

## Mess, Camie

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**From:** Mess, Camie  
**Sent:** Thursday, December 21, 2017 11:43 AM  
**To:** 'james.c.barton@gmail.com'  
**Subject:** BAR Action- December 19, 2017 - 300 East Main Street

December 21, 2017

James Barton  
969 2<sup>nd</sup> St SE  
Charlottesville, VA 22902

Certificate of Appropriateness Application  
BAR 17-12-05  
300 East Main Street  
Tax Parcel 280040000  
East Main Investments, LLC, Owner/James Barton, Applicant  
Rear Façade Renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 19, 2017. The following action was taken:

**Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed new storefront design satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application with the modification that the brick not be white washed. Clayborne seconded. Approved (6-0).**

This certificate of appropriateness shall expire in 18 months (June 19, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3398 or [messc@charlottesville.org](mailto:messc@charlottesville.org).

Sincerely yours,

Camie Mess  
Assistant Preservation and Design Planner

**Camie Mess**  
Assistant Preservation and Design Planner  
City of Charlottesville Neighborhood Development Services  
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902  
Phone: (434) 970-3398  
E-mail: [messc@charlottesville.org](mailto:messc@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
December 19, 2017**



**Certificate of Appropriateness Application**

BAR 17-12-05

300 East Main Street

Tax Parcel 280040000

East Main Investments, LLC, Owner/James Barton, Applicant

Rear Façade Renovation

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**Background**

This property designed by Johnson, Craven and Gibson, is situated in the Downtown ADC District, on the Downtown Mall, and extends to East Water Street in the rear. Formerly two lots, 306-308 East Main Street, the property is currently occupied by C-Ville Weekly and C&F Bank on the Mall. It is adjacent to, and now under the same ownership as, 300 East Main Street, a significant Eugene Bradbury-designed bank building on the corner of East Main and Third Street SE. The historic survey of the bank is attached; the last paragraph notes the construction of this bank annex.

The National Register nomination report describes this property as: (addition): brick (Flemish bond); 2 stories; flat roof; 1 bay. Modern Commercial Vernacular. Ca. 1975. West bay entrance; brick with poured concrete spandrels and granite facing on recessed entrance.

**March 18, 2008 - The BAR approved (7-0) the addition of a vitrine “storefront” on 306; and approved a new storefront opening of anodized aluminum and glass on 308 provided the transoms on the vitrine and the C-ville storefront are aligned. The applicant requested deferral on other items, including the bent metal cornice; and painted metal guardrail. Also the color, lighting, and scupper are to come back to the BAR for approval. The BAR did not approve painting the brick on 308; but they accepted the relocation of the existing C-ville sign from 104-106 East Main Street. (Attached photo/drawing of pre-2008 elevation)**

**August 17, 2017 –Administrative approval for three gooseneck lamps on C&F Bank at 306 E Main Street.**

**Application**

The applicant is requesting approval for a new storefront design on Water Street. It will be an anodized aluminum storefront with double doors on the west side, and a framed glass overhead door with a guard rail in front on the east side. The center opening, or the space between the windows, houses utilities and will need to remain as it is. The exterior masonry openings will remain unchanged in size. The goal is to fit those openings with glass to allow outside light into the interior space.

The applicant is also requesting to “white-wash” the brick on the lower half of the Water Street façade with transparent paint.

They are also requesting signage which will need to be filed as separate sign permits.

**Criteria, Standards, and Guidelines**

## **Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

## **Standards for Review of Construction and Alterations**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

## **Pertinent Design Review Guidelines for Rehabilitation**

### **B. FACADES AND STOREFRONTS**

*Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.*

- 1) Conduct pictorial research to determine the design of the original building or early changes.*
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6) When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).*
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
- 9) Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10) Avoid using materials that are incompatible with the building or within the specific districts,*

- including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,*
- 11) *Avoid introducing inappropriate architectural elements where they never previously existed.*

### C. WINDOWS

*Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.*

*Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.*

1. *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
2. *Retain original windows when possible.*
3. *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
4. *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
5. *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
6. *Replace historic components of a window that are beyond repair with matching components.*
7. *Replace entire windows only when they are missing or beyond repair.*
8. *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
9. *Reconstruction should be based on physical evidence or old photographs.*
10. *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
11. *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
12. *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
13. *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
14. *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
15. *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
16. *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
17. *Storm windows should not damage or obscure the windows and frames.*
18. *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
19. *The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.*

20. *In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
21. *The size of the shutters should result in their covering the window opening when closed.*
22. *Avoid shutters on composite or bay windows.*
23. *If using awnings, ensure that they align with the opening being covered.*
24. *Use awning colors that are compatible with the colors of the building.*

#### **K. PAINT**

*A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.*

1. *Do not remove paint on wood trim or architectural details.*
2. *Do not paint unpainted masonry.*
3. *Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.*
4. *The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.*
5. *Use appropriate paint placement to enhance the inherent design of the building.*

#### **Discussion and Recommendations**

Staff feels the storefront renovation to the bays helps to give the rear of this building a presence on Water Street in a way that is appropriate, by maintaining the original openings.

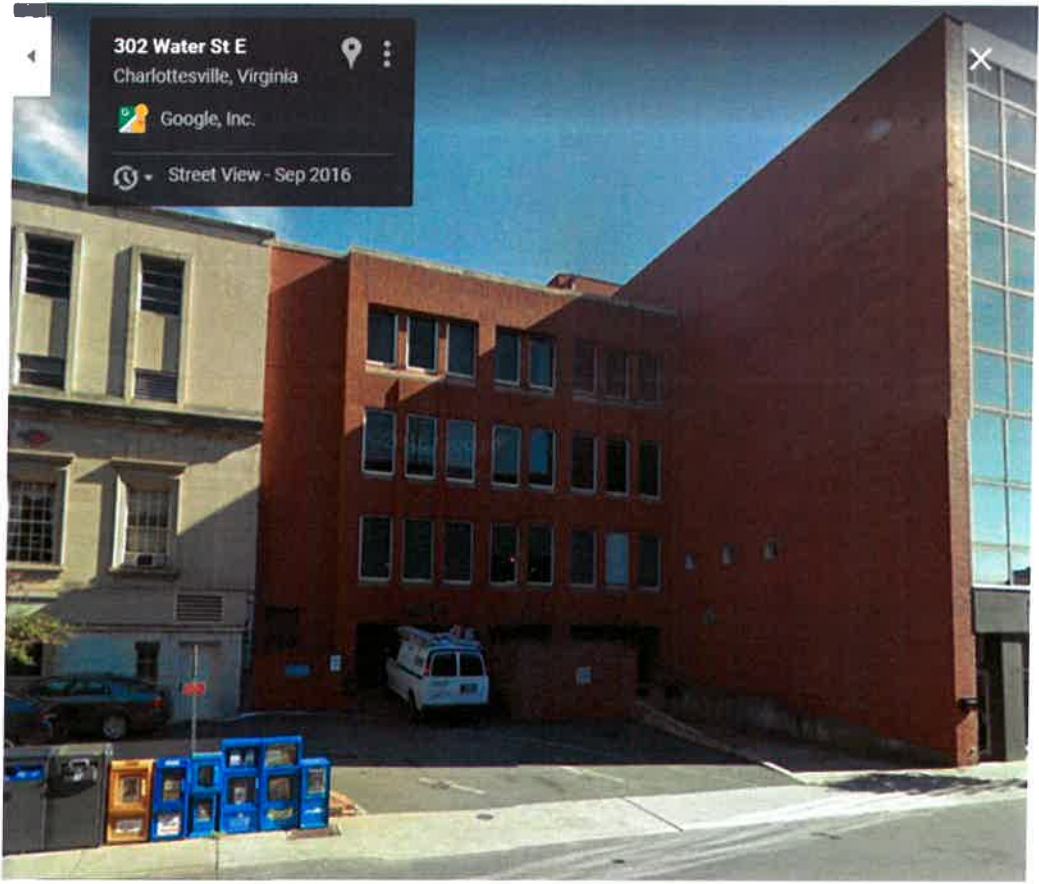
However, white washing the brick falls under painting brick, which is against the BAR's guideline K.2 "Do not paint unpainted masonry." If the BAR approves this, they should be aware of the precedent they would be setting. Also, it should be noted while white wash can be removed, it is exceptionally difficult to do so.

The top sign must be located not to exceed twenty feet from grade, but the size of the signage is appropriate. Internally lit channel letters are not permitted Downtown, but they may be back-lit.

Staff would also like to add, the glass should have a Visible Light Transmittance (VLT) of 70% or more. It is noted as "¼" clear tempered."

#### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed new storefront design satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application with the following modification that the brick not be white washed.





## IDENTIFICATION

Street Address: 300 East Main Street  
 Map and Parcel: 28-38  
 Census Track & Block: 1-124  
 Present Owner: Virginia National Bank  
 Address: P.O. Box 1568  
 Present Use: Bank  
 Original Owner: The Peoples National Bank of Charlottesville  
 Original Use: Bank

## BASE DATA

Historic Name: The Peoples National Bank  
 Date/Period: 1916, 1929, 1956  
 Style: Neo-Classical Revival  
 Height to Cornice:  
 Height in Stories: 2, 3  
 Present Zoning: B-4  
 Land Area (sq. ft.): 47.5' x 232.8' (11,058 sq. ft.)  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

A rare example of the Corinthian order in the city, the Peoples National Bank is built of coursed cut stone with a monumental two-storey, three-bay recessed portico, raised three steps above the sidewalk and supported by four Corinthian columns and flanked by two pilasters. A flat roof is concealed behind the parapet with full entablature which continues around the west side. The single-paned double brass entrance doors and rectangular transom with fanlight muntins are framed by narrow pilasters with intertwining cords on the shaft and a single volute and acanthus leaf forming the capital. They support a broken segmental pediment with cartouche, ornamented with garlands of fruit. The windows at the first level of the facade are double-sash, 12-over-12 light, with triangular pediment, cornice, and shouldered architrave extending to the floor. The windows at the 2nd level are shorter, eight-over-eight light, with architrave trim. Their sills are part of the moulded stringcourse which runs only around the recessed portico. The windows in the sides of the portico at both levels are narrow, four-over-four light, without sills or surrounds. The dates "1875" and "1916" are carved beside the capitals on each side of the facade, and the name "PEOPLES NATIONAL BANK" (now covered by a plaque with the name "VIRGINIA NATIONAL BANK") is carved on the frieze. The entablature and pilasters continue along the seven-bay Third Street elevation. The first and seventh bays have windows matching those on the facade. The other five bays have 60-light fixed-sash windows two-stories in height without surrounds. The foundation is of darker granite, and there is a basement window in

## HISTORICAL DESCRIPTION

each bay. All basement and first-storey windows are covered with iron grills. The rear addition, extending seven-bays on Third Street and four-bays on Water Street, is in two distinct sections: the 1929 basement and first storey is simpler in design than the original building, without pilasters or entablature. The first bay, where the addition joins the original section, is recessed and contains a lintelled basement entrance. The basement is above ground and has double-sash, two-over-two light windows without surrounds. The moulded water table matches the base of the pilasters in the original section. First-storey windows are double-sash, 12-over-12 light, with architrave trim, cornice, and bracketed sills. The 1929 cornice remains as a stringcourse between the first and second stories. The second and third stories, built in 1956, are of contemporary design, scaled to blend with the older sections. Plain surrounds frame the second and third-storey windows in each bay, with two horizontal hinged sashes and the second level and four at the third. There is a simple parapet cornice at the same level as the top of the parapet in the original building. The interior of the original section is two stories tall with Corinthian-

## GRAPHICS

esque pilasters and entablature. Two rows of Corinthian columns (4 freestanding and 2 engaged) define a nave with enriched entablature and three rows of coffers ornamenting the ceiling. The last engaged column in each row was left freestanding against a pilaster by the removal of a partition at the rear of the hall to allow access to the addition, which is much less ornate with one-storey Tuscan columns and pilasters. A mezzanine balcony extends from its 2nd storey the length of one bay into the original section.

The Peoples National Bank was founded in 1875, and in 1896 erected the building at 322 E. Main Street now occupied by Timberlake's Drug Store. In 1914 it purchased two fire-damaged buildings at the other end of the block (City DB 27-28). The Neo-Classical Revival bank building, designed by Eugene Bradbury was completed in 1916. The basement and first storey of the rear extension were probably built in 1929, because the 1930 tax appraisal shows a 100% increase in building value. The second and third stories were added in 1956, and the interior was remodeled at the same time, the high marble tellers' cages being replaced with more modern lower ones. An adjoining store on Main Street was remodeled and annexed in 1958. Later the store beyond it was purchased, both buildings were demolished, and a new contemporary bank annex designed by the firm of Johnson, Craven, and Gibson was constructed

## CONDITIONS

Excellent

## SOURCES

City Records  
 Information provided by Virginia National Bank  
 Sanborn Map Co., 1920

formerly 306-308

300 E Main St



SOUTH ELEVATIONS - 300 BLOCK



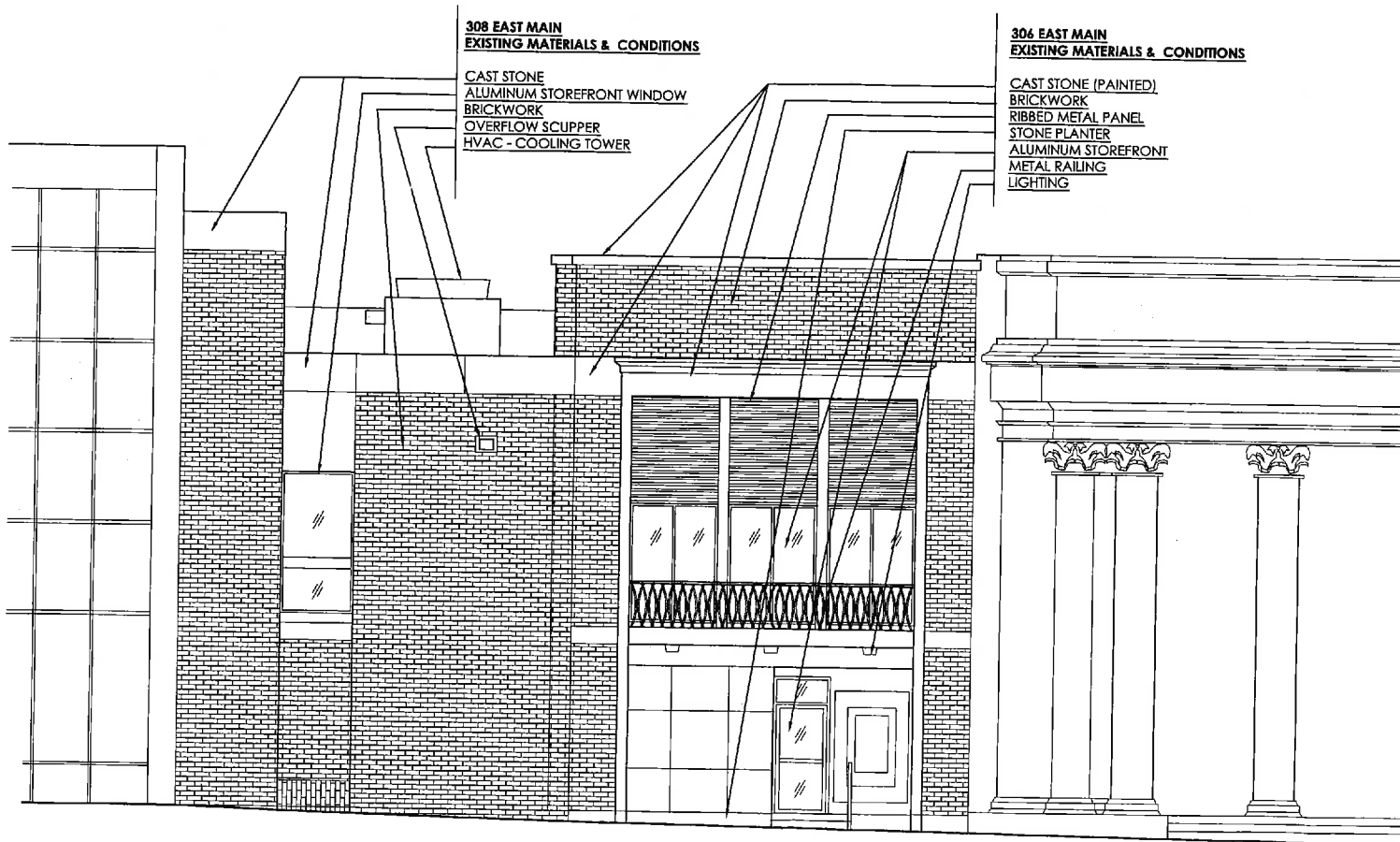
NORTH ELEVATIONS - 300 BLOCK

2008

FEBRUARY 26, 2008  
B.A.R. SUBMITTAL

<p><b>306 EAST MAIN STREET</b> CHARLOTTESVILLE, VA 22902</p> <p>DAYBREAK PARTNERS 1 LOGAN SQUARE 130 N. 18TH STREET #3040 PHILADELPHIA, PA 19103</p>	<p><b>LIMEHOUSE ARCHITECTS, LC</b></p> <p><small>848 GRADY AVE #17 CHARLOTTESVILLE, VA 22903 P: 434-253-8157 F: 434-253-2241 WWW.LIMEHOUSEARCHITECTS.NET</small></p>
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**308 EAST MAIN**  
**EXISTING MATERIALS & CONDITIONS**

CAST STONE  
ALUMINUM STOREFRONT WINDOW  
BRICKWORK  
OVERFLOW SCUPPER  
HVAC - COOLING TOWER

**306 EAST MAIN**  
**EXISTING MATERIALS & CONDITIONS**

CAST STONE (PAINTED)  
BRICKWORK  
RIBBED METAL PANEL  
STONE PLANTER  
ALUMINUM STOREFRONT  
METAL RAILING  
LIGHTING

FACADE RENOVATIONS TO:

306 / 308  
E. MAIN STREET

CHARLOTTESVILLE, VA 22902

OWNER:

DAYBREAK  
PARTNERS

1 LODAN SQUARE  
130 N. 18th ST. #3040  
PHILADELPHIA, PA 19103  
215-656-4024

26 FEB 08 B.A.R. SUBMITTAL

EXISTING  
ELEVATIONS

1 EXISTING ELEVATION

0 4 8  
1" = 8'

A1

26 FEB 2008

2008



**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Email [scala@charlottesville.org](mailto:scala@charlottesville.org)

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

East Main Investments, LLC

Owner Name Hunter Craig Applicant Name James Barton  
Project Name/Description Ting at Vault Virginia Parcel Number 280040000  
Project Property Address 300 E Main St. (Rear aspect opening onto Water St.)

**Applicant Information**

Address: 969 2nd St. SE  
Charlottesville, VA 22902  
Email: James.E.Barton2@gmail.com  
Phone: (W) 434.989.1283 (C) 434.929.1283

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

James Barton 11.20.17  
Signature Date

James Barton 11.20.17  
Print Name Date

**Property Owner Information (If not applicant)**

Address: P.O. Box 5509  
Charlottesville, VA 22905  
Email: hunter@huntercraigcompany.com  
Phone: (W) 434 974 4505 (C) 434 981 0975

**Property Owner Permission (If not applicant)**

I have read this application and hereby give my consent to its submission.

Hunter Craig 11/21/17  
Signature Date

Hunter Craig 11/21/17  
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? No.

Description of Proposed Work (attach separate narrative if necessary): \_\_\_\_\_

List All Attachments (see reverse side for submittal requirements): \_\_\_\_\_

**For Office Use Only**  
Received by: O. Eubank  
Fee paid: 125.00 Cash/Ck. # 1026  
Date Received: 11/21/17  
Revised 2016  
Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_





300 E. MAIN STREET  
BAR SUBMITTAL  
DATE: 11/17/2018  
OWNER: Hunter Craig

Page 1: notes  
Pages 2-4: renderings

"ting" signage: 48" wide x 31" tall

Transparent "white-wash" paint over  
existing bricks

"ting" signage: 48" wide x 31" tall

Framed glass overhead door w/ guard  
rail in front.

Anodized aluminum storefront (Stan-  
dard Kawneer insulated, typ.)



BofA\_exterior-WaterSt\_render01.jpg



BofA\_exterior-WaterSt\_render02.jpg



BofA\_exterior-WaterSt\_render03.jpg



## > Model 20D/35D/50D Standard Entrances

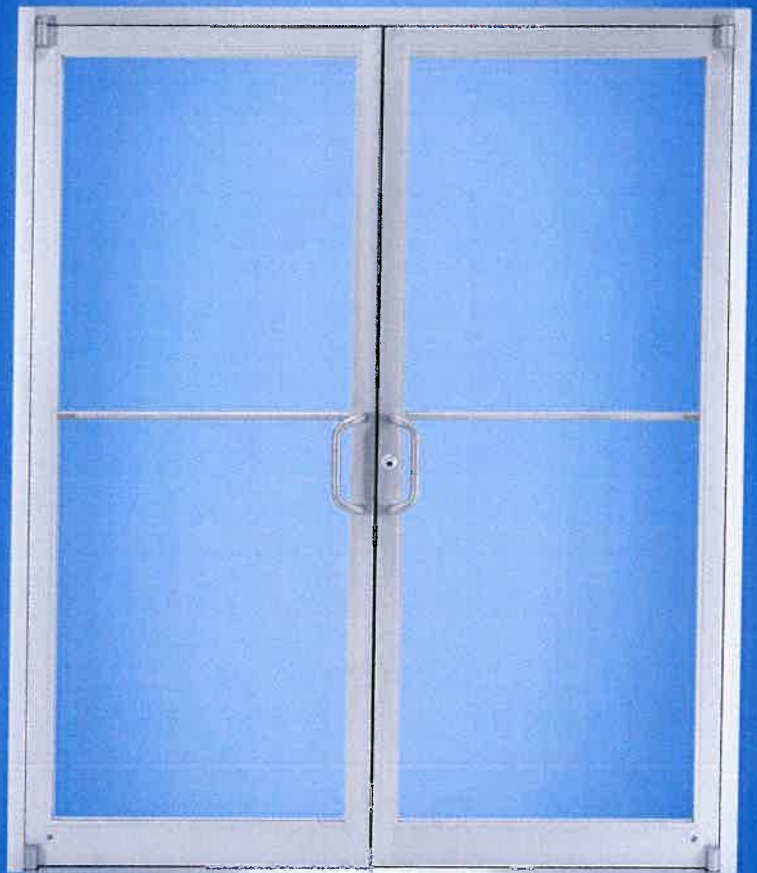
### Everyday Performance and Style

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without shear clips while maintaining the structural integrity of transom frames.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the [Smart Series Push/Pull](#) and [Dor-O-Matic®](#) touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

### 20D/35D/50D Entrance Doors:

YKK AP standard doors are far above standard quality and performance. These institutional grade entrances provide complete design freedom via varied rail and stile widths. All door corners are mechanically joined and welded — and carry a lifetime warranty.





# > Model 20D/35D/50D

## Standard Entrances

### Smart Series Push/Pull

YKK AP's Smart Series one inch diameter Push/Pull provides maximum flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder and is slightly angled to provide a uniquely modern look. The Smart Push starts at the locking stile similar to a typical one inch diameter push bar, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by a patented end cap. This innovative push bar easily accommodates custom width openings while subtly informing a pedestrian which side of the door to push on when exiting a building.

### Dor-O-Matic® Exit Devices

The modern and economical touch bar exit devices from Dor-O-Matic® are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed vertical rod devices feature single point dogging and are available with electric actuation.



YKK AP Smart Series Pulls



YKK AP Smart Series Push Bar



Dor-O-Matic® 1690 Series  
Concealed Vertical Rod Exit Device



Dor-O-Matic® 1790 Series Rim Exit Device



Contact YKK AP for a copy of the warranty and its limitations

### Stock Entrances

- 20D Narrow Stile 3'-0" and 3'-6" x 7'-0" Singles
- 20D Narrow Stile 6'-0" x 7'-0" Pairs
- Offset Pivot, Butt Hung and Center Pivot
- MS Lock and CVR Exit Device (Offset Pivot only)

### Custom Entrances

- 20D, 35D, and 50D
- Doors up to 8'-0" Tall
- Standard and Custom Hardware

**NOTES:**

1. DOOR DIMENSIONS ARE FINISHED DOOR SIZE. SEE ELEVATIONS FOR HEIGHT & WIDTH.
2. ELECTRICAL: PROVIDE 110V 6A WITHIN 6' OF MOTOR CONTROLLER. SEE SHEETS D-2 & D-3 FOR LOCATIONS.
3. JAMBS ARE TO BE DESIGNED AND MATERIALS PROVIDED BY OTHERS TO SUPPORT WEIGHT OF 250 LBS.
4. ALL GLASS TO BE STRUCTURALLY GLAZED USING DOW CORNING 995 STRUCTURAL ADHESIVE.

**CABLE NOTES:**

1. CABLE LENGTH = 3200
- 1.1. QTY.: 6
- 1.2. DIA. = 1/8"

MARK	QTY.	TYPE	PRODUCT	WIDTH	HEIGHT	DOOR FRAME & TRACK FINISH	GLAZING BEAD	GLASS
202B & 203B	2	BIFOLD	SOVEREIGN	12'-2"	8'-0 3/4"	CLEAR ANODIZED ALUMINUM	CLEAR ANODIZED ALUMINUM	1/4" CLEAR TEMPERED GLASS
204B	1	BIFOLD	SOVEREIGN	16'-0 11/16"	8'-0 3/4"	CLEAR ANODIZED ALUMINUM	CLEAR ANODIZED ALUMINUM	1/4" CLEAR TEMPERED GLASS

**NOTICE**

Details of masonry, structural steel and other materials related to our work, but not furnished by Renlita Doors, have been shown on our shop drawings and reflect our interpretation of drawings and other information provided by the client and our contract requirements. The contractor shall check these shop drawings and coordinate this work with related work of other trades to ensure the proper fit and coordination of doors furnished by Renlita Doors. RDNA, its distributors or agents are not responsible for suitability or compliance of products to meet local building codes.

DATE	BY	No.	Description
01/11/17	JLF	1	ISSUED FOR APPROVAL
06/16/17	CW	2	ISSUED FOR PRODUCTION

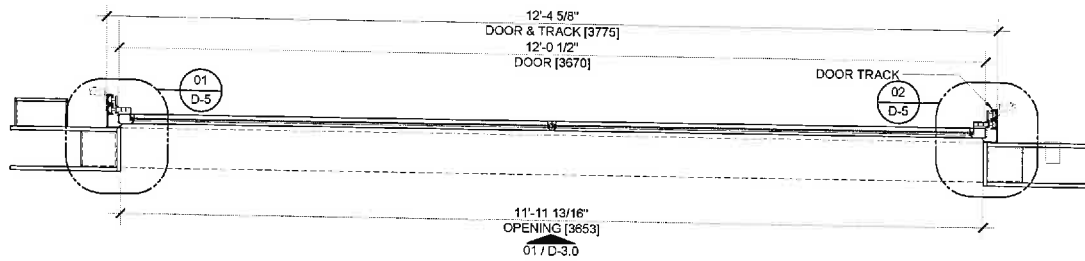


P.O. Box B  
200 E. First Street  
Bonham, Texas 75418

Phone: 903-583-7500  
Fax: 903-583-7544  
www.renlitadoors.com

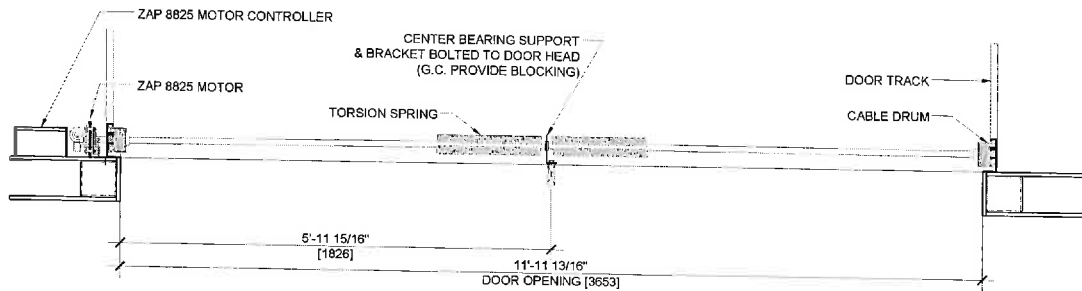
Project: UVA CLEMONS LIBRARY  
Project No.: 2455  
Issue Date: 01/11/17  
Drawn By: JLF  
Drawing No.:

**D-1.0**



**01 DOOR PLAN BELOW HEAD 202B & 203B**

SCALE: 3/4" = 1'



**02 DOOR PLAN ABOVE HEAD 202B & 203B**

SCALE: 3/4" = 1'

DATE	BY	No.	Description
01/11/17	JLF	1	ISSUED FOR APPROVAL
05/16/17	CW	2	ISSUED FOR PRODUCTION

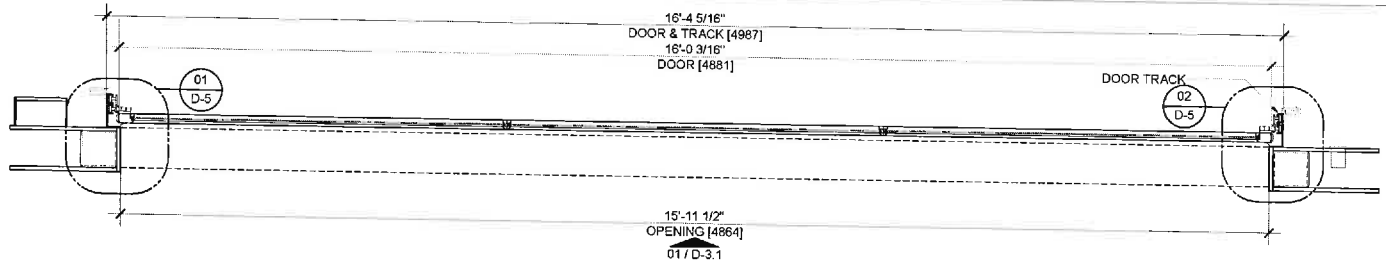
**RENLITA**  
REINFORCED ENLARGED LIGHT TRANSPARENT INSULATED GLASS

P.O. Box 3  
 200 E. First Street  
 Bonham, Texas 75418

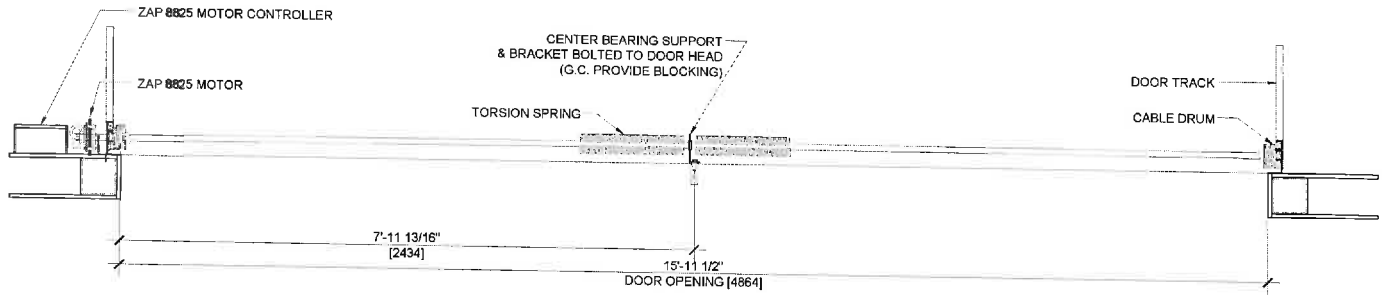
Phone: 903-583-7500  
 Fax: 903-583-7544  
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Project: UVA CLEMONS LIBRARY  
 Project No.: 2455  
 Issue Date: 01/11/17  
 Drawn By: JLF  
 Drawing No.:

**D-2.0**



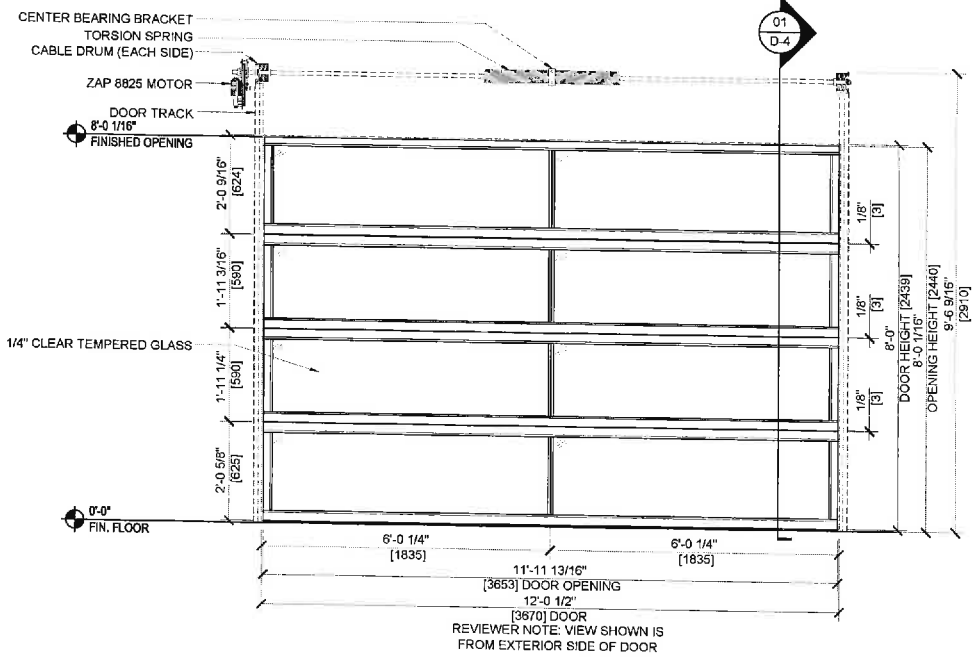
**01 DOOR PLAN BELOW HEAD 204B**  
SCALE: 3/4" = 1'



**02 DOOR PLAN ABOVE HEAD 204B**  
SCALE: 3/4" = 1'

DATE	BY	No.	Description
01/11/17	JLF	1	ISSUED FOR APPROVAL
06/16/17	CW	2	ISSUED FOR PRODUCTION

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	Project No.: 2455
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	Drawn By: JLF
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**01 DOOR ELEVATION 202B & 203B**  
 SCALE: 1/2" = 1'

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 Drawn By: JLF  
 Drawing No.: **D-3.0**

CENTER BEARING BRACKET  
TORSION SPRING  
CABLE DRUM (EACH SIDE)

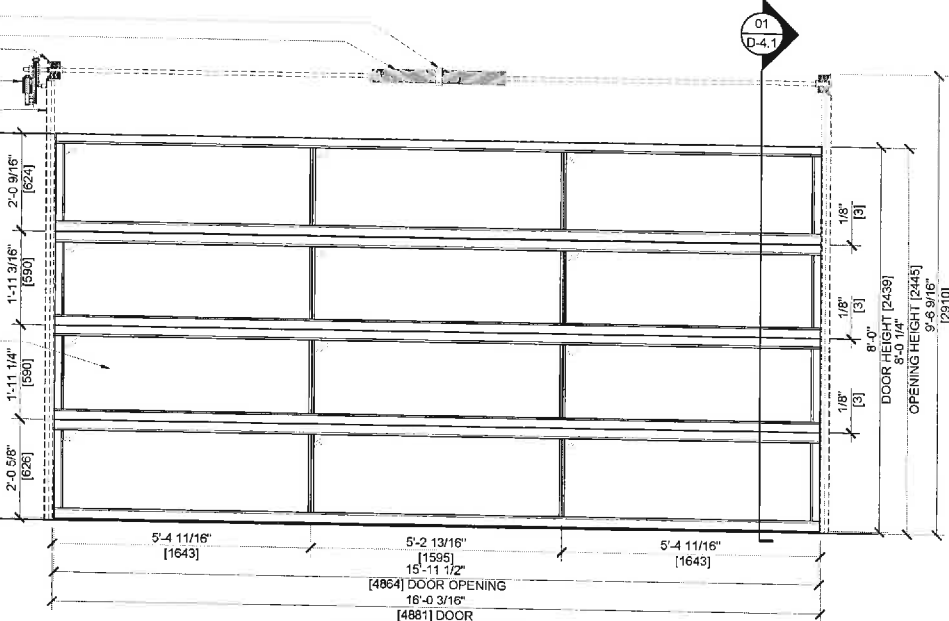
ZAP 8825 MOTOR

DOOR TRACK  
8'-0 1/4"

FINISHED OPENING

1/4" CLEAR TEMPERED GLASS

0'-0"  
FIN. FLOOR



[4864] DOOR OPENING  
15'-11 7/8"  
[4881] DOOR  
REVIEWER NOTE: VIEW SHOWN IS  
FROM EXTERIOR SIDE OF DOOR

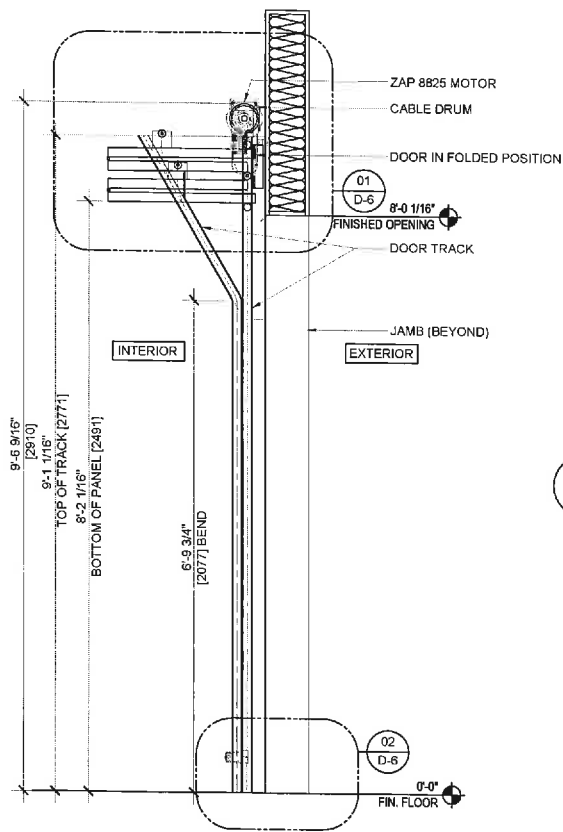
**01 DOOR ELEVATION 204B**  
SCALE: 1/2" = 1'

DATE	BY	No.	Description
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Project: UVA CLEMONS LIBRARY  
Project No.: 2455  
Issue Date: 01/11/17  
Drawn By: JLF  
Drawing No.:

**D-3.1**



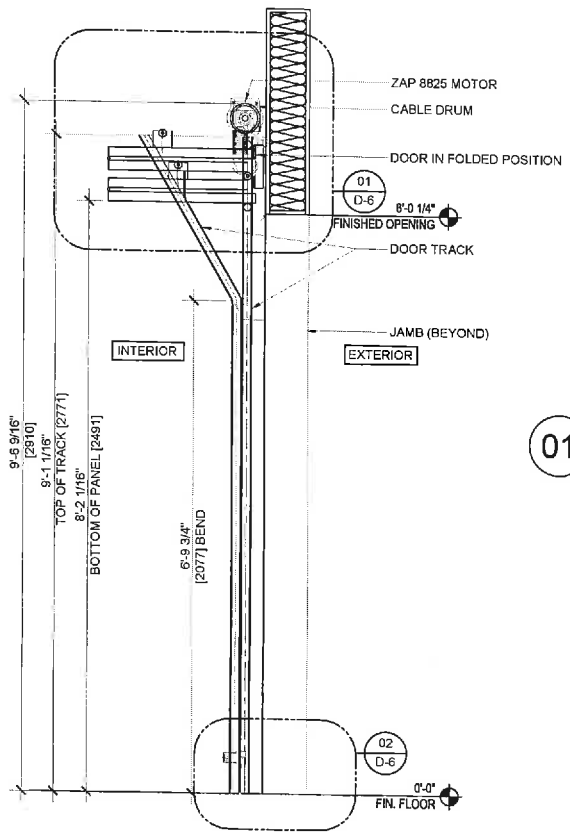
01 DOOR SECTION 202B & 203B  
 SCALE: 1/2" = 1'

DATE	BY	No.	Description
01/11/17	JLF	1	ISSUED FOR APPROVAL
06/16/17	CW	2	ISSUED FOR PRODUCTION

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Project: UVA CLEMONS LIBRARY  
 Project No.: 2455  
 Issue Date: 01/11/17  
 Drawn By: JLF  
 Drawing No.:

D-4.0



**01 DOOR SECTION 204B**  
 SCALE: 1/2" = 1'

DATE	BY	No.	Description
01/11/17	JLF	1	ISSUED FOR APPROVAL
06/16/17	CW	2	ISSUED FOR PRODUCTION

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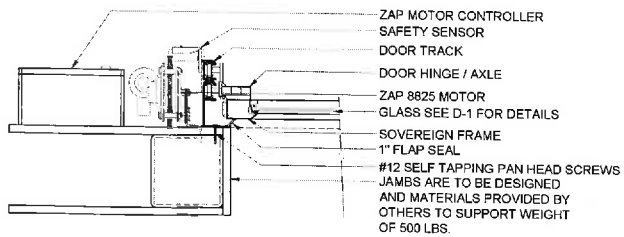
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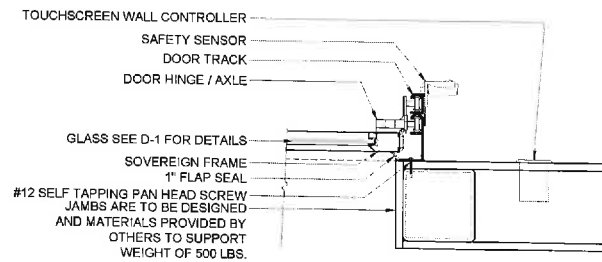
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 Project No.: 2455  
 Issue Date: 01/11/17  
 Drawn By: JLF  
 Drawing No.:

**D-4.1**





**01** JAMB DETAIL TYP.  
 SCALE: 1-1/2" = 1'

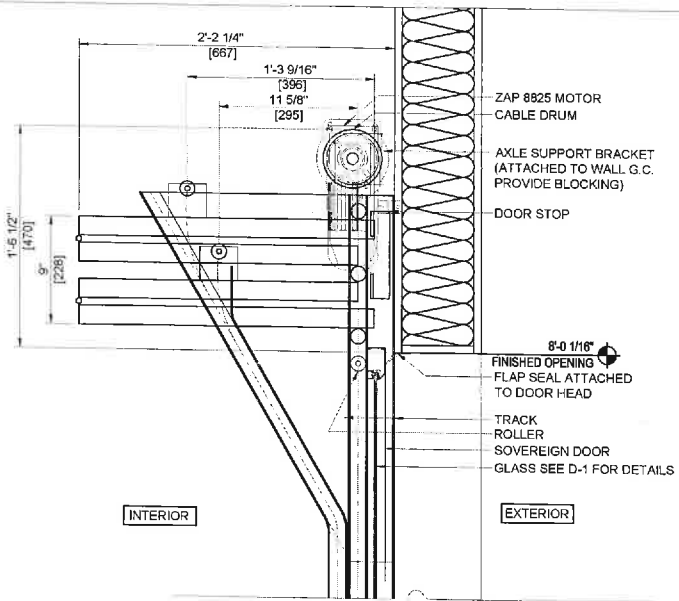


**02** JAMB DETAIL TYP.  
 SCALE: 1-1/2" = 1'

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06/16/17	CW	2	ISSUED FOR PRODUCTION

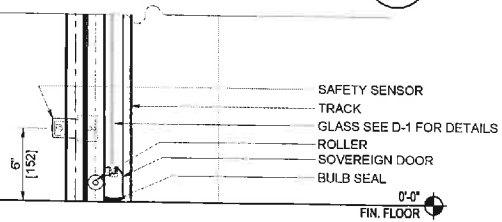
  

	Project: UVA CLEMONS LIBRARY
	Project No.: 2455
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	Drawn By: JLF
Phone: 803-583-7500 Fax: 803-583-7544 www.renlitadoors.com	Drawing No.: <b>D-5.0</b>



**01 DOOR HEAD 202B & 203B**  
SCALE: 1-1/2" = 1'

**02 DOOR SILL TYP.**  
SCALE: 1-1/2" = 1'



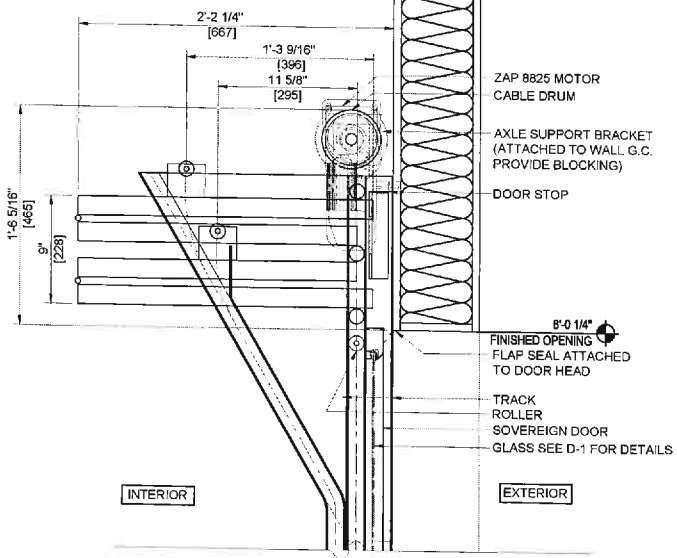
DATE	BY	No.	Description
01/11/17	JLF	1	ISSUED FOR APPROVAL
05/16/17	CW	2	ISSUED FOR PRODUCTION

	Project: UVA CLEMONS LIBRARY
	Project No.: 2455
	Issue Date: 01/11/17
	Drawn By: JLF
Drawing No.: <b>D-6.0</b>	

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--	---



**01 DOOR HEAD 204B**  
SCALE: 1-1/2" = 1'

DATE	BY	No.	Description
01/11/17	JLF	1	ISSUED FOR APPROVAL
06/16/17	CW	2	ISSUED FOR PRODUCTION

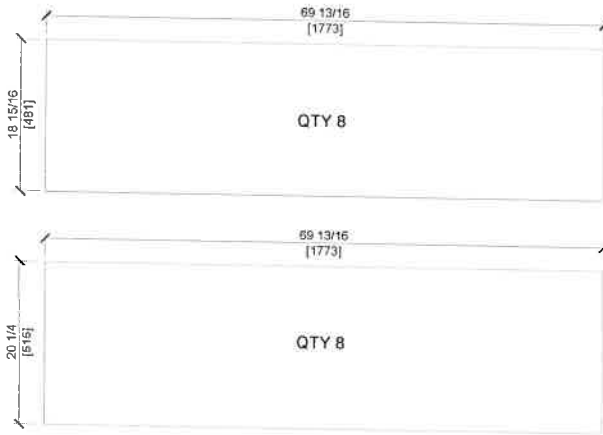
**RENLITA**  
DOORS

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Project No.: 2455  
Issue Date: 01/11/17  
Drawn By: JLF  
Drawing No.:

**D-6.1**



**GLASS NOTES:**

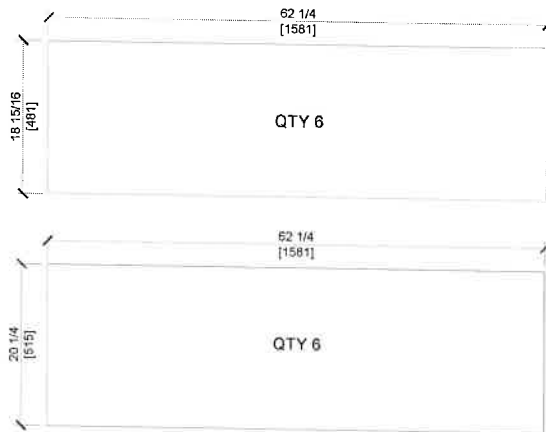
1. 1/4" CLEAR TEMPERED

**01 GLASS SIZES 202B & 203B**  
SCALE: 1" = 1'

DATE	BY	No.	Description
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	Project No.: 2455
	Issue Date: 01/11/17
	Drawn By: J.F
	Drawing No.: <b>G-1</b>



**GLASS NOTES:**

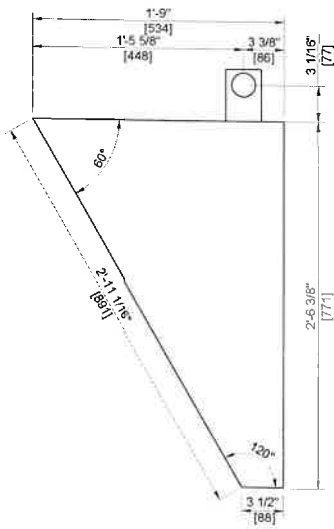
1. 1/4" CLEAR TEMPERED

**01** **GLASS SIZES 204B**  
SCALE 1" = 1'

DATE	BY	No	Description
06/16/17	CW	2	ISSUED FOR PRODUCTION

<p><b>RENLITA</b> P.O. Box B 200 E. First Street Bonham, Texas 75418</p>	Project: LVA CLEMONS LIBRARY
	Project No.: 2456
	Issue Date: 01/11/17
	Drawn By: JLF
Phone: 903-583-7500 Fax: 903-583-7544 www.renlitadoors.com	Drawing No.: <b>G-2</b>



**01 ANGLE BRACKET**  
SCALE: 1-1/2" = 1'

DATE	BY	No	Description
06/18/17	CW	2	ISSUED FOR PRODUCTION

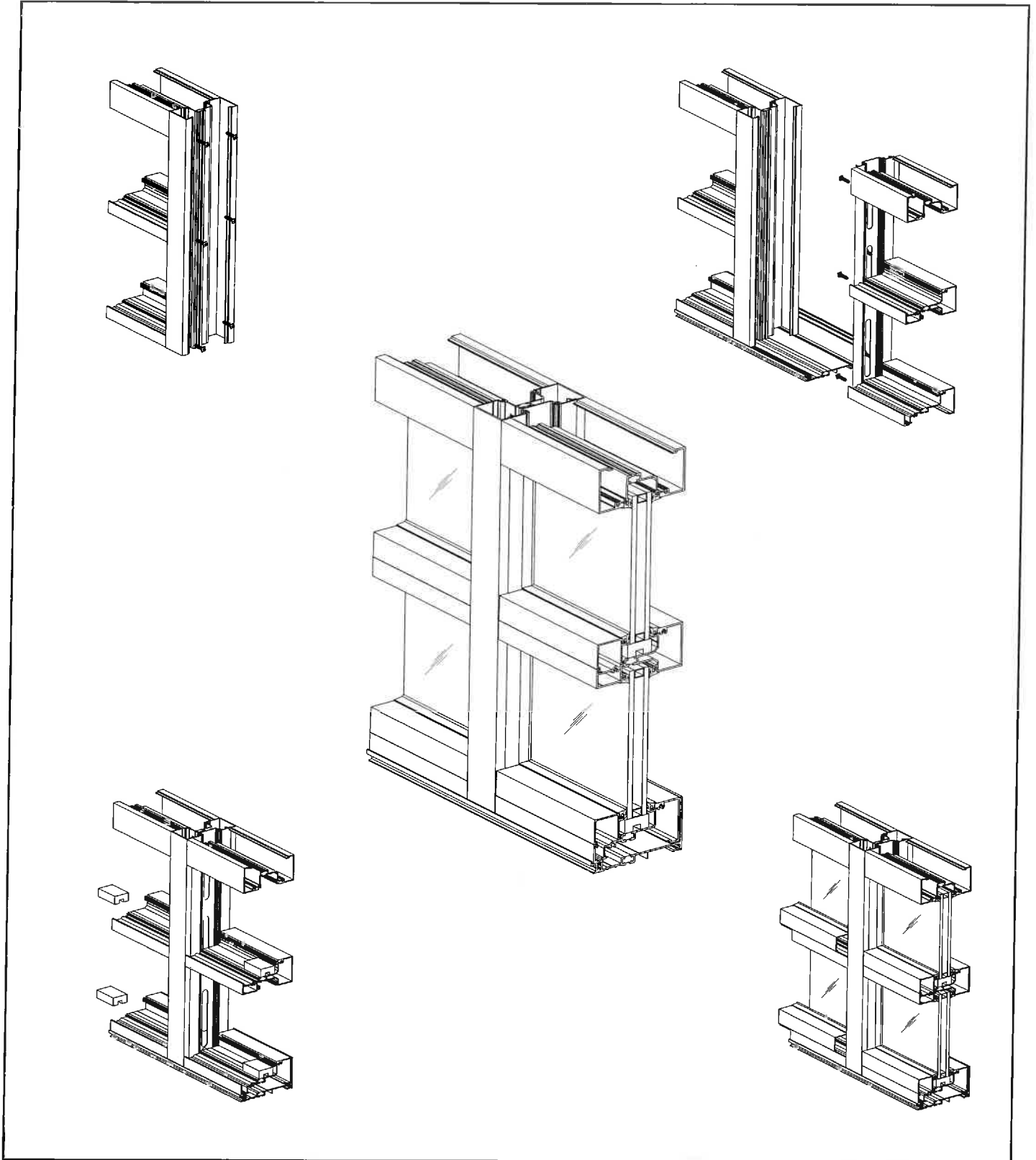
  

<b>RENLITA</b> <small>REINFORCED ENGLAND LITERATURE AND TOOLS</small>  P.O. Box B 200 E. First Street Bonham, Texas 75418	Project: UVA CLEMONS LIBRARY
	Project No.: 2455
	Issue Date: 01/11/17
	Drawn By: JLF
	Drawing No.: <b>P-1</b>

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**YES 45 TU Storefront System**



**Installation Manual**

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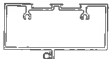










## Installation Notes

1. Do not drop, roll or drag boxes of aluminum framing. Move and stack boxes with proper support to prevent distortion. If fork lifts are used be especially careful about striking the boxes when lifting or moving.
2. Store in a dry, out of the way area. If rain exposure, condensation or any water contact is likely, then all packaging material should be removed. Wet packaging materials will discolor and may stain aluminum finishes and paints.
3. All materials should be checked for quality and quantity upon receipt, YKK AP must be notified immediately of any discrepancies in shipment. Check to make sure that you have the required shims, sealants, supplies and tools necessary for the installation.
4. Carefully check the openings and surrounding conditions that will receive your material. Remember, if the construction is not per the construction documents, it is your responsibility to notify the general contractor in writing. Any discrepancies must be brought to the general contractor's attention before you proceed with the installation.
5. Gather your shop drawings, materials, packing list, and this installation manual. Carefully review parts location, the sequence it goes therein, when you glaze it and how you seal it. Installation instructions are of a general nature and may not cover every condition you will encounter. The shop drawings and/or installation manuals were prepared specifically for the product.
6. Any material substitutions must be of equal or greater quality.
7. Make certain that material samples have been sent for compatibility testing for all manufacturer's sealants involved. Make certain sealants have been installed in strict accordance with the manufacturer's recommendations and specifications.
8. Remember to isolate, in an approved manner, all aluminum from uncured masonry or other incompatible materials.
9. System-to-structure fasteners are not supplied by YKK AP. Fasteners called out on shop drawings are to indicate minimum sizes for design loading.
10. Entrances are to be installed plumb, square, level and true.
11. If any questions arise concerning YKK AP products or their installation, contact YKK AP for clarification before proceeding.
12. YKK AP storefront and/or curtain wall framing is typically completed before drywall, flooring and other products which may still be in process. Take the extra time to wrap and protect the work that you have proudly produced, because no one else will.
13. Cutting tolerances are plus zero (0"), minus one thirty second (-1/32") unless otherwise noted.
14. Check our website, [www.ykkap.com](http://www.ykkap.com), for the latest installation manual update prior to commencing work.

YES 45 TU FRAMING MEMBERS (2" x 4-1/2")

	<b>Vertical / Jamb</b>	BE9-2551		<b>Expansion Mullion (Female)</b>	BE9-2564
	<b>Head / Vertical / Jamb</b>	BE9-2553		<b>Expansion Mullion (Male)</b>	BE9-2565
	<b>Horizontal</b>	BE9-2556		<b>Hinged Mullion (Male)</b>	BE9-2557
	<b>Sill</b>	BE9-2579		<b>Hinged Mullion (Female)</b>	BE9-2558
	<b>Glass Stop</b>	E9-1015		<b>90° Corner Mullion</b>	BE9-2566
	<b>Sill Flashing</b>	BE9-2578		<b>90° Corner Mullion</b>	BE9-2567
	<b>One Piece Vertical</b>	BE9-2555		<b>3-Way Corner Mullion</b>	BE9-2568
	<b>Heavy Duty Vertical Mullion</b>	BE9-2561		<b>135° Corner Mullion</b>	BE9-2569
	<b>Pocket Filler (Slotted)</b>	BE9-2552		<b>4-1/2" Horizontal/Sill</b>	BE9-1513
	<b>Head Receptor</b>	BE9-2562		<b>Flat Filler</b>	E9-1038
	<b>Head Receptor Stop</b>	E9-1033		<b>Glazing Adaptor For 5/8" &amp; 3/4" glazing</b>	E9-1039
	<b>Deep Pocket Filler Use with BE9-2569</b>	BE9-2559		<b>Glazing Adaptor For 3/16", 1/4", 5/16" &amp; 3/8" glazing</b>	E9-1040

YES 45 TU DOOR FRAMING MEMBERS

	<b>Single Acting Door Jamb</b> Elastomer weathering E2-0051 included	AS-0411		<b>Transom Glass Stop</b> For 1/4" glazing	E9-0403
	<b>Single Acting Door Head/Transom Bar</b> Elastomer weathering E2-0051 included	AS-0412		<b>Transom Glass Stop</b> For 1" glazing	E9-0413
	<b>Double Acting Door Jamb</b>	E9-0415		<b>Transom Glazing Pocket</b> For 1/4" glazing	E9-0434
	<b>Double Acting Door Head/Transom Bar</b> Pile weathering E2-0062 included	AS-0426		<b>Transom Glazing Pocket</b> For 1" glazing	E9-0435
	<b>Intermediate Door Jamb</b> 2" x 4-1/2" Tube Use with AS-0401	E9-9312		<b>Sash Base</b> Use with E9-0403 or E9-0413 glass stops	E9-0408
	<b>Deep Pocket Filler</b> Use with door jambs	E9-1019		<b>Threshold</b> 1/2" x 4"	E9-0407
	<b>Door Stop Assembly</b> E9-0409 (mill) & E9-1113 Elastomer weathering E2-0051 included	AS-0401			

## YES 45 TU ACCESSORIES

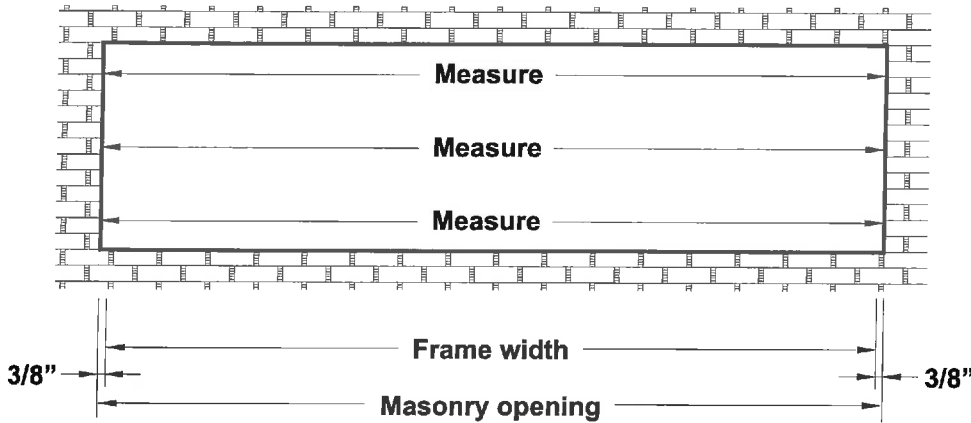
	<b>Shear Block</b> For Sill/Horizontal	E1-1058		<b>Glazing Gasket</b>	E2-0053
	<b>Shear Block</b> For Head	E1-1059		<b>Glazing Gasket</b>	E2-0064
	<b>Shear Block</b> For Transom Bar AS-0426	E1-0317		<b>Elastomer Weathering</b> For Head Receptor	E2-0051
	<b>End Dam</b> For Sill Flashing BE9-2578	E1-0199		<b>Weathering Gasket</b> For Expansion Mullion	K2-2441
	<b>Splice Sleeve</b> For Sill Flashing BE9-2578	E2-0070		<b>#10 x 3/4" FHSMS Type AB</b> For Attachment of Horizontal to Shear Block E1-0317	FC-1012
	<b>Flat Filler</b> Use at all anchor locations	E1-1054		<b>#10-24 x 1/2" PHMS SS</b> For Attachment of Sill to Sill Flashing	PM-1008- SS
	<b>Setting Block</b> For outside glazed Horizontal & sill	E2-0020		<b>#10 x 1-3/4" PHSMS Type AB</b> For Attachment of Shear Blocks E1-1058 & E1-1059 to Vertical	PC-1028
	<b>Setting Block</b> For inside glazed Intermediate horizontal	E2-0611		<b>#12 x 5/8" PHSMS Type AB</b> For Attachment of Horizontal & Sill to Shear Block E1-1058	PC-1210
	<b>Setting Block</b> For 4-1/2" Horizontal	E2-0628		<b>#12 x 3/4" FHSMS Type AB</b> For Attachment of Head to Shear Block E1-1059	FC-1212
	<b>Water Deflector</b>	E2-0047		<b>#12 x 1" PHSMS Type AB</b> For Screw Spine Attachment	PC-1216
	<b>"W" Side Block</b> For Deep Pocket	E2-0153		<b>#12 x 1-1/4" PHSMS Type AB</b> For Screw Spine Attachment When Using BE9-2553 as Vertical	PC-1220
	<b>Pile Weathering Seal</b>	E2-0062		<b>#12 x 1-3/4" PHSMS Type AB</b> For Attachment of Shear Block E1-0317 to Vertical	PC-1228
	<b>Glazing Gasket</b>	E2-0052			

## FRAME FABRICATION

### STEP 1 DETERMINE FRAME SIZE

#### Determine Frame Width:

**Note:** Check the opening for squareness and plumb at both ends. Units must be installed in a true rectangle.



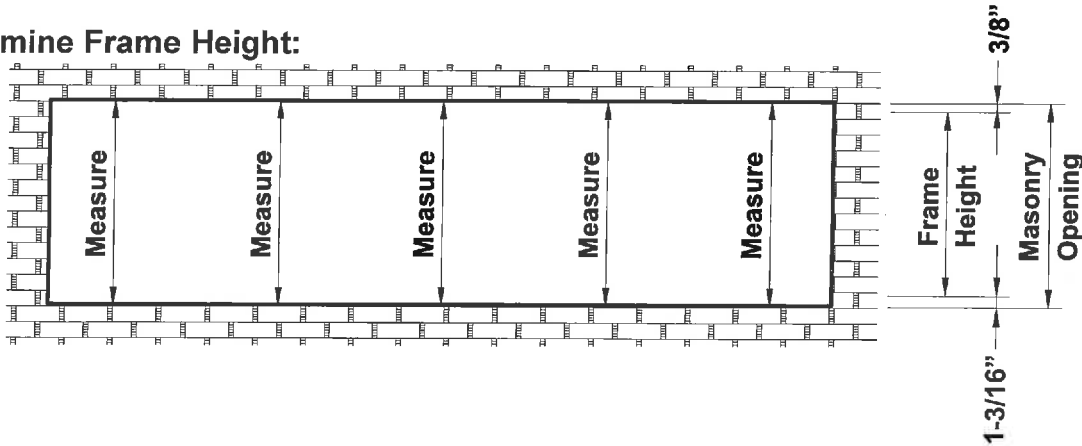
**Detail 1**

- Measure the width of the masonry opening at the top, middle and bottom.
- Select the smallest dimension measured and subtract 3/4" to determine the frame width to be used.

See **Detail 1**.

**NOTE:** Frame widths over 24'-0" require expansion mullions every 12 to 15 feet.

#### Determine Frame Height:



**Detail 2**

- Measure the height of the masonry opening in several places along the entire length of the opening.
- Select the smallest dimension measured and subtract 1-3/16" to determine the frame height to be used:

3/8" shim/caulk joint at the head.

7/16" for sill flashing.

3/8" shim/caulk joint below the sill flashing.

See **Detail 2**.

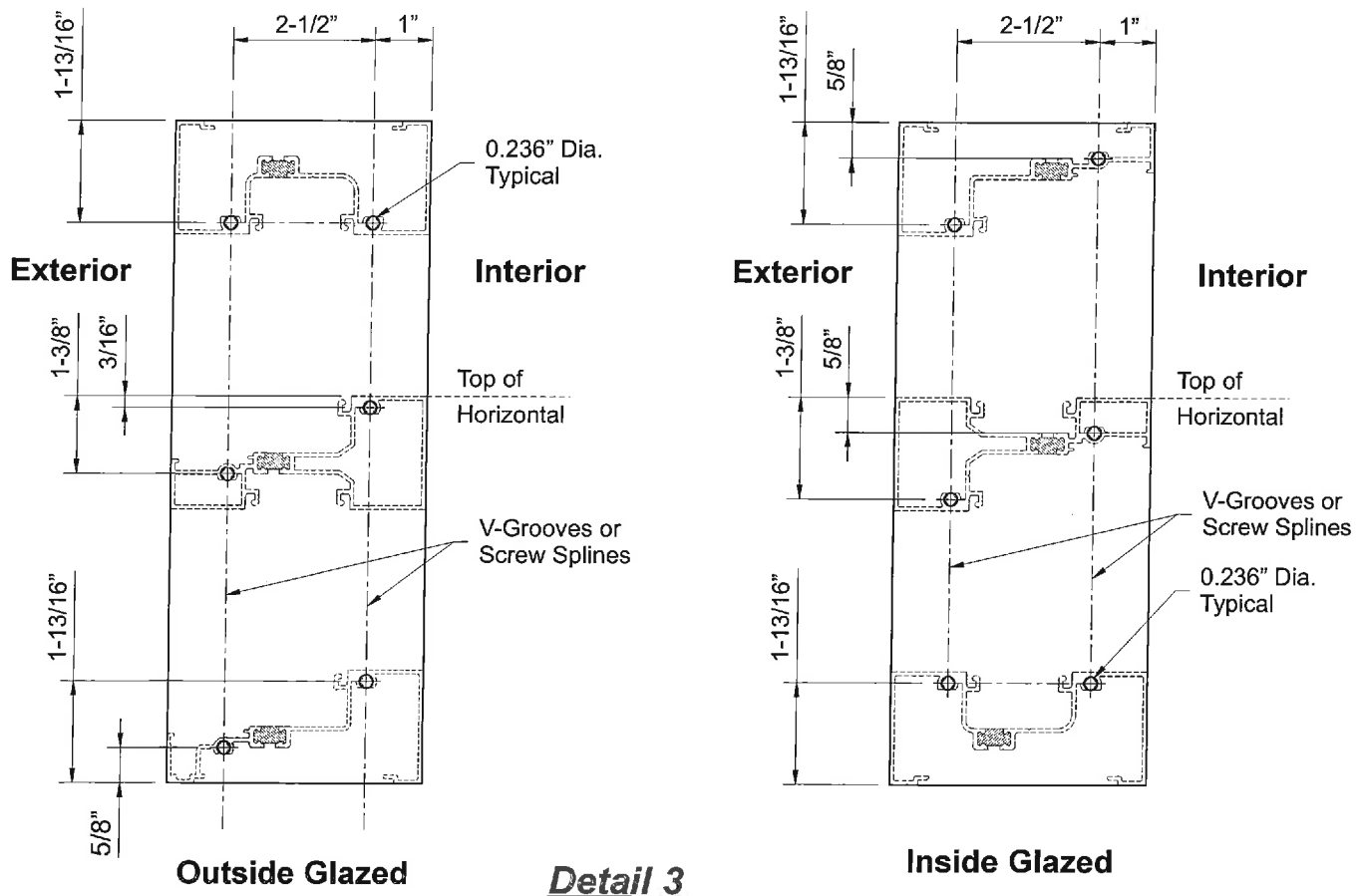
## FRAME FABRICATION

### STEP 2 FABRICATE TWO PIECE VERTICALS FOR SCREW SPLINE ASSEMBLY

-Cut the two piece vertical and jamb members to the frame height determined in Step 1.  
-Fabricate holes in vertical members for screw spline attachment using one of the methods below:

1. Using a short piece of each horizontal member as a template, center the template on the face of the vertical and mark the location of each screw spline.  
Drill a 0.236" diameter (#B drill bit) hole at each location marked.
2. Layout the hole locations as shown in **Detail 3** and drill a 0.236" dia. (#B drill bit) clearance hole at each location marked.
3. Use the YKK AP drill fixture, H-7201, to drill the holes.
4. Use punch press with appropriate die set.

See **Detail 3**.



## FRAME FABRICATION

### STEP 2 (Continued)

### FABRICATE TUBULAR VERTICALS FOR SHEAR BLOCK ASSEMBLY

- Cut the vertical and jamb members to the frame height determined in Step 1.
- Tubular verticals require shear blocks for the attachment of head, horizontal and sill members:

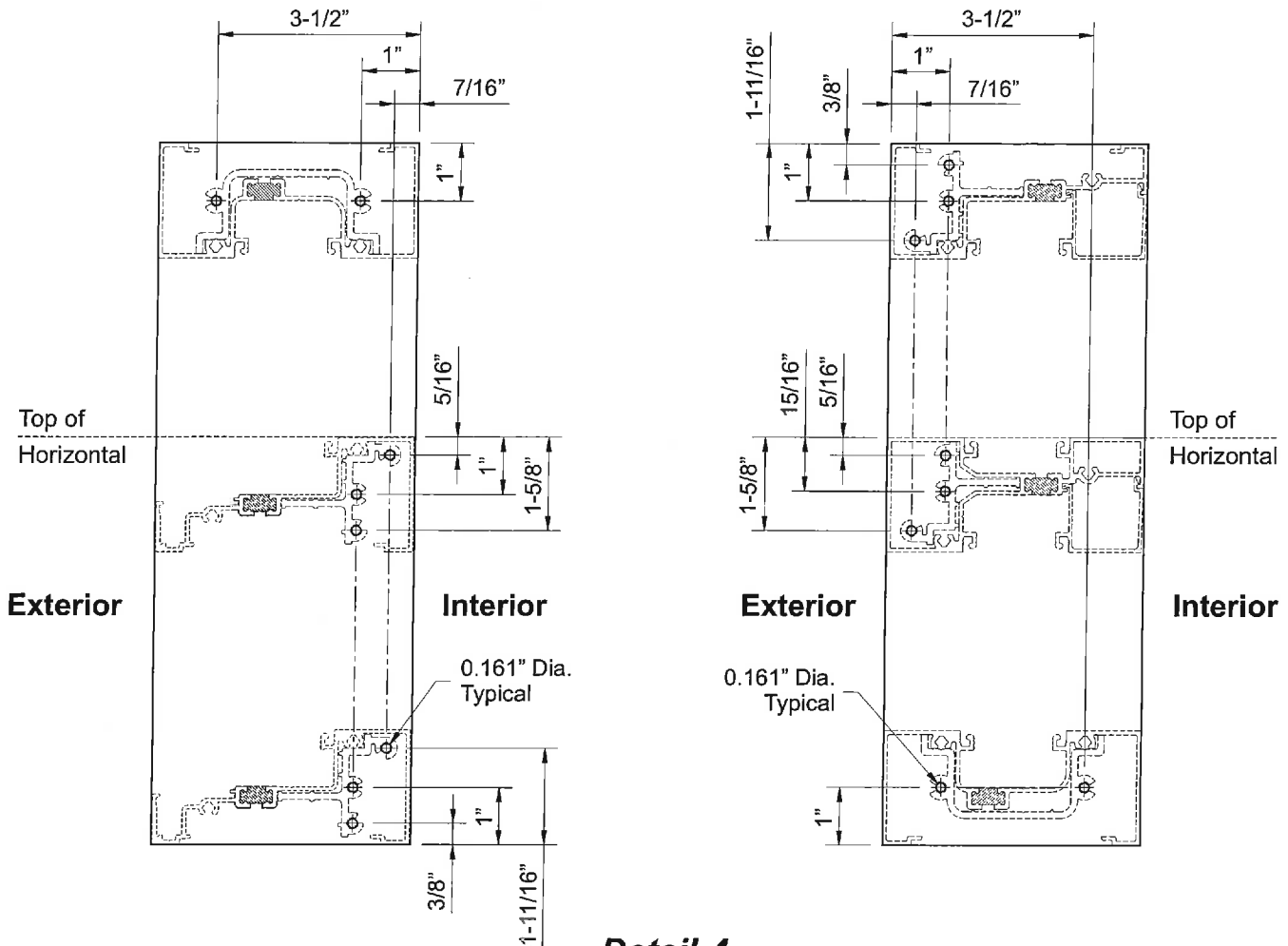
**Note:** Open back horizontals, BE9-2553, must be used when using shear blocks.

- Mark the location for each shear block using one of the methods below:

1. Use a short piece of each horizontal member with a shear block installed as a template. Center the template on the face of the vertical and mark each hole location.
2. Layout the shear blocks as shown in **Detail 4**.

- Drill a 0.161" diameter hole (#20 drill bit) at each location marked.

- Attach the shear blocks to the verticals using three (3) PC-1028 fasteners.



**Detail 4**

## FRAME FABRICATION

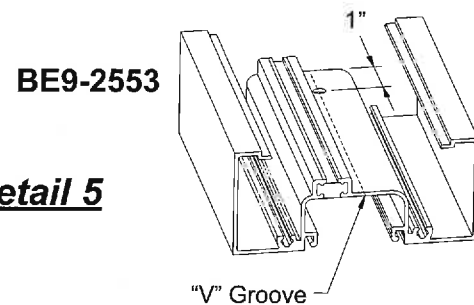
### STEP 3 FABRICATE HEAD, HORIZONTAL & SILL MEMBERS

-Cut head, horizontal, and sill members to the daylight opening (D.L.O.) as indicated on the shop drawings.

-Horizontal members that will be attached to shear blocks require additional fabrication:

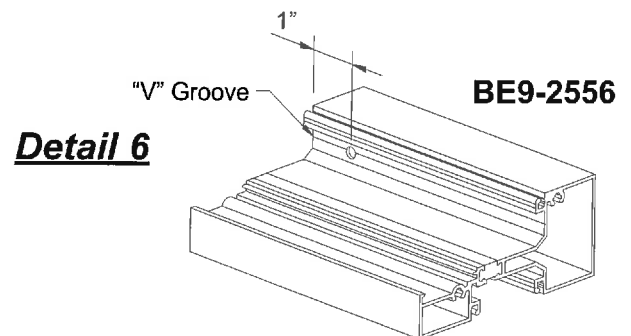
#### **BE9-2553 Head Members:**

- Mark hole location at each end, 1" from the ends and centered along the "V"-groove.
  - Drill a 0.236" diameter hole (# B drill bit) at each location marked and countersink for a #12 flathead fastener (FC-1212).
- See **Detail 5**.



#### **BE9-2556 Horizontal Members:**

- Mark a hole location at each end, 1" from the ends centered along the "V"-groove.
  - Drill a 0.236" diameter hole (# B drill bit) at each location marked.
- See **Detail 6**.



### STEP 4 FABRICATE GLASS STOPS & GLAZING ADAPTORS

-Cut glass stops to the same dimensions as their respective horizontals minus(-) 1/32".

-Cut glazing adaptors to the daylight opening minus(-) 1/32".

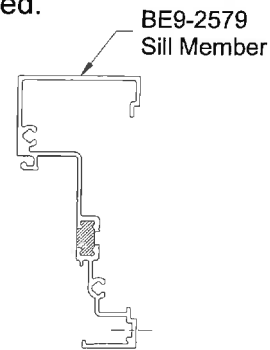
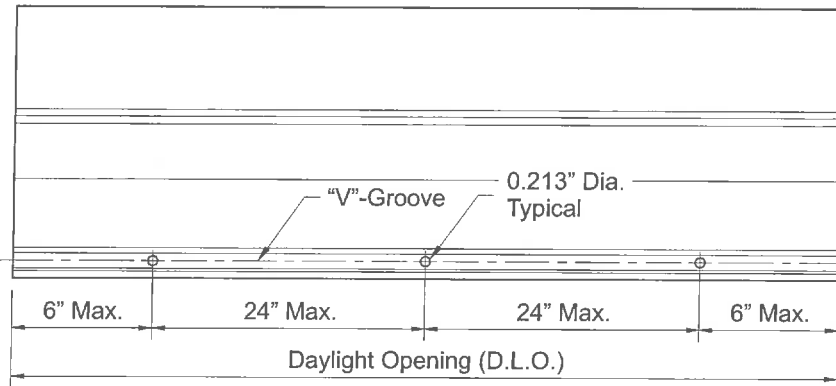


## FRAME FABRICATION

### STEP 5 FABRICATE SILL MEMBERS

- Cut sill members to the daylight opening dimension between verticals.
- For end reactions over 500 lbs., fabricate sill members for anchoring to sill flashing:
  - Measure in 6" from each end of the sill member and mark hole locations along the "V"-groove as shown in **Detail 6**.
  - Mark additional hole locations a maximum of 24" on center (O.C.).
  - Drill a 0.213" diameter (#3 drill bit) hole at each location marked.
  - If end reaction is under 500 lbs., one (1) .213" dia. weep hole is required.

See **Detail 7**.



**DETAIL 7**

### STEP 6 FABRICATE SILL FLASHING

#### For elevations without door framing:

- Cut sill flashing, BE9-2578 to the end of the frame plus (+) 3/8".

#### For elevations with door framing:

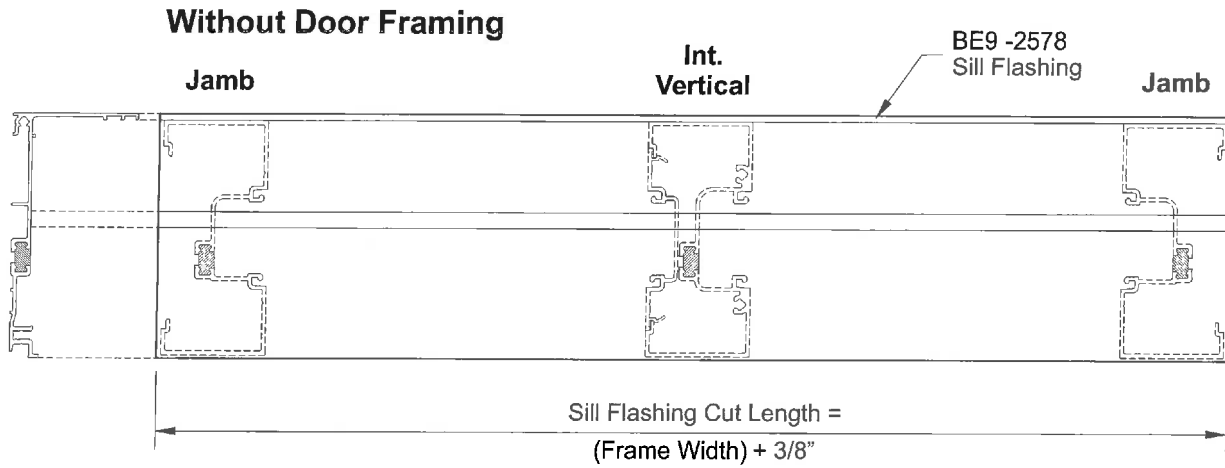
- Cut the sill flashing from the end of the frame to the door jamb plus (+) 3/16".  
(See approved shop drawings for this dimension)

See **Detail 8**.

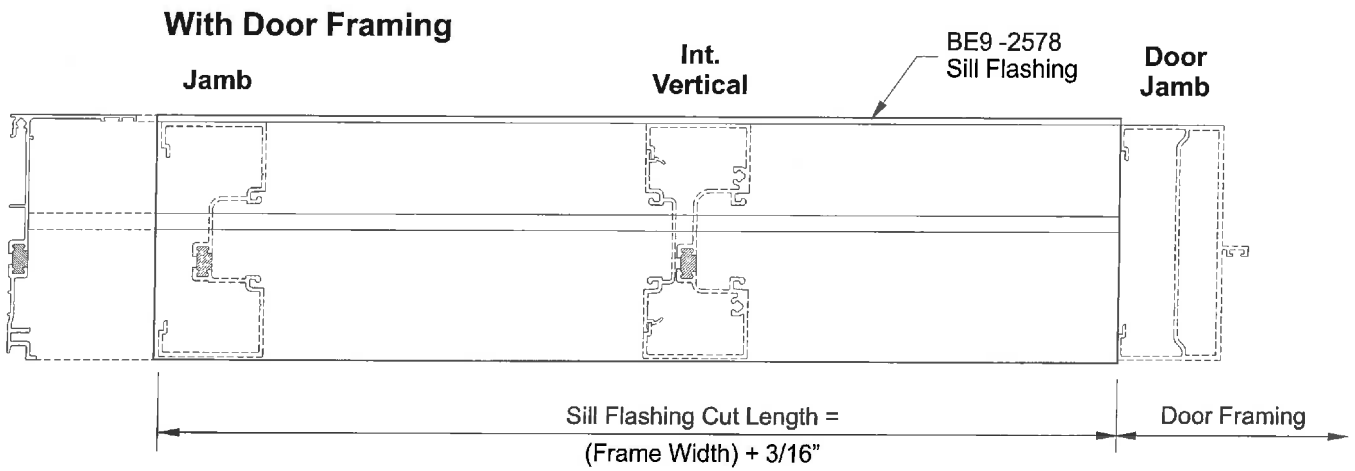
- For openings longer than 24'-0" the sill flashing needs to be spliced every twelve to fifteen feet.
- Allow for a 3/8" joint for expansion between sill flashing members.
- Mark the quarter points between vertical mullions on the sill flashing.
- Drill a 5/16" diameter weep hole in the face of the sill flashing at each quarter point.

See **Detail 9**.

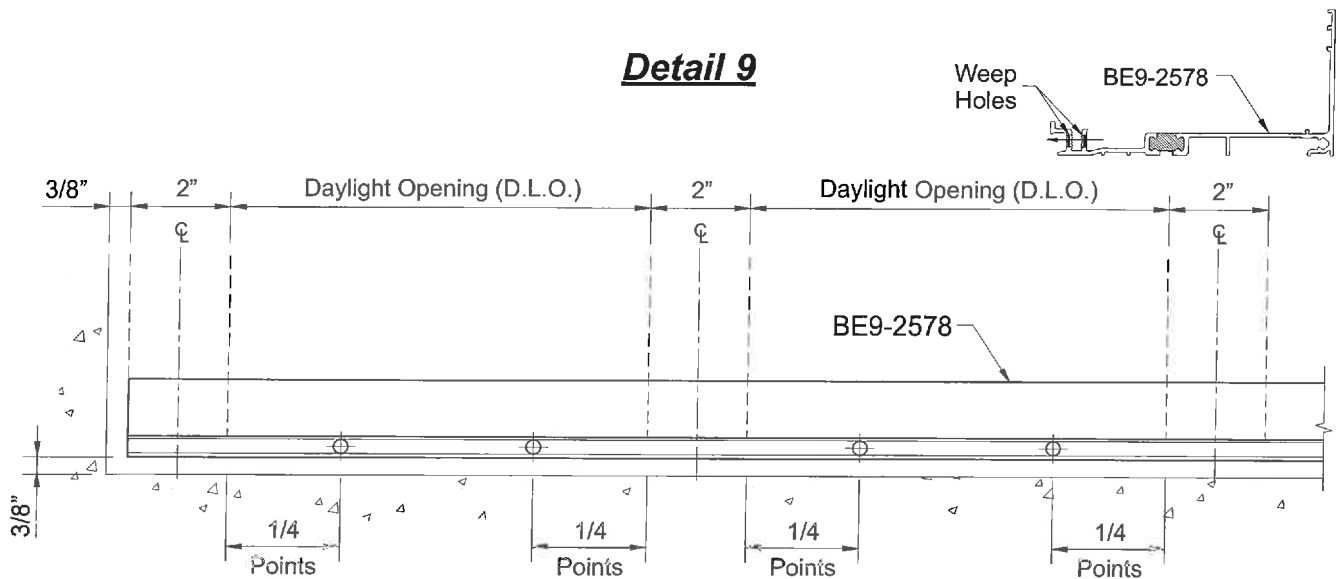
FRAME FABRICATION



**Detail 8**



**Detail 9**



**FRAME ASSEMBLY**

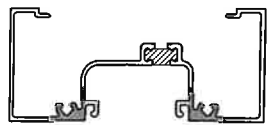
**STEP 7  
ASSEMBLE FRAMES**

**Screw Spline Assembly:**

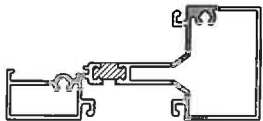
- Clean all joint surfaces using cleaner approved by sealant manufacturer.
- Apply (butter) sealant to both ends of head, horizontal and sill members just prior to assembly.
- Attach head, horizontal and sill members to vertical members with two (2) PC-1216 fasteners at each end.

**Note:** Fastener PC-1220 must be substituted for PC-1216 when the head member (with screw splines) is used as a vertical.

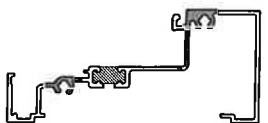
- Tool the sealant into the joints and wipe away any excess sealant.
- See **Detail 10**.



HEAD  
BE9-2553

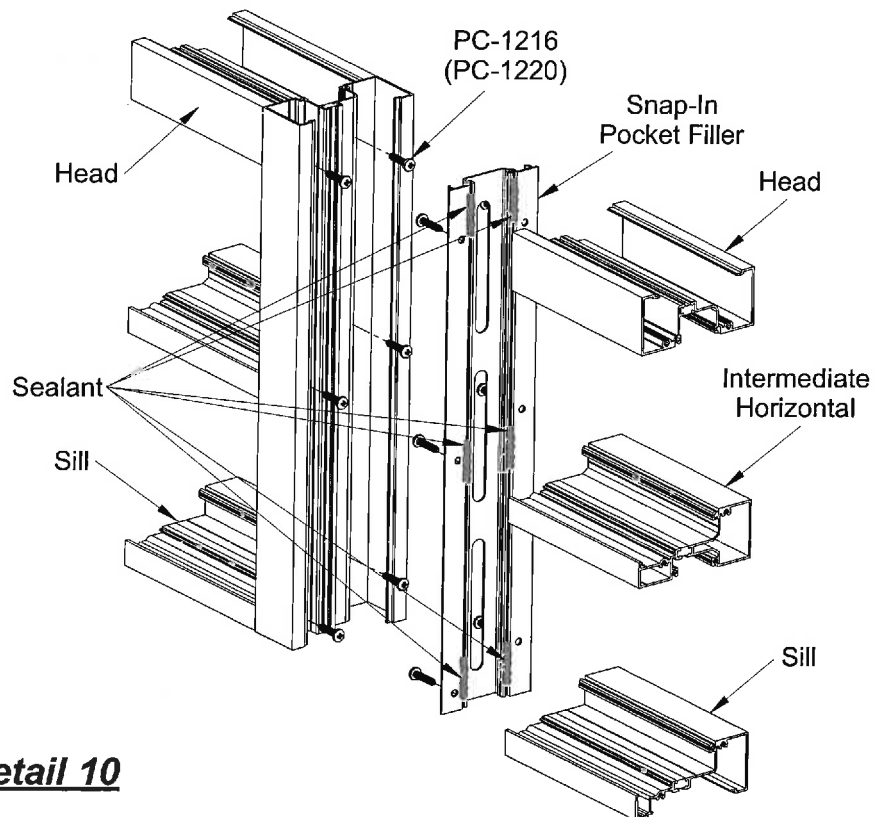


HORIZONTAL  
BE9-2556



SILL  
BE9-2579

Apply sealant to the shaded areas at each end.



**Detail 10**

**CAUTION:** Always assemble frames such that each lite of glass will have a minimum of one deep vertical glazing pocket.

## FRAME ASSEMBLY

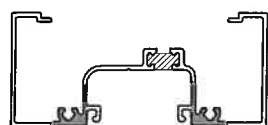
### STEP 7 (Continued) ASSEMBLE FRAMES

#### Shear Block Assembly:

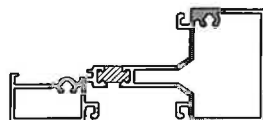
- Clean all joint surfaces using cleaner approved by sealant manufacturer.
- Apply (butter) sealant to both ends of head, horizontal and sill members.
- Apply sealant to the shear blocks as shown.
- Attach head members to shear blocks at each end with one (1) FC-1208 fastener.
- Attach horizontal and sill members to shear blocks at each end with one (1) PC-1210 fastener.

**Note:** Open back horizontals must be used with shear blocks at end bays.

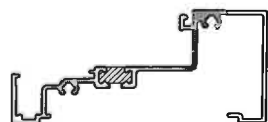
See **Detail 11**.



HEAD  
BE9-2553



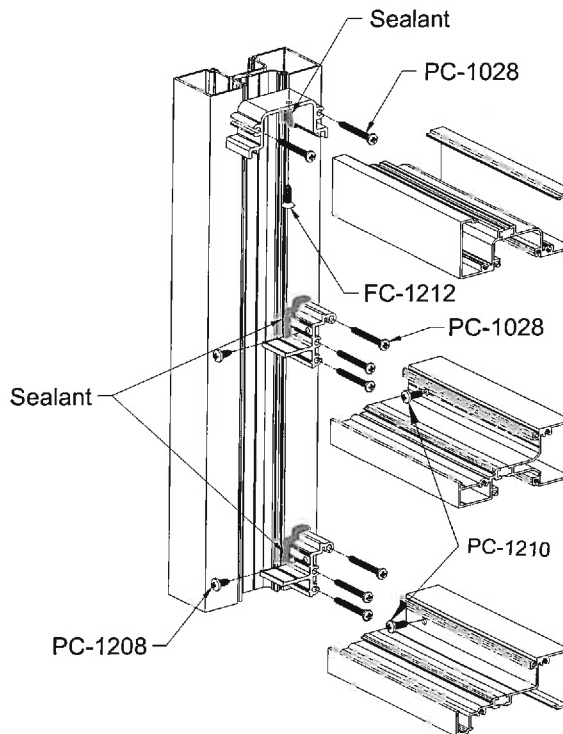
HORIZONTAL  
BE9-2556



SILL  
BE9-2579

Apply sealant to  
the shaded areas  
at each end.

### Detail 11



**CAUTION:** Always assemble frames such that each lite of glass will have a minimum of one deep vertical glazing pocket.

**FRAME INSTALLATION**

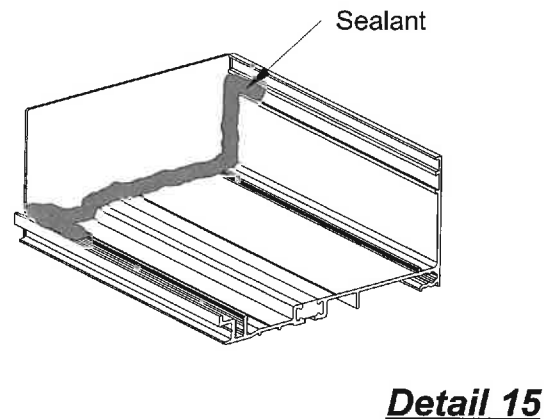
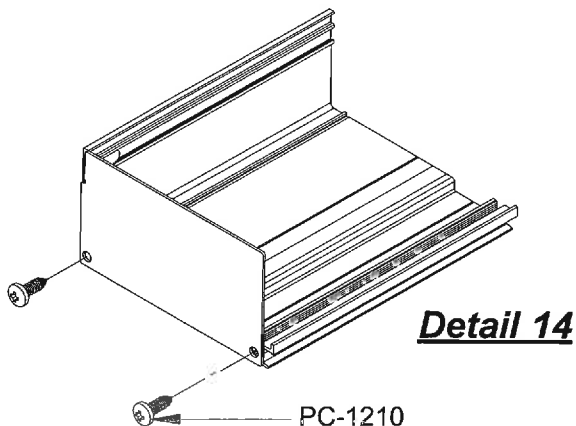
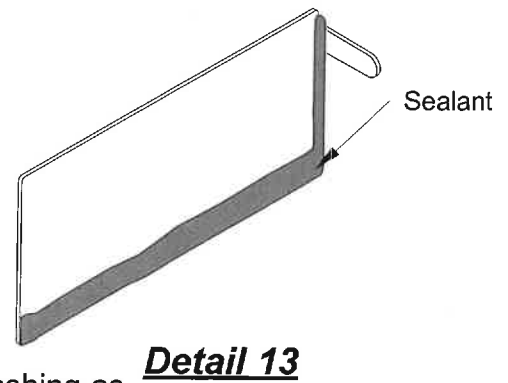
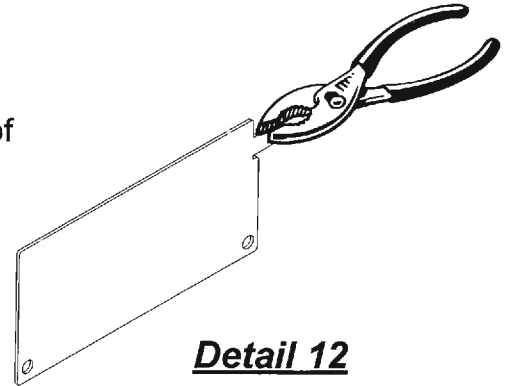
**STEP 8  
INSTALL SILL FLASHING END DAMS**

- Hold the end dam with one hand and grab the tab with a pair of pliers.
- Bend the end dam left or right 90 degrees in the proper direction.

See **Detail 12**.

**Note:** The dam must be bent in the correct position for the left or right end of the sill flashing.

- Clean all joint surfaces using cleaner approved by sealant manufacturer.
- Apply silicone sealant to the end dam as shown in **Detail 13**.
- Slide the tab into the top portion of the sill flashing.
- Tap the tab into place with a small tool until the end dam is snug against the end cut of the flashing.
- Fasten the end dam to the sill flashing with two PC-1210 screws, starting at the back, followed by the front as shown in **Detail 14**.
- Tool sealant along the joint between the end dam and the sill flashing as shown in **Detail 15**.
- Seal over any exposed screw threads.



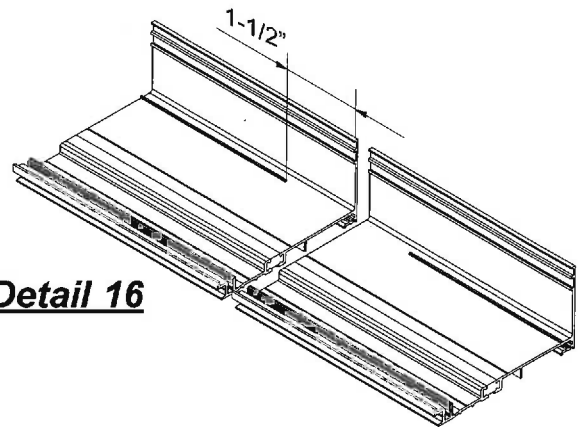
## FRAME INSTALLATION

### STEP 9 INSTALL SILL FLASHING

- Starting at the smallest opening height, install the sill flashing with a minimum of 3/8" shim underneath. Sill flashing must be installed level.
- Anchor the sill flashing to the structure a maximum of 4" from each end and then 18" to 24" on center.
- Apply and tool sealant to cover the heads of all fasteners.

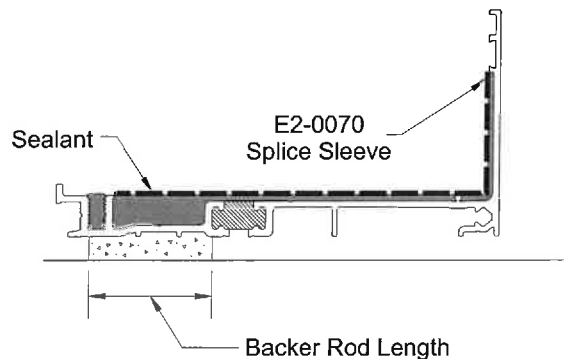
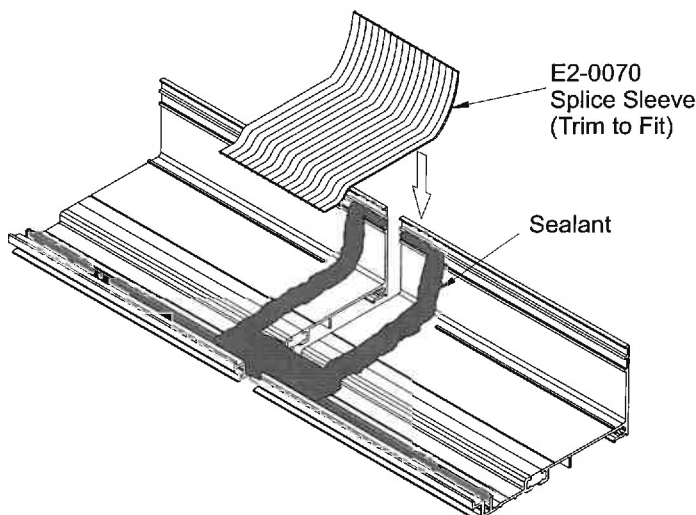
### STEP 10 INSTALL SILL FLASHING SPLICE SLEEVE

- Remove the nub with a chisel or needle nose pliers a minimum length of 1 1/2" as shown in **Detail 16**.
- After the sill flashing has been shimmed and installed to the building structure, apply a small backer rod under the sill flashing as shown in **Detail 17**.
- Position the Silicone Splice Sleeve against the back wall below the groove.
- Bend the Silicone Splice Sleeve into the front on the channel as shown. Mark, and cut the sleeve at this position.
- Clean Sill Flashing and Silicone Splice Sleeve with isopropyl alcohol at the splice location
- Seal the flashing at the splice location as shown in **Detail 17**, before positioning the flashing. Set the Silicone Splice Sleeve into the Silicone Splice Sleeve.
- Tool sealant tight as shown in **Detail 18**, squeezing the sheet flat.
- Thoroughly seal the small joint directly in front of the Silicone Splice Sleeve as shown in **Detail 18**.



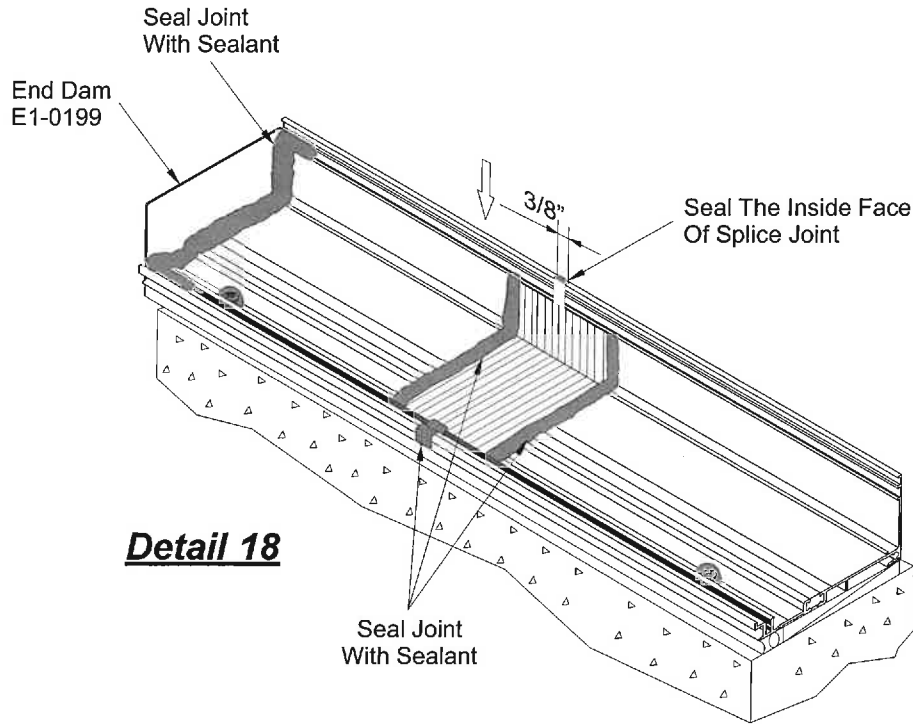
**Detail 16**

When using E2-0070, a compatible Silicone Sealant must be used at the splice. Compatible Silicone Sealants include Tremco Spectrum 2 and Dow Corning 795.



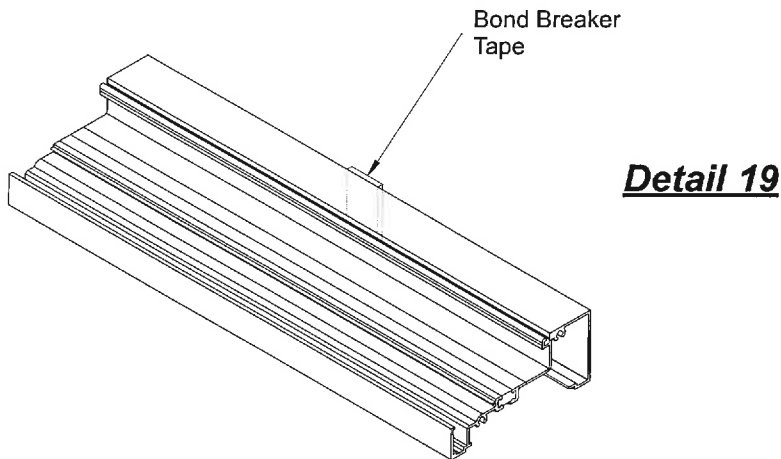
**Detail 17**

**FRAME INSTALLATION**



**STEP 11  
SILL FABRICATION**

At every splice condition, apply bond breaker tape to the back of the sill member before the joint is sealed between the sill and sill flashing. See **Detail 19**.



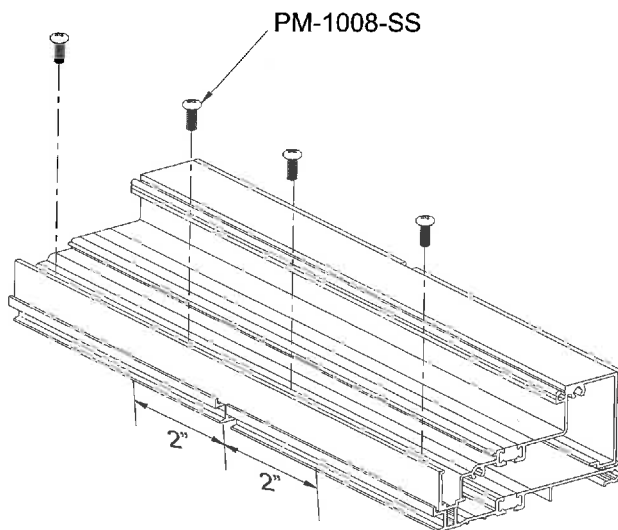
## FRAME INSTALLATION

### STEP 12 INSTALL FRAMES

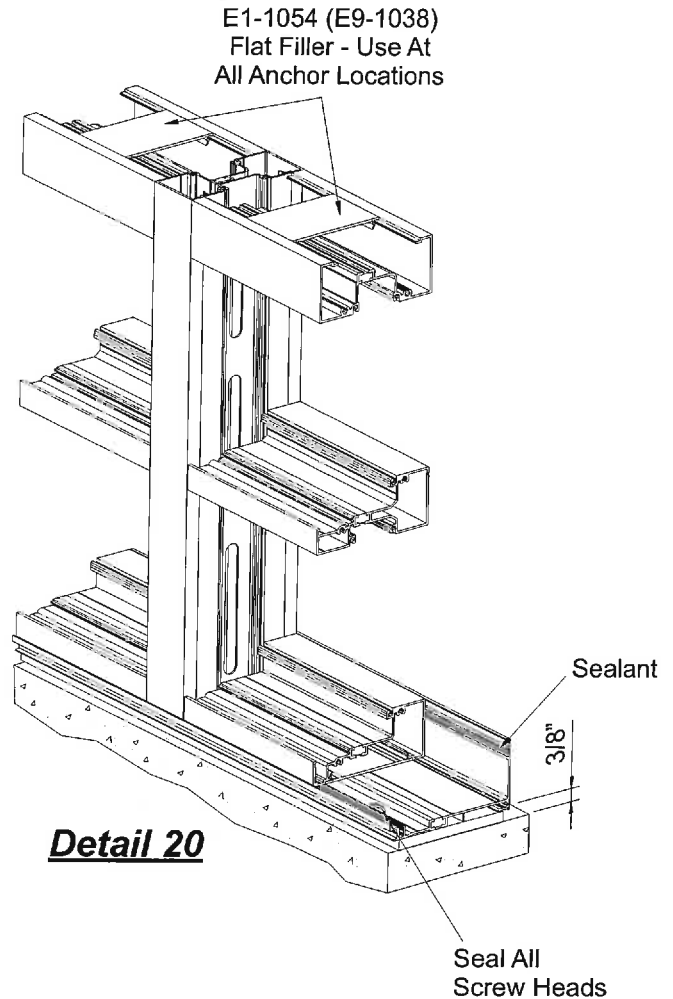
- Snap in flat fillers, E1-1054, or 2-1/2" long pieces of E9-1038 at head, jamb, and sill anchor locations.
  - Snap assembled frames together if using screw spline assembly.
  - Apply sealant continuously to the front of the back leg of the sill flashing and immediately set the frame into the opening.
- See **Detail 20**.

- Shim jamb and head members with a minimum of 3/8" shim.
- Anchor the frame to the structure at the sill\*, head, and jamb: 3" from the ends and then 18" to 24" on center.
- Always install a shim at all anchor locations.
- Seal all screw heads.

**Note:** Use only flat head fasteners at head and jamb conditions.



**Detail 21**



**Detail 20**

- For end load reactions over 500 lbs., attach the sill to the sill flashing using PM-1008-SS screws.\*
  - Additionally, add one (1) PM-1008-SS fastener 2" in both directions from the centerline of the splice.
- See **Detail 21**.

Anchoring of Sill Member to Sill Flashing in the state of Florida is to be done per the detail on the Florida Product Approval: YES 45 TU - 7019.2

\*To determine end load reactions, consult YKK AP DirecTech or refer to approved shop drawings



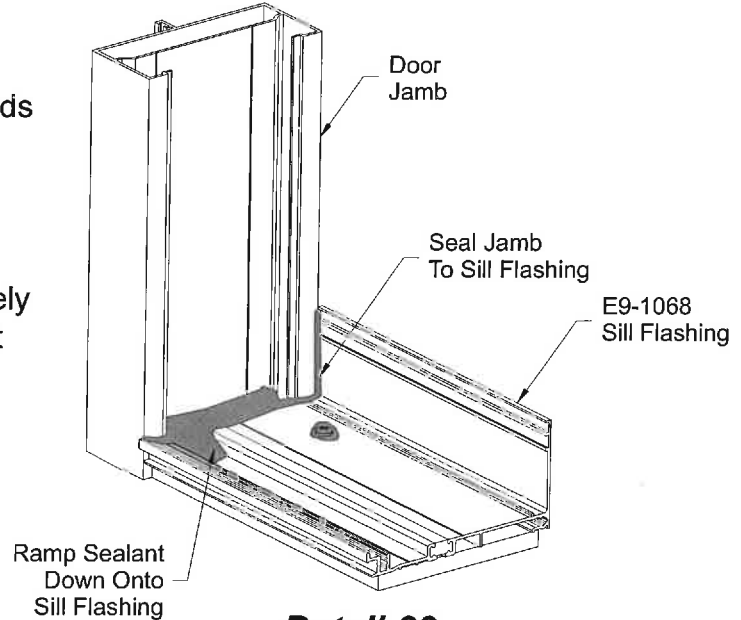
**FRAME INSTALLATION**

**STEP 12 (Continued)  
INSTALL FRAMES**

Prior to snapping the assembled frames into the door jamb, the end of the sill flashing needs to be sealed to the door jamb.

- Apply and tool sealant to all sill flashing to door jamb joints.
  - Apply a liberal amount of sealant to completely fill the door jamb cavity and ramp the sealant down onto the sill flashing.
- See **Detail 22**.

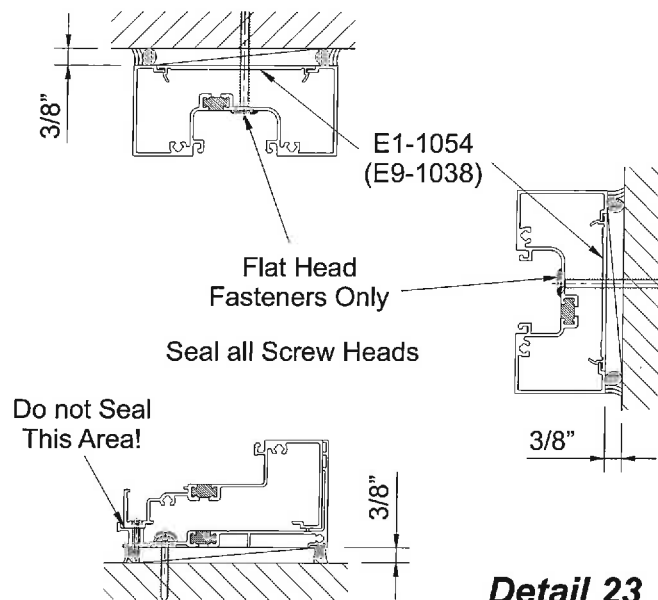
Refer to the **20D, 35D, & 50D Entrances Installation Manual** for door installation instructions.



**Detail 22**

**STEP 13  
APPLY PERIMETER SEALANT**

- Install backer rod around the perimeter of the frame.
  - Apply a high grade of perimeter sealant to the joint between the frame and the structure.
  - Do not** seal the joint between the sill and the sill flashing.
  - Make sure all screw heads are sealed.
- See **Detail 23**.



**Detail 23**

## FRAME INSTALLATION

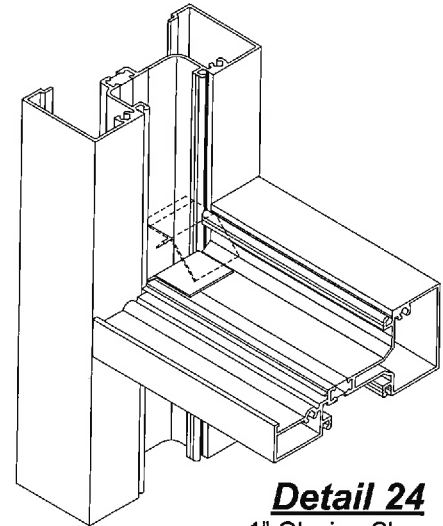
### STEP 14 INSTALL WATER DEFLECTORS

YES 45 TU requires the installation of a water deflector, E2-0047, at the ends of every intermediate horizontal to keep water off of the insulated units.

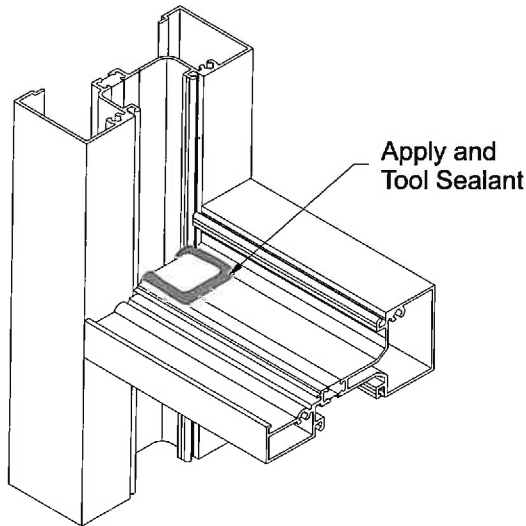
- Peel away the protective paper from the bottom of the water deflector, E2-0047, and install the water deflector by rotating it over each end of the horizontal.
- Position the vertical leg of the water deflector against the end of the horizontal.

**Note:** For best adhesion, make sure that the horizontal is clean and dry.

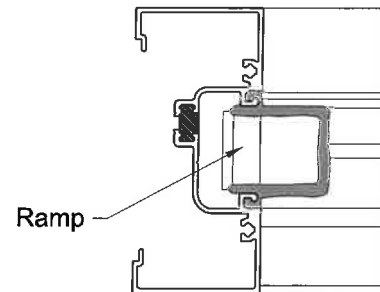
See **Detail 24**.



**Detail 24**  
1" Glazing Shown  
1/4" Glazing Similar



**Detail 25**  
1" Glazing Shown  
1/4" Glazing Similar



**Detail 26**  
1" Glazing Shown  
1/4" Glazing Similar

-Apply and tool sealant along the edges of the water deflector and down onto the horizontal.

See **Detail 25**.

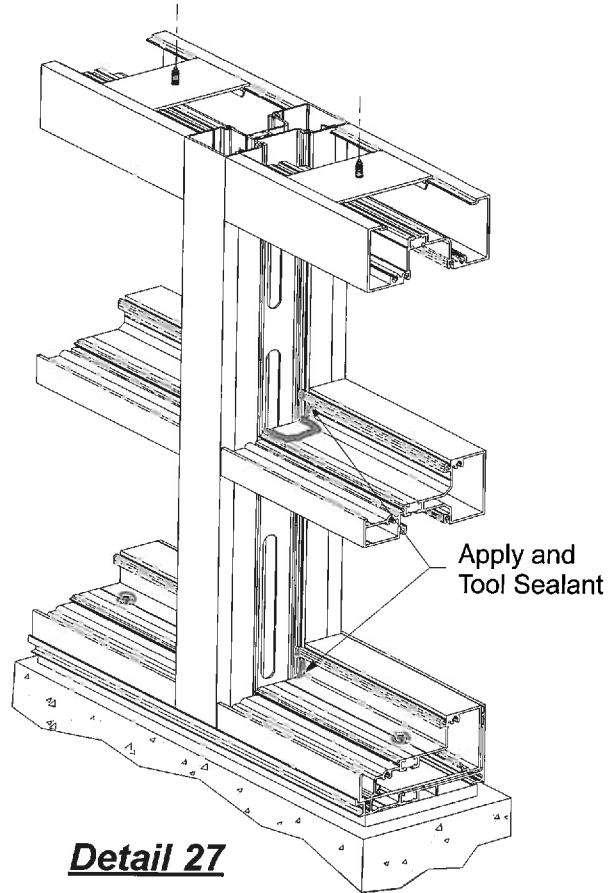
-Seal the ramp of the water deflector to the sides of the vertical gasket reglets.

See **Detail 26**.

**FRAME INSTALLATION**

**STEP 15  
APPLY INTERNAL SEALANT**

- Apply a generous amount of sealant to the vertical intersection of the horizontal and vertical members.
- Tool all of the sealant to ensure a water tight joint.
- Make sure all exposed screw heads are sealed. See **Detail 27**.



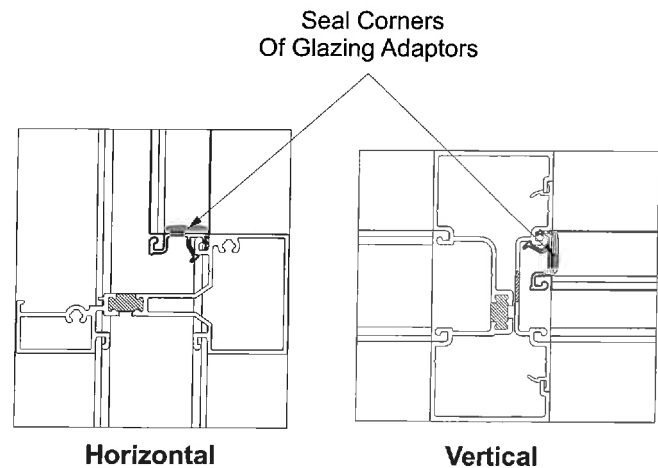
**Glazing Table - YES 45 TU**

Glass Thickness	Adaptor	Exterior	Interior
3/16"	E9-1040	E2-0052	E2-0064
1/4"	E9-1040	E2-0052	E2-0052
5/16"	E9-1040	E2-0053	E2-0052
3/8"	E9-1040	E2-0053	E2-0053
1/2"	E9-1039	E2-0064	E2-0064
5/8"	E9-1039	E2-0052	E2-0052
3/4"	E9-1039	E2-0053	E2-0053
7/8"	—	E2-0064	E2-0064
1"	—	E2-0052	E2-0052

**STEP 16 (Optional)  
INSTALL GLAZING ADAPTORS**

Glazing adaptors, E9-1039 and E9-1040, allow for glazing infills other than the standard 1/4" or 1". Please refer to the glazing tables on the right for possible adaptor/gasket combinations.

- Snap glazing adaptors into the interior gasket reglets of the verticals.
- Snap glazing adaptors into the interior gasket reglets of the horizontals.
- Apply and tool sealant to the joint between vertical and horizontal glazing adaptors. See **Detail 28**.



**Detail 28**

## GLAZING

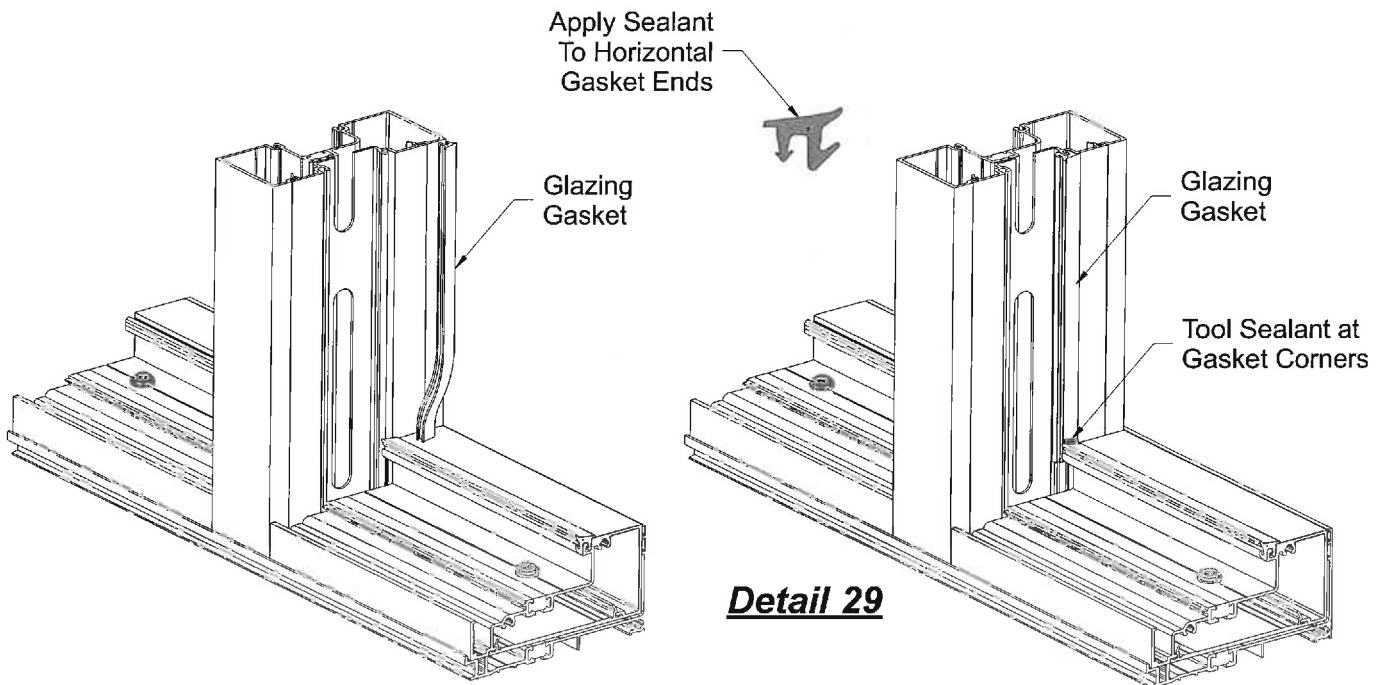
### STEP 17 INSTALL INTERIOR GLAZING GASKETS

The interior glazing gaskets must be installed prior to the glazing process.

-Using a small brush clean out any dirt that may have accumulated in the gasket reglets.

Vertical glazing gaskets must be installed first:

- Cut vertical glazing gaskets to Daylight Opening plus(+) 3/16" for each foot of length.
- Insert the gasket into the reglet at each end first, and then insert the gasket at the midpoint of the opening.
- Push the gasket into the reglet starting at the midpoint and work towards each end.



Install horizontal glazing gaskets next:

- Cut horizontal glazing gaskets to Daylight Opening plus(+) 3/16" for each foot of length.
  - Apply sealant to each end of the horizontal glazing gasket prior to inserting into the reglet.
  - Insert the gasket into the reglet at each end first and push each end tight against the vertical gasket.
  - Then insert the gasket at the midpoint of the opening and push the gasket into the reglet starting at the midpoint and work towards each end.
  - Tool the excess sealant at the gasket corners to ensure a watertight seal.
- See **Detail 29**.

**GLAZING**

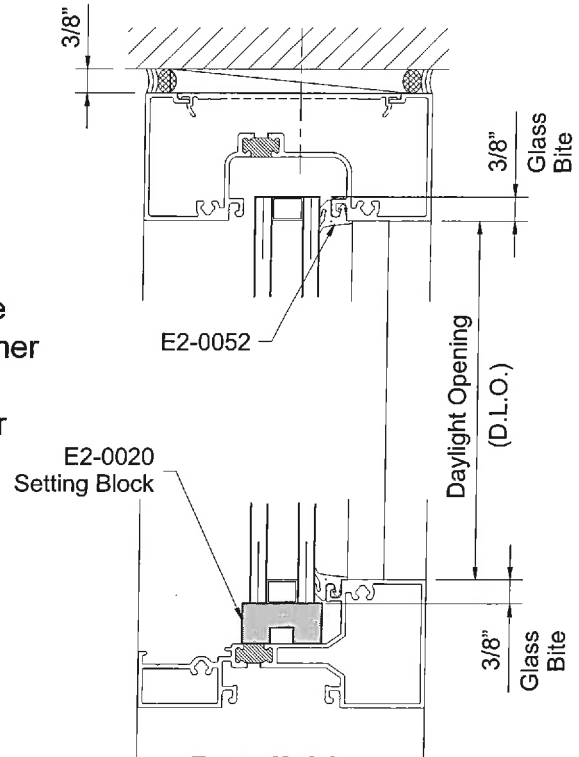
**STEP 18  
INSTALL GLASS**

Determine the glass size:

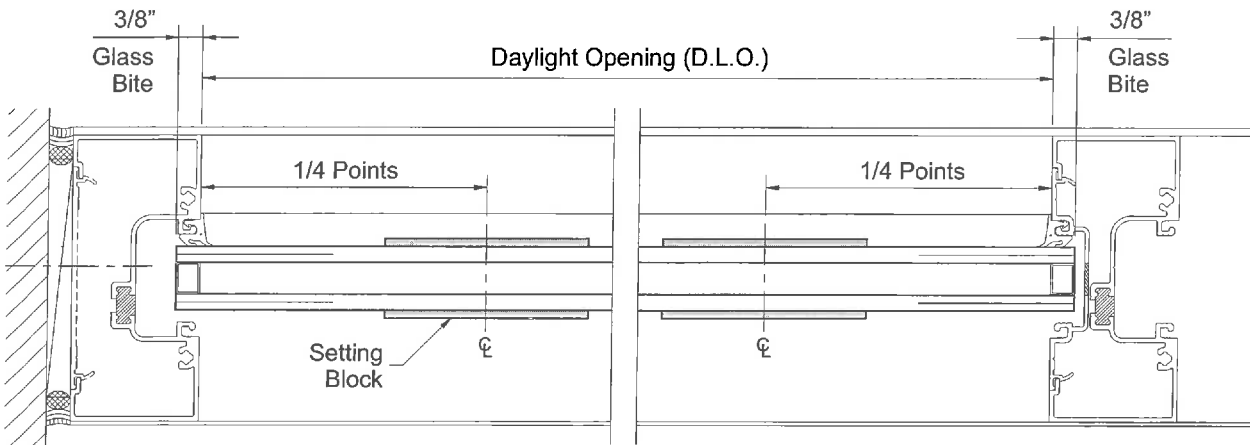
**Horizontal Glass Size = D.L.O. plus(+) 3/4"**  
**Vertical Glass Size = D.L.O. plus(+) 3/4"**

- Carefully install the glass into the opening: bring the lite up and into the deep pocket first and then rotate the other end in place.
- Carefully lift lite of glass, install setting blocks at quarter points of horizontal D.L.O. or according to engineering calculations.
- Make sure the glass is engaged with all setting blocks.

See **Detail 30**.



**Detail 30**  
 Outside Glazed Shown  
 Inside Glazed Similar



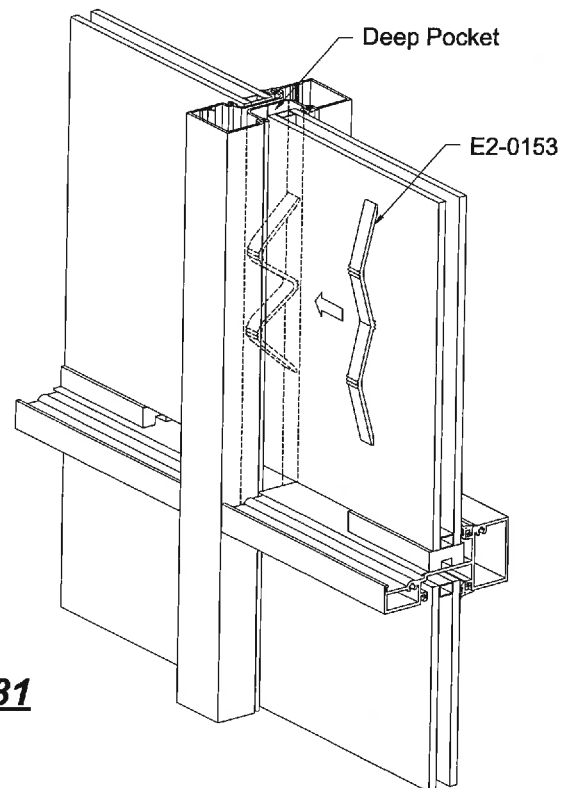
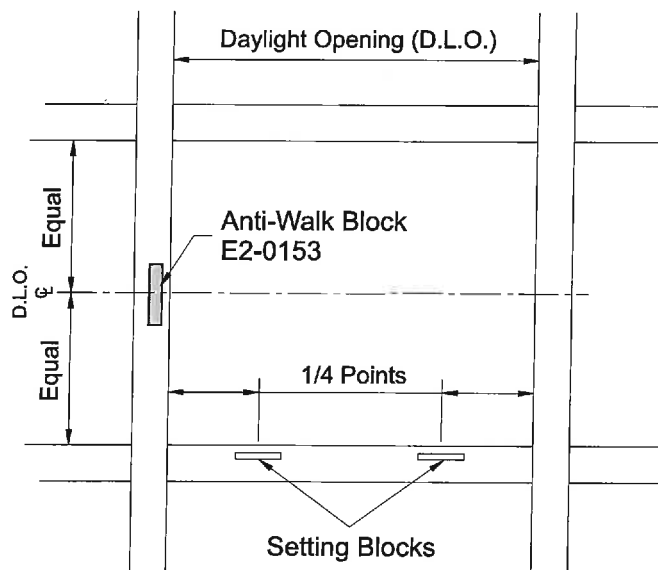
## GLAZING

### STEP 19 INSTALL ANTI-WALK BLOCKS

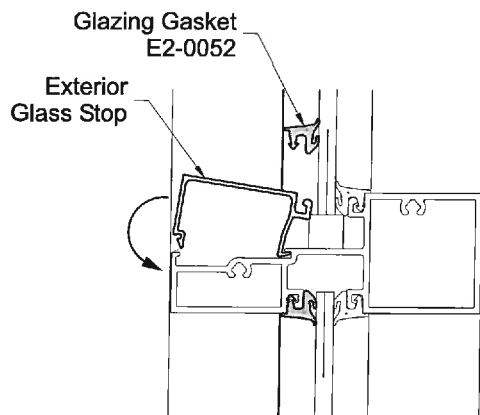
YES 45 FI frames require the installation of an anti-walk block, E2-0153, in the vertical deep glazing pocket of each lite centered along the daylight opening.

-Flatten the anti-walk block against the exterior surface of the glass and push it into the opening between the glass and the mullion until it is released into the glazing pocket.

See **Detail 31**.



**Detail 31**



**Detail 32**

1/4" Glazing Shown  
1" Glazing Similar

### STEP 20 INSTALL EXTERIOR GLASS STOPS & GLAZING GASKETS

-Snap the exterior glass stops into place as shown in **Detail 32**.

-Install the exterior glazing gaskets using the same technique described in **Step 17** on **Page-19**. Always install the vertical glazing gasket first.

Repeat **Steps 18 through 20** until all lites are installed.

 **YKK AP America Inc.**

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CITY OF CHARLOTTESVILLE  
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org



December 5, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

**Certificate of Appropriateness Application**

BAR 17-12-05

300 East Main Street

Tax Parcel 280040000

East Main Investments, LLC, Owner/James Barton, Applicant

Rear Façade Renovation

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, December 19, 2017, starting at 5:30 pm in the City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

A handwritten signature in black ink, appearing to read "Mary Joy Scala".

Mary Joy Scala, AICP

Preservation and Design Planner



## Scala, Mary Joy

---

**From:** James Barton <jb@studioix.co>  
**Sent:** Tuesday, December 05, 2017 10:43 AM  
**To:** Scala, Mary Joy  
**Subject:** Re: 300 E Main Street

Thank you, Mary Joy. I'm sorry I don't have that drawing for you. The center opening, or the space between the windows, houses utilities and will need to remain as it is. The exterior openings will remain unchanged in size. The goal is simply to fit those openings with glass and allow outside light into the interior space.

Thanks again,

James Barton

Studio IX - Work Outside the Box  
[www.studioix.co](http://www.studioix.co)  
434.989.1283

On Tue, Dec 5, 2017 at 10:25 AM, Scala, Mary Joy <[scala@charlottesville.org](mailto:scala@charlottesville.org)> wrote:

I was hoping for a dimensioned drawing showing the wall behind the brick structure with the new windows inserted. Will the masonry openings all remain the same size? What will happen in the center opening? Thank you.

### Mary Joy Scala, AICP

Preservation and Design Planner

City of Charlottesville

Department of Neighborhood Development Services

City Hall – [610 East Market Street](#)

P.O. Box 911

Charlottesville, VA 22902

Ph [434.970.3130](tel:434.970.3130) FAX [434.970.3359](tel:434.970.3359)

[scala@charlottesville.org](mailto:scala@charlottesville.org)

**From:** James Barton [<mailto:jb@studioix.co>]  
**Sent:** Wednesday, November 29, 2017 3:22 PM  
**To:** Scala, Mary Joy  
**Subject:** Re: [300 E Main Street](#)

Preservation and Design Planner

City of Charlottesville

Department of Neighborhood Development Services

City Hall – 610 East Market Street

P.O. Box 911

Charlottesville, VA 22902

Ph 434.970.3130 FAX 434.970.3359

[scala@charlottesville.org](mailto:scala@charlottesville.org)

**From:** James Barton [<mailto:jb@studioix.co>]

**Sent:** Wednesday, November 22, 2017 2:19 PM

**To:** Scala, Mary Joy

**Subject:** 300 E Main Street

Good afternoon.

Thank you for your guidance regarding the attached submission for BAR approval. I will deliver 10 hard copies along with the processing fee.

All the best,

James Barton

Studio IX - Work Outside the Box

[www.studioix.co](http://www.studioix.co)

434.989.1283