

DeKalb County Historic Preservation Commission

Tuesday, March 18, 2025- 6:00 P.M.

Staff Report

Regular Agenda

K. 1761 South Ponce de Leon Avenue, Karen Soorikian. Replace windows on a historic house.
1247462

Built in 1928 (15 238 01 014)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

- 09-05 1761 South Ponce de Leon Avenue (DH), Eric Rothman. Rear addition and relocate garage. Approved
05-23 1761 South Ponce de Leon Avenue, 1761 S Ponce de Leon Land Trust. Build a low retaining wall in the front yard. 1246446. Approved.
06-24 1761 South Ponce de Leon Avenue, Karen Soorikian. Construct a rear addition, modify windows, enclose front porch, and install landscaping. 1247058. Approved.

Summary

The applicant proposes replacing the windows on a historic house. The original steel windows on the front, side, and rear elevations of the house will be removed and replaced with new, insulated steel windows. This includes all windows on the front façade except for the windows in limestone bay window, which are to remain. Minimal to no damage is anticipated for the brick and limestone surrounding the windows as they are replaced.

Recommendation

Approve with Modifications. The applicant may replace windows located on the side and rear elevations of the property and remove the nonhistoric storm covers; however, the windows on the front façade of the house should be retained and repaired if possible and only replaced if the windows cannot be repaired, in accordance with guideline 6.1.4.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 6.1.4 *Windows* (p55) Guideline - Existing windows, including sashes, lights, lintels, sills, frames, molding, shutters, and all hardware should be retained and repaired through routine maintenance whenever possible. When deteriorated elements must be replaced, new elements should be compatible with the original in terms of material, design and hardware. Should it be necessary to replace an entire window, the replacement should be sized to the original opening and should duplicate all proportions and configurations of the original window.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1761 South Ponce de Leon Avenue

Applicant: Karen Soorikian E-Mail: karen@soorikianarchitecture.com

Applicant Mailing Address: 219 Fairfield St. Decatur, GA 30030

Applicant Phone(s): (404) 723-0927 Fax: —

Applicant's relationship to the owner: Owner Architect: Contractor/Builder Other

Owner(s): Baker Law Group E-Mail: dbaker@bakerlg.com
E-Mail: _____

Owner(s) Mailing Address: 555 Sun Valley Drive, Suite N4
Roswell, GA 30076

Owner(s) Telephone Number: (770) 992-4325

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1928

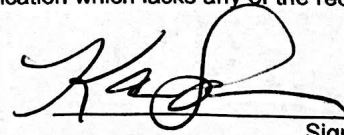
Nature of work (check all that apply):

- New construction Demolition Addition Moving a building Other building changes
- New accessory building Landscaping Fence/Wall Other environmental changes
- Sign installation or replacement Other

Description of Work:

Project scope approved June 17, 2024 Case no. 1247058
Owner would like to replace the deteriorating original steel windows with new steel insulated windows. All existing will be replaced except for those in the front limestone bay window. These are in good shape and will remain

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.


Signature of Applicant/Date



404.371.2155 (o) | Clark Harrison Building
404.371.4556 (f) | 330 W. Ponce de Leon Ave
DeKalbCountyGa.gov | Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is not the owner of the property.

(I) / (We),

Anita Diane Baker, as Trustee of the 1761 S Ponce De Leon Trust, dated May 12, 2017

being (owner) (owners) of the property 1761 S Ponce De Leon Ave NE Atlanta, GA 30307,

hereby delegate authority to Karen Soorikian

to file an application in (my) (our) behalf.

1761 S Ponce De Leon Trust
By: Anita Diane Baker, Trustee
Signature of Owner/Date

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

1761 South Ponce de Leon Avenue - Window Replacement Proposal

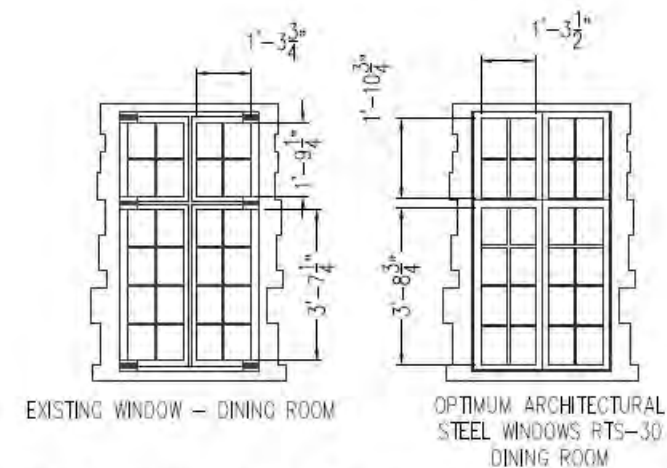


The original metal windows on the home are single paned. Over the 100 year lifespan of the home, these windows have condensed year in and year out causing much deterioration on the interior side of the window. The owners must put towels at all of the windows in the wintertime to absorb the moisture produced from this condensation. The aesthetic, though, is treasured and we have gone to great lengths to find an insulated steel window product that matches as closely as possible to these original windows, and we have extensively studied the existing installation method so that we can replicate it precisely. Each window will be labeled and measured individually to ensure its proper fit into each existing masonry opening that remains. We have figured out how to replace each of these from the interior side of the existing openings so as not to disturb any of the existing limestone and brick masonry openings. We have also figured out how to remove the existing windows intact so that they can be recycled. The attached materials show the product we plan to use from Optimum Steel Window Company where they are manufactured in Ellenville, New York.

Drawing to the right is an excerpt from the window schedule in the attached drawing set. This shows the replacement next to the existing. Please also see the attached shop drawing set for the window that has been measured to fit the exact dimensions of the existing rough opening. This will be done for each window to be replaced.

ALL WINDOWS DENOTED TYPE "R" ARE TO BE WINDOWS TO BE REPLACED IN KIND AS FAR AS SIZE AND LITE CONFIGURATIONS THEY WILL BE OPTIMUM STEEL RTS-430 WITH INSULATED GLASS. EACH WINDOW TO BE REPLACED IS TO BE MEASURED AND PLANNED FOR MATCHING THE EXISTING CONFIGURATION

SEE EXTERIOR ELEVATIONS FOR ALL WINDOW CONFIGURATIONS



DRAWN FROM STEEL WINDOW DETAILS FROM THE OPTIMUM CATALOGUE THESE WINDOWS SEEM CLOSEST TO THE ORIGINAL STEEL WINDOWS THAT I HAVE FOUND

REFER TO OPTIMUM STEEL SHOP DRAWINGS FOR FINAL DIMENSIONS

REPLACEMENT EXAMPLE - @ EXISTING DINING ROOM

NOTE:

OPTIMUM WINDOW MANUFACTURING CORP. MAINTAINS AN INTENSIVE MANUFACTURING SCHEDULE. IN ORDER TO MAINTAIN OUR DELIVERY SCHEDULES AND LEAD TIMES PLEASE MINIMIZE SHOP DRAWING REVIEWS AND RE-SUBMITTALS .

PLEASE CONTACT OWM FOR ASSISTANCE IN ORDER TO HELP EXPEDITE THE APPROVAL PROCESS.

ANY REVISIONS MUST BE SUBMITTED VIA REDLINED SHOP DRAWINGS.
ALL REVISIONS MUST BE SUBMITTED ON THE MOST RECENT SUBMISSION OR THEY WILL BE CONSIDERED INVALID.

IMPORTANT:

THIS COVER SHEET AND ITS CONTENTS REPRESENT THE WORK OF OPTIMUM WINDOW MANUFACTURING CORP. (HEREIN AFTER KNOWN AS OWM) CONTRACT. OWM DOES NOT ASSUME OR ACCEPT ANY RESPONSIBILITY FOR MEASUREMENTS AFFECTING THE WORK OF OTHER TRADES.

THE DETAILS OF THE SITE CONDITIONS (IF ANY) SUCH AS MASONRY, STRUCTURAL STEEL, AND ANY OTHER MATERIALS RELATED TO OUR WORK BUT NOT FURNISHED BY OWM HAVE BEEN INDICATED ON OUR SHOP DRAWINGS TO THE BEST OF OUR ABILITY AND REFLECT OUR INTERPRETATION OF THE ARCHITECTURAL DRAWINGS AND THE CONTRACT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND THE GENERAL CONTRACTOR TO ASSURE PROPER FITTING AND COORDINATION OF OUR WORK WITH OTHER TRADES.

TO ASSURE THE PROPER FITTING AND INSTALLATION OF OUR PRODUCTS WITH OTHER TRADES, OUR SHOP DRAWINGS MUST BE CHECKED BY THE ARCHITECT OR CONTRACTOR AGAINST THE SHOP DRAWINGS OF OTHER SUPPLIERS WITH SIMILAR MATERIALS AND WORK, BUT WHICH ARE NOT PROVIDED BY OWM.

OWM PROVIDES SHOP DRAWINGS WITH GENERIC FIELD CONDITIONS.

OWM WILL IMPLEMENT JOB SPECIFIC FIELD CONDITIONS IF AUTOCAD DRAWINGS OR SUFFICIENT SKETCHES ARE PROVIDED AT OWM'S DISCRETION.

ALL FIELD CONDITIONS AND INSTALLATION METHOD(S) ARE SHOWN FOR REFERENCE ONLY.

INSTALLER MUST REFER BACK TO ARCHITECTURAL DRAWINGS FOR ACTUAL FIELD CONDITIONS AS IT MAY VARY DEPENDING ON OPENING.

IT IS THE DUTY OF THE ARCHITECT OR CONTRACTOR TO INSURE THE SUBSTRATE IS PROPERLY DESIGNED TO ACCOMMODATE OUR PRODUCTS.

NOTE: COLOR SELECTION OR APPROVED COLOR CHIP MATCHING IS NECESSARY TO RELEASE THIS ORDER INTO FACTORY PRODUCTION. PLEASE START THE COLOR SELECTION PROCESS FIRST IN ORDER TO STREAMLINE THE ORDER PROCESS AND AVOID THE DELAY OF THE PRODUCT DUE TO COLOR REASONS. THANK YOU.

OWM'S SUBMITTAL INCLUDES A DIGITAL DRAWING SET. OWM WILL PROVIDE A DRAWING FILE UPON REQUEST AT OWM'S DISCRETION. OWM ASKS THAT ONLY ONE BLACKLINE SET TO BE RETURNED FOR OUR RECORDS. OWM'S CUSTOMER MUST ALSO PROVIDE SIGNATURE ON ALL APPROVED DOCUMENTS.



AT THE LEADING EDGE OF HIGH TECHNOLOGY IN STEEL WINDOWS

© OPTIMUM WINDOW MFG. CORP. 2019

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 E-MAIL:
 QUOTING@OPTIMUMWINDOW.COM

OPTIMUMWINDOW.COM

N	00-00-0000	DESCRIPTION
A	01-13-2025	CHANGED PER REDLINES
B	01-21-2025	CHANGED PER EMAIL

SERIES: RELIANT

PRODUCT: RTS-430+ HERITAGE

GLASS: 1" IGU (BY OTHERS)

INSTALLATION MATERIALS: BY INSTALLER

GLAZING MATERIALS: BY GLAZER

FIELD VERIFIED DIMENSIONS: BY INSTALLER

INSTALLATION: BY INSTALLER

SCREENS: NONE

COLOR: TBD

FINISH: SUPER DURABLE POWDER COAT WITH EPOXY RICH PRIMER

HARDWARE FINISH: TBD

HARDWARE: SEE HARDWARE PAGE

DRAWN BY: FT

DESIGNED BY: OWM

CHECKED BY: AC

FILE NAME: 14223 - PCW1603 - 1761 S PONCE DE LEON AVE SAMPLE WINDOW

DATE: 12-19-2024

PAGE SIZE: D SCALE: N.T.S.

CUSTOMER: PROVIEW COMMERCIAL WINDOW & DOOR SYSTEMS

PROJECT: 1761 S PONCE DE LEON AVE SAMPLE WINDOW

ARCHITECT:

CALCULATION #: 1603 CALC. YEAR: 2023

QUOTE NUMBER: PCW1603 PROJECT NUMBER: 14223

PAGE NUMBER: cover page REVISION: B

1761 S PONCE DE LEON AVE

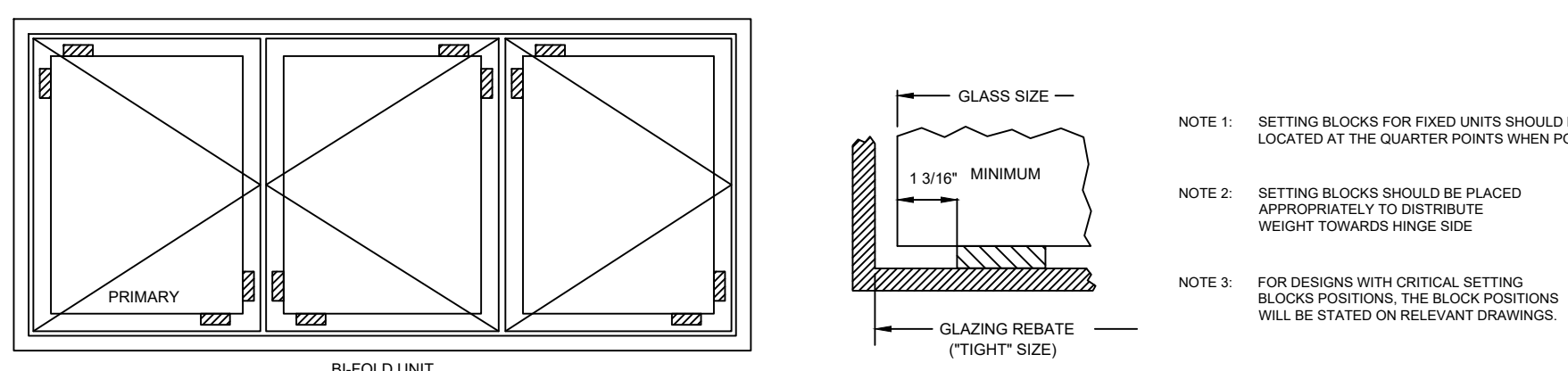
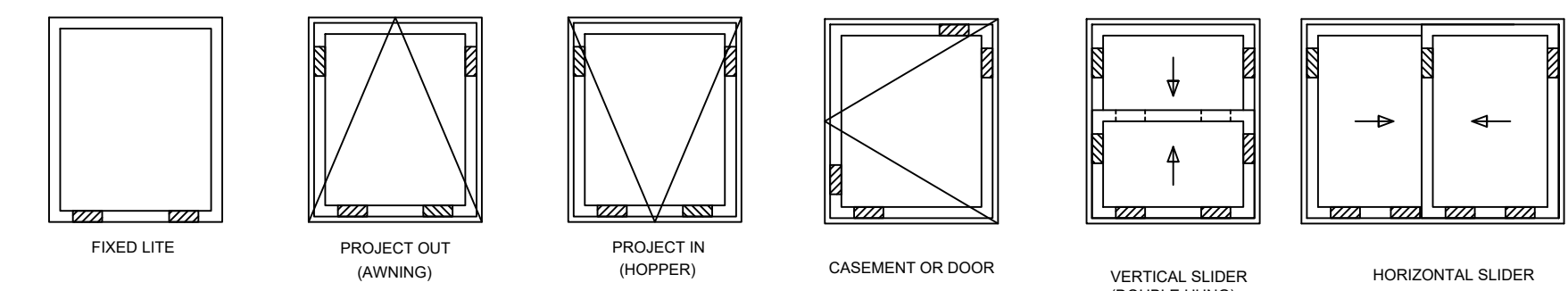
SAMPLE WINDOW

GLAZING NOTES

AFTER THE OPERABLE PANELS HAVE BEEN INSTALLED AND REINSPECTED (LEVEL PLUMB & SQUARE), IT IS IMPERATIVE THAT THE HARDWARE, GASKET COMPRESSION, FUNCTIONALITY AND THE REVEALS AROUND THE VENTS OR SASH, BE INSPECTED BEFORE **GLAZING THE VENTS OR SASH**. THESE MEASURES ARE TO PREVENT ANY REGLAZING IN THE FUTURE.

- BEFORE GLAZING ANY HINGED PRODUCTS, THE **VENTS OR SASH** MUST BE WEDGED ON THE SIDE WITH THE HANDLE, APPROX. 1/8" TO 3/16". THE VENT MUST BE SHUT AND LOCKED IN PLACE WITH THE MULTI-POINTS ENGAGED DURING THE GLAZING OF THE UNITS. (FRAMES SHOULD NEVER BE GLAZED IN THE OPEN POSITION).
- CONFIRM THE GLASS SIZE AND REBATE SIZE TO ENSURE THAT THE GLASS WILL FIT.
- REMOVE GLAZING BEADS AND CAREFULLY LABEL SIDE AND OPENING ON EACH GLAZING BEAD REMOVED. *GLAZING BEADS ARE CUT TO SIZE AND ARE NOT INTERCHANGEABLE AMONGST UNITS.
- CLEAN GLAZING/GRID REBATE WITH ISOPROPYL ALCOHOL.
- CAREFULLY APPLY GLAZING PRIMER ALONG GLAZING/GRID REBATE.
- APPLY DOUBLE-SIDED FOAM GLAZING TAPE AROUND THE PERIMETER OF THE GLAZING/GRID REBATE. (REFER TO SHOP DRAWING DETAILS FOR SIZE AND PLACEMENT.)
- PLACE SETTING BLOCKS AS NECESSARY. CAREFULLY SCORE ANY SETTING BLOCKS THAT BYPASS GLAZING. VERIFY THAT SETTING BLOCK LOCATIONS CROSS BLOCK WHERE INDICATED. (REFER TO DIAGRAM ON COVER PAGE FOR PLACEMENT.)
- INSPECT AND CLEAN GLASS PRIOR TO PLACEMENT OF GLASS.
- CAREFULLY APPLY GLAZING PRIMER TO GLASS AREAS THAT MEET BOTH THE GLAZING/GRID TAPE.
- REMOVE GLAZING TAPE LINER.
- CAREFULLY INSTALL GLASS INTO GLAZING POCKET.
- REINSTALL GLAZING BEAD ALONG THE INTERIOR. (REFER TO GLAZING DETAILS PROVIDED IN SHOP DRAWING SECTION DETAILS.) *GLAZING BEADS ARE CUT TO SIZE AND ARE NOT INTERCHANGEABLE AMONGST UNITS.
- IT IS STRONGLY RECOMMENDED THAT THE SILICONE EXTERIOR SEALANT APPLIED IMMEDIATELY AROUND THE PERIMETER AND GLASS-TO-METAL LOCATIONS, INCLUDING CAP-BEADING THE SIMULATED DIVIDED LITES (SDL'S) TO PREVENT THE GLASS FROM SHIFTING AFTER IT'S INSTALLED AND CROSSED BLOCK.
- UPON GLAZING COMPLETION, IT IS STRONGLY RECOMMENDED THAT ALL VENTS/DOORS IN THE CLOSED/LOCKED POSITION FOR 24 HOURS TO SOLIDIFY CURING PROCESS.
- WHEN OPENING, CAREFULLY REMOVE SHIMS BENEATH OPERABLE PANELS AND VERIFY THE OPERATION OF THE UNIT.

RECOMMENDED POSITIONS OF SETTING & LOCATING BLOCKS FOR VARIOUS TYPES OF WINDOWS



- NOTE 1: SETTING BLOCKS FOR FIXED UNITS SHOULD BE LOCATED AT THE QUARTER POINTS WHEN POSSIBLE
- NOTE 2: SETTING BLOCKS SHOULD BE PLACED APPROPRIATELY TO DISTRIBUTE WEIGHT TOWARDS HINGE SIDE
- NOTE 3: FOR DESIGNS WITH CRITICAL SETTING BLOCKS POSITIONS, THE BLOCK POSITIONS WILL BE STATED ON RELEVANT DRAWINGS.

REQUIRED INFORMATION CHECKLIST

ALL ITEMS LISTED BELOW MUST BE APPROVED, PROVIDED AND/OR VERIFIED BEFORE STARTING TO PRODUCTION. PLEASE CONFIRM THAT ALL REQUIRED INFORMATION HAS BEEN SUBMITTED FOR PRODUCTION.

DATE:

- APPROVED UNIT DESIGN AND CONFIGURATION.
 - VERIFIED GLASS THICKNESS TO BE INSTALLED.
 - APPROVED OPENING AND FRAME DIMENSIONS.
 - APPROVED INSTALLATION AND APPLICATIONS DETAILS
- NOTE: GENERIC DETAILS SHOWN UNLESS ADEQUATE DRAWINGS PROVIDED)
- APPROVED HARDWARE AND HARDWARE FINISH.
 - APPROVED UNIT FINISH AND COLOR.
 - VERIFY INSECT SCREENS. (IF APPLICABLE)
 - SIGNED QUOTE, AND / OR CHANGE ORDER(S), REFLECTING CHANGES DURING THE SHOP DRAWINGS APPROVAL PROCESS.
 - SKETCHES OF BRAKE METAL, IF APPLICABLE, TO BE APPROVED BEFORE PRODUCTION.
 - APPROVED AND SIGNED SHOP DRAWINGS.
 - ALL NECESSARY DEPOSITS FOR PRODUCTION.

NOTE:

AFTER 48 HOURS OF RECEIPT OF FINAL APPROVED DRAWINGS NO CREDIT SHALL BE GIVEN FOR ANY CHANGES ON ANY WINDOW OR DOOR. ADDITIONAL EXPENSES WILL BE INCURRED BY CUSTOMER.

INSTALLATION & INSPECTION NOTES:

- INSPECT WINDOW & DOOR UNITS (SIZES, FINISH, OPERATION, SWING, ETC.)
- MEASURE R.O.'S AND CONFIRM THAT SILLS ARE LEVELED, PLUM, AND OPENING IS SQUARED. CONFIRM MEASUREMENTS MATCH THEIR RESPECTIVE UNIT ON THE SHOP DRAWINGS.
- CONFIRM THAT OPENING IS 100% COMPLETE AND READY TO RECEIVE UNIT. PRODUCT SHOULD NOT BE INSTALLED IF OPENINGS ARE NOT COMPLETED. FLASHING, SILLS, STONWORK, WATERPROOFING, ETC. TO BE COMPLETE BEFORE INSTALLATION.
- CONFIRM ALL INSTALLATION ACCESSORIES ARE ON SITE (SHIMS, MULLIONS, STRAPS, BREAK METAL, ETC.)
- PACK OUT PERIMETER FRAME WITH NON-CORROSIVE FILLER SHIM (REFER TO SHOP DRAWING DETAILS). *IF REQUIRED INSTALL INSTALLATION STRAPS PRIOR TO INSTALLATION.
- CONFIRM BENCHMARKS WITH CONTRACTOR (PLUM LINE, CENTERLINE, FLOOR HEIGHT, ETC.)
- INSERT UNIT WITHIN THE OPENING. PLEASE NOTE, STEEL FABRICATION TOLERANCES ARE HELD WITHIN AN 1/8".
- FOR ASSEMBLIES, CONFIRM SPACING IN BETWEEN UNITS (REFER TO SHOP DRAWING DETAILS).
- SET UNIT IN OPENING. CONFIRM UNIT IS PLUM, LEVEL, AND SQUARE.
- ALL INSTALLATION HOLES MUST BE UTILIZED ALONG WITH PROPER SHIMMING THROUGHOUT THE DEPTH OF THE PROFILE TO AVOID ANY TWISTING AND/OR RACKING OF FRAMES. NOTE: COMPOSITE SHIMS ONLY.
- INSPECT WINDOW & DOOR OPERATION (HARDWARE FUNCTIONALITY, WEATHER TIGHT SEAL, ETC.)
- ALL WINDOWS ARE TO BE CHECKED AND ADJUSTED AFTER INSTALLATION TO ASSURE THE FREE AND SATISFACTORY MOVEMENT OF THE OPERATING MECHANISM.
- EXTERIOR JOINTS BETWEEN WINDOWS, TRIM, MULLIONS ARE TO BE PROPERLY SEALED WATERTIGHT WITH APPROVED SEALANTS. EXPOSED SHIMMING IS TO BE CUT BACK PRIOR TO APPLYING SEALANTS.
- IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW AND APPROVES THE INSTALLATION. GENERAL CONTRACTOR IS TO PROVIDE PROPER PROTECTION AND MINIMIZE THE USE BY OTHER TRADES OF UTILIZING THE WINDOWS AND DOORS AFTER THEY HAVE BEEN INSTALLED.

*WINDOWS AND DOORS SHOULD NOT BE INSTALLED WITHIN THEIR RESPECTIVE OPENINGS UNTIL OPENING IS 100% COMPLETED.

- OWM IS NOT RESPONSIBLE FOR THE INSTALLATION OF ITS MATERIALS.
- OWM IS NOT RESPONSIBLE FOR ATTENDANCE AT THE JOB SITE BY ITS WORKMEN FOR ADJUSTMENT OF SASHES, CORRECTION OF SETTING AND OR INSTALLATION, OR ANY OTHER REASON EITHER DURING OR AFTER INSTALLATION BY OTHERS.
- IF SUCH SERVICE IS REQUIRED BY PURCHASER SAME WILL BE CONSIDERED AN EXTRA ORDER AND PURCHASER WILL BE RESPONSIBLE TO PAY OWM FOR WORKMEN'S WAGES AND LIVING EXPENSES OCCURRED, PLUS OVERHEAD AND PROFIT.

- CLEANING:**
- THE INSTALLER IS TO LEAVE THE WINDOW SURFACES CLEAN AFTER INSTALLATION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FINAL CLEANING
 - ANY PROTECTION NECESSARY DUE TO CLEANING OF SURROUNDING MATERIAL IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

MILL MARKS ON STEEL WINDOW SECTIONS: SECTIONS AND MULLION BARS MADE FROM NEW BILLET STEEL AND HOT ROLLED STEEL ARE ROLLED INTEGRALLY AT THE MILL. SECTIONS ARE CONSISTENT WITH EN 10163 STANDARDS. TOLERANCES ALLOW FOR A MAXIMUM CONCAVITY OF .006. IN FACE OF SECTION. SURFACE ROUGHNESS CONSISTING OF SCALE MARKS, MILL MARKS, PITTING, AND BLEMISHES ARE INHERENT TO THE PRODUCT AND CAN BE EXPECTED.

OWM DESIGNS CALCULATIONS BASED UPON 30 PSF UNLESS OTHERWISE SPECIFIED BY CUSTOMER. IF ENGINEERING REVIEW AND STAMP IS REQUIRED ADDITIONAL COST WILL BE THE RESPONSIBILITY OF THE CUSTOMER. APPROVAL OF CHANGE MUST BE SIGNED PRIOR TO SUBMISSION.

NOTE: ENGINEERING STAMP REQUIREMENT WILL EXTEND LEAD TIMES AS WELL AS INCLUDE AND ADDITIONAL COST TO BE PAID OUT BY CUSTOMER, UNLESS OTHERWISE NOTED.

ANY ADDITIONAL REVISIONS AFTER REVISION SETS (A) AND (B) WILL INCUR AN ADDITIONAL COST.

THIS ADDITIONAL AMOUNT WILL BE REFLECTED ON A CHANGE ORDER WHICH WILL NEED TO BE SIGNED/DATED AND RECEIVED PRIOR TO MOVING FORWARD WITH PRODUCTION.

ANY DELAYS IN RETURNING REVIEWED/APPROVED SHOP DRAWINGS OR CHANGE ORDERS MAY REFLECT EXTENDED LEAD TIMES.

NOTE: ALL HARDWARE SUPPLIED BY CUSTOMER WILL BE CONSIDERED TO BE CUSTOM. ALL CUSTOM HARDWARE MUST BE SUPPLIED TO OPTIMUM WINDOW MANUFACTURING PRIOR TO FABRICATION VIA A PHYSICAL SAMPLE OR A SCALED TEMPLATE. CUSTOM HARDWARE MAY AFFECT LEAD TIMES AND INCUR ADDITIONAL ENGINEERING CHARGES. OPTIMUM WINDOW MANUFACTURING IS NOT RESPONSIBLE FOR SOURCING INFORMATION OR SUPPLIERS OF ANY CUSTOM HARDWARE. FIT AND FUNCTION MUST BE VERIFIED PRIOR TO FABRICATION.

OWM RESERVES THE RIGHT TO CHANGE BASE MATERIAL AND FINISH SPECIFICATIONS WITHOUT NOTICE. ANY POTENTIAL CHANGES MADE WILL BE DONE WITHOUT CHANGING OVERALL DESIGN INTENT, OPERATION, OR PERFORMANCE TO THE PROJECT.

REQUIRED SIGNATURE:

REVISE AND RESUBMIT SHOP DRAWINGS

FULL APPROVAL OF SHOP DRAWINGS AND RELEASE FOR FABRICATION

DATE: _____

ARCHITECT SIGNATURE: _____

G.C. SIGNATURE: _____

INSTALLER SIGNATURE: _____



PART#: OC-5012
 DESC: CONCEALED CASEMENT HINGE
 FINISH: NA
 QUANTITY: 4
 UNIT TYPE: 01



PART#: 44720
 DESC: STRAIGHT FORK LATCH
 FINISH: TBD
 QUANTITY: 2
 UNIT TYPE: 01

IMAGES SHOWN ARE TO REFLECT HARDWARE STYLING. IMAGES DO NOT REFLECT HARDWARE FINISHES.

N	00-00-0000	DESCRIPTION
A	01-13-2025	CHANGED PER REDLINES
B	01-21-2025	CHANGED PER EMAIL

SERIES:	RELIANT
PRODUCT:	RTS-430+ HERITAGE
GLASS:	1" IGU (BY OTHERS)
INSTALLATION MATERIALS:	BY INSTALLER
GLAZING MATERIALS:	BY GLAZER
FIELD VERIFIED DIMENSIONS:	BY INSTALLER
INSTALLATION:	BY INSTALLER
SCREENS:	NONE
COLOR:	TBD
FINISH:	SUPER DURABLE POWDER COAT WITH EPOXY RICH PRIMER
HARDWARE FINISH:	TBD
HARDWARE:	SEE HARDWARE PAGE

DRAWN BY	FT
DESIGNED BY	OWM
CHECKED BY	AC
FILE NAME	14223 - PCW1603 - 1761 S PONCE DE LEON AVE SAMPLE WINDOW
DATE	12-19-2024
PAGE SIZE:	SCALE:
D	NA

CUSTOMER:	PROVIEW COMMERCIAL WINDOW & DOOR SYSTEMS
PROJECT:	1761 S PONCE DE LEON AVE SAMPLE WINDOW
ARCHITECT:	

CALCULATION #:	CALC. YEAR:
1603	2023
QUOTE NUMBER:	PROJECT NUMBER:
PCW1603	14223
PAGE NUMBER:	REVISION:
HARDWARE	B

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(TEL.) 845-647-1900
(FAX) 845-647-1494
E-MAIL:
QUOTING@OPTIMUMWINDOW.COM

OPTIMUMWINDOW.COM

N	00-00-0000	DESCRIPTION
A	01-13-2025	CHANGED PER REDLINES
B	01-21-2025	CHANGED PER EMAIL

SERIES: RELIANT

PRODUCT: RTS-430+ HERITAGE

GLASS: 1" IGU (BY OTHERS)

INSTALLATION MATERIALS: BY INSTALLER

GLAZING MATERIALS: BY GLAZER

FIELD VERIFIED DIMENSIONS: BY INSTALLER

INSTALLATION: BY INSTALLER

SCREENS: NONE

COLOR: TBD

FINISH: SUPER DURABLE POWDER COAT WITH EPOXY RICH PRIMER

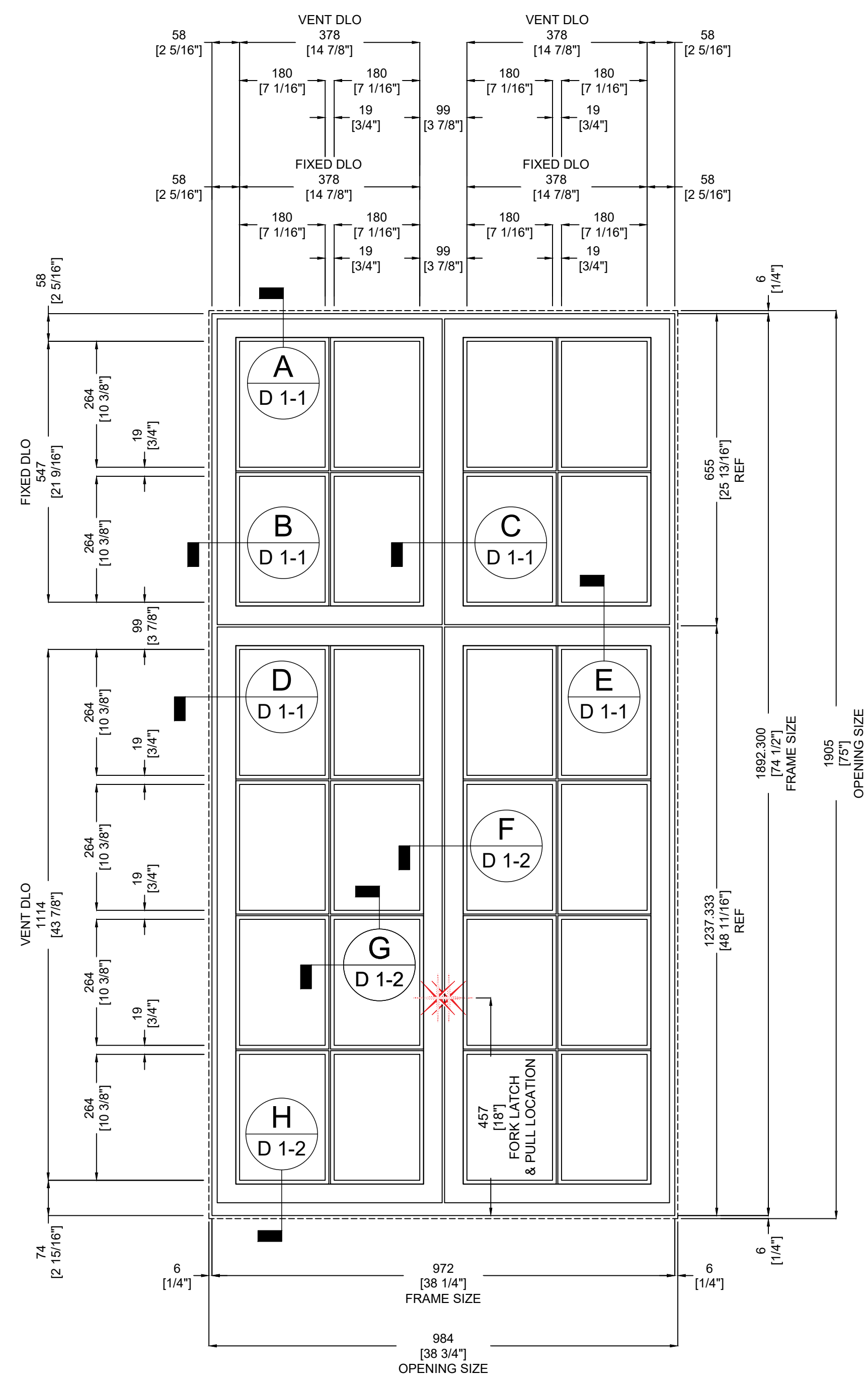
HARDWARE FINISH: TBD

HARDWARE: SEE HARDWARE PAGE

DRAWN BY	FT
DESIGNED BY	OWM
CHECKED BY	AC
FILE NAME	14223 - PCW1603 - 1761 S PONCE DE LEON AVE SAMPLE WINDOW
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D	1:8

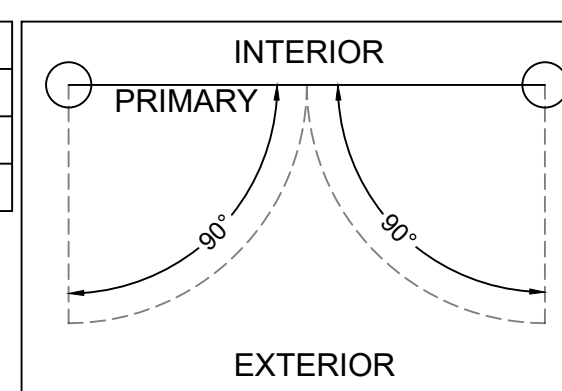
CUSTOMER: PROVIEW COMMERCIAL WINDOW & DOOR SYSTEMS
PROJECT: 1761 S PONCE DE LEON AVE SAMPLE WINDOW
ARCHITECT:

CALCULATION #:	CALC. YEAR:
1603	2023
QUOTE NUMBER:	PROJECT NUMBER:
PCW1603	14223
PAGE NUMBER:	REVISION:
E(1)	B



01 VIEW: EXTERIOR VIEW
TYPE: MK-R
SYSTEM: RELIANT
SERIES: RTS-430+ HERITAGE
QUANTITY: 1
STYLE: DOUBLE OUT-SWING CASEMENTS W/
INTEGRATED SIGHTLINE FIXED UPPER TRANSOM

TYPE	QTY:	TOTAL:	BY:	FINISH:
44720 STRAIGHT FORK LATCH HANDLE	2	2	OWM	TBD
ANGLE PULL HANDLE	2	2	OWM	TO MATCH FRAME
OC-5012 - CONCEALED CASEMENT HINGE	4	4	OWM	NA



N	00-00-0000	DESCRIPTION
A	01-13-2025	CHANGED PER REDLINES
B	01-21-2025	CHANGED PER EMAIL

SERIES: RELIANT

PRODUCT: RTS-430+ HERITAGE

GLASS: 1" IGU (BY OTHERS)

INSTALLATION MATERIALS: BY INSTALLER

GLAZING MATERIALS: BY GLAZIER

FIELD VERIFIED DIMENSIONS: BY INSTALLER

INSTALLATION: BY INSTALLER

SCREENS: NONE

COLOR: TBD

FINISH: SUPER DURABLE POWDER COAT WITH EPOXY RICH PRIMER

HARDWARE FINISH: TBD

HARDWARE: SEE HARDWARE PAGE

DRAWN BY	FT
DESIGNED BY	OWM
CHECKED BY	AC
FILE NAME	14223 - PCW1603 - 1761 S PONCE DE LEON AVE SAMPLE WINDOW
DATE	12-19-2024

PAGE SIZE:	SCALE:
D	1:1

CUSTOMER: PROVIEW COMMERCIAL WINDOW & DOOR SYSTEMS
PROJECT: 1761 S PONCE DE LEON AVE SAMPLE WINDOW
ARCHITECT:

CALCULATION #:	CALC. YEAR:
1603	2023

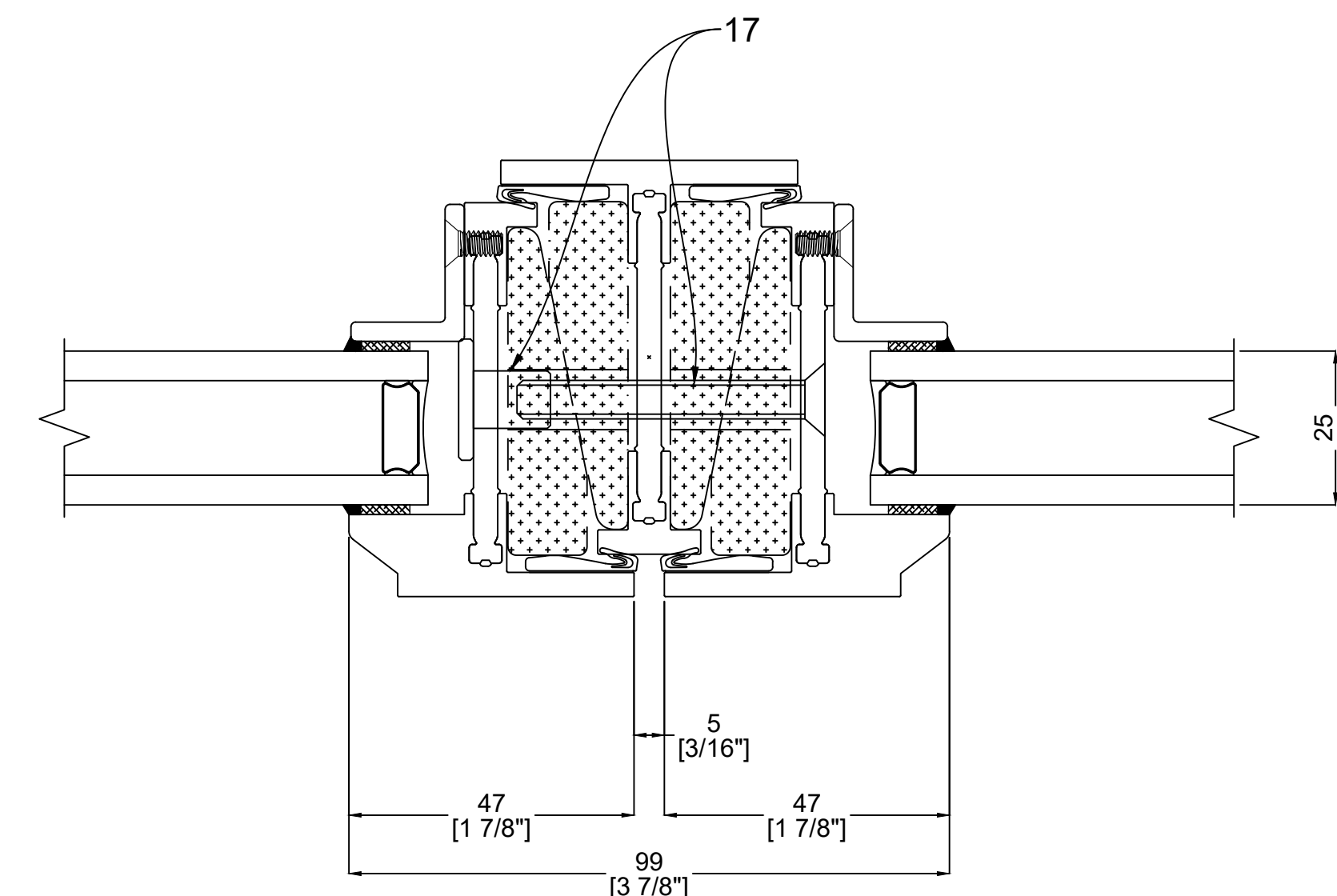
QUOTE NUMBER:	PROJECT NUMBER:
PCW1603	14223

PAGE NUMBER:	REVISION:
D1-(1)	B

INTERIOR

INTERIOR

INTERIOR



FRAME SIZE

OPENING SIZE

EXTERIOR

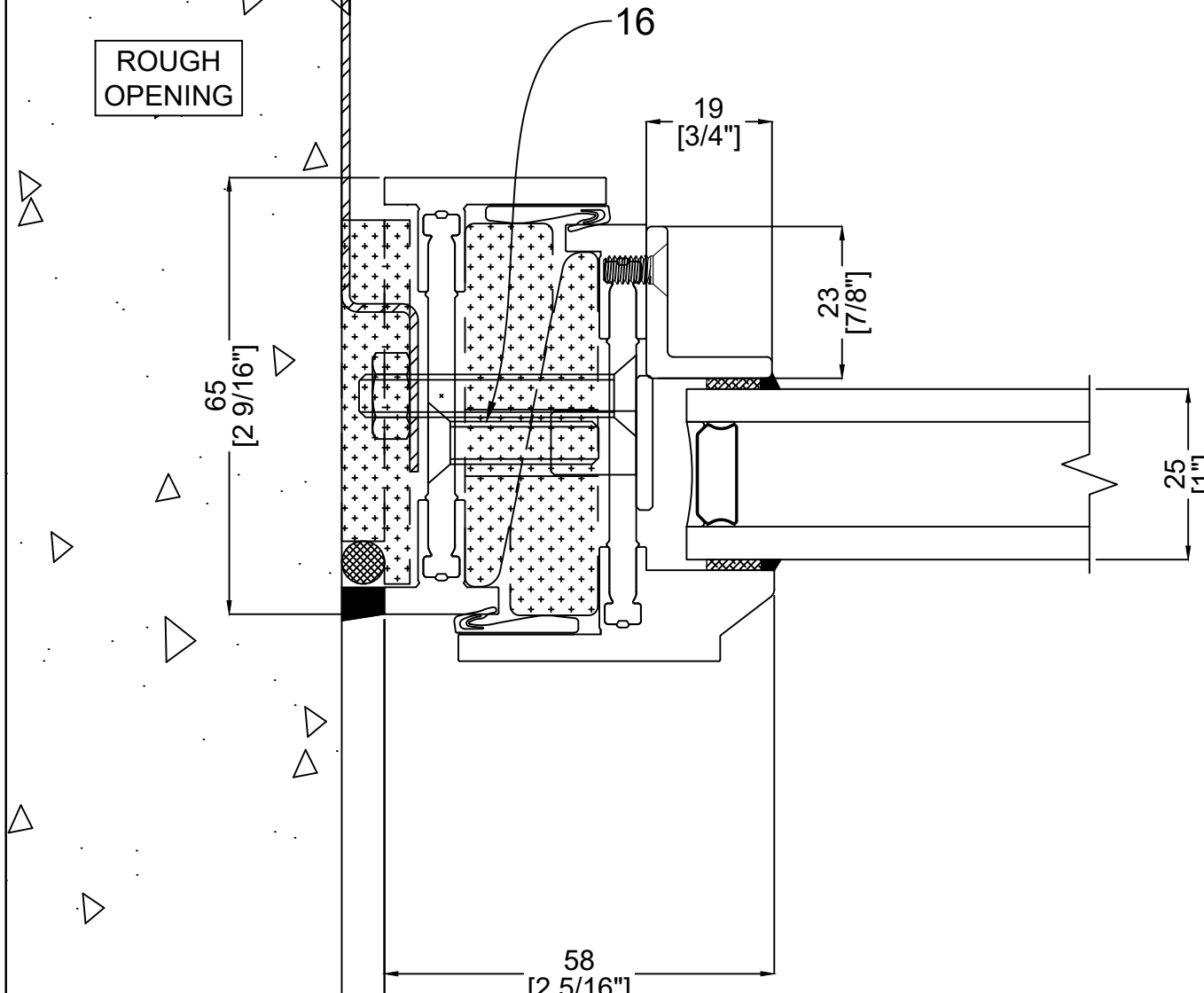
F FIXED FRENCH MEETING RAIL

- 1" IGU WITH LOW PROFILE BLACK GLASS SPACER (BY OWM)
- GB-18 - 1/8" X 3/4" STEEL L-ANGLE GLAZING BEAD, APPLIED VIA 8-32 X 3/8" MACHINE FASTENER (BY OWM)
- 1/16" X 3/8" DOUBLE SIDED GLAZING TAPE, COMPRESSED (BY GLAZIER)
- SILICONE CAP BEAD REQUIRED ALONG EXTERIOR GLASS REBATE (BY GLAZIER)
- SILICONE SEALANT AND FOAM BACKER ROD REQUIRED ALONG INT./ EXT. OF FRAME PERIMETER (BY INSTALLER)
- CONTINUOUS CORROSION RESISTANT BLOCKING / SHIM (BY INSTALLER)
- OWM RECOMMENDS CORROSION RESISTANT FASTENERS 4" OFF ENDS - 16" O.C. MAX SPECIFICATIONS FOR ANCHOR FASTENERS DEPEND OF PERIMETER CONDITIONS - CONSULT A PROFESSIONAL ENGINEER FOR ANCHOR SPECIFICATIONS PER PROJECT CONDITIONS (BY INSTALLER)
- GLASS BLOCKING (BY GLAZIER)
- SNAP ON ALUMINUM RAIN DRIP (BY OWM)
- OC-5012 CONCEALED CASEMENT HINGE (BY OWM)
- 44720 STRAIGHT FORK LATCH HANDLE (BY OWM)
- ANGLE PULL HANDLE (BY OWM)
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- CUSTOM 10 GA STAINLESS STEEL INSTALLATION STRAPS WITH 1/4-20 X 1/2 FLAT HEAD MACHINE FASTENER AND 1/4-20 NUT (BY OWM)
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- 1/4-20 X 1" FLAT HEAD MACHINE FASTENER W/ Z15XX FEMALE SEX BOLT (BY OWM)
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INTERIOR

EXTERIOR

B FIXED JAMB



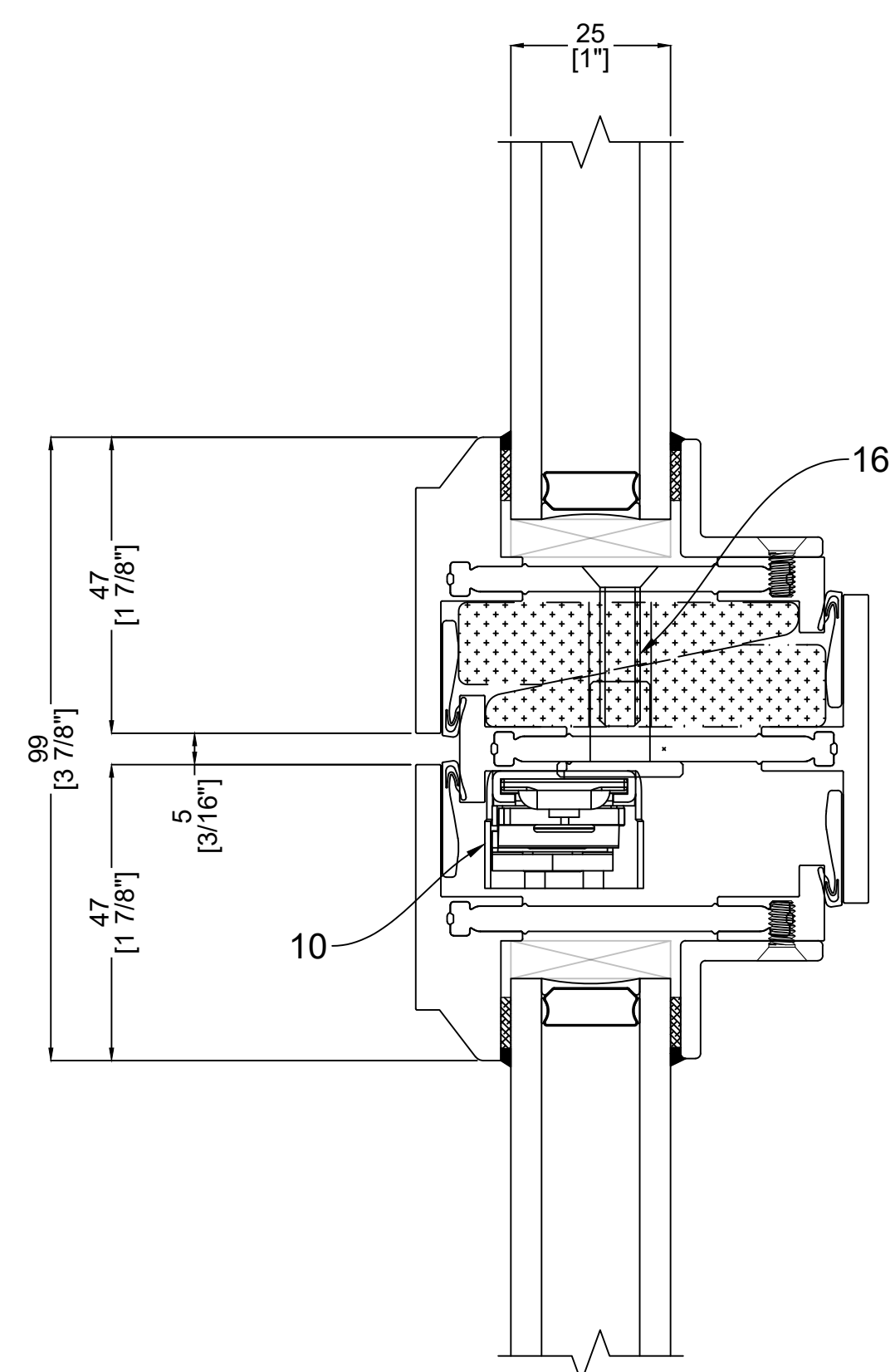
FRAME SIZE

OPENING SIZE

INTERIOR

EXTERIOR

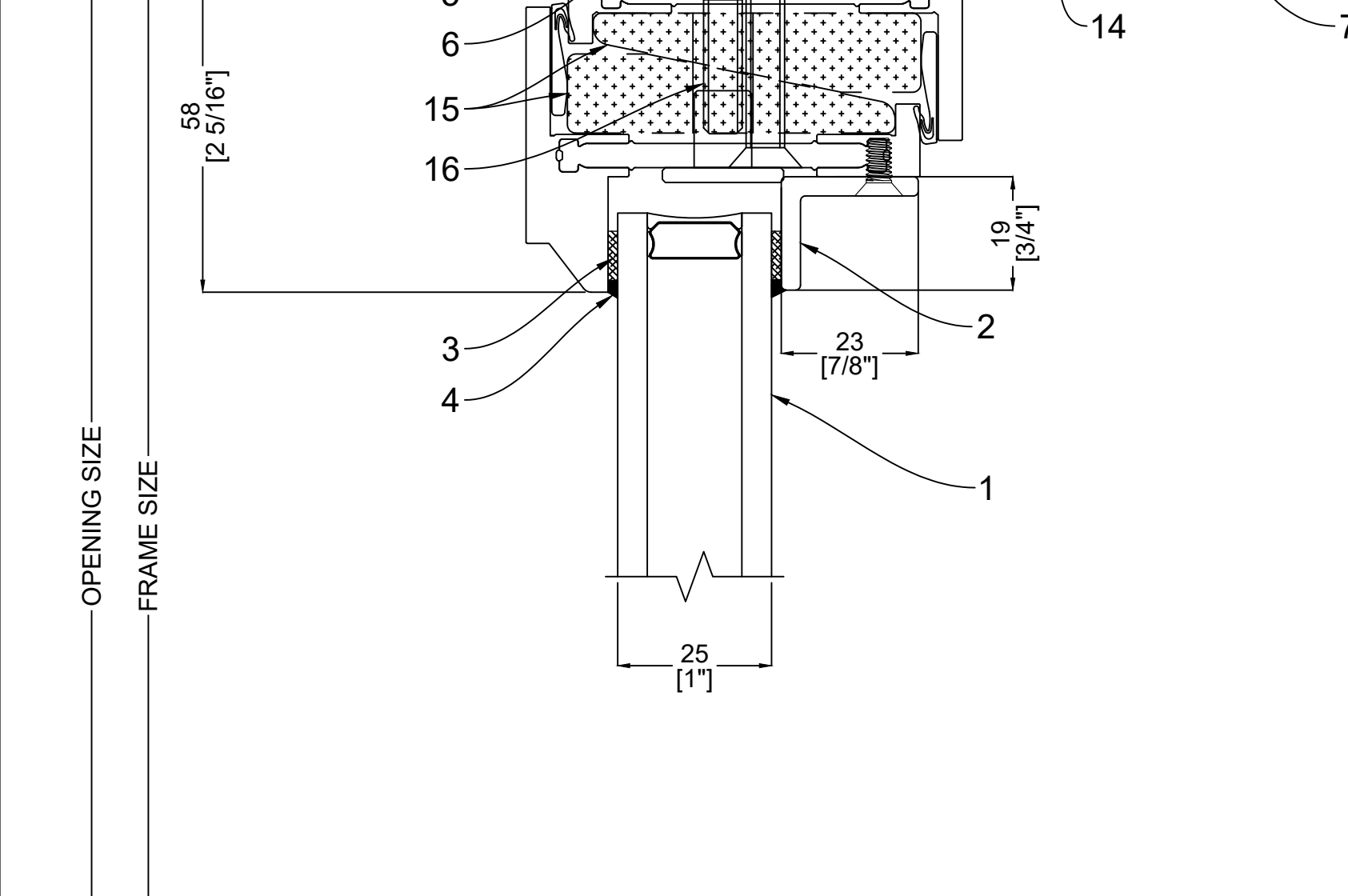
E FIXED OVER OUT-SWING CASEMENT



OPENING SIZE
FRAME SIZE

EXTERIOR

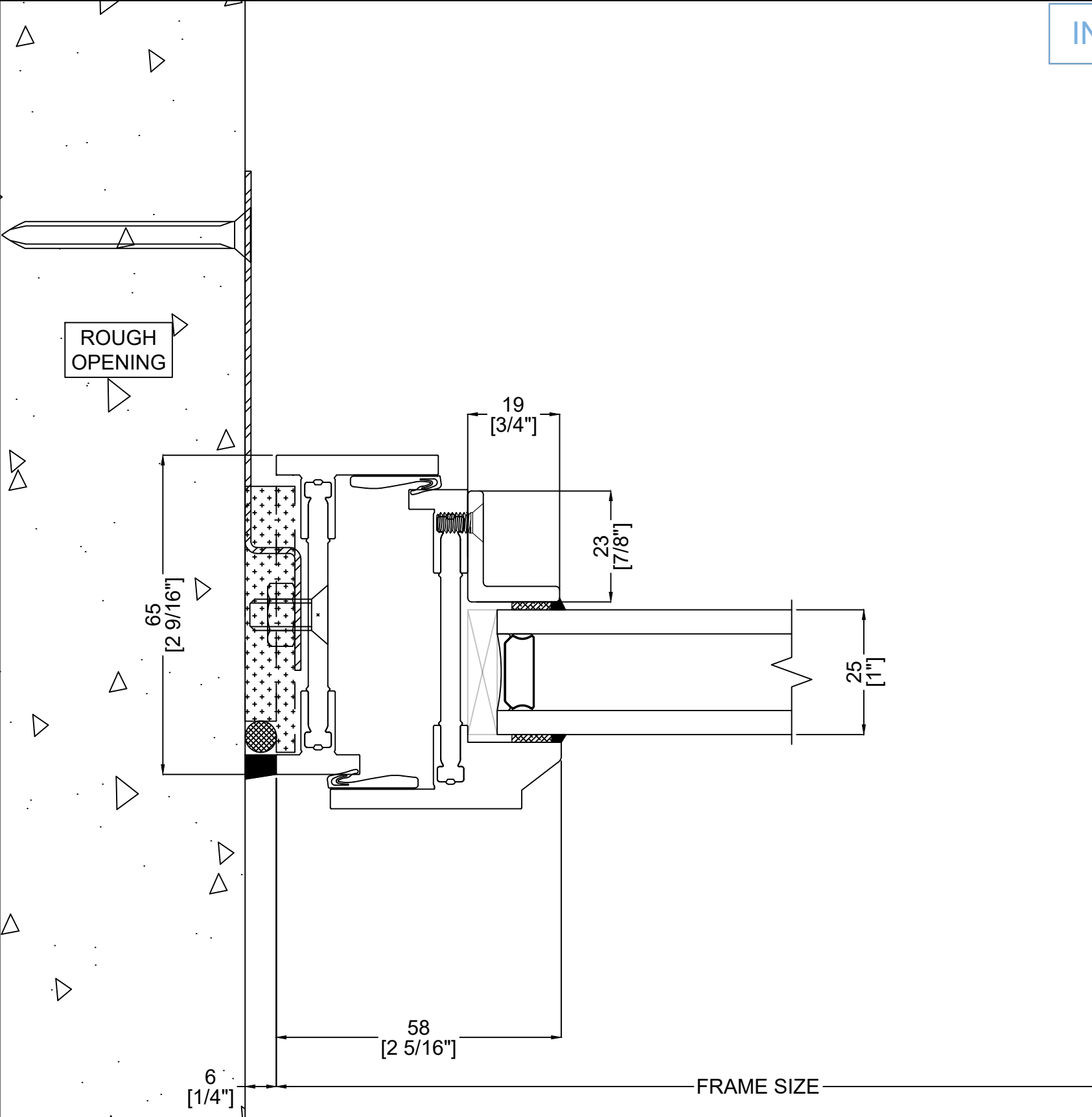
A FIXED HEAD



OPENING SIZE
FRAME SIZE

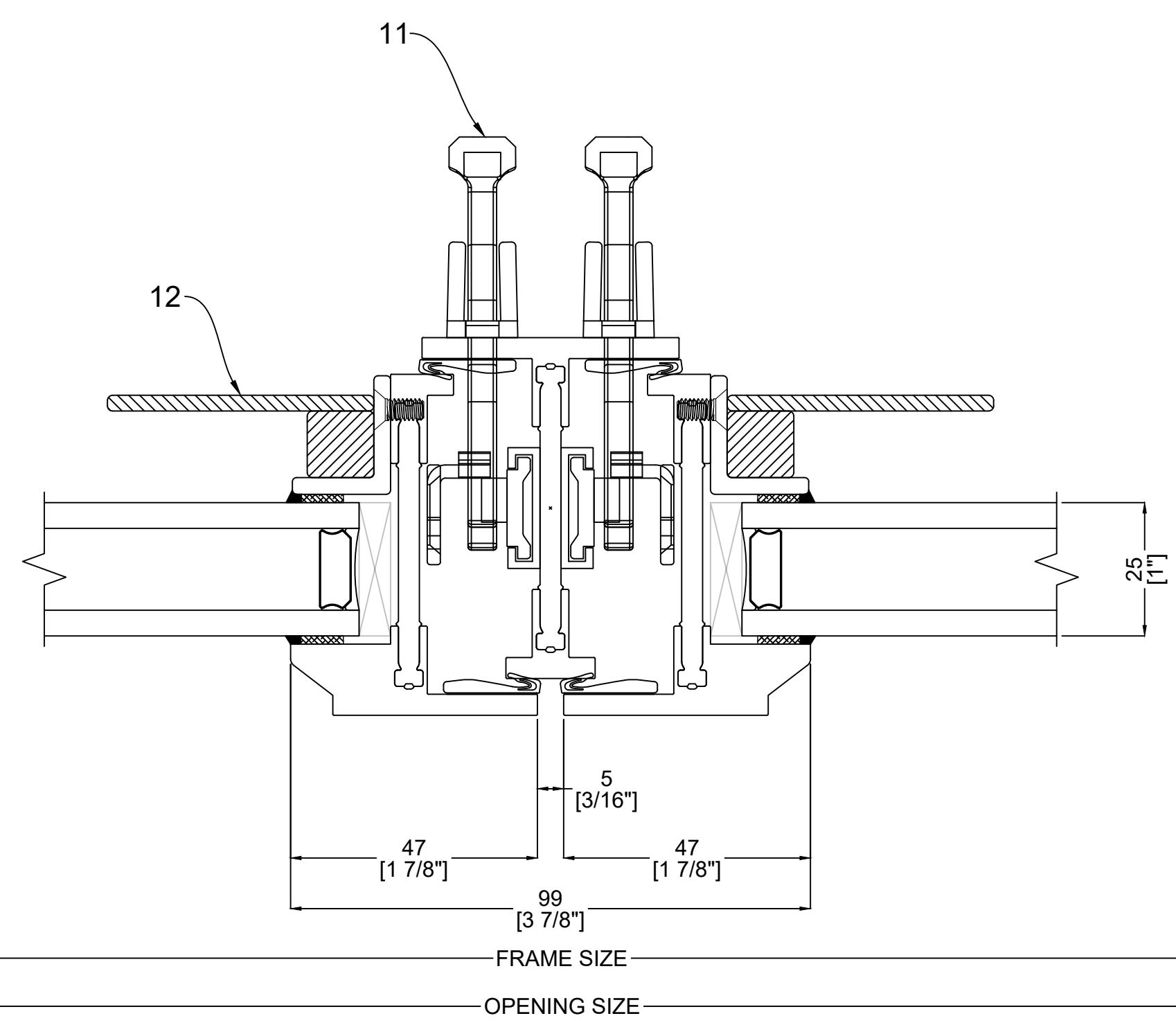
EXTERIOR

D OUT-SWING CASEMENT JAMB

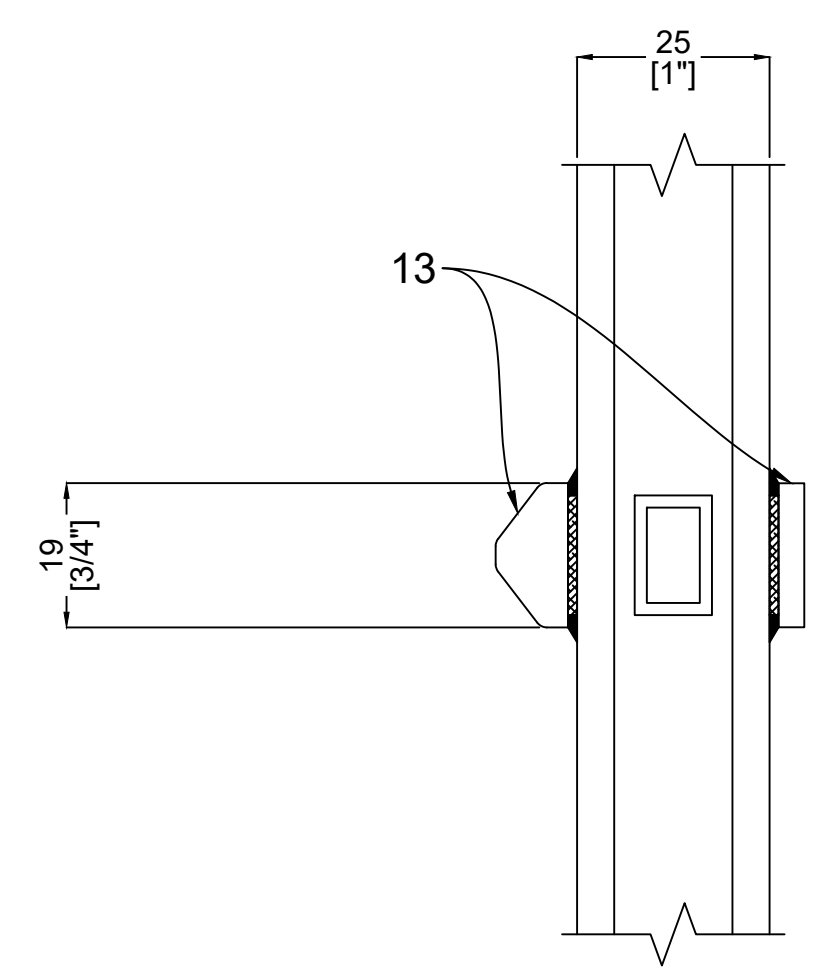


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OPENING SIZE

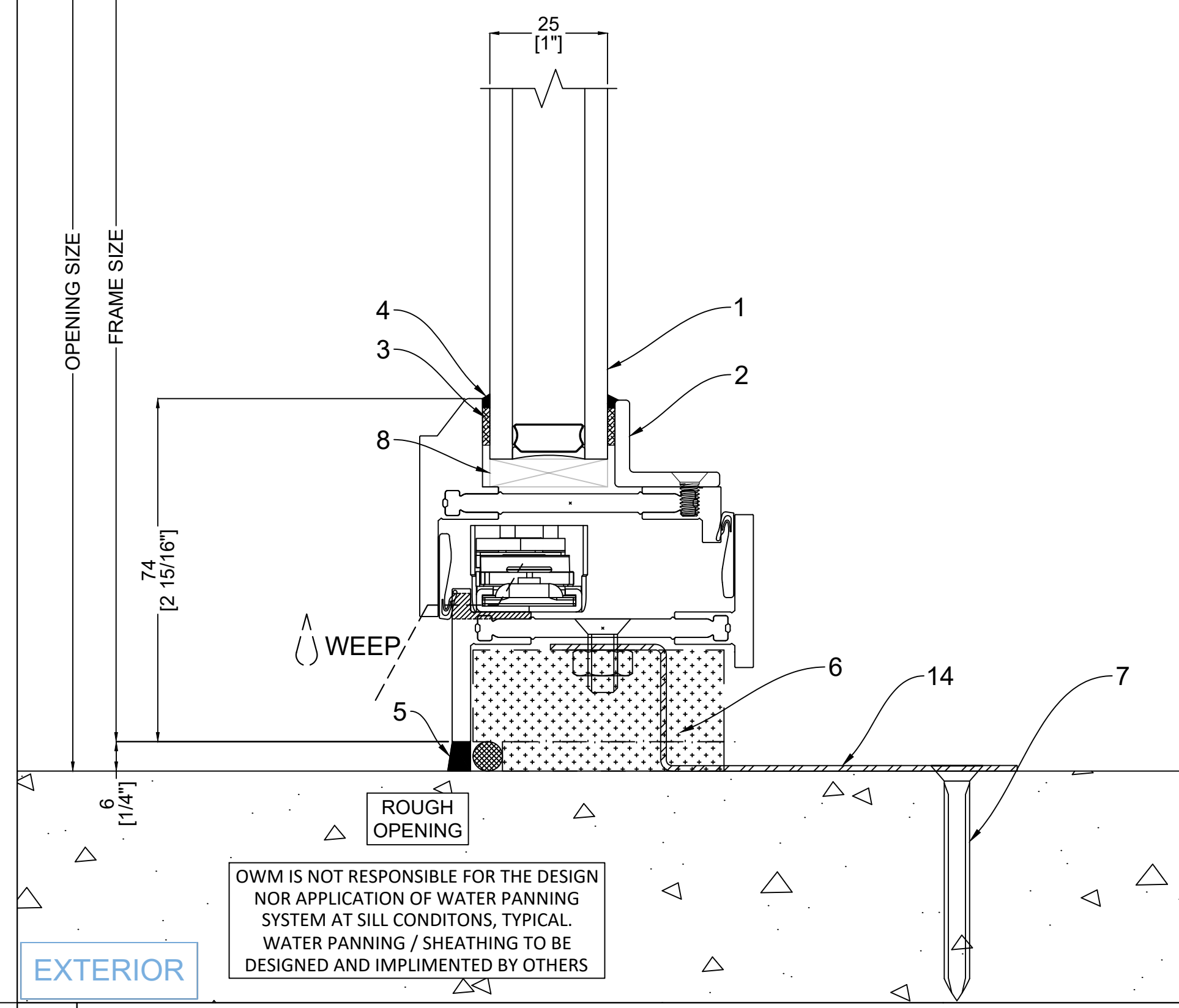
INTERIOR



INTERIOR



INTERIOR



**AT THE LEADING EDGE
OF HIGH TECHNOLOGY IN
STEEL WINDOWS**

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E-MAIL:
QUOTING@OPTIMUMWINDOW.COM

OPTIMUMWINDOW.COM

N	00-00-0000	DESCRIPTION
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COLOR: TBD

FINISH: SUPER DURABLE POWDER COAT WITH EPOXY RICH PRIMER

HARDWARE FINISH: TBD

HARDWARE: SEE HARDWARE PAGE

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CUSTOMER:
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PROJECT:
1761 S PONCE DE LEON AVE SAMPLE WINDOW
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CALCULATION #:	CALC. YEAR:
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PCW1603	14223

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D1-(2)	B

EXTERIOR

F OUT-SWING FRENCH MEETING RAIL

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EXTERIOR

G SDL MUNTIN

EXTERIOR

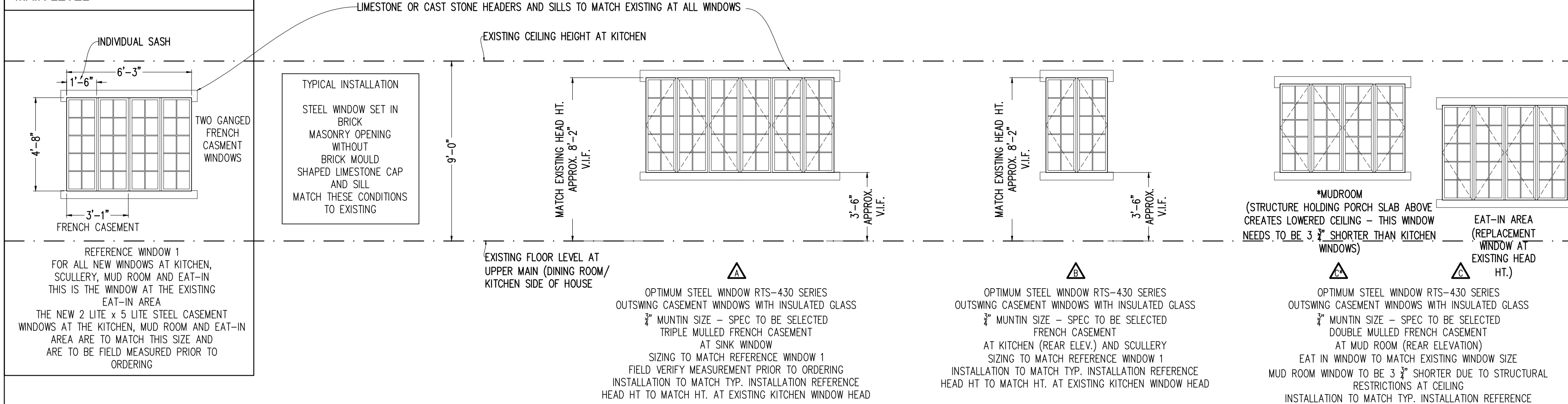
H OUT-SWING CASEMENT SILL

WINDOW AND EXTERIOR DOOR SCHEDULE

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

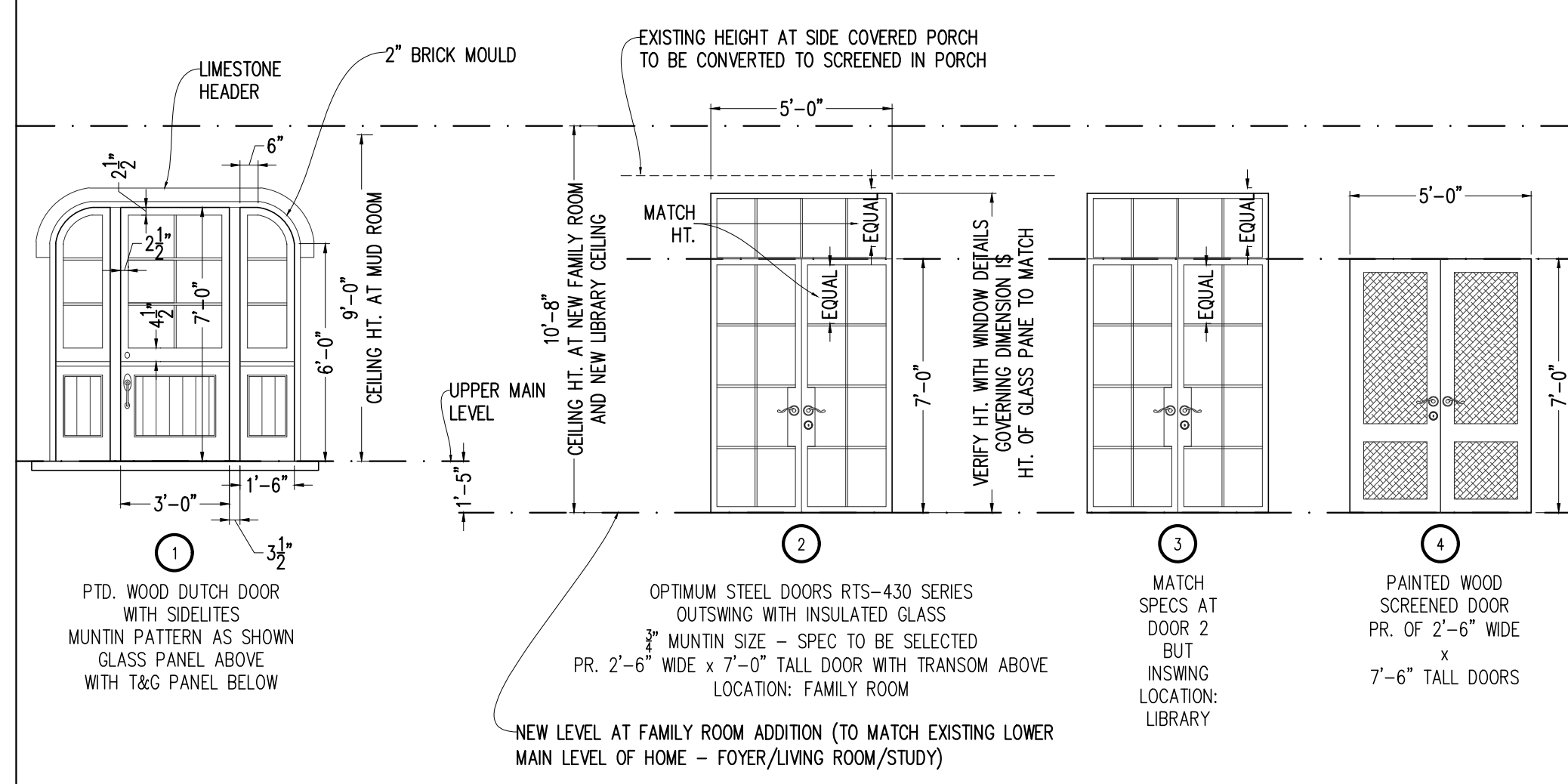
RELEASED FOR CONSTRUCTION

MAIN LEVEL

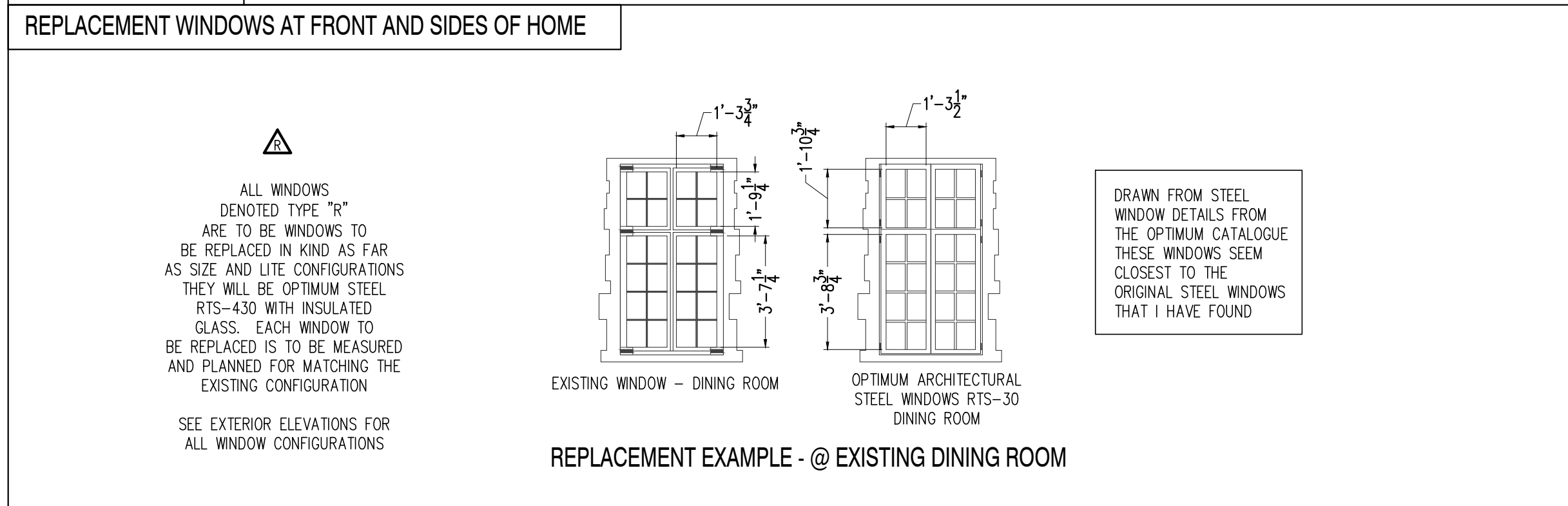
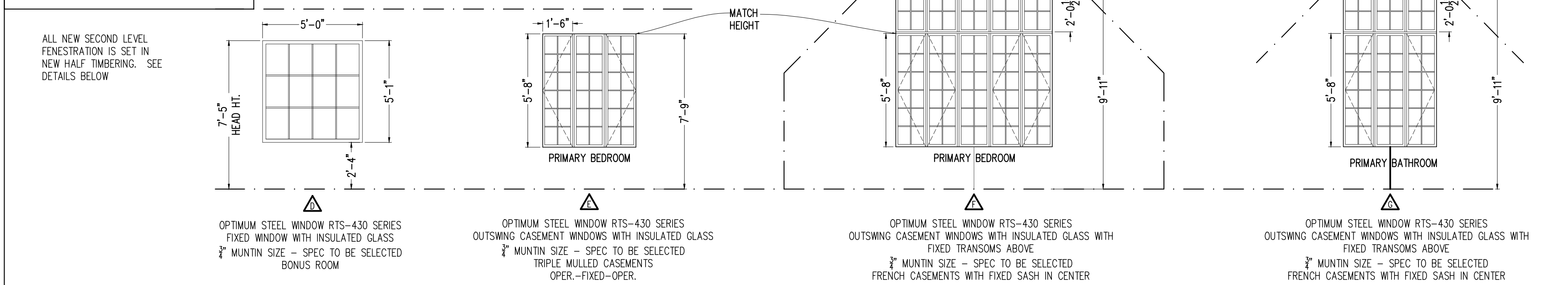


NOTE:
SEEKING COA FOR THIS: ALL EXISTING STEEL AND GLASS WINDOWS AT HOUSE ARE TO BE REPLACED WITH NEW INSULATED OPTIMUM STEEL WINDOWS RTS-430 SERIES.

EXAMINE EXISTING INSTALLATION TO DETERMINE PROPER INSTALLATION OF NEW WINDOWS TO MATCH EXISTING RELATIONSHIPS AND CONDITIONS. MEASURE AND ORDER WINDOW SIZES IN KIND TO MATCH EXISTING CONFIGURATIONS AS CLOSELY AS POSSIBLE. MUNTIN PATTERNS TO BE MATCHED AND THINNEST MUNTIN BAR FOR INSULATED GLASS TO BE USED. SPECIFICATION TO BE SELECTED BETWEEN SD-L'S AND T-SD-L'S

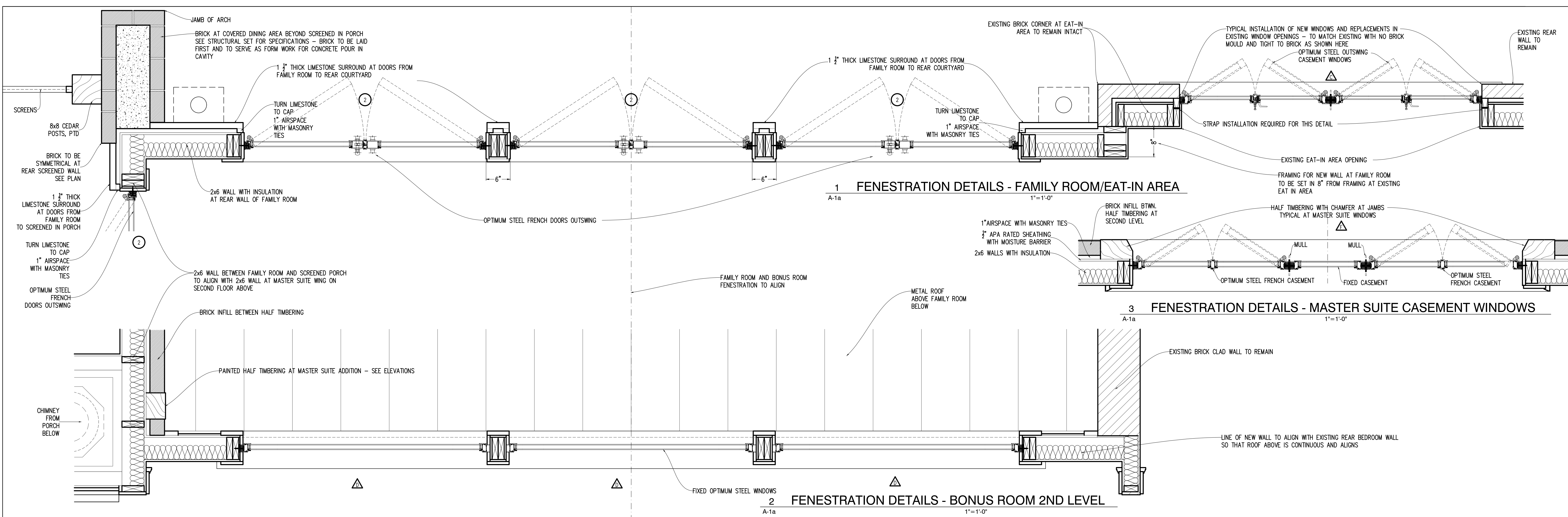


SECOND LEVEL



WINDOW AND DOOR - IN-WALL DETAILS

SCALE: 1"=1'-0"



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SOONKIAN ARCHITECTURE

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EXTERIOR WINDOWS AND DOORS

Date: 01-31-2025
Revisions: REV

Job Number: 23-12
Scale: VARIES
Drawn: KBS
Checked: KBS

RELEASED FOR CONSTRUCTION

DEMOLITION KEY:

----- ITEMS TO BE REMOVED

▨ AREA OF ROOF TO BE REMOVED



1 EXISTING FRONT ELEVATION WITH DEMOLITION NOTES
A-13 1/4"=1'-0"

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EXISTING FRONT ELEVATION WITH DEMOLITION NOTES

Date: 01-31-2025
Revisions: REV

Job Number: 23-12
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

A-13

RELEASED FOR CONSTRUCTION



1 PROPOSED FRONT ELEVATION
A-14 1/4"=1'-0"

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PROPOSED FRONT ELEVATION

Date: 01-31-2025
Revisions: REV

Job Number: 23-12
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS

A-14

DEMOLITION KEY:

- ITEMS TO BE REMOVED
- ▨ AREA OF WALL TO BE REMOVED
- ▩ AREA TO BE EXCAVATED



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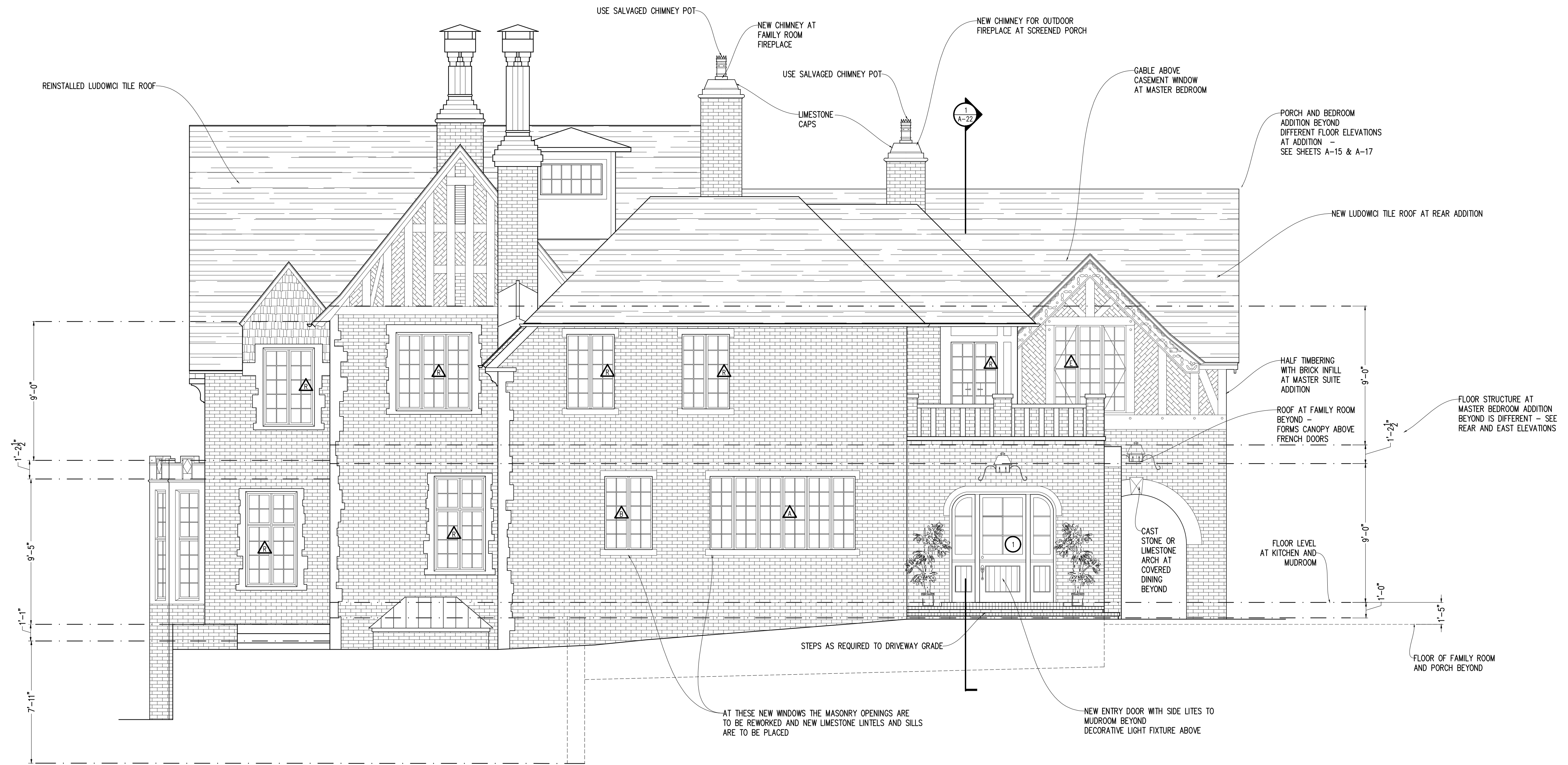
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EXISTING DRIVEWAY SIDE ELEVATION WITH DEMOLITION NOTES

Date: 01-31-2025
Revisions: REV

Job Number: 23-12
Scale: 1/4"=1'-0"
Drawn: KBS
Checked: KBS



1 PROPOSED DRIVEWAY SIDE ELEVATION
A-16 1/4" = 1'-0"

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PROPOSED DRIVEWAY SIDE ELEVATION

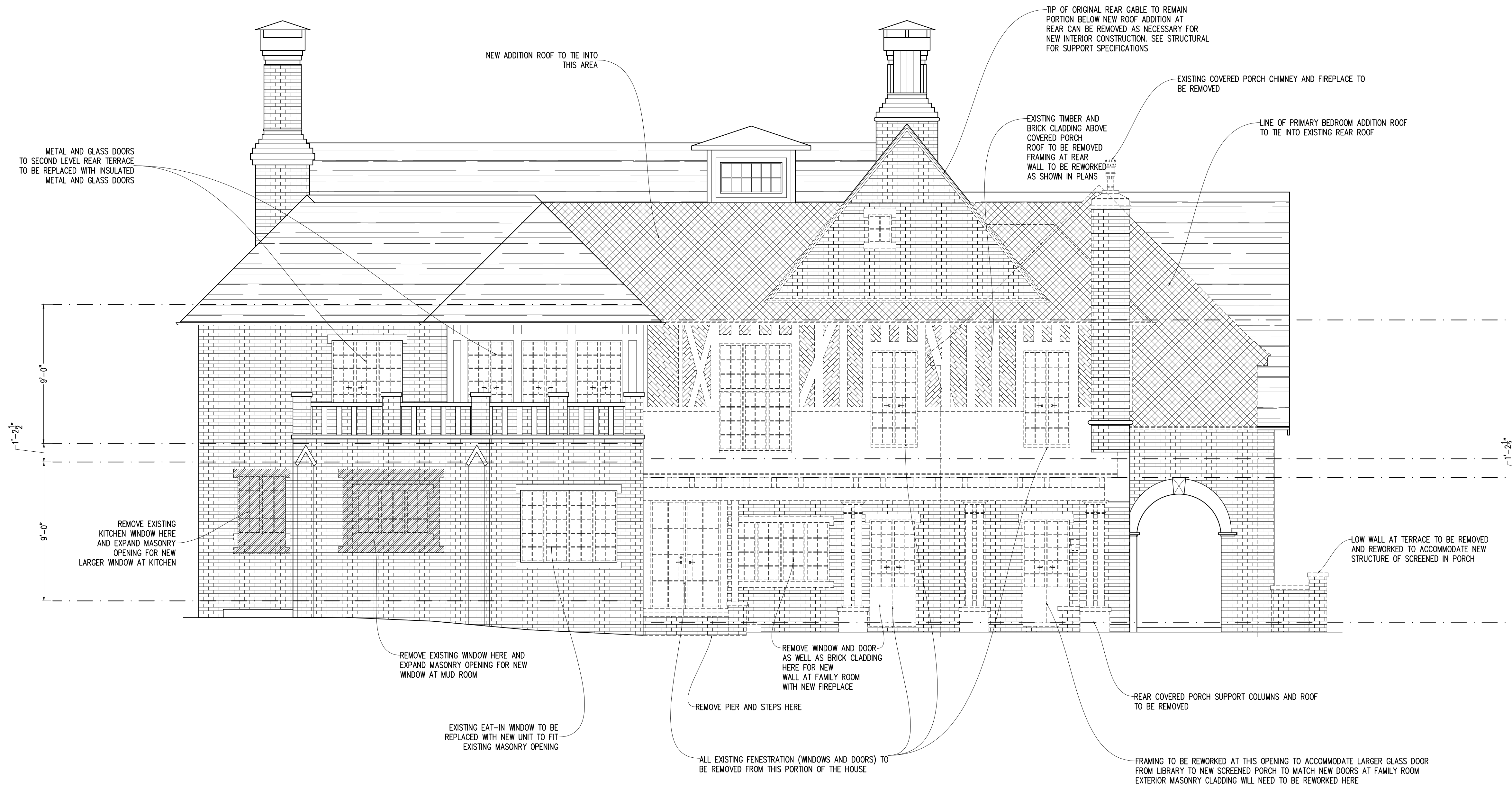
Date: 01-31-2025
Revisions: REV

Job Number: 23-12
Scale: 1/4" = 1'-0"
Drawn: KBS
Checked: KBS

A-16

DEMOLITION KEY:

--- (dashed line)	ITEMS TO BE REMOVED
▨ (diagonal hatching)	AREA OF WALL TO BE REMOVED
▩ (cross-hatching)	AREA OF ROOF WHERE NEW ADDITION TIES IN



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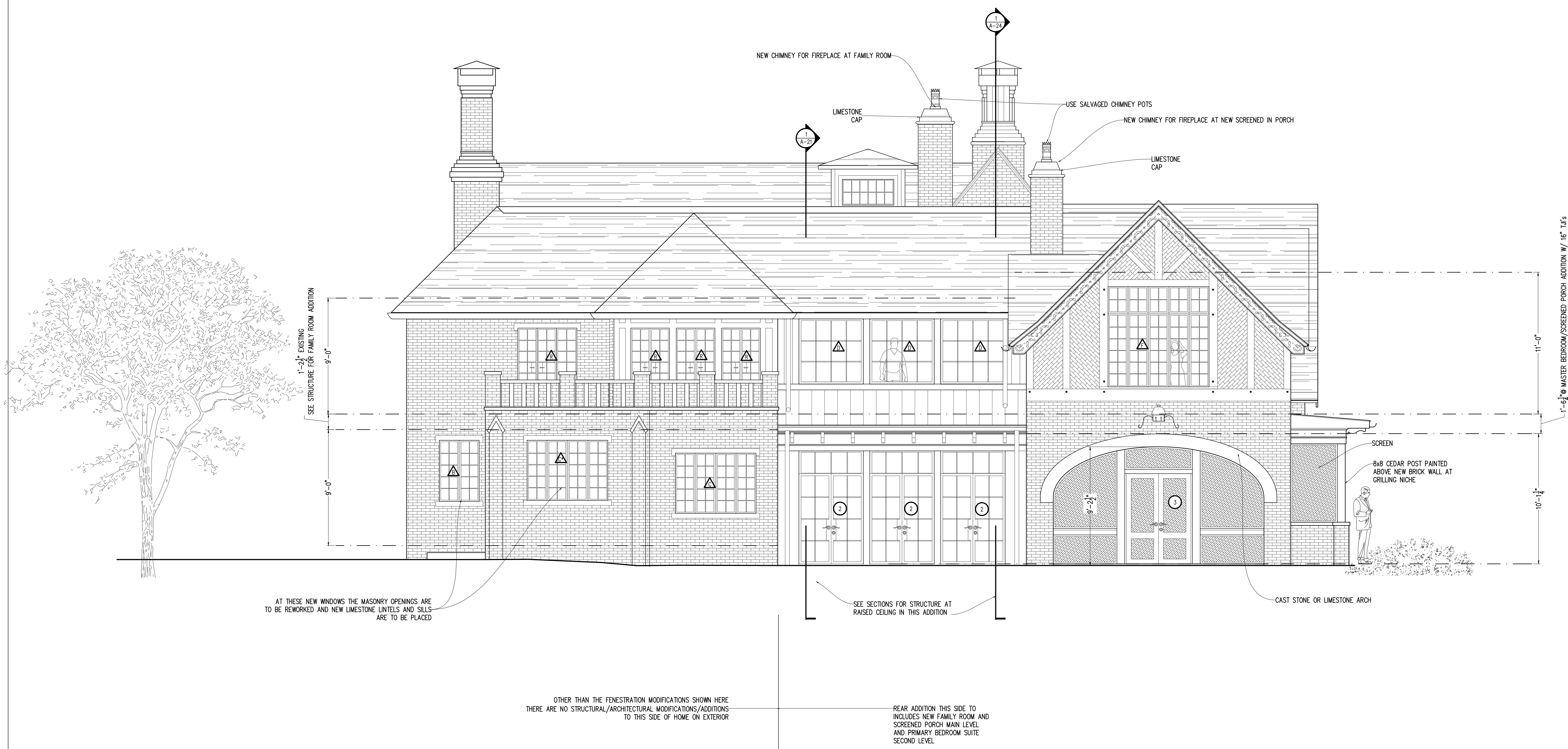


EXISTING REAR ELEVATION WITH DEMOLITION NOTES

1 EXISTING REAR ELEVATION WITH DEMOLITION NOTES
A-17 1/4" = 1'-0"

Date: 01-31-2025
Revisions: REV

Job Number: 23-12
Scale: 1/4" = 1'-0"
Drawn: KBS
Checked: KBS



AT THESE NEW WINDOWS THE MASONRY OPENINGS ARE TO BE REWORKED AND NEW LIMESTONE LINTELS AND SILLS ARE TO BE PLACED

OTHER THAN THE FENESTRATION MODIFICATIONS SHOWN HERE THERE ARE NO STRUCTURAL/ARCHITECTURAL MODIFICATIONS/ADDITIONS TO THIS SIDE OF HOME ON EXTERIOR

SEE SECTIONS FOR STRUCTURE AT RAISED CEILING IN THIS ADDITION

REAR ADDITION THIS SIDE TO INCLUDES NEW FAMILY ROOM AND SCREENED PORCH MAIN LEVEL AND PRIMARY BEDROOM SUITE SECOND LEVEL

1 PROPOSED REAR ELEVATION
A-18 1/4" = 1'-0"

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PROPOSED REAR ELEVATION

Date: 01-31-2025
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Drawn: KBS
Checked: KBS

RELEASED FOR CONSTRUCTION

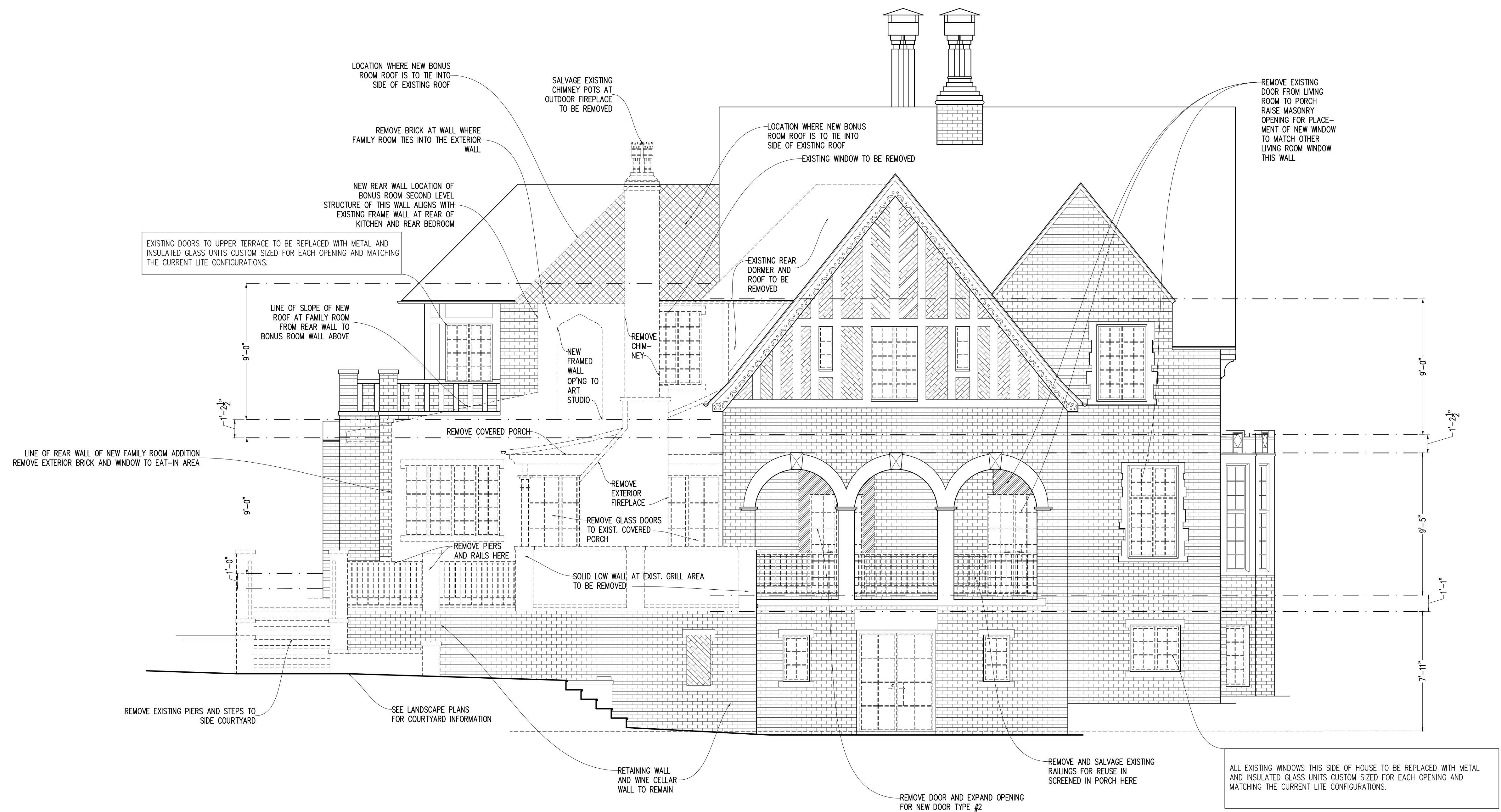
DEMOLITION KEY:

--- ITEMS TO BE REMOVED

--- AREA OF WALL OR ROOF TO BE REMOVED, SEE NOTES

FOR THIS ELEVATION, HATCH WOULD GET CONFUSING SO THE DEMOLITION INSTRUCTIONS ARE HANDLED WITH NOTES ON THE DRAWING

--- AREA OF ROOF WHERE NEW ADDITION TIES IN



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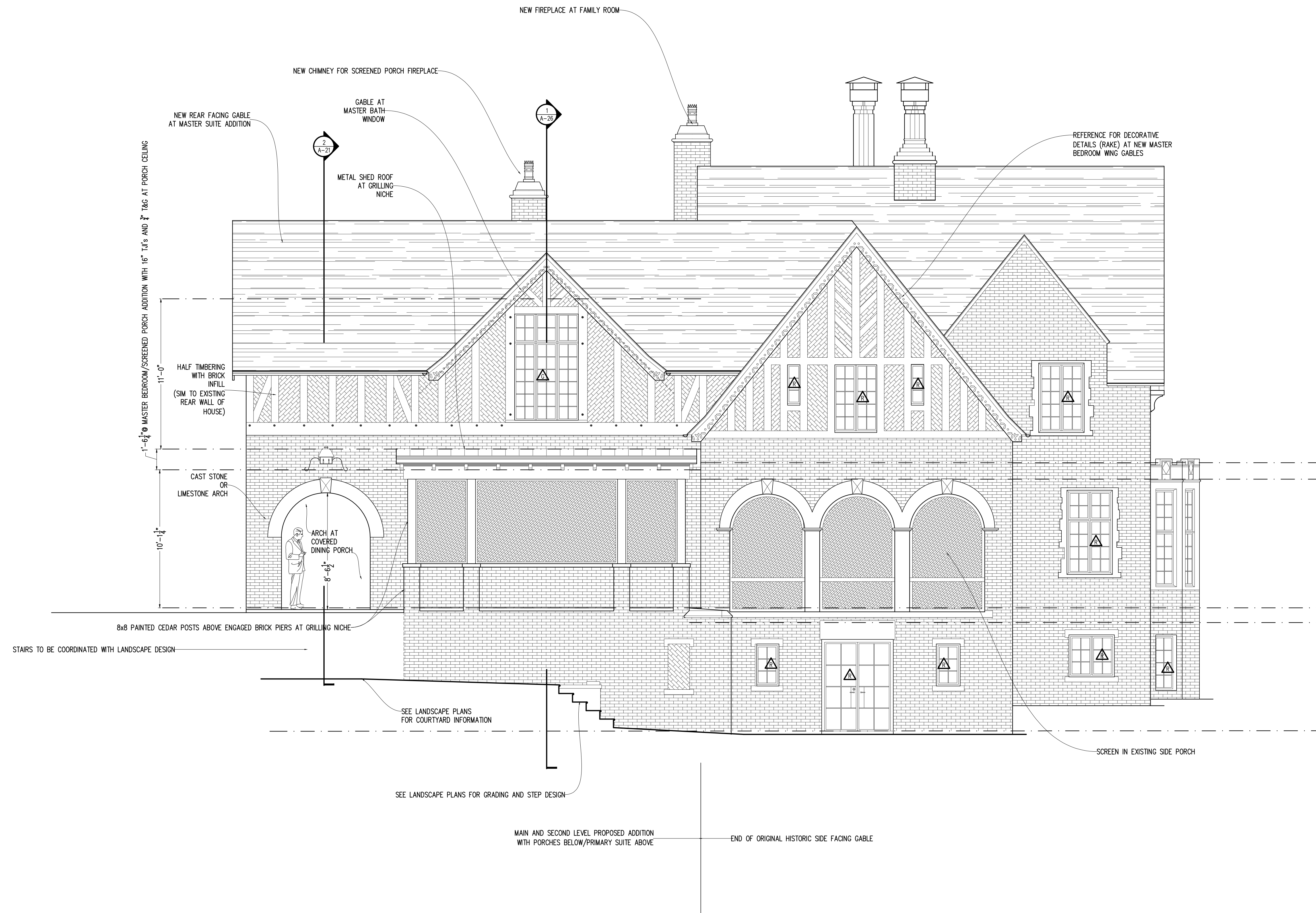


EXISTING
SIDE ELEVATION
WITH DEMOLITION
NOTES

Date: 01-31-2025
Revisions: REV

Job Number: 23-12
Scale: 1/4" = 1'-0"
Drawn: KBS
Checked: KBS

1 EXISTING SIDE ELEVATION WITH DEMOLITION NOTES
A-19 1/4" = 1'-0"



1 PROPOSED YARD SIDE ELEVATION
A-20 1/4" = 1'-0"

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PROPOSED
YARD SIDE
ELEVATION

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Revisions: REV

Job Number: 23-12
Scale: 1/4" = 1'-0"
Drawn: KBS
Checked: KBS

A-20