



AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 13, 2023, 3:30 P.M.
CITY HALL, COUNCIL CHAMBERS

1. Roll Call
2. Minutes - Aug. 9, 2023
3. Historic District Application - Certificate of Appropriateness, 22 E. Franklin Street, new building sign above main entry door facing E. Franklin Street
Owner - Historic Troy LLC
Applicant - Scott Strayer
-Commission to make a decision
4. Historic District Application - Certificate of Appropriateness, 9-11 W. Main Market, new signage above the east storefront
Owner - Busted Brick Realty Group
Applicant - The Mayflower by A.M. Scott Distillery
-Commission to make a decision
5. Historic District Application - Certificate of Appropriateness, 207 E. Main Street, replacement of windows
Owner / Applicant - Sheldon Shobe
-Commission to make a decision
6. Adjourn

Next Meeting -- September 27, 2023

Note to Commission members:

If you will not be attending, please email or call Sue.

August 9, 2023

A regular meeting of the Troy Planning Commission was held in Council Chambers, City Hall on Wednesday, August 9, 2023, at 3:30 p.m. with Chairman James McGarry presiding. ATTENDING: Members – Ehrlich, Westmeyer, Wolke, McGarry and Titterington; Development Staff – Long and Bruner; Development Director – Tim Davis

APPROVAL OF MINUTES: Upon motion of Mr. Westmeyer, seconded by Mrs. Ehrlich, the minutes of the July 26, 2023 meeting were approved by unanimous voice vote.

HISTORIC DISTRICT APPLICATION, CERTIFICATE OF APPROPRIATENESS, BUILDING SIGN APPLICATION, 9 NORTH MARKET STREET; OWNER – LUIS ARTURO FUENTES; APPLICANT – RACHEL BROWN. Staff reported: property is zoned B-3 Central Business District; Commission recently approved the repainting of the awning for the same applicant and address; OHI form identifies the building as a three-story building with Italianate elements, stone steps and double bracketed cornice; storefront was altered in 1960; application is for a new sign to be mounted on the front face of the building above the awning; sign will consist of a matte black, aluminum circular panel with mounted gold painted, maple wood lettering; sign area is 9 square feet and is within the allowed area; and staff recommends approval based on the findings that:

- The signage complies with section 5.4 of the Design Manual.
- The sign complies with the City of Troy sign code.

Staff stated written consent of the property owner for the sign application has been received.

In response to Mr. Titterington, staff advised that the sign would be mounted flat against the wall, and lighting is not part of the application.

A motion was made by Mr. Westmeyer, seconded by Mr. Titterington, that the Troy Planning Commission approves the certificate of appropriateness for the sign application for 9 N. Market Street as submitted, including the exact material and colors stated within the application, and based on the findings of staff that:

- The signage complies with section 5.4 of the Design Manual.
- The sign complies with the City of Troy sign code.

MOTION ADOPTED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:33 p.m. upon motion of Mr. Titterington, seconded by Mr. Westmeyer, and approved by unanimous voice vote.

Respectfully submitted,

Chairman

Secretary

MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: September 13, 2023

SUBJECT: Certificate of Appropriateness (COA) – 22 E. Franklin Street

BACKGROUND:

The owner is requesting Planning Commission to review proposed signage for the building located at 22 E. Franklin Street. The property is located in the B-3 Central Business District.

The church was built in 1835 with a Gothic Revival style architecture. Character defining features include Gothic-arched blind windows on facades; Gothic-arched central door; Victorian Shingled porch; double doors; side windows; bracketed cornice; recessed side bays with stained glass tracery windows; parapet on the façade. This building is not listed on the National Register.

DISCUSSION:

The applicant is proposing installation of a new building sign above the main entry door facing E. Franklin Street. The lettering above the doorway will read “The 1833” measuring 24 inches by 60 inches and will be routed lettering. The sign will be black with white lettering. The final appearance is indicated in the below graphics:



Design Manual. The Design Manual section 5.4 states “wall signs should be three dimensional, with letters carved by a router, or; letters should be individually pin-mounted or incorporated into a sign panel. The proposed signage meets section 5.4 of the Design Manual.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval of the proposed signage based on the following:

- The signage complies with section 5.4 of the Design Manual and the City of Troy Sign Code.

The **1833**

Weddings • Receptions • Events



CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 8-25-23

Applicant Scott Strayer Telephone No. 937-726-7910

Owner of Property Historic Troy LLC Has the Owner been Notified? y

Address of Project 22 E Franklin St

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor Quinter Signs

Application for renovation to include the following:

- | | |
|--|---|
| ☒ Alteration | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☐ Painting | ☐ Other: _____ |

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- Description of proposed use, if different than existing use.
- Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- Description and samples of materials proposed to be used in the project.
- Paint samples for painting applications.
- Any other photographs or illustrative visual aids and/or materials relevant to the project.
- A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

[Signature]

Scott Strayer

SIGNATURE OF PROPERTY OWNER:

[Signature]

PRINTED NAME OF PROPERTY OWNER:

OFFICE USE ONLY:

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____





APPLICATION FOR SIGN PERMIT:

A separate application must be filed for each type of sign.

Type of Project: ☐ -New Industrial ☒ -New Commercial ☐ -New Residential ☐ -Temporary ☐ - Reface of Existing

Address of Project: 22 E Franklin St

Applicant/ Business Name: The 1833

Address: 22 E Franklin St

Phone: 937-726-7910

Email: scott@strayerinvestments.com

Contractor Name: Quinter Signs

Address: 101 E High St Piqua

Phone: 937-615-9332

Email: brianq@quintcreative.com

Property Owner Name: Scott Strayer

Address: 16 E Franklin St

Phone: 937-726-7910

Email: scott@strayerinvestments.com

New tenant? ☐ -Yes ☒ -No

Building setback: 18'

Height & Stories of Building: 28', 1 story

Building/Tenant Frontage (linear feet): 32'

Top of New Sign from Grade: 13'

Number of Faces: 2

Cost of Sign(s): \$1190.00

Type of Proposed Sign:

☐ - Awning

☐ - Development I.D.

☐ - Window

☐ - Billboard

☐ - Freeway Oriented

☐ - Other

☒ - Building

☐ - Ground

☐ - Canopy

☐ - Projecting

☐ - Temporary Banner: 28 days or 4, 7-day increments total: Dates for display: _____

☐ - Temporary Const. Sign: Removed within 14 days of beginning of intended use or completion of const, whichever is sooner

Illuminated: ☐ -Internal ☐ -External ☐ -Electronic Changeable ☒ - No

Historic District: ☒ - Yes ☐ -No If YES, a Historic District Review Application is Required.

Dimensions:

Quantity: 1 Length: _____ Width: _____ Height: _____ Total Sq.ft.: _____

☒ -Provided separate drawings w/ dimensions

Fees: ☒ - New Signs - \$50 ☐ - Temporary Signs - \$25

By signing this application, I acknowledge that I am authorized by the owner to make this application. The information presented is accurate. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

Signature: [Signature] Date: 8/22/23

100 South Market Street, Troy, OH 45373-7303



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Austin Eidemiller, Planning & Zoning Manager

DATE: September 13, 2023

SUBJECT: Certificate of Appropriateness (COA) – 9-11 W. Main Street

BACKGROUND:

The applicant, AM Scott Distillery, LLC on behalf of Busted Brick Realty Group is requesting Planning Commission to review proposed signage for the building located at 9 West Main St. The property is located in the B-3 Central Business District. The Planning Commission previously approved the installation of west storefront sign on May 10th, 2023.

The OHI form lists this property as a two-story brick commercial building with Neo Classical Revival elements built in 1859 by George Ziegenfelder. Important exterior features listed on the OHI form include: a façade featuring four 2nd floor bays with 12/12 windows within a round arched recess that have wrought iron balconies and keystone designs atop the arch. The property is listed on the National Register of Historic Places.

DISCUSSION:

The applicant is proposing installation of new signage above the east storefront. This entryway faces West Main Street. The lettering above the doorway will read “The Mayflower.” measuring 122 inches by 6.75 inches and will be stand-off acrylic bronze. The applicant is also proposing a 2.16 square feet vinyl window sign on the east storefront entry door. This will also match the west storefront.

The final appearance is indicated in the below graphics:



Design Manual. The Design Manual section 5.4 states “wall signs should be three dimensional, with letters carved by a router, or; letters should be individually pin-mounted or incorporated into a sign panel. The proposed signage meets section 5.4 of the Design Manual.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval of the proposed signage based on the following:

- The signage complies with section 5.4 of the Design Manual.
- The signage matches the previously approved signs on the west storefront.



APPLICATION FOR SIGN PERMIT:

A separate application must be filed for each type of sign.

Type of Project: ☐-New Industrial ☒-New Commercial ☐-New Residential ☐-Temporary ☐- Reface of Existing

Address of Project: 9 W Main Street

Applicant/ Business Name: The Mayflower by A.M. Scott Distillery

Address: 9 W Main Street

Phone: 937-332-1332

Email: kellie.ritchey@scottdistillery.com

Contractor Name: Keystone Homes In Troy

Address: PO Box 980, Troy, OH 45373

Phone: 937-332-1332

Email: kellie.ritchey@scottdistillery.com

Property Owner Name: Busted Brick Realty Group

Address: 5725 Requarth Rd, Greenville, OH

Phone: _____

Email: wesmartinlu@gmail.com

New tenant? ☒-Yes ☐-No

Building setback: _____

Height & Stories of Building: _____

Building/Tenant Frontage (linear feet): _____

Top of New Sign from Grade: _____

Number of Faces: 1

Cost of Sign(s): _____

Type of Proposed Sign:

☐- Awning

☐- Development I.D.

☒- Window (door)

☐- Billboard

☐- Freeway Oriented

☐- Other

☒- Building

☐- Ground

☐- Canopy

☐- Projecting

☐- Temporary Banner: 28 days or 4, 7-day increments total: Dates for display: _____

☐- Temporary Const. Sign: Removed within 14 days of beginning of intended use or completion of const, whichever is sooner.

Illuminated: ☐-Internal ☐-External ☐-Electronic Changeable ☐- No

Historic District: ☒- Yes ☐-No If YES, a Historic District Review Application is Required.

Dimensions:

Quantity: _____ **Length:** _____ **Width:** _____ **Height:** _____ **Total Sq.ft.:** _____

☒-Provided separate drawings w/ dimensions

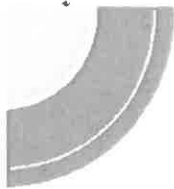
Fees: ☒- New Signs - \$50 ☐- Temporary Signs - \$25

By signing this application, I acknowledge that I am authorized by the owner to make this application. The information presented is accurate. I agree to allow City of Troy employees to enter the property in order to complete necessary inspections. I agree to conform to all applicable laws of the City.

Signature: [Signature] **Date:** 8-17-23

100 South Market Street, Troy, OH 45373-7303





TROY

Troy Development Department
102 S. Market St.
Troy, OH 45373
937.339.9481

CITY OF TROY PLANNING COMMISSION
 APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

Date 8/17/2023

Applicant A.M. Scott Distillery Telephone No. 937-332-1332

Owner of Property Busted Brick Realty Group Has the Owner been Notified? yes

Address of Project 9 W. Main Street

Contact Address (if different than Project Address) 214 S Mulberry St

Name of Architect/Engineer and/or Contractor Andrew Circle (architect); Speedpro (installer)

Application for renovation to include the following:

- | | |
|--|---|
| ☐ Alteration | ☐ Repair |
| ☐ Construction | ☐ Demolish - Principal Structure |
| ☐ Moving A Building | ☐ Demolish - Accessory Structure |
| ☐ Painting | ☒ Other: <u>signage</u> |

Will the work require use of the public right of way? (Blocking of sidewalk, parking spaces, etc?) ☐ Yes ☒ No

*If yes, a use of public space application is required

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.
- (h) Application fee: \$25.00

*The Planning Commission meets on the second and fourth Wednesday of every month. Completed applications are due a minimum of two weeks prior to the requested meeting date.

SIGNATURE OF APPLICANT:

OFFICE USE ONLY:

SIGNATURE OF PROPERTY OWNER:

PRINTED NAME OF PROPERTY OWNER:

Wesley Martin

DATE FILED: _____

CASE #: _____

DATE OF MEETING: _____

102 South Market Street, Troy, OH 45373-7303





The Mayflower 02.01.23
J. Anderson

Project Name: THE MAYFLOWER

4/18/2023 2:38 PM

Frame Set Name: door and trans

Frame Name: Frame 2

Metal Group: T14000 THERMAL SCREW SPLINE

D/S: 1 Frame Type: Standard

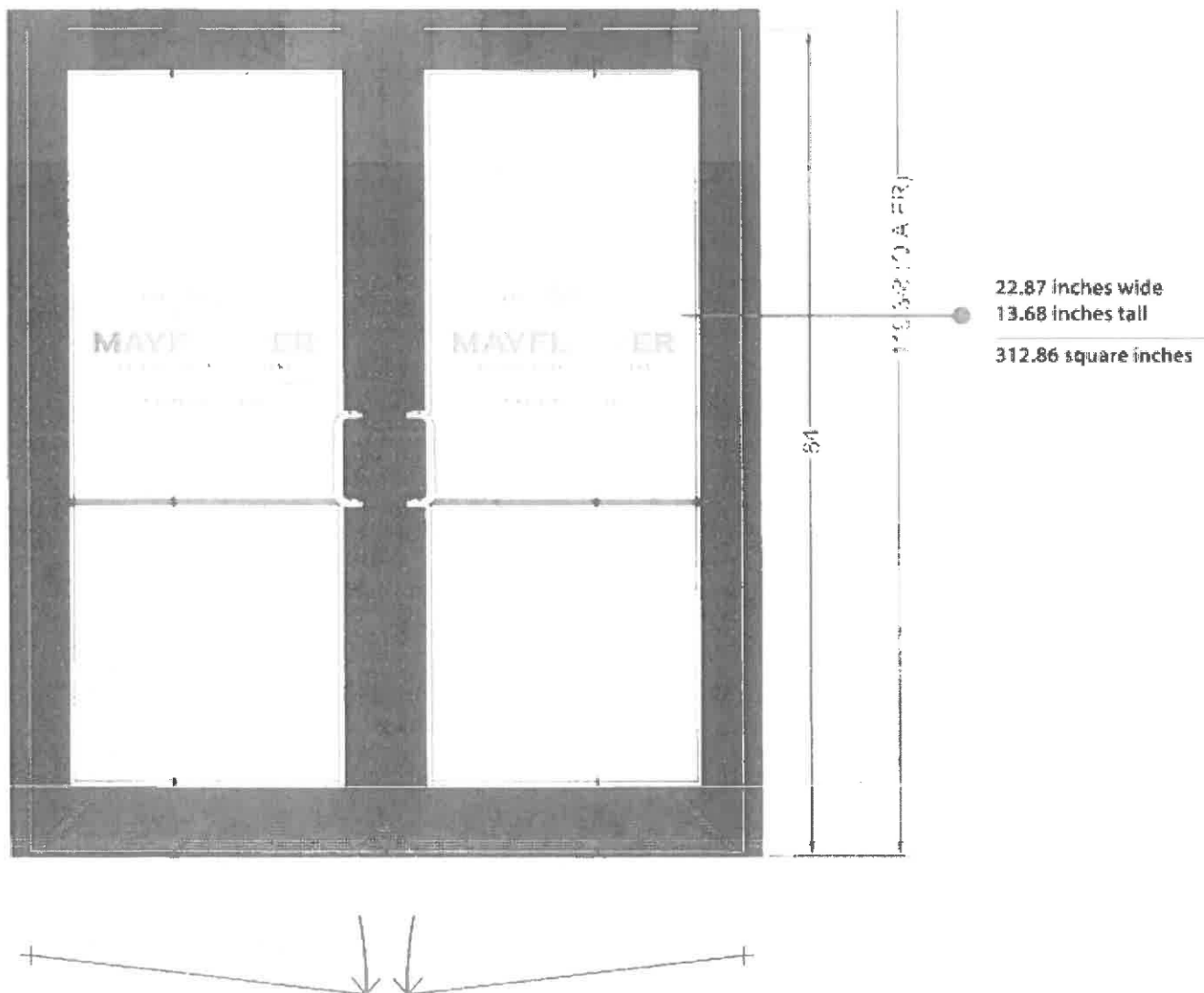
Required: 1 Panels: 1 Rows: 2

Frame Width: 40

Frame Height: 119 3/8

Back Member Color: BL BLACK : ANODIZED

Face Member Color: BL BLACK : ANODIZED



MEMORANDUM

TO: City of Troy Planning Commission Members

FROM: Russell Long, Zoning Inspector

DATE: September 13th, 2023

SUBJECT: Certificate of Appropriateness – 207 East Main St.

BACKGROUND:

The applicant and property owner, Sheldon Shobe, is requesting the Planning Commission to approve the replacement of windows for the property located at 207 East Main St. The property is located in the B-3 Central Business District.

The Ohio Historic Inventory (OHI) form identifies this as a two-story brick building built in 1843. Contributing features listed are stone lintels and sills and veranda on the west side.

DISCUSSION:

The OHI form referenced this building as having 1/1 double hung windows with stone lintels and sills. Some windows appear to have been altered or replaced since the completion of the OHI form. All proposed windows to be replaced are in some state of disrepair. The applicant is proposing replacement of 24 windows with RBS Choice Collection Windows. The replacement windows will be 1/1, white vinyl, double hung windows which will be similar to what is currently installed.

The applicant indicated that the window openings will be maintained at their current size and any remaining wood will be wrapped in aluminum and painted white to match. The stone lintels and sills will remain in their current state, as they are contributing features on the OHI form.

Design Manual. The Design Manual Section 2.8 of the design manual states that replacement windows should avoid enlarging or downsizing the window openings. Section 2.8 further states that replacement windows should match the appearance of the historic originals in number of panels, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals.

This application has been reviewed for compliance with all requirements of the Zoning Code except for the additional design standards imposed by the historic district regulations and has been found to comply with those requirements.

RECOMMENDATION:

Staff recommends approval of the proposed alterations based on the following:

- The contributing features as referenced on the OHI form are being maintained;
- The proposed alterations meet the guidelines of the Design Manual.

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
Ohio Historical Center
Columbus, Ohio 43211

1. No. 0028 00250 MZA 57-05 2. County Miami 3. Location of Negatives Regional office	4. Present Name(s) Sam Johnson House 5. Other Name(s)	1. No.															
6. Specific Location 207 East Main 7. City or Town Troy If Rural, Township & Vicinity 8. Site Plan with North Arrow  9. Coordinates Troy Lat. _____ Long. _____ U.T.M. Reference <table border="1" style="width:100%; text-align: center;"> <tr> <td>1</td><td>6</td><td>7</td><td>3</td><td>8</td><td>0</td><td>0</td><td>4</td><td>4</td><td>3</td><td>5</td><td>5</td><td>8</td><td>0</td> </tr> </table> Zone _____ Easting _____ Northing _____ Site ☐ Structure ☐ Building ☒ Object ☐ 11. On National Register? Yes ☐ No ☒ 12. Is it Eligible? Yes ☐ No ☒ 13. Part of Estab. Hist. Dist.? Yes ☐ No ☒ 14. District Potent'l? Yes ☐ No ☒ 15. Name of Established District	1	6	7	3	8	0	0	4	4	3	5	5	8	0	16. Thematic Category C 17. Date(s) or Period 1843 18. Style or Design 19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent residence 22. Present Use commercial 23. Ownership Public ☐ Private ☒ 24. Owner's Name & Address, if known Carl Bristley 25. Open to Public? Yes ☐ No ☒ 26. Local Contact Person or Organization Troy Historical Society 27. Other Surveys in Which Included Historic Troy Ohio	28. No. of Stories 2 29. Basement? Yes ☐ No ☐ 30. Foundation Material stone 31. Wall Construction brick 32. Roof Type & Material pitched asphalt shingle 33. No. of Bays Front 3 Side 2 34. Wall Treatment 8 Course American Bond 35. Plan Shape rectangular 36. Changes (Explain in #42) Addition ☒ Altered ☒ Moved ☐ 37. Condition Interior _____ Exterior good 38. Preservation Underway? Yes ☒ No ☐ 39. Endangered? By What? Yes ☐ No ☒ 40. Visible from Public Road? Yes ☒ No ☐ 41. Distance from and Frontage on Road Street front 50' wide	2. County Miami
1	6	7	3	8	0	0	4	4	3	5	5	8	0				
42. Further Description of Important Features Door in right bay with transom panelled; 1/1 D.H.S. with stone lintels and sills; massive frame addition to rear; veranda west side		4. Present Name(s) Sam Johnson House															
43. History and Significance Early residential, typical		5. Other Name(s)															
44. Description of Environment and Outbuildings At the end of Main Street commercial in a mixed district.																	
45. Sources of Information Boese, Bravo, Fraula, et.al, <u>Historic Troy Ohio</u>, Troy, Ohio: Troy Historical Society, 1974		46. Prepared by L.S. Gannon, Jr. 47. Organization Regional office 5HA 48. Date 1/77 49. Revision Date(s)															



DEVELOPMENT DEPARTMENT
100 S. MARKET ST.
937-339-9481

Certificate of Appropriateness Application

Date: 09/06/2023

Applicant / Owner

Applicant Name: Sheldon Shobe
Applicant Address: 10245 Split Rock Ct
City, State, Zip: Orient, Ohio, 43146
Phone: 419-204-1704
Email: sheldonjshobe@gmail.com

Owner Name: Sheldon Shobe
Address: 10245 Split Rock Ct.
City, State, Zip: Orient, Ohio, 43146
Phone:
Email:

Contractor

Contractor Name: Shadwell Windows & Doors
LLC
Contractor Address: 429 Carilla Lane
City, State, Zip: Columbus, Ohio 43228

Phone: 310-409-5963
Email: nick@shadwellwd.com
License #:

Project

Project Location: 207 E Main St
City, State, Zip: Troy, Ohio, 45373
Parcel:

Work Type: Alteration
Design Graphics:
Temporary Use:
Square Feet: 0

Project Description: Replacing windows

I do hereby certify that the information contained herein is true and correct.

09/06/2023

Date

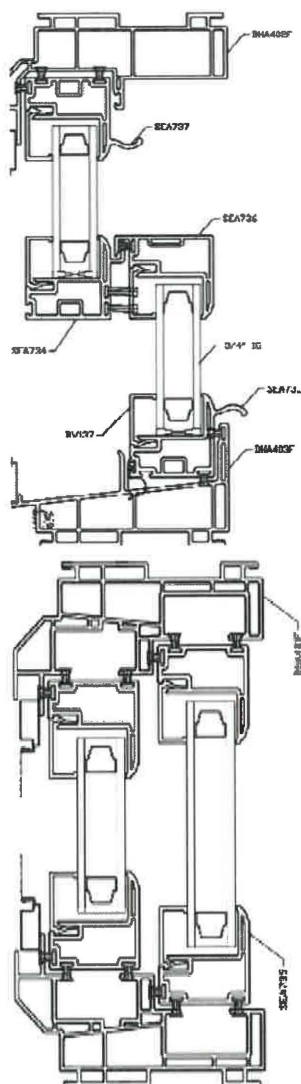


THE CHOICE SERIES

VINYL REPLACEMENT WINDOWS



4700
Double Hung



PRODUCT FEATURES

- 3 1/4" Frame with beveled exterior
- Maintenance-free multi-chambered fusion welded vinyl
- IdeaSeal™ triple protection - integral interlock, sill compression seal and weatherstripping
- Dual function partitioned sloped sill
- Cove crafted interior sash profiles
- Triple weatherstripping on sashes
- Integral lift rails
- Bio-Maxx lead-free composite locks and keepers
- Flush mount tilt latches
- Double vent latches
- Concealed sash stop system
- Stainless steel constant force balances
- Metal drop in pivot cam
- Full balance covers
- Aluminum screen frame
- BetterVue screen mesh
- Intelliglass high-performance glass
- Double (3/4") or triple (1-1/8") pane glass
- Tape glazed
- Intercept spacer system
- Limited Lifetime Warranty
- White or Tan Vinyl (other colors below)

OPTIONAL FEATURES

- Sentry System hardware including dual-action tilt/lock & forced entry resistant night locks
- WOCD field applied "angel locks"
- 1-5/8" integral nailfin with 1" setback
- Super Spacer flexible warm-edge spacer system
- Tempered and STC rated glass
- Foam filled frame
- Heavy duty, full or FlexScreen
- Woodgrain interior laminates
- Black or bronze exterior laminates on white
- Interior & exterior SDL packages

SIZE LIMITS

	Width	Height	UI*
Minimum	14"	24"	38
Maximum	52"	98"	132

MAXIMUM TRIPLE PANE SIZE 50"width x 80" height
*United Inches = Width + Height

vinylmax
windows



2921 McBride Court
Hamilton, OH 45011
(800) 847-3736
vinylmax.com

WINDOW+DOOR
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MANUFACTURERS



FGIA
Fenestration & Glazing
Industry Alliance



4700 07-23 Information accurate at time of printing. Product subject to change. ©2023 Vinylmax LLC



THE CHOICE SERIES

PERFORMANCE DATA

	No Grids						With Grids					
	Intercept			Super Spacer			Intercept			Super Spacer		
4700 Double Hung	U Value	SHGC	U Value	SHGC	VLT	Energy Star	U Value	SHGC	U Value	SHGC	VLT	Energy Star
IntelliGlass Low E / Argon	.28	.38	.27	.29	.53	N NC	.28	.34	.27	.26	.47	N NC
IntelliGlass X Low E / Argon	.28	.22	.27	.22	.50	NC SC S	.28	.20	.27	.20	.45	NC SC S
IntelliGlass X3 Triple Pane Low E / Argon	.24	.21	.23	.21	.46	N NC SC S	.25	.19	.23	.19	.41	N NC SC S
IntelliGlass Plus Triple Pane Low E / Argon	.20	.24	.18	.24	.40	N NC SC S	.20	.22	.18	.22	.35	N NC SC S

	No Grids						With Grids					
	Intercept			Super Spacer			Intercept			Super Spacer		
4750/4753 Slider	U Value	SHGC	U Value	SHGC	VLT	Energy Star	U Value	SHGC	U Value	SHGC	VLT	Energy Star
IntelliGlass Low E / Argon	.28	.37	.27	.29	.52	N NC	.28	.34	.27	.26	.47	N NC
IntelliGlass X Low E / Argon	.28	.22	.27	.22	.50	NC SC S	.28	.20	.27	.20	.44	NC SC S
IntelliGlass X3 Triple Pane Low E / Argon	.24	.21	.23	.21	.46	N NC SC S	.24	.19	.23	.19	.41	N NC SC S
IntelliGlass Plus Triple Pane Low E / Argon	.20	.24	.18	.24	.39	N NC SC S	.20	.22	.18	.22	.35	N NC SC S

	No Grids						With Grids					
	Intercept			Super Spacer			Intercept			Super Spacer		
4770 Picture Window	U Value	SHGC	U Value	SHGC	VLT	Energy Star	U Value	SHGC	U Value	SHGC	VLT	Energy Star
IntelliGlass Low E / Argon	.27	.39	.26	.30	.55	N NC	.27	.36	.26	.27	.49	N NC
IntelliGlass X Low E / Argon	.27	.23	.26	.23	.52	N NC SC S	.27	.21	.26	.21	.47	N NC SC S
IntelliGlass X3 Triple Pane Low E / Argon	.23	.22	.22	.22	.48	N NC SC S	.23	.20	.22	.20	.43	N NC SC S
IntelliGlass Plus Triple Pane Low E / Argon	.18	.25	.17	.25	.41	N NC SC S	.18	.23	.17	.23	.37	N NC SC S

Product Rating	Up to this size window*	Design Pressure PSF	Water Resistance PSF	Air Infiltration cfm/ft ²
Double Hung R-PG45	40" x 63" SS glass	45	7.5	0.12
Double Hung R-PG50	40" x 63" DS glass	50	7.5	0.09
Slider R-PG25	63" x 44" SS glass	25	4.5	0.13

The lower the **U-value**, the greater a window's resistance to heat flow and the better its insulating value.
The lower the **SHGC**, the more a product is blocking solar heat from coming through the window.
VLT - Visible Light Transmittance - lower values mean less light passing through the window.

* windows outside these size limits have not been structurally tested

vinylmax
windows

WINDOW+DOOR
TOP 100
MANUFACTURERS

4700 07-23

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