

Historic Facade Easement Program Application

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.

1. Address of Property:

51, 53 and 56 Sherman Street

3. Owner of property – (if different from applicant):

2. Applicant's name & mailing address:

Keating Resources

2121 N. Pearl St, Ste. 300

Telephone: (_____) _____ - _____

Dallas, TX 75201

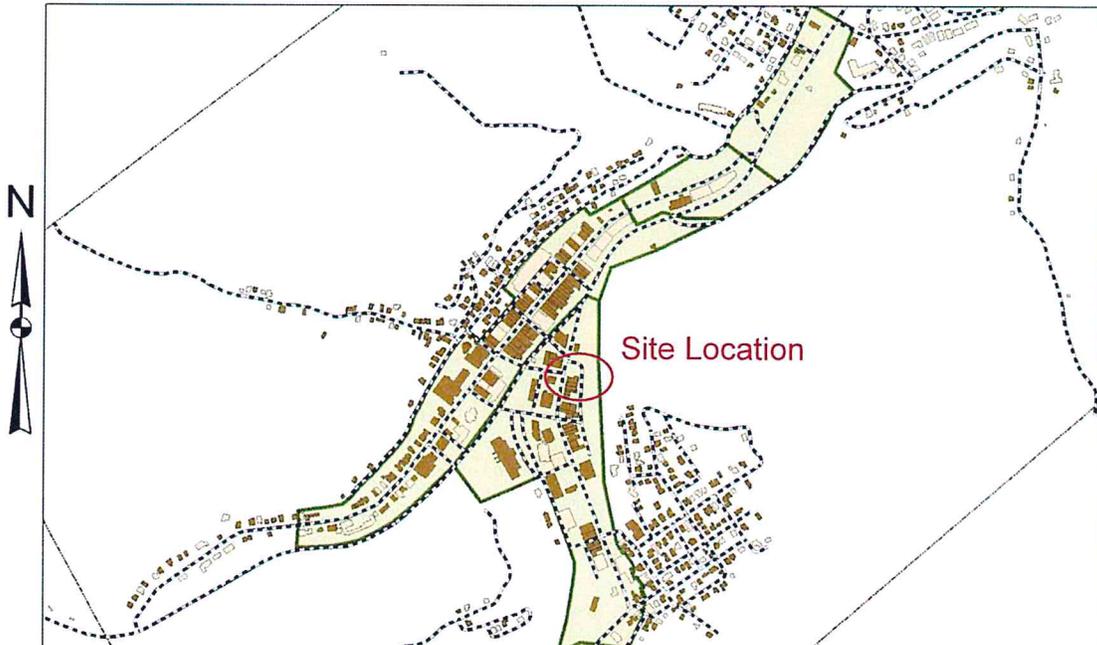
E-mail _____

Telephone: (402) 925-5113

E-mail gerard@keatingresources.com

4. Project Costs:	Total cost of the façade restoration project:	\$ <u>675,000</u>
	Amount requested for the façade project (Keep in mind eligible expenses and program maximums)	\$ <u>540,000</u>
	Total cost of building rehabilitation project (Include additional interior work planned)	\$ <u>5,500,000</u>
	Anticipated appraisal value at conclusion of project	\$ <u>5,500,000</u>

5. Façade Easement Program Area – Deadwood Local Historic District



6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
 - Provide detailed description of exterior changes including materials, colors and dimensions
 - Proposed rehabilitation renderings and elevations
 - Current and historic photos of the building
 - Project budget including the entire project and façade project
 - Project timeline
 - General information on project financing or other such information showing feasibility of project
 - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement requirement

7. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant or loan.

DocuSigned by: 7/21/2021
Applicant's signature: Gerard Keating **Date submitted:** ___/___/___
 C6A68B51B9DB440...

DocuSigned by: 7/21/2021
Owner's signature: Gerard Keating **Date submitted:** ___/___/___
 C6A68B51B9DB440...

Please return the completed application along with the Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082

**Historic Façade Easement Program Application
Adams Block – 51, 53, 55 Sherman Street
(186 linear feet of major frontage on west and north facades)**

Date: 07/21/2021

Existing Building

Southwest View



S:\20106-Adams Block Building - Deadwood\3. PRE-DESIGN\5. HISTORIC PRESERVATION\Façade Easement Application\Scope Narrative.doc

• A P P R O F E S S I O N A L C O R P O R A T I O N •

725 ST JOSEPH STREET
RAPID CITY, SOUTH DAKOTA, 57701
TELEPHONE (605) 355-6804
WEBPAGE www.chamberlinarchitects.com

Northwest View



S:\20106-Adams Block Building - Deadwood\3. PRE-DESIGN\5. HISTORIC PRESERVATION\Facade Easement Application\Scope Narrative.doc

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North View



S:\20106-Adams Block Building - Deadwood\3. PRE-DESIGN\5. HISTORIC PRESERVATION\Facade Easement Application\Scope Narrative.doc

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East View



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Historic Photo from 1897



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Historic Photo from 1898



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Historic Photos from post 1903 after 4th story was constructed



Scope of Work

The “Adams Block Building” (51,53 and 55 Sherman Street) was recently purchased by Keating Resources, who is investing significant resources to rehabilitate the building. The rehabilitation includes work such as strengthening the failing floor and roof structure, re-roofing, repairing brick and mortar, installing all new, large electrical service, mechanical system, plumbing and fire sprinkler system, a new elevator, and replacement of windows, which are beginning to fall from the building.

Keating Resources is expecting to spend \$5.5M on the rehabilitation, and is requesting a portion of the exterior repairs and improvements be paid by the Façade Conservation Easement program when available. It is understood that the program is not fully funded yet, but due to the dire condition of brick and windows, masonry repairs have been in progress inside and outside for some time now, and windows are in the process of being ordered.

The following is a description of façade repairs and modifications anticipated:

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1. Brick Repair: Tuck/point deteriorated mortar joints and replace deteriorated/missing brick.



2. Window Repair and Replacement: Remove all existing double-hung window sashes, and replace with new Pella wood, single-hung windows. The existing, original window frames, casing and trim will remain. New windows will be installed (stopped-in) within the existing frames. See attached, shop drawings from Pella for details.
3. Awning Replacement: Remove and replace existing awning frames, fabric and hardware with nine new awnings (See image below). Product information will be submitted with Certificate of Appropriateness application prior to work.
4. Storefront Repairs:
 - a. Strip/sand painted wood storefront.
 - b. Replace broken glass.
 - c. Replace all wood doors. (Shop drawings will be submitted with Certificate of Appropriateness application prior to work.)
 - i. The two north doors on Sherman Street are the original size doors (See doors indicated in green). These will be replaced with doors matching the original size.
 - ii. The three south doors (blue) are not the original size. When the north building was constructed, the tall doors were replaced with new shorter doors to match the height of the north doors, and the leftover openings above the doors were filled in with additional framing and transoms. We are proposing to remove the transoms and framing and replace the doors with doors matching the original height, which is approximately nine feet.



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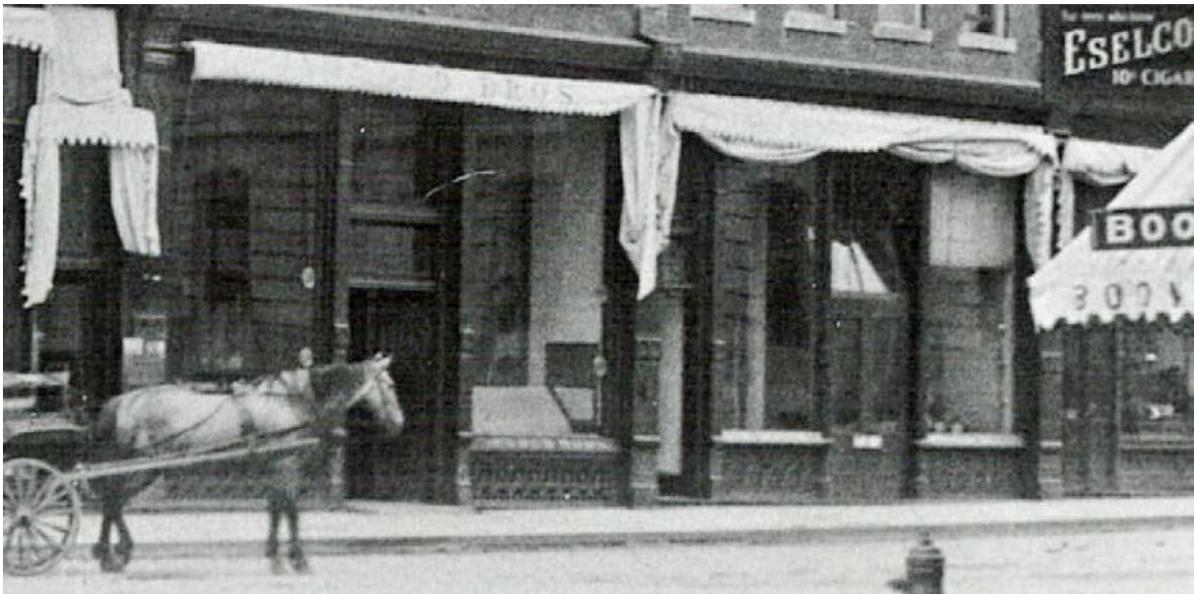
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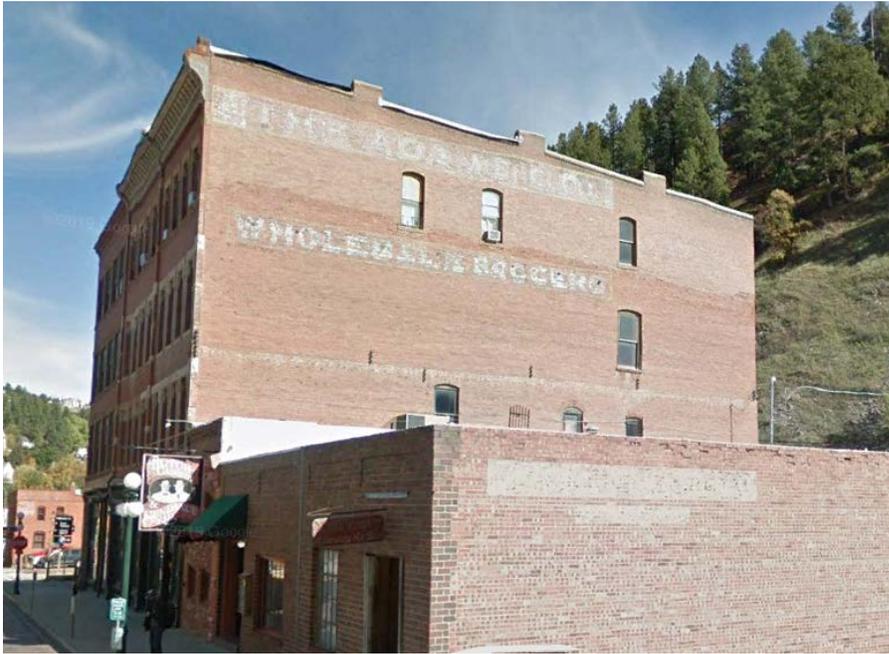
1897 photo of building before doors were change to shorter height.



1898 photo after doors were changed.



5. Restore the existing “ghost sign”. It is understood that 100% of this cost may be covered through the ghost sign restoration program.



Author: Brad Burns, Chamberlin Architects

INSTALLATION SHOP DRAWING FOR 51 SHERMAN STREET DEADWOOD, SOUTH DAKOTA

REV.	DATE	REV.	DATE	REV.	DATE	REV.	DATE
1		2		3		4	

General Notes

- WARRANTY**
 - All warranties for the performance of Pella® Products are void if the product is installed contrary to these installation shop drawings and other applicable standard product installation instructions. See www.pella.com for the Pella product limited warranty and care instructions.
- RESPONSIBILITY FOR PROPER INSTALLATION AND CODE COMPLIANCE**
 - These drawings and details are prepared exclusively for use with Pella products, are based on the information provided to Pella Corporation, and are prepared for use by architects, contractors, or other construction professionals. Final approval by others is required to assure proper integration with other building materials and trades, and compliance with code and design intent. Pella Corporation is not responsible for any form of hazardous material encountered in connection with the installation and use of the Pella products. Pella Corporation is not responsible for deviation from the designed installation or for any errors occurring through the use of these drawings for purposes other than installation of Pella products.
 - It is the responsibility of the architect and contractor to verify all dimensions, quantities, grille patterns, installation details, product performance requirements, safety glazing requirements, and egress requirements for compliance with local codes, government regulations and project requirements prior to fabrication of Pella products. Pella Corporation will not be responsible for noncompliance nor accept responsibility beyond manufacturing products in accordance with dimensions shown on these drawings. **CAUTION:** Unless indicated otherwise, these units are glazed with annealed glass and cannot be installed in hazardous locations as defined by local codes and/or government laws and regulations.
 - Install all Pella products and accessories in accordance with these drawings and standard product installation instructions. Unless specified otherwise in these drawings, Pella product installation, all exterior and interior wood trim, blocking, sealant, backer rod, shims, wall flashing, and insulation are provided by others.
 - Special Sealants Note:** Interior and exterior sealants must be commercial grade complying with the project architectural specifications and shall meet ASTM-C920, unless otherwise specified on these drawings. Sealants used in the installation of the Pella windows and doors must be installed per sealant manufacturers' recommendations, local code requirements, and state and federal laws, including proper application, surface preparation, use of primers, compatibility with other sealants and adjacent materials. Backer rods shall be non-gassing, comply with ASTM C1330 and applicable for its intended use. Its diameter should be 25 percent greater than the joint width for joints less than 1".
 - Windows and doors are sized to accommodate the following opening tolerances except where local codes are more stringent.
 - Vertical dimensions between high and low points – plus 1/4" or minus 0".
 - Width dimensions – plus 1/4" or minus 0".
- NOTE ON BARRIER WALL SYSTEMS, EXTERIOR INSULATION AND FINISH SYSTEMS AND OTHER NON-WATER MANAGED SYSTEMS:**
 - Because all construction must anticipate some water infiltration, it is important that the wall system be designed and constructed to properly manage moisture. Pella Corporation is not responsible for claims or damages caused by anticipated and unanticipated water infiltration, deficiencies in building design, construction and maintenance; failure to install Pella products in accordance with Pella's installation instructions, or the use of Pella products in barrier wall systems which do not allow for proper management of moisture within the wall system (see the following). The determination of the suitability of all building components, including the use of Pella products, as well as the design and installation of flashing and sealing systems is the responsibility of the Buyer or User, the architect, contractor, installer, or other construction professional and is not the responsibility of Pella. All risks related to building design and construction, or the maintenance, installation and use of Pella products shall be assumed by Buyer and/or User.
 - IMPORTANT NOTICE:** Pella products should not be used in barrier wall systems which do not allow for proper management of moisture within the wall systems, such as barrier Exterior Insulation and Finish Systems (EIFS) (also known as synthetic stucco) or similar systems. Except in the states of California, New Mexico, Arizona, Nevada, Utah, and Colorado, Pella makes no warranty of any kind on, and assumes no responsibility for, Pella windows and doors installed in barrier wall systems. In the states listed above, the installation of Pella Products in EIFS or similar barrier systems must be in accordance with Pella's instructions for that type of construction.
- These drawings are the property of Pella Corporation and must not be reproduced in whole or in part without written permission from an authorized representative of Pella Corporation.
- Product cross sections shown on these drawings are subject to change without notice.

Construction Documents Received

THESE DRAWINGS WERE PREPARED FROM THE FOLLOWING INFORMATION		DATED
ARCHITECTURAL PLANS	NONE	-
SPECIFICATIONS	SECTION 08 52 10	-
ADDENDUM	NONE	-
OTHER	NONE	-

Mullion Reinforcement

THIS REINFORCING DESIGN CONSIDERS WIND LOADING ON THE COMBINATION AND DEAD LOAD FOR PELLA PRODUCTS ONLY.

MARK #	REINFORCEMENT TYPE	MAX. END LOAD

END CONNECTIONS MUST NOT INTERFERE WITH FRAMES OR SEALANT PLACEMENT. WALL CONSTRUCTION AND END CONNECTIONS MUST BE DESIGNED TO ACCEPT THE LOADS INDICATED. STEEL REINFORCEMENT MUST BE PRIMED & TOP COATED WITH QUALITY PAINT. USE FULL PENETRATION WELDS AT CONNECTIONS.

Abbreviations

ALUM. = ALUMINUM	LBS. = POUNDS	R.O. = ROUGH OPENING
B.O. = BY OTHERS	MAX. = MAXIMUM	SDS. = SELF-DRILLING SCREW
CONT. = CONTINUOUS	MIN. = MINIMUM	SIM. = SIMILAR
CLR. = CLEARANCE	M.O. = MASONRY OPENING	TBD. = TO BE DETERMINED
DTL. = DETAIL	NA. = NOT APPLICABLE	TOT. FR. = TOTAL FRAME
DIM. = DIMENSION	OC. = ON CENTER	V.G. = VISIBLE GLASS
EQ. = EQUAL	OPG. = OPENING	VIF. = VERIFY IN FIELD
FRHS. = FLAT HEAD WOOD SCREW	OPP. = OPPOSITE	WO. = WINDOW OPENING
FR. = FRAME	REQ'D = REQUIRED	

Hatch Patterns

	PLYWOOD		BRICK		STEEL		FOAM SEALANT
	GYPSUM		CONCRETE		RIGID INSULATION		SOLID
	WOOD		CONCRETE BLOCK		GROUT		BATT INSULATION

Symbols

	= TEMPERED GLAZING		= LAMINATED		= PANEL
	= IMPACT GLAZING		= OBSCURE GLAZING		= SPANDREL
	FIELD MULLION INDICATOR		PARTIAL BLOCKING		SEALANT
	DETAIL CUT		CONTINUOUS BLOCKING		BACKER ROD
	MULLION REINFORCEMENT		SPRAY FOAM SEALANT		

Components & Cladding Design Pressures

DESIGN PRESSURE PER CODE: ASCE 7-16 (IBC 2018)

Mean Roof Height (ft):	50	Building Length (ft):	
Building Classification/Risk Category:	I	Building Width (ft):	
Ultimate Design Wind Speed (MFH):	111	Building Height (ft):	50
Allowable Design Wind Speed (MFH):	88	Wall Zone 5 - a (ft):	---
Exposure Category:	B		
Topographical Factor (K _z):	1		
Project Elevation (ft):	4564		
Ground Elevation Factor (K _g):	0.85		

Sq ft of opening	Components and Cladding Design Pressures (PSF)							
	Ultimate				Allowable (ASD)			
	Zone 4		Zone 5		Zone 4		Zone 5	
Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	
10	21.7	-23.5	21.7	-29.2	13.0	-14.1	13.0	-17.5
20	20.7	-22.5	20.7	-27.2	12.4	-13.5	12.4	-16.3
50	19.4	-21.2	19.4	-24.5	11.6	-12.7	11.6	-14.7
100	18.4	-20.2	18.4	-22.5	11.0	-12.1	11.0	-13.5
200	17.4	-19.3	17.4	-20.5	10.5	-11.6	10.5	-12.3

The proposed windows and doors comply with the design pressures shown unless noted otherwise. Allowable Stress Design (ASD) pressures were obtained by multiplying the Ultimate design pressures (Ult.) by 0.6 per IBC section 1609. ASD pressures align with WDMA/AAMA standards and the NAFS performance rating system. Please confirm these design pressures with the Structural Engineer or Building Official.

FAILURE TO CONFIRM THESE DESIGN PRESSURES BY A LOCAL STRUCTURAL ENGINEER OR BUILDING OFFICIAL MAY RESULT IN INADEQUATE MULLION DESIGN OR SELECTION OF PRODUCTS.

Field Water Testing

FIELD WATER TESTING (IF SPECIFIED) SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E1105 TEST PROCEDURE B. THE TEST PRESSURE SHALL BE BASED ON THE MAXIMUM POSITIVE COMPONENTS AND CLADDING DESIGN PRESSURE. UTILIZING THE AAMA 502 FIELD TEST REDUCTION, THE WATER TEST PRESSURE IS 10% OF THE MAXIMUM POSITIVE DESIGN PRESSURE.

Deviations from Architectural Specifications

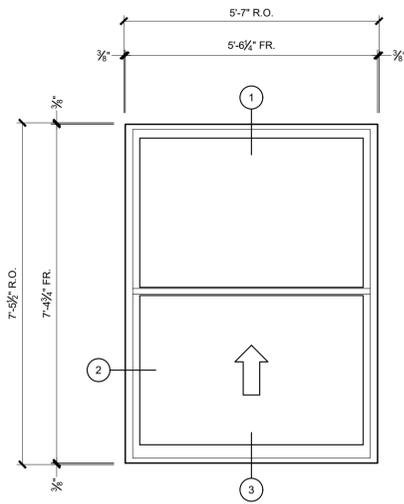
CONFIRM THE FOLLOWING ITEMS ARE ACCEPTABLE WITH THE GENERAL CONTRACTOR AND PROJECT ARCHITECT:

SPECIFICATION SECTION: 08 52 10

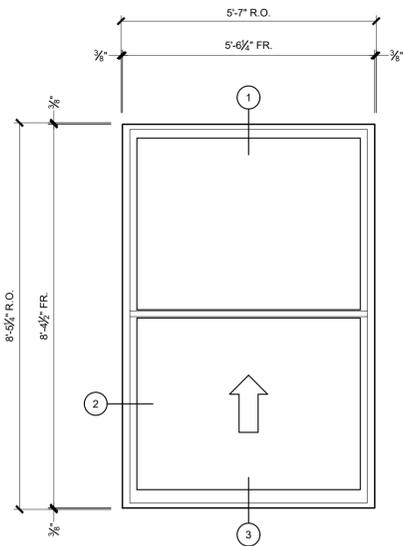
- SECTION 2.2 INDICATES ARCHITECT SERIES WOOD MONUMENTAL HUNG PRODUCTS. THE PRODUCTS IN THIS SHOP DRAWING ARE RESERVE AND INCLUDE MONUMENTAL SINGLE HUNG WINDOWS AND SINGLE HUNG WINDOWS.

Special Notes

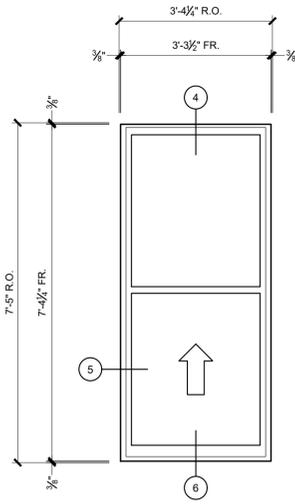
- CONFIRM THE FOLLOWING ITEMS ARE ACCEPTABLE WITH THE GENERAL CONTRACTOR AND PROJECT ARCHITECT:
- INSTALLATION ACCESSORIES SUCH AS BLOCKING, SHIMS, FASTENERS, FLASHING TAPES, FLASHINGS, SEALANTS, INTERIOR TRIM OR FINISHES, AND WEATHER BARRIER ARE BY OTHERS UNLESS NOTED OTHERWISE.
 - FIELD VERIFY ALL DETAILS & DIMENSIONS
 - ARCHITECT TO VERIFY SAFETY GLAZING & EGRESS REQUIREMENT
 - CAUTION WHEN HANDLING PRODUCT: ALL PELLA PRODUCTS SHOULD BE KEPT VERTICAL DURING HANDLING AND STORAGE. ANY MISHANDLING COULD RESULT IN PRODUCT AND/OR MULLION FAILURE.
 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE ALL WINDOWS AND DOORS ARE CLOSED AND LOCKED DURING INCLEMENT WEATHER OR WHEN A ROOM IN WHICH A WINDOW OR DOOR IS INSTALLED IS VACANT.
 - THE PELLA WINDOWS SHOWN IN THIS SHOP DRAWING UTILIZE A CLIP OR THROUGH FRAME METHOD OF INSTALLATION AND ARE INSTALLED WITHIN AN EXISTING WINDOW FRAME. IT IS REQUIRED THAT THE EXISTING WINDOW FRAME IS INSPECTED AND IS VERIFIED TO BE IN SOUND CONDITION, OR REPAIRED AS REQUIRED PRIOR TO INSTALLATION OF NEW WINDOWS. IT IS ALSO REQUIRED THAT THE WINDOWS RECEIVE INTERIOR AND EXTERIOR LINES OF PERIMETER SEALANT AT THE TIME OF THE WINDOW INSTALLATION.
 - DUE TO THE NATURE OF ANY REPLACEMENT PROJECT, IT IS IMPERATIVE THAT THE ARCHITECT, ENGINEER OR CONTRACTOR DETERMINES IF THE EXISTING STRUCTURE IS STRUCTURALLY SOUND FOR THE ANCHORAGE OF THE WINDOWS SPECIFIED FOR THIS PROJECT. ALSO, THE EXISTING WALL CONSTRUCTION OR EXISTING WINDOW FRAMES MUST BE CHECKED TO DETERMINE IF WATER PROBLEMS EXIST. ANY WATER PENETRATION MUST BE REPAIRED PRIOR TO INSTALLING THE NEW WINDOWS.



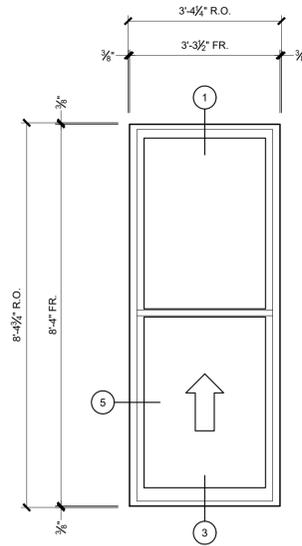
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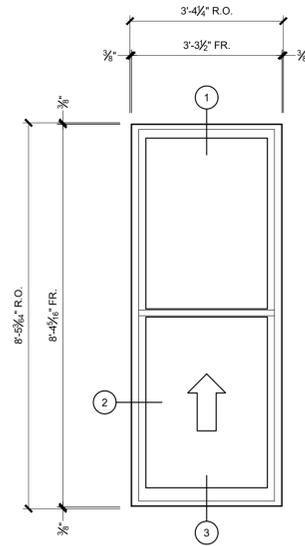
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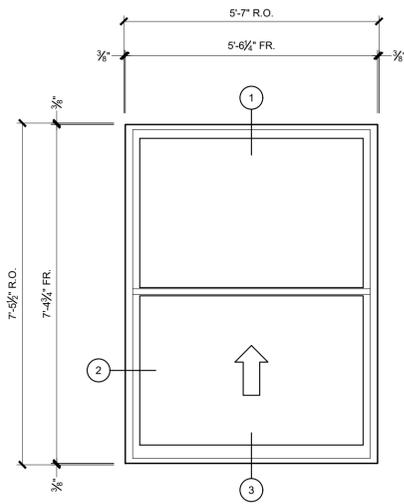
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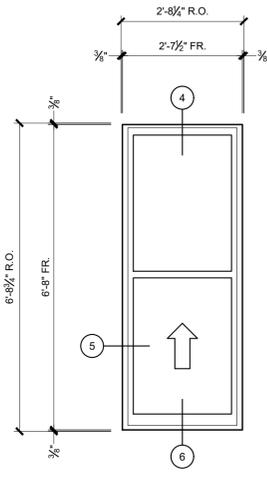
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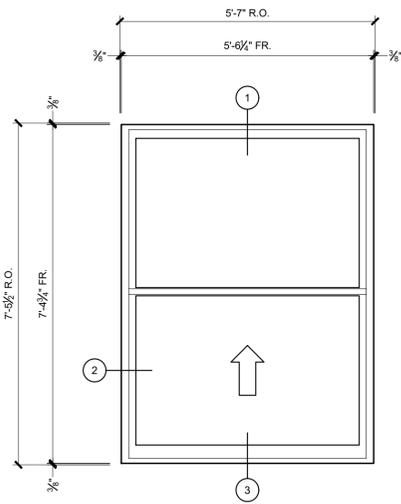
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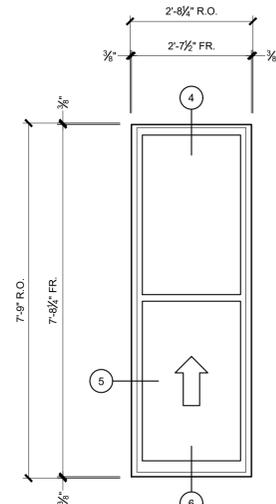
Front 4th 4
LINE # 30 QTY



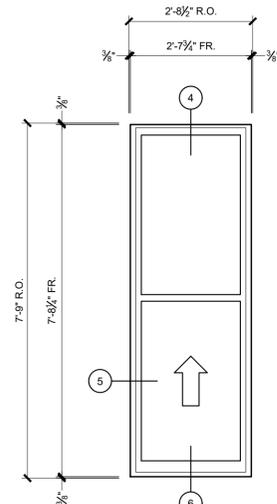
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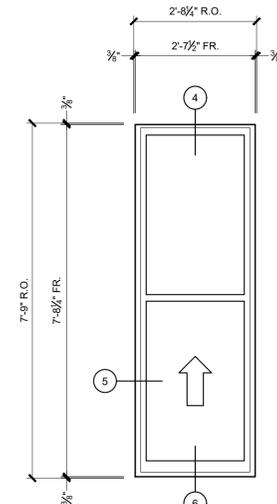
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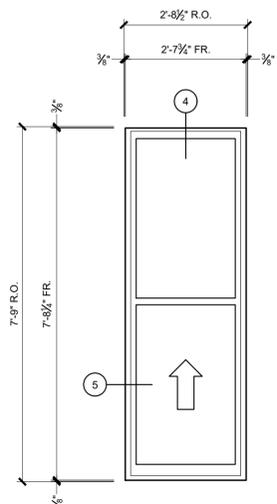
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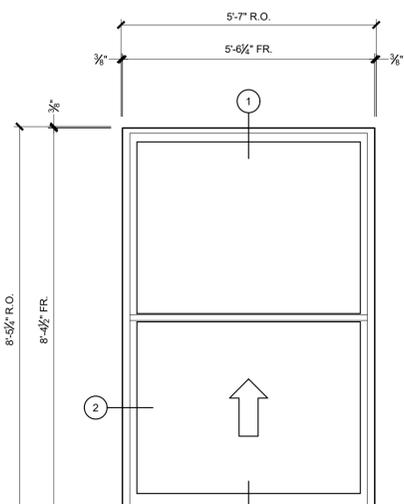
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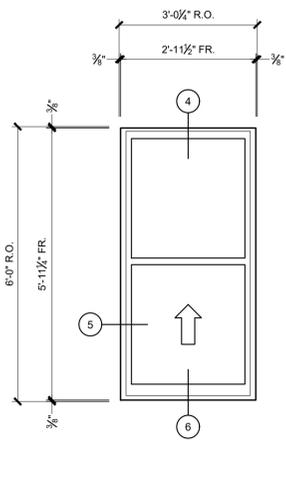
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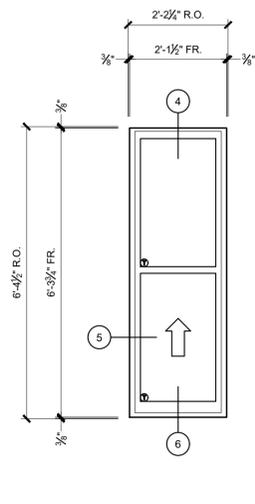
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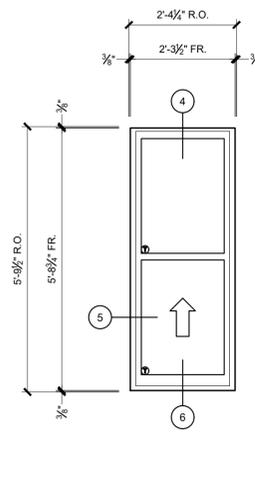
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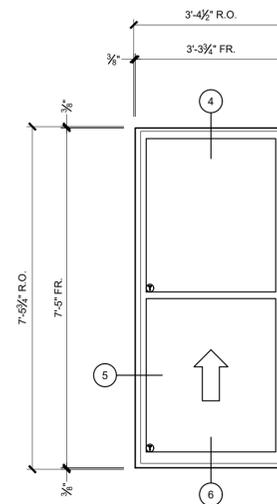
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RIGHT 2nd 1
LINE # 61 QTY



RIGHT 2nd 1
LINE # 62 QTY

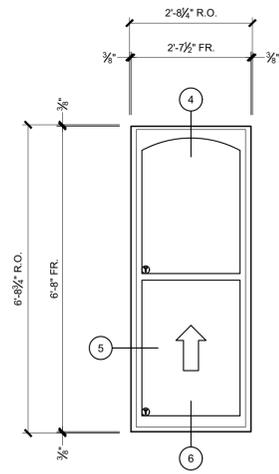


RIGHT 3rd 1
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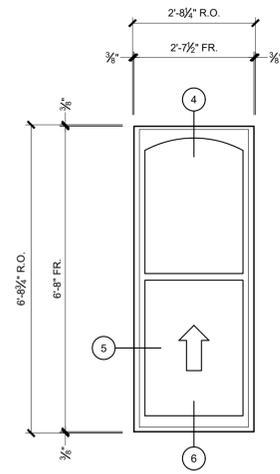
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INSTALLATION SHOP DRAWING FOR
51 SHERMAN STREET
LOCATION: DEADWOOD, SOUTH DAKOTA
ARCHITECT: -

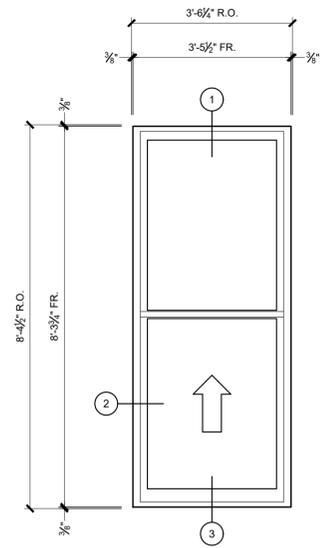
ORIGINAL: 07-19-2021
DRAWN BY: BMB
CHECKED BY: JPV
Project No.:
228261.01
SHEET:
02 OF 05



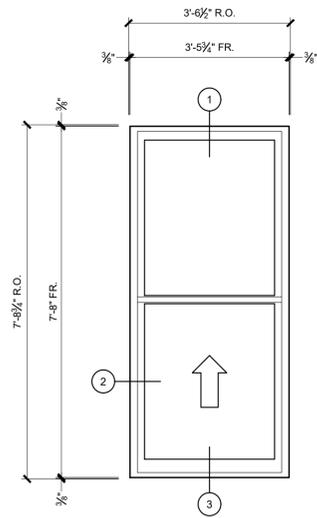
RIGHT 4th Stair 1
LINE # 64 QTY



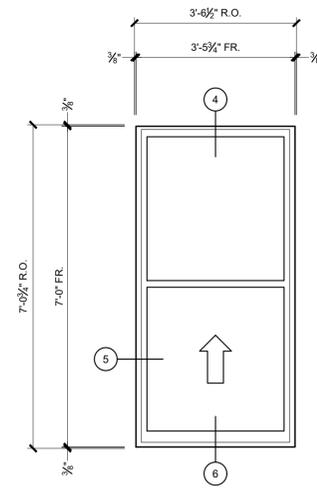
RIGHT 4th 2
LINE # 65 QTY



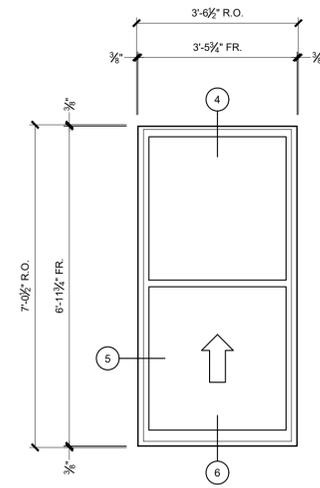
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LINE # 70 QTY



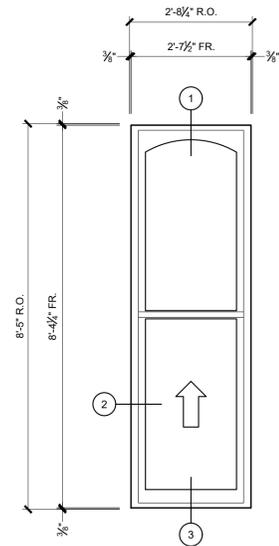
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LINE # 75 QTY



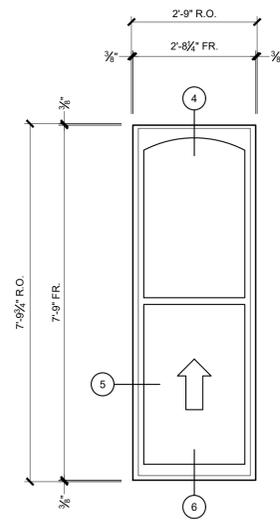
Rear Right 3rd 3
LINE # 80 QTY



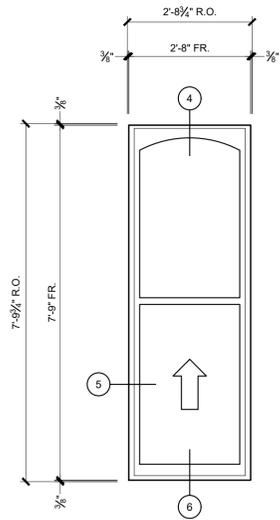
Rear Right 4th 3
LINE # 81 QTY



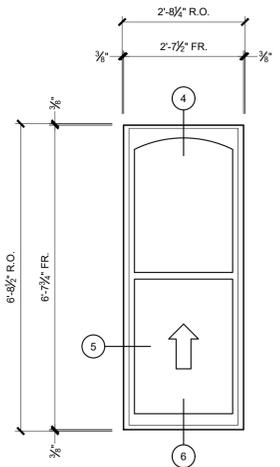
Rear Left 1st 2
LINE # 90 QTY



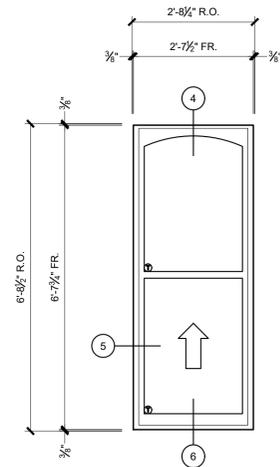
Rear 2nd left 8
LINE # 100 QTY



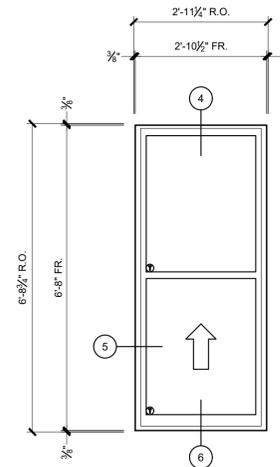
Rear 2nd Middle 6
LINE # 101 QTY



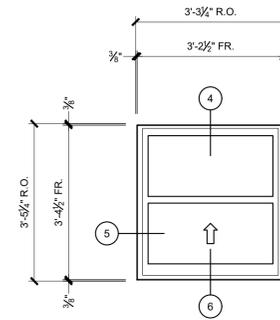
Rear Left 4th 4
LINE # 105 QTY



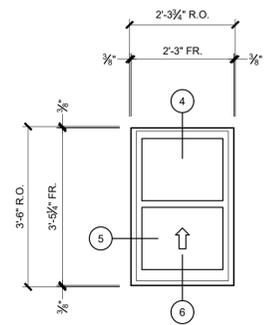
Rear 4th Patio 2
LINE # 110 QTY



Rear 4th Patio 1
LINE # 111 QTY



Rear 4th Patio 2
LINE # 115 QTY



Rear 4th Patio 2
LINE # 120 QTY

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INSTALLATION SHOP DRAWING FOR
51 SHERMAN STREET
LOCATION: DEADWOOD, SOUTH DAKOTA
ARCHITECT: -

ORIGINAL: 07-19-2021
DRAWN BY: BMB
CHECKED BY: JPV
Project No.:
228261.01
SHEET:
03 OF 05

SPECIFICATIONS

NOTE: CUSTOM ATTRIBUTES (IF ANY) WILL BE NOTED UNDER THE ELEVATION LABEL

Line #	Quote No.	Unit ID	Windowset Name	Exterior Material Type	Base Frame Depth	Exterior Finish	Interior Finish	Glass Strength	Insulated Glass Options	Low-E Glass Style	Gas Filled	Hardware Finish	Limited Opening Hardware	U-Factor	SHGC	VLT	Performance Class	Performance Grade
10	14215973	Left 4th and 3rd	Pella(R) Reserve Traditional Monumental Double-Hung	Wood	5 5/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.26	0.48	LC	25
11	14215973	Left 2nd	Pella(R) Reserve Traditional Monumental Double-Hung	Wood	5 5/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.25	0.48	LC	25
15	14215973	Left 3rd & 4th	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	30
20	14215973	Left 2nd	Pella(R) Reserve Traditional Monumental Double-Hung	Wood	5 5/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.26	0.48	CW	30
25	14215973	Left 2nd	Pella(R) Reserve Traditional Monumental Double-Hung	Wood	5 5/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.26	0.48	CW	30
30	14215973	Front 4th	Pella(R) Reserve Traditional Monumental Double-Hung	Wood	5 5/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.26	0.48	LC	25
35	14215973	Front 4th	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	40
40	14215973	Front 3rd	Pella(R) Reserve Traditional Monumental Double-Hung	Wood	5 5/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.26	0.48	LC	25
45	14215973	Front 3rd Middle	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	30
46	14215973	Front 3rd Right	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	30
50	14215973	Front 2nd Middle	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	30
51	14215973	Front 2nd Right	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	30
55	14215973	Front 2nd	Pella(R) Reserve Traditional Monumental Double-Hung	Wood	5 5/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.25	0.48	LC	25
60	14215973	RIGHT 2nd	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	45
61	14215973	RIGHT 2nd	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Tempered	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	45
62	14215973	RIGHT 2nd	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Tempered	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	45
63	14215973	RIGHT 3rd	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Tempered	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	30
64	14215973	RIGHT 4th Stair	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Tempered	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	40
65	14215973	RIGHT 4th	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	40
70	14215973	Rear Right 1st	Pella(R) Reserve Traditional Monumental Double-Hung	Wood	5 5/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.26	0.48	CW	30
75	14215973	Rear Right 2nd	Pella(R) Reserve Traditional Monumental Double-Hung	Wood	5 5/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.26	0.48	CW	50
80	14215973	Rear Right 3rd	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	40
81	14215973	Rear Right 4th	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	40
90	14215973	Rear Left 1st	Pella(R) Reserve Traditional Monumental Double-Hung	Wood	5 5/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.26	0.48	CW	30
100	14215973	Rear 2nd left	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	30
101	14215973	Rear 2nd Middle	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	30
105	14215973	Rear Left 4th	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	40
110	14215973	Rear 4th Patio	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Tempered	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	40
111	14215973	Rear 4th Patio	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Tempered	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	40
115	14215973	Rear 4th Patio	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	45
120	14215973	Rear 4th Patio	Pella(R) Reserve Traditional Single-Hung	Wood	4 3/8"	Primed	Primed	Annealed	Low-E	Advanced Low-E Insulating Glass	Argon	Brown	Limited Opening Hardware	0.28	0.28	0.53	CW	45



REV:	DATE:						
REV:	DATE:						

INSTALLATION SHOP DRAWING FOR
51 SHERMAN STREET
 LOCATION: DEADWOOD, SOUTH DAKOTA
 ARCHITECT: -

ORIGINAL: 07-19-2021
 DRAWN BY: BMB
 CHECKED BY: JPV
 Project No.:
228261.01
 SHEET:
04 OF 05

DATE:					
REV:	▲	▲	▲	▲	▲
DATE:					
REV:	▲	▲	▲	▲	▲

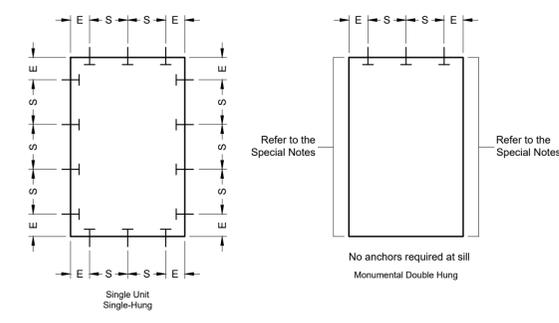
INSTALLATION SHOP DRAWING FOR
51 SHERMAN STREET
LOCATION: DEADWOOD, SOUTH DAKOTA
ARCHITECT: -

ORIGINAL: 07-19-2021
DRAWN BY: BMB
CHECKED BY: JPV
Project No.:
228261.01
SHEET:
05 OF 05

- DETAIL KEYNOTES**
- BC :** BUILDING COMPONENTS (BY OTHERS)
 - BC05.02 LEVEL OPENING SILL PRIOR TO UNIT INSTALLATION. PROVIDE IMPERVIOUS SHIMS 1/2" FROM EACH OPENING JAMB AND AT WINDOW MULLION AS REQUIRED. FOR VINYL WINDOWS, ADD SHIMS SO MAXIMUM SPACING IS 18".
 - BC05.10 SHIM AS REQUIRED AT ANCHORAGE LOCATIONS. (DO NOT OVER SHIM)
 - FC :** FASTENING COMPONENTS
 - FC01.27 PRE-DRILL PILOT HOLES AND ANCHOR UNIT TO OPENING WITH #8 x 3 1/8" FINISH HEAD WOOD SCREWS SPACED WITHIN 6" OF OUTSIDE EDGE AND 16" ON CENTER MAXIMUM. CAUTION: SHIM AT ANCHORAGE LOCATIONS. DO NOT BOW WINDOW FRAME.
 - TM :** THERMAL AND MOISTURE PROTECTION
 - TM03.01 WATER RESISTANT BACKER ROD AND SEALANT.

CC1

TYPICAL SPACING OF FRAME SCREWS AT FRAME AND SILL

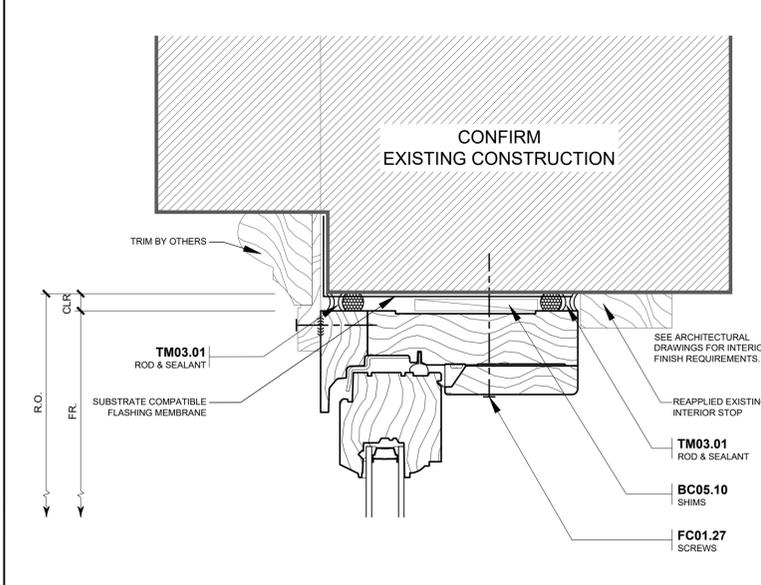


Product	Anchor Through Frame Spacing		Fastener	Special Notes
	Edge Spacing (E)	Max. Intermediate Spacing (S)		
Double- or Single-Hung	6"	16"	#8 X 3" Finish Screw	
Monumental DH ->54" x 96"	6" (Head)	16" (Head)	#8 x 3" Screw	Remove sashes and jamb liners. Drive 1 screw through each jamb liner support clip (top, bottom, checkrail and center of each sash). Drive 2 additional screws through the frame (or secure clips) 3" above and below the checkrail on each jamb. Drive additional screws through the frame (or secure clips) centered between each jamb liner support clip.

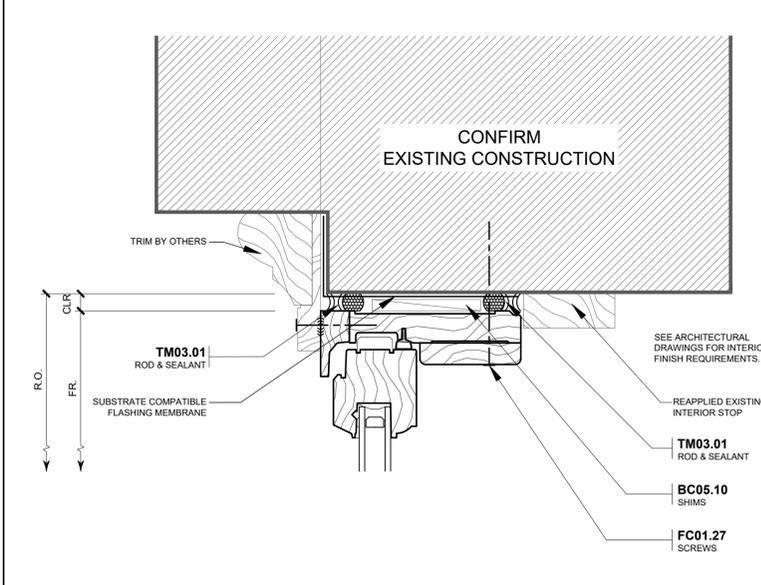
* For light gauge steel framing, use #10 self-drilling/self-tapping screws. For concrete or masonry, use 3/16" masonry screws with 1-1/4" min. embedment.

CLAD ANCHOR THROUGH FRAME INSTALLATION

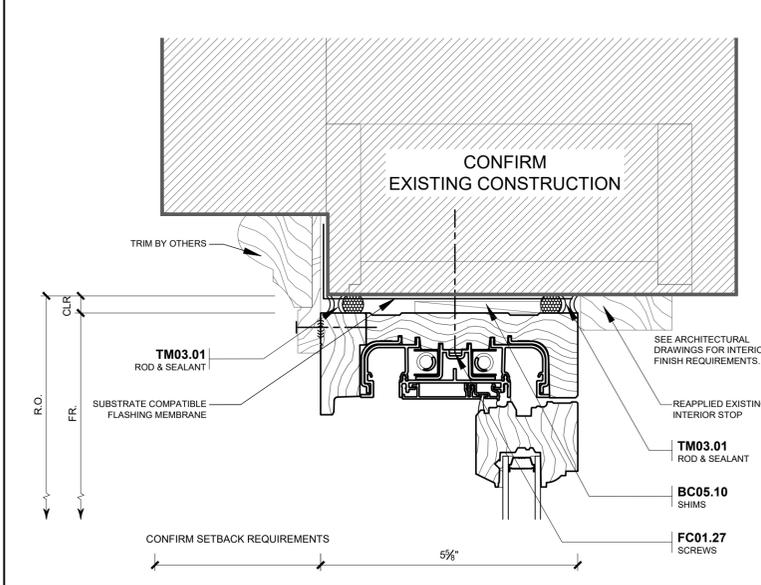
TYPICAL DETAILS APPLY UNLESS OTHERWISE SPECIFIED



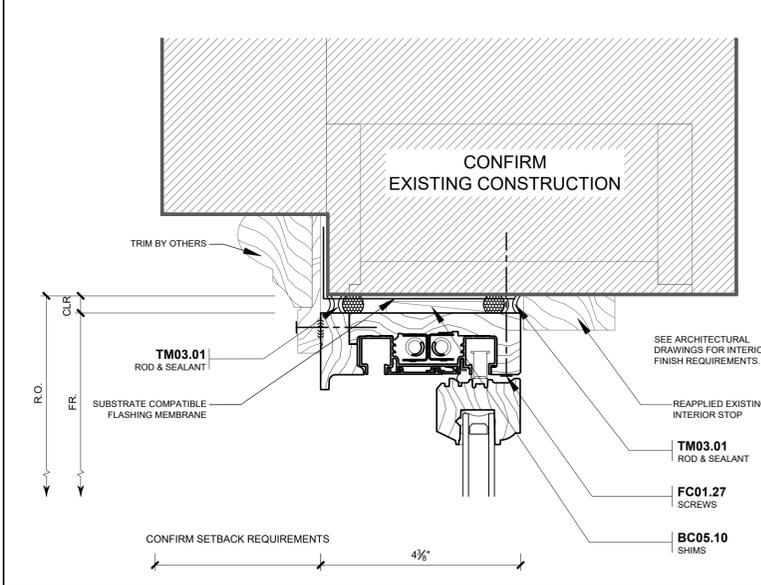
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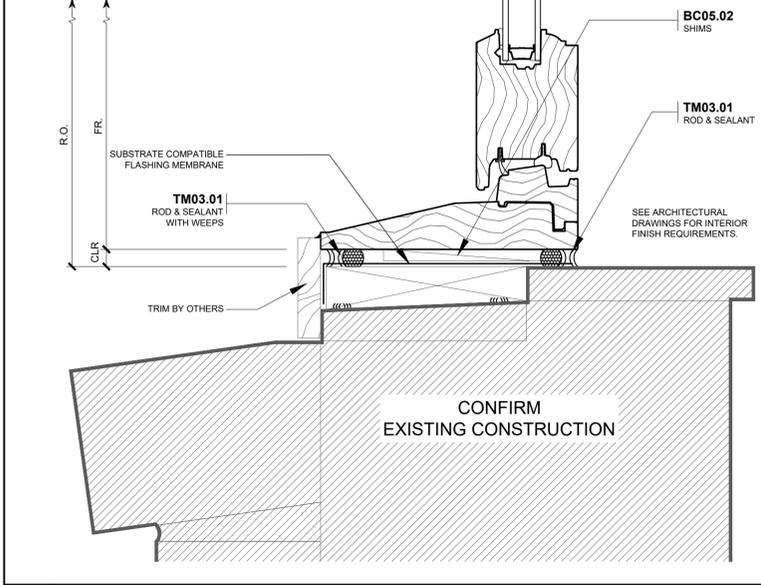
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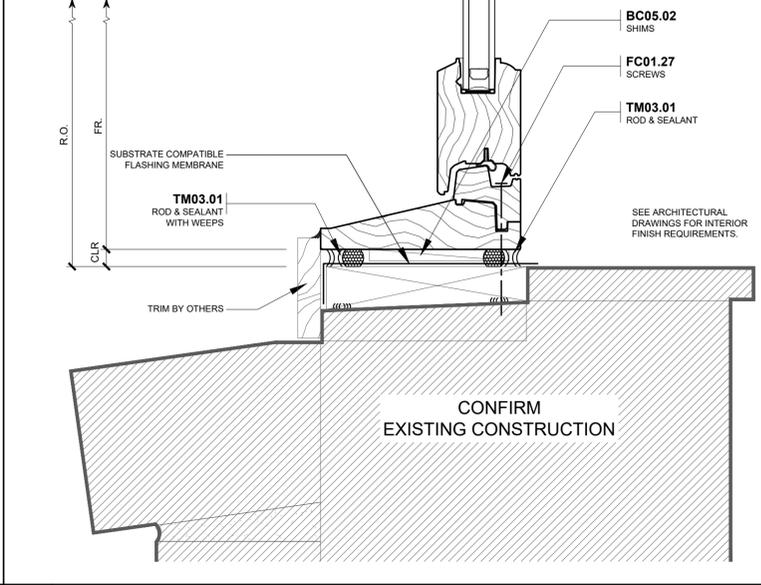
2 JAMB
REF. ARCH. DWG. -



5 JAMB
REF. ARCH. DWG. -



3 SILL
REF. ARCH. DWG. -



6 SILL
REF. ARCH. DWG. -