



Multi-Slide Patio Door Handle[5,6]

Finishes:



Champagne

White



Brown



Matte Black

Oil-Rubbed Bronze

Satin Nickel

Satin Brass

Additional hardware collections available. Visit PellaADM.com for more information.

[5,6] See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:

Pine


Douglas Fir


Mahogany


White Oak


Red Oak


Cherry

Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White

Bright White

Linen White


Natural


Golden Oak


Early American


Provincial


Dark Mahogany


Charcoal


Black

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[7]


Black

White


Brown


Fossil



Custom colors are also available.


Iron Ore


Portobello


Putty

Almond

Classic White


Brick Red


Hartford Green


Pearl Gray


Soft Linen


Satin Steel


Matte Gray


Wolf Gray


Spice Red


Sage


Frost Blue


Blue Ash

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window — appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer*

The TuffScreen® is 2.5x stronger than a standard screen.[8] It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

*All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.[2]

[1] Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.
[3] Ratings are contingent on product configurations.
[4] Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.
[5] Flush multi-slide handle is a Pella exclusive design.
[6] Flush multi-slide handle is not available in Champagne.
[7] EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
[8] Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

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Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**264 Natchez Street (Local Landmark)**
Applicant:	**Mary Pearce**
Owner:	**African American Heritage Society of Williamson County, Alma McLemore**
Project #:	**9124**
Type of Work:	**Consideration of Rear Yard Fencing**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 4, 2026**
Expiration Date:	**May 4, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install rear-yard fencing at 264 Natchez Street.

The Guidelines allow for administrative approval of rear yard fencing if all recommendations are met. Rear yard fencing is defined as fencing recessed at least 20' from the front facade of the building.

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is being proposed in the rear yard to screen parking. The fencing is located more than 20' from the front façade. The location is appropriate.

- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7' in height. The height of the proposed new fence is 36". The height is appropriate.

- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district. The use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate, based on the site and setting for rear yards. The materials are appropriate.

- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is 36" vertical plank wood privacy fence. A

vertical board wood fence is proposed to be a similar design to the adjacent property. The proposed design of the wood fence is appropriate

APPLICABLE GUIDELINES
Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS
The rear yard wood fencing is **approved** with the following conditions:

- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795
http://www.franklintn.gov/


153
121555
FENCES
UNLIMITED, INC.
615-299-9979
Match Fence Style with
a maximum height of 36"

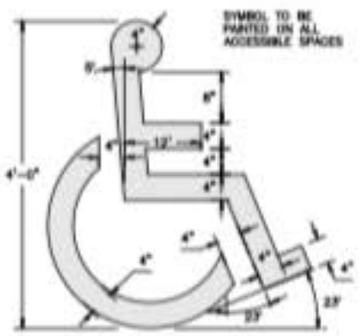
Fence Location

SITE GENERAL NOTES

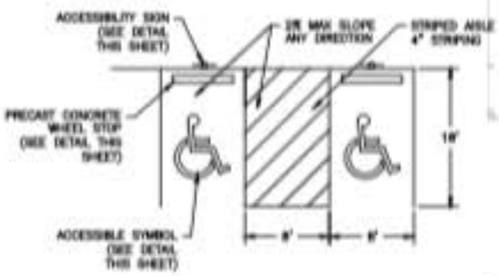
1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
2. The contractor shall coordinate with the City of Franklin and obtain all required permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (mutcd). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.

Federal Compliance Note

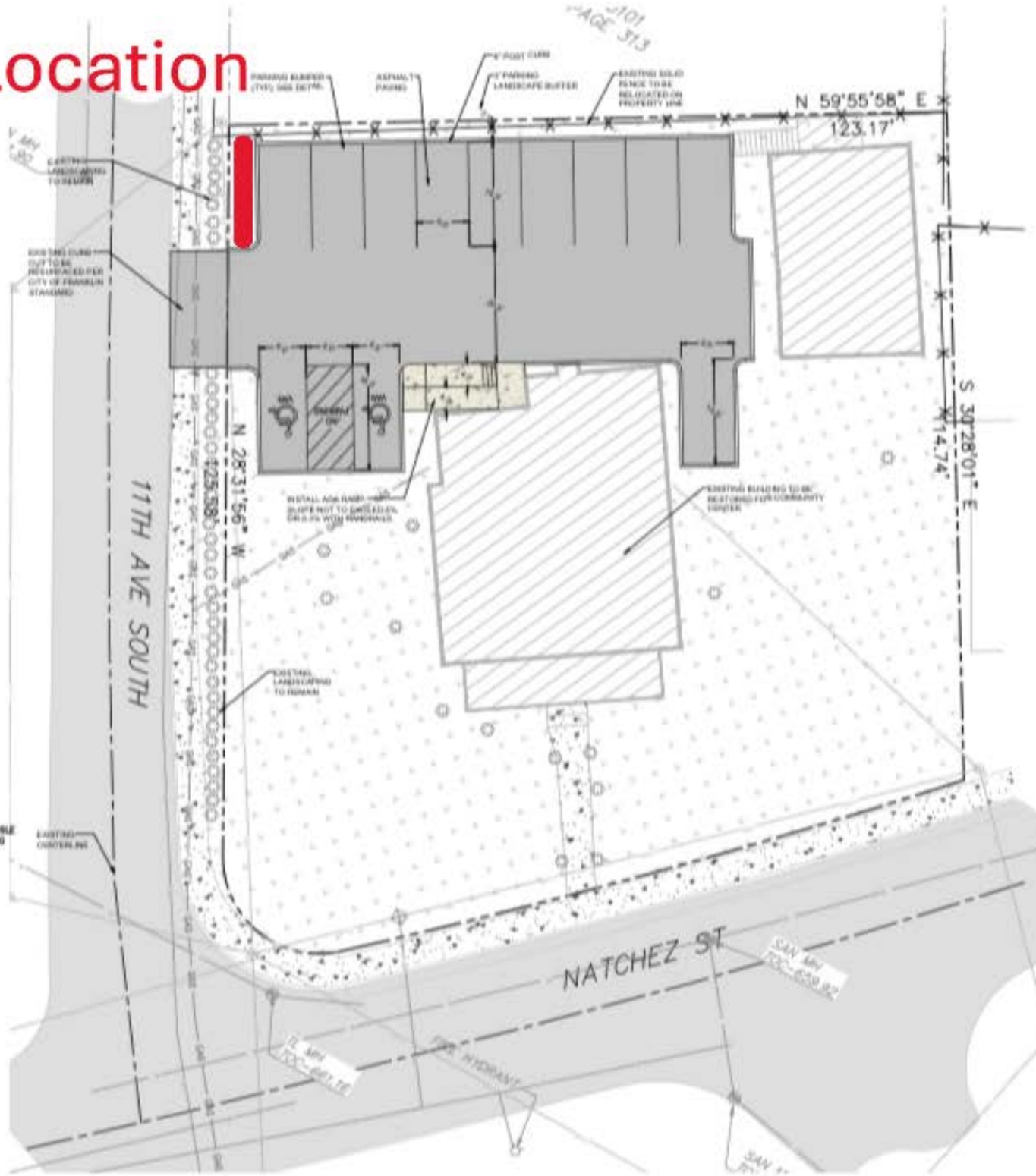
All development within the boundaries of this plan meets the requirement of the americans with disabilities act and the fair housing act.
ADA: https://www.ada.gov/
U.S. Justice Dept.: https://www.justice.gov/crt/fair-housing-act-2



PAINTED ACCESSIBLE SYMBOL
NOT TO SCALE



ACCESSIBLE SPACES
NOT TO SCALE



LEGEND

- PROPERTY LINE
- EXISTING FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE

- (A) PINEWOOD LANDSCAPE FENCE TO BE INSTALLED
- (B) STANDARD CURB AND GUTTER PER MPW ST-200
- (C) BLK RETRACTABLE VAPE PER GOVERNING AUTHORITY CODE
- (D) EXIT PORCH, SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS. STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP
- (E) ACCESSIBLE PARKING SIGN. SEE DETAIL SHEET D-1.
- (F) PARKING SPACE STRIPING. STRIPES SHALL BE PAINTED 4" SOLID WHITE
- (G) GUTTER ONLY
- (H) COMMERCIAL DRIVEWAY RAMP PER MPW STANDARD DETAIL ST-324
- (I) CROSSWALK PER MPW DETAIL
- (J) RETRO MRS LAND TO BE INSTALLED FOR FUTURE USE PER STANDARD DETAIL ST-210
- (K) STANDARD CONCRETE PUBLIC SIDEWALK PER STANDARD DETAIL ST-210
- (L) 6" POST CURB PER MPW ST-201
- (M) 2' CURB CUT
- (N) 3' WHEELCHAIR RAMP
- (O) PARKING BUMPER

EXISTING PUBLIC ROAD
ASPHALT CONCRETE
WALKER DRIVE
PROPOSED PAVEMENT
PROPOSED CURB & GUTTER
EXTENSION OF EXISTING CONCRETE
PROPOSED CONCRETE
PERMEABLE PAVEMENT
BIORETENTION AREA

DEVELOPMENT / SITE DATA TABLE

FRANKLIN ZONING REGULATORY INFORMATION	
ZONING	CI
USE	COMMUNITY CENTER/ OFFICE
TOTAL AREA	2.18 AC
LANDSCAPE BUFFER	5' (E & W)
	10' (N & S)
FRANKLIN PARKING REQUIREMENTS	
MIN. REQUIRED	1 PER 300 SF
PARKING PROVIDED	4 ADA/VAN & 30 REG. = 34 TOTAL
TOTAL PROVIDED SPACES	34 SPACES

Tennessee811

Williamson Engineering
Plan - Design - Build

NATCHEZ COMMUNITY CENTER
FOR
MERRILL-WILLIAMS HOMES

REVISION	DATE
-	-
-	-
-	-
-	-
-	-
-	-

DESIGNED BY: MLW
DATE: 3/3/2021
SCALE: 1"=30'
JOB #: 2020218101.1

SITE PLAN

C2.0

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

I/We African American Heritage Society of Williamson Co.
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

264 Natchez Street
(Property Parcel/Tax ID Number)
and located at:

264 Natchez Street
(Street Address)

I am/We are fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Mary Pearce
(Please print name(s) in Full - This should be the applicant listed in IDT)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Owner Signature

African American Heritage Society by Alma McLemore
Additional Owner Signature, if applicable

P.O. Box 1053
Property Owner Mailing Address

Franklin, TN. 37065
City, State & Zip

Subscribed and sworn to before me this

29th day of April, 2026.

Notary Public

SARAH TIPTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-23-2028

My Commission Expires: 7/23/28

Law Dept approved (2) 05.13.24

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**135 2nd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Marla Albert**
Owner:	**Ron Shuff Family Partnership, Marla Albert**
Project #:	**9117**
Type of Work:	**Consideration of Signage (Window)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 5, 2026**
Expiration Date:	**May 5, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a new window sign located at 135 2nd Avenue North.

The Guidelines allow for administrative approval of window signage if all recommendations are met.

- **Placement:** The Guidelines state to place the sign fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of the business. The placement was not included within the application, but should align with the Guidelines recommendation.

- **Quantity:** The Guidelines for a residential building in form should have no more than 3 signs per building, and if there is a rear entrance to a parking lot, a 4th sign is appropriate. The existing building has 2 other signs, a hanging/projecting sign and a post sign in the front yard. The proposed sign quantity is appropriate.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 15 percent of an individual window area, and in cases where windows are grouped, the sign area shall not exceed 15 percent of the window grouping area. The proposed signage is 28" x 14", or 2.72 sq. ft. The window area is 36" x 79", or 19.75 sq. ft. The sign area is 13.7 % of the window area. The proposed sign area is appropriate.

- **Material:** The Guidelines state that when using decals, use individual letters and graphics with a transparent background. The proposed signage utilizes vinyl decals of individual lettering with transparent backgrounds. The proposed materials are appropriate.

- **Color:** The Guidelines state that a maximum of 2 colors, using only light tones or only dark tones, but not a combination of the two, and to use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed signage utilizes one color in a light tone. The proposed colors are appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The window sign is **approved** with the following conditions:

- The window signage must be installed fully within the interior of the building.

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | **Preservation Planner**
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/

Administrative COA Application Cover Sheet

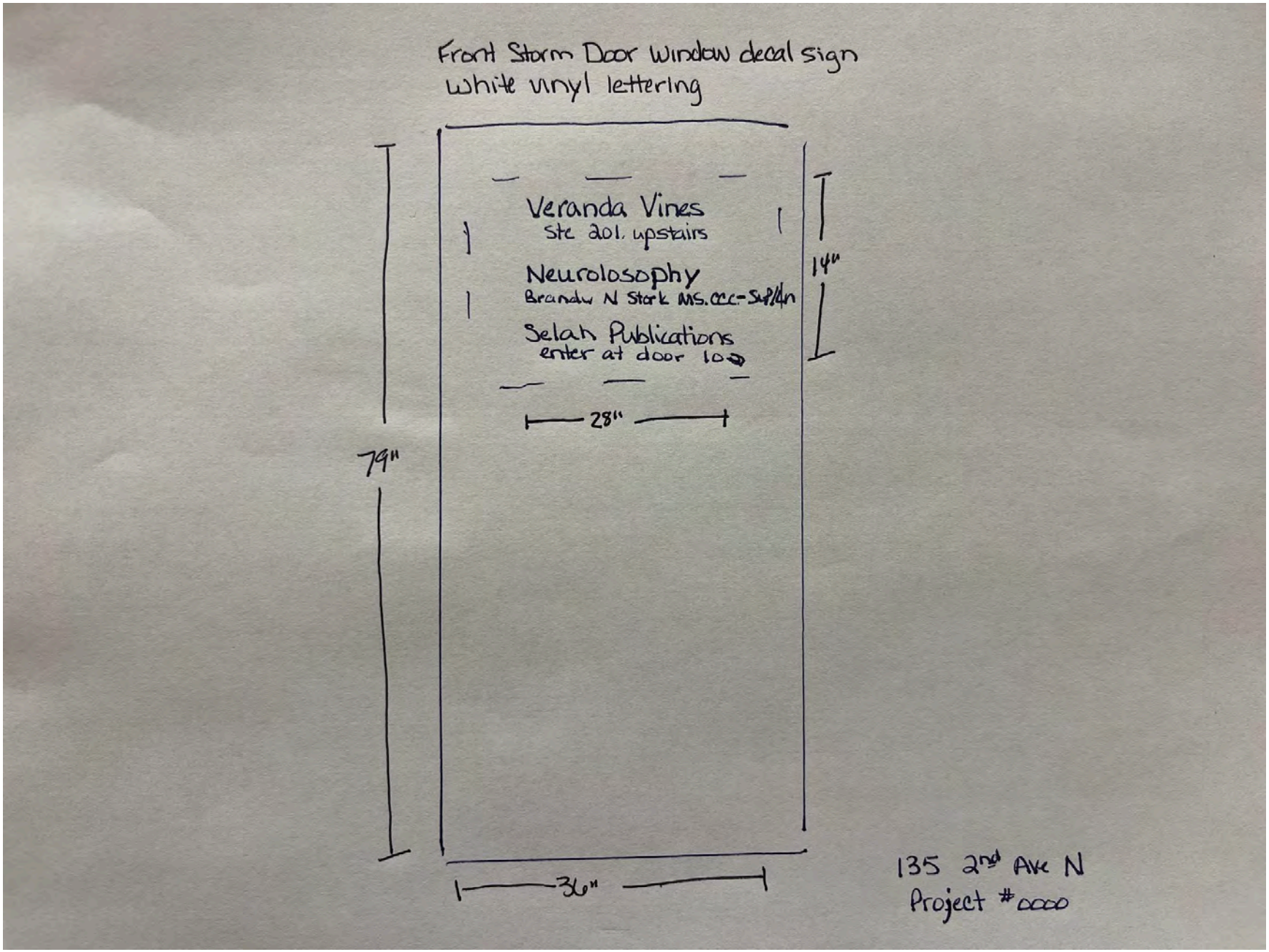
Ron Shuff Family Partnership

135 2nd Ave N.

Contact:
Marla Shuff Albert
615-544-5343
marla@shuffproperties.com

Index of pages:

1. Cover Sheet
2. Diagram of front door and location of decal sign
3. Photo of building from 2nd Ave N
4. Photo of front storm door.


Front Storm Door Window decal sign
White vinyl lettering
Veranda Vines
Ste 201, upstairs
Neurolosophy
Brandw N Stark MS. CCC-SLP/AN
Selah Publications
enter at door 10
14"
28"
79"
36"
135 2nd Ave N
Project #0000


135
Veranda
Vines
NEUROLOSOPHY


Veranda
Vines
NEUROLOSOPHY
WHOLE BRAIN THERAPEUTICS

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**110 3rd Ave. N. (Downtown Franklin Historic District)**
Applicant:	**Ericka Atkinson**
Owner:	**Ericka Atkinson**
Project #:	**9117**
Type of Work:	**Consideration of Signage (Post-and-Arm and Wall Sign)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 5, 2026**
Expiration Date:	**May 5, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a new post-and-arm sign located at 245 3rd Avenue North.

The Guidelines allow for administrative approval of signs if all recommendations are met.

Post-and-Arm Sign:

- **Location:** The Guidelines state to place the sign in a traditional front yard location and to be perpendicular to the public sidewalk. The proposed sign is located in the front landscaped area, perpendicular to the public sidewalk. The proposed location is appropriate.

- **Quantity:** The Guidelines state that a maximum of one per building is recommended only if no post-and-panel signs exist. A maximum of three signs is recommended for a building. One wall sign and one post-and-arm sign are proposed. This is the first of two signs proposed for the building. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state that the maximum sign area is 9 sq. ft. The proposed sign panels will be 30' x 30" or 6.25 sq. ft. The proposed sign area size is appropriate.

- **Height:** The Guidelines state that the maximum post height is 7 feet in height. The proposed post will be 7 feet in height from grade. The signpost exists and will not be altered to increase its height. The existing signpost height is appropriate to remain.

- **Material:** The Guidelines state that signs should be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panel will consist of HDU material, an existing post, and a new steel bracket in a copper flake powder coating. The proposed materials are appropriate. The finish was not specified in the application, but it should align with the Guidelines and be matte.

- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The sign is proposed to be a blue background, white lettering, and gold lettering and accents. The proposed colors are appropriate.

- **Illumination:** No changes to the existing landscape lighting are proposed for the signage.

Wall Sign:

- **Location:** The Guidelines state that wall signs must be placed in traditional locations and must be located below any second story or building cornice. Additional guidance from the Guidelines includes mounting signs to minimize damage to historic materials. The proposed wall sign is located on the front façade near the front entrance to the porch. If possible, using the same holes to mount the sign are recommended.

- **Quantity:** The Guidelines state that a maximum of one per building is recommended. A maximum of three signs is recommended for a building. One post-and-arm sign and one wall sign are proposed. This is the second of two signs proposed for the building. The proposed quantity is appropriate.

- **Sign Area:** The Guidelines state that the maximum sign area is 4.5 sq. ft. The proposed sign panels will be 24’ x 24”, for a total area of 4 sq. ft. The proposed sign area size is appropriate.

- **Height:** The Guidelines state that the maximum height is 12’ from grade. The height was not included within the application, but appears to replace the existing signage which was 8’ from grade. The sign height appears appropriate.

- **Thickness & Projection:** The Guidelines state that the maximum projection from the wall is 6” and the maximum sign thickness is 2”. The proposed sign panel is 1” thick and will be applied directly to the wall. The sign thickness and projection are appropriate.

- **Material:** The Guidelines state that wall signs should be a finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The sign panel will be a HDU material. The proposed materials are appropriate.

- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The sign is proposed to be a blue background, white lettering, and gold lettering and accents. The proposed colors are appropriate.

- **Illumination:** No illumination is proposed for the signage within the application.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The post-and-arm sign and wall sign are **approved** with the following conditions:

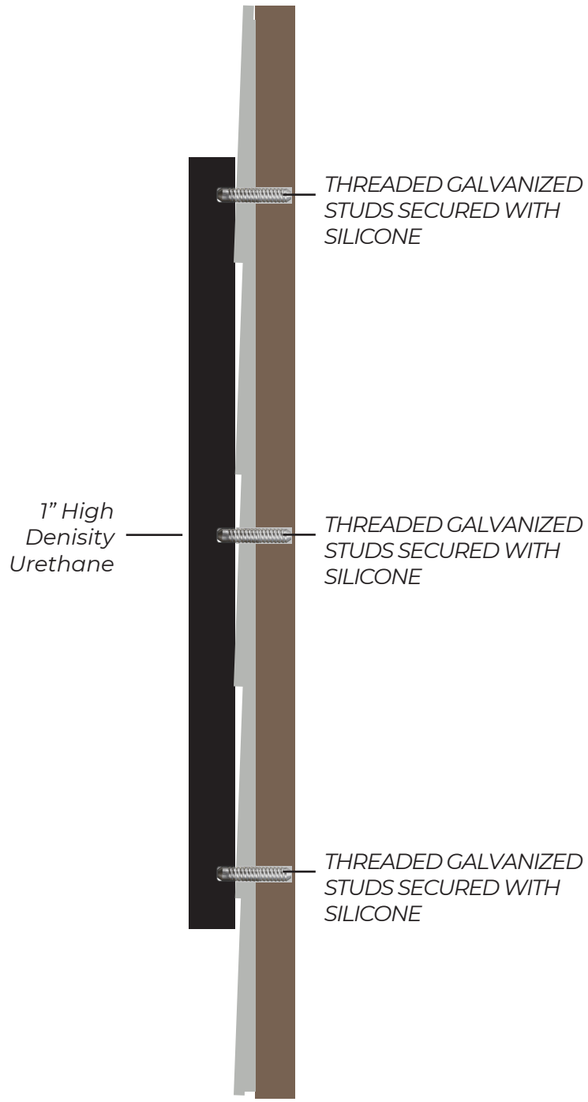
- The signage must utilize a matte background finish.
- Mount signs so that they minimize damage to historic materials.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | **Preservation Planner**
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/

Client: John Henry Co. *Address:* 110 3rd Ave. N., Franklin, TN 37064 *Cost:* $1,900.00 *Date:* 03/29/2026
Non-Illuminated High-Density Urethane Wall Sign *Qualifying Agent:* Premier Sign Company

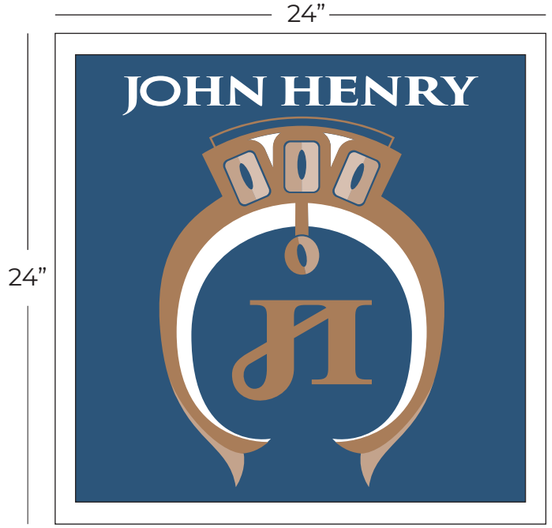
SIGN 1

SQ.FT. = 4 SQ.FT.



REPLACE EXISTING 24" x 24"
WITH NEW SIGN

24" x 24" x 1"
Multi-level HDU
Single face
Threaded studs
for mounting



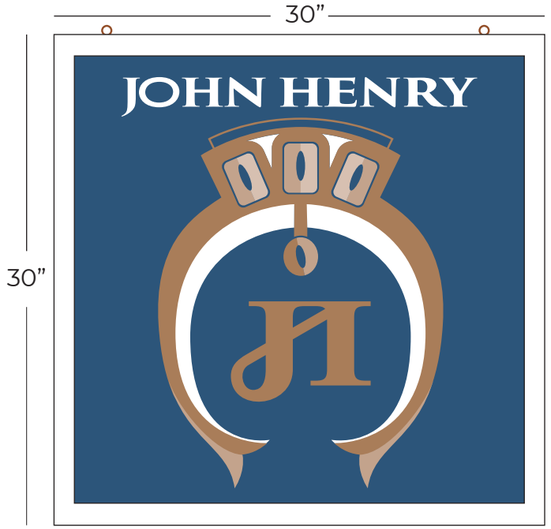


Client: John Henry Co. *Address:* 110 3rd Ave. N., Franklin, TN 37064 *Cost:* $1,900.00 *Date:* 03/29/2026
Non-Illuminated High-Density Urethane Hanging Sign *Qualifying Agent:* Premier Sign Company

SIGN 2

SQ.FT. = 6.25 SQ.FT.

- CLEAN CUT POST & PANEL AT THE ARM
- INSTALL STEEL ARROW WELDED WITH SLEEVE AND CAP ONTO 3.5” POST
- HANG 30” x 30” x 2” DOUBLE FACE HDU SIGN FROM WELDED .75” LINK CHAINS



EXISTING POST & PANEL SIGNAGE



ARROW SIGN MOUNT TO BE CONSTRUCTED OUT OF CRS/HRS STEEL.

ARROW SIGN MOUNT TO BE POWDER COATED METAL FLAKE COPPER.

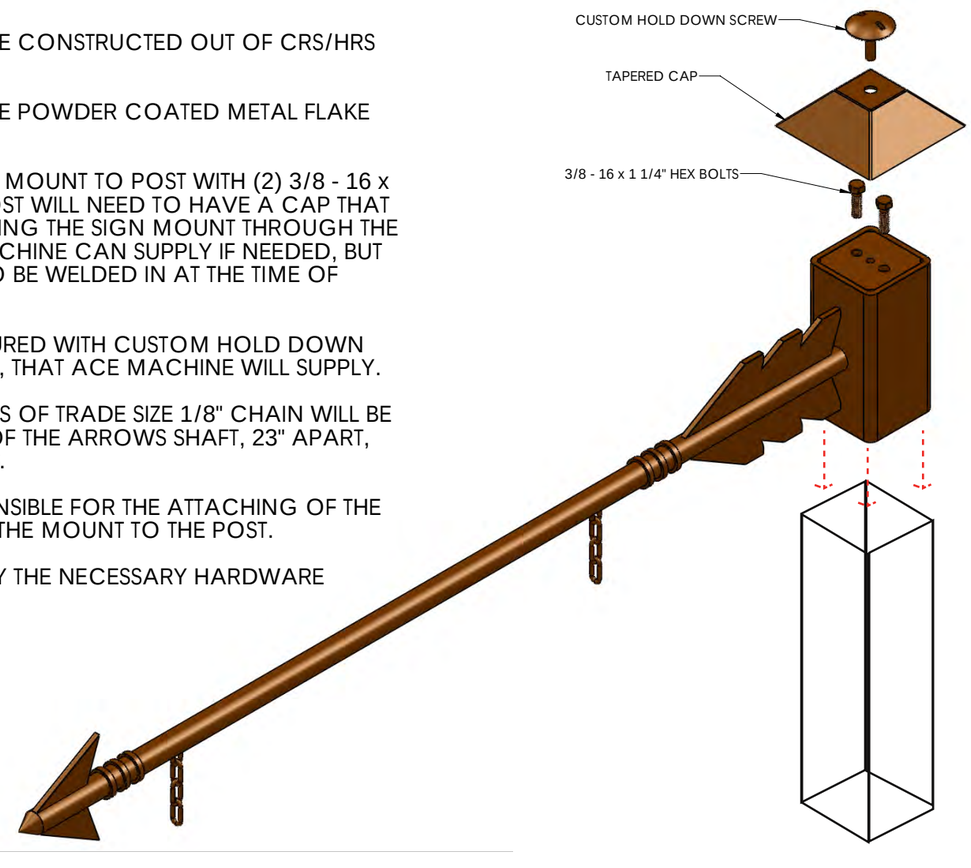
ARROW SIGN MOUNT WILL MOUNT TO POST WITH (2) 3/8 - 16 x 1 1/4" HEX HEAD BOLTS. POST WILL NEED TO HAVE A CAP THAT CAN ACCOMODATE BOLTING THE SIGN MOUNT THROUGH THE TOP OF THE POST. ACE MACHINE CAN SUPPLY IF NEEDED, BUT THE PLATE WOULD NEED TO BE WELDED IN AT THE TIME OF INSTALLATION.

TAPERED TOP WILL BE SECURED WITH CUSTOM HOLD DOWN SCREW VIA CUSTOM TOOL, THAT ACE MACHINE WILL SUPPLY.

(2) SECTIONS OF 3 1/2 LINKS OF TRADE SIZE 1/8" CHAIN WILL BE WELDED TO THE BOTTOM OF THE ARROWS SHAFT, 23" APART, CENTERED BETWEEN RINGS.

CUSTOMER WILL BE RESPONSIBLE FOR THE ATTACHING OF THE SIGN TO THE CHAINS AND THE MOUNT TO THE POST.

ACE MACHINE WILL SUPPLY THE NECESSARY HARDWARE SHOWN.



NEW POST & PANEL SIGNAGE



Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**99 E. Main St. (Downtown Franklin Historic District)**
Applicant:	**Shaun Sullivan**
Owner:	**Henry Ingrum**
Project #:	**9125**
Type of Work:	**Consideration of Signage (Reface and Window)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 11, 2026**
Expiration Date:	**May 11, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a new window sign located at 99 East Main Street.

The Guidelines allow for administrative approval of signs if all recommendations are met.

Wall Sign Reface:

The lettering on the existing wall sign is proposed to be refaced. The signage location, height, colors, and materials are proposed to remain the same. The signage reface does not expand the signs in any manner and is appropriate.

Window Signs:

- **Placement:** The Guidelines state to place the sign fully within the interior of the building and attached directly to or mounted within 12 inches of the inside of the business. The placement was not indicated within the application.

- **Quantity:** The Guidelines recommend no more than 3 signs per building, and if there is a rear entrance to a parking lot, a 4th sign is appropriate. The existing tenant space has one sign and four window signs proposed, one being on the rear next to an entrance to a parking lot. The proposed quantity is not appropriate.

- **Sign Area:** The Guidelines state the recommended sign area maximum is 15 percent of an individual window area and in cases where windows are grouped, the sign area shall not exceed 15 percent of the window grouping area.

- **Window Sign #1 (Front):** The proposed signage is 39.11" x 70", or 19 sq. ft. The window grouping area is 132" x 168", or 154 sq. ft. **The sign area is 12% of the window area. The proposed sign area is appropriate.**

- **Window Sign #2 (Side):** The proposed signage is 54.67" x 96", or 36.4 sq. ft. The window grouping area is 132" x 240", or 220 sq. ft. The sign area is 16.5 % of the window area. **The proposed sign area is not appropriate and must be reduced to no more than 15% or 34.4 sq. ft. of sign area**.

- **Window Sign #3 (Rear):** The proposed signage is 60" x 64.5", or 26.87 sq. ft. The window area is 84" x 144", or 84 sq. ft. The sign area is 31.9 % of the window area. **The proposed sign area is not appropriate and must be reduced to no more than 15% of the window on which it is applied. The window sign area submitted is not a grouping, as structural building elements separate the windows, and each bay is considered one window grouping area.**

- **Window Sign #4 (Front Entrance):** The proposed signage is 12.45" x 20.78" and 8.11"x 20.04", or 2.9 sq. ft. total. The window grouping area is 132" x 143.5", or 131.5 sq. ft. **The sign area is 2% of the sign area and is appropriate.**

- **Material:** The Guidelines state that when using decals, use individual letters and graphics with a transparent background. The proposed signage uses vinyl decals with individual letters and transparent backgrounds. The proposed materials are appropriate.

- **Color:** The Guidelines state that a maximum of 2 colors, using only light tones or only dark tones, but not a combination of the two, and to use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed signage utilizes white and gold lettering. The proposed colors are appropriate.

- **Illumination:** No illumination is permitted. No illumination is proposed.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The window sign is **approved** with the following conditions:

- The quantity of signs installed must not exceed three signs on the front of the building, and one on the rear near the rear entrance.

- The window signage on the rear of the building must be reduced to 15% of the individual window on which it is applied.

- The window signage must be installed fully within the interior of the building.

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | **Preservation Planner**
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/

Culamar Restaurant
Window Vinyl - Bar Window





Site Plan



Rendering

Nashville Signarama
The way to grow your business.

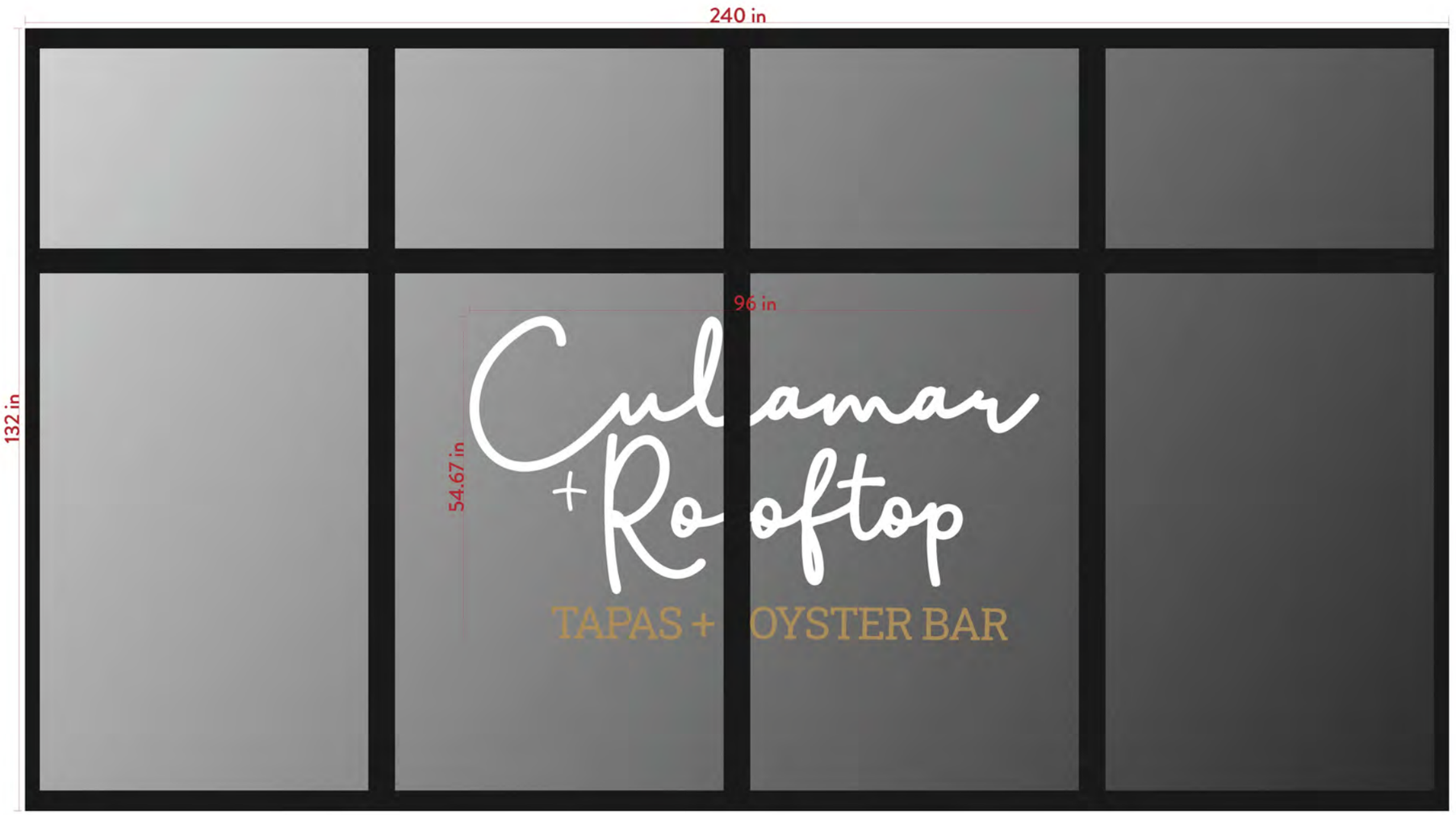
Site Address:
99 E Main St
Franklin TN 37064

Square Footage of Window Group:
154 sqft

Proposed Sign Dimensions:
70" x 39.11" = 19 sqft

Sign Materials:
adhesive backed vinyl with
UV protective lamination

Culamar Restaurant
Window Vinyl - First St Window





Site Plan



Rendering

Site Address:
99 E Main St
Franklin TN 37064

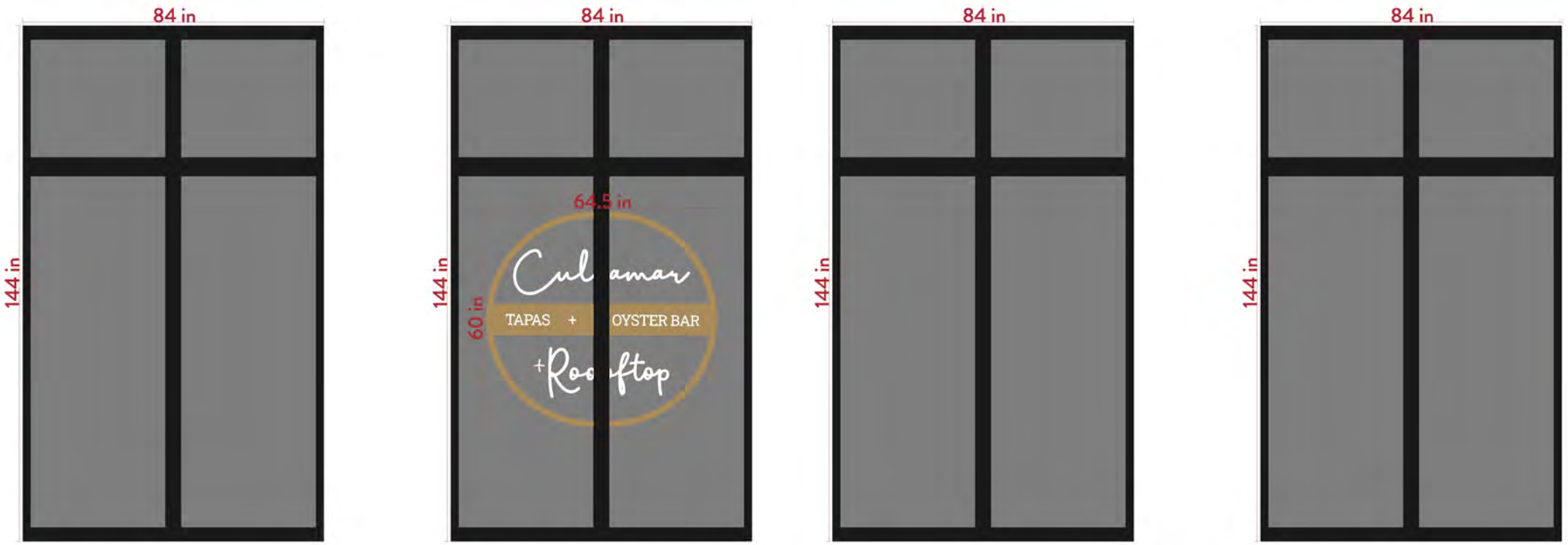
Square Footage of Window Group:
220 sqft

Proposed Sign Dimensions:
96" x 54.67" = 34.4 sqft

Sign Materials:
adhesive backed vinyl with
UV protective lamination

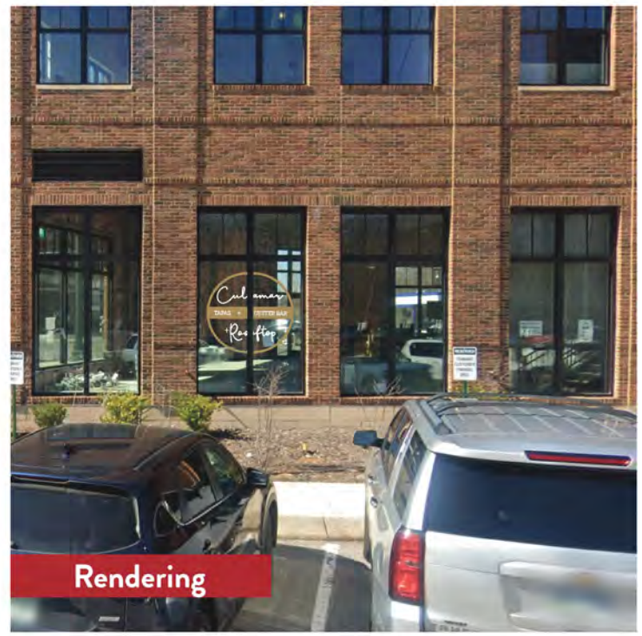
Nashville Signarama
The way to grow your business.

Culamar Restaurant
Window Vinyl - Parking Lot Window





Site Plan



Rendering

Nashville Signarama
The way to grow your business.

Site Address:
99 E Main St
Franklin TN 37064

Square Footage of Window Group:
336 sqft

Proposed Sign Dimensions:
64.5" x 60" = 26.875 sqft

Sign Materials:
adhesive backed vinyl with
UV protective lamination

Culamar Restaurant
Window Vinyl - Main Entrance





Site Plan



Rendering

Nashville Signarama
The way to grow your business.

Site Address:
99 E Main St
Franklin TN 37064

Square Footage of Window Group:
132 sqft

Proposed Sign Dimensions:
20.78" x 12.45", 20.04" x 8.11" = 2.9 sqft

Sign Materials:
adhesive backed vinyl with
UV protective lamination

Existing sign 20 SF



Proposed sign 20 SF



Non lighted sign

Storefront 37 LF



ADAMS SIGNS INCORPORATED
2143 Hwy 70 East Kingston Springs, TN 37082
615-256-2777 Fax 615-256-2780
adamssignsinc.com

Culamar

99 East Main Street Franklin, TN 37064

Drawing No. Culamar-1
Date 4-7-2026



ADAMS SIGNS INCORPORATED
2143 Hwy 70 East Kingston Springs, TN 37082
615-256-2777 Fax 615-256-2780
adamssignsinc.com

Culamar

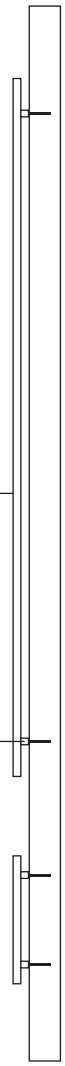
99 East Main Street Franklin, TN 37064

Drawing No. Culamar-1
Date 4-7-2026

Mounting

1/2” Cut out acrylic letters with stud mounts and 1/4” stand offs

Mounted into existing Wood background



ADAMS SIGNS INCORPORATED
2143 Hwy 70 East Kingston Springs, TN 37082
615-256-2777 Fax 615-256-2780
adamssignsinc.com

Culamar
99 East Main Street Franklin, TN 37064

Drawing No. Culamar-1
Date 4-7-2026

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Henry P Ingram
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

078C E 00400 000090 78C
(Property Parcel/Tax ID Number)
and located at:

99 E Main Street
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Shawn Sullivan / Envision Design
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Henry Ingram
Signature

121 1st Ave. S Suite 200 Franklin
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this
24 day of April, 2026.

Kimberly D Hicks
Notary Public

My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**1003 Fair St. (Hincheyville Historic District)**
Applicant:	**David Tachek**
Owner:	**Mark Barons**
Project #:	**9129**
Type of Work:	**Mechanical Equipment Installation**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 13, 2026**
Expiration Date:	**May 13, 2028 (if work has not commenced)**
Reviewer:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install a generator at 1003 Fair Street. The generator is proposed to be installed on the side of the building behind existing mechanical equipment. The generator will have minimal visibility from street view as landscaping currently screens it from the front.

- **Location**: The Guidelines recommend placing ground-mounted mechanical equipment behind buildings and screening it from street view with landscaping, fencing, or a wall.

The proposed installation of the equipment is appropriate as it is screened with landscaping and is next to existing equipment.

APPLICABLE GUIDELINES

Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The mechanical equipment installation is **approved** with the following conditions:

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | **Preservation Planner**
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 http://www.franklintn.gov/




KOHLER
Rheem


T/S

KOHLER®

Model: RXT

Automatic Transfer Switch
100- 400 Amps

ISO 9001 KOHLER NATIONALLY REGISTERED



Available Models

- 100, 200, and 400 amp standard and service entrance models are available.
- 150 and 300 amp service entrance models are also available.
- Combined interface/load management board is available on single-phase standard and service entrance models. (Not available on 3-phase or load center models.)
- 100 amp standard single-phase models are available with or without a 16-space load center. Up to 8 tandem breakers can be used for a total of 24 circuits.
- 100 amp standard single phase model with a 12-space load center and a NEMA 1 enclosure is available as a standalone non-configurable spec (GM85273-SA_).
- See page 7 for more information.

Model RXT Automatic Transfer Switch

The Model RXT automatic transfer switch is designed for use only with Kohler® generator sets equipped with the RDC2 generator set/transfer switch controller. The transfer switch operation is controlled by the RDC2 controller.

Standard Features

- Allows utility voltage display on the RDC2 generator set/transfer switch controller, available exclusively on Kohler® residential and light commercial generator sets
- UL listed
  - UL 1008 listed, file # E58962
  - Models with load centers use UL 67 listed components
- CSA certification, file # LR58301, is available for:
  - Standard ATS without load center (single and three-phase)
  - Service entrance ATS 100, 200, 300, and 400 amp models
- Corrosion-resistant NEMA 3R aluminum enclosure
  - Padlockable
  - Approved for indoor or outdoor installation
  - ANSI 49 gray
- NEMA 1 enclosure available on 100 amp load center models
- Contactor electrically and mechanically interlocked
- Double throw inherently interlocked design
- Contactor manually operable for maintenance purposes
- Silver alloy main contacts
- Transfer switches are 100% equipment rated and can be applied at the rated current without derating (non-service entrance models)
- Service entrance models include disconnect circuit breaker on the utility (normal) source side (80% rated)
- Five-year limited warranty

Standard Interface Board

- Standard interface board connects to the Model RDC2 generator set/transfer switch controller.
- Includes a load control contact that provides a 5 minute time delay for startup of selected loads after transfer to the emergency source. Use for large motor loads.

Combined Interface/ Load Management Board

- Optional combined interface/load management board replaces the standard interface board and connects to the Model RDC2 generator set/transfer switch controller.
- The combined board is available on single-phase standard and service entrance models.
  (Not available on 3-phase or load center models.)
- The combined board automatically manages up to six residential loads:
  - Up to four customer-supplied power relay modules can be connected for management of non-essential secondary loads.
  - Two HVAC relays are included for control of two independent air conditioner loads.

Codes and Standards

The ATS meets or exceeds the requirements of the following specifications:

- Underwriters Laboratories UL 1008, Standard for Automatic Transfer Switches for Use in Emergency Systems, file #E58962
- Underwriters Laboratories UL 508, Standard for Industrial Control Equipment
- CSA certification available, file #LR58301 (not available for 150, 300, or 400 amp service entrance or 100 amp load center models). Must be selected when the transfer switch is ordered.
- NFPA 70, National Electrical Code
- NFPA 110, Emergency and Standby Power Systems
- NEMA Standard IC10- 1993, AC Automatic Transfer Switches

Specifications

Standard Interface Board	
Controller interface connections A and B	#20 AWG shielded twisted-pair Belden 9402 or 8762 or equivalent
Controller interface connections PWR and COM	#12- 20 AWG (see ATS Installation Manual)
Load control contact rating	10 A @ 250 VAC
Load control connections	#12- 18 AWG

Note: For combined interface/load management board specifications, see page 3.

Environmental Specifications	
Operating temperature	- 20°C to 70°C (- 4°F to 158°F)
Storage temperature	- 40°C to 85°C (- 40°F to 185°F)
Humidity	5 to 95% noncondensing

Contact Ratings	
Engine start	10 A @ 32 VDC SPST normally closed (NC)
Load control	10 A @ 125 VAC SPST normally open (NO)

Auxiliary Position-Indicating Contacts		
Model	**Number of contacts Normal, Emergency**	**Contact Rating**
100- 200A 1 Ph	1, 1 Optional	15 A @ 250VAC
100- 200 A 1 Ph SE	1, 1 Optional	15 A @ 250VAC
300- 400 A 1 Ph SE	2, 2 Standard 1, 1 Optional	10 A @ 480 VAC
400 A 1 Ph and 3Ph/3P	2, 2 Standard 1, 1 Optional	10 A @ 480 VAC
400 A 3Ph/4P	8, 8 Standard	10 A @ 480 VAC

Cable Sizes

AL/CU UL-Listed Solderless Screw-Type Terminals for External Power Connections

Switch Size, Amps	Switch	Ph.	Range of Wire Sizes, Cu/Al			
			Normal (per phase)	Emergency and Load (per phase)	Neutral	Ground
100	Standard	1	(1) #14 - 1/0 AWG	(1) #14 – 1/0 AWG	(5) #12 - 250 KCMIL (Cu) or (5) #10 - 250 KCMIL (Al)	(9) #6 – #14 AWG or (4) #14 - 1/0 AWG
	12- or 16-space load center (NEMA 1)	1	(1) #14 – 1/0 AWG	Emerg: (1) #14 – 1/0 AWG Load: per customer-supplied circuit breaker	(26) #4 - 14 AWG or (2) #14 - 1/0 AWG or (1) #6 – 2/0 AWG	
	16-space load center (NEMA 3R)	1	(1) #14 – 1/0 AWG		(26) #4 - 14 AWG or (2) #14 - 1/0 AWG or (1) 2/0 AWG	
	Service Entrance	1	(1) #12 – 2/0 AWG	(1) #14 – 1/0 AWG	(5) #12 - 250 KCMIL (Cu) or (5) #10 - 250 KCMIL (Al)	
	3-Phase	3	(1) #14 – 4/0 AWG	(1) #14 – 4/0 AWG	(3) #14 – 1/0 AWG	
150 200	Service Entrance	1	(1) #4 – 300 KCMIL	(1) #6 – 250 KCMIL	(5) #12 - 250 KCMIL (Cu) or (5) #10 - 250 KCMIL (Al)	
200	Standard	1	(1) #6 AWG – 250 KCMIL	(1) #6 – 250 KCMIL	(5) #12 - 250 KCMIL (Cu) or (5) #10 - 250 KCMIL (Al)	
	3-Phase	3	(1) #14 – 4/0 AWG	(1) #14 – 4/0 AWG	(3) #14 – 1/0 AWG	
300 400	Service Entrance	1	(1) #1 - 600 KCMIL or (2) #1 – 250 KCMIL	(2) 1/0 - 250 KCMIL or (1) #4 - 600 KCMIL	(12) 1/0 - 250 KCMIL or (6) #4 AWG - 600 KCMIL	(6) #6 – 3/0 AWG
400	Standard	1 3	(1) #4 - 600 KCMIL or (2) 1/0 – 250 KCMIL	(1) #4 - 600 KCMIL or (2) 1/0 – 250 KCMIL	(3) #4 AWG – 600 KCMIL or (6) 1/0 AWG – 250 KCMIL	

Note: Data is subject to change. Refer to the transfer switch dimension drawings and wiring diagrams for planning and installation.

Optional Combined Interface/Load Management Board

The RXT transfer switch is available with either a standard interface board or a combined interface/load management board. The combined board allows load management as described below.

Load Management

- The combined load management board disconnects non-critical loads to prevent generator overload, in compliance with NEC.
- The combined load management board monitors generator current and frequency to determine when to add or shed loads. This monitoring prevents frequency drops that can damage valuable electronics like computers and televisions.
- Load management allows the use of a smaller generator set.

Operation

- Loads are automatically added or shed based on generator capacity.
- The load control system uses dynamic logic to prevent shedding important loads unnecessarily when air conditioning, refrigerator, or water pump motors start (patent pending).
- The load management board and generator communicate to provide smart power management. The time to shed loads decreases as each load is shed to quickly adapt to critical power requirements.
- Load shed power level and frequency setpoints can be adjusted using a personal computer (laptop) and Kohler® SiteTech™ software, which is only available to Kohler-authorized distributors and dealers.

Priority Setting

- Loads are added and shed according to their priority. Load 1 is the top priority, which is added first and shed last. Load 6 is the lowest priority.
- Less critical loads can be turned off automatically when essential appliances are running.
- Load priorities are hard-wired at installation.

Viewing Load Shed Outputs with OnCue® Plus

- Use Kohler's OnCue® Plus Generator Management System (sold separately) to view load status (On or Off) for loads connected to the load shed relays.
- Use OnCue® Plus to remotely monitor when loads are shed or added.
- The load shed outputs can be labeled in OnCue® Plus.

Current Transformer

- The combined load management board option includes a 400 amp current transfomer (CT) for load monitoring.
- A larger diameter CT is available for applications that require larger cables.
- A 500 amp CT is available for use with a 60RCL generator.
- See the table below for current transformer specifications and optional kit numbers.

Load Shed Specifications

Connection	Rating	Connection
Pilot Relays*	125VAC, 10 A total (general purpose) 120VAC, 125VA (pilot duty)	#12- 20 AWG
HVAC Relays (qty. 2)	125VAC, 10 A (general purpose) 120VAC, 125VA (pilot duty)	#12- 20 AWG
RBUS Communication and Power Connections to the RDC2 controller	0.5 A @ 12 VDC	Use Belden #9402 or equivalent 20 AWG shielded, twisted-pair communications cable †

* Four (4) pilot relays are provided for customer-supplied normally closed load-switching contactors/relays. The combination of four load relay outputs cannot exceed 10 amps total current draw. Kohler® power relay modules are recommended.

† For long distances, use an equivalent shielded, twisted-pair cable for RBUS connections and individual 12- 20 AWG wires (qty. 2) for power connections.

Current Transformer Specifications

Ratio (Amps:VAC)	Outer Diameter mm (in.)	Inner Diameter mm (in.)	Service Part Number	Sales Kit Part Number	CT Availability
400:3	63.5 (2.5)	28.7 (1.13)	GM83929	N/A	Included with combined board
400:3	111.8 (4.4)	57.2 (2.25)	GM17250	GM17250-KP1-QS	Sold Separately
500:3	171.5 (6.75)	108.0 (4.25)	GM60264	GM17250-KP2-QS	Sold Separately (use with 60RCL)

Withstand and Close-On Ratings (WCR)

Service Entrance Transfer Switch Ratings

The service entrance transfer switch is factory-equipped with a normal source disconnect circuit breaker.

Suitable for the control of motors, electric discharge lamps, tungsten filament lamps and electric heating equipment where the sum of motor full-load ampere ratings and the ampere ratings of other loads do not exceed the ampere rating of the switch and the tungsten load does not exceed 30 percent of switch rating.

Switch Rating, Amps *	WCR, RMS Symmetrical Amps at 240 VAC
100, 150, 200	22,000
300, 400	35,000
* Continuous load current not to exceed 80% of switch rating.	

Contactor Ratings with Coordinated Circuit Breakers

Single-phase transfer switches are UL listed at 240 VAC maximum. Three-phase transfer switches are rated at 480 VAC maximum. The following table lists contactor withstand current ratings (WCR) for 100- 400 ampere non-service entrance rated switches with specific manufacturer's circuit breakers per UL and Canadian safety standards. Suitable for the control of motors, electric discharge lamps, tungsten filament lamps and electric heating equipment where the sum of motor full-load ampere ratings and the ampere ratings of other loads do not exceed the ampere rating of the switch and the tungsten load does not exceed 30 percent of switch rating.

The transfer switch is rated for use on a circuit capable of delivering not more than the RMS symmetrical amperes maximum as shown in the tables below, but no greater than the interrupting capacity of the selected breaker.

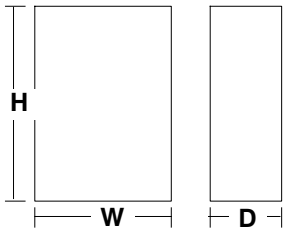
WCR Ratings with Specific Manufacturer's Molded-Case Circuit Breakers						
Switch Rating, Amps	**Voltage, max.**	**Number of Poles/ Phases**	**WCR, RMS Symmetrical Amps**	**Manufacturer**	**Type or Class**	**Maximum Size, Amps**
100	240	2 pole/ 1 phase	10,000	Any Breaker *	Any Breaker (0.025 seconds max.)	—
100	240	3 phase	150,000	Square D	HR	250
			125,000		HL	150
			100,000		BJ, HJ	125
			65,000		BG, HG	125
			42,000		QG, QJ	125
			25,000		HD	150
					BD	125
	480		22,000	GE	THED	150
			85,000	Square D	HL, HR	150
			50,000		BJ	125
			35,000		HG, HJ	150
					BG	125
			18,000		BD, HD	125
150 200	240	2 pole/ 1 phase	10,000	Any Breaker *	Any Breaker (0.025 seconds max.)	—
200	240	3 phase	200,000	Square D	JR	250
			125,000		JL	250
			100,000		JJ	250
			65,000		JG	250
			42,000		QG, QJ	225
			25,000		JD	250
	480		85,000		JL, JR	250
			30,000		JG, JJ	250
			18,000		JD	250
* For higher WCR values, contact the factory for additional specific breaker ratings.						

WCR Ratings with Specific Manufacturer's Molded-Case Circuit Breakers						
Switch Rating, Amps	**Voltage, max.**	**Number of Poles/ Phases**	**WCR, RMS Symmetrical Amps**	**Manufacturer**	**Type or Class**	**Maximum Size, Amps**
300 400	240	1 phase	65,000	GE	THLC4	350
	480		42,000	Eaton / Cutler Hammer	HMC	800
				GE	THKM3F	1200
400	240	3 pole/ 3 phase	65,000	GE	THLC4	350
	480		42,000	Eaton / Cutler Hammer	HMC	800
				GE	THKM3F	1200
	240	4 pole/ 3 phase	65,000	GE	THQMV	225
					SGL1, SGL4, SGL6, SGP1, SGP4, SGP6	600
				Eaton / Cutler Hammer	LDC, CLDC, HLD, CHLD	600
				Square D	LJ, LL, LR	600
					QG, QJ	250
				Siemens / ITE	HLD6, HLXD6	600
	480		50,000	Eaton / Cutler Hammer	JGH, JGC, NHH	250
					HKD, CHKD, KDC, HKDB, CHKDB, LHH	400
					CHLD, LDC, CLDC, LGH*, LGC*, LGU*, LGX*	600
					MDL, CMDL, HMDL, CHMDL, NGS, NGH, NGC, MDLB, CMDLB, HMDLB, CHMDLB	800
					NGU	1600
				GE	TBC4	400
					TBC6, TJL4V, TJL1S- 6S, SGL1, SGL4, SGL6, SGP1, SGP4, SGP6, FGN, FGH, FGL, FGP	600
					TBC8, TKL4V, TKH8S- 12S, TKL8S- 12S, SKH8, SKL8, SKP8, TB8	800
				Siemens / ITE	HFD6, HFXD6, HFG, LFG	250
					HJD6, HJXD6, SHJD6, HHJD6, HHJXD6, CJD6, SCJD6, HJG, LLG, LJG	400
					HLD6, HLXD6, SHLD6, HHLD6, HHLXD6, CLD6, SCLD6, HLG	600
					LMD6, LMXD6, HLMD6, HLMXD6, MD6, MXD6, HMD6, HMXD6, SMD6, SHMD6, CMD6, SCMD6, HMG, LMG	800
				Square D	CK400N, CK400NN, CK400H, CK400HH, CJ400L, NSJ400	400
					LC, DJ, DL, LJ, LL, LR, LI, NSJ600	600
					CK800N, CK800NN, CK800H, CK800HH, MJ	800
					CK1000HH	1000
					PK, PJ, PL, MH, MasterPact STR 28D, CK1200HH	1200
* With Digitrip 310+ LS or LSG Inst. Override set to 12X.						

Dimensions and Weights

Note: Always use the transfer switch dimension drawing for planning and installation. Weights and dimensions may vary for different configurations. See the Operation/Installation Manual or your local distributor for dimension drawings.

Note: Transfer switch weights and dimensions shown in the table do not include packaging. **To estimate the shipping weight, add 3 kg (5 lbs.) or 10% (whichever is larger) to the weight shown.**



Amps	Description	Dimensions, H x W x D, mm (in.) †		Weight ‡ kg	(lb.)	Dimension Drawing
100	Single phase	623 x 335 x 180	(24.5 x 13.2 x 7.1)	7	(15)	ADV-8688
	With 12-space load center (NEMA 1)	610 x 330 x 154	(24.0 x 13.0 x 6.0)	12	(26)	ADV-9186
	With 16-space load center (NEMA 1)	610 x 330 x 154	(24.0 x 13.0 x 6.0)	12	(26)	ADV-9187
	With 16-space load center	614 x 335 x 180	(24.2 x 13.2 x 7.1)	8	(18)	ADV-9188
	Three phase 3-pole	673 x 462 x 228	(26.5 x 18.2 x 9.0)	15	(33)	ADV-9755
	Three phase 4-pole	673 x 462 x 228	(26.5 x 18.2 x 9.0)	15	(33)	ADV-9755
	Service entrance (ASE)	734 x 416 x 175	(28.9 x 16.4 x 6.9)	10	(22)	ADV-9046
	Service entrance (CSE)	754 x 416 x 175	(29.7 x 16.4 x 6.9)	14	(30)	ADV-8797
150	Service entrance (ASE)	734 x 416 x 175	(28.9 x 16.4 x 6.9)	12	(26)	ADV-9046
200	Service entrance (ASE)	734 x 416 x 175	(28.9 x 16.4 x 6.9)	12	(26)	ADV-9046
	Service entrance (CSE)	754 x 416 x 175	(29.7 x 16.4 x 6.9)	16	(36)	ADV-8798
	Single phase	623 x 335 x 180	(24.5 x 13.2 x 7.1)	7	(15)	ADV-8688
	Three phase	673 x 462 x 228	(26.5 x 18.2 x 9.0)	15	(33)	ADV-9755
300	Service entrance	1452 x 629 x 329	(57.2 x 24.8 x 12.9)	59	(130)	ADV-9768
400	Single phase	1222 x 610 x 343	(48.1 x 24.0 x 13.5)	45	(100)	ADV-9756
	3-Pole	1222 x 610 x 343	(48.1 x 24.0 x 13.5)	47	(104)	ADV-9756
	4-Pole	1702x 610 x 514	(67.0 x 24.0 x 20.2)	188	(414)	ADV-9757
	Service entrance	1452 x 629 x 329	(57.2 x 24.8 x 12.9)	59	(130)	ADV-9768

† Depth does not include the padlock hasp on the front of the enclosure.

‡ Transfer switch weights are approximate and do not include packaging.

Note: Enclosures are type NEMA 3R except as noted.

Accessories

❑ **Auxiliary position-indicating contacts**

- Standard on 300- 400 amp models, optional for others
- One closed on normal position and one closed on emergency position
- Form C contacts rated 15 A @ 250 VAC

❑ **Power relay modules**

- 50 amp DPST power relay mounted in a NEMA type 3R enclosure
- Use up to four modules with the combined interface/load management board
- UL/cUL listed
- Dimensions: 172 x 233 x 92 mm (6.8 x 9.2 x 3.6 in.)
- For more information, see specification sheet G6-143

❑ **Status indicator kit for standard interface board**

- LEDs indicate normal and emergency source availability and contactor position
- Mounts on the outside of the RXT enclosure
- View transfer switch status without removing enclosure cover
- An overhang on the enclosure protects the indicator panel and ribbon cable opening
- Dimensions: 92 mm x 42 mm (3.62 in. x 1.65 in.)
- Connects to the standard interface board only
- Not available for 400 amp/4 pole model
- For more information on the status indicator kit, see specification sheet G11-123

❑ **Status indicator kit for combined interface/load management board**

- LEDs indicate normal and emergency source availability and contactor position
- Dual color LEDs for each load indicate load status (powered or shed) and flash during a test
- Load shed test button allows the operator to cycle the load shed relays in order of priority (when generator is in RUN mode)
- Mounts on the outside of the RXT enclosure
- View transfer switch and load status without removing enclosure cover
- An overhang on the enclosure protects the indicator panel and ribbon cable opening
- Dimensions: 183 mm x 42 mm (7.20 in. x 1.65 in.)
- Connects to the combined interface/load management board only
- Not available for 400 amp/4 pole model
- For more information on the status indicator kit, see specification sheet G11-123

❑ **Auxiliary circuit breaker (service entrance models only)**

- Single-pole type QO circuit breaker
- Mounts on a bracket inside the enclosure
- 15 amp and 20 amp circuit breakers are available

Available Models

All Model RXT transfer switches are standard-transition 60 Hz automatic transfer switches. Letters in parentheses refer to the model designation code described on the last page.

Amps	Description (Connections)	Voltages			Poles	Phases	WCR § RMS Symmetrical Amps
		208 (C)	240 (F)	480 (M)			
100	Standard (A)		●		2 (N)	1	10,000
	Standard, with 16-space load center (B) ¶		●		2 (N)	1	10,000
	Standard, with 12-space load center **		●		2 (N)	1	10,000
	Service entrance (ASE, CSE)		●		2 (N)	1	22,000
	Standard, 3-phase (A)	●	●	●	3 (T) or 4 (V)	3	10,000
150	Service entrance (ASE)		●		2 (N)	1	22,000
200	Standard (A)		●		2 (N)	1	10,000
	Service entrance (ASE, CSE)		●		2 (N)	1	22,000
	Standard, 3-phase (A)	●	●	●	3 (T) or 4 (V)	3	10,000
300	Service entrance (ASE, CSE)		●		2 (N)	1	35,000
400	Standard (A)		●		2 (N)	1	35,000
	Service entrance (ASE, CSE)		●		2 (N)	1	35,000
	Standard, 3-phase (A)	●	●	●	3 (T) or 4 (V)	3	42,000 @ 480V 65,000 @ 240 V

§ Withstand and close-on rating. See pages 3-5 for WCR information and specific breaker ratings.

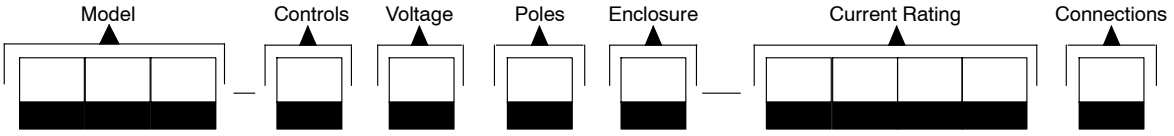
¶ With 16-space load center and NEMA 1 or NEMA 3R enclosure. Up to 8 tandem breakers can be used, for a maximum of 24 circuits.

** GM85273- SA_ with 12-space load center and NEMA 1 enclosure.

Note: Combined interface board is available on single-phase standard or service entrance models. (Not available on 3-phase or load center models.)

KOHLER CO., Kohler, Wisconsin 53044 USA
Phone 920-457-4441, Fax 920-459-1646
For the nearest sales and service outlet in the US and Canada, phone 1-800-544-2444
KOHLERPower.com

Model Designation



Record the transfer switch model designation in the boxes. The transfer switch model designation defines ratings and characteristics as explained below.

Sample Model Designation: RXT-JFNC-0200A

Model

RXT: Kohler Automatic Transfer Switch

Controls

J: Interface for RDC2 Controller (standard or combined interface/load management)

Voltage/Frequency

C: 208 Volts/60 Hz (3-phase only)
F: 240 Volts/60 Hz
M: 480 Volts/60 Hz (3-phase only)

Number of Poles/Wires

N: 2-pole, 3-wire, solid neutral (120/240 V only)
T: 3-pole, 4-wire, solid neutral
V: 4-pole, 4-wire, switched neutral

Enclosure

A: NEMA 1 *
C: NEMA 3R

* NEMA 1 enclosure is available on 100 amp load center models only.

Current Rating

0100: 100 amps
0150: 150 amps
0200: 200 amps
0300: 300 amps
0400: 400 amps

Connections

A: No load center
B: With load center (100 amp single-phase only)
ASE: Service entrance rated
CSE: Service entrance rated with CSA certification (not available for 150 amp models)

DISTRIBUTED BY:

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KOHLER®

Models: 20RCA(L)

Multi-Fuel
LPG/Natural Gas

ISO 9001 KOHLER® NATIONALLY REGISTERED



The Kohler® Advantage

- **High Quality Power**
  Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Extraordinary Reliability**
  Kohler is known for extraordinary reliability and performance and backs that up with a premium 5-year or 2000 hour limited warranty.
- **Powerful Performance**
  Exclusive Powerboost™ technology provides excellent starting power. §
- **Aluminum Enclosure**
  - Attractive aluminum enclosure allows installation as close as 18 inches from your home or small business. †
  - Enclosure panels can be removed without tools to allow easy access for maintenance and service.

Standard Features

- **RDC2 Controller**
  - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT).
  - Electronic speed control responds quickly to varying demand.
  - OnCue® Plus Generator Management System for remote monitoring is included with the generator.
- **Kohler Command PRO Engine Features**
  - Kohler Command PRO® OHV engine with hydraulic valve lifters for reliable performance without routine valve adjustment or lengthy break-in requirements.
- **Designed for Easy Installation**
  - Sturdy aluminum base can be mounted on gravel or a concrete mounting pad.
  - Fuel and electrical connections through the enclosure wall eliminate the need for stub-ups through the base.
  - Customer connection terminal block located near the controller allows easy access for field wiring.
  - Designed for outdoor installation only.
- **Certifications**
  - Meets emission regulations for U.S. Environmental Protection Agency (EPA) with both natural gas and LPG.
  - UL 2200/cUL listed (60 Hz model).
  - CSA certification available (60 Hz model).
  - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.
  - Meets 181 mph wind rating.
- Approved for stationary standby applications in locations served by a reliable utility source.
- 20RCAL models packaged with a Model RXT automatic transfer switch are available. See page 4 and the Model RXT ATS specification sheet.
- **Warranty**
  - 5-year/2000 hour limited warranty for on-grid (standby) applications in locations served by a reliable utility source.

Generator Ratings

				Standby Ratings				Line Circuit Breaker	
				Natural Gas		LPG			
Alternator	Voltage	Phase	Hz	kW/kVA	Amps	kW/kVA	Amps	Amps	Poles
2F7	120/240	1	60	18/18	75	20/20	83	100	2
	120/208	3	60	17/21	58	17/21	58	70	3
2G7	120/240	3	60	17/21	51	17/21	51	60	3
	277/480	3	60	17/21	26	17/21	26	30	3

Note: The line circuit breaker is automatically selected based on the generator set model and voltage configuration.

RATINGS: Standby ratings apply to installations served by a reliable utility source. All single-phase units are rated at 1.0 power factor. The standby rating is applicable to variable loads with an average load factor of 80% for the duration of the power outage. No overload capacity is specified at this rating. Ratings are in accordance with ISO-3046/1, BS5514, AS2789, and DIN 6271. GENERAL GUIDELINES FOR DERATING: *ALTITUDE*: Derate 4% per 305 m (1000 ft.) elevation above 153 m (500 ft.). *TEMPERATURE*: Derate 2% per 5.5°C (10°F) temperature increase above 16°C (60°F). Availability is subject to change without notice. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. Contact your local Kohler Co. generator distributor for availability.

§ Check the appliance manufacturer's specifications for actual power requirements. Consult a Kohler® Power Systems professional to calculate your exact residential power system requirements.

† Meets NFPA guidelines for 18 inch clearance to combustible materials. Check state and local codes for minimum distance required from a structure.

Alternator Specifications

Alternator Specifications

Specifications		Alternator
Manufacturer		Kohler
Type		2-Pole, Rotating Field
Leads, quantity		
2F7		4
2G7		12
Voltage regulator		Digital
Insulation:		NEMA MG1-1.66
Material		Class H
Temperature rise		130°C Standby
Bearing: quantity, type		1, Sealed
Coupling		Direct
Amortisseur windings		Full
Voltage regulation, no-load to full-load RMS		±1.0%
One-step load acceptance		100% of Rating
Peak motor starting kVA:	(35% dip for voltages below)	
240 V, 1 ph	2F7 (4 lead)	41 (60 Hz)
240 or 480 V, 3 ph	2G7 (12 lead)	69 (60 Hz)

Alternator Features

- Compliance with NEMA, IEEE, and ANSI standards for temperature rise.
- Self-ventilated and dripproof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform and minimum harmonic distortion from skewed alternator construction.
- Digital voltage regulator with ±1.0% no-load to full-load RMS regulation.
- Rotating-field alternator with static exciter for excellent load response.
- Total harmonic distortion (THD) from no load to full load with a linear load is less than 5%.

Application Data

Engine

Engine Specifications	
Manufacturer	Kohler
Engine: model, type	CH1000 4-Cycle
Cylinder arrangement	V-2
Displacement, cm^3 (cu. in.)	999 (61)
Bore and stroke, mm (in.)	90 x 78.5 (3.54 x 3.1)
Compression ratio	8.8:1
Main bearings: quantity, type	2, Heavy-Duty Sleeve Bearings
Rated RPM	
60 Hz	3600
Max. engine power at rated rpm, kW (HP)	
LPG, 60 Hz	23.0 (30.9)
Natural gas, 60 Hz	20.2 (27.1)
Cylinder head material	Aluminum
Valve material	Steel/Stellite®
Piston type and material	Aluminum Alloy
Crankshaft material	Heat Treated, Ductile Iron
Governor: type	Electronic
Frequency regulation, no load to full load	Isochronous
Frequency regulation, steady state	±0.5%
Air cleaner type	Dry

Engine Electrical

Engine Electrical System	
Ignition system	Electronic, Capacitive Discharge
Starter motor rated voltage (DC)	12
Battery (purchased separately):	
Ground	Negative
Volts (DC)	12
Battery quantity	1
Recommended cold cranking amps:	
(CCA) rating for - 18°C (0°F)	500
Group size	51

Exhaust

Exhaust System	
Exhaust temperature exiting the enclosure at rated kW, dry, °C (°F)	260 (500)

Lubrication

Lubricating System	
Type	Full Pressure
Oil capacity (with filter), L (qt.) §	1.9 (2.0)
Oil filter: quantity, type §	1, Cartridge
Oil cooler	Integral

§ Kohler recommends the use of Kohler Genuine oil and filters.

Fuel Pipe Size

Minimum Gas Pipe Size Recommendation, in. NPT

Pipe Length, m (ft.)	Natural Gas 281,000 Btu/hr.	LPG 340,000 Btu/hr.
8 (25)	1	3/4
15 (50)	1	1
30 (100)	1 1/4	1
46 (150)	1 1/4	1 1/4
61 (200)	1 1/4	1 1/4

Fuel Requirements

Fuel System	
Fuel types	Natural Gas or LPG
Fuel supply inlet	1/2 NPT
Fuel supply pressure, kPa (in. H_2O):	
Natural gas	0.9- 2.7 (3.5-11)
LP	1.7- 2.7 (7-11)

Fuel Composition Limits *	Nat. Gas	LPG
Methane, % by volume (minimum)	90 min.	—
Ethane, % by volume (maximum)	4.0 max.	—
Propane, % by volume	1.0 max.	85 min.
Propene, % by volume (maximum)	0.1 max.	5.0 max.
C_4 and higher, % by volume	0.3 max.	2.5 max.
Sulfur, ppm mass (maximum)	25 max.	
Lower heating value, MJ/m^3 (Btu/ft^3), (minimum)	33.2 (890)	84.2 (2260)

* Contact your local distributor for suitability and rating derates based on fuel compositions outside these limits.

Operation Requirements

Fuel Consumption, m^3/hr. (cfh) @ 60Hz				
% Load	Natural Gas		LPG	
100	8.0	(281)	3.9	(136)
75	6.9	(243)	3.1	(109)
50	4.6	(161)	2.3	(82)
25	3.6	(127)	1.7	(59)
Exercise	2.0	(71)	1.0	(35)

Nominal fuel rating: Natural gas: 37 MJ/m^3 (1000 $Btu/ft.^3$)
LPG: 93 MJ/m^3 (2500 $Btu/ft.^3$)

LPG conversion factors: 8.58 $ft.^3$ = 1 lb.
0.535 m^3 = 1 kg
36.39 $ft.^3$ = 1 gal.

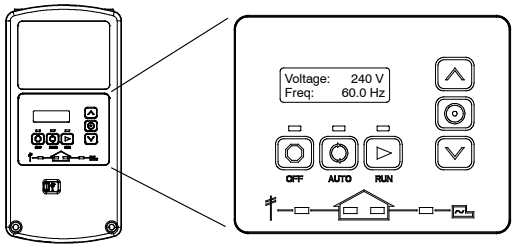
Generator Set Sound Data

Model 20RCA 8 point logarithmic average sound levels are 66 dB(A) during weekly engine exercise and 70 dB(A) during full-speed generator diagnostics and normal operation.*

All sound levels are measured at 7 meters with no load.

* Lowest of 8 points measured around the generator. Sound levels at other points around generator may vary depending on installation parameters.

RDC2 Controller



The RDC2 controller provides integrated control for the generator set, Kohler® Model RXT transfer switch, programmable interface module (PIM), and load shed kit.

RDC2 Controller Features

- Membrane keypad:
  - OFF, AUTO, and RUN pushbuttons
  - Select and arrow buttons for access to system configuration and adjustment menus
- LED indicators for OFF, AUTO, and RUN modes

RDC2 Controller Features, Continued

- LED indicators for utility power and generator set source availability and ATS position (Model RXT transfer switch required)
- LCD display:
  - Two lines x 16 characters per line
  - Backlit display with adjustable contrast for excellent visibility in all lighting conditions
- Scrolling system status display:
  - Generator set status
  - Voltage and frequency
  - Engine temperature
  - Oil pressure
  - Battery voltage
  - Engine runtime hours
- Date and time displays
- Smart engine cooldown senses engine temperature
- Digital isochronous governor maintains steady-state speed at all loads
- Digital voltage regulation: ±1.0% RMS no-load to full-load
- Automatic start with programmed cranking cycle
- Programmable exerciser can be set to start automatically on any future day and time, and run every week or every two weeks
- Exercise modes:
  - Unloaded weekly exercise with complete system diagnostics
  - Unloaded full-speed exercise
  - Loaded full-speed exercise (Model RXT ATS required)
- Front-access mini USB connector for SiteTech™ or USB Utility connection
- Integral Ethernet connector for Kohler® OnCue® Plus
- Built-in 2.5 amp battery charger
- Remote two-wire start/stop capability for optional connection of a Model RDT transfer switch
- Diagnostic messages: Displays diagnostic messages for the engine, generator, Model RXT transfer switch, programmable interface module (PIM), and load management device.
- Maintenance reminders
- System settings:
  - System voltage, frequency, and phase
  - Voltage adjustment
  - Measurement system, English or metric
- ATS status (Model RXT ATS required):
  - Source availability
  - ATS position (normal/utility or emergency/generator)
  - Source voltage and frequency
- ATS control (Model RXT ATS required):
  - Source voltage and frequency settings
  - Engine start time delay
  - Transfer time delays
  - Voltage calibration
  - Fixed pickup and dropout settings
- Programmable Interface Module (PIM) status displays:
  - Input status (active/inactive)
  - Output status (active/inactive)
- Load control menus:
  - Load status
  - Test function

KOHLER CO., Kohler, Wisconsin 53044 USA
Phone 920-457-4441, Fax 920-459-1646
For the nearest sales and service outlet in the US and Canada, phone 1-800-544-2444
KOHLERPower.com

Generator Set Standard Features

- Battery cables
- EPA certified fuel system
- Aluminum sound enclosure
- Critical silencer
- Field-connection terminal block
- Fuel solenoid valve and secondary regulator
- Line circuit breaker
- Multi-fuel system, LPG/natural gas, field-convertible
- Oil drain extension with shutoff valve
- OnCue® Plus Generator Management System
- Premium 5-year limited warranty
- RDC2 generator set/ATS controller
- Rodent-resistant construction
- Sound-deadening, flame-retardant foam per UL 94, class HF-1

Available Options

Approvals and Listings

❑ CSA approval

Concrete Mounting Pads

❑ Concrete mounting pad, 3 in. thick
❑ Concrete mounting pad, 4 in. thick (recommended for storm-prone areas)

Electrical Accessories

❑ Battery
❑ Battery heater, 120VAC
❑ Battery heater, 240VAC
❑ Cold weather package, 120VAC
❑ Cold weather package, 240VAC
❑ Emergency stop kit
❑ PowerSync® Automatic Paralleling Module (APM) (single phase only; parallel two 20kW residential generator sets with the RDC2 controller)
❑ Programmable interface module (PIM) (provides 2 digital inputs and 6 relay outputs)

Fuel System Accessories

❑ Flexible fuel line (included on QS models)
❑ Carburetor heater, 120 VAC
❑ Carburetor heater, 240 VAC
Carburetor heater is recommended for reliable starting at temperatures below 0°C (32°F)

Literature

❑ General maintenance literature kit
❑ Overhaul literature kit
❑ Production literature kit

Maintenance

❑ Maintenance kit (includes air filter, oil, oil filter, and spark plugs)

Automatic Transfer Switches and Accessories

❑ Model RDT ATS
❑ Model RXT ATS
❑ Model RXT ATS with combined interface/load management board
❑ Load shed kit for RXT or RDT
❑ Power relay modules (use up to 4 relay modules for each load management device)
❑ Other Kohler® ATS

20RCAL Model Packages

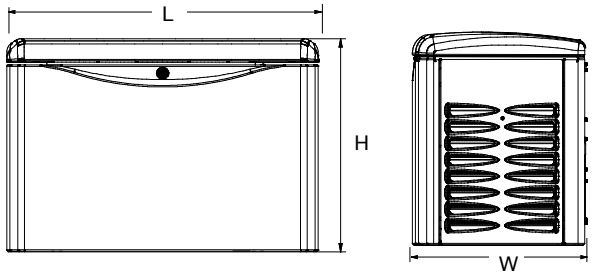
❑ 20RCAL with 100 amp RXT with 16-space load center and NEMA 1 steel enclosure for indoor installation
❑ 20RCAL with 200 amp service entrance-rated Model RXT with combined interface/load management board and corrosion-resistant NEMA 3R aluminum enclosure

Warranty

❑ 5- Year Comprehensive Limited Warranty
❑ 10- Year Comprehensive Limited Warranty

Generator Set Dimensions and Weights

Generator Set Size, L x W x H:	1193 x 666 x 817 mm (47 x 26.2 x 32.2 in.)
Shipping Weights:	
20RCA Generator Set:	252 kg (555 lb.)
20RCAL with 100 A RXT ATS w/LC	277 kg (611 lbs.)
20RCAL with 200 A RXT SE ATS:	272 kg (600 lb.)



NOTE: Dimensions are provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

DISTRIBUTED BY:

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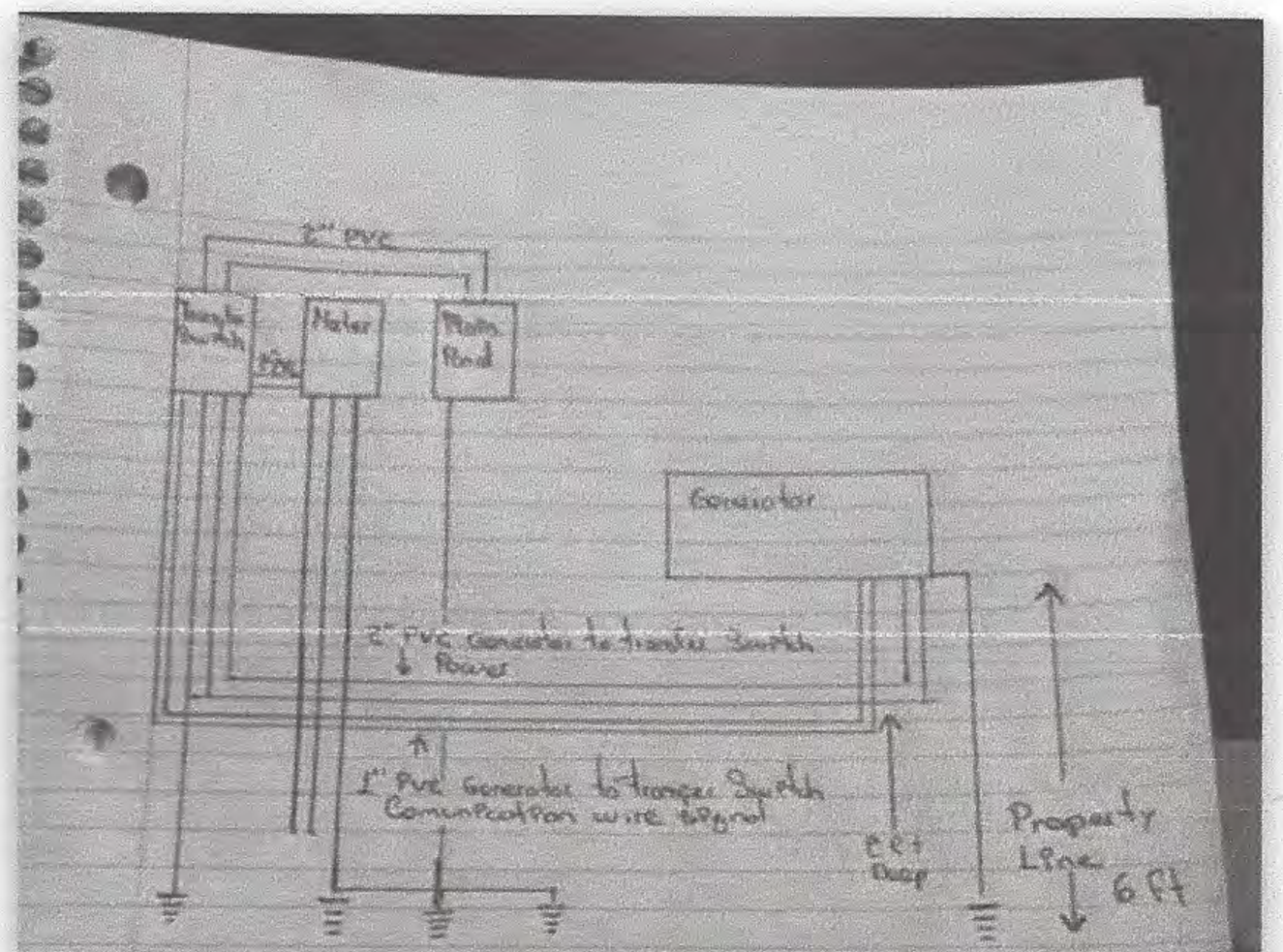


1 Generator to transfer switch 1/0 THHN Copper Power
2 Hot 1 Neutral 1 Ground

2 Generator to transfer switch signal wire
7 wires but only required 4 connected

3 Transfer switch to Main Panel 4/0 THHN Copper
2 Hot 1 Neutral

4 Meter to transfer switch 4/0 THHN Copper
2 Hot 1 Neutral

5 Ground Road and bolted copper #4

GENERAL NOTES

GRAPHIC SCALES

CHISEL

CONSTRUCTION DOCUMENTS

GARAGE RELOCATION

AND ADDITION

1003 FAIR STREET, FRANKLIN TN 37064

SITE PLAN

SP100

5' - 0"
SIDE SETBACK - ACCESSORY
GEN
A/C
HVAC
EXISTING PRIMARY STRUCTURE
EXISTING PORCH
AVERAGE SETBACK OF
EXISTING
SIDE SETBACK -ACCESSORY
5' - 0"

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I MARK AND PEGGY BARONS
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

078G I 00700 00009078B
(Property Parcel/Tax ID Number)
and located at:

1003 FAIR STREET FRANKLIN, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

DAVID TACHEK NOBLE BUILDING GROUP LLC
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mark Barons
Signature

3 BOWSER RD. LEXINGTON, MA. 02420
Property Owner Mailing Address

LEXINGTON, MA. 02420
City, State & Zip

Subscribed and sworn to before me this
29 day of March, 2024.

Deirdre Anderson
Notary Public

DEIRDRE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. FEB. 28, 2026

My Commission Expires: Feb 28, 2026

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**109 3rd Ave. S. (Downtown Franklin Historic District)**
Applicant:	**City of Franklin**
Owner:	**City of Franklin**
Project #:	**9146**
Type of Work:	**Consideration of Signage (Small Hanging/Projecting)**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 14, 2026**
Expiration Date:	**May 14, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a new small hanging/projecting sign located at 109 3rd Avenue South.

The Guidelines allow for administrative approval of signs if all recommendations are met.

Small Hanging/Projecting Arm Sign (Main Street & Public Square)

- **Quantity:** The Guidelines state that a maximum of 1 sign is allowed per main entrance to a retail storefront/tenant space on the ground floor. One small hanging/projecting sign is proposed near the main entrance for the public restrooms at City Hall. The quantity proposed is appropriate.

- **Placement:** The Guidelines recommend that small hanging/projecting signs be placed near the main entrance. Additional guidance from the Guidelines includes mounting signs to minimize damage to historic materials. The proposed sign is placed near the main entrance to the public restrooms. The placement is appropriate.

- **Sign Area:** The Guidelines state that the sign may have up to 2 sides and a sign area of 4.5 sq. ft. per side. The signs are proposed to be 3.3 sq. ft. (12" x 3'4"). The sign area for the small hanging/projecting sign is appropriate.

- **Height:** The Guidelines state that the top of the sign area should be no higher than the ground floor window/transom headers, but shall be hung to maintain an 8-foot minimum clearance from the grade surface (generally defined as the sidewalk or porch floor). The

proposed sign is located below the top of the transom and will have 8 feet of clearance from the grade surface. The sign height is appropriate.

- **Projection:** The Guidelines state the sign should project from the building façade at a 90-degree angle and project a maximum of 4' from the building, inclusive of the bracket depth. The signs will project from the building at a 90-degree angle. The proposed bracket will project 3'11". The proposed projection of the sign is appropriate.

- **Material:** The Guidelines state that the material should consist of finished wood or metal, with matte background finishes rather than reflective or shiny background finishes. The proposed signs will be made of a finished metal material. The materials are appropriate.

- **Color:** The Guidelines state that a maximum of 3 colors, with a darker background color than the lettering color, is recommended for the colorway. The Guidelines recommend using muted colors that complement the façade, although vibrant colors may be considered as an accent. The proposed sign utilizes a black background and gold lettering and is appropriate.

Illumination: No illumination is proposed within this application.

APPLICABLE GUIDELINES
Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS
The small hanging/projecting sign is **approved** with the following conditions:

- The signage must utilize a matte finish.

- The sign must be attached to the building carefully to prevent damage to the historic fabric. Mounting of the signage shall be placed so that they go through mortar joints rather than the face of the masonry.

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | **Preservation Planner**
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 | http://www.franklintn.gov/

Franklin City Hall

Exterior Signage Review

APRIL 29, 2026

McCOY DESIGN

MCCOYNASH.COM

Signage Materials

ROOTS IN HISTORY

Material Palette

ROOTS IN HISTORY

The exterior signage material palette is informed by the architectural finishes of Franklin City Hall and the broader character of the Historic District.

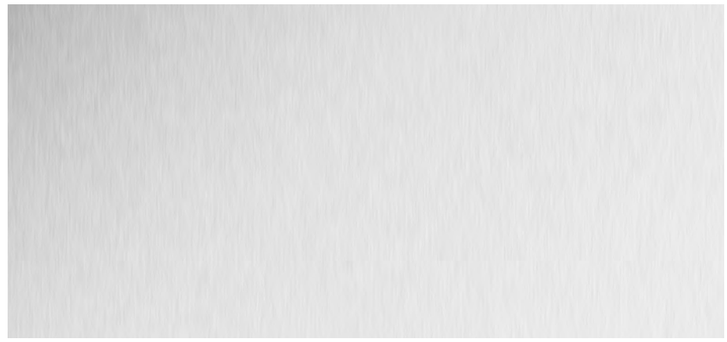
A deep bronze finish, selected to match the building's window framing, establishes continuity with the facade, while gold metallic accents introduce a subtle level of contrast and refinement. Anodized aluminum is utilized at the Garage ID signage to align with existing architectural metal finishes, creating a cohesive system that bridges exterior and interior signage.



Scott Bronze Metallic



Gold Metal Metallic



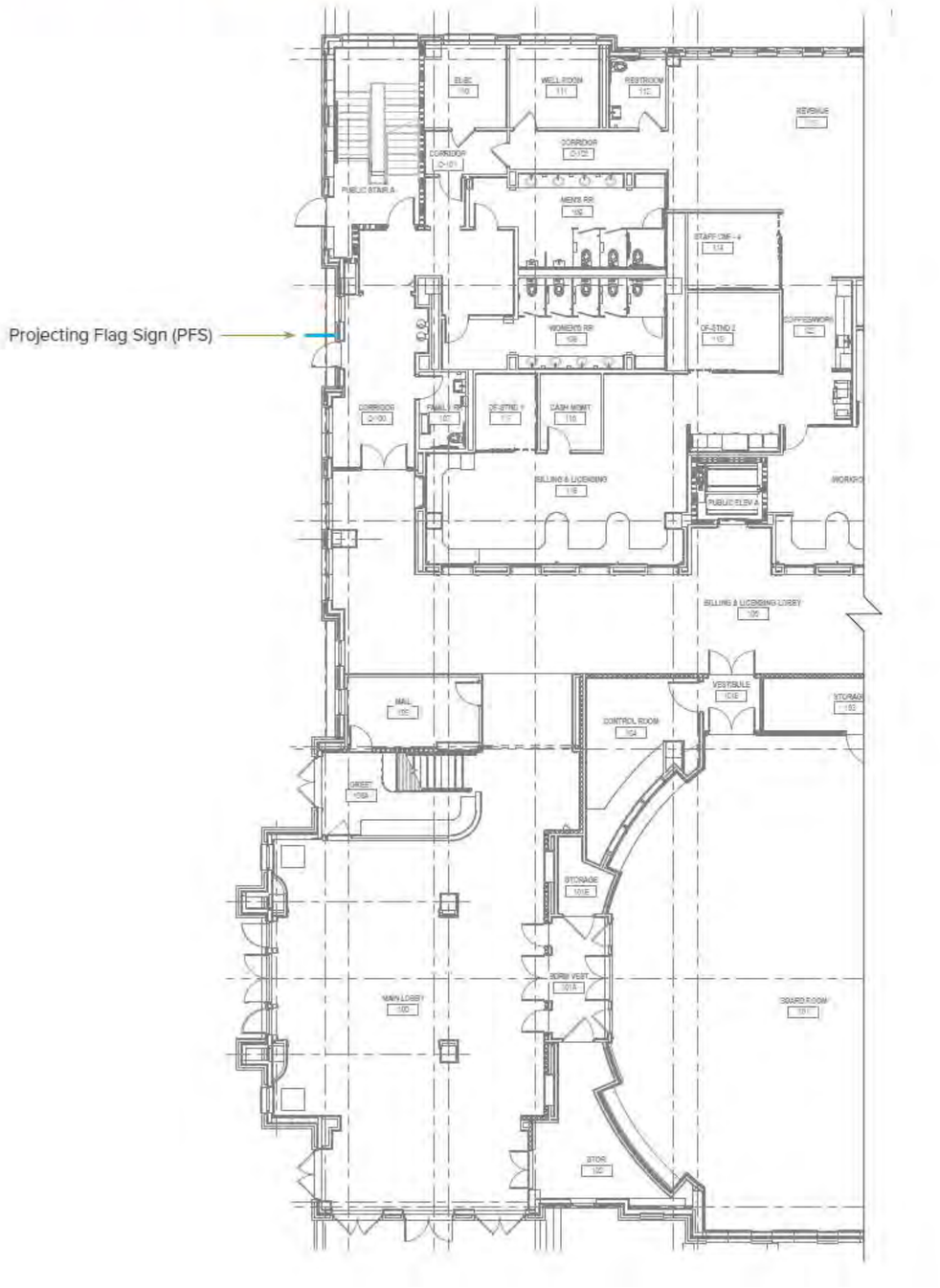
Anodized Aluminum

Signage Details

PROPOSED PLACEMENT & CONSTRUCTION

Signage Details

PLACEMENT REFERENCE



Signage Details

PLACEMENT REFERENCE



Projecting Flag Sign (PFS)

Franklin City Hall, West Elevation Overall

PFS | Projecting Flag Sign (Exterior Blade)

PROPOSED CONSTRUCTION

Description

Directs visitors to publicly accessible restrooms while reinforcing the pedestrian-oriented character of Downtown Franklin.

The projecting sign type draws from traditional hanging signage found throughout the Franklin Historic District, offering clear visibility at a human scale. Its scale and detailing are intentionally modest, reinforcing a refined and context-sensitive signage system. This will ensure compatibility with the historic fabric of City Hall and the surrounding streetscape.

Construction

Double-sided, fabricated aluminum cabinet with a slim horizontal profile and clean, minimal edges. Primary finish to be matte Scott Bronze Metallic (to match City Hall deep bronze window framing).

Lettering, icons, and arrow to be painted in non-dimensional Gold Metal Metallic with a satin finish, complementing the character of surrounding architectural and signage finishes.

Sign assembly to be supported by a custom metal bracket, mounted perpendicular to the building facade, with all exposed hardware finished to match.

Each blade sign face area is 3.333 sq/ft.



PFS | Projecting Flag Sign (Exterior Blade)
Front & Side View
scale 1:5

PFS | Projecting Flag Sign (Exterior Blade)

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Directs visitors to publicly accessible restrooms while reinforcing the pedestrian-oriented character of Downtown Franklin.

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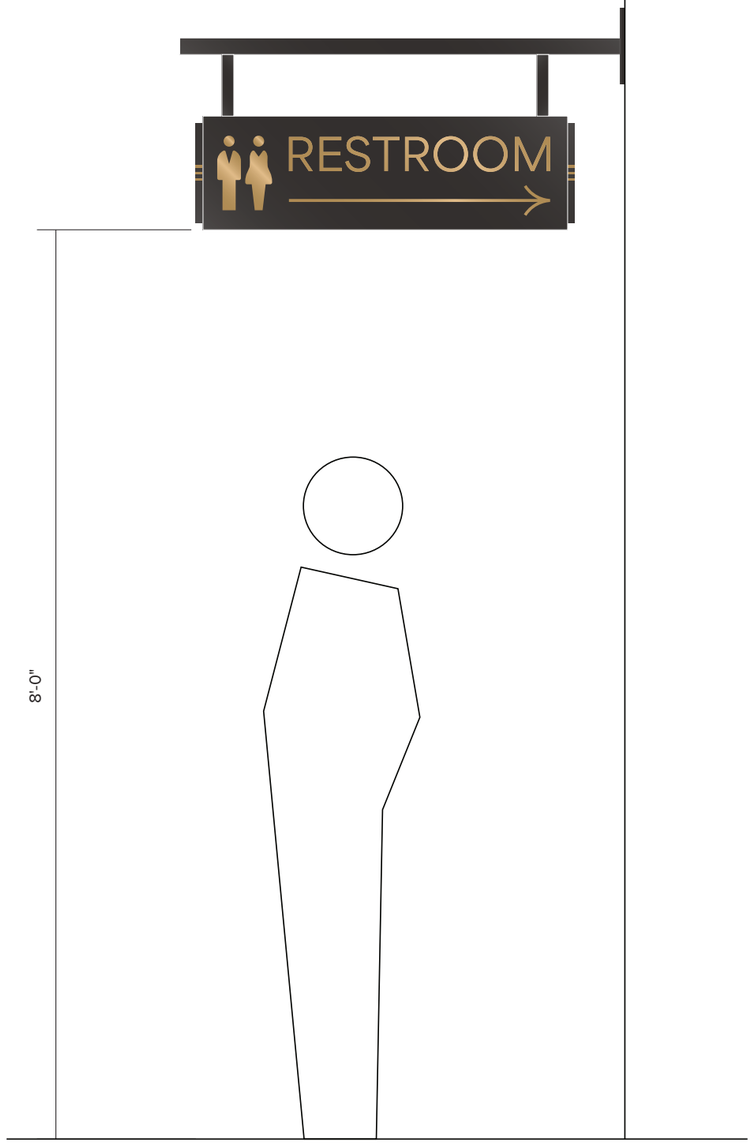
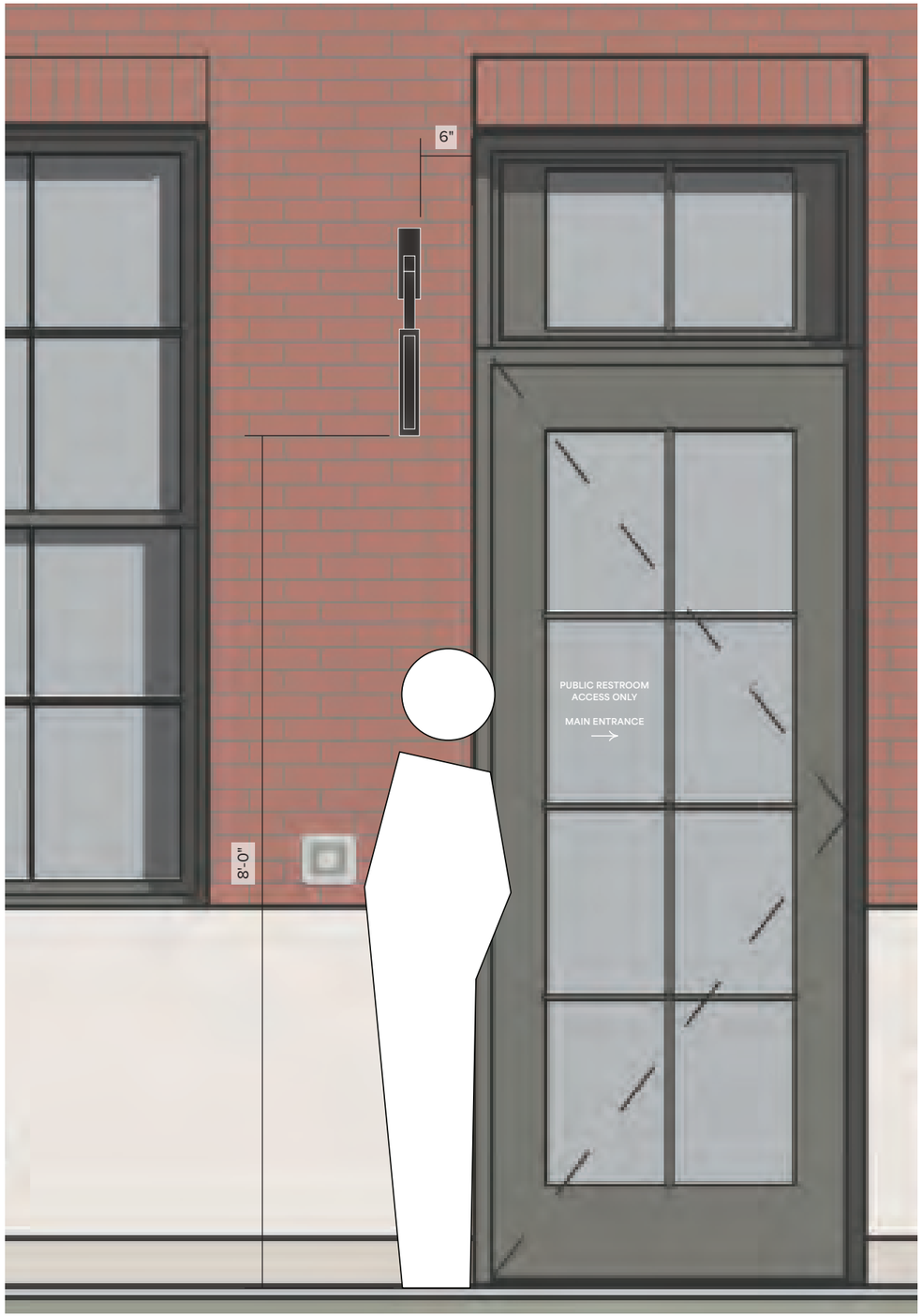


PFS | Projecting Flag Sign (Exterior Blade)
Elevation View
scale 3/4" = 1'-0"



PFS | Projecting Flag Sign (Exterior Blade)
Side Elevation View
scale 3/4" = 1'-0"



STRATEGIC WAYFINDING

Customized systems to help users navigate and experience a space with ease



BRANDED ENVIRONMENTS

Bringing brands to life in creative, original, and experiential ways



PLACE BRANDING

Names, logos, color palettes, and design guides for one-of-a-kind destinations



AESTHETIC SIGNAGE

Delivering crucial information without disturbing your artistic vision

McCOY DESIGN

McCOYNASH.COM

hello@mccoynash.com
615-403-6509

McCOYNASH.COM

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**264 Natchez Street (Local Landmark)**
Applicant:	**Mary Pearce**
Owner:	**African American Heritage Society of Williamson County, Alma McLemore**
Project #:	**9148**
Type of Work:	**Mechanical Equipment Screening**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 18, 2026**
Expiration Date:	**May 18, 2028 (if work has not commenced)**
Reviewer:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install screening for the mechanical equipment at 264 Natchez Street. The equipment is installed more than 20' behind the front façade, and it is proposed to be screened with a vertical wood privacy fence that will be 48" in height. The screening will enclose the equipment on three sides. The fencing design proposes post caps, trim, and a 36" wide gate for access to the equipment. The Guidelines recommend the following for equipment screening and rear yard fencing:

- **Location**: The Guidelines recommend placing ground-mounted mechanical equipment behind buildings and screening it from street view with landscaping, fencing, or a wall.
- **Rear Yard Fencing:** Use wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting. Design a fence or wall in the rear yard in accordance with the heights permitted in the Zoning Ordinance, based on the property's zoning district designation.

The proposed screening is appropriate to screen the equipment from street view and is an appropriate design for rear yard fencing.

APPLICABLE GUIDELINES

Chapter 7: Fences, Walls, and Gates
Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The mechanical equipment screening is **approved** with the following conditions:

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
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4 Save

DIY Design Fanatic

How To Build A Trash & Recy...

Visit site

Sponsored

OWNER AFFIDAVIT
City of Franklin, Tennessee

When an application is not filed by the owner of the property, the City requires documentation that the owner of the property is aware of an application being filed on their behalf.

I/We African American Heritage Society of Williamson Co.
(please print name(s) as listed on deed; if property owner is a company, provide full company name plus specific name(s) of representative)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

264 Natchez Street
(Property Parcel/Tax ID Number)
and located at:

264 Natchez Street
(Street Address)

I am/We are fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Mary Pearce
(Please print name(s) in Full - This should be the applicant listed in IDT)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Owner Signature

African American Heritage Society by Alma McLemore
Additional Owner Signature, if applicable

P.O. Box 1053
Property Owner Mailing Address

Franklin, TN. 37065
City, State & Zip

Subscribed and sworn to before me this

29th day of April, 2026.

Notary Public

SARAH TIPTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-23-2028

My Commission Expires: 7/23/28

Law Dept approved (2) 05.13.24

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**119 Winslow Rd. (Franklin Road Historic District)**
Applicant:	**Christopher Huckabee**
Owner:	**Christopher Huckabee**
Project #:	**9147**
Type of Work:	**Consideration of Mechanical Equipment**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**May 18, 2026**
Expiration Date:	**May 18, 2028 (if work has not commenced)**
Reviewed By:	**Elizabeth Bulay**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to install a generator at 119 Winslow Road. The generator is proposed to be installed on the side of the building behind existing mechanical equipment. The generator and equipment are visible from street view; however, additional landscaping is proposed to further screen the equipment from street view.

- **Location**: The Guidelines recommend placing ground-mounted mechanical equipment behind buildings and screening it from street view with landscaping, fencing, or a wall.

The proposed installation of the equipment is appropriate as it will be screened with landscaping and is next to existing equipment.

APPLICABLE GUIDELINES

Chapter 9 – Modern Features

APPROVED WORK SPECIFICATIONS

The mechanical equipment installation and screening are **approved** with the following conditions:

- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795 http://www.franklintn.gov/

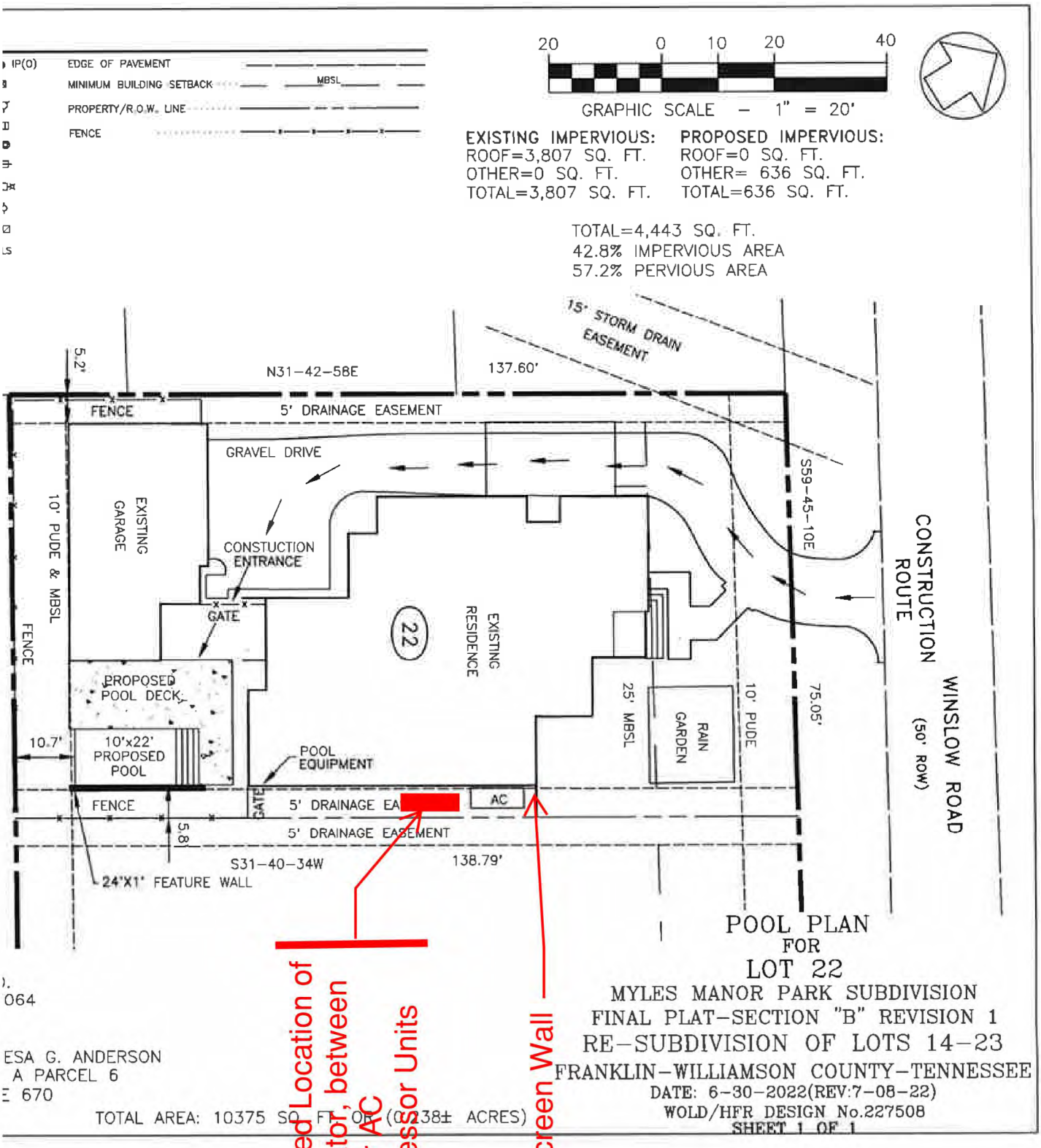
IP(O) EDGE OF PAVEMENT
MINIMUM BUILDING SETBACK MBSL
PROPERTY/R.O.W. LINE
FENCE
20 0 10 20 40
GRAPHIC SCALE – 1" = 20'
EXISTING IMPERVIOUS:
ROOF=3,807 SQ. FT.
OTHER=0 SQ. FT.
TOTAL=3,807 SQ. FT.
PROPOSED IMPERVIOUS:
ROOF=0 SQ. FT.
OTHER= 636 SQ. FT.
TOTAL=636 SQ. FT.
TOTAL=4,443 SQ. FT.
42.8% IMPERVIOUS AREA
57.2% PERVIOUS AREA
15' STORM DRAIN EASEMENT
N31-42-58E
137.60'
5.2'
FENCE
5' DRAINAGE EASEMENT
GRAVEL DRIVE
10' PUDE & MBSL
EXISTING GARAGE
CONSTUCTION ENTRANCE
GATE
22
EXISTING RESIDENCE
S59-45-10E
CONSTRUCTION ROUTE
WINSLOW ROAD
(50' ROW)
PROPOSED POOL DECK
10.7'
10'x22' PROPOSED POOL
POOL EQUIPMENT
25' MBSL
RAIN GARDEN
10' PUDE
75.05'
FENCE
GATE
5' DRAINAGE EA
AC
5.8
5' DRAINAGE EASEMENT
S31-40-34W
138.79'
24'X1' FEATURE WALL
POOL PLAN
FOR
LOT 22
MYLES MANOR PARK SUBDIVISION
FINAL PLAT-SECTION "B" REVISION 1
RE-SUBDIVISION OF LOTS 14-23
FRANKLIN-WILLIAMSON COUNTY-TENNESSEE
DATE: 6-30-2022(REV:7-08-22)
WOLD/HFR DESIGN No.227508
SHEET 1 OF 1
ESA G. ANDERSON
A PARCEL 6
E 670
TOTAL AREA: 10375 SQ FT OR (0.238± ACRES)
Proposed Location of Generator, between outdoor AC Compressor Units
Stone Screen Wall

Image Page for Generator Installation – 119 Winslow Road

Generator is a Kohler – 26rca - Whisper Quiet Standby Generator

Front of Home



Front of Home from Neighbor's Property



Equipment Location with Fully Rendered Image including proposed Generator Model shown (actual size and color). Concrete slab already exists.



Shipping to: Chico, CA

Kohler Power Systems 26 kW (120 / 240V) Single-Phase Air Cooled Multi-Fuel Standby Generator

Model: 26RCA-QS1 | Item: bci5167881

4.5 (26)



$7,299.00

Finish: Standard - 12 In Stock

Details

INTRODUCING THE KOHLER® 26kW HOME GENERATOR

No Generator Is Quieter*

Offers a gracious experience to the homeowner, and their neighbors, and is compliant with stringent neighborhood sound regulations.

No Generator Is More Powerful**

The 26RCA can power all circuits in larger homes including demanding loads like heat pumps and air conditioners without sacrificing power to other circuits.

Most Durable Generator***

The 26RCA includes a commercial engine with oil level and oil pressure sensors to protect your engine if your generator needs to be left unattended during extended power outages.

*26kW air-cooled home standby generator (during exercise mode)**26kW air-cooled home standby generator***Air-cooled home standby generator

Features:

- Colorful Options
  - Let your generator "Blend In or Stand Out" on your property
- 26kW (LPG) / 24kW (NG) Air-Cooled Standby Generator
  - Protects your home and family during a power outage
- Kohler Command PRO® OHV Engine
  - Meets emission regulations for U.S. EPA and California
  - Powerful and reliable engine with hydraulic valve lifters
- New 100% Corrosion-Proof Aluminum Enclosure
  - Aluminum base can be mounted on gravel or cement pad
  - Meets 181 MPH wind rating; Impact-resistant down to -30° F
- Powerful Performance with PowerBoost™ Technology
  - Greater motor-starting ability for large electrical loads
- Premium Power Quality (+/-1% Voltage Regulation)
  - Protects sophisticated electronics with low distortion (<5%THD)
- Fast Response Time

    - Kohler™ generators restore power in as little as 10 seconds
- New Silencer Reduces Sound Levels and Provides Quiet Operation
    - Maintains neighborhood solitude - approximately 67 dB(A) at 7 m (23 ft)
- New 90-Second EcoExercise
    - Provides unloaded test with diagnostics; Saves on fuel and reduces noise
    - Standard (20-Min) Weekly, bi-weekly and new monthly intervals
- RDC2 (6-Button) Digital Controller
    - Glare-resistant, 2-line 16-character display - No More Codes
    - ATS status via LED lights on controller; Built-In 2.5A Battery Charger
- OnCue® Plus Remote Monitoring System (Included)
    - Built-in Ethernet card, no hardware needed for OnCue
- Easier Installation and Installation Flexibility*
    - Streamline design reduces time required to install generator
    - Can be installed within 18" of a building / home
    - *Always check local building codes
- Premium Warranty - 5-Year/2,000-Hour Limited Warranty

Overview:

- Product Category: Home Standby Generator
- Generator Features: Low Oil Alert/Shutdown
- Product Weight: 625 lbs
- Length: 47"
- Width: 26-3/16"
- Height: 32-3/16"

Specifications:

- Voltage: 120, 240V
- Frequency: 60 Hz
- Running Wattage: 22,000 Watts
- Fuel Type: Liquid Propane, Natural Gas
- NG Power Capacity: 24,000 Watts
- LP Power Capacity: 26,000 Watts
- NG Fuel Consumption @ 50% Load: 180 ft3/hr
- NG Fuel Consumption @ 100% Load: 290 ft3/hr
- LP Fuel Consumption @ 50% Load: 2 gallons/hr
- LP Fuel Consumption @ 100% Load: 4 gallons/hr
- Amperage: 109A
- Decibel Rating @ 7m: 67 dB

- Enclosure Material: Aluminum
- Cooling Type: Air Cooled

Engine:

- Engine Brand: Kohler
- Starting System: 12v Auto Start
- Cubic Capacity: 999 CC
- Horsepower: 33 (NG) / 36.4 (LP)
- RPM: 3600 RPM
- Low Oil Alert/Shutdown: Yes

Product Assurance:

- Certifications: UL
- EPA Compliant
- Approved for commercial use
- Warranty: 5 Year Commercial Engine and 5 Year Residential Engine

Dimensions and Measurements

Height	32.2 in.
Length	47 in.
Product Weight	625 lbs.
Width	26.2 in.

Included Components

Automatic Transfer Switch Included	No

Characteristics and Features

Cooling Type	Air Cooled
Enclosure Material	Aluminum
Engine Brand	Kohler
Generator Features	Low Oil Alert/Shutdown

Electrical and Operational Information

Alternator	Brushed
Amperage	109
Circuit Breaker Size	125
Cubic Capacity	999 cc
Decibel Rating @ 7m	67
Electrical Phases	1
Frequency	60 Hertz
Fuel Type	Liquid Propane, Natural Gas, Dual-Fuel (LP/NG)
Horsepower	33, 36.4
LP Fuel Consumption @ 100% Load	3.6 GPH
LP Fuel Consumption @ 50% Load	2.4 GPH
LP Power Capacity	26000
NG Fuel Consumption @ 100% Load	290 CFH
NG Fuel Consumption @ 50% Load	180 CFH
NG Power Capacity	24000
Output Voltage	120/240 VAC
RPM	3600
Running Wattage	22000
Starting System	12v Auto Start
Voltage	120, 240

Warranty and Product Information

Approved for Commercial Use	Yes
CARB approved	Yes
Certifications	UL
EPA Compliant	Yes
Manufacturer Warranty	5 Year Commercial Engine, 5 Year Residential Engine
SCAQMD Compliant	No