



CITY OF DELRAY BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7040



1993 • 2001 • 2017

HISTORIC PRESERVATION BOARD STAFF REPORT

321 NW 1st Avenue

Meeting

September 17, 2025

File No.

HP-000030-2025

Application Type

Certificate of Appropriateness

REQUEST

The item before the Board is consideration of a Certificate of Appropriateness (HP-000030-2025) for the replacement and installation of windows and doors on a contributing single-family structure located at **321 NW 1st Avenue, Old School Square Historic District**.

GENERAL DATA

Owner: Karin Larson and Jason Bregman

Location: 321 NW 1st Avenue

PCN: 12-43-46-16-01-057-0080

Property Size: 0.45 Acres

Zoning: OSSHAD

LUM Designation: HMU (Historic Mixed Use)

Historic District: Old School Square Historic District

Adjacent Zoning:

- RO (North)
- OSSHAD (West)
- OSSHAD (South)
- OSSAHD (East)

Existing Land Use: Residential

Proposed Land Use: Residential



BACKGROUND AND PROJECT DESCRIPTION

The subject property consists of Lots 8 to 10, Block 57, Town of Delray and is zoned Old School Square Historic Arts District (OSSHAD). Located within the Old School Square Historic District, the property contains a non-contributing ranch style, single-family residence constructed in 1975. It contained an asphalt shingle roof, stucco siding, and awning windows.

At its meeting of October 15, 2008 the Historic Preservation Board recommended approval for a Certificate of Appropriateness and Waiver request (2008-245) was submitted to allow the required parking to be within the front setback. The request also includes the following:

- Removal of the existing concrete circular driveway;
- Replacement of the existing garage door with sliding glass doors;
- Replacement of a single hung window on the south elevation with sliding glass doors;
- Replacement of a single hung window on the east elevation with sliding glass doors;
- Installation of additional sliding glass doors within the screen porch along the east elevation;
- Installation of Chattahoochee loose gravel parking area at the north of the property.

The request was approved by the City Commission on October 29, 2008.

Project Planner:

Michelle Hewett, Historic Planner, hewettm@mydelraybeach.com

Review Dates:

HPB: September 17, 2025

Attachments:

1. Window and Door layout
2. Photographs
3. Justification Statements

On November 23, 2016 an administrative approval was granted for a Site Plan Application (2017-025) for the construction of a 144 square foot addition for the west elevation.

The request before the board is for the replacement of existing windows and doors. Specifically the following:

- Gray/anodized aluminum frames;
- Low-e glass; and
- Replacement/installation of horizontal roller windows and doors.

REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.12(A)(5), prior to approval, a finding must be made that any Certificate of Appropriateness is consistent with Historic Preservation purposes pursuant to Objective HPE 1.4 of the Historic Preservation Element of the Comprehensive Plan; the provisions of Section 4.5.1; the Delray Beach Historic Preservation Design Guidelines; and, the Secretary of the Interior's Standards for Rehabilitation.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.24(B) – Old School Square Historic Arts District (OSSHAD)
Principal Uses and Structures Permitted

The use of single family residential is a permitted use within the OSSHAD zoning district. No changes to the use are proposed with this request.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

The subject request is for the replacement and installation of windows and doors with a combination of horizontal roller, slider, and single hung along with low-e glass and gray/anodized aluminum frames on the existing non-contributing structure.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

SECRETARY OF THE INTERIOR'S STANDARDS

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10


New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standard 1, 2, and 5 are applicable. The existing Ranch style structure is currently used as a single-family residence, as it was originally constructed. The subject proposal is for the replacement and installation of windows and doors throughout the structure. The original structure contained awning windows, with some remaining, and some removed to accommodate an addition and modifications. The request includes the replacement and new use of horizontal roller windows, which is considered a modern/recent appearance and is not regularly utilized on historic structures within Delray Beach historic districts. This structure, however, is a non-contributing Ranch style structure where horizontal rollers may have been utilized during this timeframe. It is important to note that there is a window on

the west façade (front) which originally did not have muntins, but was added at a later date, that is also proposed to be a horizontal roller Window types and designs are considered a **distinctive feature, finish, construction technique, and example of craftsmanship that helps to characterize the historic property and they shall be preserved.**

The proposal also includes the utilization of gray/anodized aluminum frames. The existing structure currently uses anodized metal frames, so there is no concern with the proposed un-painted metal finish, as painted frames aren't necessarily a defining feature of a Ranch style structure. There is concern, however, with the use of low-e glass on some of the windows. Low-e glass is a modern application, not utilized during the time frame of current historic structures. This particular type of glass is inconsistent in its color grading and appearance when installed, thus creating concern for its use overall within the Historic Districts, as like & kind replacements come through for consistency that may not be able to be achieved. At the May 3, 2023, meeting, the HPB stated that windows utilized for contributing structures are to be clear (no tint, non-reflective, no low-e), as they are exempt from meeting Energy Code requirements. It was also determined that non-contributing structures can utilize gray colored windows to assist with meeting the requirements of the Energy Code. The use of reflective tint/green colored glass for Low-e windows to meet energy calculations was considered inappropriate for use with any structure within a historic district or individually designated properties within the City of Delray Beach and would need the Boards approval. The board will need to make a determination that the request is appropriate for the non-contributing Ranch structure.

Delray Beach Historic Preservation Design Guidelines:

WINDOWS	<u>Not Recommended:</u>
<p>Windows are a preeminent character-defining feature of a building. Their placement, design and materials serve to articulate and give definition to the design-specific styles and periods of time. For example: in Bungalows, there are usually multiple panes in the upper window sash, and in Mediterranean Revival designs, windows are frequently arched.</p> <p>When windows cannot be repaired, any replacement design should take into consideration the features of the original, including:</p> <ul style="list-style-type: none">• Trim detail;• Material;• Size and shape of frame and opening;• Reveal or setback of the window from the wall plane;• Light configuration;• Whether the horizontal line of the sash is on the same, or different, plane;• The color and reflective qualities of the glass; and• The muntin and mullion profiles and their configuration.	<ul style="list-style-type: none">• Cutting new openings, altering existing openings, blocking windows, and installing a replacement sash that does not fit the window.• Changing the historic appearance through inappropriate design materials or adding a finish or color that changes the sash, depth of reveal, the reflectivity, or the appearance of the frame.• Replacing viable windows rather than maintaining the original. Bronze, black frame, or tinted windows are not preferred choices.• New Construction: In selecting windows for an infill design in a historic district, flat "snap in" muntins should not be used to simulate the division of window panes. Any such divisions should be created with muntins that create a true profile.  <p><i>Flat and arched double-hung sash windows on a Mediterranean Revival house</i></p>

Pursuant to LDR Section 4.5.1(E)(7) – **Visual Compatibility Standards**: new construction and all improvements to both contributing and noncontributing buildings, structures, and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(2) shall be determined by utilizing criteria contained in (a)-(m) below.

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.11(2)(a), shall also be determined through application of the Building Height Plane.
- b. **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- e. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- f. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 - a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:
 - b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:

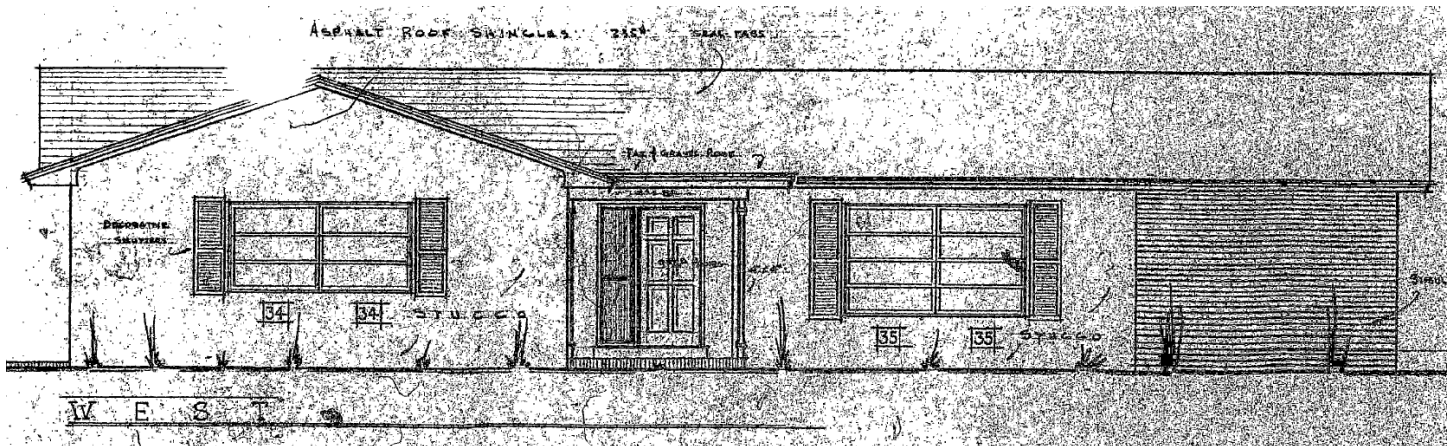
- k. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 - 3. Characteristic features of the original building shall not be destroyed or obscured.
 - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
 - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

With respect to **Relationship of Materials and Color** the subject proposal consists of the installation and replacement of windows and doors on a non-contributing Ranch style structure. The original structure utilized awning windows throughout the structure. The specific replacement is for the following:

- North (Side Interior) – Replacement with four horizontal roller windows, one single hung window, and a new fiberglass door painted to match – clear glass with an applied frosted finish for the bathroom window.
- South (Side Interior) – Replacement with two single hung windows, and on horizontal roller to match – clear glass with an applied frosted finish for the bathroom window
- East (Rear) – Replacement with one horizontal roller window, and two sets of sliding glass doors – clear glass
- West (Front) – Replacement with one horizontal roller window, and new double entry door – low-e glass.

As previously mentioned the use of horizontal roller windows, while a modern window style, could have been utilized during this particular structures 1975 build date, and horizontal expression that is integral to a Ranch style structure. It is important to note that this is a residential structure, where horizontal rollers appear commercial in nature. All of the window frames are proposed to be the metal, anodized/gray finish aluminum, which is not commonly seen throughout Delray Beaches historic districts, however, the existing window frames use this type of frame finish. The Visual Compatibility Standards recommended approach for window replacement is **that the relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.** Further, the Secretary of the Interiors Standards and Guidelines, do not recommend **changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes, or colors.** Rather, the recommended approach is to utilize materials that match **the old in design, color, texture, and other visual qualities and, where possible, materials.**

There is only one window currently on the structure that contains muntins, located on the most forward front wall plane (west), however that window originally did not contain muntins. The existing front door



is also proposed to be modified from a single-entry door with two windows on the side, to a double entry door. While the existing structure has a single-entry door, it has been modified from its original appearance, and the areas on either side of the current door contain windows, which the installation of a double entry door could be seen as keeping a similar appearance, given an appropriate door style. It is also not uncommon for Ranch style structures to have double entry doors. Consideration could be given, however, a different style of front door that is comprised of less glass to keep the residential appearance of the structure, where the current request is for two full glass doors.

Typically, a request for window replacement is reviewed by staff at the administrative level via the city Building Permit process. However, the use of low-e glass requires Historic Preservation Board review, as it has previously been deemed inappropriate for use on structures within Historic Districts, per the Boards direction. The board will need to make a determination that the request is appropriate for the contributing structure and compatible to the Old School Square Historic District.

COMPREHENSIVE PLAN

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

HPE Policy 1.4.1 - Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines. The proposal is for the installation of new windows and doors throughout a non-contributing Ranch structure. The board will need to make a determination that the request can be found to be consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the Secretary of the Interior's Standards and the Delray Beach Historic Preservation Design Guidelines.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Approve Certificate of Appropriateness (HP-000030-2025), for the property located at **321 NW 1st Avenue, Old School Square Historic District**, by finding that the request and approval thereof is

consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.

- C. Approve Certificate of Appropriateness (HP-000030-2025), for the property located at **321 NW 1st Avenue, Old School Square Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to the following conditions:
- D. Deny Certificate of Appropriateness (HP-000030-2025), for the property located at **321 NW 1st Avenue, Old School Square Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

<input checked="" type="checkbox"/> Courtesy Notices are not applicable to this request	<input checked="" type="checkbox"/> Public Notices are not required for this request. <input checked="" type="checkbox"/> Agenda was posted on (9/10/25), 5 working days prior to the meeting.
---	---

TAC Timeline Table

Review No.	Submittal Date	TAC Comments Transmitted	Fee Due with Next Submittal?:
1	8/1/2025	Board Ready 8/18/25	No <u> X </u> Yes <u> </u> Amount: <u> </u>



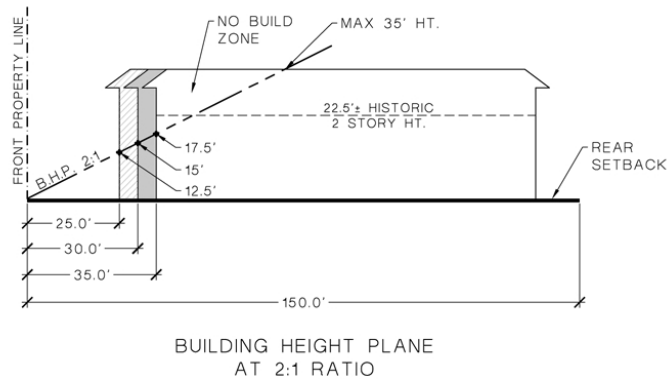
Sample of low-e glass compared to clear glass

JUSTIFICATION STATMENT	
PROPERTIES WITHIN A HISTORIC DISTRICT OR INDIVIDUALLY DESIGNATED	
The following standards will be applied taking into consideration the economic and technical feasibility of each project. Please address each question separately as the answers provided will assist in reviewing the proposal and can be included as part of the staff report presented to the board	
SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION	
1.	<input type="checkbox"/> A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2.	<input type="checkbox"/> The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3.	<input type="checkbox"/> Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4.	<input type="checkbox"/> Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5.	<input type="checkbox"/> Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6.	<input type="checkbox"/> Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7.	<input type="checkbox"/> Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8.	<input type="checkbox"/> Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9.	<input type="checkbox"/> New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10.	<input type="checkbox"/> New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

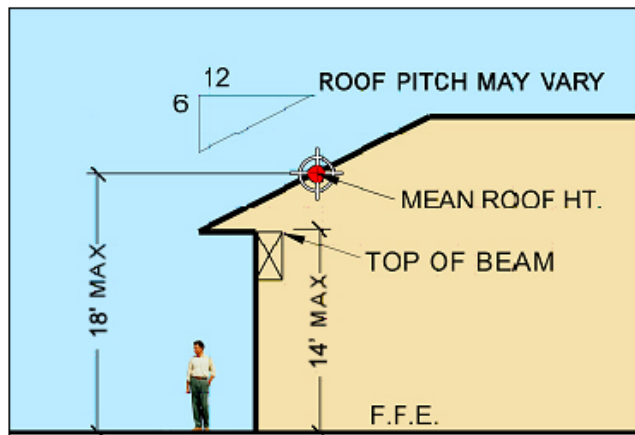
JUSTIFICATION STATMENT
VISUAL COMPATIBILITY STANDARDS

- a) Height. The height of the proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by [4.5.1\(E\)\(2\)\(a\)](#), shall also be determined through application of the following:

1. Building Height Plane (BHP): The building height plane technique sets back the overall height of a building from the front property line.
 - a. The building height plane line is extended at an inclined angle from the intersection of the front yard property line and the average grade of the adjacent street along the lot frontage. The inclined angle shall be established at a two to one (2:1) ratio. See illustration below.



- b. A structure relocated to a historic district or to an individually designated historic site shall be exempt from this requirement.
2. **First floor maximum height.** Single-story or first floor limits shall be established by:
 - a. Height from finished floor elevation to top of beam (tie or bond) shall not exceed 14 feet.
 - b. Mean Roof Height shall not exceed 18 feet.
 - c. If any portion of the building exceeds the dimensions described in a. and b. above, the building shall be considered a multi-story structure.
 - d. See illustration below:



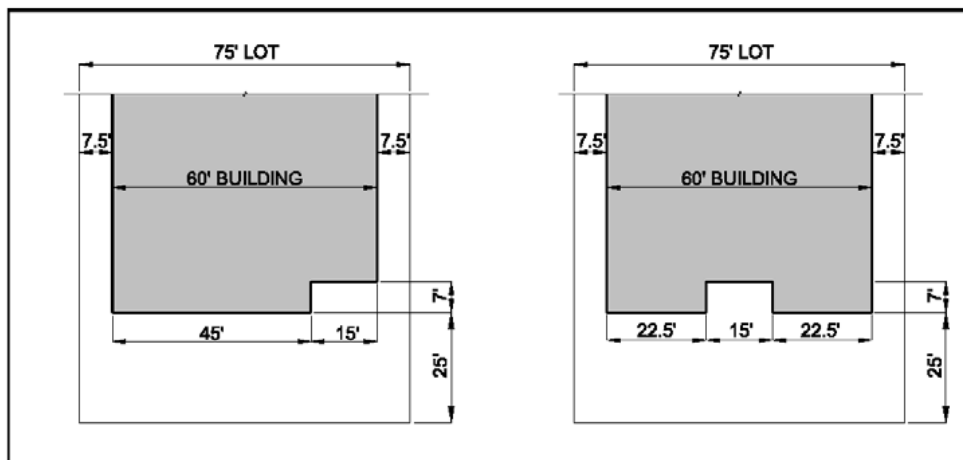
- e. Sections a., b., and c., above may be waived by the Historic Preservation Board when appropriate, based on the architectural style of the building.

3. Upper Story Height(s). Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed 12 feet.
b) Front façade proportion. The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
c) Proportion of openings (windows and doors). The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
d) Rhythm of solids to voids. The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
e) Rhythm of buildings on streets. The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
f) Rhythm of entrance and/or porch projections. The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
g) Relationship of materials, texture, and color. The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
h) Roof shapes. The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.

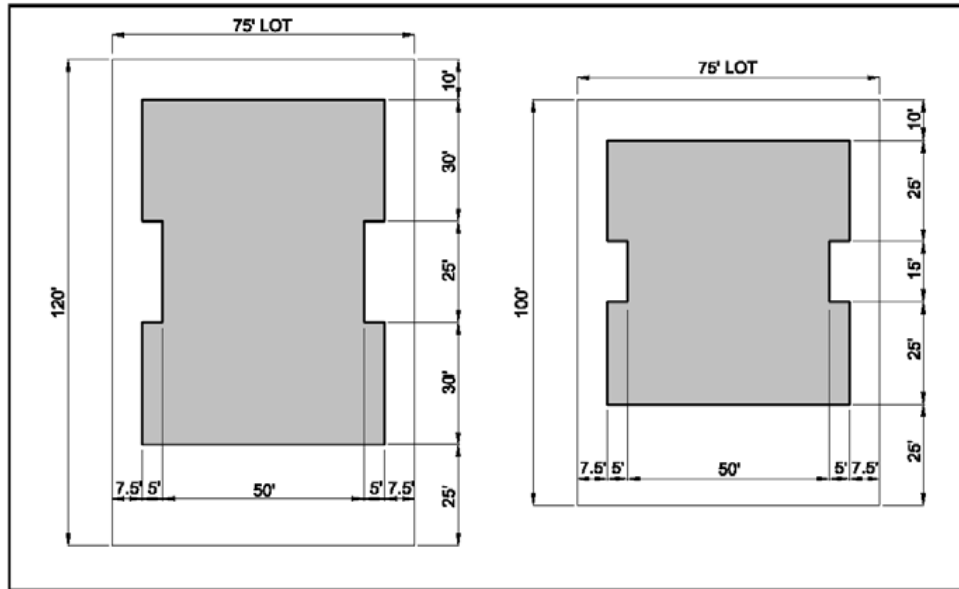
- i) **Walls of continuity.** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.

- j) **Scale of building.** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:

1. For buildings wider than 60 percent of the lot width, a portion of the front façade must be setback a minimum of seven additional feet from the front setback line:
 - a) Lots 65 feet or less in width are exempt from this requirement.
 - b) To calculate how much of the building width must comply with this provision, multiply the lot width by 40 percent and subtract the required minimum side setbacks (example: 100' lot width x 40% = 40' - 15' side yard setbacks = 25').
 - c) Any part or parts of the front façade may be used to meet this requirement.
 - d) See illustration below:



- e) If the entire building is set back an additional seven (7) feet, no offset is required.
2. For buildings deeper than 50 percent of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five additional feet from the side setback line:
 - a) To calculate how much of the building depth must comply with this provision, multiply the lot depth by 50 percent and subtract the required minimum front and rear setbacks (example: 120' lot depth x 50% = 60' - 25' front yard setback - 10' rear setback = 25').
 - b) Any part or parts of the side façades may be used to meet this requirement.
 - c) See illustration below:



d) If the entire building is set back an additional five feet from the side, no offsets are required on that side.

3. Porches may be placed in the offset portion of the front or side façades, provided they are completely open except for supporting columns and/or railings.

k) **Directional expression of front elevation.** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.

l) **Architectural style.** All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style.

m) Additions to individually designated properties and contributing structures in all historic districts

1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
3. Characteristic features of the original building shall not be destroyed or obscured.
4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design, but shall be coherent in design with the existing building.
6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

a) Whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register.
b) Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.
c) Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.
d) Whether retaining the structure would promote the general and value of a particular culture and heritage.
e) Whether there are approved plans for immediate reuse of the property if the proposed demolition is carried out, and what effect those plans will have on the historic district designation or the individual designation of the property.
RELOCATION
a) Whether the structure will be relocated within the same historic district, into a new historic district, or outside of a historic district;
b) Whether the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;
c) Whether the proposed relocation would have a negative or positive effect on other historic sites, buildings, or structures within the originating historic district, at the new site;
d) Whether the new surroundings of the relocated structure would be compatible with its architectural character; and,
e) Whether the proposed relocation is the only practicable means of saving the structure from demolition.



West Garage – only façade visible from street



Most of property is lush garden designed by the artist Michael Singer



Sliding horizontal glass is used throughout building – request for sliding horizontal matches existing conditions and uses.



South and west facades



North façade



East Facades



East Facade



South and east facades



South façade



Lush gardens



Home facing 321 NW 1st



City lot facing 321 NW 1st



Home south of 321 NW 1st



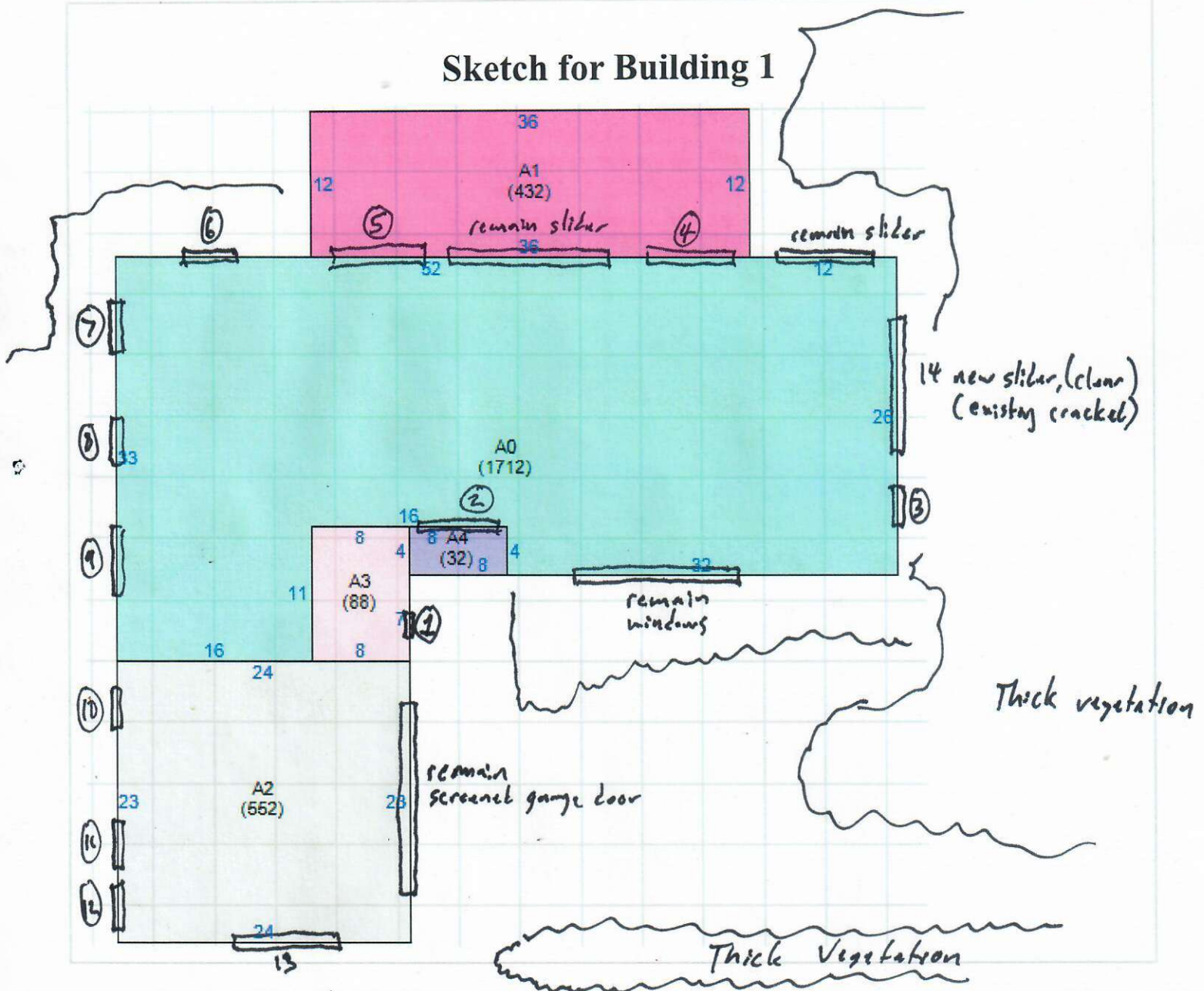
View of Church Property North of 321 NW 1st Ave, from public ROW



Owner Name : SINGER MICHAEL EST
 Parcel Control Number : 12-43-46-16-01-057-0080
 Location Address : 321 NW 1ST AVE

*Propose new windows + doors
 to remove need for shutters.....*

Sketch for Building 1



1. Country single hung clear
2. Entry double door low-e, frosted.
3. Bathroom single hung, frosted
4. Rear slider, clear
5. Rear slider, clear
6. Rear window, horiz roller, clear
7. North window, horiz roller, clear
8. Bathroom (North), low single hung, frosted.
9. North window, horiz roller, clear

- Garage
10. New fiberglass door, plain, paint to match.
11. Garage, north window, horiz roller, clear
12. Garage, north window, horiz roller, clear
13. Garage, west window, horiz roller, low-e
14. New south slider, clear, (existing cracked)

Impacting South Florida One Window at a Time



Prepared for: Estate of Michael Singer and Bermil Foundation Inc.
Phone: (561)865-7683
Email: Jab450@hotmail.com
Billing Address: 321 NW 1st Ave
 Delray Beach, FL 33444
Prepared By: Brandon

Contact: Jason Bregman
Phone: Same
Email: Same
Job Site: Same
Salesperson: same

Scope of Work:

Supply, Remove/ Install and Permit homes indicated windows and doors with ESW High Impact Aluminum products (Clear Anodized frames, Clear Glasss *Glass to be CONFIRMED at final measure
 *South Wall Sliding Door WITH SCREEN (Other sliders= NO)
 *Frosted Privacy= Bathrooms (2) & Entrance Door
 *Low E = Entrance Door & street facing (Large) Horizontal window
 *Side Garage= Flush/ Flat Fiberglass Impact Door (No Hardware) *primed white "ready to paint"- painting NOT included
 *Original Pricing Quote ATTACHED

Supply and Installation includes:

We will handle the ordering, storing, delivering, discarding of old materials, and installation of new materials as described above. This includes both interior and exterior caulking, as well as the removal and disposal of all trash from the work area in accordance with local and state regulations.

Note: The customer is responsible for verifying glass color, glass specifications, and the direction of swings and slides of all doors and windows.

If you have any questions, please consult your salesperson.

Supply and Installation does not include:

1. Damage to marble sills, flooring, or drywall unrelated to the scope of this contract.
2. Repairs of any existing unforeseen damage.
3. Installation or removal of alarm sensors, peepholes, electronic hardware, or window treatments.
4. Specialty trim work, painting of any kind, or modifications to materials outside of manufacturer recommendations.

What to Expect:

Please be aware that the retrofitting of windows and doors may create dust and debris, including broken glass, both inside and outside. We strive to minimize dust and debris by installing plastic barriers, covering furniture, and protecting flooring. While excessive dust and debris will be cleaned up, you may need to conduct a more thorough cleaning after the project's completion.

Customer shall:

The customer is responsible for preparing the work area by removing blinds and cordoning off any areas where work will be performed. They must provide electricity and water as needed throughout the project and ensure the protection of heavy furniture, electronic equipment, and alarm systems. If necessary, the customer should designate a staging area for on-site storage and/or dumpsters. Additionally, it is the customer's responsibility to trim or remove any foliage obstructing the work areas; please note that we are not liable for any landscaping damage.

Important: Do not give instructions to the installation crew. If any issues arise, please contact your project manager.

South Florida Windows & Doors Inc. shall:

We will take the utmost care to protect the customer's property, provide all necessary materials, tools, manpower, and equipment, and move any light furniture as needed. We will also strive to keep the premises and surrounding areas free of waste materials and properly disposing of all debris. Finally, we will ensure that a finished product is delivered on the last day of installation.

Payment Schedule:

1st payment	\$ 14,525.00	50% First payment due at signing
2nd payment	\$ 11,620.00	40% Due on first day of installation
Final payment	\$ 2,905.00	10% Due on completion
Total contract	\$ 29,050.00	Total job cost with all permit fees included

Signee has read and understands what is included and what is not included within this contract. Credit cards will be charged according to the above agreement automatically. This contract between the undersigned is accepted and agreed upon Thursday, April 24, 2025.

By Client: Signed by:

59EF55081C5A420...

(Signature 1 of 2)

By South Florida Windows & Doors Inc.:

(Signature)

Impacting South Florida One Window at a Time

Jason Bregman PR Estate of Michael Singer

Brandon Rahamman

(Printed name)

(Printed name)

Residential Division Director

Changes in the work:

- South Florida Windows & Doors Inc. reserves the right to amend this contract based on building code requirements.
- South Florida Windows & Doors Inc. can not control lead times, manufacturer practices and unexpected delays.
- South Florida Windows & Doors Inc. may accept a change order to the scope of work. Any changes will be documented in writing and signed by both the customer and South Florida Windows & Doors Inc. Any increase in the contract price will be payable by the customer under the agreed terms.
- South Florida Windows & Doors Inc. is not responsible for conditions or damages caused by the customer or other contractors on-site after we have completed the installation.

Permits, and compliance with laws:

- We are not responsible for permitting, lack thereof, or permitting closure of anything outside this scope of work or other contractors.
- South Florida Windows & Doors, Inc. complies with OSHA and the Construction Safety Act and is a drug-free workplace.

Warranty:

- All material is guaranteed by the manufacturer. For a warranty on materials, see the manufacturer's warranty, as each manufacturer's warranty is different.
- Work done by South Florida Windows & Doors Inc. shall satisfy all building codes in effect at the time of installation.
- We are only contracted to supply/install the material you choose based on your needs. We are not responsible for what is considered "working as designed and within tolerance" by the manufacturer. We can only honor what each product's manufacturer offers.
- South Florida Windows & Doors Inc. provides a 1-year warranty from the time of installation. After this period, a service charge is required.

Remedies for non-payment:

The undersigned guarantees full, and prompt payment as described in this contract. All payments for goods and services are due upon receipt of invoice(s). The final payment is due upon passing inspection. Any invoice not paid within thirty (30) days is subject to interest at 1.5% per month. Defaults in payment (i.e., invoices not paid within 30 days) may result in necessary collection actions, regardless of manufacturer defects and service-related issues beyond the control of South Florida Windows & Doors Inc.

Miscellaneous terms and conditions:

- Extra work not mentioned in the scope will be charged accordingly.
- South Florida Windows & Doors Inc. is not responsible for the sizes provided by customers or changes to the work environment since the initial visit.
- All work will be completed in a workman like manner according to standard practices.
- The customer may terminate the contract if South Florida Windows & Doors Inc. repeatedly fails to perform work in accordance with this contract. In such cases, South Florida Windows & Doors Inc. shall be entitled to payment for work executed and costs incurred due to termination, along with reasonable overhead and profit on unexecuted work.

What's Next:

If you live within a Condo or Homeowners Association, written approval from your association may be required to obtain your permit. It is the customer's responsibility to notify your association and provide the required information and/or deposits. The homeowner is responsible for providing an approval letter from their HOA (if applicable) prior to choosing materials. South Florida Windows & Doors Inc. can provide the customer with any insurance and/or license information your association may require from the contractor.

Do you live in a Homeowners or Condo Association? Please answer yes or no.

NO

- Look for an email from office@myflwindows.com within a few days containing all relevant contact information.
- The permit technician will work on the permit and may have questions for you.
- Your assigned project manager will contact you when the materials and permit are ready. For scheduling or material delivery questions, please contact 954-957-9763

Signee understands and agrees to all outlined on the above contract.

Signed by:



59EF55081C5A420

Thursday, April 24, 2025



Last Modified Date: 04/24/2025 10:40:37

PO#: Singer/ Bermil

Job Name: Singer/ Bermil

Job Address:

Quote # 8369287

Ship Date:

Sales Person: Brandon Rodammer

CUSTOMER SALES QUOTE

Ship To: SOUTH FLORIDA WINDOWS & DOORS

Account#: A00573

3195 NORTH POWERLINE ROAD SUITE 112
105879
POMPANO BEACH, FL 33069-1052
Phone# Fax#

Customer

Account #

Phone#

Fax#

Line #	Item Description	Quantity			
0001 (1.00)	ES window systems	Ordered: 1.00			
	*Clear Anodized Frames, Clear Glass *Frosted= Baths & Entrance *Low E = entrance, (street facing) Garage				
Location: ATTACHED					
0002 (2.00)	FIBERGLASS DOOR	Ordered: 1.00			
	*Unit is primed white "Ready to Paint", door painting and hardware NOT included				
Location: 10- Garage					
0003 (3.00)	Retro- Install w/ Permit	Ordered: 1.00			
PROJECT TOTAL = \$29,050.00					

Quote # 8369287

Print 4/24/2025
Date

SOUTH
FLORIDA
WINDOWS &
DOORS

24 APR 2025 9:38 AM

PROPOSAL NUMBER

834073

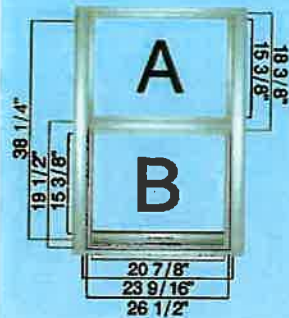
PROPOSAL NAME

Singer/ Bermil Clear Anodized
EXTERNAL PURCHASE ORDER ID
Singer/ Bermil Clear Anodized

QUOTE ITEMS

LINE NUM	LINE NAME	ASSEMBLY SYSTEM	ASSEMBLY	TOTAL QUANTITY
-------------	-----------	-----------------	----------	----------------

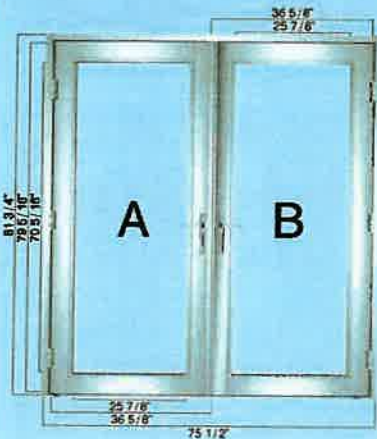
1	1 LAUNDRY	ES-EL100 - SINGLE HUNG	OX	1
---	-----------	---------------------------	----	---



SIZE	26 1/2" X 38 1/4"
WEIGHT	32.40 LBS (14.73 KG)
AREA	7.04 FT ²
FINISH	CLEAR ANODIZED
GLASS	1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS
SCREEN	YES
MUNTINS	NO
SILL TYPE	STANDARD
FRAME TYPE	FLANGE
PANEL TYPE	EQUAL
LIMIT DEVICE	NO
MEETING RAIL	STANDARD
PROTECTIVE FILM	NO
LOCKING MECHANISM	SWEEP LOCK ELITE STANDARD (3033)
PRE- GLAZED?	YES

FBC CERTIFICATION		
INTERNAL PSF	EXTERNAL PSF	
80.00	60.00	
CODE	FL 22250.1	
NOA CERTIFICATION		
INTERNAL PSF	EXTERNAL PSF	
80.00	60.00	
CODE	23-0714.15	
NFRC CERTIFICATION		
U FACTOR	SHGC	VT
1.08	0.58	0.66

2	2 ENTRANCE W/ LOW & PRIVACY	ES-EL300 - SWING DOOR	DOUBLE LEAF	1
---	--------------------------------	--------------------------	----------------	---



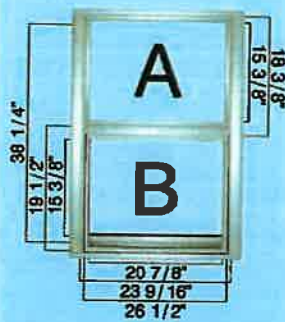
SIZE	75 1/2" X 81 3/4"
WEIGHT	238.39 LBS (108.36 KG)
AREA	42.86 FT ²
FINISH	CLEAR ANODIZED
GLASS	3/16" CLEAR HS SB70 + 0.09 PVB TRANSLUCENT WHITE + 3/16" CLEAR HS
MUNTINS	NO
OPENING	RIGHT OPENING (XX-RA)
LOCATION	SINGLE
EDGE DRIP	NO
LOCK TYPE	ALIKE
SILL TYPE	STANDARD
FRAME TYPE	ES-EL300
HINGE TYPE	HINGE
PANEL TYPE	EQUAL
SILL COLOR	QUOTED PAINT FINISH
BOTTOM TYPE	STANDARD
CUSTOM PANELS	NO
LOCK	THREE POINT LOCK HANDLE ARIA
MECHANISM	STANDARD COLOR WITH DUMMY HANDLE
PROTECTIVE FILM	NO
GLASS COVER TYPE	STANDARD
DECORATIVE MUNTINS	NO
PRE- GLAZED?	YES

FBC CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	FL22551.1
NOA CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
80.00	80.00
CODE	23-0714.09

3 3 BATH(PRIVACY)

ES-EL100 - SINGLE
HUNG

1



SIZE 26 1/2" X 38 1/4"
WEIGHT 32.40 LBS (14.73 KG)
AREA 7.04 FT²
FINISH CLEAR ANODIZED
GLASS 1/8" CLEAR HS + 0.09 PVB
 TRANSLUCENT WHITE + 1/8" CLEAR HS
SCREEN YES
MUNTINS NO
SILL TYPE STANDARD
FRAME TYPE FLANGE
PANEL TYPE EQUAL
LIMIT NO
DEVICE NO
MEETING STANDARD
RAIL NO
PROTECTIVE NO
FILM SWEEP LOCK ELITE STANDARD
LOCKING (3033)
MECHANISM PRE-GLAZED? YES

FBC CERTIFICATION
INTERNAL PSF 80.00
EXTERNAL PSF 60.00
CODE FL 22250.1

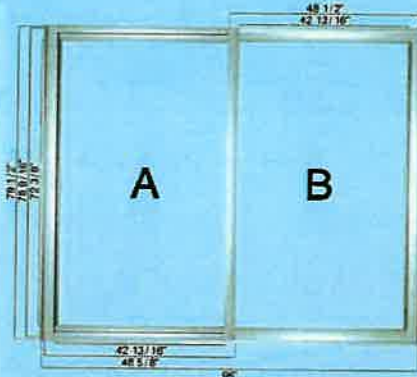
NOA CERTIFICATION
INTERNAL PSF 80.00
EXTERNAL PSF 60.00
CODE 23-0714.15

4 4 REAR
LIVING

ES-EL400 -
SLIDING GLASS
DOOR

XX

1



SIZE 96" X 79 1/2"
WEIGHT 315.15 LBS (143.25 KG)
AREA 53.00 FT²
FINISH CLEAR ANODIZED
GLASS 3/16" CLEAR HS + 0.09 PVB
 CLEAR + 3/16" CLEAR HS
KEYED NO
SCREEN NO
MUNTINS NO
JAMB TYPE STANDARD
SILL TYPE STANDARD
SILL COLOR CLEAR ANOD
HANDLE TYPE CREST SLIDE
HANDLE HEIGHT STANDARD
REINFORCEMENT NO
EXTERIOR RAISED - RAISED (HANDLE ON
HANDLE EXTERIOR PANEL WILL
 INTERFERE WITH SCREEN
 OPERATION IF SCREEN IS
 CHOSEN)
PROTECTIVE BOTH
FILM SILL RISER TYPE 3 5/8 (12PSF)
PRE-GLAZED? YES

FBC CERTIFICATION
INTERNAL PSF 59.10
EXTERNAL PSF 59.10
CODE FL 47067.1

NOA CERTIFICATION
INTERNAL PSF 59.10
EXTERNAL PSF 59.10
CODE 23-0714.13

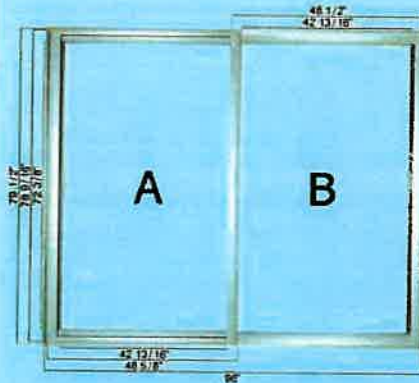
NFRC CERTIFICATION
U FACTOR 1.03
SHGC 0.60
VT 0.69

5 5 REAR
LIVING

ES-EL400 - SLIDING GLASS DOOR

XX

1



SIZE	96" X 79 1/2"
WEIGHT	315.15 LBS (143.25 KG)
AREA	53.00 FT ²
FINISH	CLEAR ANODIZED
GLASS	3/16" CLEAR HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
KEYED	NO
SCREEN	NO
MUNTINS	NO
JAMB TYPE	STANDARD
SILL TYPE	STANDARD
SILL COLOR	CLEAR ANOD
HANDLE TYPE	CREST SLIDE
HANDLE HEIGHT	STANDARD
REINFORCEMENT	NO
EXTERIOR HANDLE	RAISED - RAISED (HANDLE ON EXTERIOR PANEL WILL INTERFERE WITH SCREEN OPERATION IF SCREEN IS CHOSEN)
PROTECTIVE FILM	BOTH
SILL RISER TYPE	3 5/8 (12PSF)
PRE-GLAZED?	YES

FBC CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
59.10	59.10
CODE	FL 47067.1

NOA CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
59.10	59.10
CODE	23-0714.13

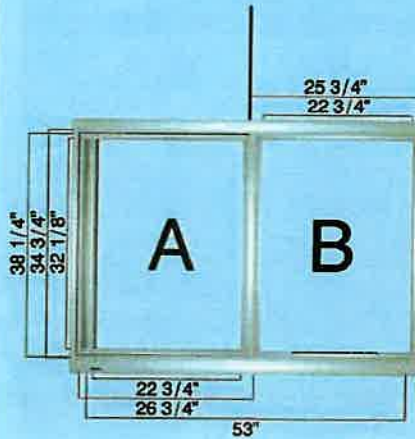
NFRC CERTIFICATION		
U FACTOR	SHGC	VT
1.03	0.60	0.69

6 6
DEN

ES-EL200 - HORIZONTAL ROLLER

XO

1



SIZE	53" X 38 1/4"
WEIGHT	63.02 LBS (28.64 KG)
AREA	14.08 FT ²
FINISH	CLEAR ANODIZED
GLASS	1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS
SCREEN	YES
MUNTINS	NO
SILL TYPE	STANDARD
FRAME TYPE	FLANGE
OPENING 4"	NO
PANEL TYPE	EQUAL
MEETING RAIL	STANDARD
PROTECTIVE FILM	NO
LOCKING MECHANISM	SWEEP LOCK ELITE STANDARD (3033)
PRE-GLAZED?	YES

FBC CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
65.00	65.00
CODE	FL21557.1

NOA CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
65.00	65.00
CODE	23-0714.18

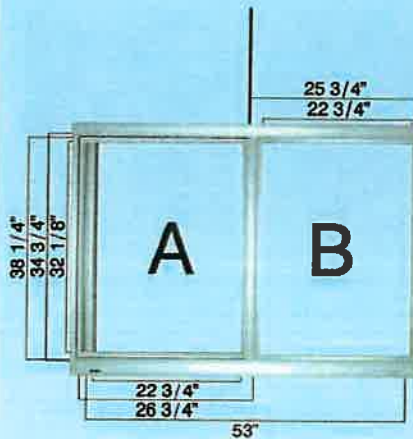
NFRC CERTIFICATION		
U FACTOR	SHGC	VT
1.10	0.63	0.69

7 7
DEN

ES-EL200 - HORIZONTAL ROLLER

XO

1



SIZE	53" X 38 1/4"
WEIGHT	63.02 LBS (28.64 KG)
AREA	14.08 FT ²
FINISH	CLEAR ANODIZED
GLASS	1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS
SCREEN	YES
MUNTINS	NO
SILL TYPE	STANDARD
FRAME TYPE	FLANGE
OPENING 4"	NO
PANEL TYPE	EQUAL
MEETING RAIL	STANDARD
PROTECTIVE FILM	NO
LOCKING MECHANISM	SWEEP LOCK ELITE STANDARD (3033)
PRE-GLAZED?	YES

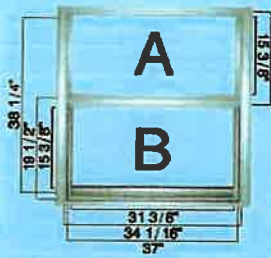
FBC CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
65.00	65.00
CODE	FL21557.1

NOA CERTIFICATION	
INTERNAL PSF	EXTERNAL PSF
65.00	65.00
CODE	23-0714.18

NFRC CERTIFICATION		
U FACTOR	SHGC	VT
1.10	0.63	0.69

8 8 BATH(PRVACY)

ES-EL100 - SINGLE OX 1
HUNG



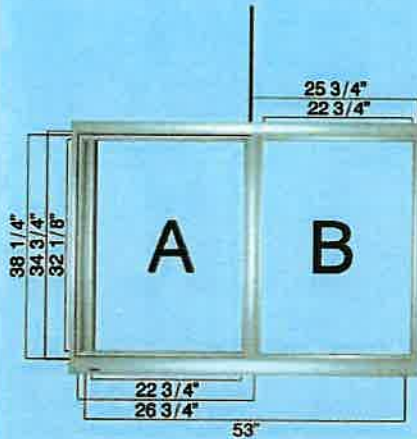
SIZE 37" X 38 1/4"
WEIGHT 44.37 LBS (20.17 KG)
AREA 9.83 FT²
FINISH CLEAR ANODIZED
GLASS 1/8" CLEAR HS + 0.09 PVB
TRANSLUCENT WHITE + 1/8" CLEAR
HS
SCREEN YES
MUNTINS NO
SILL TYPE STANDARD
FRAME TYPE FLANGE
PANEL TYPE EQUAL
LIMIT NO
DEVICE NO
MEETING STANDARD
RAIL
PROTECTIVE NO
FILM
LOCKING SWEEP LOCK ELITE STANDARD
MECHANISM (3033)
PRE-GLAZED? YES

FBC CERTIFICATION
INTERNAL PSF 80.00
EXTERNAL PSF 60.00
CODE FL 22250.1

NOA CERTIFICATION
INTERNAL PSF 80.00
EXTERNAL PSF 60.00
CODE 23-0714.15

9 9 BED

ES-EL200 - XO 1
HORIZONTAL
ROLLER



SIZE 53" X 38 1/4"
WEIGHT 63.02 LBS (28.64 KG)
AREA 14.08 FT²
FINISH CLEAR ANODIZED
GLASS 1/8" CLEAR HS + 0.09 PVB CLEAR +
1/8" CLEAR HS
SCREEN YES
MUNTINS NO
SILL TYPE STANDARD
FRAME TYPE FLANGE
OPENING 4" NO
PANEL TYPE EQUAL
MEETING STANDARD
RAIL
PROTECTIVE NO
FILM
LOCKING SWEEP LOCK ELITE STANDARD
MECHANISM (3033)
PRE-GLAZED? YES

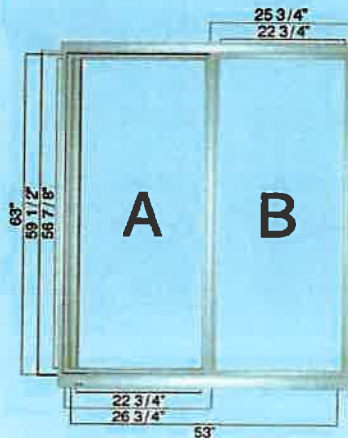
FBC CERTIFICATION
INTERNAL PSF 65.00
EXTERNAL PSF 65.00
CODE FL21557.1

NOA CERTIFICATION
INTERNAL PSF 65.00
EXTERNAL PSF 65.00
CODE 23-0714.18

NFRC CERTIFICATION
U FACTOR 1.10
SHGC 0.63
VT 0.69

10 11
GARAGE

ES-EL200 - XO 1
HORIZONTAL
ROLLER



SIZE 53" X 63"
WEIGHT 100.72 LBS (45.78 KG)
AREA 23.19 FT²
FINISH CLEAR ANODIZED
GLASS 1/8" CLEAR HS + 0.09 PVB CLEAR +
1/8" CLEAR HS
SCREEN YES
MUNTINS NO
SILL TYPE STANDARD
FRAME TYPE FLANGE
OPENING 4" NO
PANEL TYPE EQUAL
MEETING STANDARD
RAIL
PROTECTIVE NO
FILM
LOCKING SWEEP LOCK ELITE STANDARD
MECHANISM (3033)
PRE-GLAZED? YES

FBC CERTIFICATION
INTERNAL PSF 65.00
EXTERNAL PSF 65.00
CODE FL21557.1

NOA CERTIFICATION
INTERNAL PSF 65.00
EXTERNAL PSF 65.00
CODE 23-0714.18

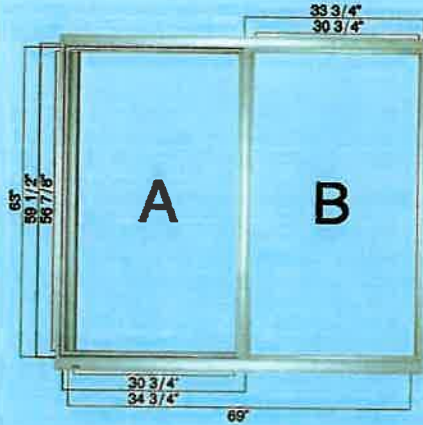
NFRC CERTIFICATION
U FACTOR 1.10
SHGC 0.63
VT 0.69

11 12
GARAGE

**ES-EL200 -
HORIZONTAL
ROLLER**

XO

1



SIZE 69" X 63"
WEIGHT 128.56 LBS (58.44 KG)
AREA 30.19 FT²
FINISH CLEAR ANODIZED
GLASS 1/8" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS
SCREEN YES
MUNTINS NO
SILL TYPE STANDARD
FRAME TYPE FLANGE
OPENING 4" NO
PANEL TYPE EQUAL
MEETING RAIL STANDARD
PROTECTIVE FILM NO
LOCKING MECHANISM SWEEP LOCK ELITE STANDARD (3033)
PRE-GLAZED? YES

FBC CERTIFICATION
INTERNAL PSF 65.00
EXTERNAL PSF 65.00
CODE FL21557.1

NOA CERTIFICATION
INTERNAL PSF 65.00
EXTERNAL PSF 65.00
CODE 23-0714.18

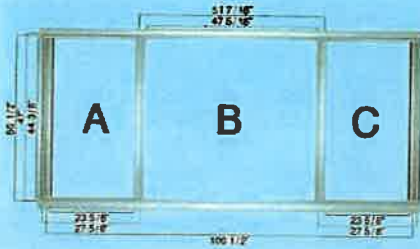
NFRC CERTIFICATION
U FACTOR 1.10
SHGC 0.63
VT 0.69

12 13 GARAGE (LOW E)

**ES-EL200 -
HORIZONTAL
ROLLER**

XOX
(0.25 -
0.5 -
0.25)

1



SIZE 106 1/2" X 50 1/2"
WEIGHT 218.63 LBS (99.38 KG)
AREA 37.35 FT²
FINISH CLEAR ANODIZED
GLASS 1/4" CLEAR HS + 0.09 PVB CLEAR + 1/8" CLEAR HS S870
SCREEN YES
MUNTINS NO
SILL TYPE STANDARD
FRAME TYPE FLANGE
PANEL TYPE EQUAL
MEETING RAIL STANDARD WITH ALUMINUM REINFORCEMENT
PROTECTIVE FILM NO
LOCKING MECHANISM SWEEP LOCK ELITE STANDARD (3033)
PRE-GLAZED? YES

FBC CERTIFICATION
INTERNAL PSF 80.00
EXTERNAL PSF 75.00
CODE FL21557.1

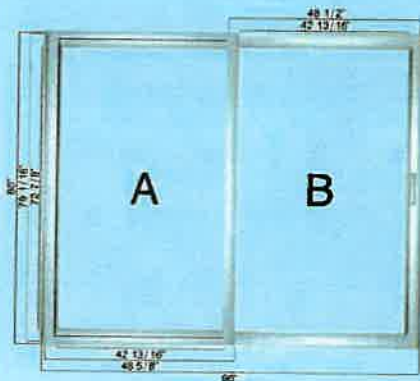
NOA CERTIFICATION
INTERNAL PSF 80.00
EXTERNAL PSF 75.00
CODE 23-0714.18

13 14 SOUTH SLIDER

**ES-EL400 -
SLIDING GLASS
DOOR**

XX

1



SIZE 96" X 80"
WEIGHT 327.52 LBS (148.87 KG)
AREA 53.33 FT²
FINISH CLEAR ANODIZED
GLASS 3/16" CLEAR HS + 0.09 PVB CLEAR + 3/16" CLEAR HS
KEYED NO
SCREEN YES
MUNTINS NO
JAMB TYPE STANDARD
SILL TYPE STANDARD
SILL COLOR CLEAR ANOD
HANDLE TYPE CREST SLIDE
HANDLE HEIGHT STANDARD
REINFORCEMENT NO
EXTERIOR HANDLE RAISED ON INT. PANEL - FLAT ON EXT. PANEL
PROTECTIVE FILM BOTH
SILL RISER TYPE 3 5/8 (12PSF)
PRE-GLAZED? YES

FBC CERTIFICATION
INTERNAL PSF 59.10
EXTERNAL PSF 59.10
CODE FL 47067.1

NOA CERTIFICATION
INTERNAL PSF 59.10
EXTERNAL PSF 59.10
CODE 23-0714.13

NFRC CERTIFICATION
U FACTOR 1.03
SHGC 0.60
VT 0.69