

ADDRESS: 208-12 VINE ST

Proposal: Construct building

Review Requested: Final Approval

Owner: John Stortz

Applicant: Agata Reister, Landmark Architectural Design

History: Existing structures approved for demolition, 2023

Individual Designation: 12/31/1984

District Designation: Old City Historic District, Contributing, 12/12/2003

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application proposes constructing a six-story building with roof deck at 208-12 Vine Street. The Historical Commission previously approved the demolition of the complex of buildings on the site, finding that they could not be feasibly reused. The proposed building would include 35 residential units and a seven-car garage accessed from New Street. The exterior of the building would be clad in a mix of brick, vertical metal siding, and fiber cement siding, with metal bands and cornices. Windows would be metal-clad wood.

The Architectural Committee reviewed this project in concept in May 2024 and recommended denial, owing to incompleteness. The Historical Commission reviewed a supplemented version of the application, which had more information about the proposed materials as well as elevations and renderings showing the surrounding context of the site, and approved it in concept.

SCOPE OF WORK:

- Construct a six-story building with roof deck.

STANDARDS FOR REVIEW:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall 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.*
 - The massing of the proposed building is compatible in scale with the immediate surroundings, which is comprised primarily of newly constructed apartment buildings.
 - The use of brick along Vine Street responds to the immediate surroundings as well as the historic district as a whole.

STAFF RECOMMENDATION: The staff recommends approval, provided the cladding materials are refined, with the staff to review details, pursuant to Standard 9.



Construction Permit Application

Use this application to obtain permits for a residential or commercial construction proposal and/or excavation projects.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Property Information

Identify the location of work for the permit(s).

1

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR#.

Parcel Address: 208-12 Vine St

Specific Location: _____

Check box if this application is part of a project and provide the project number: **PR-20** - _____

Applicant Information

Identify how you are associated with the property.

2

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

I am the: Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Name: Agata Reister Company: Landmark Architectural Design

Address: 1325 Snyder Ave

Email: agata@landmarkaia.com Phone No.: 215-755-9050, 609-954-8504

Property owner Information

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

*If the property owner is a 'company', identify the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

3

The property owner is a/an: Individual Company*

Owner (1)

Name: John Stortz Check box if new owner is being listed

Address: 1716 Sea Kettle Circle, Dresher, PA 19025

Owner (2)

Name: Vine Street Development LLC

Address: 1901 LOMBARD Street Philadelphia, PA 19146

Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name: Vincent Mancini Firm: Landmark Architectural Design

PA License No.: RA-011382X Phila. Commercial Activity License No.: 4535

Email: vince@landmarkaia.com Phone No.: 215-755-9050

Project Scope

Use this section to provide project details; all fields are mandatory.

(a) Choose the proposed occupancy of the entire building. If not one-or-two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed (use separate sheet if needed).

(g) Select all conditions that apply to this project (if any).

* Provide the associated Streets Review number if "Project Impacts Streets / Right-of-Way" is selected.

** If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.

5

(a) **Occupancy** Single-Family Two-Family Other, please describe: _____

(b) **Scope of Work** New Construction Excavation Addition / Alteration Shell (No Fit Out) - *Option for Commercial Permits Only*

(c) **Earth Disturbance** Area of Earth Disturbance: 10,390 (Sq. Ft.)

(d) **Building Floor Areas** New Floor Area: 38,975 (Sq. Ft.) Existing Altered Area: N/A (Sq. Ft.)

(e) **Number of Stories** 6

(f) **Description of Work** Proposed 6 story with partial cellar and partial roof deck. Height N.T.E. 65'-0"

(g) Project Conditions

- New High Rise Green Roof Included Initial Fit-out of Newly Constructed Space
 Modular Construction Façade Work Project Impacts Streets/Right-of-Way*
 Project Impacts Adjacent Property**

* Provide the associated **Streets Review** number for this project, if applicable: **SR-20**

** This project includes work described below: Yes No

- Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.
- Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.
- Structural alterations of a historic structure (excluding one-or-two family dwelling).
- Modifications to a party wall, including joist replacement, and additions.
- Severing of structural roof or wall covering spanning properties.



Department of Licenses and Inspections

CITY OF PHILADELPHIA

Job Number: (for office use only)

Project Details, Other Permits & Contractor Information

Use this section to provide project details, pre-requisite approvals and applicable contractor information.

(a) Choose all disciplines of work for which permits are being requested.

- If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable).
- If a Zoning Permit was issued for this work, provide the related Zoning Permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the licensed excavation contractor and estimated cost of excavation work.

(d) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new / relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(e) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(f) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(g) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new / relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

***ROUGH-IN NOTICE:** If you are seeking a rough-in permit, an application for plan review must be submitted already.

(h) Provide the total improvement cost for residential (including multi-family) alterations and additions.

Check the box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax.

(a) Check all that apply:

- Building Excavation Mechanical & Fuel Gas Electrical Plumbing Fire Suppression

Provide the associated Construction Permit number, if applicable: **RP or CP – 20** _____ - _____

Provide the associated Zoning Permit number for this construction, if applicable: **ZP – 20** _____ - _____

Note: Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

(b) General Building Construction Contractor Information

Name: _____ Cost of Building Work: \$ _____

License Number: _____ Phone: _____

(c) Excavation Work & Contractor Information

Name: _____ Cost of Excavation Work: \$ _____

License Number: _____ Phone: _____

(d) Mechanical / Fuel Gas Work & Contractor Information

Name: _____ Cost of Mechanical Work: \$ _____

License Number: _____ Cost of Fuel Gas Work: \$ _____

Equipment Types: Registers / Diffusers Appliances Hoods Phone: _____

Equipment Details & Quantities: _____

(e) Electrical Work & Contractor Information New Installation Alteration *Rough-In

Name: _____ Cost of Electrical Work: \$ _____

License Number: _____ Phone: _____

Third Party Inspection Agency Name: _____

(f) Plumbing Work & Contractor Information New Installation Alteration *Rough-In

Name: _____ Cost of Plumbing Work: \$ _____

License Number: _____ Phone: _____

Number of Fixtures: _____

Check one: Interior Work Exterior Building Drainage Exterior Water Distribution:
line size: _____ (in.)

(g) Fire Suppression Work & Contractor Information New Installation Alteration *Rough-In

Name: _____ Cost of Fire Supp. Work: \$ _____

License Number: _____ Phone: _____

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

(h) Total Improvement Cost: \$ _____ (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

Declaration & Signature

All provisions of the Philadelphia Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: _____ Date: 6 / 10 / 2024



6-10-2024

To: Philadelphia Historical Commission

Re: 208-12 Vine Street Proposed 6 story Structure

Dear Ms. Chantry,

Thank you for the opportunity to present this project to the commission.

Please find the pertinent information below:

Site Address: 208-12 Vine Street

Building Frontages: Vine Street, New Street, Philip Street

Project Contact: Agata Reister (Landmark Architectural Design) 1325 Snyder Ave, Philadelphia, PA 19148

Agata@landmarkaia.com, 609-954-8504, 215-755-9050

Owner Information: John Stortz, 1716 Sea Kettle Circle, Dresher, PA 19025.

Developer Information: Vine Street development LLC, 1901 Lombard St, Philadelphia, PA 19146

The existing structure will be demolished. Demolition permit was filed for and is pending approval from PHC.

The proposed 6 story structure with partial roof deck and partial cellar will house 35 residential dwelling units @ cellar through 6 floor. Units range from 1 bedroom to 4 bedroom.

7 car garage is proposed to be accessed off New Street (reusing existing curbcut).

The proposed materials comprise of brick, vertical metal siding, fiber cement siding, metal bands and cornices.

The proposed windows will be metal clad wood. All material colors and selections to be reviewed and approved by PHC.

Respectfully submitted by Landmark Architectural Design







1 Proposed Vine St Elevation
Scale: 3/16" = 1'-0"

CITY APPROVAL STAMP

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Professional Fire Architecture 405200
P.A. Business Privilege License No. 4335

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New Jersey Firm Authorization No. 21AC3007160

NEW YORK
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A.I.A. Member No. 30130592
1320 Snyder Avenue
Philadelphia, PA 19144
TEL: (215) 745-9339
Website: landmarklab.com

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CONSULTANTS:
MURPHY & KLEP
Architectural Engineering
23 South Ave., Suite 100
Ardmore, PA 19003
215-542-8601 (x1)
www.murphy-klep.com

PROJECT NAME:
208-12 Vine St
Philadelphia, PA 19106

OWNER:
Vine Street Development LLC
180 Lombard Street
Philadelphia, PA 19106

DATE ISSUED: REGIONAL DEVELOPMENT
Issued for Permit Application Submission
4-13-2024
4-13-2024

PROJECT NO:
v24-111

DATE:
3-13-24

SCALE:
As Noted

DESIGNER:
AWR

SHEET TITLE:
Proposed Elevations Sheet 1

AWR

A-2.0a



1 Proposed New St Elevation
Scale: 3/16" = 1'-0"

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Pilot Business Privilege License No. 4533

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New Jersey Firm Authorization No. 21A00097100

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VINCE@landmarkad.com

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CONSULTANTS:
MULBERRY & KILP
Structural Engineering
20 South Maple Street, Suite 150
Ambler, PA 19002
215-646-8001 (t) x
www.mulberrykilp.com

PROJECT NUMBER:
208-12 Vine St
Philadelphia, PA 19106

Developer: **Landmark LLC**
1901 Lombard Street
Philadelphia, PA 19146

DATE ISSUED:	REVISION DESCRIPTION:
4-18-2024	Issued for Zoning Department Submission
5-13-2024	Issued for P.L.C. Submission
SHEET TITLE	
Proposed Elevations Sheet 2	

PROJECT NO:
v24-111

DATE:
05-13-24

SCALE:
As Noted

DRAWN BY:
AMR

CHECKED BY:
AMR

A-2.0b

DRAWING NO.

NEW STREET
 0' - 20' - 10"
 (40 FT WIDE - LEGALLY OPEN)
 (ON CITY PLAN)

VINE STREET
 12 - 26 - 12
 (50 FT WIDE - LEGALLY OPEN)
 (ON CITY PLAN)



1 Proposed Philip St Elevation
 Scale: 1/8" = 1'-0"

CITY APPROVAL STAMP



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 AN AFFILIATE OF THE LORNER GROUP, L.L.C.

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 Public Business Privilege License No. 4335

NEW JERSEY
 New Jersey License No. 21A0129000
 New Jersey Firm Authorization No. 21A00009100

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 A.L.A. Number No. 8015002

1225 Locust Avenue
 Philadelphia, PA 19104
 Tel: (215) 655-9500
 Vince@landmarkaz.com

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CONSULTANTS:
MUELEN & KAP
 Structural Engineering
 20 North Maple Street, Suite 150
 Philadelphia, PA 19102
 215-646-8001 | m | k
 www.muellenkap.com

PROJECT NAME:
 208-12 Vine St
 Philadelphia, PA 19106

Developer:
 Landmark Development LLC
 Philadelphia, PA 19106

DATE: 05-13-24
BY: AMR

PROJECT NO.:
 v24-111
DATE:
 05-13-24
SCALE:
 As Noted
DESIGNED BY:
 AMR

SHEET TITLE:
 Proposed Elevations Sheet 3

SHEET NO.:
 A-2.1



1 Proposed Court Yard Elevation
Scale: 1/8" = 1'-0"

CITY APPROVAL STAMP

LANDMARK
ENGINEERING, L.L.C.

PENNSYLVANIA
Professional Engineer No. PA0113829
Professional Fire Authorization #0106205
P.E. & Business Privilege License No. 45310

NEW JERSEY
New Jersey License No. ZJ401390000
Professional Engineer No. 14600029100

NEW YORK
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A.E.A. Member No. 30155900

1225 Snyder Avenue
P.O. Box 100, PA 19148
TEL: (215) 245-9556
Fax: (215) 245-9556
www.landmarkeng.com

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CONSULTANTS:
MUEHLER & KLEP
Structural Engineering
25 South Maple Street, Suite 110
P.O. Box 100, PA 19148
215-681-6501 (p.)
www.muehlerek.com

PROJECT NAME:
208-12 Vine St
Philadelphia, PA 19106

Client:
Vine Street Development LLC
1001 Lombard Street
Philadelphia, PA 19146

DATE ISSUED: 05-13-2024	REVISIONS/DESCRIPTION: None
PROJECT NO.: V24-11	DATE: 05-13-24
SCALE: As Noted	DRAWN BY: AWR

PROJECT NO.: V24-11
DATE: 05-13-24
SCALE: As Noted
DRAWN BY: AWR

Sheet Title: Proposed Elevations Sheet 4
A-2.2



1 FRONT VIEW OF 244-58 N. 2ND STREET



2 REAR VIEW OF 244-58 N. 2ND STREET



3 REAR VIEW OF 244-58 N. 2ND STREET



AERIAL VIEW



4 FRONT VIEW OF 244-58 N. 2ND STREET



5 SIDE/FRONT VIEW OF 300-10 N. 2ND STREET



6 VIEW OF 214-18 NEW STREET



7 FRONT VIEW OF 213-15 NEW STREET



8 REAR VIEW OF 300-10 N. 2ND STREET



9 REAR VIEW OF 211 VINE STREET



10 FRONT VIEW OF 214 VINE STREET



11 FRONT/SIDE VIEW OF 211 VINE STREET



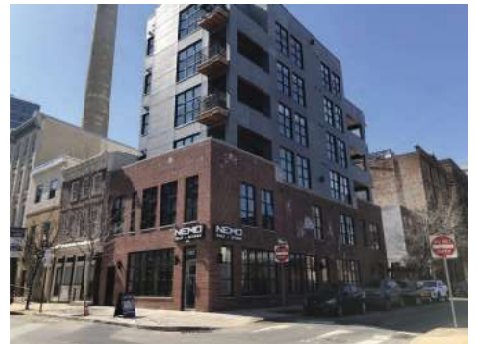
12 REAR/SIDE VIEW OF 211 VINE STREET



13 SIDE VIEW AT 214 VINE ST.



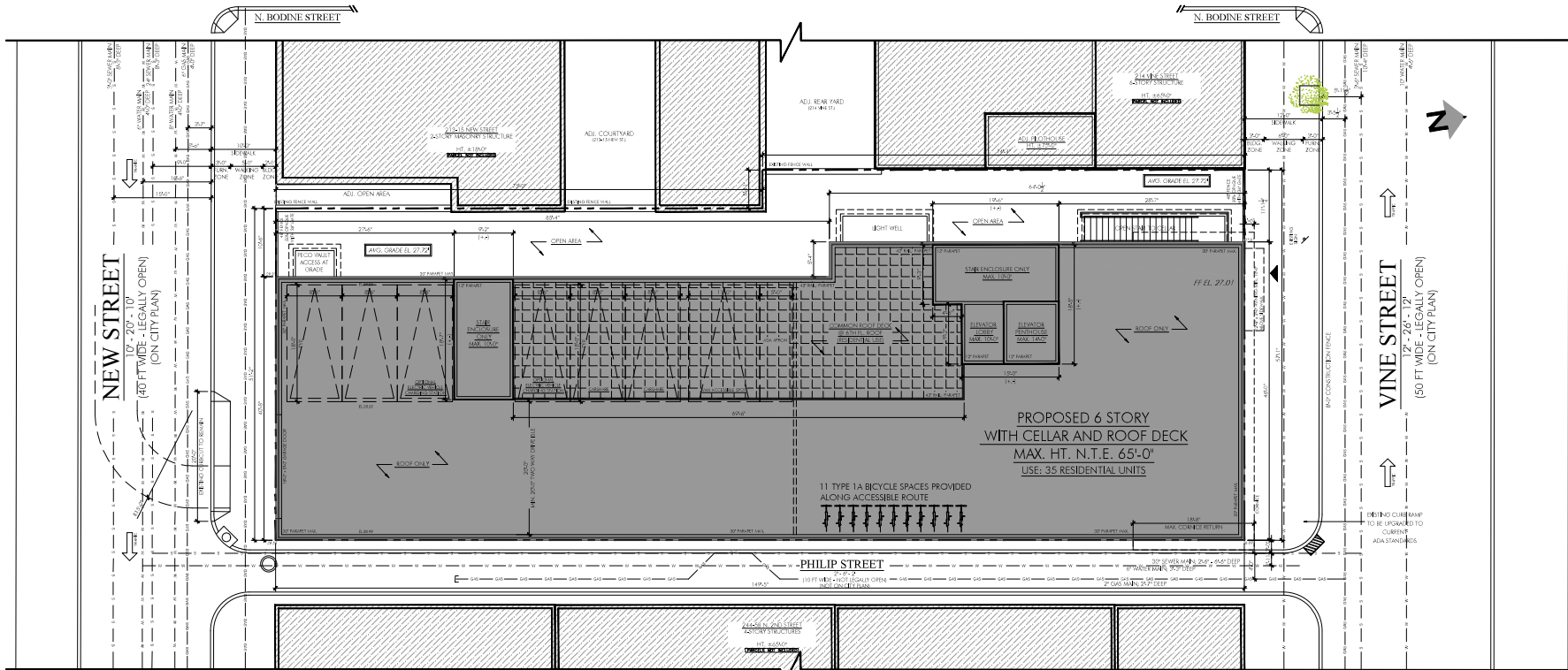
13 SIDE VIEW AT 222-24 VINE ST.



14 FRONT/SIDE VIEW OF 240-42 N. 2ND ST

ENGINEER'S SEAL

DATE: 08/20/2024	PROJECT: PHOTODIARY	SCALE: AS SHOWN	DATE: 08/20/2024
PROJECT: 2024-12 Wine Street Philadelphia, PA 19104			
OWNER: The Art Group 1715 Spruce Street Drexel, PA 19025			
Photodiary			
P-1.0			



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PENNSYLVANIA
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Professional Firm Authorization 2015629
Philadelphia Business Trade License No. 4535

NEW JERSEY
New Jersey License No. 214810196500
New Jersey Firm Authorization No. 21AC00029100

NEW YORK
New York License No. 098786-1
AIA Member No. 30135052

225 Snyder Avenue
Philadelphia, PA 19148
TEL: (215) 755-2652
www.landmarkllc.com

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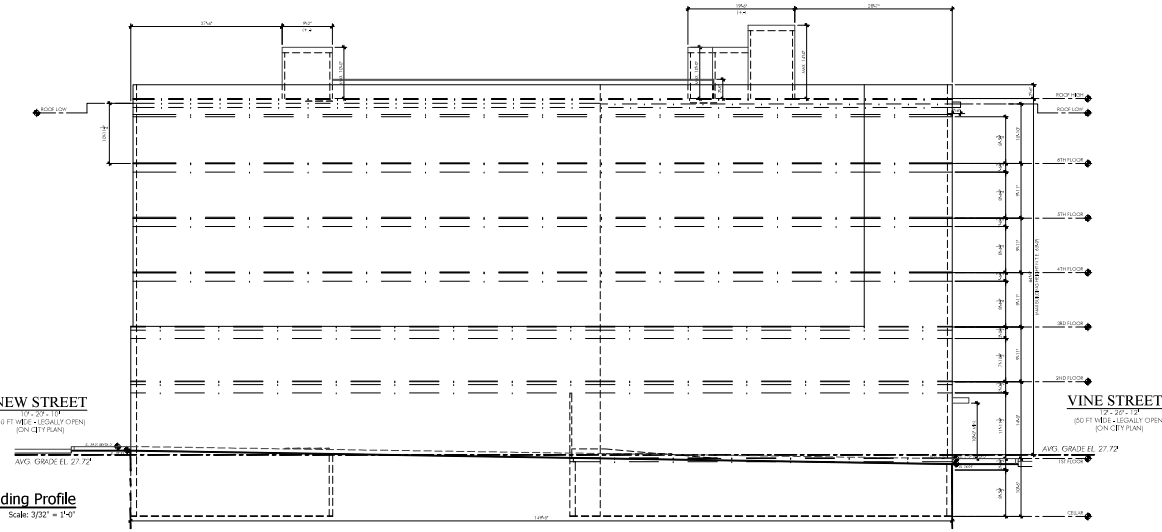
CONSULTANTS

MEISTER & KEIF
Structural Engineering
215 South Arch Street, Suite 150
Arling, PA 19022
215-662-2001 (LA)
www.meisterandkeif.com

1 Zoning Plan
Scale: 1/8" = 1'-0"

PROPERTY INFORMATION: 208-12 VINE STREET		CMX-3
AREA:	N/A	8,084 SQ. FT.
USE:	AS PER TABLE 14-602-3	35 RESIDENTIAL UNITS
LOT WIDTH:	N/A	57'-1 1/4"
OCCUPIED BY BUILDING:	80%	6,415 SQ. FT. (79.35%)
OPEN AREA:	20%	1,669 SQ. FT. (20.65%)
REAR YARD DEPTH:	NOT REQUIRED	10'-6" MIN.
HEIGHT:	65'-0"	MAX 65'-0"
CAR PARKING:	3/10 RESIDENTIAL UNITS (11 SPACES REQUIRED)	7 INTERIOR STANDARD PARKING SPACES (1 ADA VAN SPACE) 2 INTERIOR AUTO-SHARE PARKING SPACES (1 AUTO-SHARE SPACE = 4 STANDARD SPACES) TOTAL EQUIVALENT OF 11 REQUIRED PARKING SPACES PARKING SPACE MIN. SIZE: 8'-6" x 18'-0" REGULAR PARKING SPACE 11'-0" x 18'-0" VAN ACCESSIBLE PARKING SPACE
BICYCLE PARKING:	3/10 RESIDENTIAL UNITS (11 TYPE 1A SPACES REQUIRED)	11 TYPE 1A SPACES PROVIDED
FAR:	500 (40,420 SQ. FT. MAX)	38,975 SQ. FT. (FAR: 482)

2 Building Profile
Scale: 3/32" = 1'-0"



PROJECT NAME:
208-12 Vine St
Philadelphia, PA 19106

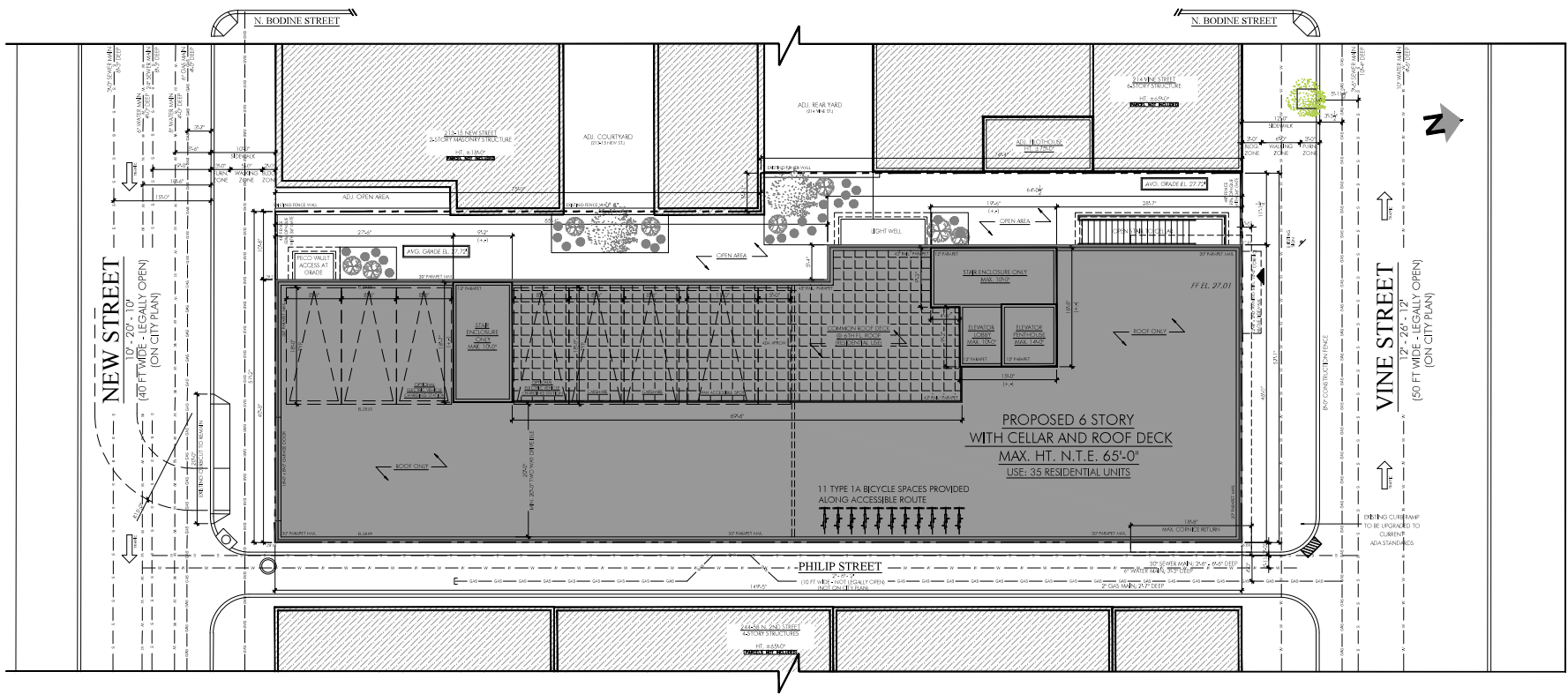
DATE REVISION DESCRIPTION

06-27-24	1	Initial for Zoning, Building Submittal
07-10-24	2	Initial for THE PROPOSED
07-10-24	3	Initial for THE PROPOSED
07-10-24	4	Initial for THE PROPOSED

PREPARED BY:
06-19-24
As Noted
AMR

Zoning Plan

Z-1.0



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215-662-0701 (L.A.)
www.melissakeef.com

PROJECT NAME:
208-12 Vine St
Philadelphia, PA 19106

OWNER:
Vine Street Development LLC
1901 Lombard Street
Philadelphia, PA 19146

DATE REVISION	REVISION DESCRIPTION	SHEET TITLE
04-19-24	Revised for zoning and permit submission.	Landscape Plan
04-19-24	Revised for tree and landscape submission.	
04-19-24	Revised for site plan submission.	
04-19-24	Revised for final submission.	

PROJECT NO.:
V24-111
DATE:
04-19-24
SCALE:
As Shown
DRAWN BY:
AMR

L-1.0

1 Landscape Plan
Scale: 1/8" = 1'-0"

LANDSCAPE AREA PROVIDED	
TOTAL OPEN AREA:	1,649 S.F.
TOTAL INTERIOR LANDSCAPED AREA:	348 S.F. (21% OF TOTAL OPEN AREA)

LANDSCAPE PLANT COMPLIANCE	
TOTAL INTERIOR LANDSCAPED AREA:	348 S.F.
348 / 200 S.F. = 1.74	
REQUIRED SHADE TREES:	1 PER 200 S.F. X 1.74 = 2 SHADE TREES
REQUIRED SHRUBS:	3 PER 200 S.F. X 1.74 = 6 SHRUBS
REQUIRED PERENNIALS:	15 PER 200 S.F. X 1.74 = 27 PERENNIALS
*17 SHRUBS X 20% = 3 SHRUBS ALLOWED TO BE REPLACED WITH (1:1) TALL GRASS SPECIES.	

PLANT KEY				
TYPE	SYMBOL	QTY.	PLANTS	NOTES
SHADE TREES		2	HERITAGE RIVER BIRCH SCARLET OAK	PLANT A MINIMUM OF 12' APART FROM OTHER TREES. MINIMUM TRUNK DIAMETER OF 2"
SHRUBS		8	NEW JERSEY TEA SWEET PEPPERBUSH	PLANT A MINIMUM OF 3' APART FROM OTHER TREES AND SHRUBS
PERENNIALS/ GROUNDCOVER		27	NEW YORK ASTER PENNSYLVANIA SMARTWEED TRUMPET HONEYSUCKLE	20% OF PERENNIALS/ GROUNDCOVER CAN BE REPLACED WITH GRASSES
ALL SELECTIONS ARE FROM THE PCPC PLANT LIST.				

SOIL DEPTH REQUIREMENTS	
Section 9.4.2.1: 36" of soil depth shall be provided for all ball and burlap (B&B) plants planted in accordance with landscape requirements of the zoning code.	
Section 9.4.2.2 18" of soil depth shall be provided for containerized plants planted in accordance with landscape requirements of the zoning code.	



CITY APPROVAL STAMP



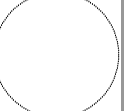
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Professional Firm Authorization 2015629
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New Jersey Firm Authorization No. 21AC00029100

NEW YORK
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AIA Member No. 30135052

1025 Snyder Avenue
Philadelphia, PA 19148
TEL: (215) 755-2652
View our portfolio at www.lmarch.com



IF THIS DOCUMENT IS NOT SIGNED
AND SEALED BY THE ENGINEER AND
NOT FOR CONSTRUCTION

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Allentown, PA 18102
212-662-6201 (LA)
www.miltron.com

PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

Client
Vine Street Development LLC
1901 Landmark Street
Philadelphia, PA 19146

DATE REVISION	REVISION DESCRIPTION
04/22/2024	Revised for Permit, Not for Construction
04/15/2024	Revised for IFC, Not for Construction
04/12/2024	Revised for IFC, Not for Construction

SHEET NO.

REVISIONS
v24-111
04-19-24
Scale
As Noted
Drawn by
AMR

Project No.
R-1.0

Sheet Title
Renderings Sheet 1

08/14/2024



CITY APPROVAL STAMP



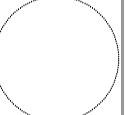
LANDMARK
ARCHITECTURAL DESIGN, L.L.C.

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Professional Firm Authorization 2015629
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www.melissakeef.com

PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

DATE ISSUED
06-19-24

DATE FOR PERMITS
06-19-24

DATE FOR THE RECORDS
06-19-24

DATE FOR THE RECORDS
06-19-24

DATE FOR THE RECORDS
06-19-24

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06-19-24

DATE FOR THE RECORDS
06-19-24

DATE FOR THE RECORDS
06-19-24

DATE FOR THE RECORDS
06-19-24

Renderings Sheet 2

R-1.1

N. BODINE STREET

N. BODINE STREET

213-15 NEW STREET
2-STORY MASONRY STRUCTURE
CONSTRUCTION TYPE III-B
HT. = 18'-0"
[PARCEL NOT INCLUDED]

214 WINE STREET
4-STORY STRUCTURE
CONSTRUCTION TYPE VA
HT. = 65'-0"
[PARCEL NOT INCLUDED]

ADJ. PILOTHOUSE
HT. = 7'-0"

ADJ. OPEN AREA

12" WATER MAIN; 4'-0" DEEP

CITY APPROVAL STAMP



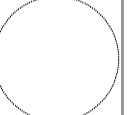
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PROJECT NAME
208-12 Wine St
Philadelphia, PA 19106

CLIENT
Vine Street Development LLC
1901 Landmark Street
Philadelphia, PA 19146

DATE REVISION	REVISION DESCRIPTION
06-19-24	Revised for zoning and zoning submission.
06-19-24	Revised for fire code submission.
06-19-24	Revised for PDC submission.

PROJECT NO.
v24-111

DATE
06-19-24

SCALE
As Shown

DESIGNED BY
AMR

Cellar Plan

A-1.1

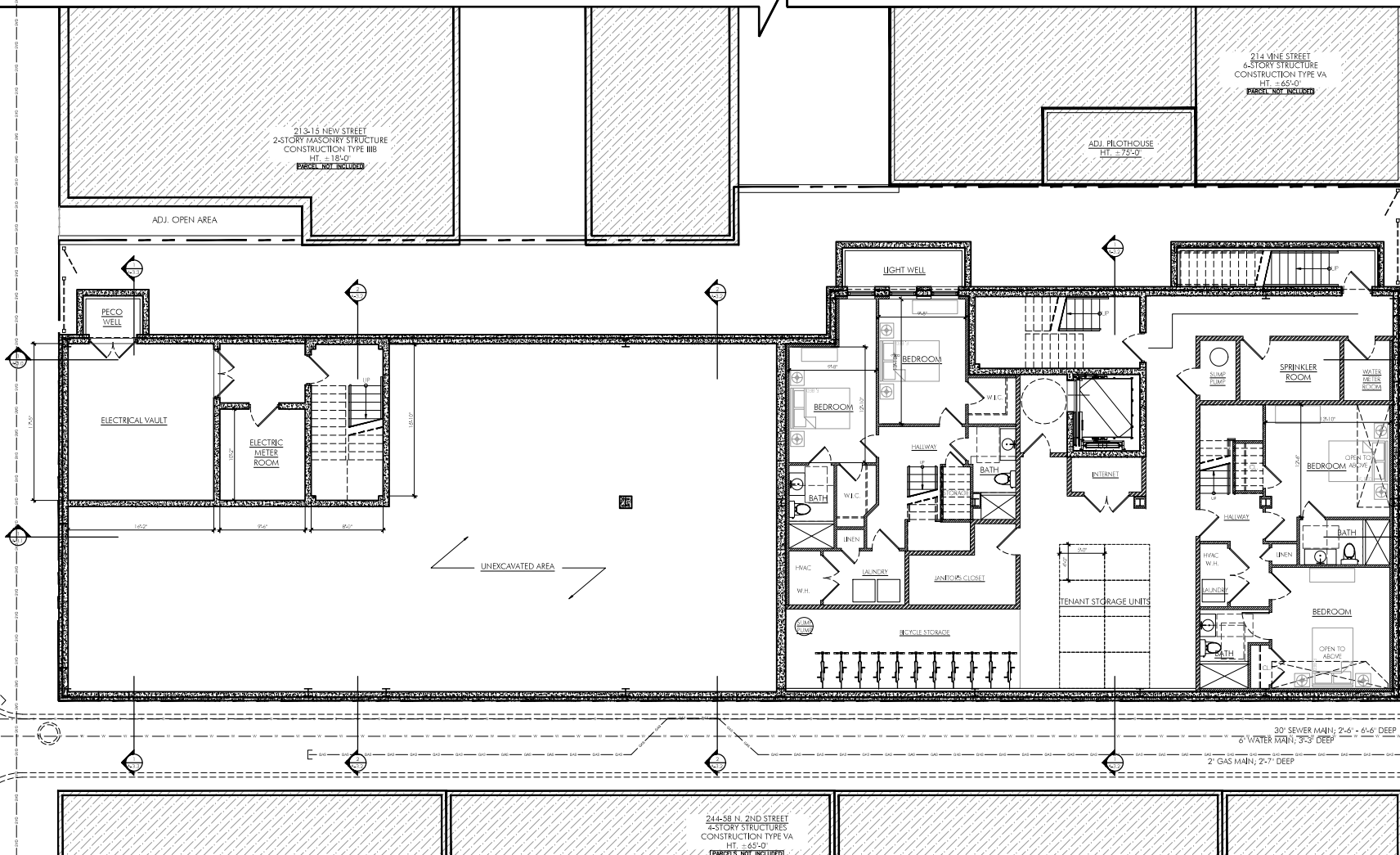
1 Cellar Plan

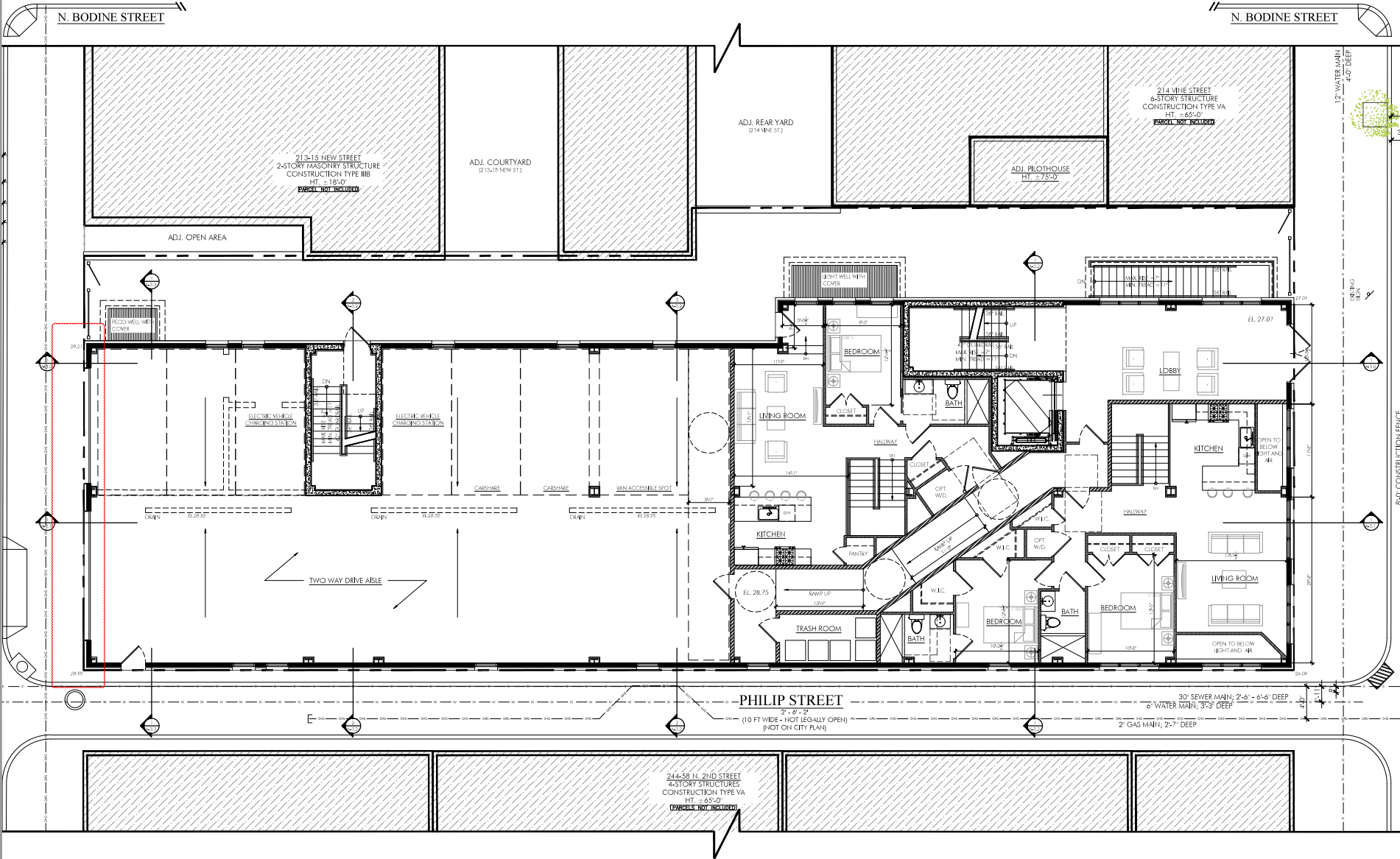
Scale: 3/16" = 1'-0"

244-58 N. 2ND STREET
4-STORY STRUCTURES
CONSTRUCTION TYPE VA
HT. = 65'-0"
[PARCEL NOT INCLUDED]

30" SEWER MAIN; 2'-6" - 6'-0" DEEP
8" WATER MAIN; 3'-3" DEEP
2" GAS MAIN; 2'-7" DEEP

8'-0" CONSTRUCTION TRENCH





CITY APPROVAL STAMP

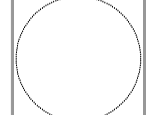


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PROJECT NAME
208-12 Vine St.
Philadelphia, PA 19106

DATE REVISION DESCRIPTION
06-19-24 Based for Permit, Not for Construction
06-19-24 Based for PDC, Not for Construction
06-19-24 Based for PDC, Not for Construction

PROJECT NO.
V24-111

DATE
06-19-24

SCALE
As Shown

DESIGNER
AMR

PROJECT NO. V24-111
DATE 06-19-24
SCALE As Shown
DESIGNER AMR

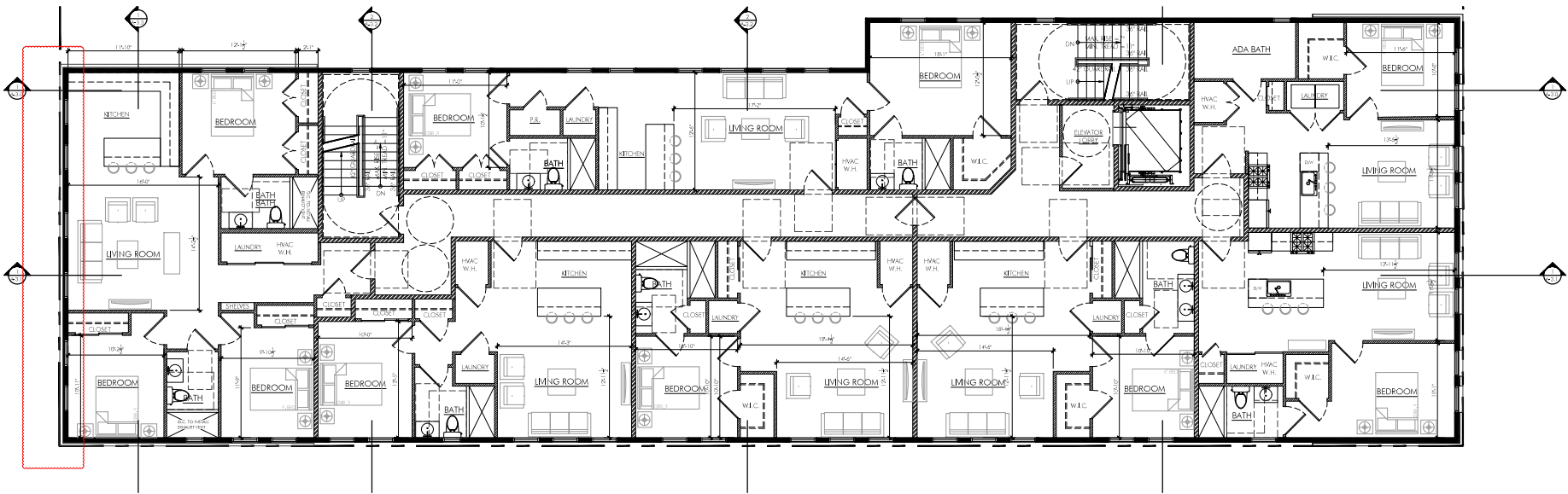
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SHEET TITLE
Grade Level Plan

1 Grade Level Plan
Scale: 3/16" = 1'-0"

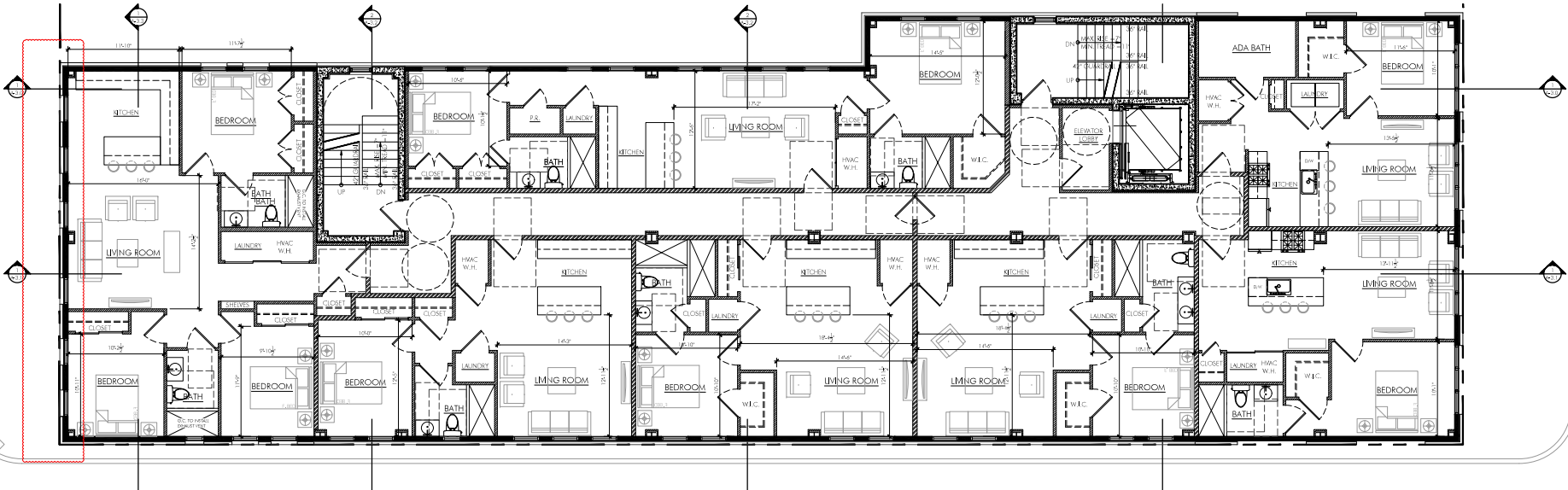
PROJECT NO. V24-111
DATE 06-19-24
SCALE As Shown
DESIGNER AMR

SHEET NO. 1
SHEET TITLE
Grade Level Plan

A-1.2



2 Third - Fifth Floor Plan
Scale: 3/16" = 1'-0"



1 Second Floor Plan
Scale: 3/16" = 1'-0"

CITY APPROVAL STAMP



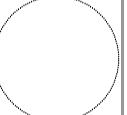
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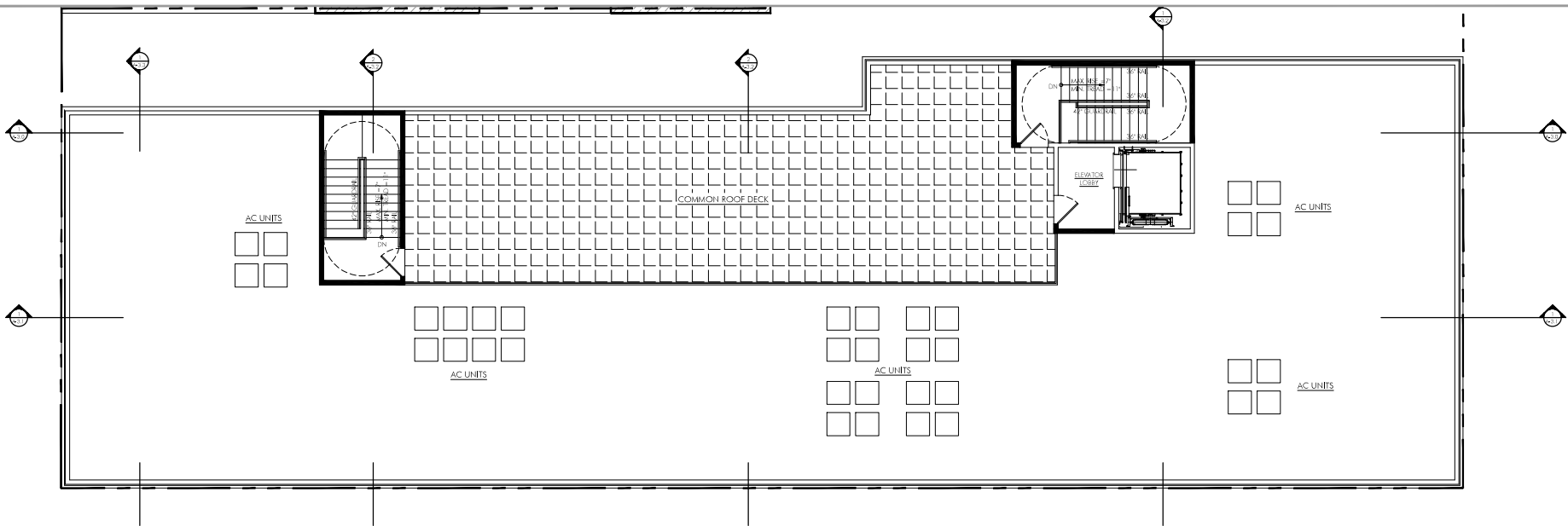
PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

DATE REVISION	REVISION DESCRIPTION
04/27/2014	Revised for zoning and license submission.
04/27/2014	Revised for PDC back submission.
04/27/2014	Revised for PDC back submission.

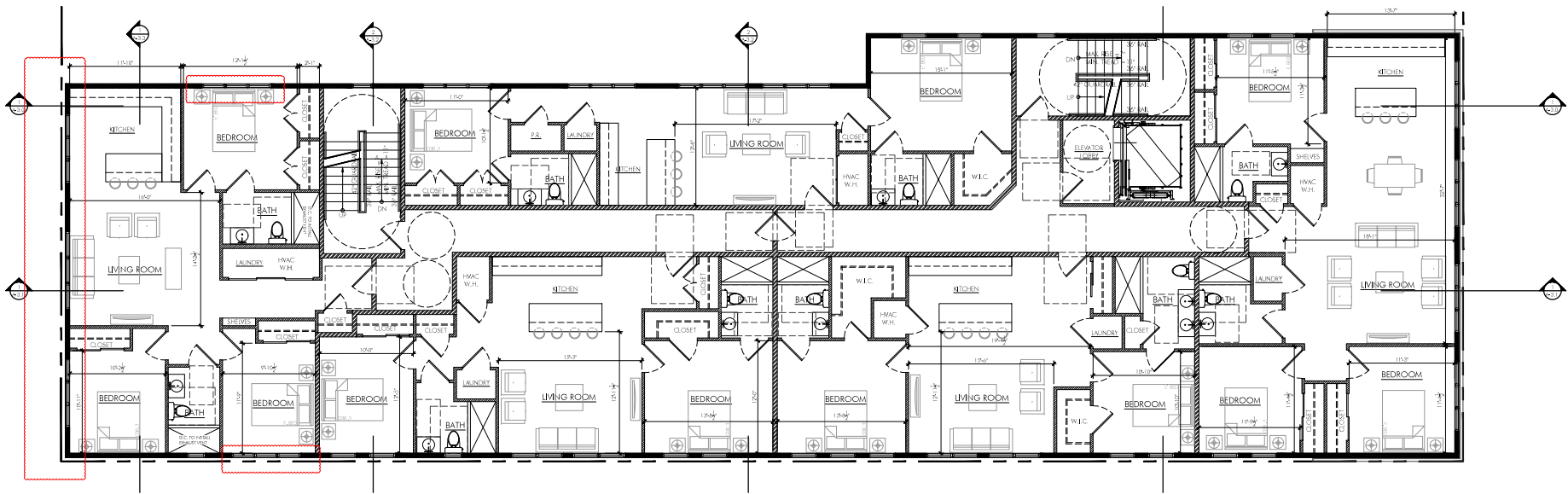
PROJECT NUMBER
v24-111
DATE
04-19-24
SCALE
As Shown
DRAWN BY
AMR

2nd - 5th Floor Plans

A-1.3



2 Roof Deck Plan
Scale: 3/16" = 1'-0"



1 Sixth Floor Plan
Scale: 3/16" = 1'-0"

CITY APPROVAL STAMP



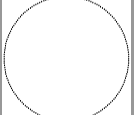
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PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

CLIENT
Vine Street Development LLC
1901 Landmark Street
Philadelphia, PA 19146

DATE REVISION	REVISION DESCRIPTION
06-19-24	Revised for Permit, Not for Construction.
06-19-24	Revised for THE Deck Submission.
06-19-24	Revised for PDC Deck Submission.

PROJECT NO.: v24-111
DATE: 06-19-24
SCALE: As Noted
DRAWN BY: AMR

6th and Roof Deck Plans
A-1.4



1 Proposed Vine St Elevation
Scale: 3/16" = 1'-0"

CITY APPROVAL STAMP



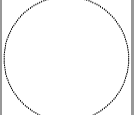
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PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

DATE
04-19-24

REVISION DESCRIPTION

04-19-24	Based for Permit, Not for Construction
04-19-24	Based for PDC, Not for Construction
04-19-24	Based for PDC, Not for Construction

PROJECT LOCATION
208-12 Vine Street
Philadelphia, PA 19106

CLIENT
Vine Street Development LLC
1901 Landmark Street
Philadelphia, PA 19146

DATE REVISION

REVISION DESCRIPTION

PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

DATE
04-19-24

REVISION DESCRIPTION

04-19-24	Based for Permit, Not for Construction
04-19-24	Based for PDC, Not for Construction
04-19-24	Based for PDC, Not for Construction

PROJECT LOCATION
208-12 Vine Street
Philadelphia, PA 19106

CLIENT
Vine Street Development LLC
1901 Landmark Street
Philadelphia, PA 19146

PROJECT NUMBER
v24-111

DATE
04-19-24

SCALE
As Shown

DESIGNER
AMR

SHEET TITLE
Proposed Elevations Sheet 1

PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

DATE
04-19-24

REVISION DESCRIPTION

04-19-24	Based for Permit, Not for Construction
04-19-24	Based for PDC, Not for Construction
04-19-24	Based for PDC, Not for Construction

PROJECT LOCATION
208-12 Vine Street
Philadelphia, PA 19106

CLIENT
Vine Street Development LLC
1901 Landmark Street
Philadelphia, PA 19146

PROJECT NUMBER
v24-111

DATE
04-19-24

SCALE
As Shown

DESIGNER
AMR

SHEET TITLE
Proposed Elevations Sheet 1

PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

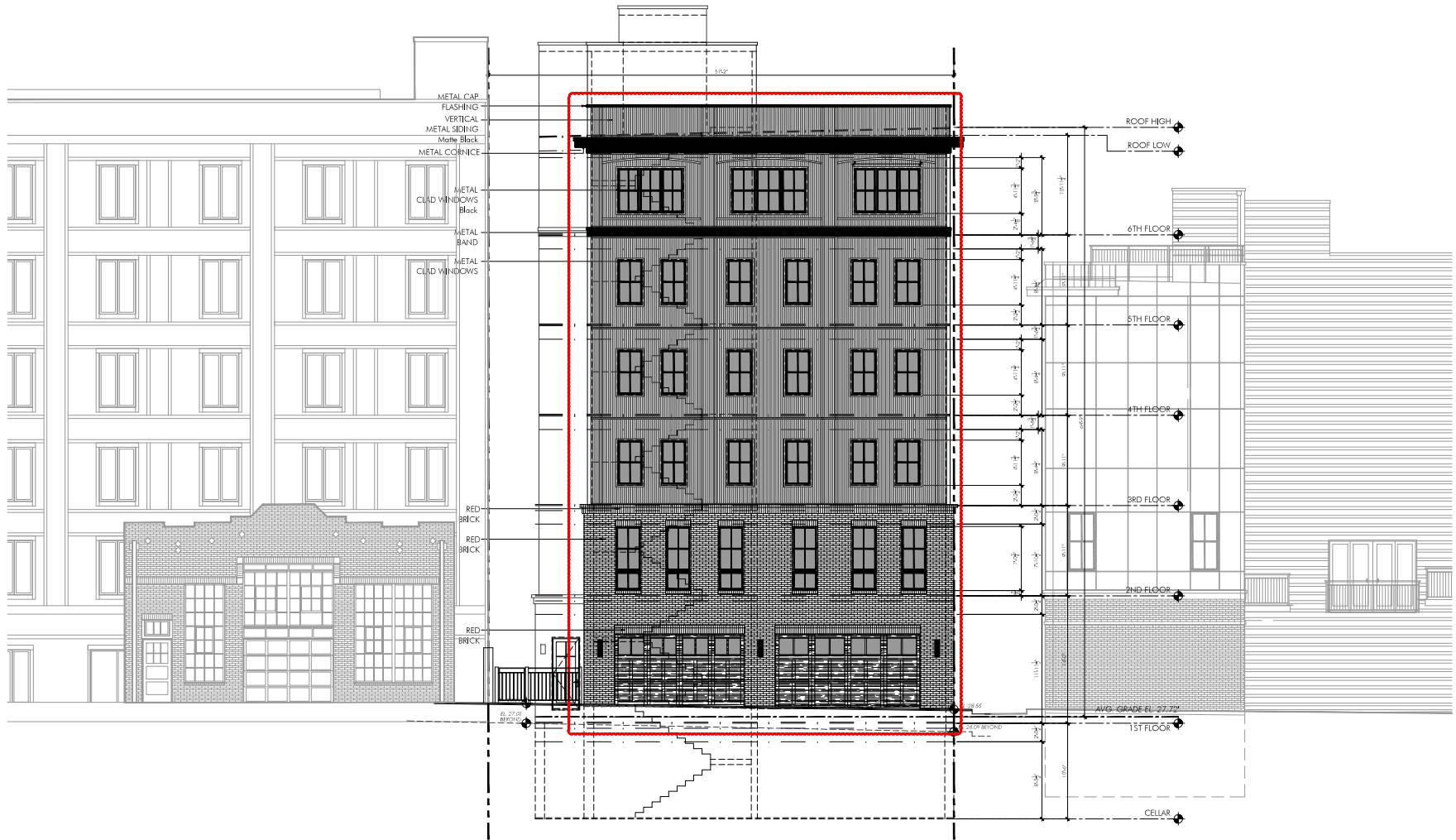
DATE
04-19-24

REVISION DESCRIPTION

04-19-24	Based for Permit, Not for Construction
04-19-24	Based for PDC, Not for Construction
04-19-24	Based for PDC, Not for Construction

PROJECT LOCATION
208-12 Vine Street
Philadelphia, PA 19106

CLIENT
Vine Street Development LLC
1901 Landmark Street
Philadelphia, PA 19146



1 Proposed New St Elevation
Scale: 3/16" = 1'-0"

CITY APPROVAL STAMP



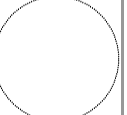
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PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

Client
Vine Street Development LLC
1901 Landmark Street
Philadelphia, PA 19146

DATE REVISION	REVISION DESCRIPTION
06-27-24	Revised for zoning and zoning submission.
07-15-24	Revised for PDC back submission.
07-22-24	Revised for PDC back submission.
07-22-24	Revised for PDC back submission.

PROJECT NO.
v24-111

DATE
06-19-24

SCALE
As Noted

DESIGNED BY
AMR

Proposed Elevations Sheet 2

A-2.0b



NEW STREET
10' - 20' - 10'
(40 FT WIDE - LEGALLY OPEN)
(ON CITY PLAN)

VINE STREET
12' - 26' - 12'
(50 FT WIDE - LEGALLY OPEN)
(ON CITY PLAN)

1 Proposed Philip St Elevation
Scale: 1/8" = 1'-0"

CITY APPROVAL STAMP



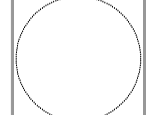
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PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

OWNER
Vine Street Development LLC
1901 Lombard Street
Philadelphia, PA 19146

DATE REVISION	REVISION DESCRIPTION
04/22/2014	Issued for Permit, Not for Construction
04/23/2014	Issued for THE BACKLASH
04/23/2014	Issued for THE BACKLASH
04/23/2014	Issued for THE BACKLASH

PROJECTIONS
v24-111
04-19-24
Aa Hotel
AMR

Proposed Elevations Sheet 3

A-2.1



1 Proposed Court Yard Elevation
Scale: 1/8" = 1'-0"

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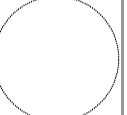
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www.mcdonaldkeel.com

PROJECT NAME
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Philadelphia, PA 19106

DATE
06-19-24

SCALE
As Shown

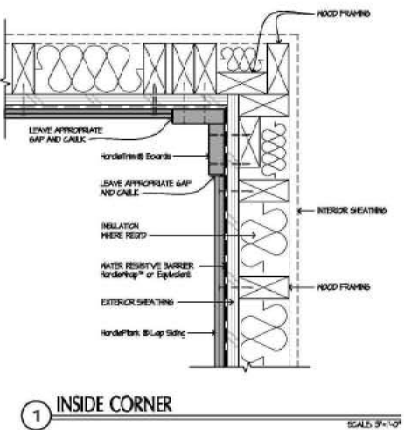
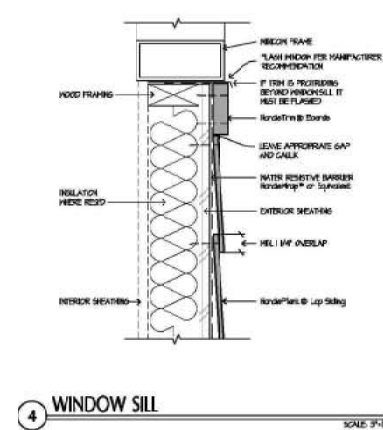
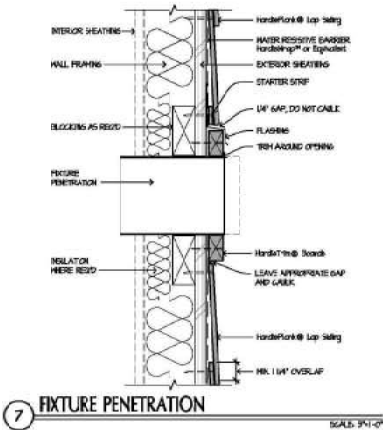
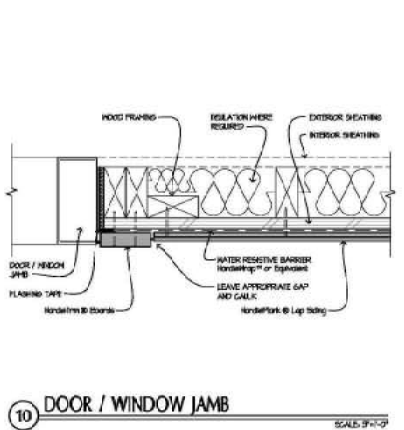
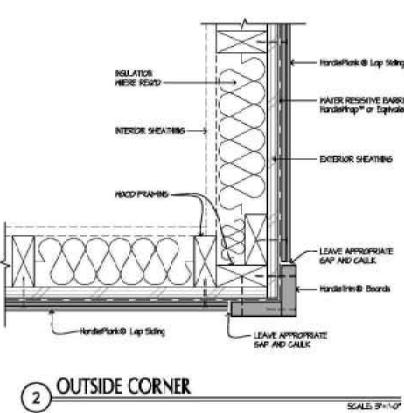
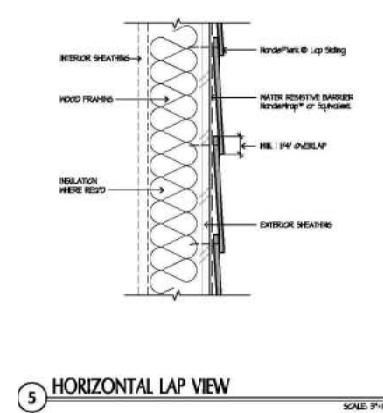
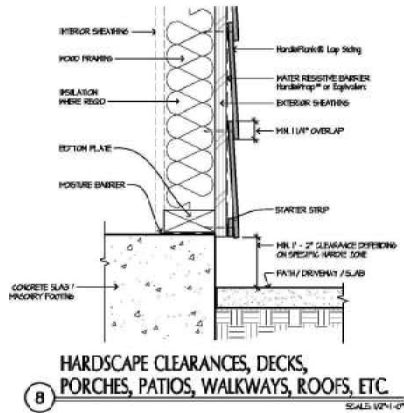
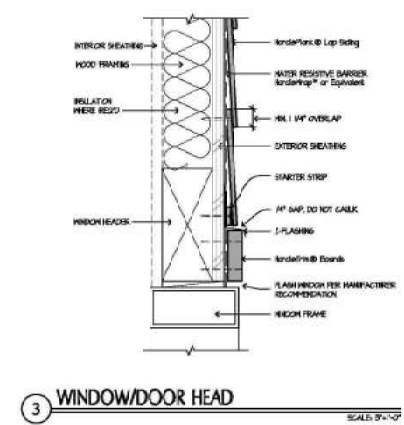
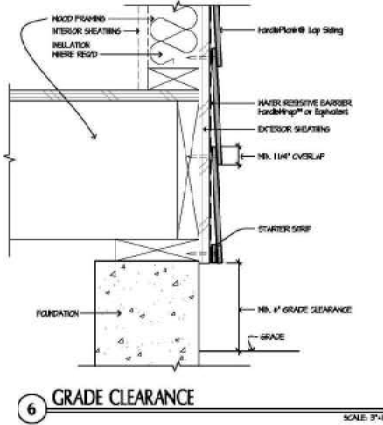
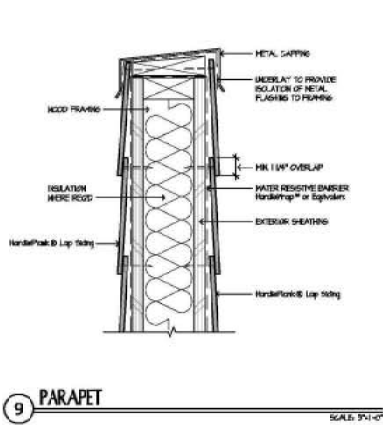
DESIGNER
AMR

DATE REVISION	REVISION DESCRIPTION
06-19-24	Revised for zoning and permit submission.
06-19-24	Revised for the brick submission.
06-19-24	Revised for the brick submission.
06-19-24	Revised for the brick submission.

PROJECTIONS
v24-111
06-19-24
As Shown
AMR

Proposed Elevations Sheet 4

A-2.2



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New Jersey Firm Authorization No. 21400029100
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AIA Member No. 30135052

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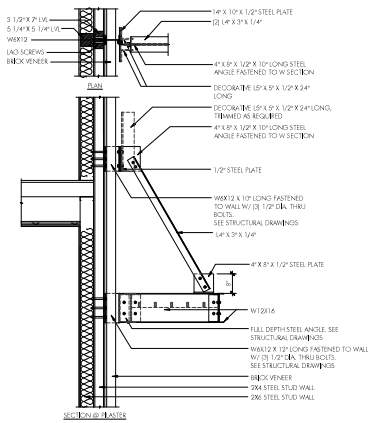
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www.mkeiff.com

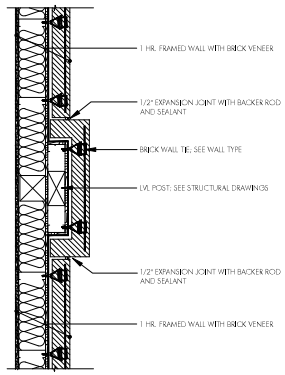
PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106
DATE
06-19-24
DRAWN BY
AMR
CHECKED BY
AMR
SCALE
AS SHOWN
SHEET TITLE
Material Installation Sheet 2

DATE REVISION	REVISION DESCRIPTION
06-19-24	Issue for Review, Not for Construction
06-19-24	Issue for THE ARCHITECT'S REVIEW
06-19-24	Issue for THE ARCHITECT'S REVIEW
06-19-24	Issue for THE ARCHITECT'S REVIEW

PROJECT NO.
24-111
DATE
06-19-24
SCALE
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1 Steel Awning Detail
Scale: 1/2" = 1'-0"



2 Brick Pilaster Detail
Scale: 1" = 1'-0"

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PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

Owner
Vine Street Development LLC
1901 Lombard Street
Philadelphia, PA 19146

DATE REVISION	REVISION DESCRIPTION
04-22-2024	Issued for Permit and Permit Submission
04-15-2024	Issued for THE BRICK Submission
04-12-2024	Issued for THE BRICK Submission
04-12-2024	Issued for THE BRICK Submission

SHEET TITLE
Building Details

PROJECT NUMBER
v24-111

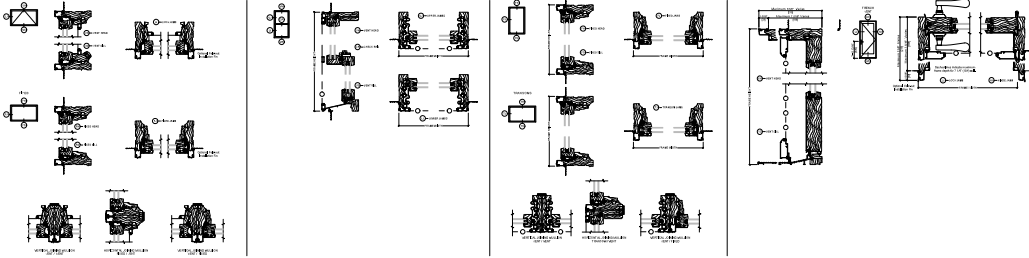
DATE
04-19-24

SCALE
As Noted

DESIGNER
AMR

SHEET NUMBER
A-3.7

Grilles Types



Brick: General Shale (Old English Tudor)(Mortar: CB-16)

CITY APPROVAL STAMP



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ARCHITECTURAL DESIGN, L.L.C.

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Arling, PA 19002
215-642-0011
www.mhland.com

PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

DATE REVISION
02/27/24
04/15/24
04/15/24
04/15/24

REVISION DESCRIPTION
Based for General Note Submission
Based for PDC Submission
Based for PDC Submission
Based for PDC Submission

SHEET NO.
SHEET TITLE
Material Selections

Windows (Pella Lifestyle)



7.25" (6" Exposure)
7.25" (6" Exposure)
5.25" (4" Exposure)
(Intermittent.)
Fibercement Siding (James Hardie)



Corrugated Metal Siding (Pac Clad HWP)

PROJECT NAME
208-12 Vine St
Philadelphia, PA 19106

DATE REVISION
02/27/24
04/15/24
04/15/24
04/15/24

REVISION DESCRIPTION
Based for General Note Submission
Based for PDC Submission
Based for PDC Submission
Based for PDC Submission

SHEET NO.
SHEET TITLE
Material Selections

PROJECT NO.
v24-111
DATE
04-19-24
SCALE
As Shown
DRAWN BY
AMR
A-5.1

HWP

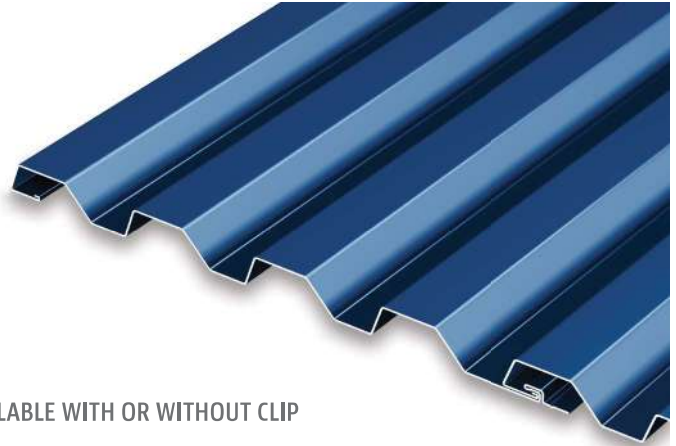
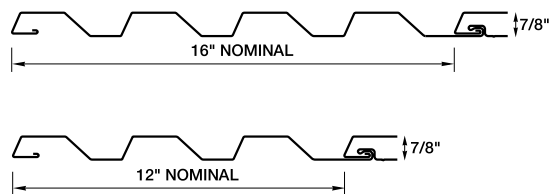
PRECISION SERIES WALL PANELS

MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	

SPECS

12" or 16" Wide 7/8" High



AVAILABLE WITH OR WITHOUT CLIP



PRODUCT FEATURES

- ▶ No-clip panel, or clip installation for expansion/contraction
- ▶ Panel depth of 7/8"
- ▶ Cost-effective installation
- ▶ Horizontal or vertical installation
- ▶ Panel lengths:
30' maximum for steel;
22' maximum for aluminum on the thru-fastened leg; longer lengths available on clip panels

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ 29 stocked colors (.050 aluminum)
- ▶ Galvalume Plus available

TESTS

- ▶ ASTM E330
- ▶ ASTM E283
- ▶ ASTM E331
- ▶ ASTM 1592

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Precision Series panels.

Note: Line drawings may not be to scale.



PAC-CLAD®

P E T E R S E N

A **CARLISLE** COMPANY



FOREST GREEN



HARTFORD GREEN



MILITARY BLUE



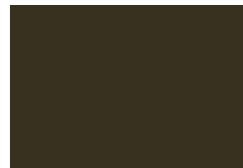
BERKSHIRE BLUE



PACIFIC BLUE
(FKA Slate Blue)



AWARD BLUE



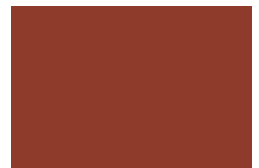
AGED BRONZE



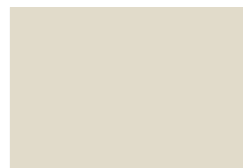
MEDIUM BRONZE



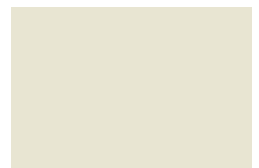
CARDINAL RED



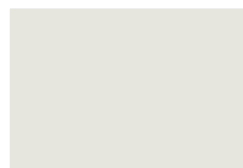
COLONIAL RED



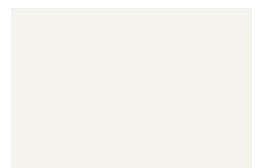
SANDSTONE



ALMOND



STONE WHITE



BONE WHITE

Color Guide

PAC-CLAD.COM

Premium Colors

Standard Colors



Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

● Metallic Colors \$ Pricing ▲ Cool Colors 👑 Premium Colors

See back for color availability chart.



PAC-CLAD.COM

IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
 AZ: 833 750 1935 GA: 800 272 4482 WA: 253 501 2450

PAC-CLAD® Color Availability

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSIVITY	3 YEAR EXPOSURE	SRI	STEEL			ALUMINUM			20-IN. COIL	
					24 GA.	22 GA.	.032	.040	.050	.063	24 GA.	.032
AGED BRONZE	0.29	0.87	0.27	29	✓							
ALMOND	0.56	0.86	0.55	65	✓	✓	✓	✓	✓		✓	
ARCADIA GREEN	0.29	0.87	0.29	29	✓		✓					
AWARD BLUE***	0.24	0.86	0.23	22	✓		✓		✓			
BERKSHIRE BLUE*	0.30	0.87	0.27	31	✓							
BLACK ALUMINUM**	0.04	0.89	0.04	-2			✓	✓	✓	✓		
BONE WHITE	0.70	0.86	0.69	85	✓	✓	✓	✓	✓	✓	✓	✓
BURGUNDY	0.14	0.85	0.13	9	✓		✓		✓			
BURNISHED SLATE	0.32	0.87	0.31	33	✓							
CARDINAL RED***	0.44	0.86	0.44	49	✓		✓		✓			
CHARCOAL	0.30	0.86	0.30	30	✓		✓	✓	✓		✓	✓
CITYSCAPE	0.49	0.86	0.50	56	✓	✓	✓	✓	✓		✓	✓
COLONIAL RED	0.31	0.86	0.31	31	✓		✓	✓	✓			
DARK BRONZE	0.29	0.86	0.29	29	✓	✓	✓	✓	✓	✓	✓	✓
EVERGREEN	0.28	0.86	0.26	27	✓		✓					
FOREST GREEN	0.10	0.86	0.10	4	✓	✓	✓	✓	✓			
GRANITE*	0.33	0.87	0.33	34	✓	✓	✓	✓	✓			
GRAPHITE	0.29	0.87	0.28	29	✓							
HARTFORD GREEN	0.08	0.88	0.08	3	✓		✓	✓	✓			
HEMLOCK GREEN	0.31	0.87	0.30	32	✓		✓		✓			
HUNTER GREEN	0.28	0.86	0.27	27	✓		✓					
INTERSTATE BLUE	0.16	0.87	0.15	12	✓		✓		✓			
MANSARD BROWN	0.31	0.86	0.31	31	✓	✓	✓	✓	✓			
MATTE BLACK STEEL**	0.26	0.86	0.25	25	✓	✓					✓	
MEDIUM BRONZE	0.30	0.87	0.29	31	✓	✓	✓	✓	✓	✓	✓	✓
MIDNIGHT BRONZE	0.06	0.87	0.06	0	✓			✓				
MILITARY BLUE	0.31	0.86	0.30	31	✓		✓					
MUSKET GRAY	0.32	0.86	0.31	33	✓	✓	✓		✓			
PACIFIC BLUE	0.28	0.86	0.27	27	✓		✓					
PATINA GREEN	0.33	0.86	0.32	34	✓		✓					
SANDSTONE	0.48	0.86	0.48	54	✓	✓	✓	✓	✓	✓	✓	✓
SIERRA TAN	0.32	0.82	0.31	31	✓	✓	✓	✓	✓		✓	
SLATE GRAY	0.38	0.86	0.37	41	✓	✓	✓	✓	✓		✓	✓
STONE WHITE	0.69	0.86	0.67	84	✓	✓	✓	✓	✓	✓	✓	✓
TEAL	0.32	0.86	0.32	33	✓		✓					
TERRA COTTA	0.34	0.87	0.33	36	✓		✓		✓		✓	✓
PAC-CLAD PREMIUM COLORS												
AGED COPPER	0.55	0.80	0.53	62	✓		✓					
ANODIC CLEAR	0.32	0.83	0.31	31				✓				
CHAMPAGNE	0.50	0.85	0.49	57	✓		✓	✓	✓			
COPPER PENNY	0.52	0.81	0.52	58	✓		✓	✓	✓		✓	
SILVER	0.47	0.87	0.46	53	✓	✓	✓	✓	✓		✓	✓
SILVERSMITH	0.32	0.88	0.32	34				✓				
WEATHERED COPPER	0.45	0.88	N/A	51	✓							
WEATHERED STEEL	0.32	0.89	N/A	34	✓							
WEATHERED ZINC	0.48	0.82	0.46	53	✓	✓	✓		✓			
ZINC	0.42	0.82	0.38	45	✓		✓	✓	✓			
CLEAR-COAT ACRYLIC FINISH (NON-KYNAR)												
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					✓	

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980.

*Low Gloss/Low Sheen, 70% PVDF finish ** Appearance differs for Black Aluminum and Matte Black Steel *** 10-year finish warranty

TECHNICAL DATA FOR KYNAR 500/HYLAR 5000 COATING:

- ▶ South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) - Rating no less than 8 at 20 years; Film integrity - 20 years.
- ▶ Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.
- ▶ Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours - No field blisters; Aluminum, 100% RH,

- 3000 hours - No field blisters
- ▶ Salt Spray Resistance (ASTM B 117): Aluminum: 3000 hours, creep from scribe no more than 1/16" (2mm), no field blisters, Galvalume or HDG: 2000 hours, creep from scribe no more than 1/8" (4mm), no field blisters
- ▶ Chemical/Acid Pollution Resistance (ASTM D 1308): Pass
- ▶ T-Bend (ASTM D 4145): 1T - 3T with no loss of adhesion
- ▶ Pencil hardness (ASTM D 3363): HB - 2H
- ▶ Specular Gloss (ASTM D 523) @ 60 degrees: Typical - 20 - 35
- ▶ Abrasion Resistance (ASTM D 968): 80 Liters/Mil +/- 5 Liters

- ▶ Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- ▶ Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion
- ▶ Flame Test (ASTM E 84): Class A Coating

Pella® Lifestyle Series Awning

Aluminum EnduraClad® Exterior

Detailed Product Descriptions

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Optional factory-applied jamb extensions available between 3-13/16" (97) and 9-3/16" (233).
- Optional factory-installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is [1-3/4" (45 mm) dual-pane] [2-3/16" (55mm) triple-pane, (2-1/4" (57 mm) including hinged glass panel)].

Weatherstripping

- Dual weatherstripping.
 - Flexible santoprene material compressed between frame and sash for positive seal on all four sides.
 - Secondary thermoplastic vulcanizate (TPV) weatherstrip between edge of sash and frame [Dual-Pane: leaf-type on the vertical sides and bottom side, and Santoprene® bulb-type weatherstrip on the top side] [Triple-Pane: leaf-type on all four sides].

Glazing System

- Quality float glass complying with ASTM C 1036.
 - High altitude glazing available.
 - Silicone-glazed 11/16" [obscure] [clear] dual-seal insulating glass [[annealed] [tempered]] [[Advanced] [SunDefense™] [SunDefense+] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E with argon]].
- or-
- Triple-Pane Glazing System:
 - Exterior silicone-glazed 11/16" [obscure] [clear] dual-seal insulating glass, [[annealed] [tempered]] [[Advanced] [SunDefense™] [SunDefense+] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E with argon].
 - Interior hinged glass panel set in a [veneered fiberglass composite] [aluminum (advanced comfort)] frame finished to match interior (aluminum frames are veneered for stain finishes), fitted to sash with continuous gasket seal, clear [annealed] [tempered] glass.
 - Airspace between insulating glass and hinge glass panel is 1-1/32".

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Finish color [Standard [Black] [White] [Brown] [Fossil]] [Feature [Iron Ore] Wolf gray] [Classic White] [Almond] [Portobello] [Putty] [Brick Red] [Hartford Green]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen White] [Bright White] [stain₁]].

Hardware

- Roto operator assembly
 - Steel worm gear sash operator with hardened gears.
 - Operator base to be zinc die cast with painted finish.
 - Operator linkage, hinge slide, and hinge arms are stainless steel.
 - Exposed fasteners are stainless steel.
 - Hardware will exceed 1,000 hours salt spray exposure per ASTM B 117.
- Vent units are available with operator located [Dual-pane glazing: left or right side as viewed from the exterior] [Triple-pane glazing: on the sill].
- Innovative Locking System — A single handle locking system which operates positive-acting arms that reach out and pull the sash into a locked position: one operating lock installed on units with lock-side frame dimension $\leq 41"$, two unison operating locks are installed on units with lock-side frame dimension $> 41"$.
- Vent units lock handles are located one on each jamb.
- Standard Integrated fold-away crank and lock handle finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel].

Optional Products

Grilles

- Simulated-Divided-Light [with optional spacer] (Dual-pane glazing)
 - 7/8" Grilles permanently bonded to the interior and exterior of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₁]].
 - Exterior color to match the exterior cladding color.
- Simulated-Divided-Light with Grilles-Between-the-Glass (Triple-pane glazing)
 - 3/4" Grilles permanently bonded to the exterior of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Exterior color to match the exterior cladding color.
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Interior color is [White] [Ivory] [Tan₃] [Brickstone₃] [Black] [Putty₃] [Brown] [Harvest] [Cordovan].
 - or –
- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Cross] [Custom – Equally Divided].
 - Interior color is [White] [Ivory] [Tan₃] [Brickstone₃] [Black] [Putty₃] [Brown] [Harvest] [Cordovan].
 - Exterior color [matched to the exterior cladding color] [White]₄.

Flat Insect Screen

- InView™ Screens
 - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, [Champagne] [White] [Brown] [Black].

Integrated Between-the-Glass Window Fashions (Triple-Pane glazing only)₁

- Slimshade® Blinds
 - 15 mm aluminum slat, bottom-up blinds with polyester cord ladder
 - Installed in sash between double glazing and interior hinged glass panel.
 - Operated with cordless operator or motorized with Insynctive® technology.
 - or –
- Cellular Fabric Shades
 - 11/16" width, bottom-up shades with hidden polyester cord, spun bond Polyethylene Terephthalate (PET) cellular fabric.
 - Installed in sash between double glazing and interior hinged glass panel.
 - Operated with cordless operator or motorized with Insynctive® technology.

Hardware

- Optional factory applied limited opening hardware available for vent units in stainless steel; nominal 3" opening.

Sensors

- Optional factory installed integrated security sensors available in vent units.

- (1) Contact your local Pella sales representative for current designs and color options.
- (2) Available on units glazed with Low-E insulated glass with argon, and obscure insulated glass.
- (3) Tan, brickstone and putty Interior GBG colors are available only with matching interior and exterior colors.
- (4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Pella® Lifestyle Series Double-Hung

Aluminum EnduraClad® Exterior

Detailed Product Description

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [SunDefense+ Low-E] [AdvancedComfort] [NaturalSun Low-E] [NaturalSun+ Low-E] with argon]].

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain₁]].

Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

Optional Products

Grilles

- Simulated-Divided-Light [with optional spacer]
 - 7/8" Grilles permanently bonded to the interior and exterior of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₁]].
 - Exterior grilles to match the exterior cladding color.
 - Available only on units glazed with Low-E insulated glass with argon.
- or –
- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom – Equally Divided].
 - Interior color is [White] [Ivory] [Tan₃] [Brickstone] [Black] [Putty₃] [Brown₃] [Harvest] [Cordovan].
 - Exterior color [matched to the exterior cladding color] [White]₄.

Flat Insect Screen

- InView™ screens
 - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match window cladding.
- Hidden Screens₅
 - Vinyl-coated 18/18 mesh fiberglass screen cloth, set in aluminum channels hidden within the sash, supplied complete with all necessary hardware.
 - Finish color [White] [Black] [Brown] [Fossil] [Iron Ore].

Hardware

- Optional factory applied limited opening device available for vent units in steel, nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current designs, color options and regional market availability.

(2) Available on units glazed with Low-E insulated glass with argon, and obscure insulated glass.

(3) Tan, brown and putty Interior GBG colors are available only with matching interior and exterior colors.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

(5) Not compatible with Limited Opening Hardware.

Pella® Lifestyle Series In-Swing Patio Door

Aluminum EnduraClad® Exterior

Detailed Product Description

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine, edge-banded or veneered.
- Exterior surfaces are clad with aluminum at the head and jambs.
- Components are assembled with screws, staples and concealed corner locks.
- Frame depth between 5-7/8" (149 mm) to 8-5/8" (219 mm), for wall depth between 4-9/16" (116 mm) to 7-5/16" (186 mm).
- Optional factory-applied EnduraClad® exterior trim.
- Solid extruded aluminum sill with [black] [mill] finish with oak threshold.

Door Panels

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are veneered with clear pine with no visible fastener holes.
- Exterior surfaces are clad with aluminum.
- Panel rails and hinge stiles are three-ply construction, randomly finger-jointed blocks laminated with water-resistant glue and pine-veneered on both sides.
- Panel lock stiles are constructed with LVL core with clear pine edge bands on both sides and veneered on both faces.
- Corners are urethane-sealed and secured with metal fasteners.
- Panel thickness is 2-1/16" (52 mm).

Weatherstripping

- Dual-durometer extruded polymer along perimeter of door frames and along the bottom of door panels.

Glazing System

- Quality fully-tempered float glass complying with ASTM C 1048.
- High altitude glazing available.
- Dual-Pane Glazing:
 - Silicone-glazed 13/16" [obscure,] dual-seal insulating glass [[Advanced] [SunDefense™] [SunDefense+] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E [with argon].
- Triple-Pane Glazing:
 - Exterior dual-seal insulating glass, silicone-glazed 11/16", [obscure] [[Advanced] [SunDefense™] [SunDefense+] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E [with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].
 - Interior hinged clear tempered glass panel set in a [veneered (for stain fishes)] aluminum frame, fitted to door panel with continuous gasket seal.
 - Airspace between insulating glass and hinged glass panel is 1-1/32".

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Finish color:
- Finish color [Standard [Black] [White] [Brown] [Fossil]] [Feature [Iron Ore] Wolf gray] [Classic White] [Almond] [Portobello] [Putty] [Brick Red] [Hartford Green]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen White] [Bright White] [stain,]].

Hardware

- Hinges are adjustable to help with installation.
- Doors over 7' 0" frame height have four (4) hinges per panel.
- Doors 7' 0" and under frame height have three (3) hinges per panel.
- Mortised and keyed multi-point locking system, center deadbolt and shoot-bolts at head and sill will engage simultaneously.
- Solid brass handles and keylock with K-keyway cylinder.
- Key cylinder finish is [Brass] [Stainless Steel] [Matte Black].
- Hardware finish (Handle, Hinges and Strike) is [baked enamel [White] [Champagne] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel].

Optional Products

Grilles

- Simulated-Divided-Light [with optional spacer] (Dual-pane glazing)
 - 7/8" Grilles permanently bonded to the interior and exterior of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain1]].
 - Exterior color to match the exterior cladding color.
- Simulated-Divided-Light with Grilles-Between-the-Glass (Triple-pane glazing)
 - 3/4" Grilles permanently bonded to the exterior of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Exterior color to match the exterior cladding color.
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Interior color is [White] [Ivory] [Tan₃] [Brickstone₃] [Black] [Putty₃] [Brown₃] [Harvest] [Cordovan].
– or –
- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Cross] [Custom – Equally Divided].
 - Interior color is [White] [Ivory] [Tan₃] [Brickstone₃] [Black] [Putty₃] [Brown] [Harvest] [Cordovan].
 - Exterior color [matched to the exterior cladding color] [White]₄.

Screens

- Finish matches exterior cladding.
- Hinged Insect Screens:
 - Compliance: ASTM D 3656 and the performance requirements of SMA 1201.
 - Screen Cloth: InView™ Vinyl-coated fiberglass, 18/18 mesh fiberglass screen cloth complying the performance requirements of SMA 1201.
 - Extruded-aluminum frame, hinged to door frame.
 - Complete with necessary hardware.
 - Hardware Color: [Champagne] [Matte Black] [White] [Oil-Rubbed Bronze] [Satin Nickel].
– or –
- Exterior Sliding Insect Screens:
 - Compliance: ASTM D 3656 and the performance requirements of SMA 1201.
 - Screen Cloth: InView™ Vinyl-coated fiberglass, 18/18 mesh fiberglass screen cloth complying the performance requirements of SMA 1201.
 - Extruded-aluminum frame, top hung on 2 adjustable nylon rollers.
 - Complete with necessary hardware.
 - Hardware Color: [White] [Tan] [Brown] [Matte Black].

Integrated Between-the-Glass Window Fashions (Triple-Pane glazing only)₁

- Slimshade® Blinds
 - 15 mm aluminum slat, bottom-up blinds with polyester cord ladder
 - Installed in sash between double glazing and interior hinged glass panel.
 - Operated with cordless operator or motorized with Insynctive® technology.
– or –
- Cellular Fabric Shades
 - 11/16" width, bottom-up shades with hidden polyester cord, spun bond Polyethylene Terephthalate (PET) cellular fabric.
 - Installed in sash between double glazing and interior hinged glass panel.
 - Operated with cordless operator or motorized with Insynctive® technology.

Sensors

- Optional factory installed integrated security sensors available in vent units.

- (1) Contact your local Pella sales representative for current designs and color options.
- (2) Available on units glazed with Low-E insulated glass with argon, and obscure insulated glass.
- (3) Tan, brickstone and putty Interior GBG colors are available only with matching interior and exterior colors.
- (4) Appearance of exterior grille color will vary depending on Low-E coating on glass.