

From: Scala, Mary Joy
Sent: Thursday, December 04, 2014 11:06 AM
To: Darrell Slomiany (djs@ajcpt.com)
Subject: BAR Action November 2014 - 1309 W Main Street

December 4, 2014

Darrell Slomiany
621 West Randolph Street Suite 4
Chicago, IL 60661

RE: **Certificate of Appropriateness Application**
BAR 14-11-01
1309 West Main Street
Tax Parcel 100016000
RAAJ Charlottesville, Owner/ Darrell Slomiany, Applicant
Exterior Changes

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 18, 2014. The following action was taken:

The BAR approved (8-0) the changes with the following modifications that will be submitted digitally for circulation to the BAR before staff approval:

1. **Mechanical screen to be pulled back from West Main Street [to align with penthouse wall].**
2. **Provide windows on the [penthouse] West Main Street façade.**
3. **Provide internal spacer bars on the ground floor [SDL] windows.**
4. **The lower rail shall match the penthouse rail.**

The BAR also made the following friendly suggestions:

1. **The penthouse should be black or dark gray instead of bronze color.**
2. **The existing transformer to the west of Mellow Mushroom should be screened.**

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (May 18, 2016), 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. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 18, 2014**



Certificate of Appropriateness Application

BAR 14-11-01
1309 West Main Street
Tax Parcel 100016000
RAAJ Charlottesville, Owner/ Darrell Slomiany, Applicant
Exterior Changes

Background

1309 West Main Street is a non-contributing building in the West Main Street ADC District. It was built in 1966 as a Howard Johnson Hotel and Restaurant. Sometime after 1996 and before 2004 the building was renovated, and the red brick was covered over.

Application

The current applicant is proposing to rehabilitate the building to be used as the Graduate Hotel. The building will be painted four colors (two shades of dark gray, off-white, and pale gray-blue), and portions will be finished with new thin brick in dark charcoal gray.

All the windows on the upper floors will be retained. The existing two-story section along West Main Street will have more extensive changes, with new storefront added, and a balcony over the existing garage entrance.

New square footage will be enclosed on the roof with bronze metal siding for use as a restaurant.

Signage is permitted in the same location as the current Red Roof Inn sign, but it must be reduced in size by 30%.

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.*

Pertinent Standards for Review of Construction and Alterations include:

- (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 Guidelines for Rehabilitation include:

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 if 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.*

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
2. *Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*

7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8. Avoid adding decorative elements incompatible with the existing structure.
9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11. Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
12. The original size and shape of door openings should be maintained.
13. Original door openings should not be filled in.
14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
16. Retain transom windows and sidelights.
17. When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

E. Cornice

The cornice occurs at the junction between the roof and the wall and is sometimes decorated with brackets and moldings. On commercial buildings, it may be a decorated classical projection or a flat decorative band within the wall material.

- 1) Keep the cornice well sealed and anchored, and maintain the gutter system and flashing.
- 2) Repair rather than replace the cornice.
- 3) Do not remove elements of the original composition, such as brackets or blocks, without replacing them with new ones of a like design.
- 4) Match materials, decorative details, and profiles of the existing original cornice design when making repairs.
- 5) Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building.
- 6) If the cornice is missing, the replacement should be based on physical or documented evidence, or barring that, be compatible with the original building.
- 7) Do not wrap or cover a cornice with vinyl or aluminum; these substitute materials may cover up original details and also may hide underlying moisture problems.

H. Masonry

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
 - a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.

- b. Do not repoint with a synthetic caulking compound.*
- 4) *Repoint to match original joints and retain the original joint width.*
- 5) *Do not paint unpainted masonry.*

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.*

L. Rear of Buildings

The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases, the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.

- 1) *Meet all handicapped accessibility requirements.*
- 2) *Consolidate and screen mechanical and utility equipment in one location when possible.*
- 3) *Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.*
- 4) *Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.*
- 5) *Note building and ADA codes when and if changing dimensions or design of entrance.*
- 6) *Windows define the character and scale of the original façade and should not be altered.*
- 7) *If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.*
- 8) *If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.*
- 9) *Remove any blocked-in windows and restore windows and frames if missing.*
- 10) *Security grates should be unobtrusive and compatible with the building.*
- 11) *Avoid chain-link fencing.*
- 12) *If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.*
- 13) *Ensure that the design of the lighting relates to the historic character of the building.*
- 14) *Consider installing signs and awnings that are appropriate for the scale and style of the building.*
- 15) *Design and select systems and hardware to minimize impact on the historic fabric of the building.*
- 16) *Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.*
- 17) *Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.*

Discussion and Recommendations

The drawings need clarification – all the gray colors look too similar to distinguish. It is not clear which surfaces are being covered with thin brick.

The new appurtenance level story is not an attractive addition. Perhaps window are needed on the West Main Street elevation.

Information is needed on the new storefront materials. The railing materials should be specified.

It appears that all the signage will be changed, which will go through an administrative approval process.

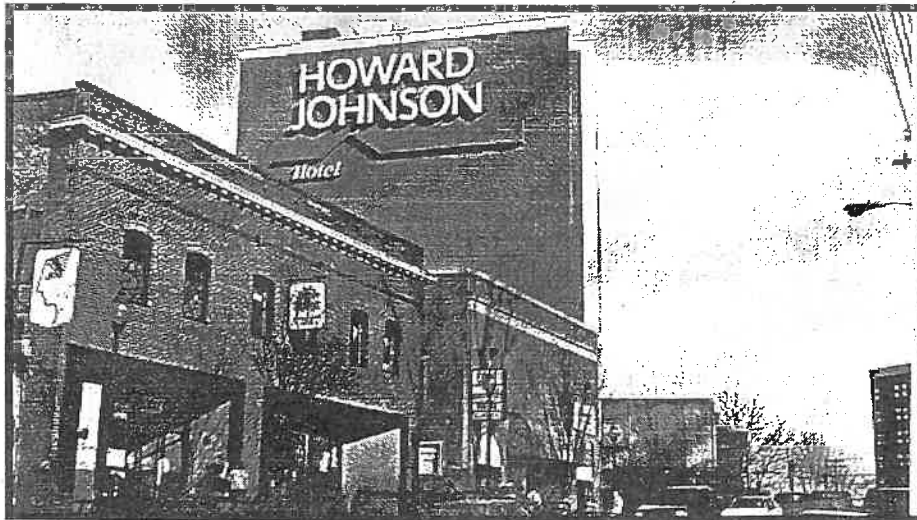
Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed building rehabilitation changes satisfy the BAR’s criteria and are compatible with this property, and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted (or with the following modifications....)



HOWARD JOHNSON HOTEL

1309 WEST MAIN STREET



STREET ADDRESS: 1309 West Main Street
MAP & PARCEL: 10-16
VDHR FILE NUMBER: 104-0340
CITY FILE NUMBER: No Current City Card on File
PRESENT ZONING: B-6
ORIGINAL OWNER: None Listed
ORIGINAL USE: Hotel/Inn
PRESENT USE: Hotel
PRESENT OWNER: Oscar B. Hunter, Jr., Trustee
ADDRESS: 8218 Wisconsin Avenue #202
Bethesda, MA 20814
HISTORIC NAME: Howard Johnson Hotel
DATE/PERIOD: 1966
STYLE: Modern Movement
HEIGHT IN STORIES: 8.0
DIMENSIONS AND LAND AREA: 190' x 190' (31,992 sq. ft.)
CONDITION: Good
SURVEYOR: J. Daniel Pezzoni
DATE OF SURVEY: 1996
SOURCES: Local Records

ARCHITECTURAL DESCRIPTION

Multi-story building with principal elevations divided into vertical strips by sliding glass windows with false balcony railings and expanses of stretcher-bond brick. Projecting to the front is a one-story restaurant wing and parking garage entrance with the standard HoJo orange-roofed A-frame motif. The parking garage take up most of the lower level of the bulding and extends to the rear.

STATEMENT OF SIGNIFICANCE

This large hotel, convenient to the University of Virginia, does not contribute to the historic character of West Main Street.



Description of Proposed Work

The building was construction in the 1970s as the Howard Johnson building and was converted into a Red Roof Inn in the late 1990's. This renovation proposes to modernize the design through contemporized entrances, new transitional paint colors and reintroduced brick to pay homage to traditional Charlottesville color pallets and materials.

A carefully designed and well screened penthouse restaurant will provide a destination for students and visitors alike without increasing the height of the existing structure. The standing seam metal and glass penthouse design is a subtle tie back to Virginia's shipping history.



November 14, 2014

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
Charlottesville, VA 22902

Re: Graduate Charlottesville

Dear Mary Joy:

This letter is to clarify your questions regarding the property renovation at 1309 W. Main St., currently a Red Roof Inn. Below are answers your questions:

The main building is stucco/eifs product that will be painted the light and dark grays. We feel that it is a sophisticated, warm, and intellectual color scheme. Also, it sets the tone for the branding we are completing for the interior. The lower building portion, restaurants and lobby entrance, will be clad with a charcoal colored brick. While the grays seem close in color on the rendering they will appear different once the building is complete because they are two different materials.

The windows of will remain except for those at the lobby and the new opening on the second floor.

Our intent is to re-use the existing Mellow Mushroom and Jimmy Johns signage.

The addition is meeting space, bar, kitchen, and supporting HVAC systems. The main views are to the north, east and west. To the south is the university central plant. We have relocated the window elevations to the north, east and west for two reasons: first, we want to give the best views to our patrons; second, it is the more sensitive approach to our neighbors. They will see the window elevations that will relate to the windows on the back of the existing building. The pedestrian on Main St. is given the freshly paint façade and new, more appropriate, masonry façade at grade.

The new windows are meant to look like the vintage factory window systems. This will be an insulated storefront system with applied mullions to give the appearance of a divided light system.

The railing system above the drive aisle will be painted cast iron with cementitious newel posts.

I believe the first paragraph clarifies the differing gray color scheme.

Please contact me with any further questions or clarifications you require. I look forward to seeing you Tuesday.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "DHS" followed by a stylized flourish.

Darrell Slomiany



nbj ARCHITECTURE, PLC

11537 B Nuckols Road
Grove Park Square
Glen Allen VA 23059

PH: 804-273-9811
FAX: 804-273-9843
url:www.nbiarch.com

Transmittal

To:
City of Charlottesville
Dept of Neighborhood Development Services
City Hall - 610 East Market Street
Charlottesville, Virginia 22902

Date: 28 October, 2014

Project No.: 20140709

Project: Red Roof Inn Renovation

Reference: BAR Certificate of Appropriateness Package

Attention: Mary Joy Scala

Copy:

We submit by:

- mail
- overnight carrier
- Pick up
- Hand Delivered

The following:

- Drawing Prints
- Specifications
- Change Order
- Shop Drawings
- CD

For:

- your approval
- your review
- revision/submission
- distribution
- reference

- as requested
- as approved
- please acknowledge receipt
- return enclosures
- _____

Copies	Date	Submittal No.	Description	Remarks
10	28 Oct 2014		BAR Certificate of Appropriateness Application	

Comments:

If enclosures are not as noted, please notify us at once.

Distribution:

File,

Enclosures:

Signed:

James E. Lytle, AIA

Renlita Doors

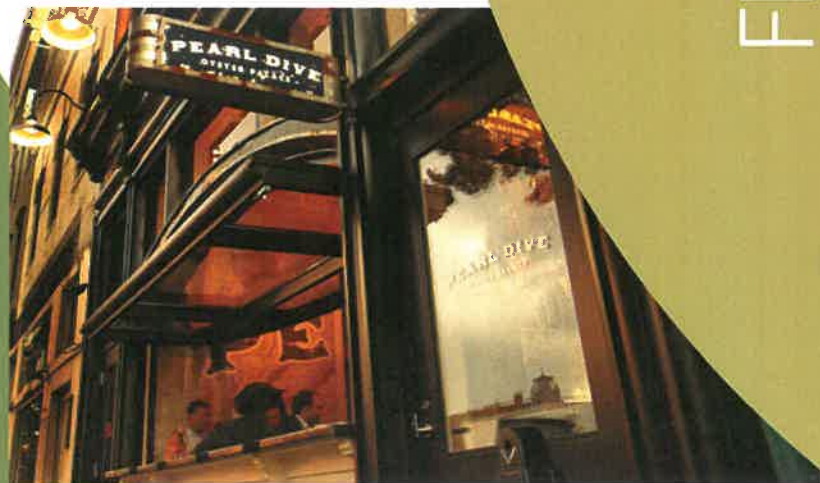


RENLITA S-1000 FLOATAWAY DOORS

The Renlita Floataway Single Leaf S-1000 counterweight balanced door makes an outstanding statement.

With the capacity to accept a wide variety of sizes, claddings and glazing patterns, they have the potential to radically showcase your building.

Its superior design and rigid quality control ensure a long service life.



FLOATAWAY DOORS
S-1000

FEATURES

From industrial to residential, Renlita S-1000 doors have got you covered. Each door is designed and manufactured individually using mathematical calculations to achieve appropriate counter weight balance for safety and appearance.

Renlita Doors customize each project by working in harmony with your project specifications.

The Renlita S-1000 counterweight balanced door is designed for industrial/commercial and residential applications.

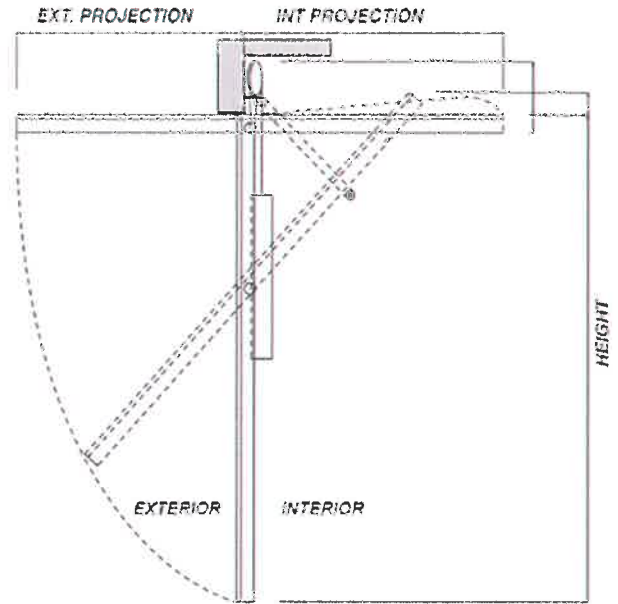
Little headroom is necessary for this type of door.

The doors accept a wide range of cladding and/or glazing materials and colors can be chosen from standard color or custom color match.

When opening, the door moves upward coming to rest in horizontal configuration immediately below the header.

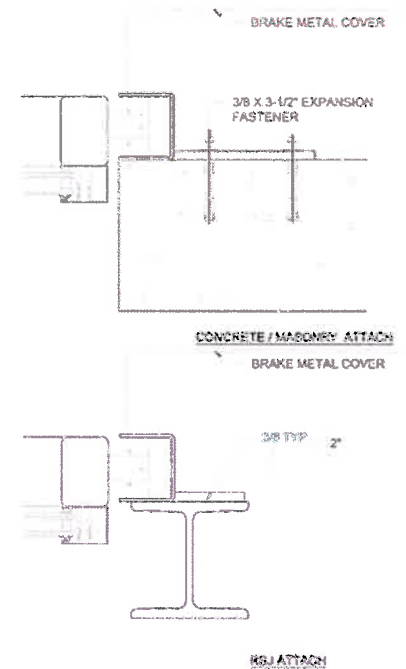
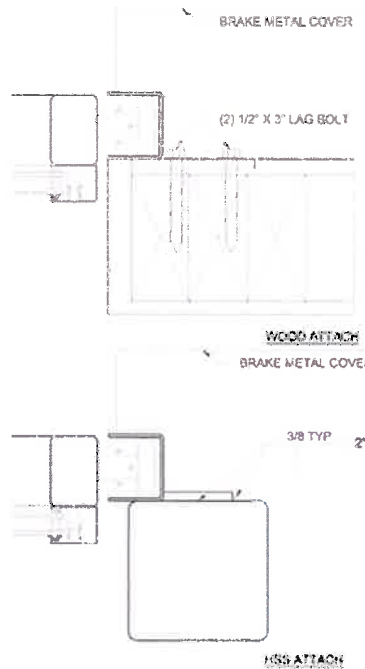
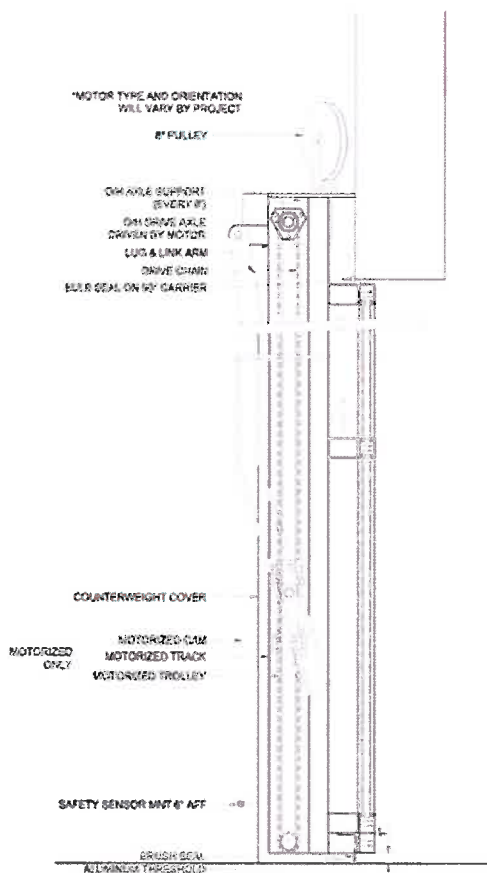
Dimensions of the doors vary according to the application and each door is individually designed. Mathematical calculations are completed to ensure the door is correctly counterweight balanced.

Wind loading can be a critical design factor especially in hurricane prone areas unless otherwise specified the doors are designed to resist a minimum wind loading of 10 psf.



Typical Mounting Details

Note: Attach by welding, lag bolts or concrete anchors.



Note: Counterweight profiles can vary to accommodate various jamb conditions.

Renlita Doors

Renlita Doors is a Texas based manufacturer of custom doors. Our products include vertical operating, horizontal operating and security grilles. With a wide application market the Renlita custom products are used in retail stores, restaurants, commercial and industrial as well as residential projects.

Our in house design team custom designs each project to your design objectives. Every project is designed and fabricated to the highest standards and are based on your project specifications.

As a turn-key provider of high quality products Renlita provides local authorized dealer/installers or a factory team of professional installers depending on location and project scope. When you work with Renlita we are with you from concept to completion. Every project is shipped complete based on your project objectives and design criteria.



RENLITA SERIES PRODUCT FEATURES

- Designed and fabricated in the USA for the North American customer and market
- Custom engineered and fabricated door system based on customer specifications and designed around functional models.
- Recycled/Recyclable materials including steel, aluminum and glass.
- Frames and mechanism powder coated – low VOC
- Most projects are turn-key from design to completion including frames, motorization, coatings, hardware and installation to meet your design brief.
- Low lead times based on custom features and specifications
- Renlita Doors Products are eligible for LEED points for the following categories.

LEED Categories:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Materials And Resources | <input checked="" type="checkbox"/> Recycled Content |
| <input checked="" type="checkbox"/> Innovation in Design | <input checked="" type="checkbox"/> Regional Materials |
| <input checked="" type="checkbox"/> Daylight and Views | <input checked="" type="checkbox"/> Low-Emitting Materials – Paints and Coatings |

SPECIFICATIONS

Counterweight Balanced Door

The frame is constructed from hollow steel sections and designed to withstand a wind loading of 10 psf in the closed position and provide minimum deflection in the open position.

Operation

The Floataway Door is a single leaf door balanced with counterweights under constant suspension. Door movement is controlled by guide bearings running in vertical operating channels and link arms connecting the door to the operating guides.

Size

Maximum height: 20 feet

Maximum width: 32 feet

Cladding (Glass)

Doors can be partially or fully glazed. Standard glazing uses 1/4" laminated/tempered or 1" insulated glass. The use of other glass or glazing material should be referred to the manufacturer due to additional weight, deflection, door design and construction.

Other Cladding

Other available cladding commonly used are wood, composite, metal, laminates and stone.

Finishes

Standard finish on frames and channels is powder coated. On glazed doors beads can be clear anodized or powdercoat finish.

Locking

By use of dead bold lock unless otherwise specified. Motorized doors will not be fitted with locks.

Counterweight Covers

The counterweights shall be protected and covered with a removable formed aluminum to meet design requirements.

For typical drawings and CSI specs visit www.renlitadoors.com



OPTIONAL EXTRAS

Escape and Access Doors

Can be incorporated into door design providing leaf height is sufficient. Locking is by a dead bolt unless otherwise specified. It is recommended that access doors open outwards on a S-1000 door.

Motorization

Operation by a ramp and carriage designed for smooth opening and closing. The carriage is driven by an overhead shaft connected to a jack shaft motor operator that complies with UL 325-2010 requirements.

Flush Mount Design

Exterior finish of door can be designed to line up with exterior finish of building.

Renlita Overhead Doors has a continuous program of product development and reserves the right to change specifications at any time without notice.

CONTACT DETAILS

Renlita Doors North America, LLC

Mailing Address: P.O. Box B, Bonham, TX 75418

Shipping Address: 220 E First St, Bonham, TX 75418

Phone: 903.583.7500 | Fax: 903.583.7544

Email: sales@renlitadoors.com

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Renlita Doors

SOVEREIGN DOORS

A contemporary strategy for vertical sectional doors, this door opens effortlessly by folding vertically. Leaving no ceiling tracks to worry about, it creates a safer environment and more efficient use of valuable space.

This door is the ultimate in style and strength.



SPECIFICATIONS

Opening Size

Up to 12 feet high x 16 feet wide.

Curtain

The curtain is constructed from specially designed aluminum profiles that are 1.6" thick. Door panels can be glazed with materials up to 1/4" thick. For alternate glazing options please consult the manufacturer.

Panels

The glazed panels shall be secured by glazing bead, sanoprene or PVC wedges. Panel heights are normally an even division of the opening height (ie: 4, 6, or 8) but should not exceed 24" per panel height.

Side Guide

5.5" x 2.4" x 3/16" extruded aluminium section.

Locking

Manual doors are locked with standard dead bolt unless otherwise specified.

Brackets

Brackets and tracks are finished to match door frames.

Counter Balance

Door shall be balanced by the use of torsion springs connected to a rotating shaft. The shaft ends are attached to cable drums that lift / lower the curtain via a flexible cable.

Operation

Manual or electric operation is via a jackshaft operator with built in auto safety sensing. Control is by remote radio control, push button or key switch.

Finish

Standard finish is clear anodized or powder coat to selected color.

For typical drawings and CSI specs visit www.renlitadoors.com

THE SOVEREIGN DOOR OFFERS VISIBILITY AND SECURITY WITH A VERTICALLY OPERATING DOOR SYSTEM WITH NO OVERHEAD CEILING TRACKS.

The Sovereign Door is suitable for many commercial and residential applications including the following:

- Residential garages
- Residential patios
- Sports complexes
- Bars and Countertops
- Restaurants
- Retail stores



CONTACT DETAILS

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FRONT ELEVATION

Graduate
HOTELS

RED ROOF INN RENOVATION

11/2014

FINISH LEGEND

	BENJAMIN MOORE PAINT TRANQUILITY AF-490		BENJAMIN MOORE PAINT BRUTON WHITE CW-710
	BENJAMIN MOORE PAINT FLINT AF-560		GLEN GARY BRICK S-85 CHARCOAL
	BENJAMIN MOORE PAINT FRENCH BERET 1610		STANDING SEAM SIDING ATAS 03 MEDIUM BRONZE



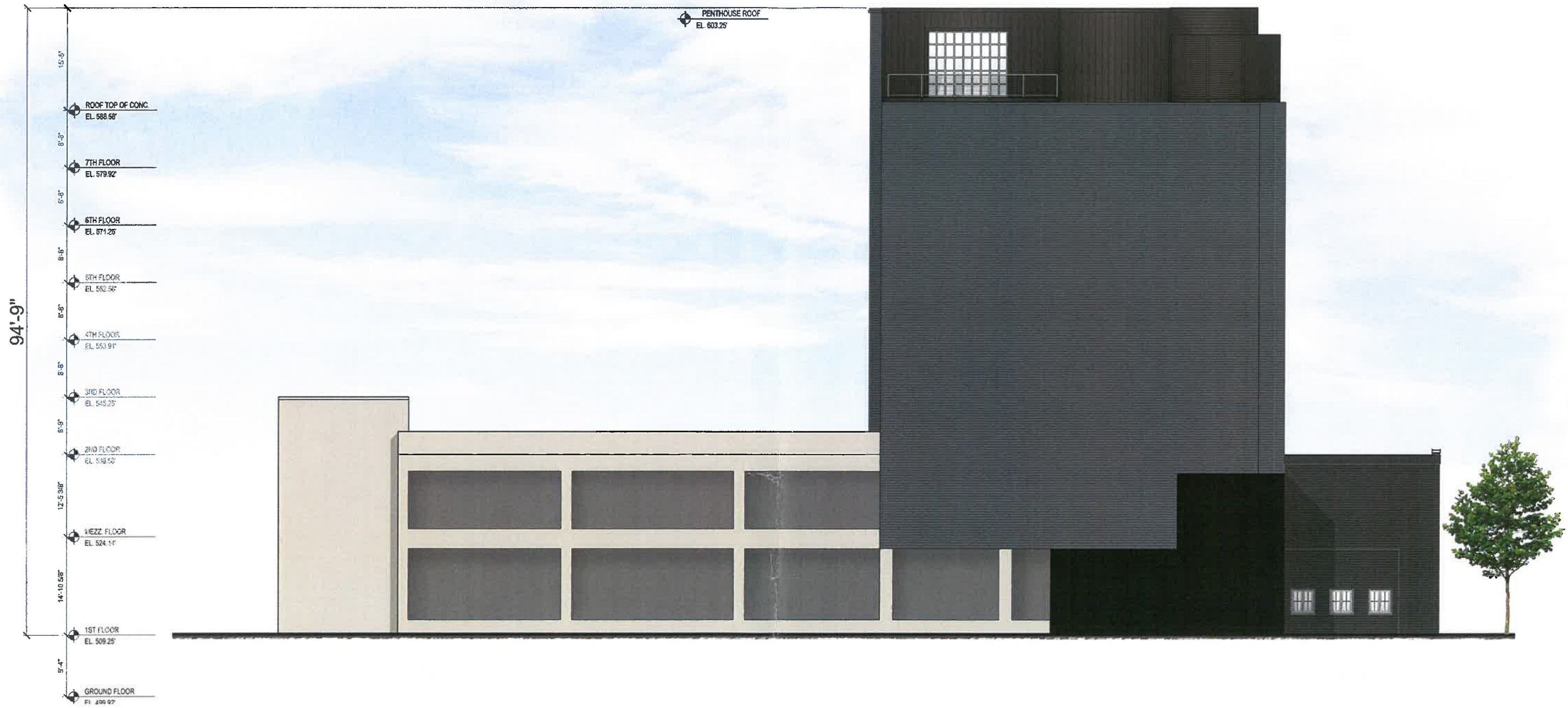


BACK ELEVATION

11/2014

FINISH LEGEND


- | | | | |
|---|--|---|---|
|  | BENJAMIN MOORE PAINT
TRANQUILITY AF-490 |  | BENJAMIN MOORE PAINT
BRUTON WHITE CW-710 |
|  | BENJAMIN MOORE PAINT
FLINT AF-560 |  | GLEN GARY BRICK
S-85 CHARCOAL |
|  | BENJAMIN MOORE PAINT
FRENCH BERET 1610 |  | STANDING SEAM SIDING
ATAS 03 MEDIUM BRONZE |

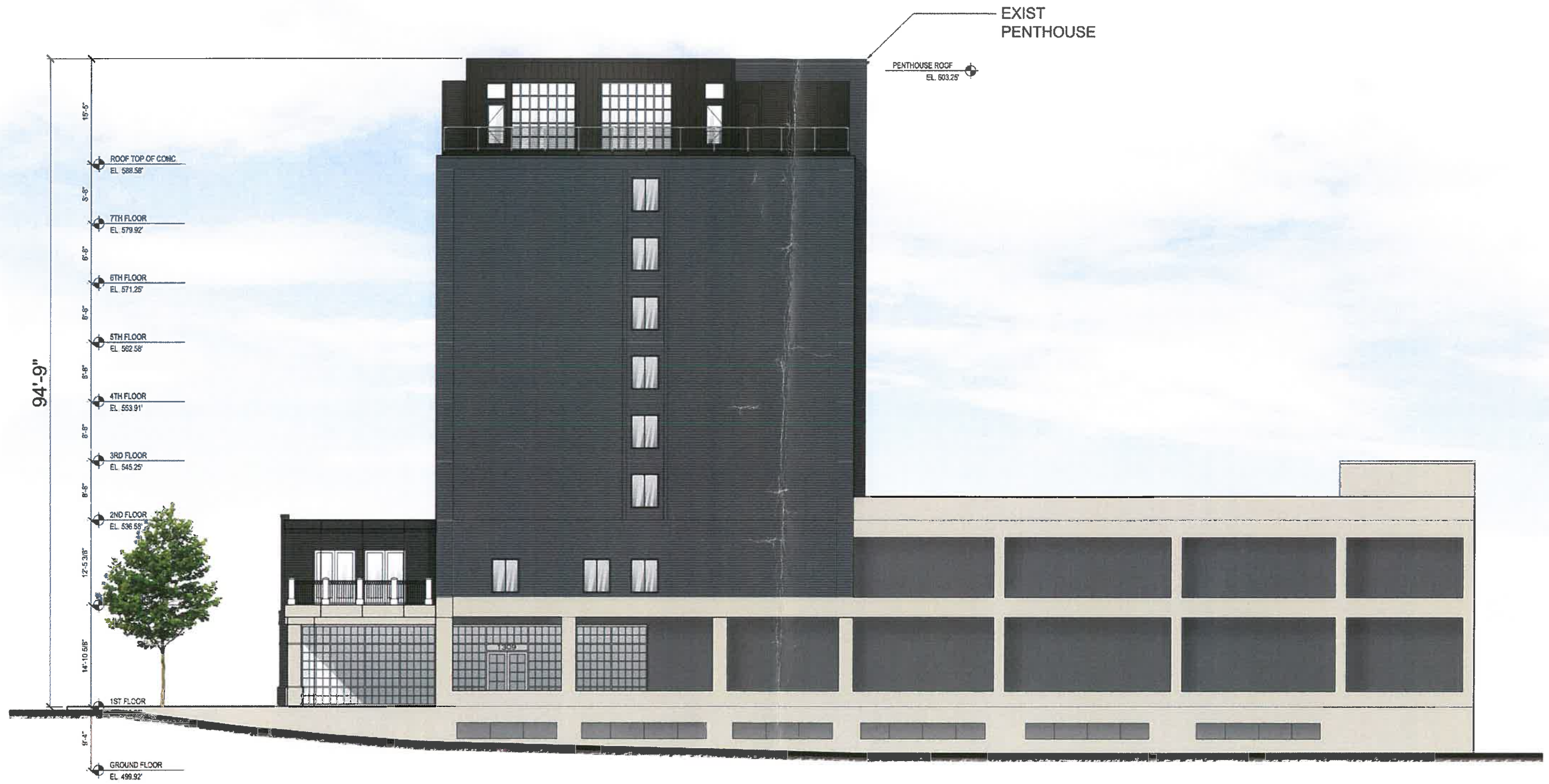


LEFT ELEVATION

11/2014

FINISH LEGEND

	BENJAMIN MOORE PAINT TRANQUILITY AF-490		BENJAMIN MOORE PAINT BRUTON WHITE CW-710
	BENJAMIN MOORE PAINT FLINT AF-560		GLEN GARY BRICK S-85 CHARCOAL
	BENJAMIN MOORE PAINT FRENCH BERET 1610		STANDING SEAM SIDING ATAS 03 MEDIUM BRONZE

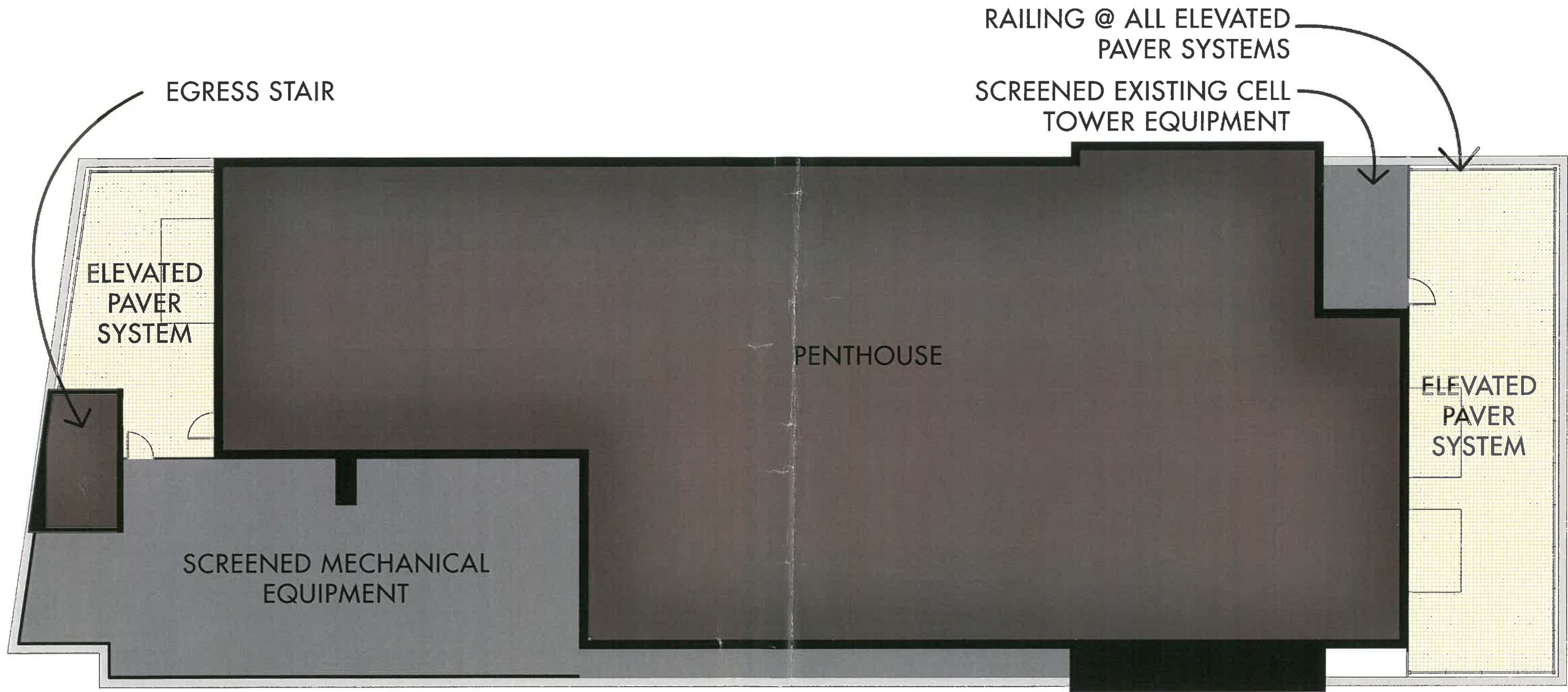


RIGHT ELEVATION

11/2014

FINISH LEGEND

	BENJAMIN MOORE PAINT TRANQUILITY AF-490		BENJAMIN MOORE PAINT BRUTON WHITE CW-710
	BENJAMIN MOORE PAINT FLINT AF-560		GLEN GARY BRICK S-85 CHARCOAL
	BENJAMIN MOORE PAINT FRENCH BERET 1610		STANDING SEAM SIDING ATAS 03 MEDIUM BRONZE



PENTHOUSE PLAN

11/2014