

(Photo from when owners purchased the home in 2019)



1027 Summit Ave
Landmarks Preservation Board
Submittal for Certificate of Approval
January 7th, 2022

Photos of Existing Condition Prior to Demolition

- Excessive rot to structure found during roof deck repair, under STFI permit.
- Contractor removed all rotten framing & started replacing with new wall studs & roof deck framing.



Current State of Garage (after demo)

- Home sits currently with new wall & floor framing, tarped to protect new lumber.
- Project construction stopped. Design for upper floor addition started to commence.
- During plan review with SDCI we were notified we needed the Certificate of approval for both the demo that was already done & the new proposed design.

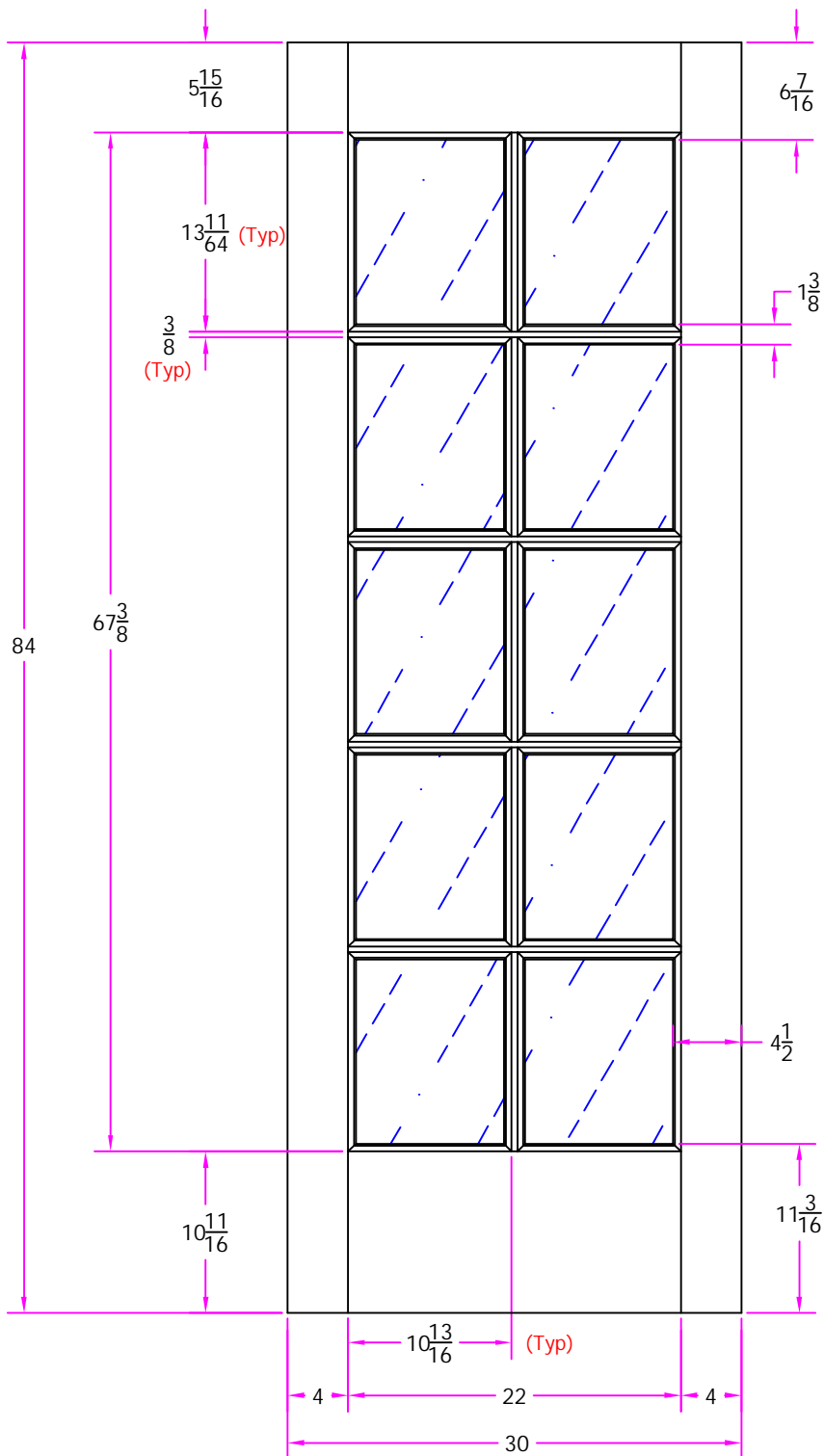


PROPOSAL FOR PROJECT

- Design plans propose to replace / repair existing foundation.
- New wall framing & floor joists for new 2nd story.
- New 2nd story addition to include an additional bedroom & bathroom over repaired garage.
- New garage door / entrance to garage to remain as existing.
- No landscaping or hardscapes to be removed or replaced.

Window, Door & Roof Tile Spec Sheets

- The new Proposed French doors will be of Simpson brand made from fir wood with wood mullions & individual glass panes. Bronze adjustable sills & knob. See below for cut sheet.
- The new proposed windows will be of Milgard brand, 3310 series, painted brown fiberglass frame with 1/8" sun coated (clear) glass. See cut sheet below.
- The proposed roofing will be of Ludowici Brand, the 'Spanish 13 1/4" Barrel Tile' model. Color will be Clay Red to match existing. See cut sheet below



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TITLE **7010 2/6 x 7/0**
Customer Layout

DRAWING NO. **D-7010-206-700-0700**

Revisions			
Rev. #	Description	Date	by Whom

LAYOUT 00	SCALE NTS	PATTERN # 7002
DRAWN BY: J. Decker		DATE 09/19/2007



View video training on Pricing Box

Wood Species ☆

Wood Grade ☆
view more

Slab Width

Prefit Width ☆
view more

Slab Height

Prefit Height ☆
view more

Thickness ☆

IG Glass, Option 1 ★
view more

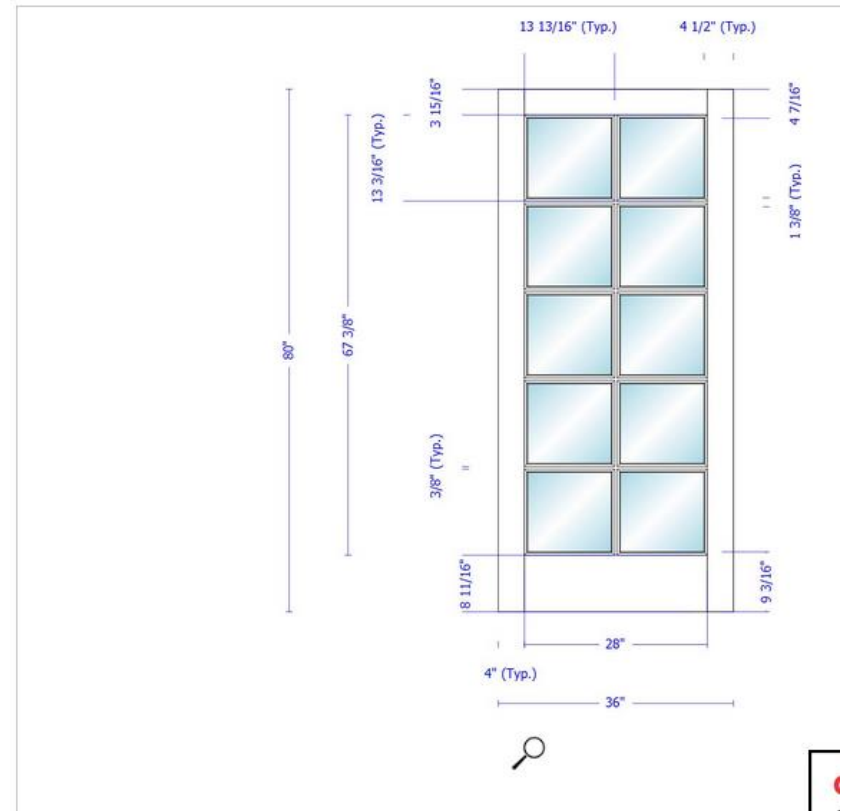
IG Glass, Option 2 ☆
view more

Film Yes No
view more

Sticking Profile ☆

Stile Width

UltraBlock Yes No



1) Simpson 6-0 x 6-8 Simpson 7010 Fir, 1 3/4, 10 lite TDL with low-e, 4 9/16 hemlock jamb, inswing active door on the left from the exterior, bronze adjustable sill, standard 2 bore ORB hinges \$4117 delivery \$200 (see attached for overhang requirements) Waterbarrier not available on this door.

<https://www.simpsondoor.com/artwork-detail-drawings/>



WINDOWS DOORS & MORE
 5961 CORSON AVE S # 100
 SEATTLE, WA 98108-3517
 206.782.1011
 www.windowshowroom.com



Quote Name: Vandergon
Customer: Triple Bottom Line Construction
Payment Terms:
Sales Representative: Jimmy Boal **Mobile:** jimmyb@windowshowroom.com
Weighted Average: U-Factor: .28, SHGC: 0.3, VT: .56

Quote Number: SQPCRS006306_1
Created Date: 12/21/2021
Modified Date: 12/21/2021
PO Number:
Total Windows: 2
Total Doors:
Total Sq Ft: 21.00
Total Perim Ft: 28
Est. Delivery: _____

Comments:

For warranty information please visit www.milgard.com/warranty/

Billing Information

Name: Triple Bottom Line Construction
Address:

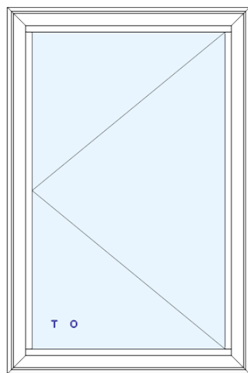
Phone:
Fax:
Email:

Shipping Information

Name:
Address:

Phone:
Fax:
Email:

Line: 1	Location:	
Quantity: 1	Ultra C650, 3510U, FC, 1 3/8" Setback, Ext Frost / Int White, U-Factor: .29, SHGC: .27, VT: .51	\$629.31
	1/8" SunCoat (Low-E) Tempered over 1/8" Matelux (Obscure) Tempered	\$185.28
	Argon Gas Filled	\$9.58
	Tariff	\$1.62
	Item Total:	\$825.79
	Line Total:	\$825.79

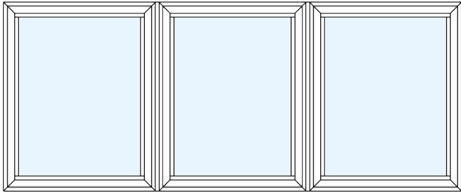


Viewed From Exterior

Model = Casement
 Size = Call Out: 2030
 Net Frame: 23 1/2" x 35 1/2"
 Handing = Left
 Energy Package = Energy Star North-Central
 Glass = 1/8" SunCoat (Low-E) Tempered over 1/8" Matelux (Obscure) Tempered with Gray Foam Spacer
 Glazing = Dual Glaze with Argon
 Hardware = White, Nesting Fold Down Roto/Stainless Steel Operator Handle
 Screen = Standard with Fiberglass Mesh and White Finish
 Ratings = STC: 28, OITC: 23, PG: CW45
 Clear Opening = W 14 1/2" x H 31 1/4" Sq. Ft. 3.15
 Other Ratings = CPD: MIL-A-167-04888-00001

Customer Approval: _____

Line:	2	Location:		
Quantity:	1	Ultra C650, 3310U, PW3W, 1 3/8" Setback, Ext Frost / Int White, U-Factor: .28, SHGC: .31, VT: .58		\$1,865.56
		Argon Gas Filled		\$22.36
		Tariff		\$1.62
		Model = Picture Three Wide	Item Total:	\$1,889.54
		Size = Call Out: 6026	Line Total:	\$1,889.54



Net Frame: 71 1/2" x 29 1/2"
 Dimensions = Vertical Set: 24"
 Composite Method = Vertical: MULL
 Energy Package = Energy Star North-Central
 Glass = 1/8" SunCoat (Low-E) over 1/8" Clear with Gray Foam Spacer
 Glazing = Dual Glaze with Argon
 Other Options = Low Profile Wood Mull Cap, Cut to Window Finish Size
 Ratings = STC: 28, OITC: 24, PG: CW50, Mull Bar: DP45
 Other Ratings = CPD: MIL-A-150-04634-00001

Viewed From Exterior

Customer Approval: _____

Line:	3	Location:		
Quantity:	1	delivery:		
			Item Total:	\$175.00
			Line Total:	\$175.00
			Customer Approval:	_____

Cross Section Drawing

Ultra Picture Window Block Frame



CAD File Scale
NTS

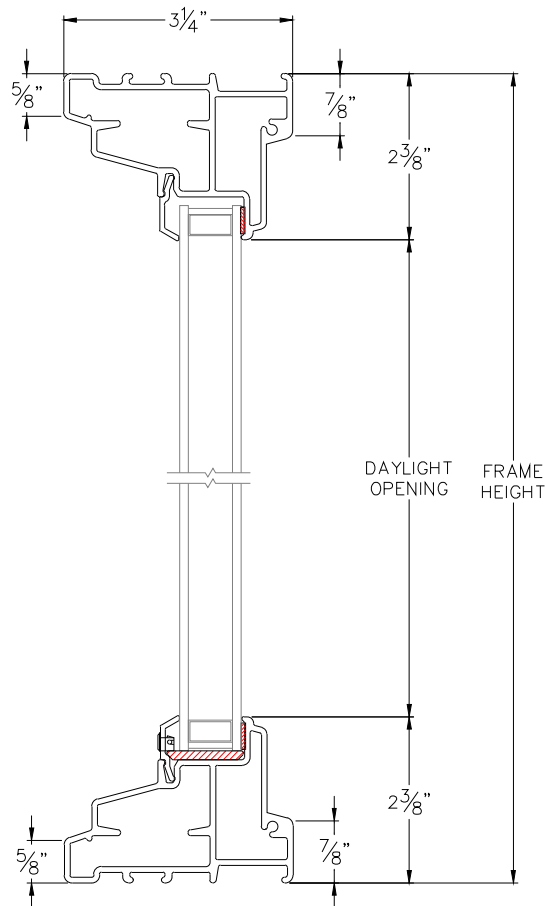
View
Horizontal & Vertical

File Name
3310U-01 PW

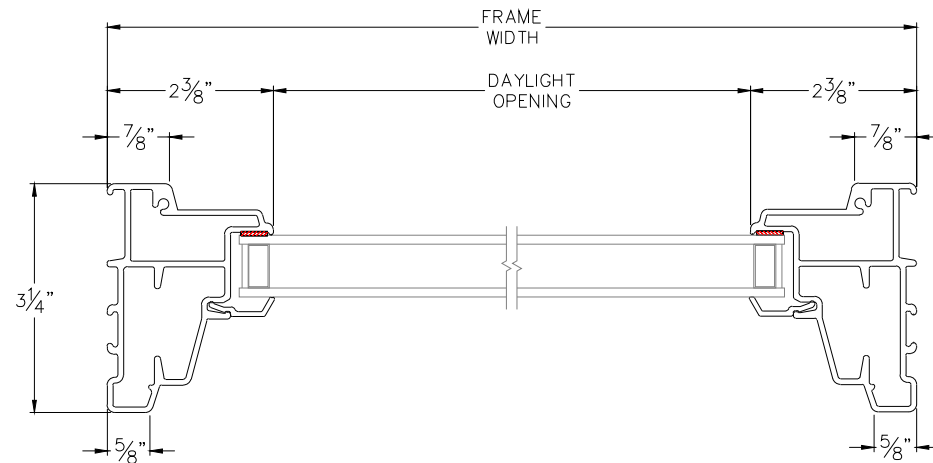
Units
Inch

More Technical Documents can be found at milgard.com/professionals
Due to continual research and development, details may be changed at any time. ©2013 Milgard Mfg.

PICTURE WINDOW SERIES 3310



HEAD & SILL



JAMBS

SPANISH 13 1/4" BARREL TILE



One of the most popular profiles in Ludowici’s Legacy Collection, Spanish tile is prized for its simple, one-piece barrel design which provides a pattern of distinctive ripples across a roof. Spanish 13 1/4" tile provides an authentic, old European look to any style of architecture from small bungalows to large public institutions. Spanish tiles have a smooth surface, but may be customized with a number of custom textures. Our Spanish tiles are available in all standard and custom colors, mists and blends offered by Ludowici. See the *Colors of Ludowici* brochure for more information about our extensive color program. Ludowici Spanish barrel tile is also available in an 18 3/8" profile.

PHYSICAL CHARACTERISTICS

CHARACTERISTIC	SPANISH 13 1/4" BARREL TILE	PROFILE
Weight Per Square	900 lbs.	
Pieces Per Square	171 pcs.	
Overall Size	9 3/4" x 13 1/4"	
Exposure	8 1/4" x 10 1/4"	
Installed Barrel Height Off Deck	3" Nominal	
Minimum Slope	4:12	
Color Blends	Available in all standard and custom colors. For more information about Ludowici’s color program, please see the <i>Colors of Ludowici</i> brochure.	
Base Texture	Smooth Also available in custom textures.* Please see the <i>Terra Cotta Textures</i> brochure for more information.	

APPROVALS & CERTIFICATIONS

- ◆ Miami-Dade NOA No: 12-0904.18
- ◆ State of Florida Approval No: FL 13777
- ◆ ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- ◆ Class A Fire Rated
- ◆ IAPMO UES ER-452

LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit www.ludowici.com.

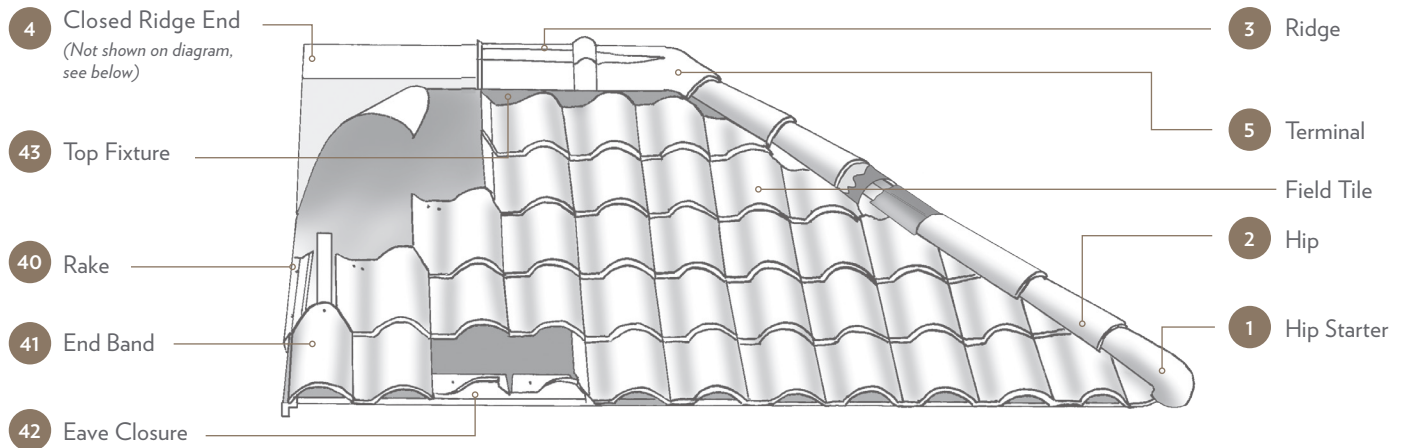


GREEN ATTRIBUTES

Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici *Green Promise* brochure.



SPANISH 13 1/4" BARREL TILE



HIP & RIDGE							Visit www.ludowici.com to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.	
	1	2	3	4	5			
PROFILE	HIP STARTER	HIP	RIDGE	CLOSED RIDGE END	TERMINAL			
Circular Cover Hip & Ridge Trim Group	CC-Hip Starter	CC-Hip	CC-Ridge	CC-Closed Ridge End	CC-2 Hip 1 Ridge Terminal	CC-Low Bump 2 Hip 1 Ridge Terminal		
#102/#206 Hip & Ridge Trim Group	#152 Hip Starter	#102 Hip Roll	#206 Ridge	#206 Closed Ridge End	#102/#206 2 Hip 1 Ridge Terminal	#405 High Bump 2 Hip 1 Ridge Terminal	#406 High Bump Gable Terminal	

FITTINGS							
	40		41	42		43	
PROFILE	RAKES		END BAND	EAVES		TOP FIXTURE	
	Left Detached Gable Rake	Right Detached Gable Rake	Rolled Rake	End Band	Eave Closure	Closed Eave	Top Fixture
Length	13 1/4"		13 1/4"	13 1/4"	8 1/4"	13 1/4"	5"
Exposure	10 1/4"		10 1/4"	10 1/4"	8 1/4"	8 1/4" x 10 1/4"	8 1/4"
Weight	2.1 lbs./pc.		5.7 lbs./pc.	4.5 lbs./pc.	1.2 lbs./pc.	6.3 lbs./pc.	1.2 lbs./pc.

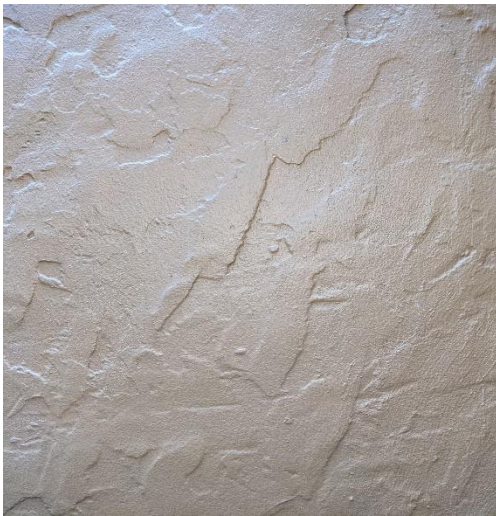
* Textures available include brushed butt, battered butt, heavy machine score, hand roughed, top sand and weathered. Please see a sales representative for more details. Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.



Stucco Plaster Siding

- The new proposed Stucco Plaster Siding will consist of a concrete stucco application/ The texture to match the existing will be similar to Spanish or “Cat Face” pattern. See below both a close-up photo of the existing stucco on the home and a picture similar to the new stucco pattern, which will be applied to the upper floor addition & rebuilt garage areas.

Existing Stucco Finish, below.



Proposed Stucco Finish, below.



Paint Colors

- The body of the home will paint to match existing. Paint color SW Hearty Orange 6622. See image below.



- The Garage doors, French Door frame, Window frames & shutters will be painted to match existing. Paint color SW Sturdy Brown 6097. See image below.



- The Barge boards, fascia boards, & window-sill trims will be painted to match existing. Paint color SW Chamois 6131. See image below.

