Certificate of Appropriateness Placard
for Raleigh Historic Resources

417 N BLOUNT STREET
Address

BLOUNT STREET
Historic District

HIGGS-COBLE-HELMS HOUSE
Historic Property

061-17-MW
Certificate Number

03-31-2017
Date of Issue

09-30-2017
Expiration Date

Project Description:
- Change exterior paint colors;
- replace non-historic windows;
- reinstall new wood replica windows and trim;
- alter rear porch;
- remove railing;
- install HVAC equipment;
- alter downspouts;
- alter front 2nd level bay;
- install lift;
- alter roof covering;
- alter steps;
- alter vents.

This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the Inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature,
Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

DEVELOPMENT SERVICES DEPARTMENT

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831

☐ Minor Work (staff review) – 1 copy
☐ Major Work (COA Committee review) – 10 copies
☐ Additions Greater than 25% of Building Square Footage
☐ New Buildings
☐Demo of Contributing Historic Resource
☐ All Other

☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 588033
File # 061-17-MW 2
Fee $279
Amount Paid $279
Received Date 3/16/17
Received By ACH 3/16/17

Property Street Address: 417 N Blount St.

Historic District: North Blount Street

Historic Property/Landmark name (if applicable): Higgs-Coble-Helms House

Owner's Name: EBW – Raleigh, LLC

Lot size 0.35 acre (width in feet) 74' (depth in feet) 207.6'

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys (Label Creator).

<table>
<thead>
<tr>
<th>Property Address</th>
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</table>
I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant: Brandy Thompson

Mailing Address: 311-200 W Martin St

City: Raleigh State: NC Zip Code: 27601

Date: 02/28/2017 Daytime Phone: 919-821-2775

Email Address: bthompson@clearscapes.com

Applicant Signature

Office Use Only

Type of Work

<table>
<thead>
<tr>
<th>59</th>
<th>67</th>
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<tbody>
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<td>50</td>
<td>40</td>
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<td>17</td>
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Will you be applying for rehabilitation tax credits for this project? ☒ Yes ☐ No

Did you consult with staff prior to filing the application? ☒ Yes ☐ No

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Changes to Building Exterior - Wood</td>
<td>Exterior renovations to include new metal roof, repair/replacement of deteriorated wood siding, trim, and decorative features, removal of existing rear porch infill and installation of new, smaller porch infill, replacement of deteriorated non-contributing stairs and railing at rear porch, removal of non-contributing railing atop front porch, removal of non-contributing shed element, reconfiguration of non-contributing exterior walls where historic tower element once stood, reconfiguration of non-contributing windows to historical location, configuration, and profiles, reconfiguration of non-contributing windows to be compatible with historical windows, replacement of existing mechanical and electrical equipment on site, rework of existing roof drainage piping to be concealed underground.</td>
</tr>
<tr>
<td>3.2</td>
<td>Changes to Building Exterior – Masonry</td>
<td></td>
</tr>
</tbody>
</table>
Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until 9/30/17. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) [Signature] Date 3/31/17

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
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</thead>
<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</td>
<td>YES</td>
</tr>
</tbody>
</table>

Minor Work (staff review) – 1 copy

Major Work (COA Committee review) – 10 copies

1. **Written description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)

2. **Description of materials** (Provide samples, if appropriate)

3. **Photographs** of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.

4. **Paint Schedule** (if applicable)

5. **Plot plan** (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.

6. **Drawings** showing existing and proposed work
   - [ ] Plan drawings
   - [ ] Elevation drawings showing the façade(s)
   - [ ] Dimensions shown on drawings and/or graphic scale (required)
   - [ ] 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.

7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.

8. **Fee** (See Development Fee Schedule)
MINOR WORK APPLICATION

Higgs-Coble-Helms

March 6, 2017

Description:

This application is for work to occur at the Higgs-Coble-Helms House at 417 N Blount St., a City of Raleigh Historic Landmark. The two-story structure constructed in 1878 is "Eclectic Victorian" in style, with additions on the front and north side. These additions were added sometime after 1950, after a major fire destroyed the historic tower feature and portions of the front of the house. The basically T-shaped plan features gable roofs with splayed ends. One-story half-hexagonal bay windows with bracketed cornices occur at the gable end elevations of the house on the north, east, and south elevations. Second story windows feature projecting pediments supported by brackets. A formal front porch faces N Blount Street and features single chamfered posts on pedestals with urn-shaped balustrades; a section of this porch was enclosed after the fire. A smaller utilitarian porch extends off the rear of the building (west façade) and is currently enclosed with lattice. The original posts are missing from the rear porch.

The proposed work on the Higgs-Coble-Helms house entails replacing the 6 over 6 double-hung windows used in the later additions and porch enclosure with new 2 over 2 double-hung windows. While compatible with the original windows, these new windows are distinct from the historic windows in 2 ways. First, they have a simple flat casing, unlike the ornatelly pedimented upper level windows or the integrally-trimmed bay windows of the gable ends. The proposed windows also do not feature decorative stools like the original windows. The windows are however harmonious with the original windows because they are of the same proportions and window type.

The front façade was reconstructed after the fire, and where the tower once stood, a wider but shorter enclosure was added featuring a shed roof. The proposed plan reduces the enclosure to match the footprint of the historic tower, and adds back new windows to match the historic windows in that area. The historic photograph included in this application shows the original tower and window elements.

The rear porch infill will also be removed and replaced with a wood and glass enclosure. The new enclosure will be recessed 3 feet further from the west edge of the porch roof than the existing lattice enclosure. A new wheelchair lift is also being added to the rear porch to provide the necessary accessibility for the structure. The existing metal roof will be replaced with a new painted standing seam shingle roof, similar in scale to the existing. Existing downspouts will also be replaced with new downspouts to match the existing. Deteriorated wood elements will be repaired or replaced with materials to match the existing where necessary, and the house will be fully repainted.
Little, Kyle

From: Brandy Thompson <bthompson@clearscapes.com>
Sent: Tuesday, March 14, 2017 4:22 PM
To: Little, Kyle
Cc: Tully, Tania
Subject: Re: Minor COA Higgs-Coble-Helms House
Attachments: PaintColorStudy_HCH.jpg

Kyle – I just realized I sent you a PSD file. See the attached JPEG file for the colors applied to the Higgs-Coble-Helms House.

Thank you,

BRANDY THOMPSON, AIA
CLEARSCAPES | 311-200 W. Martin Street | Raleigh, NC
27601 | 919.821.2775 | www.clearscapes.com

From: Brandy Thompson <bthompson@clearscapes.com>
Date: Tuesday, March 14, 2017 at 4:18 PM
To: "Little, Kyle" <Kyle.Little@raleighnc.gov>
Cc: "Tully, Tania" <Tania.Tully@raleighnc.gov>
Subject: Re: Minor COA Higgs-Coble-Helms House

Kyle,

We are having windows custom built by Stephenson’s Millwork to match the existing historic windows where we have photo documentation showing their location and configuration. Where we are replacing 6 over 6 windows and don’t have a photograph to show what was originally there, we are installing custom windows to match the sash and muntin profiles of the existing, but with simplified trim. Windows on the front of the house will be the same size as the historic windows. Windows on the side and rear elevations that are being replaced will use the size of the existing rough openings, but will replace the sashes with new ones. Would it be best for me to note the elevation drawings with the window dimensions, or would a window schedule work better?

As for the paint colors, we will be matching the colors on the attached photograph. See the attached rendering also for reference. I can bring paint chips by if you need them for the file. These colors are very similar to the existing paint colors.

Thank you,

BRANDY THOMPSON, AIA
CLEARSCAPES | 311-200 W. Martin Street | Raleigh, NC
27601 | 919.821.2775 | www.clearscapes.com

From: "Little, Kyle" <Kyle.Little@raleighnc.gov>
Date: Friday, March 10, 2017 at 10:56 AM
Tully, Tania

Tania,

Thank you for your review. Please see my responses to your requests below in CAPS. The following link contains all the spec sheets, drawings, and photographs you requested. Please let me know if you have additional questions.

http://external.clearscapes.net/_tvhgd68l5Ua5pR

Thanks Again!

BRANDY THOMPSON, AIA
CLEARSCAPES | 311-200 W. Martin Street | Raleigh, NC
27601 | 919.821.2775 | www.clearscapes.com

From: "Tully, Tania" <Tania.Tully@raleighnc.gov>
Date: Thursday, March 30, 2017 at 2:41 PM
To: Brandy Thompson <bthompson@clearscapes.com>
Cc: "Robb, Melissa" <Melissa.Robb@raleighnc.gov>
Subject: 411 N Blount Street - Minor Work COA

Hi Brandy –

I have reviewed the Minor Work COA application and all of the proposed items appear to meet the Design Guidelines. There are a few items for which there is insufficient detail to issue the blue placard. Information needed and questions are listed below.

1. Close-up photo of existing windows/trim being matched.

   SEE LINK

2. Exact footprint of rear deck/stair/lift.

   SEE LINK

3. Metal roof specs or close-up photo of roof being matched.

   SINCE SUBMITTING OUR APPLICATION, THE OWNER HAS DETERMINED THAT THE EXISTING METAL ROOF IS SALAGABLE. SEE ATTACHED A RECOATING PRODUCT AND COLOR PROPOSED FOR THE ROOF. LOW-SLCPPE ROOFS WILL RECEIVE NEW ROOFING TO MATCH THE EXISTING.
4. New storm windows.

THE OWNER HAS DECIDED TO INSTALL INTERIOR STORM WINDOWS IN LIEU OF THE EXTERIOR STORM WINDOWS PROPOSED IN THE APPLICATION.

5. Specific mechanical units.

SEE LINK

6. Specific wheelchair lift.

SEE LINK

7. Notation “S” on pages A1.1 and A1.2 says “Remove roof, wall, door and foundation of shed.” To what does this refer?

DISREGARD THIS NOTE. IT IS NOT USED.

With the information requested I can approve the COA and issue the blue placard. If the details for items 4-6 are not available at this time a new minor work COA can be filed for the following:

1. New storm windows – removal of existing can be approved as submitted
2. Specific mechanical units – locations can be approved as submitted
3. Specific wheelchair lift – location and footprint can be approved as submitted

Let me know if you have any questions. I’m available via phone after 3 today.

Best,

Tania

Tania Georgiou Tully, Planner II
Historic Preservation
Urban Design Center
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

There are new Major Work COA application deadlines!
COA process information is available here.

“E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official.”
Location Map - NPS Certified Blount Street Historic District Boundaries (Raleigh, NC)
Existing Site Boundary Survey
Color Chart

Preservation Products elastomeric coatings are available in a wide variety of colors for roofing products (HP-1000 and HP-5000) and wall coatings (AF-135).

General Roofing Colors

**Color Code 1 – Standard Colors**
- Aluminum Gray
- Concrete Gray
- White

**Color Code 2 – Iron Oxide Colors**
- Barn Red
- Black
- Bronze
- Red
- Slate Gray
- Tan
- Terra Cotta

**Color Code 3 – Chromium Oxide/ Organic Colors**
- Forest Green
- Patina Green
- Green Leaf
- Williamsburg Blue

Pastel Colors
- Antique White
- Manor White
- Franklin White
- Graystone
- Riverstone

Custom Colors

Preservation Products specializes in custom color formulation. Unlike other paints, custom color coatings by Preservation Products are formulated with the minimum amount of tints and colorants. We start from scratch and dry grind our pigments to ensure long term color retention and elastomeric properties. There may be minimum order requirements for special colors. Physical Color Chart Physical color charts are much more accurate and should be consulted for final color evaluation. For a physical color chart, please submit a request.
HP-3 ELASTOMERIC COATING SYSTEM

Installation Guidelines

DESCRIPTION
The HP-3 Elastomeric Coating System is a protective coating system designed for use on historic or vintage metal or "tin" roofs. It can also be used on other acceptable smooth surfaces. Consisting of multiple coats of Acrymax Elastomeric Coatings the HP-3 system cures to durable, weatherproof flexible coating system with superior durability and weatherability. The HP-3 Specifications will yield a final dry film thickness of 15-25 mils as described herein depending on the number of finish coats applied. In general the performance of elastomeric coating systems is enhanced when applied to achieve thicker dry film thickness.

Acrymax Coatings are waterborne materials that are safe and easy to apply. They provide an environmentally responsible method for roofing and weatherproofing applications.

APPLICATION EQUIPMENT
Acrymax coatings can be applied by brush, roller, or airless spray. Airless spray is the most efficient method of application where proper conditions and expertise exist. Spray equipment should be capable of 2500 – 3000 psi with output of 2 - 2.5 gallons per minute. A "Reverse-a-Clean" tip with .027 to .041 orifice size is recommended. Application by roller or brush may require additional coats to achieve uniform membrane thickness, but total material requirements will generally remain the same. Rollers should be medium or long nap. (3/4" recommended)

INSTALLATION
Installation of the HP-3 System is accomplished in three (3) basic steps:
1. Preparation and priming
2. Application of Elastomeric Coating System
3. Inspection

1) Preparation and priming
Acrymax coatings must have a clean surface to adhere to. Proper surface preparation is critically important for successful applications of all coating systems! All dirt, debris, oils, or other contaminants that can interfere with proper adhesion of coatings must be removed by the most effective method possible. High-pressure water is the recommended method when appropriate. Vacuuming, stiff brooming, wire-brushing, and low-pressure water washing also can be used. When high-pressure water washing is used it should be done at a pressure suitable to remove embedded dirt and contaminants without damaging the substrate that is being cleaned. Pressures of 2000-2500 psi are commonly used. Cleansers such as Trisodium Phosphate (TSP) or TSP substitutes that are suitable for paint preparation can be used as necessary. When cleansers are used make sure surfaces are thoroughly rinsed and no residue remains.

A tape test should be used to determine acceptability of the cleaned surface for coating application. This is done by applying masking tape to the surface to be coated, and then peeling off the tape. If the adhesive side of the tape shows contaminants that will interfere with the adhesion of the coatings, then further cleaning or use of a primer may be necessary. Priming is not a substitute for proper cleaning. Immediately prior to coating application dust that may collect on the roof surface should be blown off with blowers.

"Tin" or metal surfaces:
Any existing coatings on surfaces to be coated with Acrymax must be removed or if allowed to remain they must be firmly adhered and in good condition. Rust and Corrosion: It is very important to recognize that inadequate preparation of corroded metal surfaces can lead to premature failure of the coating system. Rust must be removed using the most rigorous method suitable for the particular job. Wire
brushing or sanding or other suitable methods must be done as necessary. Coatings must not be applied over loose untreated rust. After rust has been removed surfaces should be primed with HP-7000 Rust Inhibitive primer applied immediately after cleaning to prevent rust from reoccurring. HP-7000 should be applied at the rate of 1 gallon per 200-250 square feet. On roofs that exhibit minor or localized corrosion HP-7000 can be used to spot prime these areas. On other roofs HP-7000 may be required on the entire roof. All bare metal surfaces should be primed with a HP-7000 prior to applying coating system. Primer should only be used after thorough preparation of the surface to be primed. If severe rust is present it may be appropriate to use a rust converter on the rusted areas prior to using rust inhibitive primer. Consult Preservation Products for complete information on treatment of rusted metal.

**Existing asphalt roofs:**
Power washing at 2000-2500 psi is the best method for removing oxidation and contaminants from existing asphalt roofs. A low pressure wash with stiff brooming can be done if power washing is not possible. If after washing the surface still has a chalky finish then Acrymax AF-127 Primer should be used. AF-127 is applied at the rate of 200 – 250 square feet per gallon.

**Concrete surfaces:**
New concrete must be allowed to cure for 30 days. Power wash to remove all contaminants. If necessary acid etch with muriatic acid as per manufacturers instructions. After cleaning, prime surface with Acrymax AF-100 applied at the rate of 200 – 300 square feet per gallon.

**Preparation of other surfaces:**
Consult Preservation Products about preparation of other surfaces.

2) **Application of Coating System**

**Basecoat**
Apply basecoat of Acrymax HP-1000 at the minimum application rate of 1 gallon per 100 square feet.

**Finish Coat(s)**
For 15 mil total coating thickness (including basecoat) apply one finish coat of Acrymax HP-5000. For a 25 mil coating thickness apply 2 finish coats of Acrymax HP-5000. Minimum application rate 1 gallon per 100 square feet per coat.

3) **Inspection**
Inspect entire coated area and apply additional Acrymax Coatings as necessary to insure complete and uniform coverage.

**LIMITATIONS**
These are general guidelines for application of the Acrymax HP-3 System. The material requirements and number of coats may vary depending on the specific job requirements. If unusual conditions exist, contact PRESERVATION PRODUCTS INC. at 610-565-5755. Acrymax Fluid Applied Elastomeric roofing systems must be applied to structurally sound substrates. All surfaces must be clean and dry before application of coating system. The suitability of Acrymax coatings or systems for an intended use shall be solely up to the user. Drying time and coverage are not guaranteed. Acrymax roofing systems must not be applied over wet insulation or related materials. Failure of the substrate or failure of any existing coatings left remaining on surface that is coated does not constitute failure of the Acrymax coating or system. The Acrymax HP-3 System is designed for use on well drained roofs, however, it is acceptable for use where poor drainage causes temporary ponding. Acrymax Coatings should not be applied when rain or freezing temperatures are expected within 24 hours of application.

**WARRANTY**
Limited material warranties are available for the HP-3 System when all materials are used in strict accordance with all of Acrymax’s and Preservation Products written requirements and recommendations. The sole responsibility under this limited material warranty is for defective material and the only obligation shall be to either replace or refund the purchase price of the materials or part thereof proven to be defective. No statement by anyone may supersede this limited material warranty, except when done in writing by the Technical Service Office of Preservation Products in Media, PA.
Gain convenient, easy and reliable access with the Savaria Multilift, vertical platform lift. The Multilift easily accommodates a wheelchair with a capacity of up to 750 lbs. Built with durability in mind, the Multilift is up for the challenge of tough climate conditions. You can count on this lift for reliable performance and ease of operation. An ideal deck lift for home use, the Multilift is approved for certain commercial accessibility projects as well.
Savaria® Multilift VPL

**RELIABLE AND EASY ACCESS**

- ACME screw drive with back-up nut for strength and precision of movement
- Self-supporting base and tower structure houses mechanical components (42" not self supporting)
- Travels safely and smoothly at 8 feet per minute (.04m/s)
- Handles up to 750 lbs with 42/¼" side guard panels
- Constant pressure controls for operation with key access on car and call station;
- Underpan sensors to stop the lift if it senses an obstruction and emergency stop button on car
- Robust, non-skid, zinc-coated platform available in 3 standard sizes with an optional 36" and 42" wide platform (42" not self supporting)
- Automatic access ramp (16" residential, 24" commercial), field reversible to suit installation need
- Manual hand crank to lower or raise platform in case of power failure with optional battery back-up operating system to allow full functionality of the lift for emergencies
- Weather-resistant lock available for outdoor installations (Savaria WR-500 lock)
- Add optional grab rail, platform gate, fixed access ramp, 90-degree exit or emergency light and alarm on car

**SPECIFICATIONS**

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<tr>
<th>Applications</th>
<th>Residential (indoor/outdoor), Commercial* (U.S.A.)</th>
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<tbody>
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<td>Maximum travel distance</td>
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<tr>
<td>Platform sizes available (standard)</td>
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<tr>
<td>Speed</td>
<td>8 ft/min (.04 m/s)</td>
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<tr>
<td>Drive</td>
<td>1 hp 110 VAC, or optional 1 hp 24 volt battery back-up system</td>
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<tr>
<td>Warranty</td>
<td>36 months parts, ask dealer for details</td>
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*complies with ASME A17.1 (US), and B355 & B613 (Canada), state and local codes may differ, please consult your local Savaria dealer

The Savaria Multilift is also available to suit specific installation needs including enclosed units, mobile and three-gate applications.

**Talk to a Savaria dealer about how the Multilift can give you the access you need.**
Look inside the powerful, efficient, year round comfort of a Trane heat pump.

At the heart of every Trane heat pump, you'll find a Climatuff® compressor that's been tested in some of the most brutal conditions on earth. Because that's what it takes to be a Trane.

1 **ComfortLink™ II Communicating Control Board and Unique Refrigerant Cooled Inverter Drive**
   Powers the compressor and controls communication between components to optimize your comfort and efficiency.

2 **Climatuff® Variable Speed Compressor**
   The heart of Trane TruComfort™ technology automatically adjusts itself while maintaining constant and consistent speeds that avoid temperature swings in the home. Trane tested, tried and true.

3 **Compressor Sound Insulator**
   Reduces operating sound for a quieter home environment.

4 **All-Aluminum Spine Fin™ Coil**
   Designed to enhance airflow and heat transfer while resisting corrosion and leaks, far better than traditional copper and aluminum coils.

5 **WeatherGuard™ II Top (XV20i only)**
   Attractive, durable polycarbonate for lasting protection and unique quality design.

6 **DuraTuff™ Rustproof Basepan**
   Won't crack, corrode, rust or warp.

7 **Integrated Fan System**
   Unique blade-down design improves airflow, enhances performance and reduces sound levels.

8 **Full-Sided Louvered Panels**
   Galvanized steel panels protect internal components while preserving airflow efficiency.

9 **Powder-Paint Finish**
   Virtually indestructible for maximum protection against corrosion and rust, and years of reliable protection.

10 **WeatherGuard™ Fasteners**
    Zinc-coated for corrosion resistance and longer life.
## Trane TruComfort™ Variable Speed Inverter Compressor

<table>
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<th>XV20i</th>
<th>XV18</th>
<th>XL18i</th>
<th>XL16i</th>
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<td>70-72</td>
<td>71-75</td>
</tr>
<tr>
<td><strong>Woven Spine Fin™ Coil</strong></td>
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<tr>
<td><strong>Spine Fin™ Coil</strong></td>
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<tr>
<td><strong>Variable Speed Fan Motor</strong></td>
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<td><strong>Swept Fan Blade</strong></td>
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<tr>
<td><strong>High SEER Efficiency (up to)</strong></td>
<td>21.00</td>
<td>18.00</td>
<td>18.00</td>
<td>17.00</td>
<td>17.25</td>
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<td>15.00</td>
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<tr>
<td><strong>High HSPF Efficiency (up to)</strong></td>
<td>10.00</td>
<td>10.00</td>
<td>9.50</td>
<td>9.60</td>
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<tr>
<td><strong>Refrigerant</strong></td>
<td>R-410A</td>
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<tr>
<td><strong>12 Year Limited Warranty on Compressor with registration</strong></td>
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<tr>
<td><strong>10 Year Limited Warranty on Compressor with registration</strong></td>
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<tr>
<td><strong>10 Year Limited Warranty on Outdoor Coil with registration</strong></td>
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<tr>
<td><strong>10 Year Limited Warranty on Internal Functional Parts with registration</strong></td>
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*Registered Limited Warranty terms are available when you register within 60 days of installation. You can register online at Trane.com or by phone at 800-554-6413, otherwise Trane’s Base Limited Warranty terms will apply. Base Limited Warranty information on specific products can be found on Trane.com. Ask your dealer for full warranty information at time of purchase. Warranties for residential and multi-family use only, some exclusions may apply.

**XV20i/XV18 vary speed in 1/10 of 1% increments.

### XV

**XV20i/XV18** Trane TruComfort™ Variable Speed systems maintain a consistent temperature with maximum efficiency by automatically making minor, continuous adjustments in output all day long, all night long. By using its precise 750 incremental stages, the result is efficient, affordable and reliable comfort, like you have never seen before. Installed as part of a qualifying system, most models are ENERGY STAR® qualified.

### XLI

**XL18i** Two-stage heating and cooling prevent temperature swings, while providing superior efficiency, and the XL18i is potentially ENERGY STAR® qualified when installed as part of a matched Trane system.

**XL16i** The XL16i is hardworking, efficient, quiet, and most are ENERGY STAR® qualified when installed as part of a matched Trane system.

### XR

**XR17** With the XR17 you'll enjoy long life and incredible reliability thanks to the two-stage Climastuff® compressor and patented, leak-and-corrosion-resistant Spine Fin™ coil. Installed as part of a qualifying system, most models are ENERGY STAR® qualified.

**XR16 / XR15** The Climastuff® compressor and patented, leak-and-corrosion-resistant Spine Fin™ coil in the XR15 and XR16 deliver years of trouble-free comfort. When installed as part of a qualifying system, most models are even ENERGY STAR® qualified.

**XR14** The XR14 uses energy wisely thanks to the reliable combination of Trane’s Climastuff® compressor and all-aluminum Spine Fin™ coil.
**P-SERIES**  
PKA-A18HA6 & PUZ-A18NHA6 (-BS)  
18,000 BTU/H WALL-MOUNTED HEAT-PUMP SYSTEM

<table>
<thead>
<tr>
<th>Job Name:</th>
<th>System Reference:</th>
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</table>

**UNIT OPTION:**
- Standard Model ............................................. PKA-A18HA6
- Seacoast (BS) Model ........................................... PUZ-A18NHA6-BS

**ACCESSORIES:**
- Indoor Unit
  - Condensate Pump (BlueDiamond X87-711/721; 115/230V)
  - Condensate Pump (Sauermann SI30-115/230; 115/230V)
  - Disconnect Switch (TAC-M3080)
  - Wireless Remote Controller (PAR-FL32MA-E)
  - Wireless Signal Receiver (PAR-FA32MA-E)
- Outdoor Unit
  - Wind Baffle (VE6-PA1)*
  - Air Outlet Guide (PAC-SG358G-E)
  - Mounting Base (QMSMS1201)
  - Wall Bracket (QSW52000M-1)
- Controls
  - Wireless Controller (MHK1)
  - Advanced Wired Controller (PAR-31MAA)
  - Simple Wired Controller (PAR-YT53CRAU)
  - M-NET Adapter (PAR-SF33MA-E)
  - Temperature Sensor (PAR-SE41TS)

**SPECIFICATIONS:**

### Electrical Power Requirements
- **Minimum Circuit Ampacity (MCA)**
  - Indoor / Outdoor: A / 1 / 13

### Airflow Rate (Low-Mid-High)
- **Indoor (Cooling)**
  - DRY: 320-370-425 CFM
  - WET: 290-335-380 CFM
  - Outdoor DRY: 1,200 CFM

### Sound Pressure Level
- **Indoor (Low-Mid-High)**
  - Cooling: 36-40-43 dB(A)
  - Heating: 46-47 dB(A)

### External Dimensions
- **Indoor (H x W x D)**
  - 11-5/8 x 35-3/8 x 9-13/16 (295 x 898 x 249)
- **Outdoor (H x W x D)**
  - 23-5/8 x 31-1/2 x 11-13/16 + 7/8 (600 x 800 x 300 + 23)

### Net Weight
- **Indoor**: 29 (13) Lbs (Kg)
- **Outdoor**: 91 (41) Lbs (Kg)

### Refrigerant
- R410A; 3lbs., 12oz.

**Specifications are subject to change without notice.**

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NOTES:
SEACOAST PROTECTION
- External Outer Panel: Phosphate coating + Acrylic/Galvanal coating
- Fan Motor Support: Epoxy resin coating (at edge face)
- Separator Assembly : Valve Bed: Epoxy resin coating (at edge face)
- Screws (used outer side): Zinc coated coating 5µm + Polyvinylidene chloride coating

"Blue Fin" treatment is an anti-corrosion treatment that is applied to the condenser coil to protect it against airborne contaminants.

MITSUBISHI ELECTRIC
COOLING & HEATING

1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4622 www.mehvac.com

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FORM# PKA-A18HA6 - PUZ-A18NHA6 (-BS) - 201511
Specifications are subject to change without notice.
DEMO & REPAIR GENERAL ELEVATION NOTES

1. Remove existing paint and prep surface to new primer and paint. Paint type and color TBD.
2. Repair and paint brick chimneys, stoves, fireplaces, and turrets. Repair all paint from head to bottom. Ensure neat joints and edges.
3. Remove existing plaster. Replace with drywall sheeting or metal and wire mesh as required.
4. Replace exist ing shingles. Apply new shingles properly and use shingles appropriate for area.
5. Revisit areas with moisture issues. Apply new roof shingles as required.
6. Repair and replace deck railings, steps, and doors.

DEMO & REPAIR ELEVATION KEY NOTES

1. Barren or deteriorated stucco. Replace with dry-mix mortar to match stucco profile, color, texture, and surface finish when required.
2. Replace existing door. Ensure new door is weather-stripped and meets code requirements.
3. Remove existing shingles and repair with new shingles. Make sure existing roof is properly supported.
4. Repair damaged trim, fascia, and soffits. Replace with new materials as required.
5. Replace existing windows and doors. Ensure new window and door meet code requirements.

CABLE-HELM RENOVATION

Project Title: 3

A1.1
2/2, BACK BANDED CASING = HISTORIC
2/1, FLAT CASING = NEW