

Design Review Board

Official Agenda



AGENDA

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City of Greenville
Design Review Board – Neighborhood Panel
Agenda Workshop
12:00 PM Tuesday, March 1st, 2022

Please use the following methods to attend the meeting.

Virtual Meeting Viewing
[HTTPS://WWW.GREENVILLESC.GOV/MEETING](https://www.greenvillesc.gov/meeting)
Password: meetnow

Telephone: 1-415-655-0002
WebEx Event Number: 2347 237 8125

Note: The primary purpose of this workshop is for the Design Review Board – Neighborhood Panel to receive an overview of the applications on the upcoming public hearing agenda. The workshop is a public meeting open to the general public. No action or votes will be taken by the board on any agenda item at the workshop.

Likewise, no public comments will be received during the workshop. Persons wishing to comment on an application are invited to do so at the public hearing on March 3, 2022.

Application materials are included with the Public Notice for the March 3rd, 2022 Public Hearing.

1. **Welcome**
2. **OLD BUSINESS**
- NONE
3. **NEW BUSINESS**
- A. CA 22-108

Application by LUKE SIMS for a CERTIFICATE OF APPROPRIATENESS for façade improvements and new deck for the 108 East Stone (TM# 0034000203700).

Documents:

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4. Other Business

A. None

5. Adjournment



**Planning Staff Report to
Design Review Board - Neighborhood
February 22, 2022
for the March 3, 2022 Public Hearing**

Docket Number: 22-108
Applicant: Luke Sims
Property Owner: James Kearns
Property Location: 108 E. Stone Avenue
Tax Map Number: 0034000203700
Acreage: 0.33
Zoning: C-2, Local Commercial District
Proposal: Commercial Renovation
Staff Recommendation: Approve with Conditions

Staff Analysis:

Proposed Modifications

The applicant proposes the restoration of a pre-1920's structure with modifications to the façades that will bring it in line with the predominant style of the era. The structure was formerly used as a tattoo, piercing, and smoke shop with residence in the rear, and is proposed to be converted into an art business with residence in the rear. While staff has been unable to find photos or documentation of the original architecture available, the existing building has been modified and does not reflect the typical style employed for this type of building in the 1920s.

On the front façade, proposed modifications include removal of backlit signage, fabric canopy, and EIFS to expose the original brick. The new design features the replacement of an existing window and mural with new storefront windows, new cast stone caps to the parapet, diamond brick detailing, and new signage.

On the east and west facades, a single window on either side will be replaced with new arched windows, and additional arched windows will be added (one on the west side, and two on the east side). On the east façade a partially demolished brick screen wall is shown to be fully removed.

On the rear façade, two windows and an existing deck and stair will be removed. A sliding glass nana-wall and glass overhead door will be added, as well as a large wooden deck and treated wood screen wall for privacy.

All four facades are proposed to be whitewashed brick, with black storefront trim.

The applicant also proposed removal of a portion of the existing curb cut and addition of sidewalk to connect to adjacent parcels and parking in the rear of the building.

Summary

In reviewing an application for new construction within a historic district, the Design Review Board shall consider whether the proposed structure relates to the scale and form of those seen traditionally in the historic district. Staff finds that the addition of arched windows is not in keeping with the standards set forth in HR. 16.A, given that there is no evidence of arched windows in the original architecture. In addition,

the existing brick facades are all currently unpainted, therefore proposed whitewashing of all brick facades is not recommended per Section HR.9.C; however, it is acknowledged that the condition of the original brick on the front façade is currently unknown. As such, staff recommends **approval** of the application **with the following conditions**:

1. New windows shall have flat lintel as opposed to arched lintel, in keeping with the style of the existing openings.
2. Applicant shall work with staff and two members of the DRB to evaluate the condition of the brick on the front façade and determine a preferred color or finish for all facades should one be necessary.
3. Any signage for the tenants will require a separate sign permit and Certificate of Appropriateness and must adhere to the sign regulations and Appendix J.
4. Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.
5. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

Relevant Design Guidelines for Preservation Overlay Districts:

HR.1 Original architectural details should be preserved in place whenever feasible.

- A. Avoid removing or altering any significant architectural detail.
 - Porches, turned columns, brackets and jigsaw ornaments, if historic, are examples of architectural features that should not be removed or altered. Other significant features include the building's overall form, its roof form and its structure.
 - Do not remove or alter architectural details that are in good condition or that can be repaired in place.
- B. Avoid adding elements or details that were not part of the original building.
 - For example, details such as decorative millwork or shingles should not be added to a building if they were not an original feature of that structure.
- C. Protect and maintain significant stylistic elements.
 - Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity.
 - The best preservation procedure is to maintain historic features from the outset so that intervention is not required.
 - Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.
- D. All wood surfaces should be painted.

- It is a common misconception that pressure-treated lumber does not need to be painted. Rather, it will weather much better if it is painted.
- Prior to painting, remove damaged or deteriorated paint using the gentlest method.
- Prior to painting, prime the surface.
- Use compatible paints. Also use a compatible undercoat that will create a good bond for new paint layers.

HR.9 Masonry construction should be preserved in its original condition.

- A.** Preserve the original mortar joint and unit size, the tooling and bonding patterns, coatings and color of masonry surfaces.
 - Original mortar, in good condition, should be preserved in place.
 - See also *Preservation Briefs #1: The Cleaning and Waterproof Coating of Masonry Buildings*, published by the National Park Service.
- B.** Repoint mortar joints where there is evidence of deterioration.
 - Mortar is easier to replace than masonry.
 - Mortar joints should be cleared with hand tools.
 - Do not use mortar with a high portland cement content. It will be harder than the brick and will not allow for expansion or contraction. The result is deterioration of the brick.
 - Mortar should fill the joint but should not overfill it, and it should not be smeared on the faces of the masonry units.
 - See also *Preservation Briefs #2: Repointing Mortar Joints in Historic Brick*, published by the National Park Service.
- C.** Brick that was not painted historically should not be painted.
 - Masonry naturally has a water-protective layer, or patina. Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years.
- D.** Protect brick from water deterioration.
 - Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.

HR.15 Historic windows and doors significantly affect the character of a structure and should be preserved.

- A.** Preserve the position, number, size and arrangement of historic windows and doors in a building wall.
 - Enclosing an historic opening in a key character-defining facade is inappropriate, as is adding a new opening.
 - Greater flexibility in installing new windows or doors may be considered on side and rear elevations.
 - Do not close down an original opening to accommodate a smaller window. Restoring original openings which have been altered over time is encouraged
 - Historically, residential windows had a vertical emphasis. The proportions of these windows contribute to the character of each residence and commercial storefront.

B. Preserve the functional and decorative features of an historic window or door.

- Features important to the character of a window include its clear glass, frame, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, location and relation to other windows.
- Features important to the character of a door include the door itself, door frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights.
- On older warehouse buildings, such as in the West End, the large, heavily built wood doors, which often have interesting geometric designs because of the way they are built, are important building components which should be preserved, or duplicated exactly if replacement is necessary.
- Repair frames and sashes rather than replacing them, whenever conditions permit. If repair is not possible, replace with a similar shape, size, configuration (6/6, 4/4, 2/2, etc.), molding profile and material.
- Maintain the original number of divided lights in a window or door.
- Damaged or non-functional hardware can be repaired or replaced, but if you replace hardware be sure the new items are of commercial and not a lighter residential grade.

C. Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing the wood.

- Avoid the removal of damaged wood that can be repaired.
- If portions of wood siding must be replaced, be sure to match the style and lap dimensions of the original.
- See also *Preservation Briefs #9: The Repair of Historic Wooden Windows*, published by the National Park Service.

D. Maintain the historic ratio of window openings to solid wall.

- Significantly increasing the amount of glass will negatively affect the integrity of a structure.
- Large surfaces of glass are inappropriate on residential structures and on the upper floors and sides of commercial buildings.
- If necessary, divide large glass surfaces into smaller windows that are in scale with those seen traditionally.

E. Glazing in doors should be retained.

- If it is broken or has been removed in the past, consider replacing it with new glass. If security is a concern, consider using wire glass, tempered glass, or light metal security bars (preferably on the interior).
- Remember that doors may have to meet certain requirements of the building code; check with the City of Greenville to be sure.

F. Where existing operable shutters survive, they should be retained and repaired.

- Inoperable shutters do not typically convey the proportions of the windows they are meant to protect. For this reason only operable shutters should be used. Inoperable shutters may be considered if their combined width and height would be the same as operable ones.

G. Installing window air-conditioners in windows on building fronts is discouraged.

H. If energy conservation and heat loss are a concern, consider using storm windows and doors instead of replacing an historic window or door.

- Install a storm window on the interior, when feasible. This will allow the character of the original window to be seen from the public way. If you prefer not to use storm windows, it may be possible to re-glaze existing windows with new insulated glass units.

- If a storm window is to be installed on the exterior, match the sash design of the original windows. A metal storm window may be appropriate if the frame matches the proportions and profiles of the original window.
- Generally, wood storm doors are most appropriate.
- A metal storm door may be appropriate if it is simple in design and if the frame is anodized or painted so that raw metal is not visible.
- Storm doors and screen doors should be plain. The application of exterior metal security doors is discouraged. Historic hardware should be maintained.
- The color of sash or frame components should match the color of the original opening.
- See also *Preservation Briefs #3: Conserving Energy in Historic Buildings*, published by the National Park Service.

I. Maintain recessed entries where they are found.

- The repetition of recessed entries provides a rhythm of shadows along the street, which helps establish a sense of scale.
- These recessed entries were designed to provide protection from the weather and the repeated rhythm of these shaded areas along the street helps to identify business entrances. Typically, recessed entries were set back between three to five feet.
- Restore the historic recessed entry if it has been altered.
- Avoid doors that are flush with the sidewalk.

J. Where entries were not recessed historically, maintain them in their original position.

- However, one may also need to comply with other code requirements, including door width, swing and construction.
- In some cases, entries must comply with accessibility requirements of the Americans with Disabilities Act. Note, however, that some flexibility in application of these other regulations is provided for historic properties.
- See also the standards for accessibility from the American National Standards Institute (ANSI).
- See also *Preservation Briefs #32: Making Historic Properties Accessible*, published by the National Park Service.

HR.16 A new or replacement window or door should match the appearance of the original.

A. When window or door replacement is necessary, match the replacement to the original design as closely as possible.

- Preserve the original casing, when feasible.
- If the original is double-hung, then the replacement window should also be doublehung, or at a minimum, appear to be so. Match the replacement also in the number and position of glass panes.
- Very ornate windows or doors that are not appropriate to the building's architectural style are inappropriate.
- Using the same material (wood) as the original is preferred.
- A substitute material may be considered if it will match those of the original in dimension, profile and finish.

B. Maintain the historic ratio of solid-to-void on a primary facade.

- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

C. A new opening should be similar in location, size and type to those seen traditionally.

- All buildings which face the street should have a well-defined front entrance.
 - Limit the number of doors on outbuildings.
 - A general rule for a window opening is that the height should be twice the dimension of the width.
 - Windows should be simple in shape, arrangement and detail.
 - Unusually shaped windows, such as triangles and trapezoids may be considered as accents only.
- D. On a new or replacement window, wooden snap-in muntins and mullions may be considered.
- On facades not visible from the public way, snap-in muntins may be an alternative if they create the same affect as true divided lights. Often, this means that muntins will need to be used on both the inside and outside of the window.
 - Snap-in muntins and mullions should be made from wood and they should convey the scale and finish of those true muntins and mullions seen historically.
 - Snap-in muntins and mullions should be used on both the inside and outside of the window.
- E. Windows and doors should be finished with trim elements similar to those used traditionally.
- This trim should have a dimension similar to that used historically.
 - Divided lights should be formed from smaller mullions integral to the window.

HR.20 Maintain the storefront and all of its character-defining features.

- A. For a commercial storefront building, a rehabilitation project should preserve these character-defining elements:
- **Display windows:** The main portion of glass on the storefront, where goods and services are displayed.
 - **Transom:** The upper portion of the display window, separated by a frame.
 - **Kickplate:** Found beneath the display window. Sometimes called a bulk-head panel.
 - **Entry:** Usually set back from the sidewalk in a protected recess.
 - **Upper-story windows:** Windows located above the street level. These usually have a vertical orientation.
 - **Cornice molding:** A decorative band at the top of the building.
 - These features should not be altered, obscured or removed.
 - This will help maintain the interest of the street to pedestrians by providing views to goods and activities inside first floor windows.
- B. If a storefront is altered, restoring it to the original design is preferred.
- If evidence of the original design is missing, use a simplified interpretation of similar storefronts. The storefront still should be designed to provide interest to pedestrians.
 - Note that, in some cases, an original storefront may have been altered early in the history of the building, and may itself have taken on significance. Such alterations should be preserved.
 - See also *Preservation Briefs #11: Rehabilitating Historic Storefronts*, published by the National Park Service.
- C. Alternative designs that are contemporary interpretations of traditional storefronts may be considered.
- Where the original is missing and no evidence of its character exists, a new design that uses the traditional elements may be considered.
 - However, the new design should continue to convey the character of typical storefronts, including the transparent character of the display window.

- Greater flexibility in treatment of rear facades is appropriate. However, care should be taken to preserve storefronts on those buildings which have traditional commercial storefronts on more than one facade, such as a corner building.
- D. Retain the kickplate as a decorative panel.**
- The kickplate, located below the display window, adds interesting detail to the streetscape and should be preserved.
 - If the original kickplate is covered with another material, consider exposing the original design.
- E. If the original kickplate is missing, develop a sympathetic replacement design.**
- Wood is an appropriate material for replacements on most styles. However, ceramic tile and masonry may also be considered when appropriately used with the building style.
- F. Preserve the character of the cornice line.**
- Most historic commercial buildings have cornices to cap their facades. Their repetition along the street contributes to the visual continuity on the block.
 - Many cornices are made of sheet metal, which is fairly lightweight and easy to repair. Areas that have rusted through can be patched with pieces of new metal.
- G. Reconstruct a missing cornice when historic evidence is available.**
- Use historic photographs to determine design details of the original cornice.
 - Replacement elements should match the original in every detail, especially in overall size and profile. Keep sheet metal ornamentation well painted.
 - The substitution of another old cornice for the original may be considered, provided that the substitute is similar to the original.
- H. A simplified interpretation is also appropriate for a replacement cornice if evidence of the original is missing.**
- Appropriate materials include stone, brick and stamped metal.
- I. Retain the original shape of the transom glass in historic storefronts.**
- Transoms, the upper glass band of traditional storefronts, introduced light into the depths of the building, saving on light costs. These bands should not be removed or enclosed.
 - The shape of the transom is important to the proportion of the storefront, and it should be preserved in its historic configuration.
 - If the original glass is missing, installing new glass is preferred. However, if the transom must be blocked out, be certain to retain the original proportions. One option might be to use it as a sign panel or decorative band.
- J. A parapet wall should not be altered, especially those on primary elevations or highly visible facades.**
- When a parapet wall becomes deteriorated, there is sometimes a temptation to lower or remove it. Avoid doing this because the flashing for the roof is often tied into the parapet, and disturbing it can cause moisture problems.
 - Inspect parapets on a regular basis. They are exposed to the weather more than other parts of the building, so watch for deterioration such as missing mortar or excessive moisture retention.
 - Avoid waterproofing treatments, which can interfere with the parapet's natural ability to dry out quickly when it gets wet.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Luke Sims	James Kearns
*Title:	Architect	Property Owner
*Address:	53 Endel Street, Greenville	108 Pinewood Dr., Easley
*State:	South Carolina	South Carolina
*Zip:	29611	29640
*Phone:	864.395.2848	864.607.6556
*Email:	luke.sims@gmail.com	jamespk737@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS 108 E. Stone Ave., Greenville, SC, 29609

*TAX MAP #(S) 0034000203700

*PRESERVATION DISTRICT/SPECIAL DISTRICT East Park Avenue Historic District

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ☐ CA Neighborhood New ☒ CA Neighborhood Modification (☒ Major/☐ Minor)
☐ CA Urban New ☐ CA Urban Modification (☐ Major/☐ Minor)
☐ CAS Staff New (☐ Major/☐ Minor) **please see item D. for description*
☐ CAS Staff Modification
☐ Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) _____

To include: scope of project and response to specific guidelines and special conditions.

The project includes the renovation of a brick building that formally housed a tattoo, piercing, & smoke shop, with a residence in the rear, to an art business and residence in the rear. The project will remove EIFS on the front facade & expose the original brick. There will be significant structural reinforcement required for new storefront windows on the front facade & arched windows on the East & West elevations. A large wood deck will be constructed off of the rear of the building.

The building dates back to pre-1920. No historic photos of the original facade were found. The owner's goal is to reconstruct a front facade that would be typical with Early-20th century commercial architecture. Typical traits include recessed entrance, corbeled cornices, decorative brickwork, large glass openings, large signage, & a parapet.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. NEIGHBORHOOD DESIGN PANEL	\$150.00
D. APPLICATION FOR STAFF REVIEW	
<u>Major</u> : All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.	\$100.00
<u>Minor</u> : Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.	\$50.00
E. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
F. INFORMAL REVIEW	\$50.00

2. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

***APPLICANT SIGNATURE** _____

1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ¼” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). **The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file. Data is updated monthly.**

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

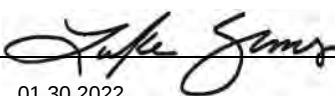
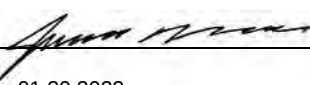
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

4. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

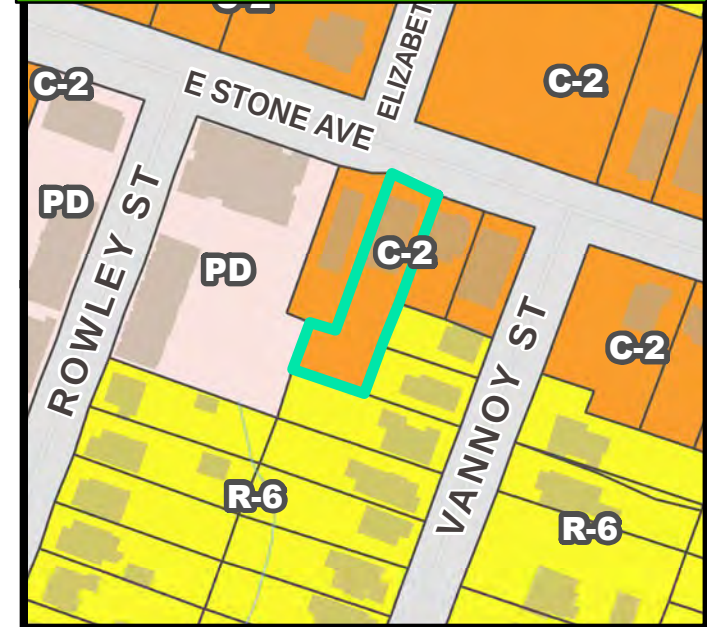
*Signatures	
Applicant	
Date	01.30.2022
Property Owner/Authorized Agent	
Date	01.30.2022
Public Hearing information	
Public Hearing signs	

CA 22-108 • 108 EAST STONE

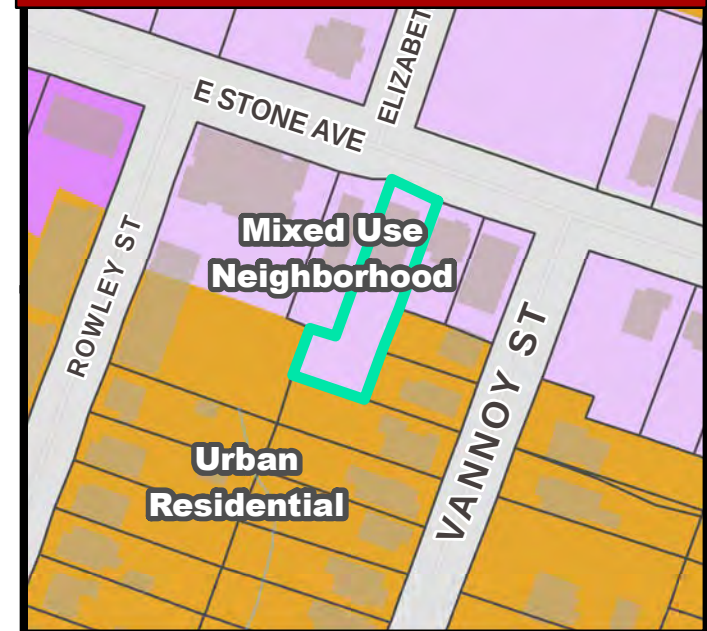
AERIAL VIEW



CURRENT ZONING



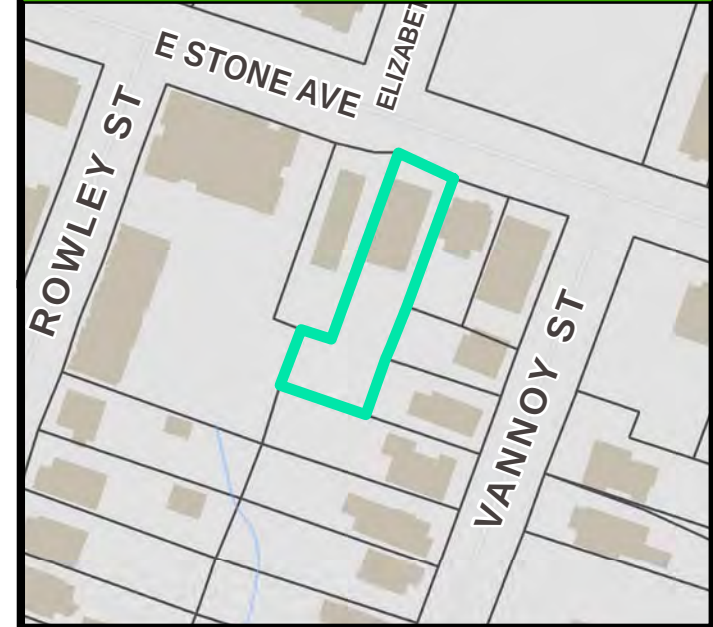
FUTURE LAND USE



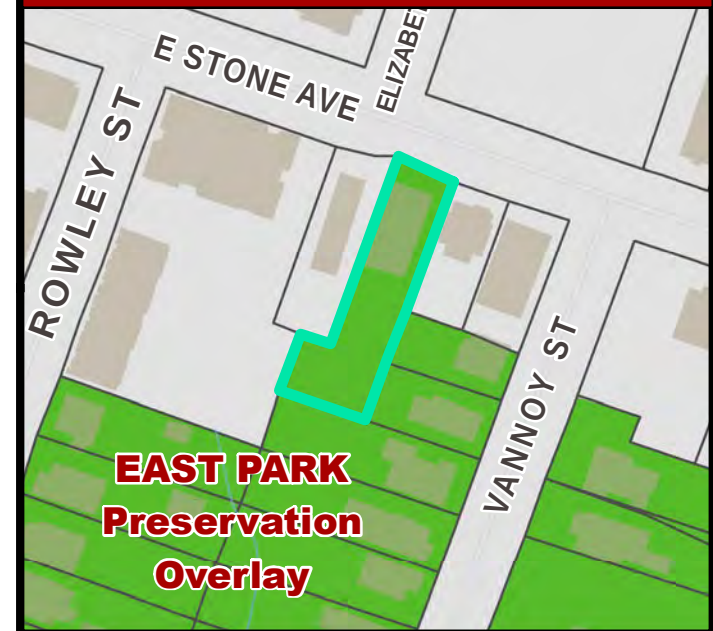
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

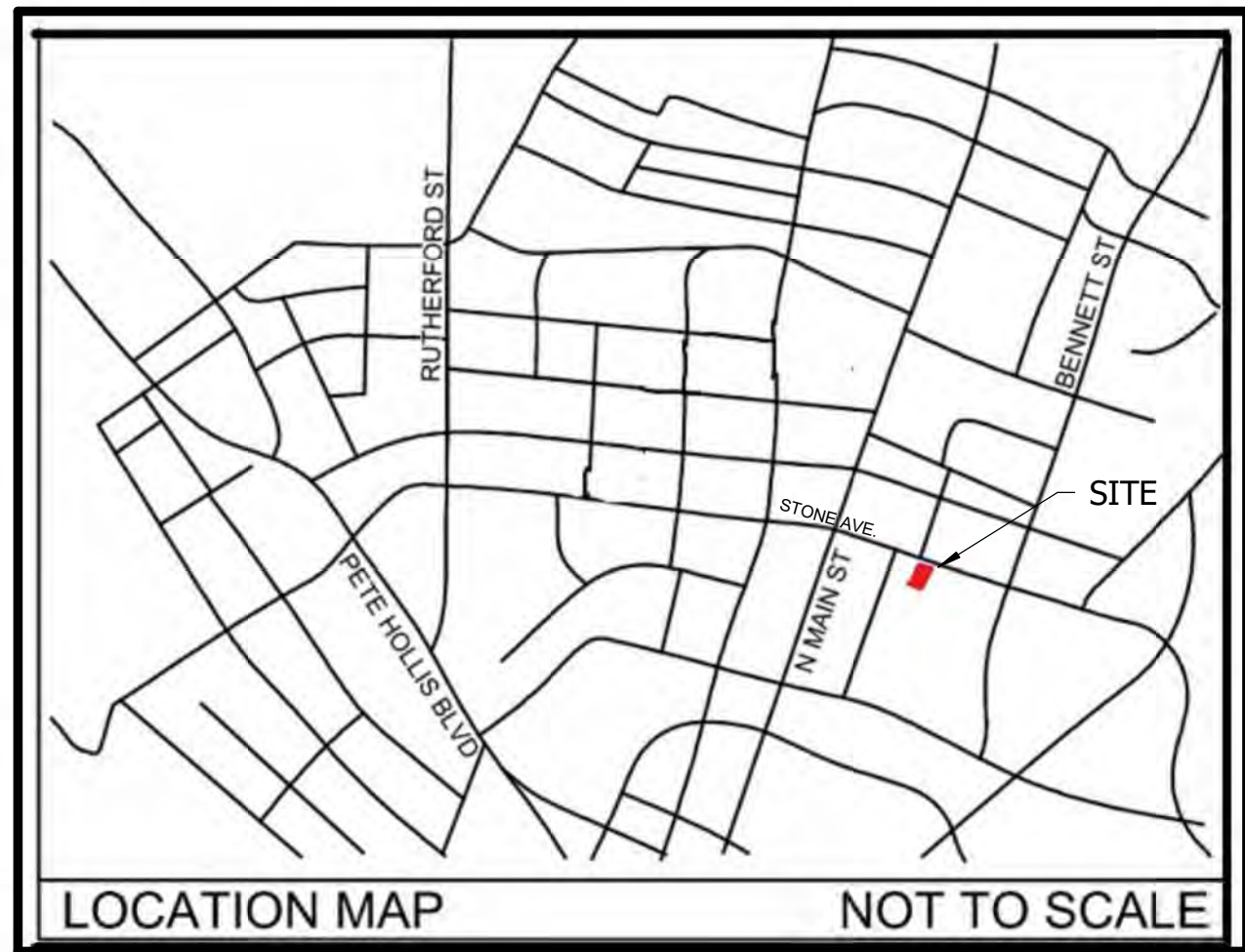


108 E. Stone Ave. Renovation

GREENVILLE, SOUTH CAROLINA 29609

DRB SET

JANUARY 30th, 2022



DRAWING SHEET INDEX

A0.1	ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLANS
A5.1	EXTERIOR ELEVATIONS
A5.2	EXTERIOR ELEVATIONS
A5.3	BUILDING SECTIONS
A9.1	3D VIEWS



EXISTING PHOTOS

GENERAL NOTES

PROJECT TITLE

108 E. STONE AVE.

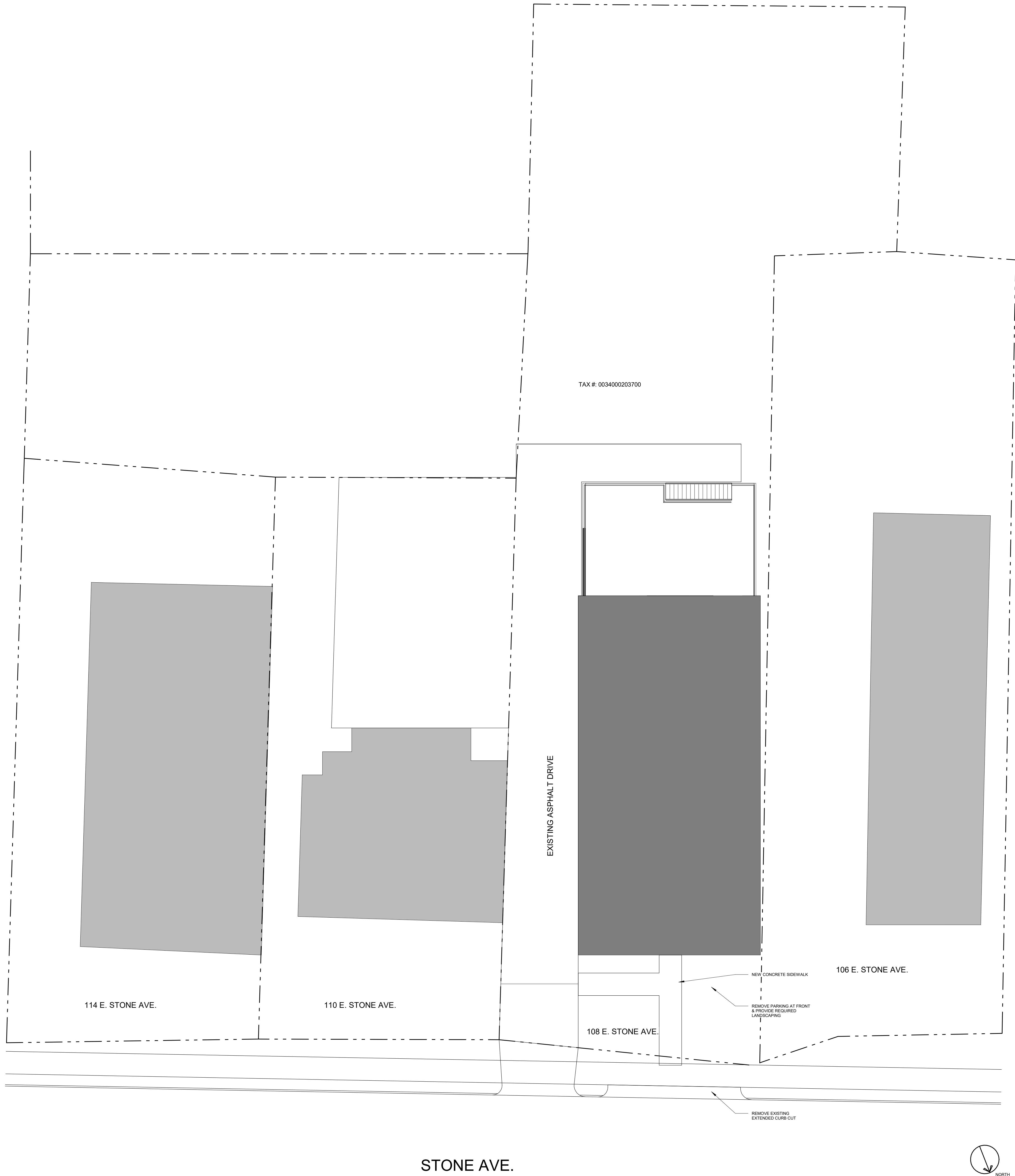
NOT FOR CONSTRUCTION

NOTICE: THESE DRAWINGS WERE PREPARED UNDER A LIMITED SERVICE AGREEMENT AND ARE INTENDED TO REPRESENT DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING OR VERIFYING STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND BUILDING CODES.

NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
TITLE SHEET

DRAWING	DATE
T0.1	JANUARY 29, 2022



PLAN NOTES

GENERAL NOTES

PROJECT TITLE

108 E. STONE AVE.

NOT FOR CONSTRUCTION

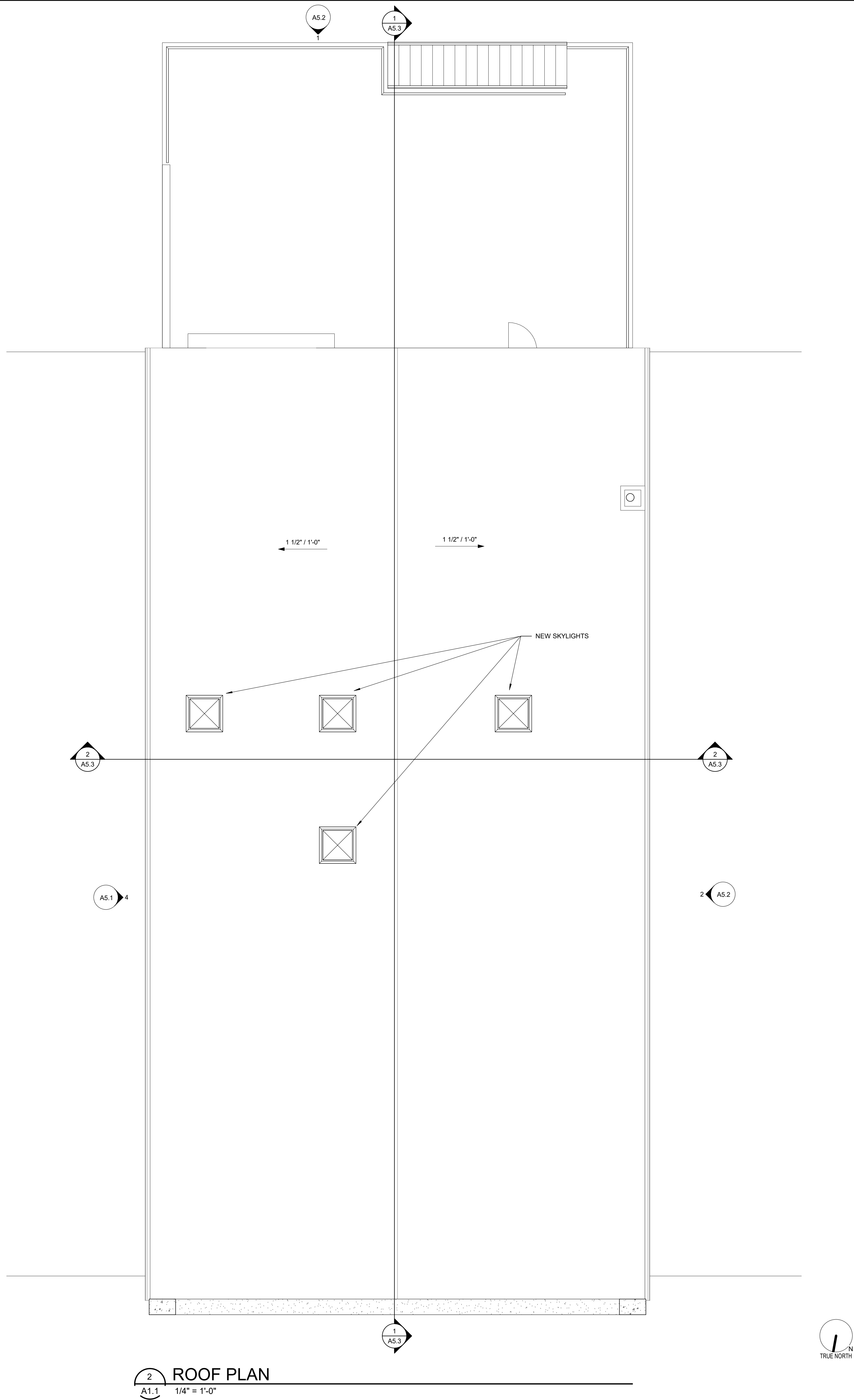
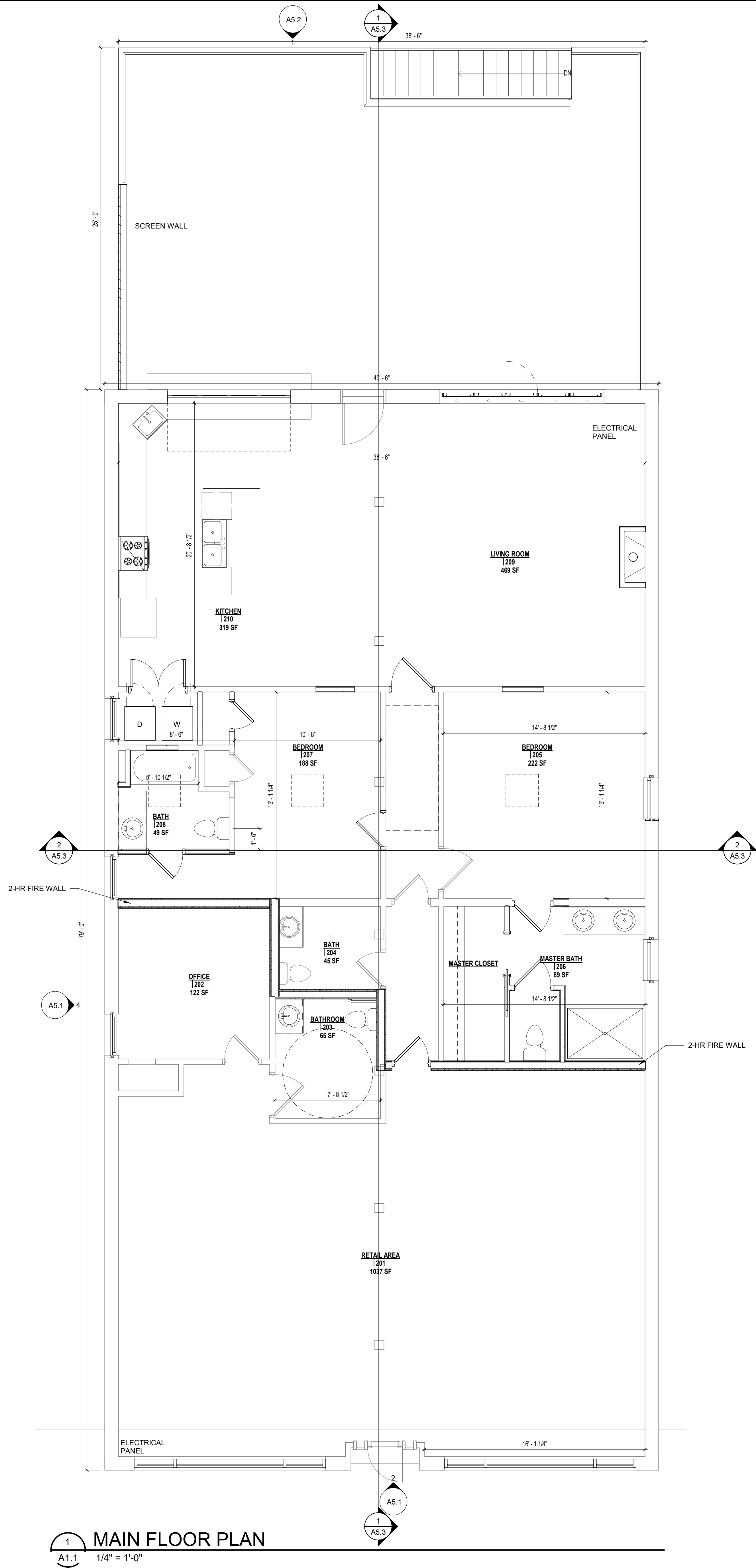
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COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND BUILDING
CODES.

NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
ARCHITECTURAL SITE
PLAN

DATE
JANUARY 29, 2022

DRAWING	A0.1
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PLAN NOTES

GENERAL NOTES

PROJECT TITLE

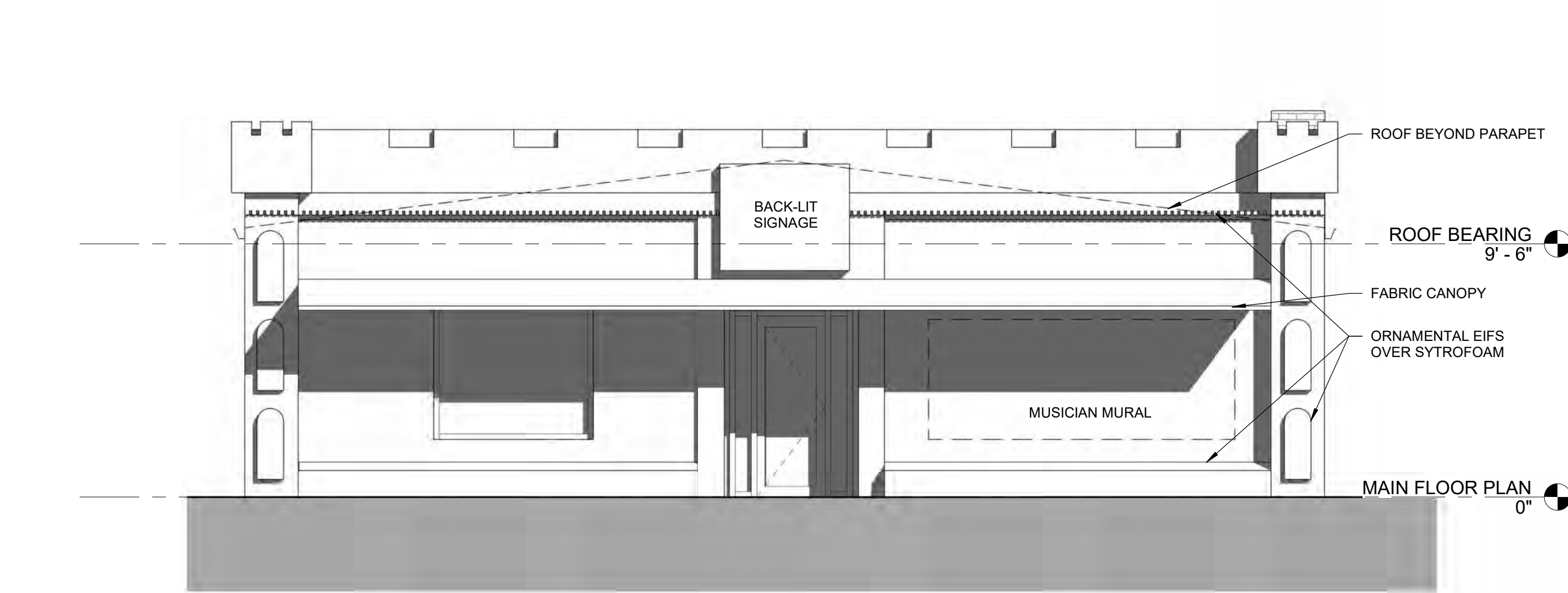
108 E. STONE AVE.
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NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
FLOOR PLANS

DRAWING	DATE
A1.1	JANUARY 29, 2022



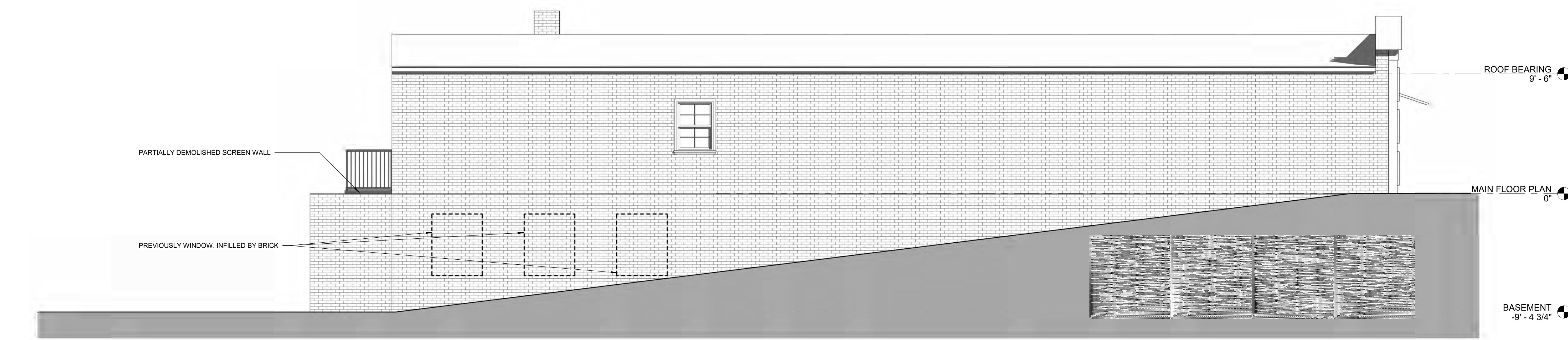
1 EXISTING NORTH ELEVATION

A5.1 1/4" = 1'-0"



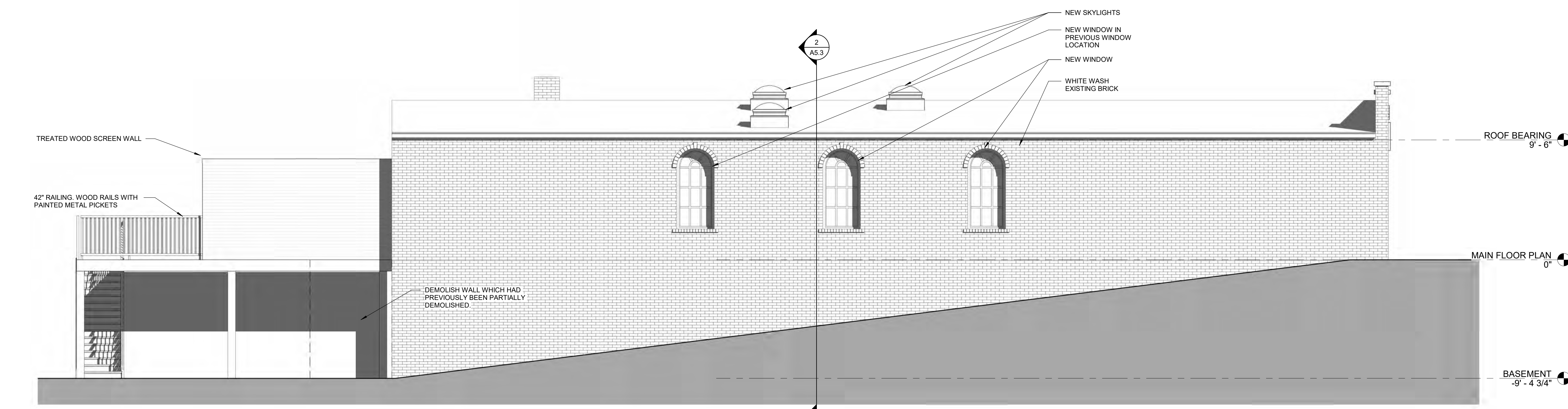
2 NEW NORTH ELEVATION

A5.1 1/4" = 1'-0"



3 EAST ELEVATION - EXISTING

A5.1 1/4" = 1'-0"



4 NEW EAST ELEVATION

A5.1 1/4" = 1'-0"

PLAN NOTES

GENERAL NOTES

PROJECT TITLE

108 E. STONE AVE.

NOT FOR CONSTRUCTION

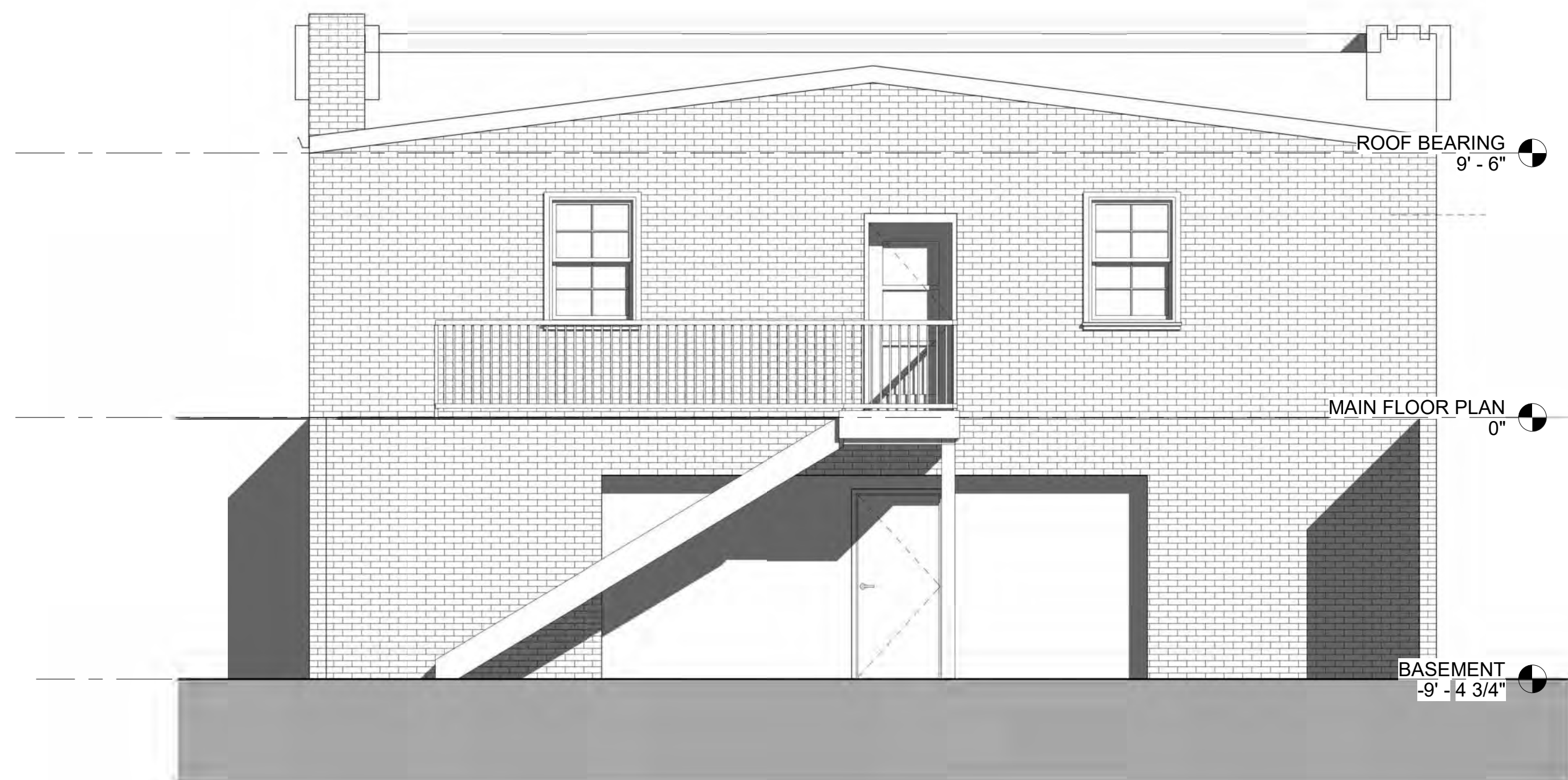
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NO. REVISION DESCRIPTION DATE

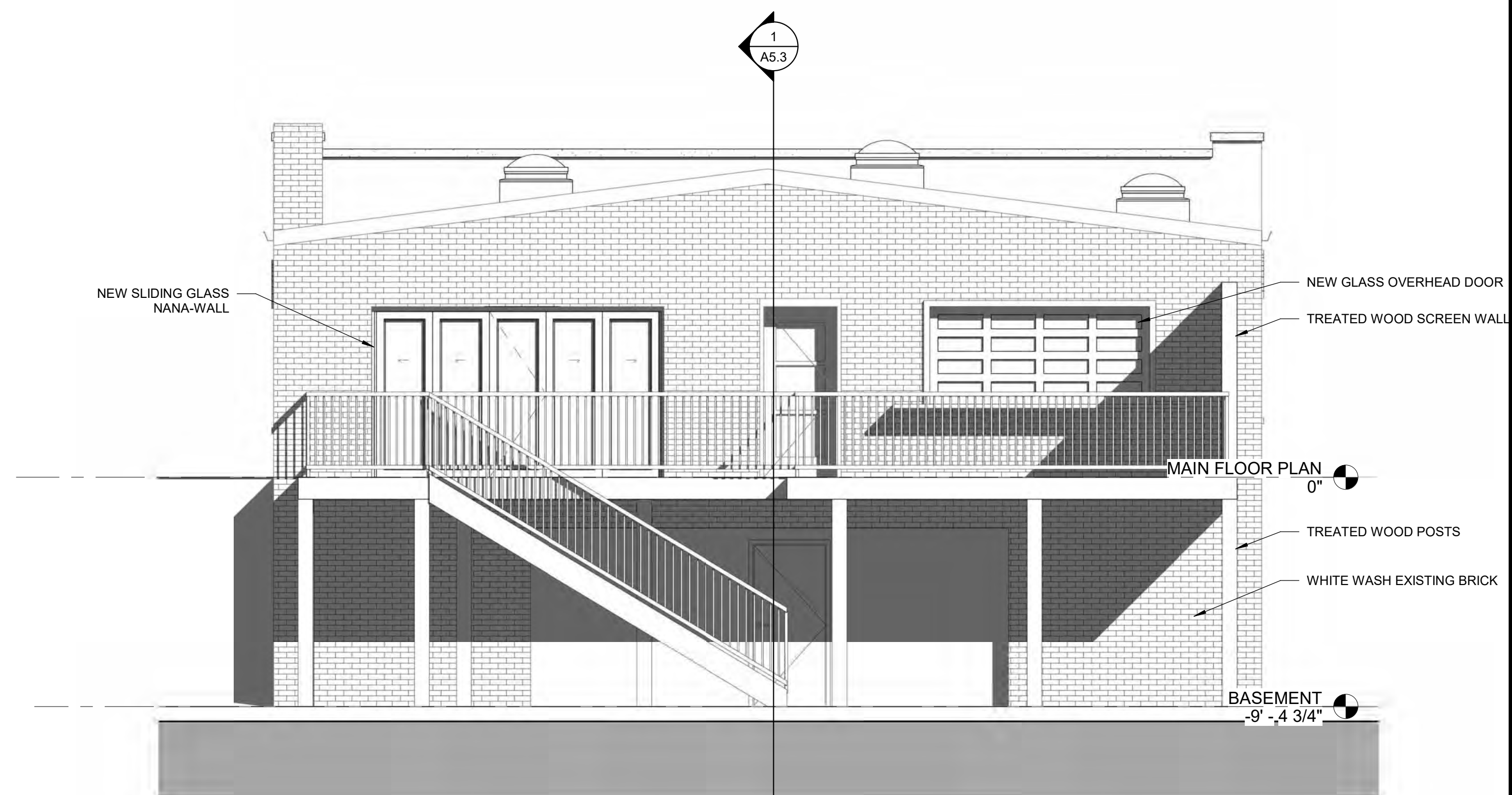
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EXTERIOR ELEVATIONS

DATE
JANUARY 29, 2022

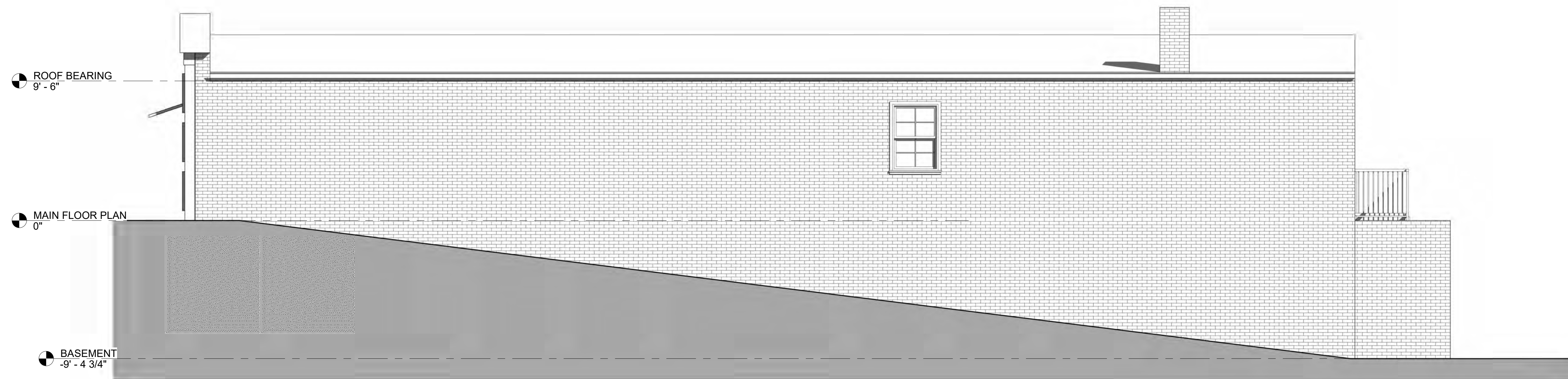
DRAWING
A5.1



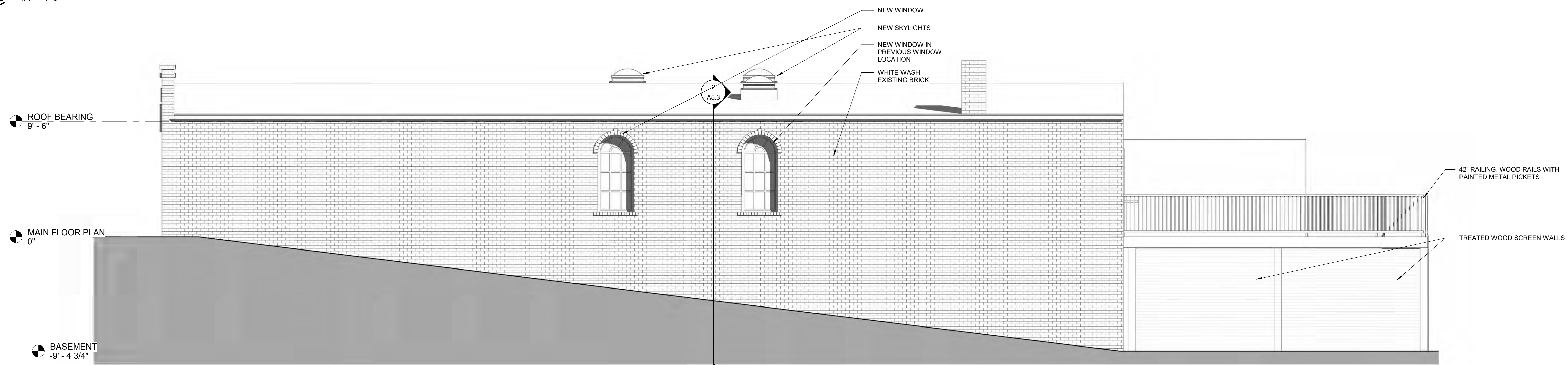
3 EXISTING SOUTH ELEVATION
A5.2 1/4" = 1'-0"



1 NEW SOUTH ELEVATION
A5.2 1/4" = 1'-0"



4 WEST ELEVATION - EXISTING
A5.2 1/4" = 1'-0"



2 NEW WEST ELEVATION
A5.2 1/4" = 1'-0"

GENERAL NOTES

PROJECT TITLE

108 E. STONE AVE.

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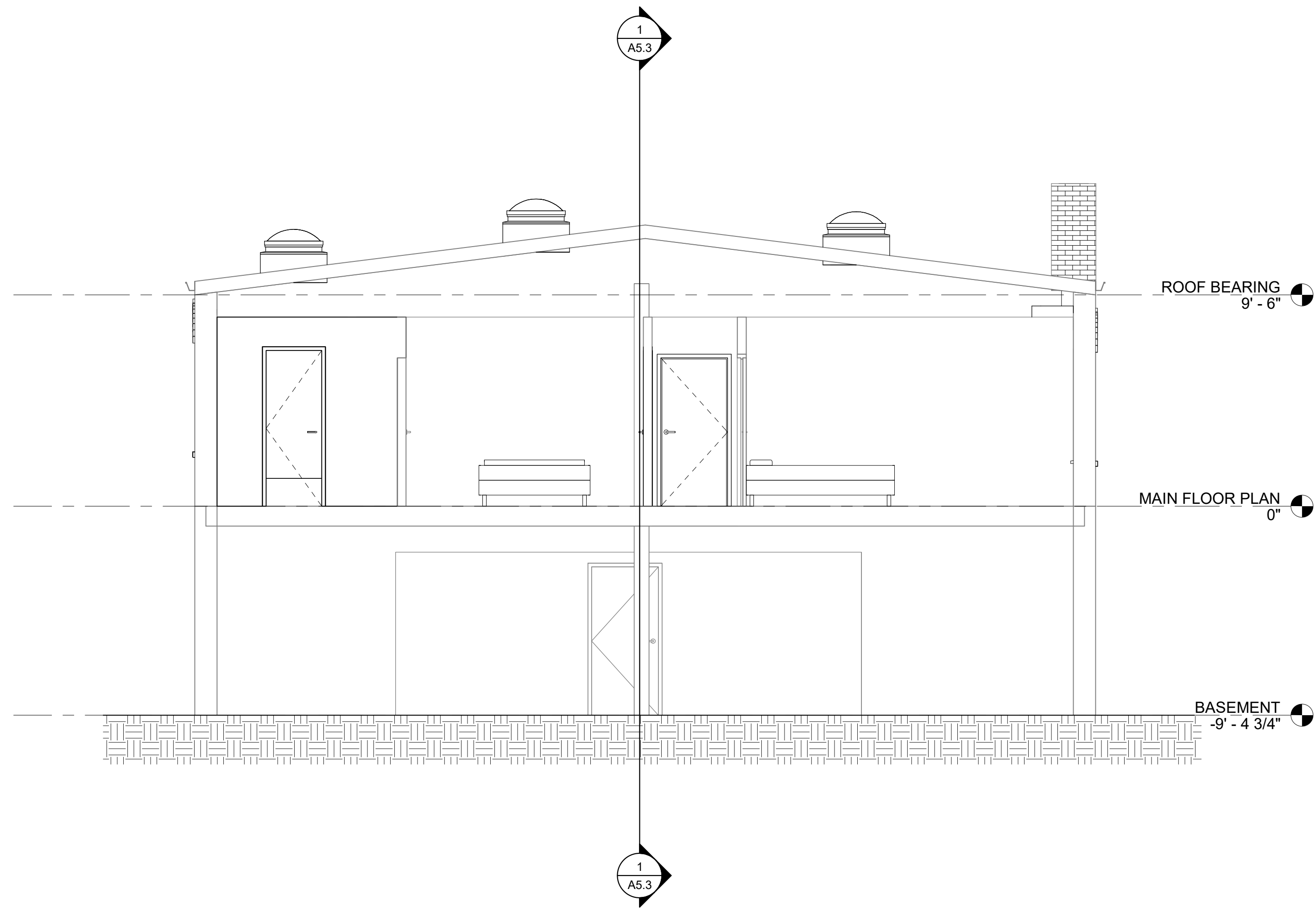
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NO.	REVISION DESCRIPTION	DATE
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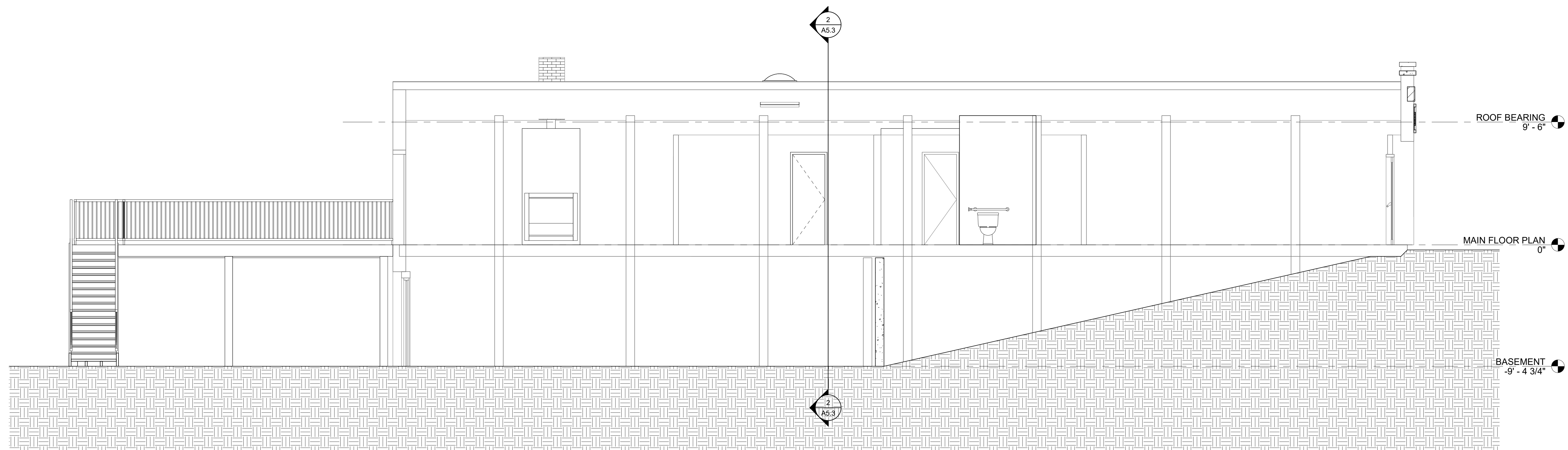
DRAWING TITLE
EXTERIOR
ELEVATIONS

DATE
JANUARY 29, 2022

DRAWING	A5.2
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2 TRANSVERSE SECTION 1
A5.3 1/4" = 1'-0"



1 LONGITUDINAL SECTION 1
A5.3 1/4" = 1'-0"

PLAN NOTES

GENERAL NOTES

PROJECT TITLE

108 E. STONE AVE.

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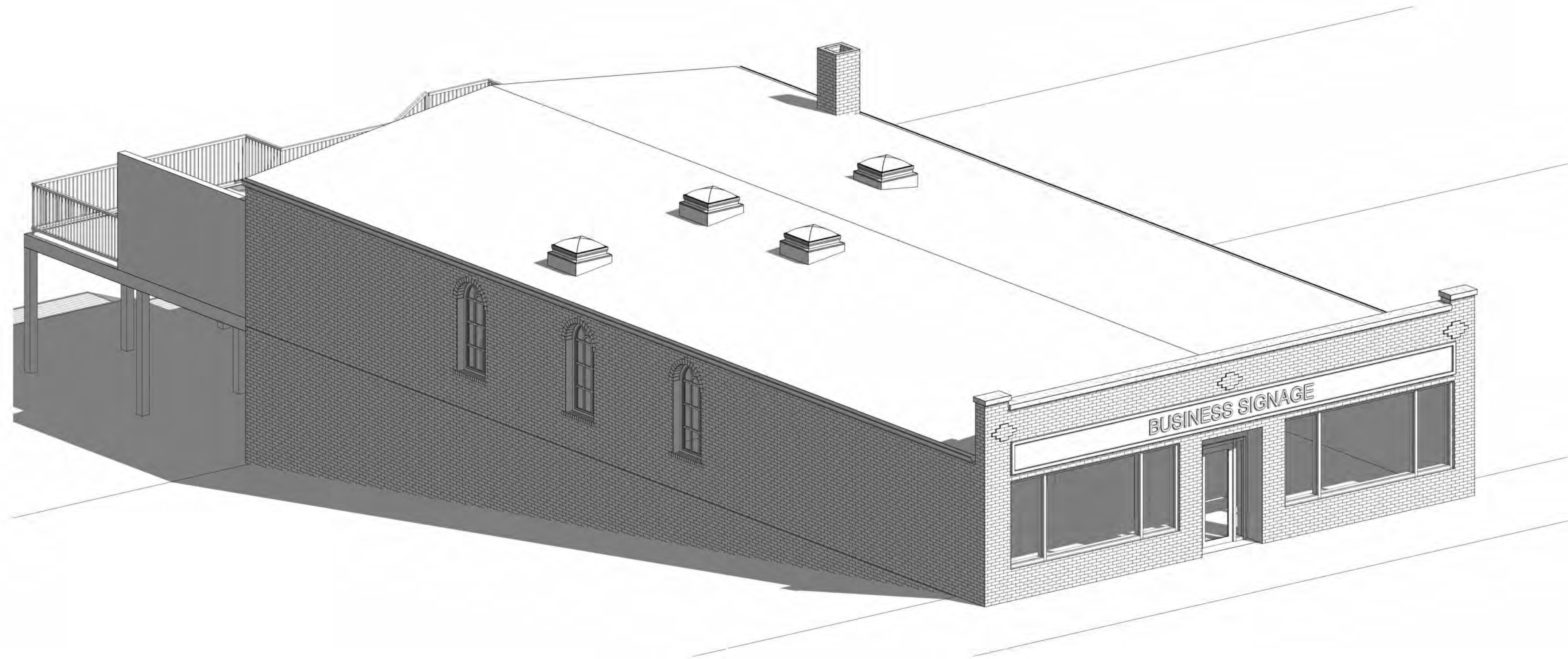
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BUILDING SECTIONS

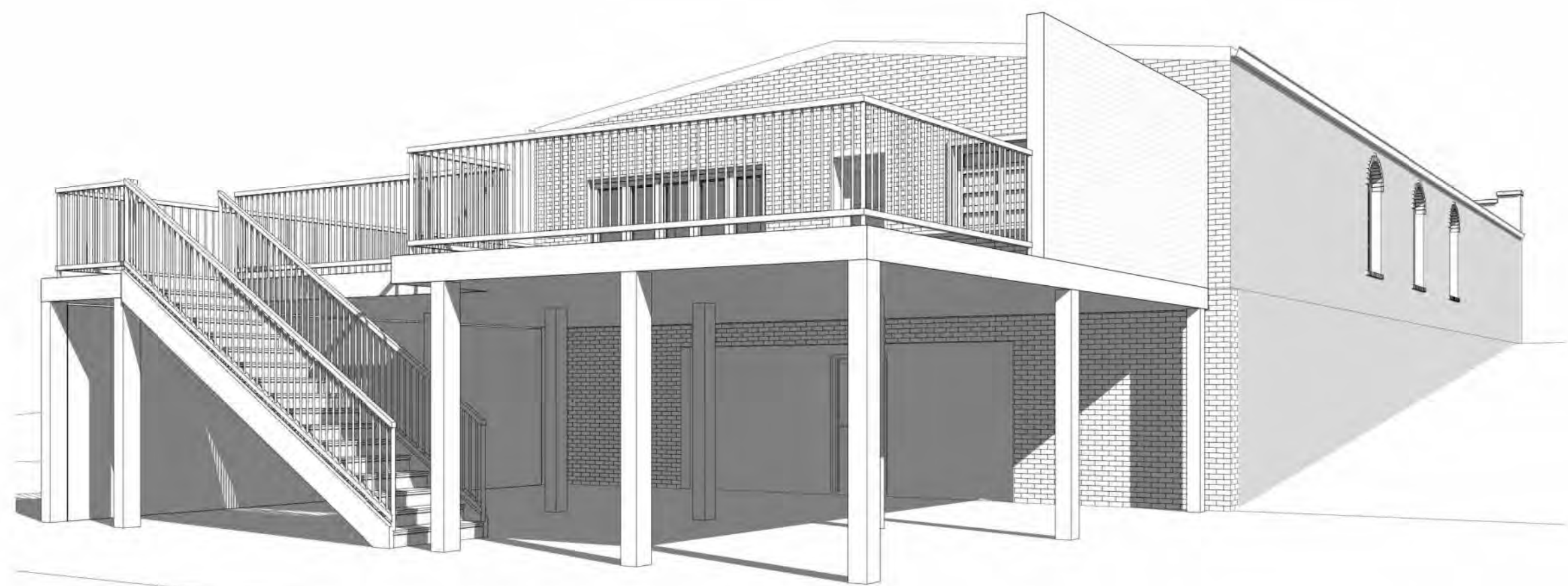
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A5.3	JANUARY 29, 2022



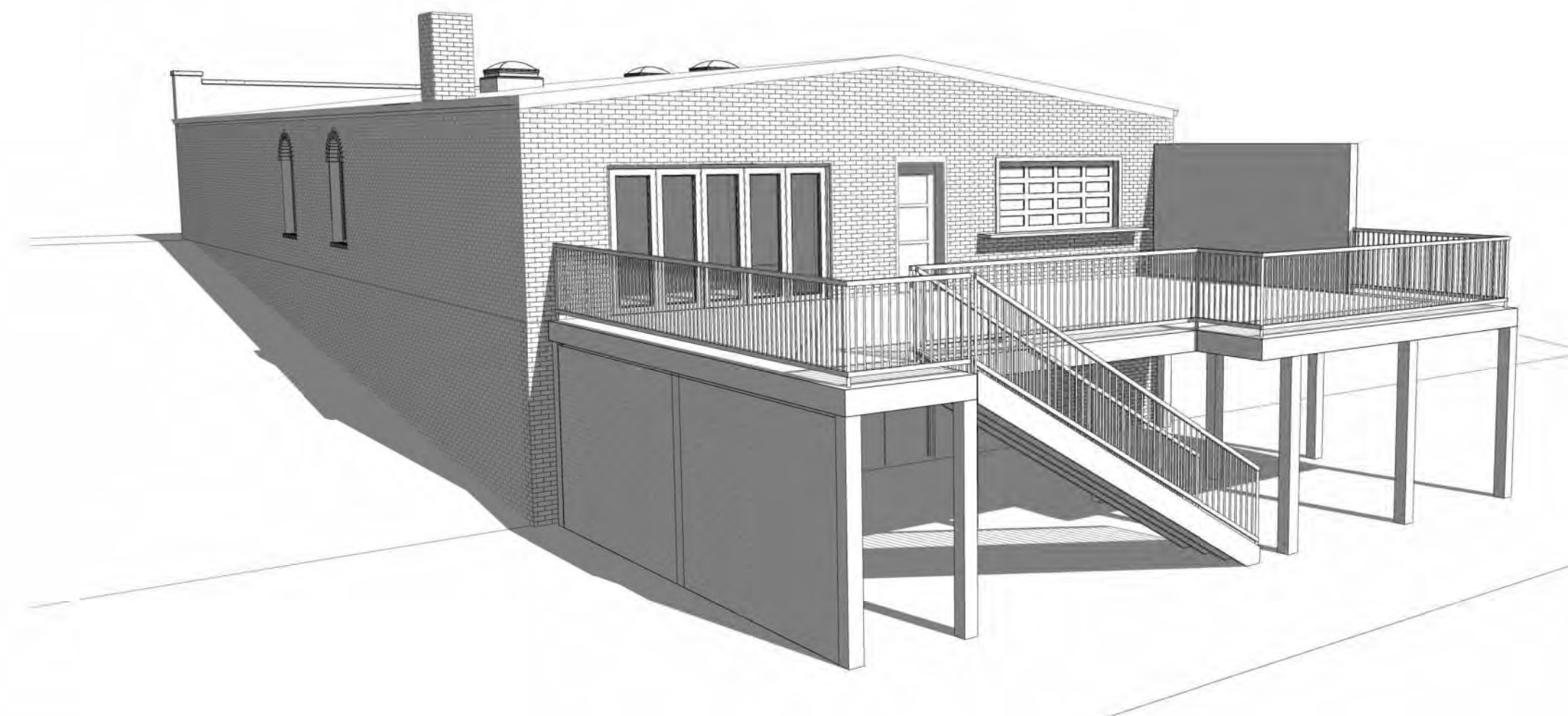
1 STONE AVE. PERSPECTIVE
A9.1



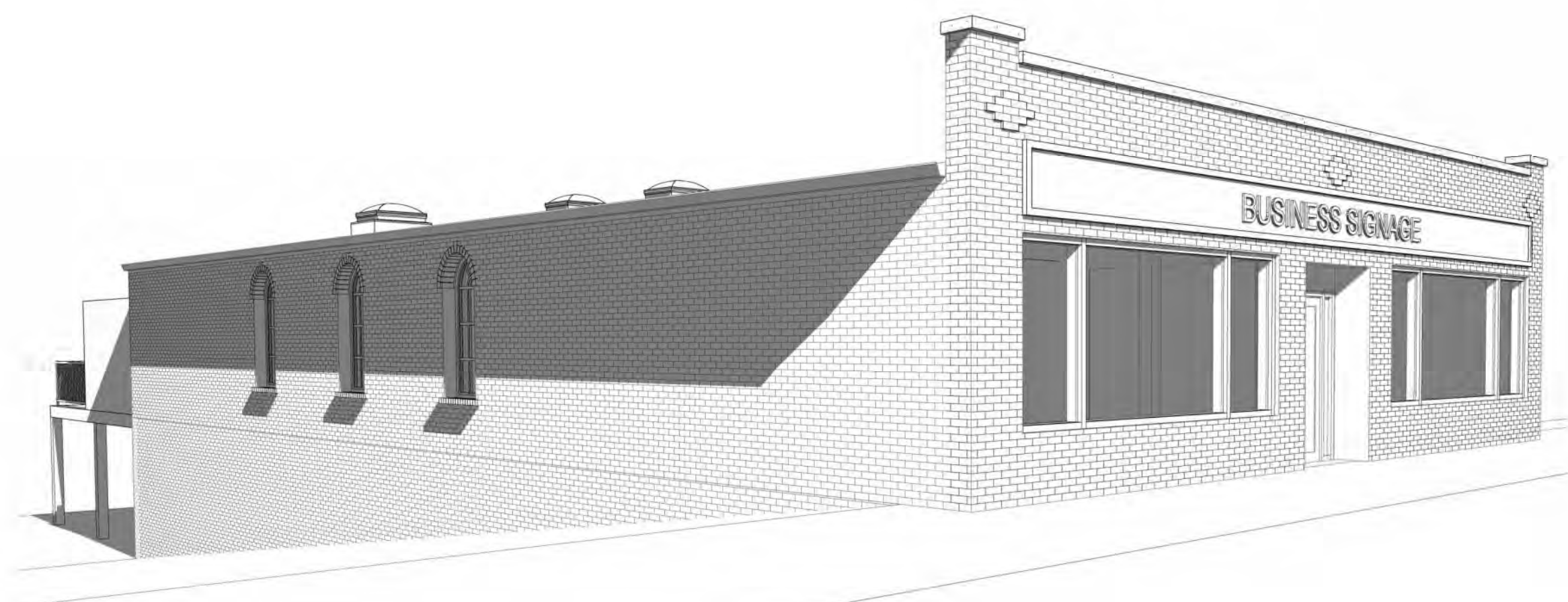
5 AXON 2
A9.1



2 REAR PERSPECTIVE 1
A9.1



3 REAR PERSPECTIVE 2
A9.1



4 NORTHEAST CORNER PERSPECTIVE
A9.1

PLAN NOTES

GENERAL NOTES

PROJECT TITLE

108 E. STONE AVE.

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CODES.

NO.	REVISION DESCRIPTION	DATE
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DRAWING TITLE
3D VIEWS

DRAWING	DATE
A9.1	JANUARY 29, 2022

400 SERIES



*2020 Andersen brand survey of U.S. contractors.

REPLACEMENT SOLUTIONS

Homeowners and realtors agree that Andersen products increase the value of a home by at least 10%*. So you're not just replacing their windows, you're upgrading their home.

INSERT WINDOWS



400 Series Woodwright® Double-Hung Insert Windows

The classic, traditional style of Woodwright full-frame windows in a time-saving insert.



400 Series Tilt-Wash Double-Hung Insert Windows

Our best-selling double-hung windows in an insert for easy replacement.



400 Series Replacement Casement & Awning Windows

Available without an installation flange for easy window replacement from inside or outside. Feature predrilled, through-the-jamb installation holes for quick installation.

Our insert and replacement windows include flat self-hanging shims, backer rod, installation screws and complete instructions.



CUSTOM-SIZE FULL-FRAME WINDOWS

When the existing window frame is rotted or deteriorated, or you're modifying the size or shape of the existing window opening, our full-frame double-hung, casement, awning and specialty windows are available in custom sizes to fit your project.



CUSTOM-SIZE PATIO DOORS

Whether you need a hinged or gliding patio door for replacement, Andersen has a number of custom-size options to fit your project.



*2020 Andersen brand surveys of U.S. realtors and homeowners.

PRODUCT OVERVIEW



Double-Hung Windows

Choose Woodwright® double-hung windows that replicate the look of traditional architecture or our best-selling tilt-wash double-hung windows that are extremely energy efficient. Both are available as full-frame or insert windows, and can be part of bay window combinations. Coordinating picture and transom windows are also available.



Woodwright full-frame windows come in a variety of shapes.

Our **Narroline® double-hung window conversion kit** can upgrade Andersen® Narroline double-hung windows to tilt-wash windows.



Specialty Windows

A collection of stylish shapes to help distinguish a home's style or create a delicate accent.



Complementary specialty windows offer 35 additional shapes and custom sizes.



Casement & Awning Windows

Casement and awning windows are energy efficient, and are built with our low-maintenance Perma-Shield® cladding. Available for new construction or replacement, as integral twin or triple units, or as part of bay or bow window combinations. Coordinating picture and transom windows are also available.

Complementary casement windows come in a variety of shapes and in French casement options.



Gliding Windows

Superior energy efficiency, reliable performance and uncommon beauty. Both sash on our gliding windows open for improved ventilation.



Frame any Frenchwood patio door with **Frenchwood patio door sidelights and transoms.**

Frenchwood® Gliding & Hinged Inswing Patio Doors

Wide wood profiles provide the authentic craftsmanship of traditional French doors, and our Perma-Shield exterior cladding protects the unit and offers low maintenance. Add blinds-between-the-glass to conveniently control light and privacy. To learn more about other traditional- and contemporary-style Andersen door options, visit andersenwindows.com/doors.



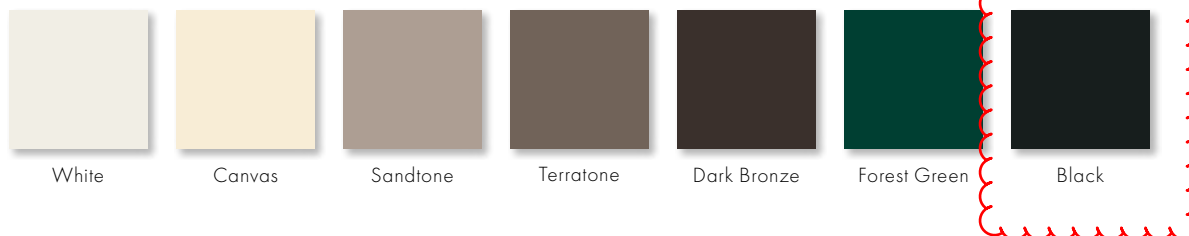
Complementary curved top patio doors, including Springline™ and arch hinged doors, are handcrafted and complement our 400 Series products.



EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting, low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.

EXTERIOR COLORS**



INTERIOR OPTIONS**



Design your window at
andersenwindows.com/design-tool

*Visit andersenwindows.com/warranty for details.

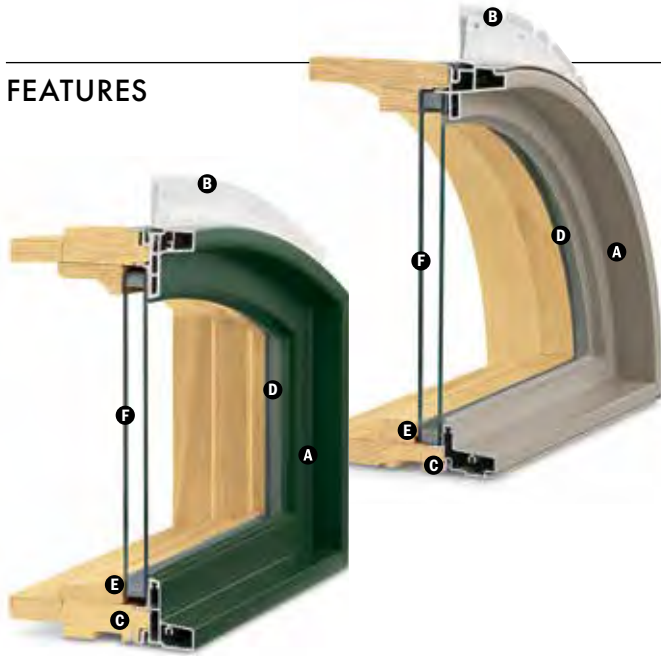
**Some products are not available in all colors or wood species. See your Andersen supplier for details.

†Products with dark bronze and black interiors have matching exteriors; excludes complementary products.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

COMPLEMENTARY SPECIALTY WINDOWS

FEATURES



FRAME

A Heavy-duty aluminum cladding protects the frame exterior, providing low-maintenance durability. Standard cladding finish meets AAMA 2604 specification. An optional finish that meets the AAMA 2605 specification is also available.

B A vinyl installation flange extends 1 1/2" (38) around the perimeter of the unit to help properly position the unit in the opening. Installation clips are standard for increased structural anchoring to building members. Mounted around the perimeter, the clips rotate into position and can be bent into place against the framing members to suit all jamb conditions.

C Wood frame members are treated with a water-repellent wood preservative for long-lasting* protection and performance. Radii are made of laminated pine veneers. Lineal components are solid or engineered wood with a pine core.

Jambs

A variety of basic unit jamb designs and depths are available to match 400 Series units. Specify desired jamb depth when ordering.

CAUTION:

- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*Visit andersenwindows.com/warranty for details.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors. See your Andersen supplier for actual color samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

GLASS

D In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

E Silicone glazing bead combined with two-sided silicone tape provide superior weathertightness.

F High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

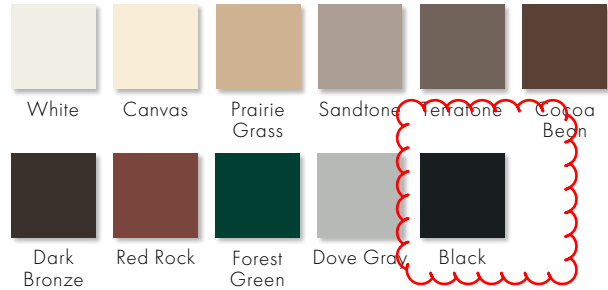
Patterned glass options are available. See page 12 for more details.



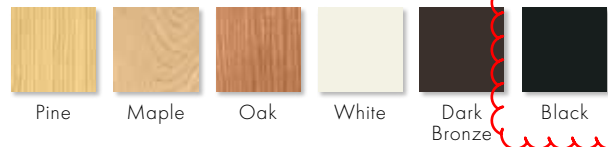
Complementary specialty windows are available with Stormwatch® Protection. For more details, visit andersenwindows.com/coastal.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



ACCESSORIES

FRAME

Extension Jambs

Standard jamb depths are 4 1/16" (116) or 2 7/8" (73). Extension jambs are available in 1/16" (1.5) increments between 4 1/16" (116) and 7 1/8" (181). Additional dimensions are available. Contact your supplier for more information. Extension jambs are available in unfinished pine or prefinished white, dark bronze and black. Available for job site application or can be factory applied.

Plinth Blocks

For enhancing casing transitions. Decorated with a radial sunburst or use the reverse side flush face.



For arch windows, use 2 7/8" (73) x 4" (102) size plinth block with 2 1/4" (57) and 2 1/2" (64) casing. With 3 1/2" (89) casing, use 3 7/8" (98) x 5 1/4" (133).



For half circle, circle and oval windows, use 2 7/8" (73) size plinth block with 2 1/4" (57) and 2 1/2" (64) casing. With 3 1/2" (89) casing, use 3 7/8" (98).

CASING

Interior Arch Casing

Available in Colonial or Ranch styles. Arch casings come with transition blocks or plinth blocks, depending on the product. For easy integration and consistency, casing dimensions are consistent with Wood Moulding and Millwork Producers Association specifications. Available in pine, maple and oak.



2 1/4" (57) Colonial style WM366



2 1/2" (64) Colonial style WM351



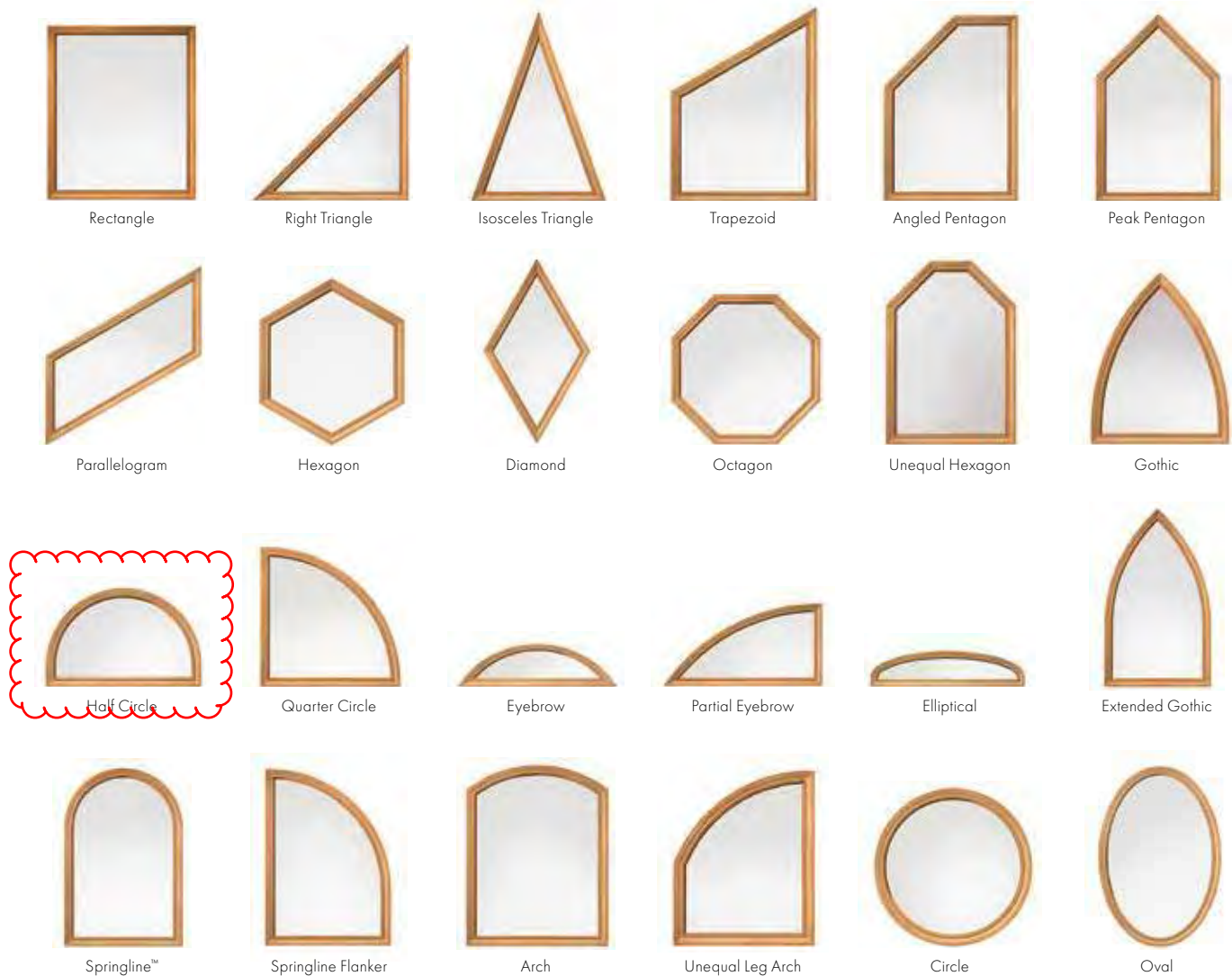
3 1/2" (89) Colonial style WM444



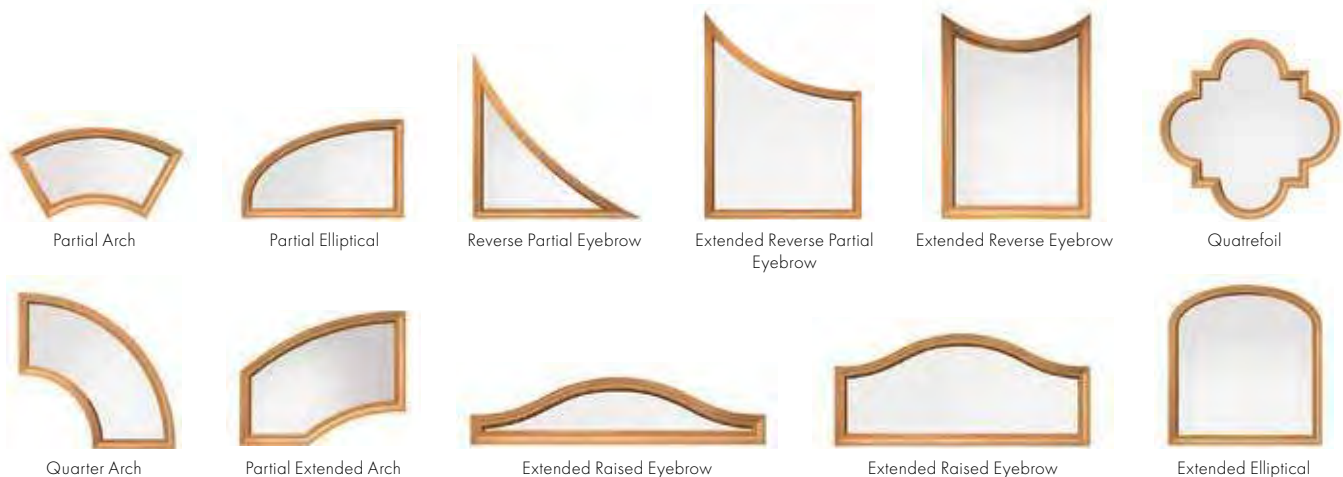
2 1/4" (57) Ranch style WM324
2 1/2" (64) Ranch style WM315

SHAPES

Andersen® complementary specialty windows are available in a variety of sizes. Fixed unit profiles may vary dependent upon shape. For specific sizes, details and joining information, contact your Andersen supplier.



The additional specialty window shapes below are available by special order.



NW Aluminum 640

[Home \(/\)](#) / [Products \(/products\)](#) / [Folding Glass Walls \(/folding-glass-walls\)](#)
/ [Aluminum Framed \(/folding-glass-walls/aluminum-framed\)](#) / NW Aluminum 640



FEATURES
[\(/PRODUCTS/NW-ALUMINUM-640\)](#)

PERFORMANCE
[\(/PRODUCTS/NW-ALUMINUM-640/PERFORMANCE\)](#)

OPTIONS
[\(/PRODUCTS/NW-ALUMINUM-640/OPTIONS\)](#)

ACCESSORIES
[\(/PRODUCTS/NW-ALUMINUM-640/ACCESSORIES\)](#)

RESOURCES
[\(/PRODUCTS/NW-ALUMINUM-640/RESOURCES\)](#)

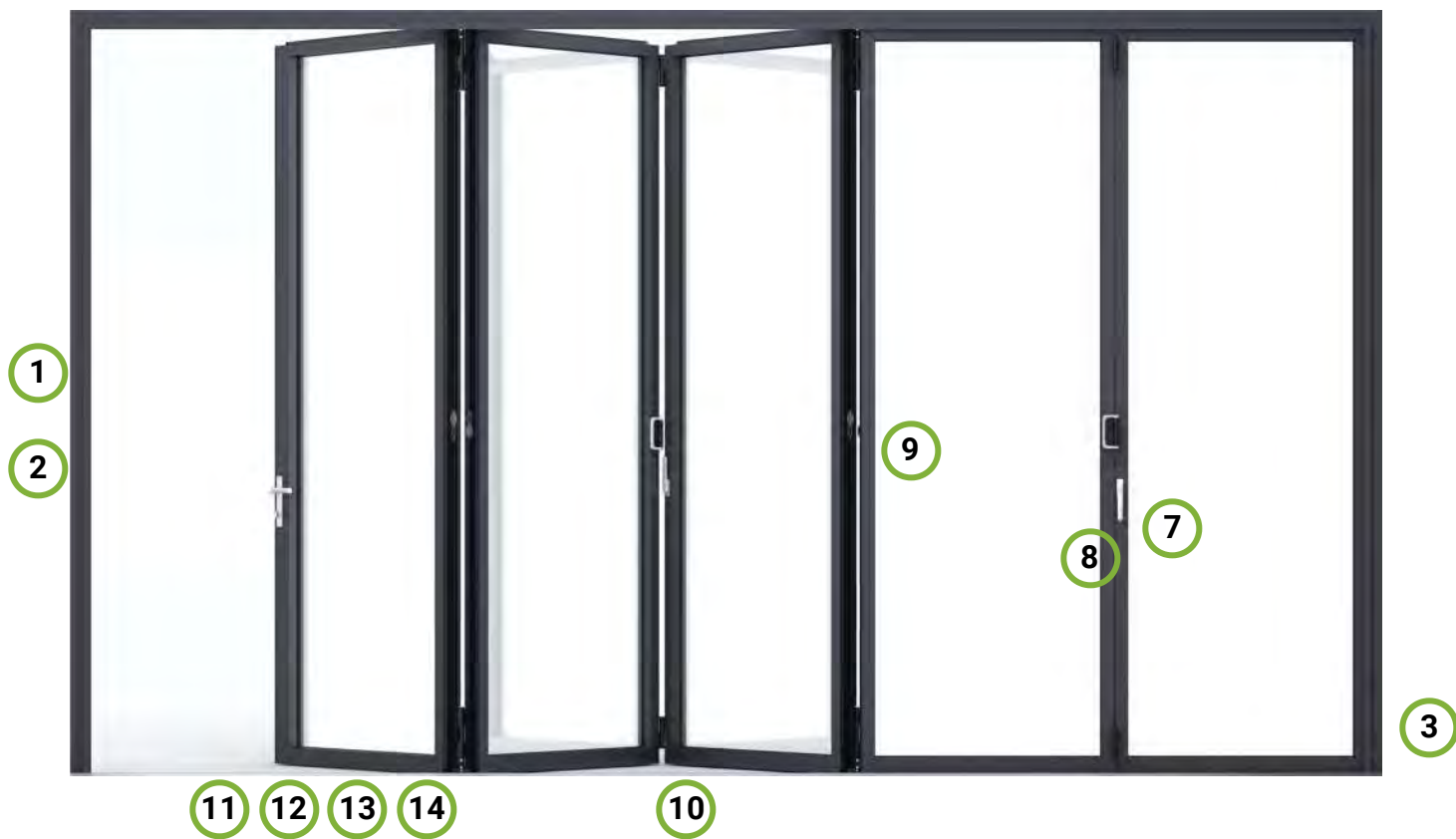
[PRODUCT BROCHURE \(/INSPIRATION/I/1372318-NANAWALL-NW-ALUMINUM-640/0?1372318-NANAWALL-NW-ALUMINUM-640\)](#)

Features



NW Aluminum 640—Slimmest Aluminum Framed Folding Glass Wall

NW Aluminum 640 and NW Aluminum 840 provide the slimmest aluminum frame of the NanaWall folding product line. With a frame profile styled in a crisp, angular design, the intersection of two folding panels is a mere 3 7/8" (99 mm). This floor supported system offers an extremely streamlined appearance with minimal exposed hardware, creating a new level of aesthetics.



511/521/522

ALUMINUM Door Systems



ALUMINUM SECTIONAL DOORS



VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS



Model 511, Brown powder coat finish, Clear glass

General features and benefits – Models 511/521

- 1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections with galvanized fixtures and hinges promotes durability and trouble-free operation
- 1/4" (6 mm) diameter through-rods on all stiles and rails enhances strength and sturdiness
- Top-quality materials, excellent field service and optional maintenance program contribute to extended door life, low maintenance costs and maximum productivity
- Glazing choices include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate, wire glass, Low E, Lexan and laminate
- Standard clear anodized finish for low-maintenance and corrosion-resistance
- Optional finishes include a wide range of powder coat colors offering an attractive and durable finish
- Manual pull rope operation with optional chain hoist or electric motor operator
- Available in approximately 200 RAL powder coat colors to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.

Cover image: Model 521, Clear anodized finish with Clear glass.



Standard features at a glance

Panel thickness	1 3/4" (45 mm)
Maximum standard height	16'1" (4902 mm)
Maximum standard width	16'2" (6147 mm)
Material	6063-T6 aluminum
Standard finish	204R-1 clear anodized
Center stile width	2 1/32" (17 mm)
End stile width	2 3/4" (70 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	3/4" (19 mm)
Bottom intermediate rail width	5/8" (16 mm)
Bottom rail width	2 3/8" (60 mm) or 3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited; 3-Year Limited powder coat finish

Options

Glazing options*:

1/8" (3 mm) DSB;
 1/8" (3 mm) or 1/4" (6 mm) acrylic;
 1/8" (3 mm) or 1/4" (6 mm) tempered;
 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate;
 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate;
 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass;
 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Chain hoist

Posi-tension drums

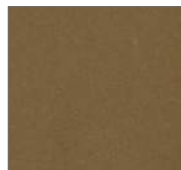
*Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure options

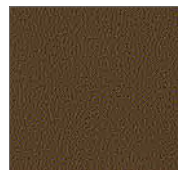
Anodized finishes



Clear (standard)



Light Bronze



Medium Bronze



Dark Bronze

Powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Panel layout	
Door width	Number of panels
to 11'11" (3632 mm)	3
12'0" to 14'11" (3658 mm to 4547 mm)	4
15'0" to 16'2" (4572 mm to 4928 mm)	5

Section stack	
Door height	Number of sections
to 8'6" (2591 mm)	4
8'7" to 10'1" (2616 mm to 3073 mm)	5
10'2" to 12'1" (3099 mm to 3683 mm)	6
12'2" to 14'1" (3708 mm to 4293 mm)	7
14'2" to 16'1" (4318 mm to 4902 mm)	8

ALUMINUM DOOR SYSTEMS MODEL 521

is perfect for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.

Model 521, powder coat black finish and Clear glass.

Optional polyurethane insulation for stiles and rails up to 18'2" wide

1/2" insulated glazing unit	Door R-value (K m ² /W)
DSB- clear, tempered, obscure	2.87
Clear polycarbonate	2.93
DSB - Solar Bronze	3.17
DSB - Low E coating	3.43
SolarBan 70XL argon filled	4.09
Multi-wall polycarbonate	Door R-value (K m ² /W)
1/4" thick unit	2.75
3/8" thick unit	3.21
5/8" thick unit	3.48
Insulated panels	Door R-value (K m ² /W)
3/8" EPS solid panels	2.60



Polyurethane filled rails and stiles

*R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.



Standard features at a glance

Section thickness	1 3/4" (45 mm)
Maximum standard height	20'1" (6121 mm)
Maximum standard width	26'2" (7976 mm)
Material	Extruded 6061-T6 aluminum
Standard finish	204R-1 clear anodized (painted white at no charge)
Center stile width	2 11/16" (68 mm)
End stile width	3 5/16" (85 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	2 1/8" (54 mm)
Bottom intermediate rail width	1 19/32" (40 mm)
Bottom rail width	3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited; 3-Year Limited on powder coat finish

Options

Glazing options†: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6 mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Exhaust ports

Four-section pass door

Wind load and impact rated door available

Posi-tension drums

Bronze anodization

Powder coat finish

Pass door

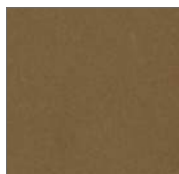
†Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure options

Anodized finishes



Clear (standard)



Light Bronze



Medium Bronze

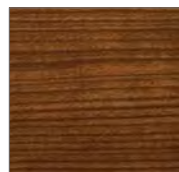


Dark Bronze

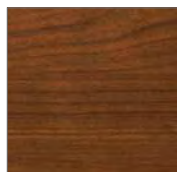
Wood grain powder coat finishes*



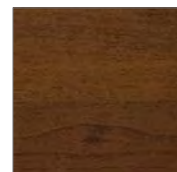
Knotty Pine



Cherry



Cherry with Flame



Dark Walnut

Powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



*Wood grain availability dependent upon location.

Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Panel layout	
Door width	Number of panels
to 9'2" (to 2794 mm)	2 or 3 (standard)
9'3" to 12'2" (2819 mm to 3708 mm)	3
12'3" to 16'2" (3734 mm to 4953 mm)	4
16'3" to 18'2" (4978 mm to 5537 mm)	4 or 5 (standard)
18'3" to 19'2" (5562 mm to 5842 mm)	5
19'3" to 20'11" (5867 mm to 6375 mm)	6**
21'0" to 23'11" (6401 mm to 7290 mm)	8**
24'0" to 26'2" (7315 mm to 7976 mm)	10**

Section stack	
Door height	Number of sections
to 8'6" (2591 mm)	4
8'7" to 10'1" (2616 mm to 3073 mm)	5
10'2" to 12'1" (3099 mm to 3683 mm)	6
12'2" to 14'1" (3708 mm to 4293 mm)	7
14'2" to 16'1" (4318 mm to 4902 mm)	8
16'2" to 18'1" (4928 mm to 5512 mm)	9
18'2" to 20'1" (5537 mm to 6121 mm)	10

**Special construction. Consult your local Overhead Door™ Distributor for additional information.