

**DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU**

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2025-SDD-43 (GT)

MINOR PERMIT: SPECIAL DISTRICT PERMIT (Waikīkī)	
File Number:	2025-SDD-43
Project:	Foster Tower – Glazing Retrofit – Uniform Design Scheme (UDS)
Owner/Applicant:	AOAO Foster Tower
Agent:	Annamaria Miru
Location:	2500 Kalākaua Avenue – Waikīkī
Tax Map Key:	2-6-026: 014
Zoning	Resort Mixed-Use Precinct (RMUP)
Date Accepted:	September 19, 2025

APPROVAL is granted to the Special District (SD) Minor Permit for major exterior alterations to establish a UDS for doors, windows, and lanai units for floors 2 through 24, in accordance with the application documents (received September 4, 2025), subject to the following conditions:

1. Except as required by the conditions of approval, herein, development of the site must be in general conformance with the approved Project, as described herein and shown on plans and drawings received September 4, 2025, (Exhibits A-1 through A-13). Any modification to the Project or approved plans will be subject to the prior review of and approval by the Director of the Department of Planning and Permitting (DPP). Minor modifications will be processed in accordance with the Revised Ordinances of Honolulu (ROH) Chapter 21, the Land Use Ordinance Section 21-2.20(k). Major modifications will require a new SD Minor Permit.
2. The UDS applies to all fixed glazing, operable windows, and sliding windows and doors, and lanai enclosures. The existing fixed glazing, operable windows, and sliding windows and doors, and lanai enclosures that have a different design from the UDS must comply with the UDS when replaced.
3. Exterior building materials, finishes, and colors must be non-reflective and subdued in appearance. Highly reflective materials, finishes, and colors are not permitted.

4. The building permit (BP) plans must be submitted to the DPP, Urban Design Branch (through the BP application process) for review and approval, and must show:
 - a. Notation of approved exterior materials, colors, and finishes.
 - b. Exterior building materials, colors, and finishes must be non-reflective and subdued in appearance.
 - c. Highly reflective materials, colors, and finishes are not permitted.
5. This SD Permit applies to all residential units (floors 2 through 24).
6. **The Applicant must obtain all necessary BPs within two years from the date of this approval, or the SD Permit shall be null and void.** For good cause, the Applicant may request to extend the time limit. The request for an extension must be submitted in writing, prior to the expiration of the SD Permit, and include justification for the extension.
7. Approval of the SD Permit must not be construed as an approval of any building/sign permit application; such applications are reviewed separately and must comply with applicable codes and regulations.
8. The Director may modify the conditions of this approval by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved Project have significantly changed so as to warrant a modification to the conditions of approval. In the event of noncompliance with any of the conditions set forth herein, the Director may terminate all uses approved under this permit or halt their operation until all conditions are met or may declare this permit null and void or seek civil enforcement.

Proposal

The Applicant proposes to renovate the exterior of the building and proposes a window and lanai enclosure UDS for units on floors 2 through 24 (see Exhibits A-1 through A-13). The exterior renovation includes new fixed glazing, operable windows, and sliding windows and doors, and lanai enclosures designed to match the existing glazing systems through similar frame thicknesses, glass types, and aluminum finishes. The Project will use a clear anodized finish and neutral colors with limited use of color-coated metal.

Site and Surrounding Area

The site is a 39,748-square-foot lot developed with the 25-story Foster Tower (multi-unit building). The site is located on the mauka – Diamond Head corner of Kalākaua and Kealohilani Avenues, in the RMUP of the Waikīkī SD (WSD). To the southwest of the property across Kalākaua Avenue is Kūhiō Beach. To the northwest across Kealohilani Avenue is the Alohilani Hotel and other commercial establishments. Adjacent to the northeast is a two-story apartment building, parking lot, and other commercial establishments. Adjacent to the southeast is the Saint Augustine by the Sea church and hotels along Kalākaua Avenue. All are in the RMUP of the WSD, except for Kūhiō Beach which is in the Public Precinct of the WSD.

Analysis

All projects within the WSD must support the objectives of the SD. The design of buildings and structures in the WSD should always reflect a Hawaiian sense of place, and be consistent with the general requirements and design controls of the WSD.

1. Objectives: The relevant objectives of the WSD are to:
 - a. Promote a Hawaiian sense of place at every opportunity.
 - b. Guide development and redevelopment in Waikīkī with due consideration to optimum community benefits. These shall include the preservation, restoration, maintenance, enhancement and creation of natural, recreational, educational, historic, cultural, community and scenic resources.
 - c. Provide for the ability to renovate and redevelop existing structures which otherwise might experience deterioration.
 - d. Encourage architectural features in building design, which complement Hawaii's tropical climate and ambience, while respecting Waikīkī's urbanized setting. The provision of building elements such as open lobbies, lanais, and sunshade devices is encouraged.

The exterior renovation will be designed to match the existing glazing systems by using similar frame thicknesses, glass types, and aluminum finishes. These updates preserve the architectural character of the building while enhancing it with new materials.

The proposed renovation of existing building will replace components that have been subject to many years of progressive deterioration. Establishing consistent

design guidelines for subsequent glazing retrofit projects ensures uniformity in materiality, proportion, and finish, therefore maintains architectural integrity.

This approval will establish a UDS and will ensure that the building elevations remain consistent, harmonious and compatible with the surrounding neighborhood. Requiring the individual unit owners to replace the doors, windows, and lanais following the UDS will result in visually pleasing building elevations, which will not detract from significant public views and the surrounding areas.

2. Other Relevant Standards: Pursuant to ROH Section 21-9.20-3, building permits must be obtained within two years of the issuant date of this permit, otherwise this permit is null and void. This is a condition of approval.

Conclusion

Considering the proposed alterations and the required conditions of approval, the proposal will support the objectives and comply with the design controls of the WSD.

Any party (to the case) wishing to appeal the Director's action must submit a written petition to the Zoning Board of Appeals (ZBA) within 30 calendar days from the date of mailing or personal service of the Director's written decision (ZBA Rules Relating to Procedure for Appeals, Rule 22-2, Mandatory Appeal Filing Deadline). Essentially, the ZBA's rules require that a petitioner show that the Director based her action on an erroneous finding of a material fact and/or that the Director acted in an arbitrary or capricious manner, or manifestly abused her discretion. Generally, the ZBA can only consider the evidence previously presented to the Director of the DPP. The filing fee for appeals to the ZBA is \$400 (payable to the City and County of Honolulu).

Failure to comply with ZBA Rules Chapter 22, Procedure for Appeals, may result in the dismissal of the appeal. Copies of the ZBA rules are available at the DPP website. Appeals should be addressed to:

Zoning Board of Appeals
c/o Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawai'i 96813

Should you have any questions, please contact Gerald Toyomura, of our Urban Design Branch, at (808) 768-8056 or via email at gtoyomura@honolulu.gov.

Enclosures: Exhibits A-1 through A-13

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.



Director
TITLE

November 5, 2025
DATE

This approval does not constitute approval of any other required permits, such as building or sign permits.

FOSTER TOWER - GLAZING RETROFIT

PROJECT DATA

PROJECT NAME FOSTER TOWER GLAZING RETROFIT
ADDRESS 2300 KALAKAUA AVE
 HONOLULU, HI 96815
SCOPE WAIKIKI SPECIAL DISTRICT PERMIT SET FOR:
 - REMOVAL AND REPLACEMENT OF VARIOUS WINDOWS AND DOORS
 - NEW WINDOW AND LAMINA ENCLOSURE SCHEMES FOR RESIDENTIAL UNITS ON 2ND-7TH LEVELS
 - NO SCOPE ON GROUND LEVEL
 - NO CHANGE IN EXISTING FLOOR AREA
TAK 2.6-076.014

LAND AREA ¹ LOT NO.	AREA (SF)
32	5,747
33	7,043
34	7,226
35	7,664
36	5,649
37	6,609
TOTAL LOT AREA	39,748 SF

¹REFERENCE: BEACH PARK APARTMENTS, DATED 1960-03-09.

CODES IBC 2018 WITH CITY AND COUNTY OF HONOLULU AMENDMENTS

WINDLOADS T10 MPH (3 SECOND GUST)
 EXPOSURE "C"
 IMPORTANCE FACTOR: 1.15

PROJECT TEAM LIST

CLIENT ACADE FOSTER TOWER
 2500 KALAKAUA AVE
 HONOLULU, HI 96815
 (808) 250-8433
 FOC_AKAWA@ACADE.COM | MANAGER@FOSTERTOWER.NET

ARCHITECT HIERARCHY LLP
 1189 FORT STREET MALL #201
 HONOLULU, HI 96813
 (808) 721-3411
 FOC_MONICA.ROH | AROH@HIERARCHY.NET

WINDOWS/BASE OF DESIGN

FIXED GLAZING 2.1/4" x 4.1/2"
FRAME THICKNESS SOLARBAN 70 CLEAR LOW-E COATING,
 1.1/16" IG, TEMPERED OVER TEMPER, OR
GLASS APPROVED EQUAL
 CLEAR ANODIZED

ALUMINIUM FINISH CLEAR ANODIZED

OPERABLE WINDOWS 2"
OPERABLE WINDOWS SOLARBAN 70 CLEAR LOW-E COATING,
FRAME THICKNESS 1.1/16" IG, TEMPERED OVER TEMPER, OR
GLAZING APPROVED EQUAL
 CLEAR ANODIZED

ALUMINIUM FINISH CLEAR ANODIZED

SLIDING WINDOWS 4" FRAME/2.1/8" SIGHTLINE
FRAME THICKNESS SOLARBAN 70 CLEAR LOW-E COATING,
GLAZING 1.1/16" IG, TEMPERED OVER TEMPER, OR
 APPROVED EQUAL
ALUMINIUM FINISH CLEAR ANODIZED

NOTE:
 1. THE OPERABLE PANELS MAY VARY IN LOCATION, AS LONG AS WHEN THE WINDOWS ARE IN THE CLOSED POSITION, THE MILLIONS LINE UP.
 2. ALL AWNING WINDOWS ARE TO HAVE A 4" LUMBER.

DOORS/BASE OF DESIGN

SLIDING DOOR 4.3/4" STANDARD 4" WITHOUT SCREEN
FRAME THICKNESS CLEAR ANODIZED
ALUMINIUM FINISH CLEAR ANODIZED

FINISH CLASS #1 CLEAR ANODIZED 1.0 MIS

MATERIALS
 - ALUMINIUM SHALL BE 6063-T6 ALLOY (TYPICAL)
 - ALL FASTENERS SHALL BE STAINLESS STEEL
 - DOW CORNING 795 STRUCTURAL SILICONE SEALANT AT PERIMETER AND JOINTS

SHEET INDEX

GENERAL

000 TITLE SHEET
 G-001 PROJECT INFORMATION

ARCHITECTURE

A-001 EXISTING SITE PLAN
 A-102 FLOOR PLAN - 2ND THRU 8TH FLOORS (1.4" WALLS)
 A-103 FLOOR PLAN - 9TH THRU 14TH FLOORS (1.1" WALLS)
 A-104 FLOOR PLAN - 15TH THRU 24TH FLOORS (8" WALLS)
 A-105 WEST (MAKAI) ELEVATION - KALAKAUA AVE.
 A-106 SOUTH (IDIAWOND) HEAD ELEVATION
 A-107 EAST (MAUKA) ELEVATION
 A-108 NORTH (EWA) ELEVATION - KEALOHILANI AVE
 A-109 ENLARGED ELEVATIONS - CONCEPTUAL DESIGN
 A-110 ENLARGED ELEVATIONS - CONCEPTUAL DESIGN
 A-111 DOOR TYPES & SCHEDULE
 A-112 WINDOW TYPES & SCHEDULE



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PROJECT INFO

2025-SDD-43 **EXHIBIT A-1**

G-001

FOSTER TOWER - GLAZING RETROFIT



PROPERTY LOT INFO

PER BEACH PARK APARTMENTS PERMIT SET DATED 1960-03-09

BUILDING PERMIT NO. 189658

PROPERTY ADDRESS 2500 KAIKAIUA AVE. HONOLULU HI 96815

TMK 2-6-026-014

ZONING RMX RESORT MIXED USE PRECINCT

SPECIAL DISTRICT WAIKIKI SPECIAL DISTRICT

FLOOD HAZARD X AREA OF MINIMAL FLOOD HAZARD

LAND AREA LOT NO.	SF
32	5,747
33	7,043
34	7,236
35	7,664
36	5,649
37	6,109
TOTAL LOT AREA	39,748 SF

WAIKIKI SPECIAL DISTRICT DEVELOPMENT STANDARDS

ALLOWABLE HEIGHT 220'-0"

ALLOWABLE FAR 1.0

SETBACK FRONT 15'-0" REAR AND SIDE 0'

TRANSITIONAL HEIGHT SETBACK N/A AS LONG AS STRUCTURE HEIGHT REMAINS BELOW 40'-0"

EXISTING SITE PLAN KEYNOTES

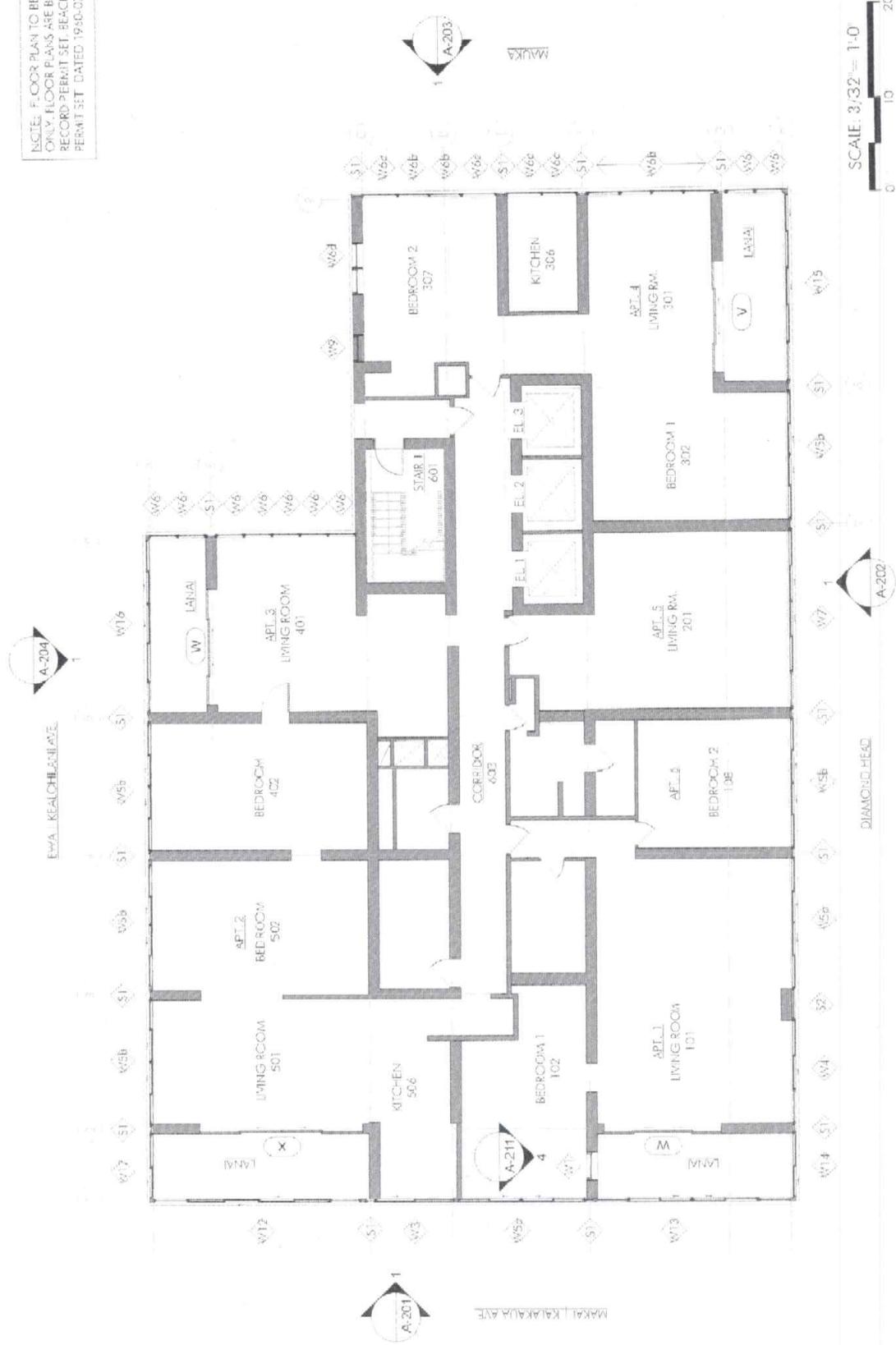
- 1 PROJECT SITE
- 2 EXISTING COVERED CONCRETE WALKWAY
- 3 EDGE OF PARADEE ABOVE
- 4 EXISTING SERVICE DRIVE



PER 2003 IUCO TABLE 2.1.9-5(B) WAIKIKI SPECIAL DISTRICT PRECINCT DEVELOPMENT STANDARDS

NOTE: PROJECT SCOPE DOES NOT INCREASE THE EXISTING FLOOR AREA.

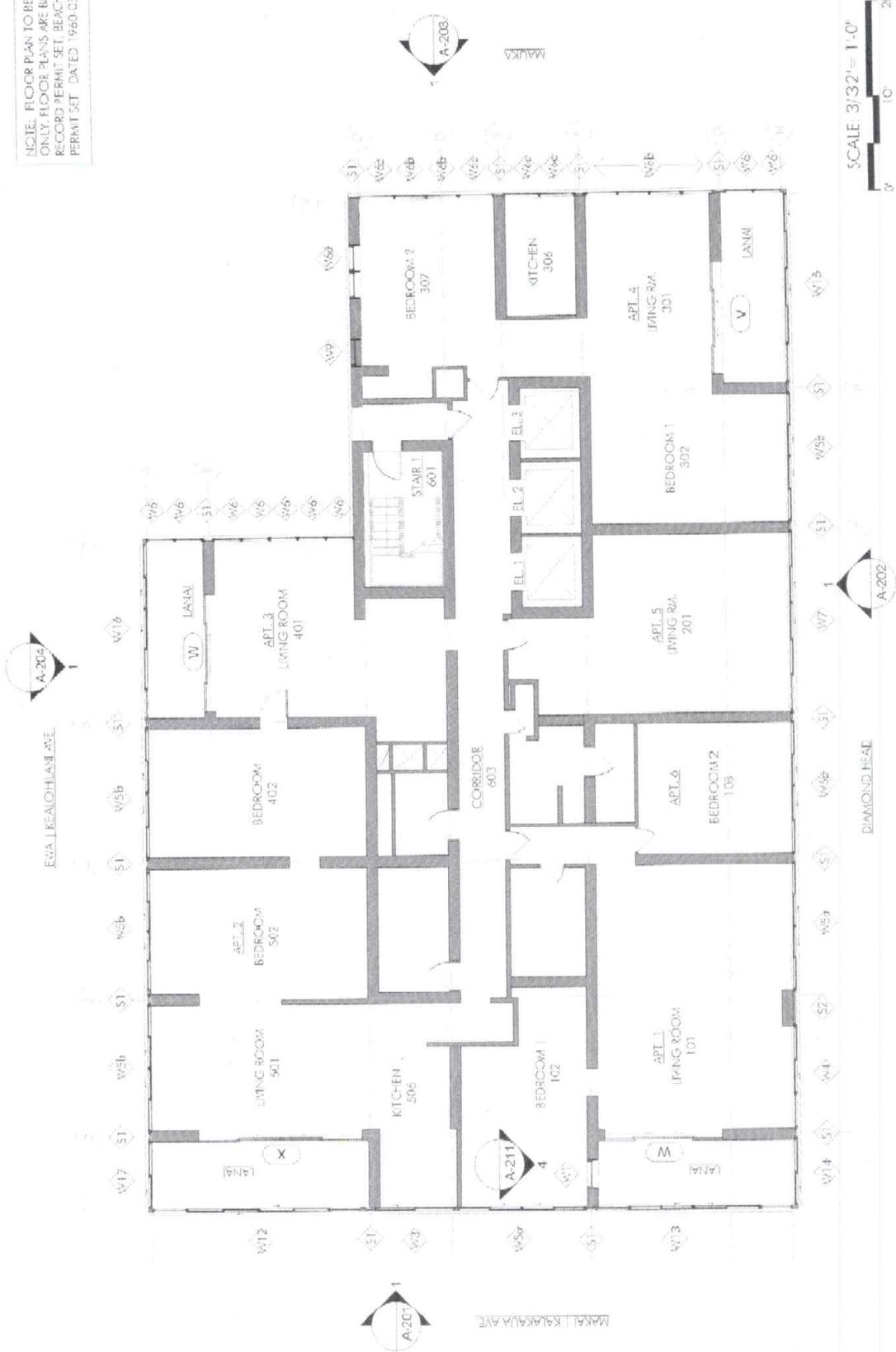
NOTE: FLOOR PLAN TO BE USED AS REFERENCE ONLY. FLOOR PLANS ARE BASED ON EXISTING RECORD PERMIT SET, BEACH PARK APARTMENTS PERMIT SET, DATED 1980-03-09.



7/21/25

FOSTER TOWER - GLAZING RETROFIT

NOTE: FLOOR PLAN TO BE USED AS REFERENCE ONLY. FLOOR PLANS ARE BASED ON EXISTING RECORD PERMIT SET, BEACH PARK APARTMENTS PERMIT SET DATED 1960-03-09.



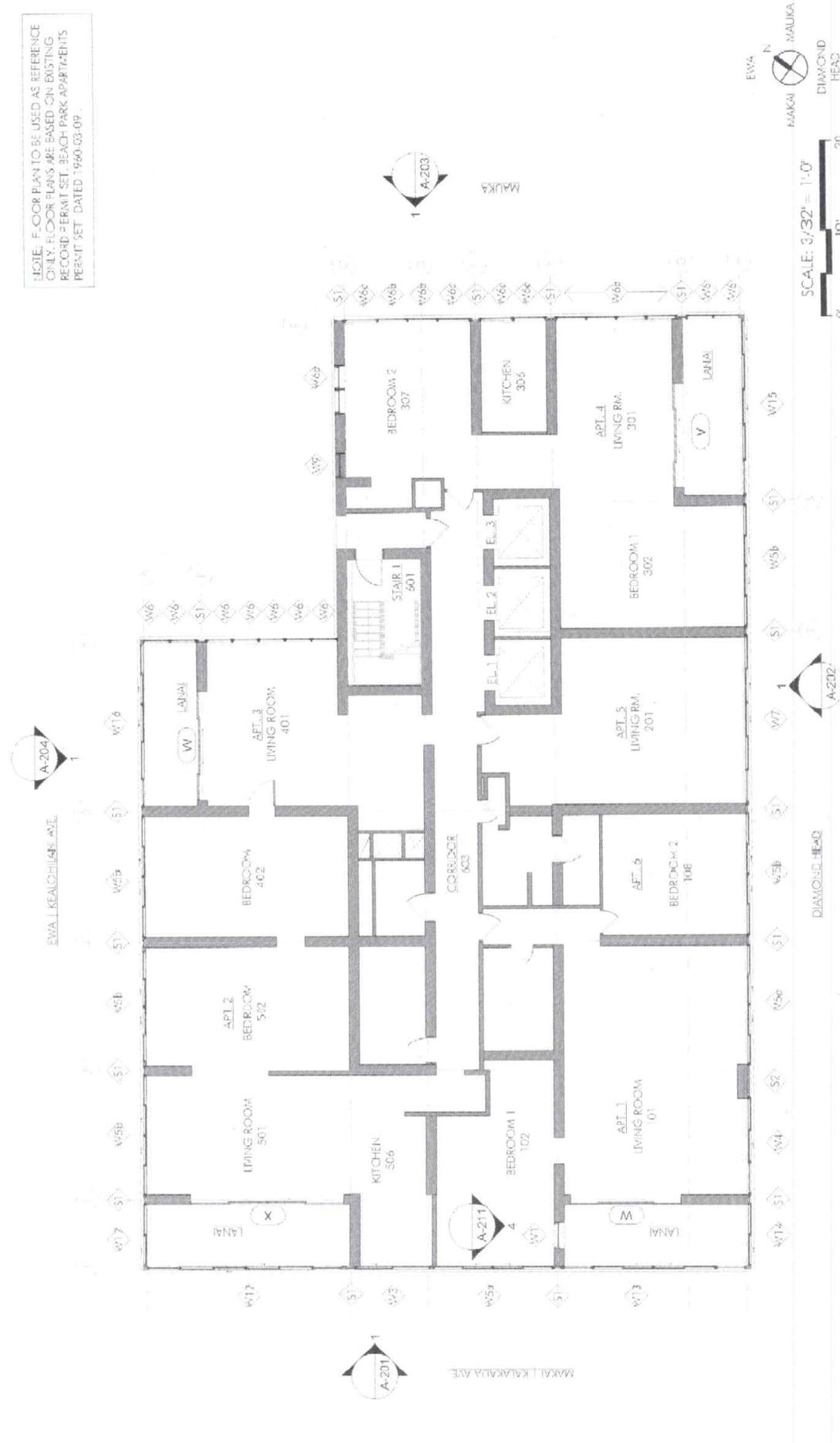
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FLOOR PLAN- 9TH THRU 14TH FLOORS (11" WALLS)

2025-SDD-43 **EXHIBIT A-4**

A-103

LEGISE: FLOOR PLAN TO BE USED AS REFERENCE ONLY. FLOOR PLANS ARE BASED ON EXISTING RECORD PERMIT SET, BEACH PARK APARTMENTS PERMIT SET, DATED 1960-03-09.



FOSTER TOWER - GLAZING RETROFIT

WINDOWS BASIS OF DESIGN

FIXED GLAZING
FRAME THICKNESS
GLASS

- 2-1/4" x 1-1/2" D
SOLARBAN 70 CLEAR LOW-E COATING,
1-1/16" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

ALUMINUM FINISH

OPERABLE WINDOWS
FRAME THICKNESS
GLAZING

- Z
SOLARBAN 70 CLEAR LOW-E COATING,
1-1/16" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

ALUMINUM FINISH

SLIDING WINDOWS
FRAME THICKNESS
GLAZING

- 4" FRAME/2-1/8" SIGHTLINE
SOLARBAN 70 CLEAR LOW-E COATING,
1-1/16" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

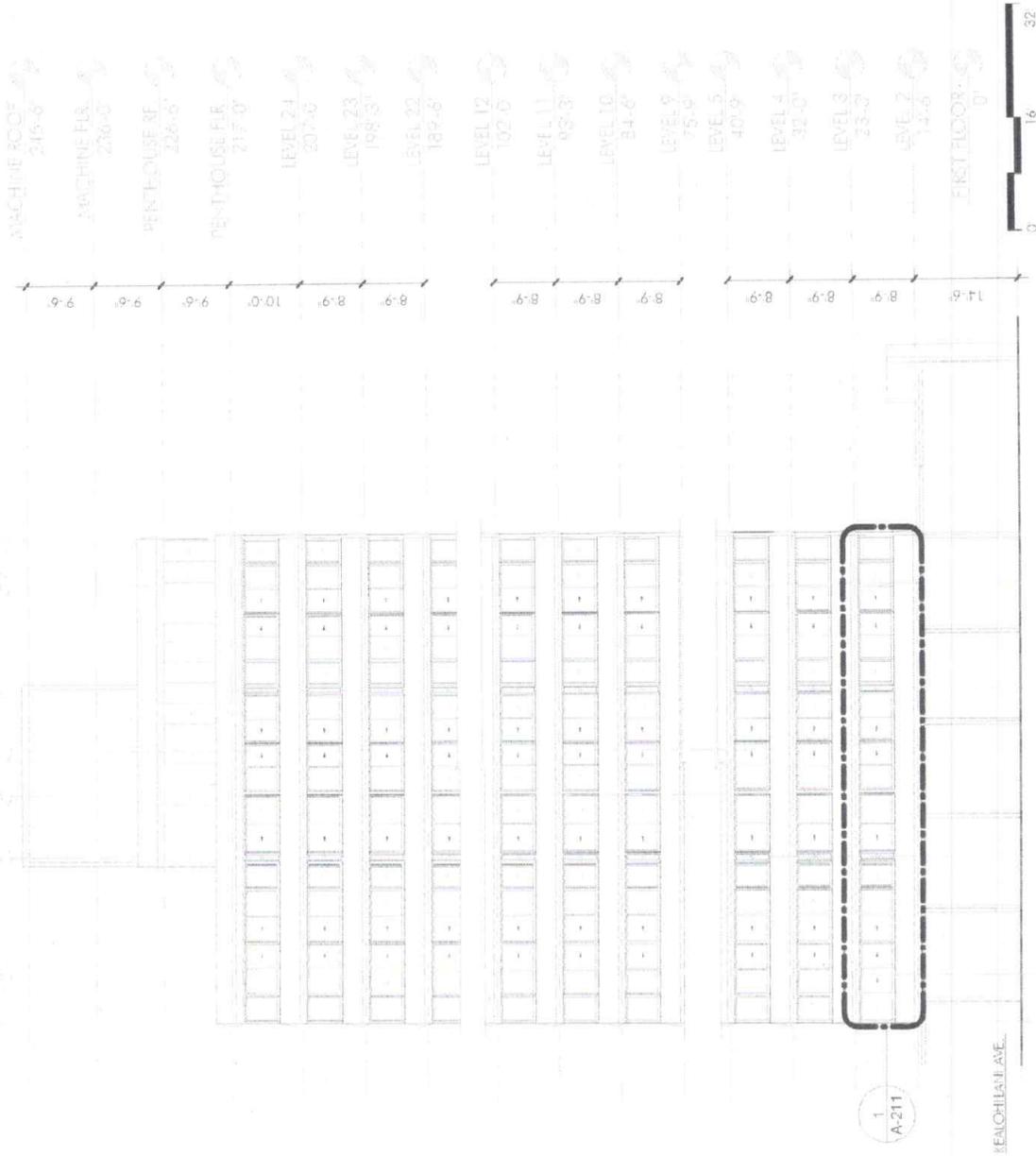
ALUMINUM FINISH

NOTE:

1. THE OPERABLE PANELS MAY VARY IN LOCATION, AS LONG AS WHEN THE WINDOWS ARE IN THE CLOSED POSITION, THE MULLIONS LINE UP.
2. ALL OTHER WINDOWS ARE TO HAVE A 4" UNITER.

WINDOW OPERATION

- X OPERABLE PANEL
- O FIXED PANEL



WINDOWS BASIS OF DESIGN

FIXED GLAZING
FRAME THICKNESS
GLASS

- 2-1/4" x 4-1/2" D
SOLARBAN 70 CLEAR LOW-E COATING,
1-1/16" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

ALUMINUM FINISH

OPERABLE WINDOWS
FRAME THICKNESS
GLAZING

- 2" SOLARBAN 70 CLEAR LOW-E COATING,
1-1/16" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

ALUMINUM FINISH

SLIDING WINDOWS
FRAME THICKNESS
GLAZING

- 4" FRAME/2-1/8" SIGHTLINE
SOLARBAN 70 CLEAR LOW-E COATING,
1-1/16" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

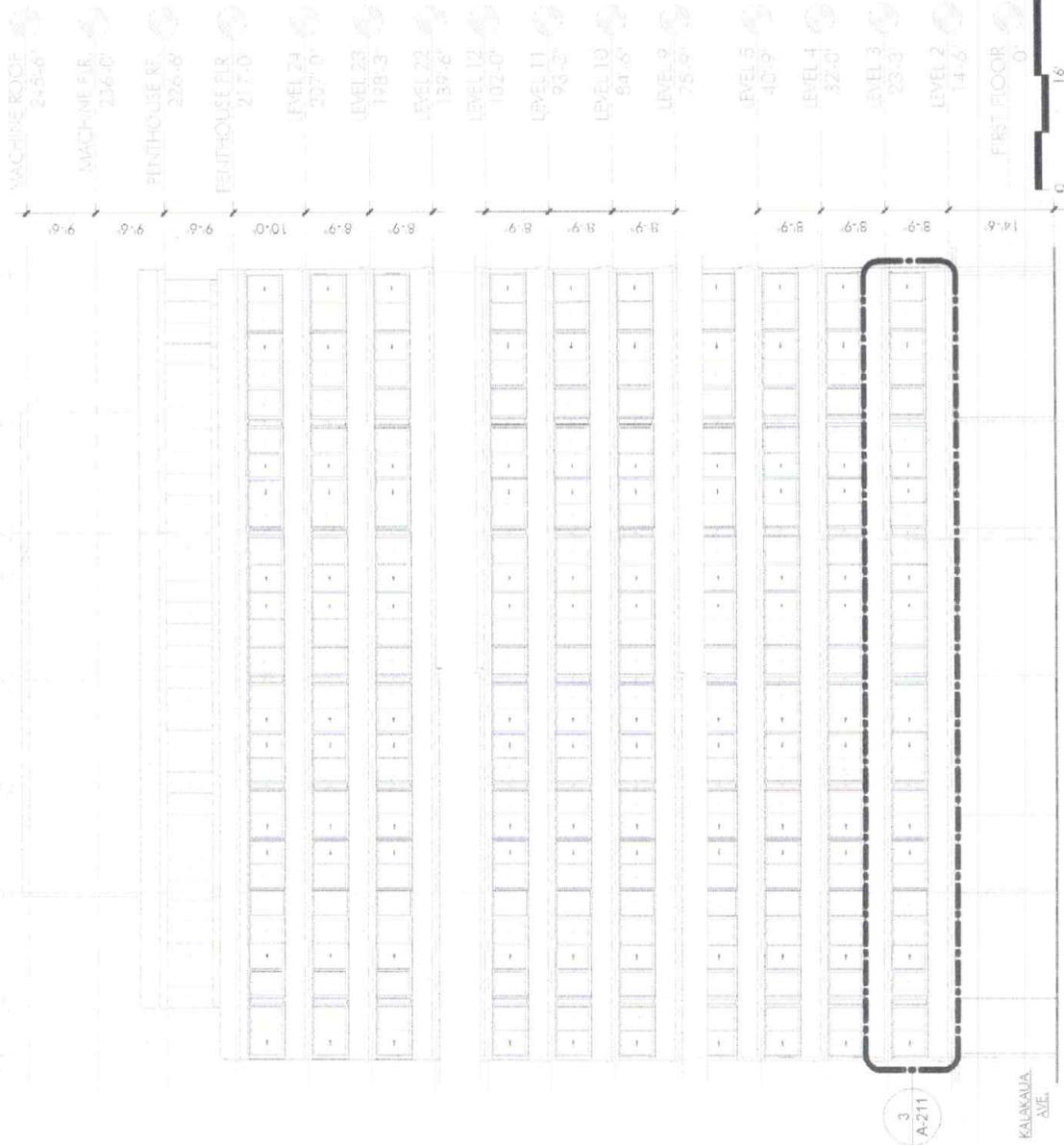
ALUMINUM FINISH

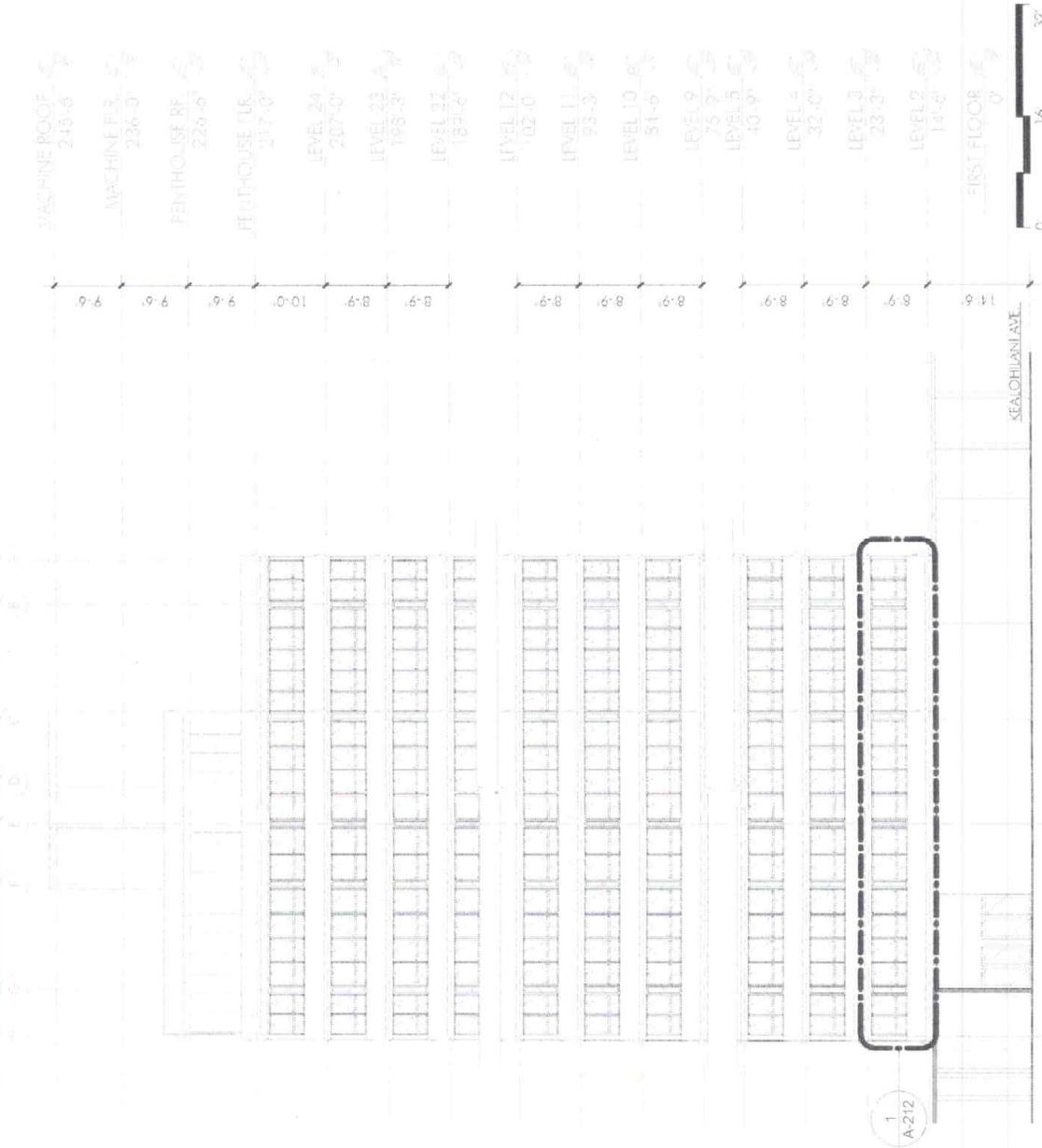
NOTE:

1. THE OPERABLE PANELS MAY VARY IN LOCATION, AS LONG AS WHEN THE WINDOWS ARE IN THE CLOSED POSITION, THE MULLIONS LINE UP.
2. ALL AIRING WINDOWS ARE TO HAVE A 4" LIMITER.

WINDOW OPERATION

- X OPERABLE PANEL
- O FIXED PANEL





WINDOWS BASIS OF DESIGN

FIXED GLAZING
FRAME THICKNESS
GLASS

2-1/4" x 4-1/2"
SOLARBAN 70 CLEAR LOW-E COATING,
1-1/16" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

ALUMINUM FINISH

OPERABLE WINDOWS
FRAME THICKNESS
GLAZING

2"
SOLARBAN 70 CLEAR LOW-E COATING,
1-1/16" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

ALUMINUM FINISH

SLIDING WINDOWS
FRAME THICKNESS
GLAZING

4" FRAME/2-1/8" SIGHTLINE
SOLARBAN 70 CLEAR LOW-E COATING,
1-1/16" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

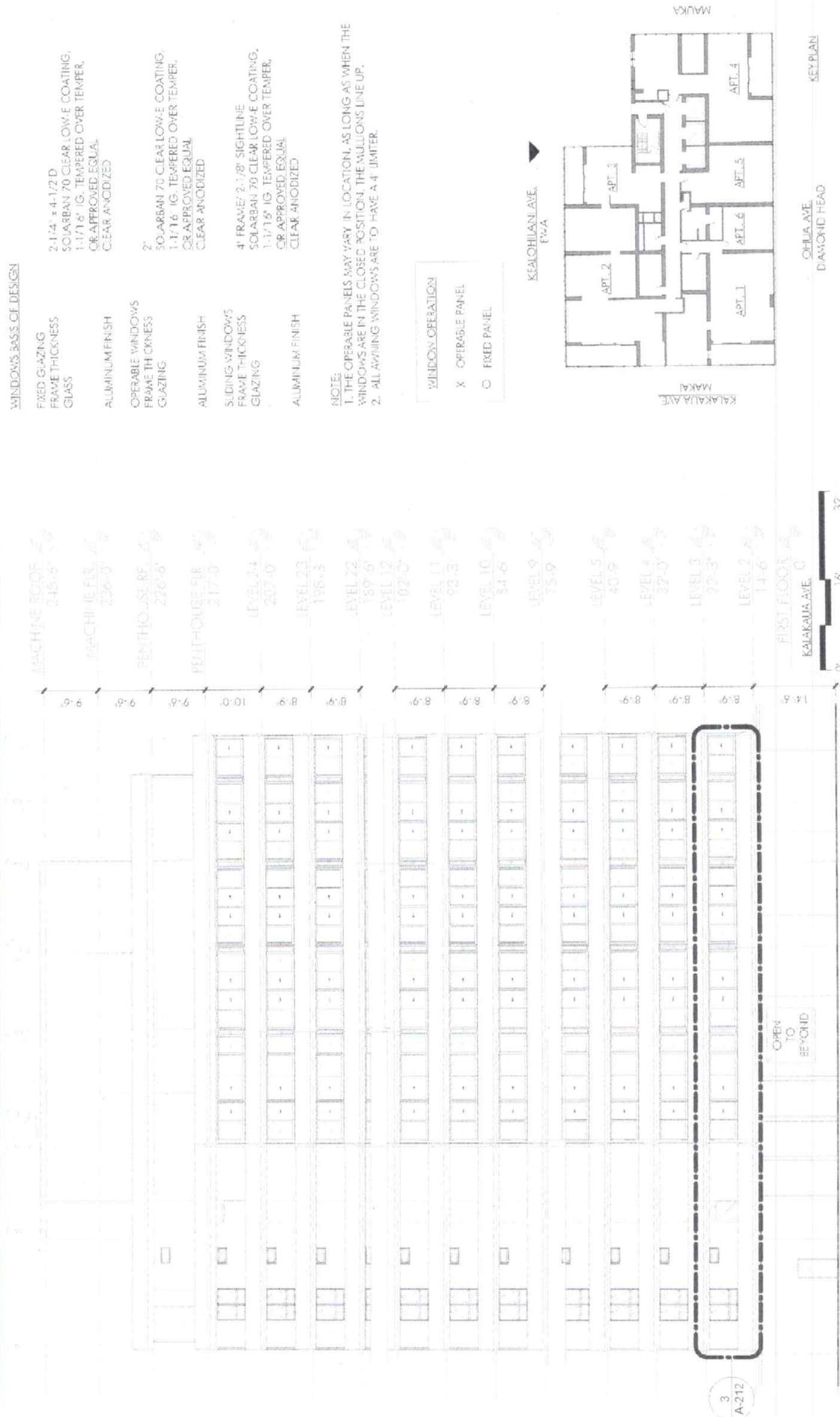
ALUMINUM FINISH

NOTES:

1. THE OPERABLE PANELS MAY VARY IN LOCATION AS LONG AS WHEN THE WINDOWS ARE IN THE CLOSED POSITION, THE MULLIONS LINE UP.
2. ALL WINDOW WINDOWS ARE TO HAVE 4" LIMITER.

WINDOW OPERATION

- X OPERABLE PANEL
- O FIXED PANEL



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NORTH (EWA) ELEVATION - KEALOHLANI AVE.

2025-SDD-43 **EXHIBIT A-9**

A-204

7/21/25

FOSTER TOWER - GLAZING RETROFIT

WINDOW OPERATION
 X OPERABLE PANEL
 O FIXED PANEL

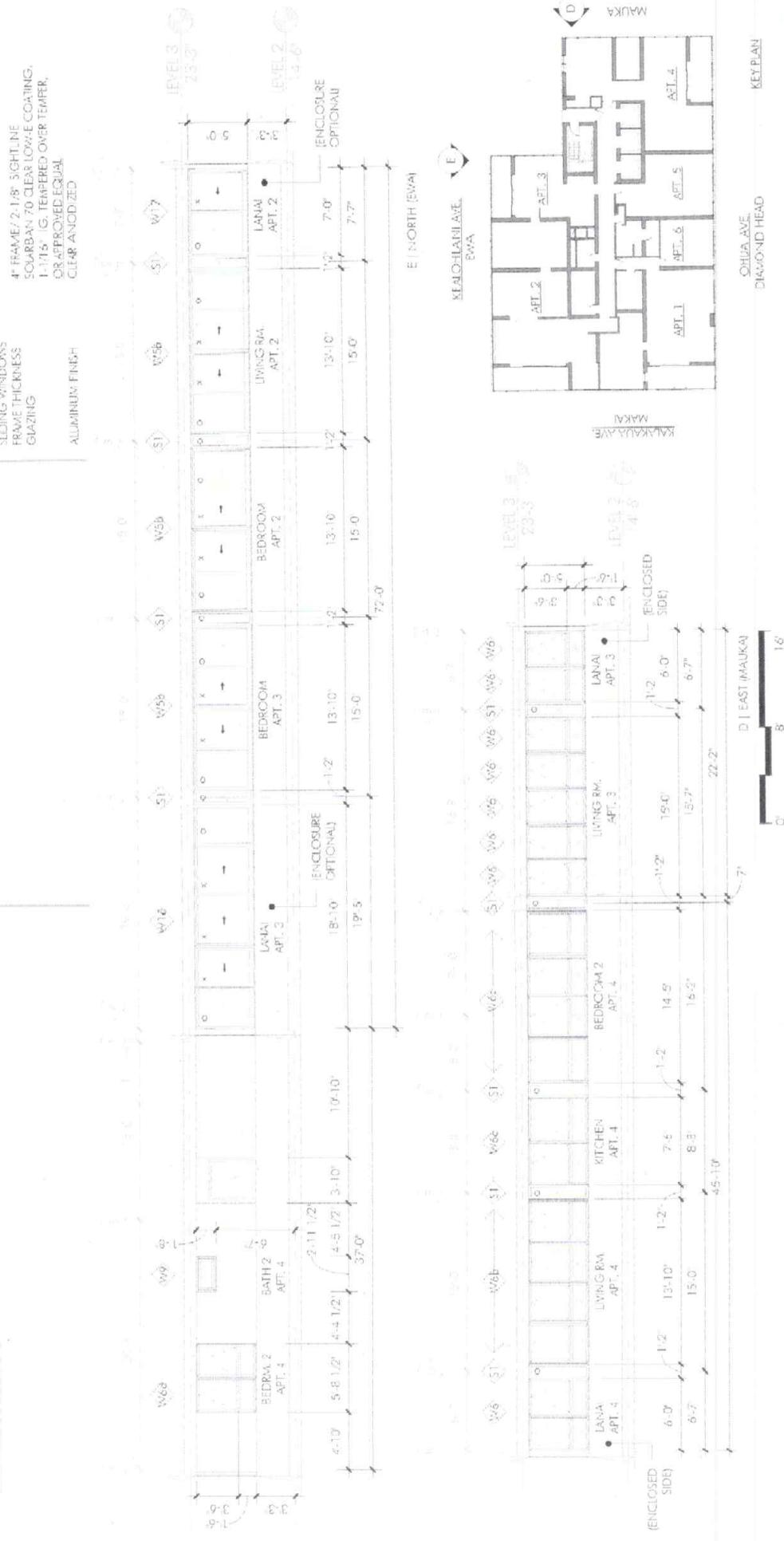
NOTE:
 1. THE OPERABLE PANELS MAY VARY IN LOCATION, AS LONG AS WHEN THE WINDOWS ARE IN THE CLOSED POSITION, THE MAJORITY LINE UP.
 2. ALL AWNING WINDOWS ARE TO HAVE A 4" LIMITER.

WINDOWS BASE OF DESIGN
 FIXED GLAZING
 FRAME THICKNESS
 GLASS
 ALUMINUM FINISH

2-1/4" x 4-1/2" D
 SOLARBAN 70 CLEAR LOW-E COATING,
 1-1/16" IG TEMPERED OVER TEMPER,
 OR APPROVED EQUAL
 CLEAR ANODIZED

OPERABLE WINDOWS
 FRAME THICKNESS
 GLAZING
 ALUMINUM FINISH
 SLIDING WINDOWS
 FRAME THICKNESS
 GLAZING
 ALUMINUM FINISH

2" SOLARBAN 70 CLEAR LOW-E COATING,
 1-1/16" IG TEMPERED OVER TEMPER,
 OR APPROVED EQUAL,
 CLEAR ANODIZED
 4" FRAME/2-1/8" SIGHT LINE
 SOLARBAN 70 CLEAR LOW-E COATING,
 1-1/16" IG TEMPERED OVER TEMPER,
 OR APPROVED EQUAL
 CLEAR ANODIZED



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ENLARGED ELEVATIONS- CONCEPTUAL DESIGN
 2025-SDD-43 EXHIBIT A-11

A-212

FOSTER TOWER - GLAZING RETROFIT

MARK	ROOM NAME	DIMENSION		DOOR TYPE	GLASS TYPE
		HEIGHT	WIDTH		
V	DIAMOND HEAD SIDE - APT. 4	8'-3"	6'-0"	OXKO OUTSIDE SLIDER	1-1/16" IG, INSULATED GLASS
W	MAKA SIDE - APT. 1 & 3	8'-3"	6'-3 3/4"	OXKO OUTSIDE SLIDER	1-1/16" IG, INSULATED GLASS
X	MAKA SIDE - APT. 2 & 3	8'-3"	8'-9 1/4"	OXKO OUTSIDE SLIDER	1-1/16" IG, INSULATED GLASS
Y	EVA SIDE - APT. 202 ONLY	8'-3"	10'-4 1/2"	OXKO INSIDE SLIDER	1-1/16" IG, INSULATED GLASS

NOTE: ALL ELEVATIONS ARE AS VIEWED FROM THE EXTERIOR.

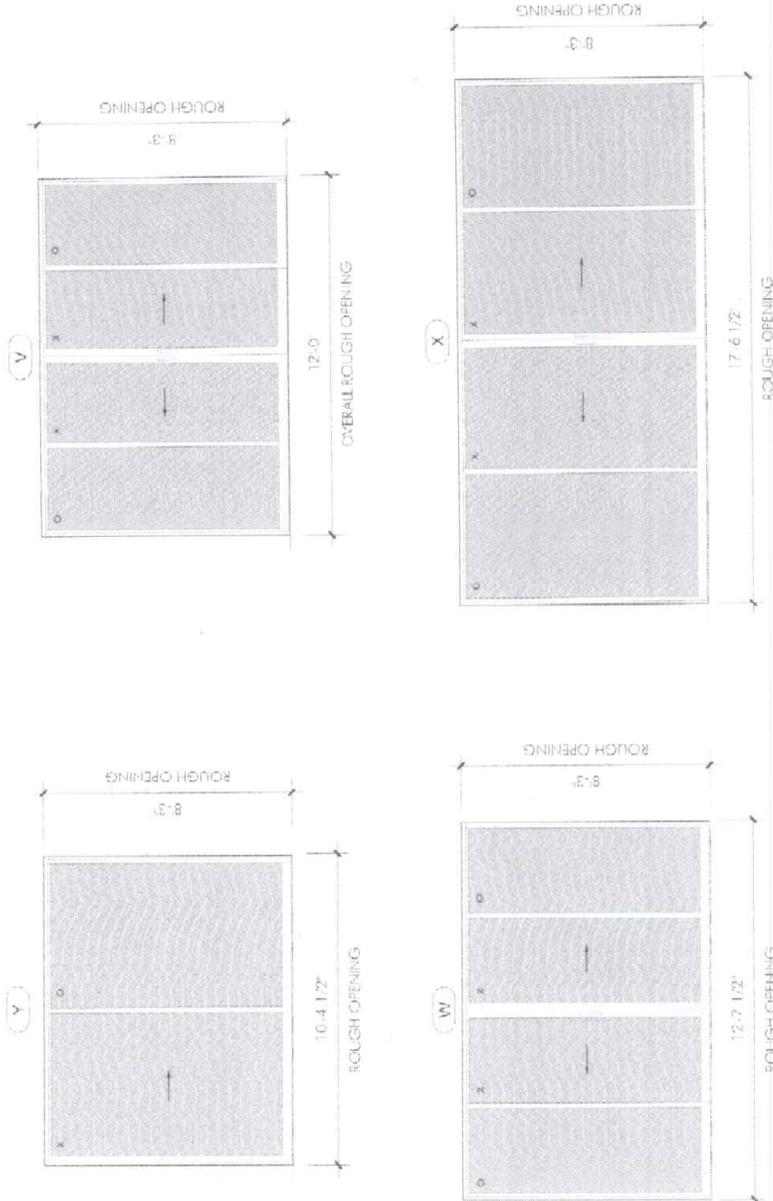
DOORS BASIS OF DESIGN

SLIDING DOOR
GLASS

SQUAREBAY 70 CLEAR LOW-E COATING,
1-1/16" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
3/4" STANDARD 4" W/O SCREEN
CLEAR ANODIZED
ALUMINUM FINISH

WINDOW OPERATION

X OPERABLE PANEL
O FIXED PANEL



OHIA AVE. DIAMOND HEAD
KEY PLAN

FOSTER TOWER - GLAZING RETROFIT

WINDOW SCHEDULE						
TYPE	DIMENSION		OPERATION	CONFIGURATION	GLASS MK #	GLASS DESCRIPTION
	HEIGHT	WIDTH				
S1	5'-0"	1'-2"	FIXED		GL-2	1/4 SPANDREL GLASS
W1	5'-0"	3'-0"	AWNING		GL-1	1-1/2" IG, INSULATED GLASS
W3	5'-0"	8'-5"	SLIDING	XO	GL-1	1-1/2" IG, INSULATED GLASS
W4	5'-0"	11'-1"	SLIDING	OXC	GL-1	1-1/2" IG, INSULATED GLASS
W5a	5'-0"	13'-8"	SLIDING	OXCXO	GL-1	1-1/2" IG, INSULATED GLASS
W5b	5'-0"	13'-10"	SLIDING	OXC	GL-1	1-1/2" IG, INSULATED GLASS
W6	5'-0"	3'-0"	AWNING		GL-1	1-1/2" IG, INSULATED GLASS
W6b	5'-0"	3'-5"	AWNING		GL-1	1-1/2" IG, INSULATED GLASS
W6c	5'-0"	3'-9"	AWNING		GL-1	1-1/2" IG, INSULATED GLASS
W6d	5'-0"	2'-10 1/4"	AWNING		GL-1	1-1/2" IG, INSULATED GLASS
W7	5'-0"	19'-4"	SLIDING	OXCXO	GL-1	1-1/2" IG, INSULATED GLASS
W9	1'-8"	2'-11 1/2"	AWNING		GL-1	1-1/2" IG, INSULATED GLASS
W12	5'-0"	22'-9"	SLIDING	XOXCXO	GL-1	1-1/2" IG, INSULATED GLASS
W13	5'-0"	21'-0"	SLIDING	OXCXO	GL-1	1-1/2" IG, INSULATED GLASS
W14	5'-0"	7'-0"	SLIDING	XO	GL-1	1-1/2" IG, INSULATED GLASS
W15	5'-0"	20'-4"	SLIDING	OXCXO	GL-1	1-1/2" IG, INSULATED GLASS
W16	5'-0"	18'-10"	SLIDING	XOXCXO	GL-1	1-1/2" IG, INSULATED GLASS
W17	5'-0"	7'-0"	SLIDING	OXC	GL-1	1-1/2" IG, INSULATED GLASS

NOTE: SEE ENLARGED ELEVATIONS FOR WINDOW TYPES W3, W5, W7, W11, W17. SHEETS A-109 & A-110.

WINDOWS BASED DESIGN

FIXED GLAZING
FRAME THICKNESS
GLASS
2-1/4" x 4-1/2"
SOLARBAN 70 CLEAR LOW-E COATING,
1-1/4" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

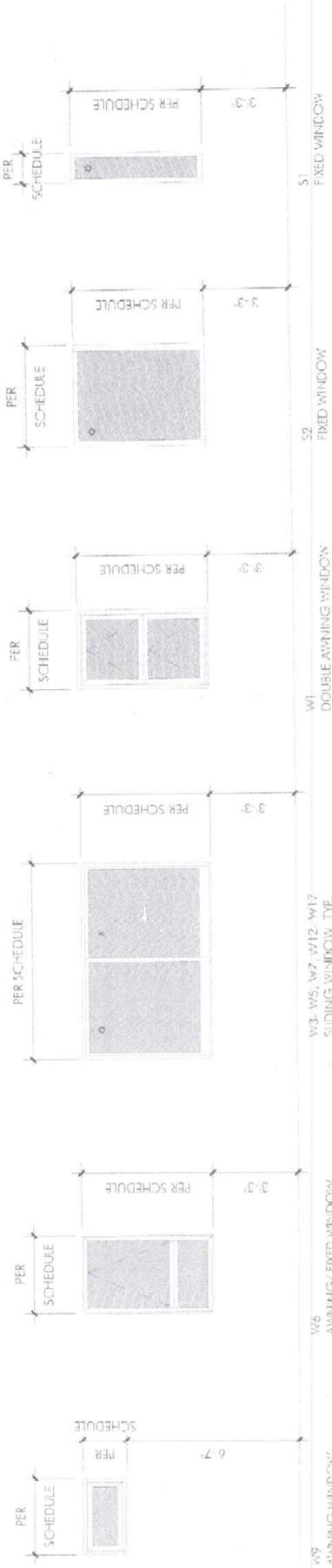
ALUMINUM FINISH
OPERABLE WINDOWS
FRAME THICKNESS
GLAZING
2
SOLARBAN 70 CLEAR LOW-E COATING,
1-1/4" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

ALUMINUM FINISH
SLIDING WINDOWS
FRAME THICKNESS
GLAZING
4 FRAME/ 2-1/8" SIGHTLINE
SOLARBAN 70 CLEAR LOW-E COATING,
1-1/4" IG, TEMPERED OVER TEMPER,
OR APPROVED EQUAL
CLEAR ANODIZED

ALUMINUM FINISH

WINDOW OPERATION

- X OPERABLE PANEL
- O FIXED PANEL



W9 AWNING WINDOW

W6 AWNING/ AWNING WINDOW

W12 SLIDING WINDOW, TYP.

W13 SLIDING WINDOW, TYP.

W14 SLIDING WINDOW, TYP.

W15 SLIDING WINDOW, TYP.

W16 SLIDING WINDOW, TYP.

W17 SLIDING WINDOW, TYP.

W17 FIXED WINDOW

W17 FIXED WINDOW



hierarchy llp
architecture • planning • interiors

WINDOW TYPES & SCHEDULE

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WINDOW TYPES