

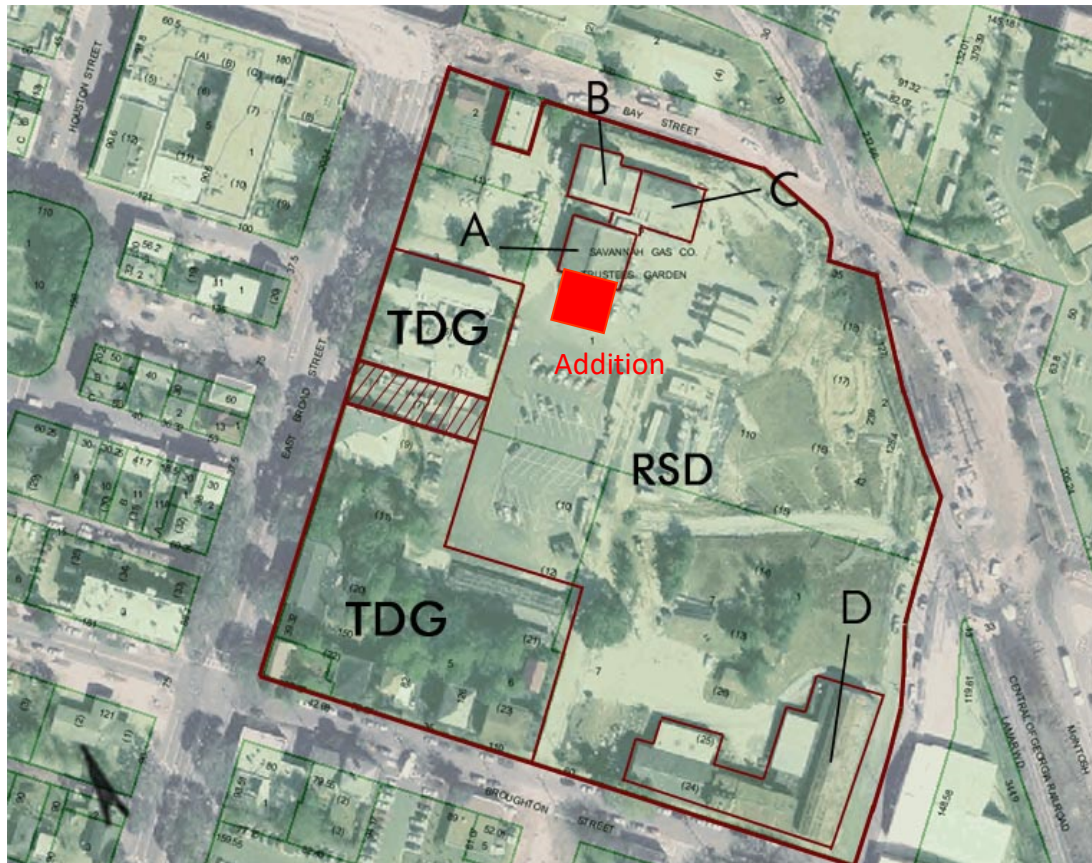


MORRIS CENTER ADDITION - TRUSTEES' GARDEN

January 11, 2024

Summary:

This project encompasses an addition south of the existing Charles H. Morris Center, located on the 10 acre historic site known as Trustees' Garden in Savannah, Georgia. Trustees' Garden has been redeveloped by Charles H. Morris and Randolph Street Development, LLC. This phased development has included The Hillyer Building (A) and the Kehoe Ironworks Complex (D). The Three Gables Building (B) and Bishops Court (C) may be included in a later phase of development.



Above: aerial view of Trustee's Garden, Savannah, Georgia (sagis.org, 2000).

The addition site (indicated above in red) will replace the existing tent structure south of the historic Charles, H. Morris Center.

Historic Overview:

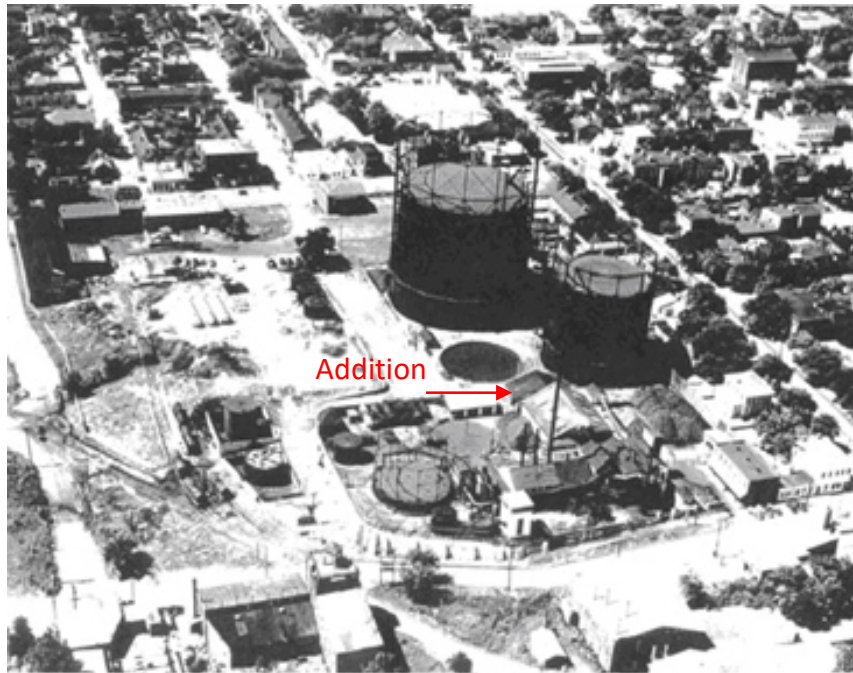
Trustees' Garden was established by General Oglethorpe in 1733. It was on this site that General Oglethorpe designed the first experimental agricultural/botanical garden in the United States.

In 1733, site boundaries spanned from the Savannah River south to Broughton Street and from E. Broad Street to the Eastern Marshes. The garden served as a public nursery and agricultural testing ground for both plant life and soils. One of Oglethorpe's primary goals was to cultivate silk. It is not clear how long the garden was maintained, however it is known that the garden began to fail in 1740. The site was completely abandoned between 1747 and 1748.

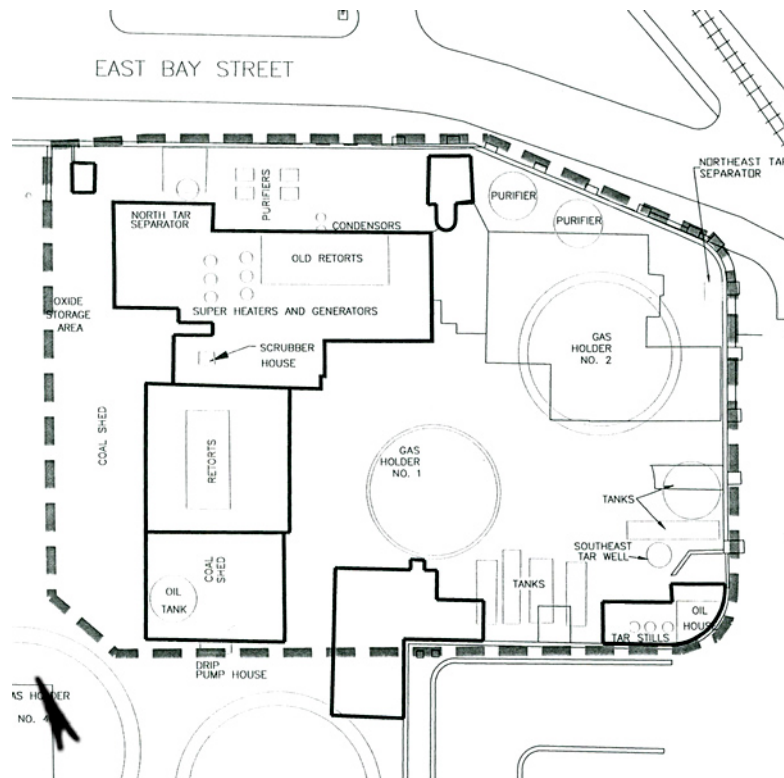
In 1756, the First Royal Governor of Georgia, John Reynolds purchased the Trustees' Garden site from the city of Savannah. Reynolds divided the site into residential lots.

In 1759, local residents developed the north and north-eastern quadrants of this site into an earth-fort that was referred to as Fort Halifax and Fort Savannah. Records indicate that in 1781 it was named Fort Prevost, after General Augustin Prevost. At some point during the Revolutionary War (1775-1781), the property was referred to as Fort Charlotte. After the Revolution (1782), the property was renamed Fort Wayne in honor of General "Mad Anthony" Wayne.

Fort Wayne was neglected between the late 1780s and early 1800s. In 1808, the Federal Government surveyed the property and drew up plans to install Fort Greene on the north/north-eastern quadrant of the site. Fort Green never materialized but the Federal Government officially took ownership of Fort Wayne in 1812. The government intended to use the fort during the War of 1812 and in order to do so the existing earth-fort was fortified with brick and stone.



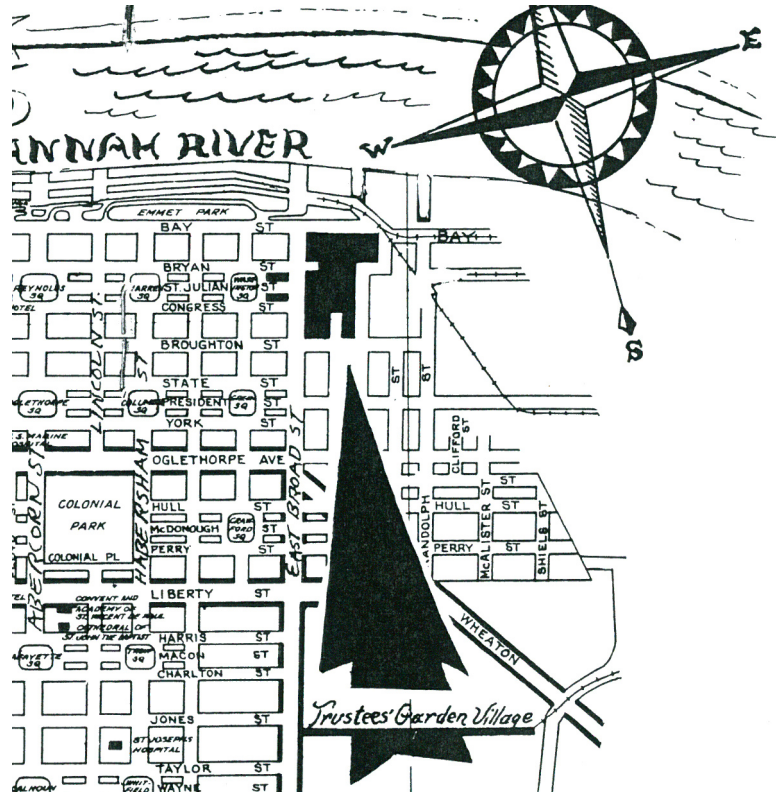
Above: aerial view of the Savannah Gas Works (looking south).



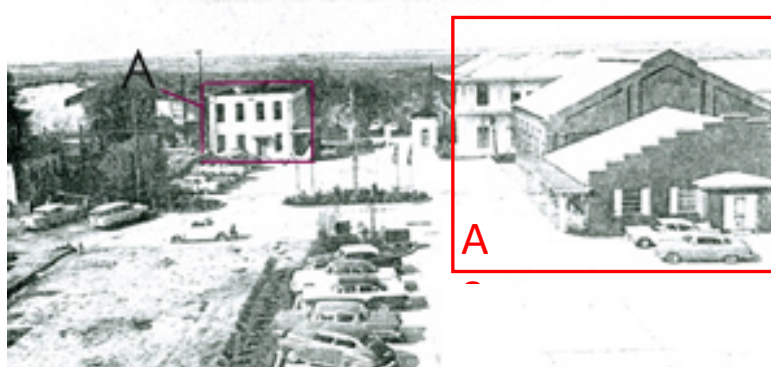
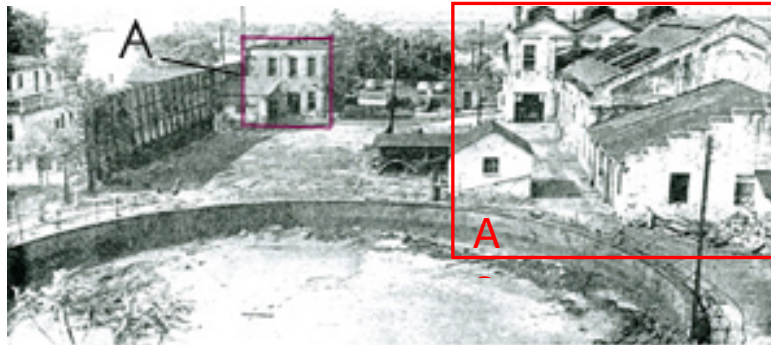
Above: Savannah Gas Works, Gas Works master plan.

In 1848, the Savannah Gas Company (SGC) purchased the property to install a manufactured gas plant. Construction of the plant was completed in 1850. From 1848 to 1945, the Trustees' Garden site remained primarily industrial and residential. During this period, this side of town was known as the Old Fort Section and the site itself was referred to as the Savannah Gas Works. Living conditions in the Old Fort Section were poor and declined through the 1940s.

In 1945, H. Hansell Hillyer and his associates took ownership of the Savannah Gas Company (SGC). Mr. Hillyer immediately made plans to restore the Trustees' Garden site to its 1722 likeness (which encompassed about 20,000 square feet in the northern quadrant of the site). As President of SGC, it is possible (but not documented) that Hillyer directed and funded the project with the company's resources. The restoration was officially approved by the gas company's Board of Directors on September 25, 1945 which suggests that the company supported the project financially. The Hillyer's partnered with the Trustees' Garden Club of Savannah and established Trustees' Garden Village, Inc. to manage the project.



Above: site of Mary Hillyer's Trustees' Garden Village.



Above: views of the northern quadrant of Trustees' before and after the Hillyer renovations, southern façade of the Morris Center Addition (A), now demolished at right.

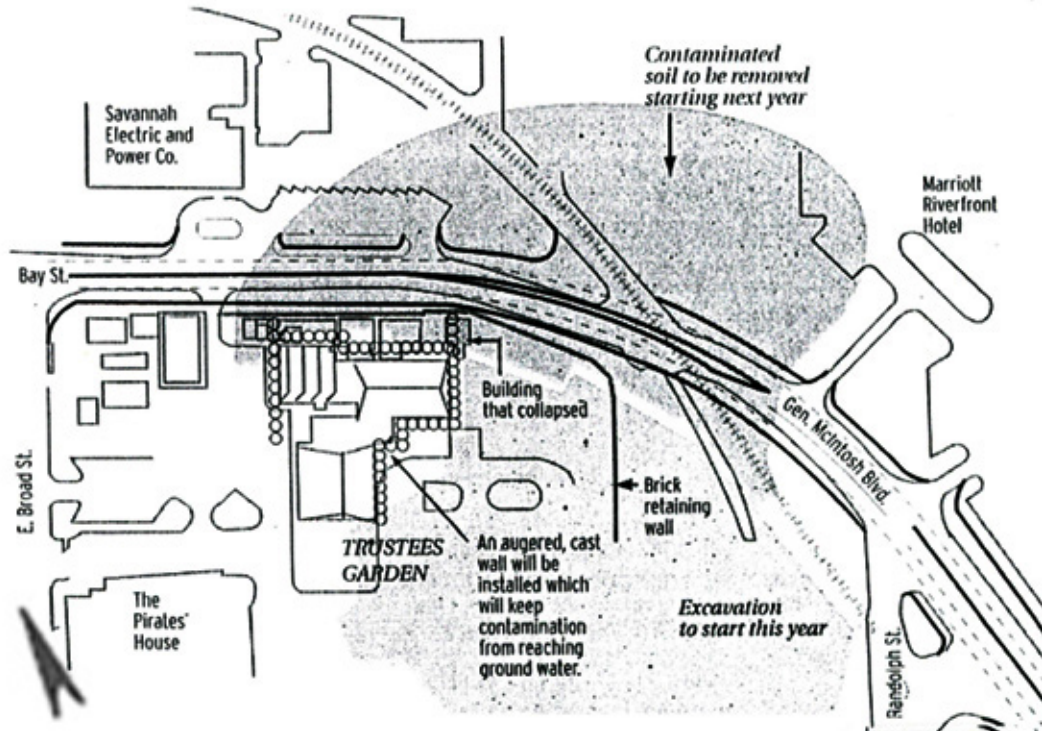
When SGC took ownership of the property in 1945, there were 55 residences and 12 commercial structures on this site. Hillyer's wife, Mary McClaren Hillyer, insisted that the slums on the site be restored instead of demolished. Mrs. Hillyer drafted plans for the residential and commercial structures on the site. At some point between 1950 and 1953, she named this project Trustees' Garden Village. Mrs. Hillyer's plans included restoration of structures like the Pirate's House (circa 1832-1850), the Herb House (circa 1850-1871) and other historic structures. Some historians argue that the Herb House is the oldest building in Georgia however there is not enough substantial evidence to validate the claim.

The first building to be restored for the Trustees' Garden Village project was a two-story building (A), located in the north-western quadrant of the site. This building inspired Hery Hervey to write *The Damned Don't Cry* in 1934. After the Hillyer's restoration, the Episcopal Church of Georgia bought the building and today, it is occupied by the Episcopal Diocese of Georgia.



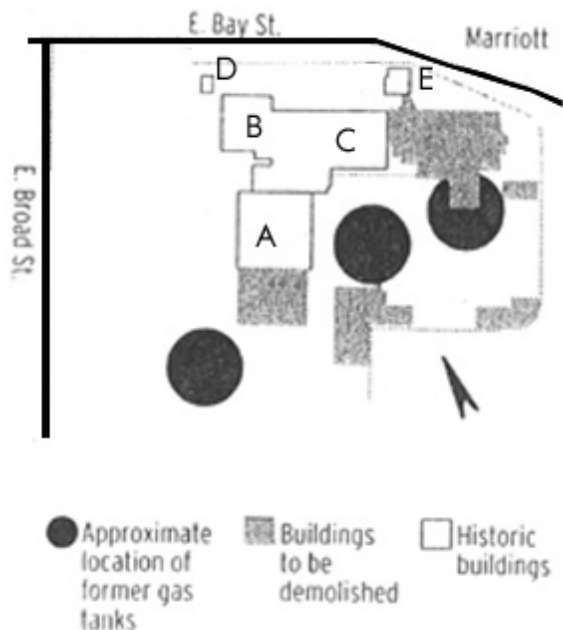
Above: before and after views of Bishops Court and Three Gables (northern facades).

In 1953, the City of Savannah began using natural gas, which rendered the gas manufacturing plants on the site obsolete. The gas plant was closed and its four large gas holders were abandoned. At some point after the transition to natural gas, the South Atlantic Gas Company (SAGC) took ownership of the site. For unknown reasons, Mr. Hillyer left the gas company during the transition and the restoration project was suspended. The SAGC stripped the industrial buildings and Mr. Hillyer purchased the site from SAGC to continue restoration efforts. The Hillyer's owned the property until about 1961. Between 1961 and June of 1996, Atlanta Gas and Light (AGL) took ownership of the site.



Above: map showing area of contaminated soil at Trustees' Garden site.

Gas manufacturing between 1850 and 1953 caused extensive soil contamination. Manufacturing gas involves heating coal to produce gas. This process caused pervasive tar-residue soil contamination on the site. The GEPD determined that AGL was to be held responsible for the clean-up, even though no gas was produced on the site during their ownership.



Above: site plan showing demolition plans prior to site remediation (c. 2001).



Above: photograph of the Tower Building /Exhausting Engine Building that collapsed during the clean up.

Site remediation officially began in 2001. The clean up cost AGL nearly thirty-seven million dollars. Prior to remediation, GEPD recommended that all of the buildings on the site be demolished to meet residential remediation standards. The Historic Savannah Foundation intervened to protect five historic structures on the site: the Hillyer Building (A), Three Gables Building (B), Bishops Court (C), the Guard House (D) and the Tower Building/Exhausting Engine Building (E). Per GEPD's approval, the property was cleaned to commercial remediation standards and AGL was not required to accommodate residential occupancy. Preparation for the clean-up began in 2000. AGL demolished only four buildings, including the single story brick building that once occupied the site planned for this addition. AGL made plans to temporarily relocate the Guard House (D) and the Tower Building (E) with the approval of Mark McDonald, Director of the Historic Savannah Foundation. During the clean-up, the Tower Building collapsed when engineers tried to move it. That building was never rebuilt on the site.



The Addition to Mary Hillyer Place (right) was demolished in 2000.

AGL removed over 55,000 tons of soil during the clean up. AGL installed a 700 foot long wall under General McIntosh Boulevard to collect site run-off into pumps so contaminated water can be directed into the city's water treatment facilities.

Alan Beal abandoned the project because of delays in the remediation. In early 2001, the two current property owners, Randolph Street Development, LLC and Trustees' Garden Development, arranged to take ownership of the site from AGL. This transaction occurred in June of 2004 sixty days after the GEPD certified the site for commercial occupancy.

In 2005, Charles H. Morris and Randolph Street Development, LLC began the transformation Trustees' Garden with the restoration of what is now known as the Charles H. Morris Center. Completed in March 2008, the Morris Center debuted as the premier event space for the Savannah Music Festival. The restoration removed the exterior paint on the building. The ghosting of the former addition was clearly visible. The exterior restoration including repointing masonry, removing mastic and flashing from the former addition, removing brick infill to recreate two pairs of mahogany exterior doors at the corners and replacing the rough and incongruous infill at the middle window and oculus with a closer matching brick, and other changes.



South façade of Morris Center before and after paint removal

Project Overview:

Purpose: The addition is intended to replace the tent structure with a more permanent and visually appropriate supporting venue for the Morris Center. The addition will accommodate pre-function events and smaller open air events. The addition will not be conditioned and be primarily used, like the tent, as an open-air venue. The addition includes two unisex toilets and support spaces, but is primarily a single event space.

Plan: The proposed addition to the Morris Center is a 2,593 sf event space. The addition is similarly sized and proportioned in plan and site layout to the former addition that was razed and to the current tent, which has been in place for over 7 years. The proposed plan introduces a recessed entry at both the main entry (west façade) and rear exit (east façade). The entry section is set back roughly 24" to create a distinct separation between the addition and the historic building.

Massing: The main event hall in Morris Center is roughly 60' x 60' with a gable roof extending to approximately 28'. The event space in the addition is roughly 40' x 60' with a flat roof at 19'-10", matching the cornice of Morris Center. The total area of the addition is 2,868 sf and the Morris Center has a total of 5,696 sf, so the addition is 50% of the size of the building to which it is connected. The massing is intended to clearly designate the addition as a smaller, distinctive separate element, yet with massing sufficient to not appear as an appendage.

Exterior: The exterior is envisioned as a light element with columns and large glazed openings, as a counterpoint to the mass with punched openings of the Morris Center. The openings have vertically pivoting doors that will typically be open during events. The perimeter vertical pivot doors emulate the requirements in the HDBR Ordinance for storefront openings, in terms of materials, base, percentage of openings, etc. The east and west façades are identical with three large openings and four sets of brick columns, butting the entry hyphens to the north. The south façade has only two openings at the corners, since it primarily abuts a parking area.

Details: The addition is completely independent from the historic building. It is connected only by expansion joints and flashing. This complies with Secretary of the Interior's Standard for additions to have minimal impact on the main building and to be easily reversible. The entry doors will be similar in size, material and pattern as the doors on the south façade of Morris Center, which were added in the 2007 renovation. The brick, though similar in color, is a Queen brick and is notably different in size. This was done to clearly establish to the discerning eye, that the addition is of a different era. The steel vertical pivot doors have mull patterns that emulate those typical of industrial buildings. The clean detailing and unique vertical pivot operation clearly distinguishes them as a modern element.

END

E



A. VIEW FROM MORRIS CENTER



B. BAY STREET CONTEXT

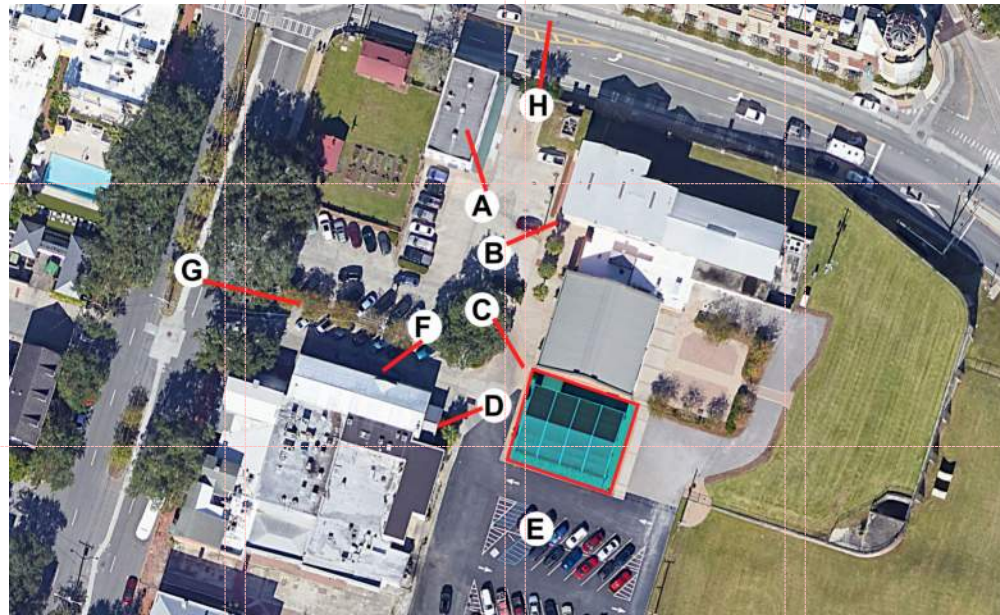


C. EXISTING MORRIS CENTER WITH TENT



D. PIRATES HOUSE

D



C

B

A



F. PIRATES HOUSE



E. TENT TO BE REPLACED



G. EAST BROAD STREET VIEW



H. BAY STREET CONTEXT



CLIENT NAME



21 WEST CONGRESS STREET SUITE 301
SAVANNAH, GEORGIA 31401
TEL: 912.489.2111
WWW.LS3P.COM



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MORRIS CENTER ADDITION

10 East Broad Street
LS3P PROJECT: 2000X.00X

DATE	DESCRIPTION

SHEET NAME:
EXISTING SITE
PHOTOS

ORIG SUBMISSION: 01/10/24

SHEET:
G-001

PROGRESS

1

2

3

4

5

6

L

THE MORRIS CENTER FACILITY
SAVANNAH, GEORGIA

E



D



C



B



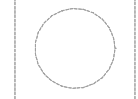
A



CLIENT NAME



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SAVANNAH, GEORGIA 31401
TEL: 912.88.2111
WWW.LS3P.COM



MORRIS CENTER ADDITION
10 East Broad Street
LS3P PROJECT: 2000.XXX

DATE	DESCRIPTION

SHEET NAME:
RENDERINGS OF
PROPOSED
ADDITION

ORIG SUBMISSION: 01/10/24

SHEET: **G-003**

PROGRESS

1 2 3 4 5 6

REVISIONS: 28/10/24

L

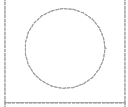
SITE PLAN NOTES BY NUMBER	
NUMBER	NOTE



CLIENT NAME



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MORRIS CENTER ADDITION

10 Eilet Broad Street
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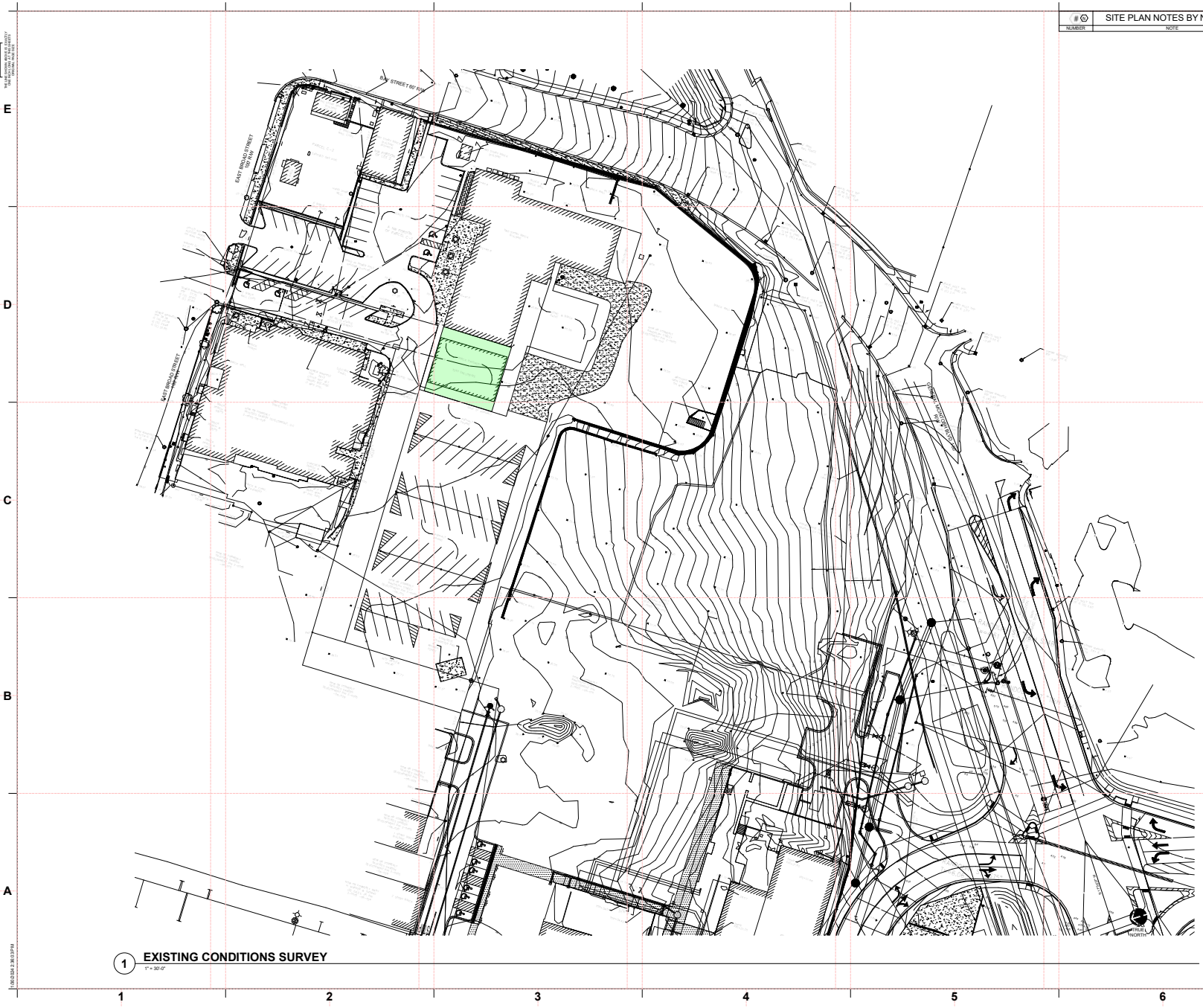
DATE	DESCRIPTION

SHEET NAME:
EXISTING
CONDITIONS
SURVEY

ORIG SUBMISSION: XXXX.XX.XX

SHEET: **A-050**

PROGRESS



1 EXISTING CONDITIONS SURVEY
1" = 30'-0"

E

D

C

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MORRIS CENTER ADDITION
10 ELET BROAD STREET
SAVANNAH, GEORGIA 31401
LS3P PROJECT: 20000.000

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2011.08.21
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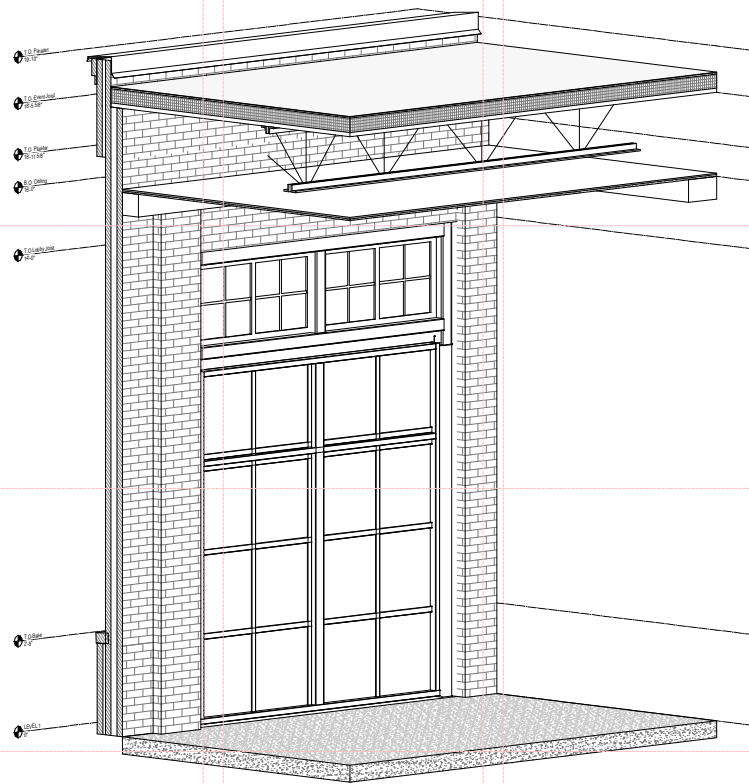
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D

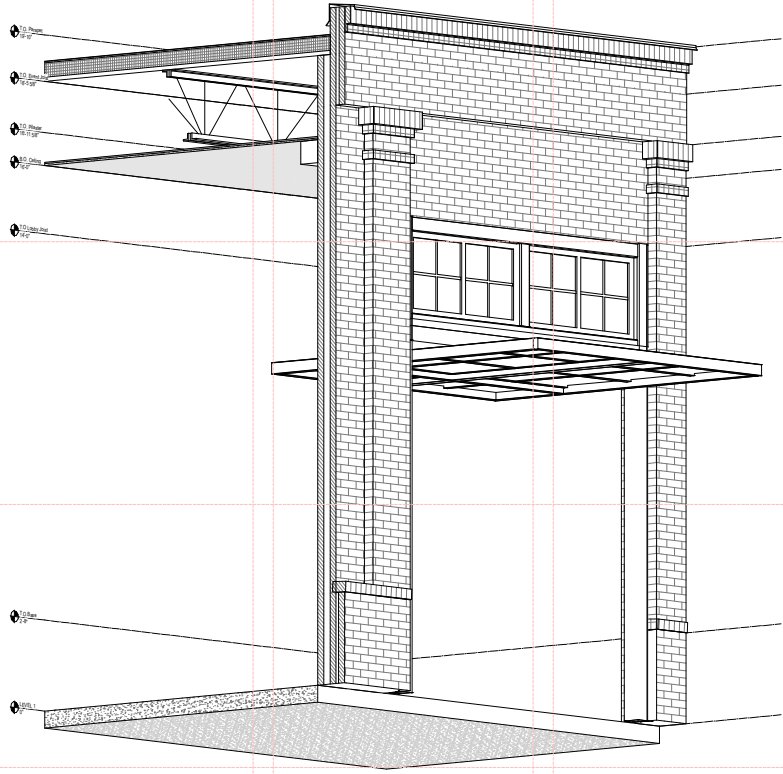
C

B

A



2 DOOR CLOSED



1 DOOR OPEN

1

2

3

4

5

6



CLIENT NAME



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MORRIS CENTER ADDITION

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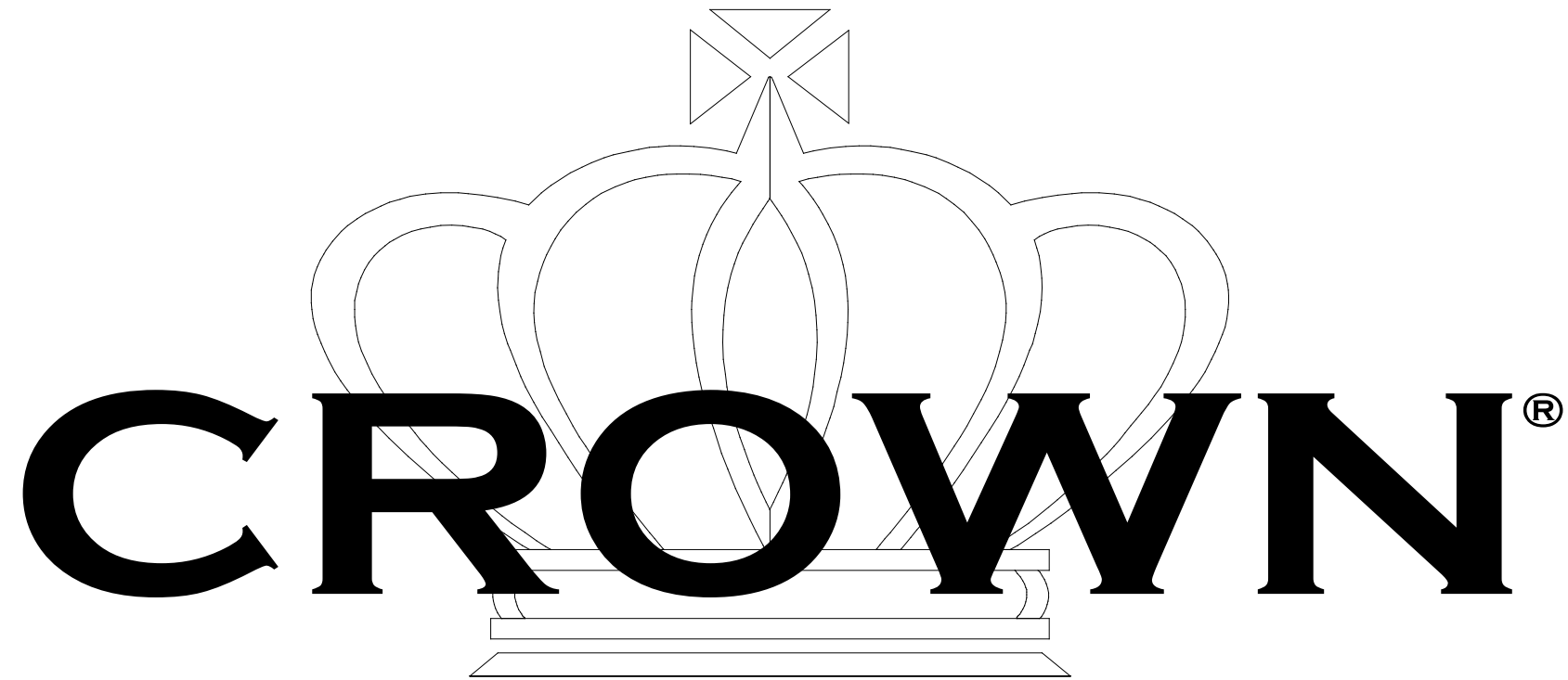
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BUILDING SECTIONS

ORIG SUBMISSION: XXXX.XX.XX

SHEET: **A-302**

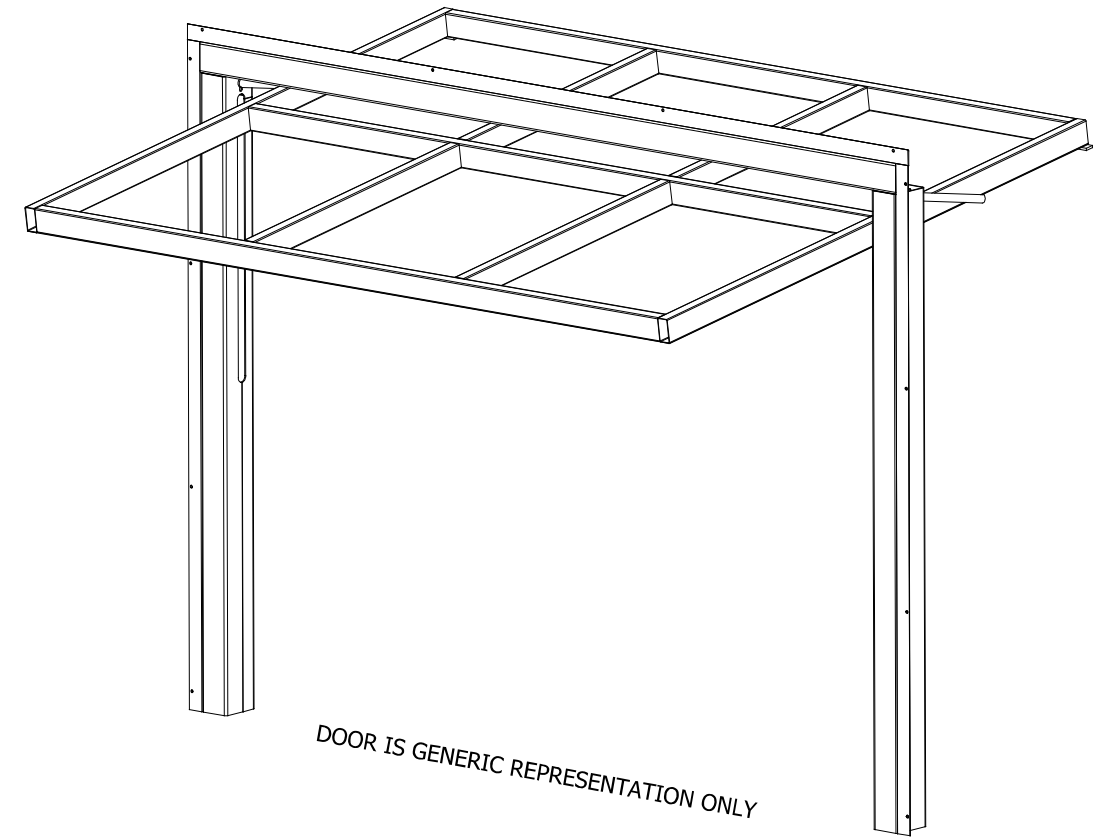
PROGRESS



135 MCLEOD AVENUE, SOUTH
 PLATO, MN 55370
 (320) 238-2616
 INFO@CROWNDOORS.COM

50/50 HYDRAULIC SYSTEM

**PRELIMINARY SAMPLE
 DRAWING
 NOT FOR CONSTRUCTION**



DOOR IS GENERIC REPRESENTATION ONLY

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SAMPLE DRAWINGS

- THE FOLLOWING DETAILS REPRESENT TYPICAL CONDITIONS. DETAILS/DIMENSIONS WILL VARY BETWEEN INSTALLATIONS.
- SAMPLe DRAWINGS DO NOT REPRESENT ALL AVAILABLE OPTIONS - REFER TO QUOTATION.

GENERAL NOTES

- STRUCTURAL SUPPORT (JAMBS/HEADER) BY G.C. INSTALLER TO CAULK AROUND MOUNTING ANGLES
- MAXIMUM ALLOWABLE RISE OF FINISHED FLOOR IS 3/8"
- CROWN RESERVES THE RIGHT TO CHANGE/IMPROVE PRODUCTS WITHOUT PRIOR NOTICE
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- CROWN WILL NOT BE HELD RESPONSIBLE FOR CODE VIOLATIONS

LATERAL DRIFT AND VERTICAL DEFLECTION:

TO MAINTAIN NORMAL OPERATION OF THE DOOR/WINDOW SYSTEM, MID-HEADER DOWNWARD DEFLECTION LIMIT AND LATERAL DRIFT LIMIT OF SURROUNDING STRUCTURE IS 3/8". MAXIMUM ALLOWABLE RISE OF FINISHED FLOOR BETWEEN JAMBS IS 3/8".

STEEL MEMBERS:

STEEL TUBE FRAME MEMBERS VARY IN SIZE, DEPENDING UPON ROUGH OPENING DIMENSIONS AND COVERING/CLADDING WEIGHT. LARGER OPENINGS AND HEAVIER COVERING OR CLADDING WILL REQUIRE LARGER STEEL COMPONENTS.

TOLERANCE: TOLERANCE FOR LOCATION OF VERTICAL AND HORIZONTAL STEEL TUBE MEMBERS IS 1/8"

IMPORTANT NOTE: DO NOT PRE-DRILL ROUGH OPENING

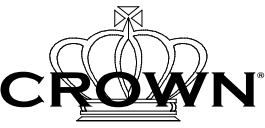
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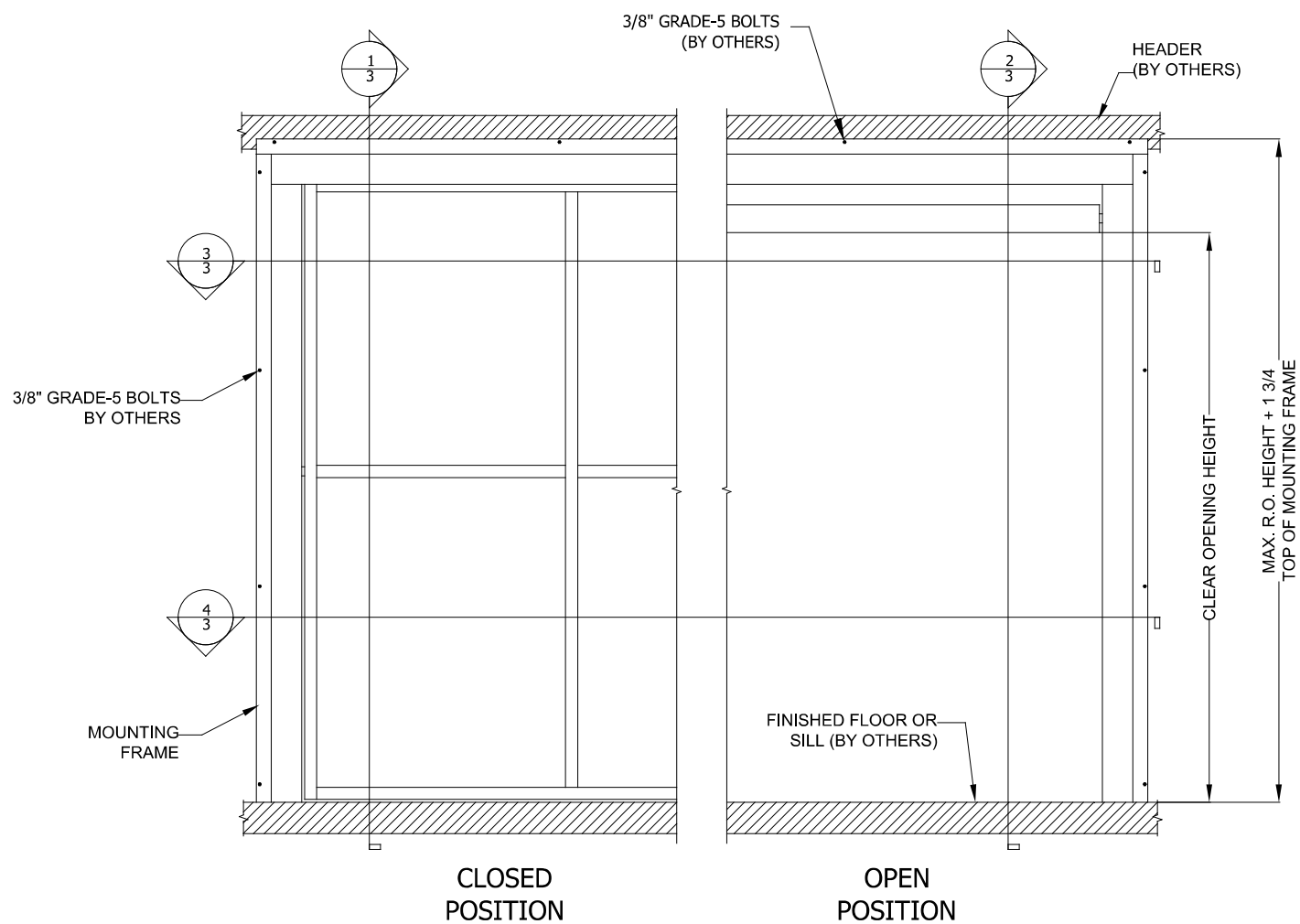
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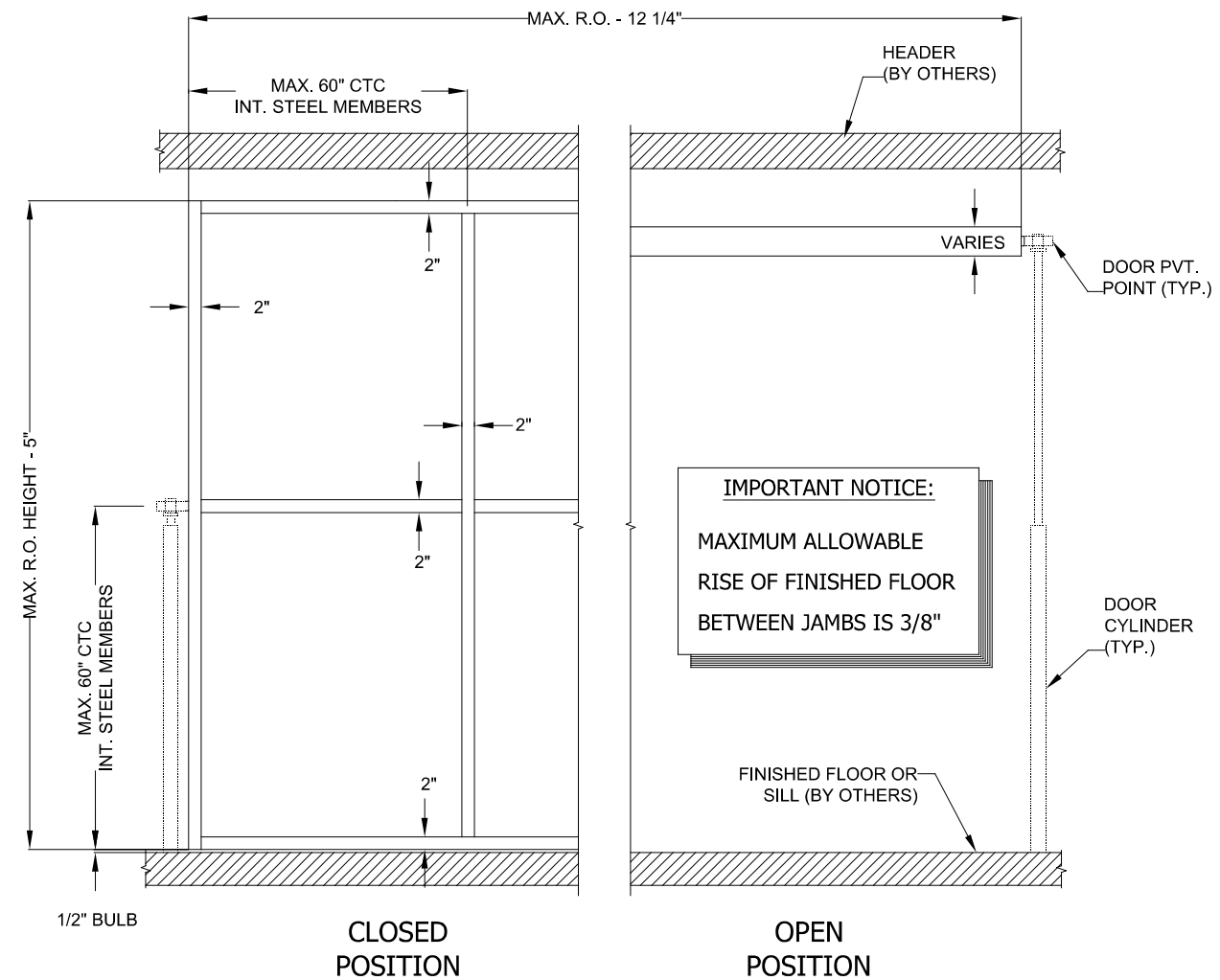
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SAMPLE DRAWING



1 DOOR PANEL w/FRAME - EXTERIOR VIEW
NO SCALE



2 DOOR PANEL - EXTERIOR VIEW
NO SCALE

50/50 HYDRAULIC SYSTEM
CROWN DOORS, LLC
PLATO, MINNESOTA, 55370

MODEL: 50/50
DRAWN: 5/2022

SHEET: **2.0**

LATERAL DRIFT AND VERTICAL DEFLECTION:

TO MAINTAIN NORMAL OPERATION OF THE DOOR/WINDOW SYSTEM, MID-HEADER DOWNWARD DEFLECTION LIMIT AND LATERAL DRIFT LIMIT OF SURROUNDING STRUCTURE IS 3/8". MAXIMUM ALLOWABLE RISE OF FINISHED FLOOR BETWEEN JAMBS IS 3/8".

TOLERANCE: TOLERANCE FOR LOCATION OF VERTICAL AND HORIZONTAL STEEL TUBE MEMBERS IS 1/8"

IMPORTANT NOTE: DO NOT PRE-DRILL ROUGH OPENING

NOTES:

APPROX. SYSTEM WEIGHT W/CYLINDERS:	9 LBS. P.S.F.
COVERING SYSTEM WEIGHT:	VARIES
APPROX. TOTAL DOOR PANEL WEIGHT w/COVERING:	TBD
STD. ELECTRICAL REQUIREMENTS:	220-240v, 1-PH
MOTOR:	TBD
POWER UNIT:	TBD
STD. WIND LOAD:	90 MPH EXP. C
APPROX. DOOR OPEN SPEED:	TYP. 14-15' PER MIN.
CYLINDER:	TBD
STD. FINISH:	GRAY ZINC, POWDER-BASED, EPOXY PRIMER RAL POWDER FINISH COAT

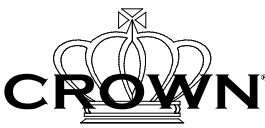
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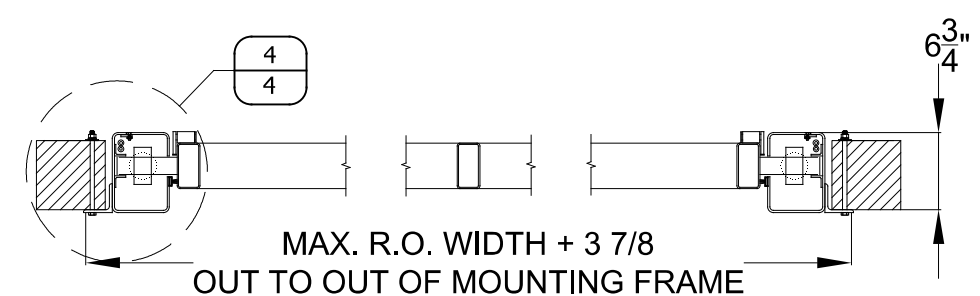
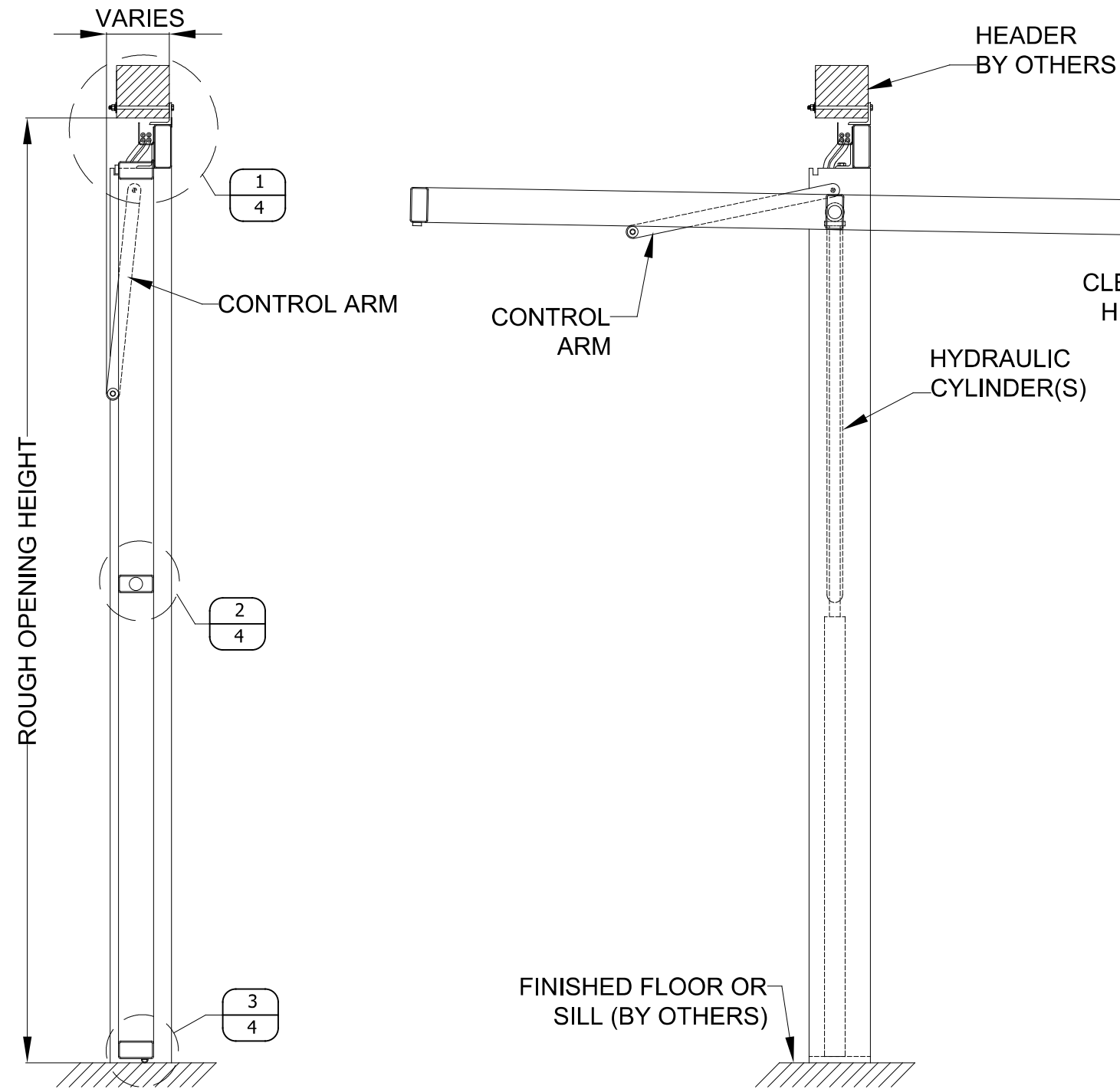
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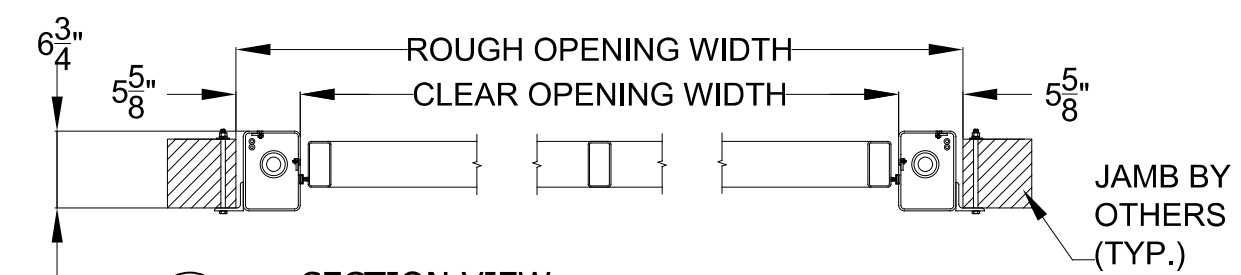
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SAMPLE DRAWING



3 SECTION VIEW
NO SCALE



4 SECTION VIEW
NO SCALE

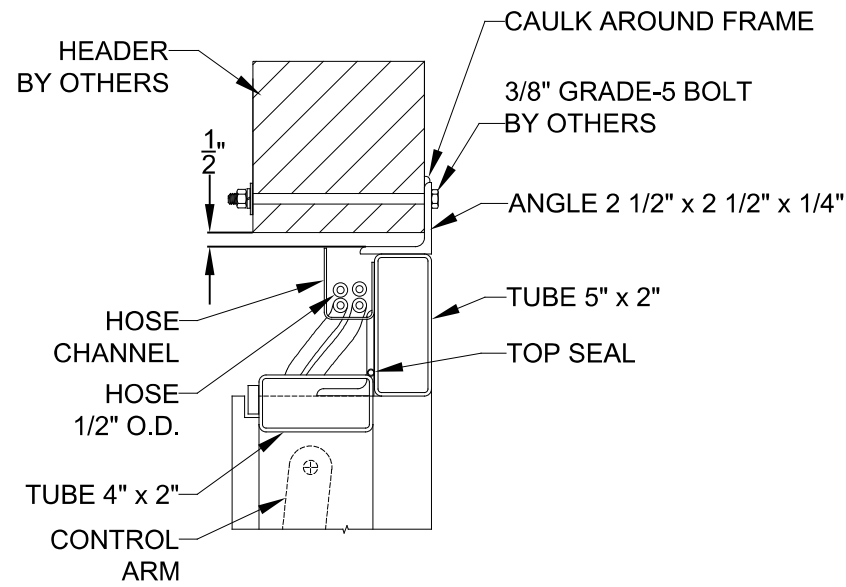
1 VERTICAL SECTION
NO SCALE

2 VERTICAL SECTION
NO SCALE

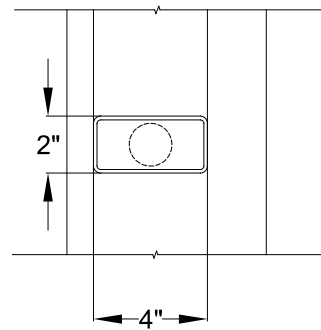
50/50 HYDRAULIC SYSTEM
CROWN DOORS, LLC
PLATO, MINNESOTA, 55370

MODEL: 50/50
DRAWN: 5/2022

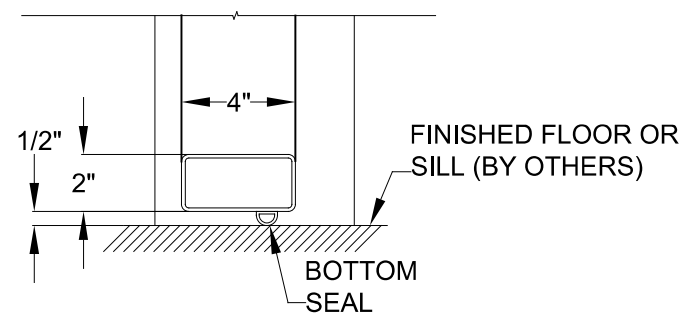
SHEET: **3.0**



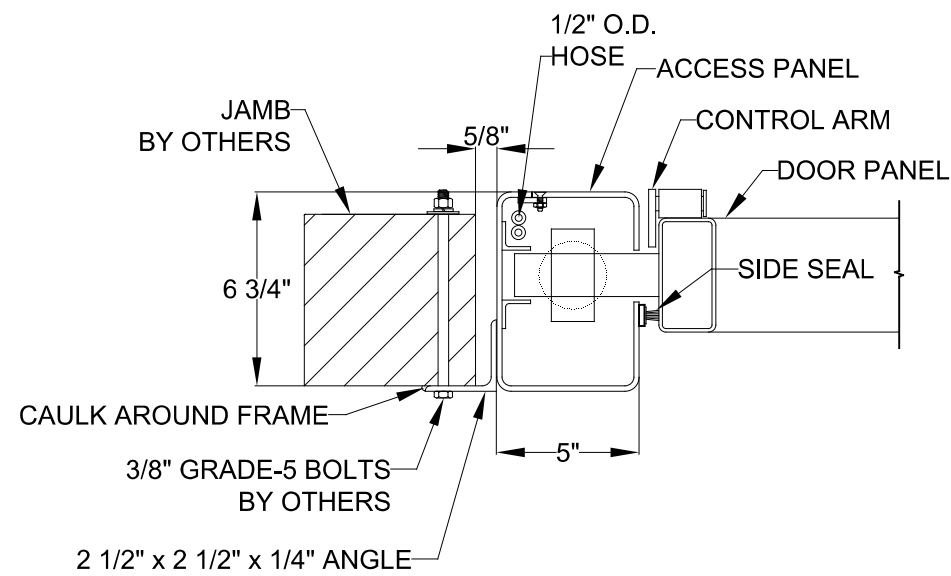
1 SECTION VIEW @ HEAD
NO SCALE



2 SECTION VIEW @ INT. HORIZONTAL
NO SCALE



3 SECTION VIEW @ BASE
NO SCALE



4 SECTION VIEW @ JAMB
NO SCALE

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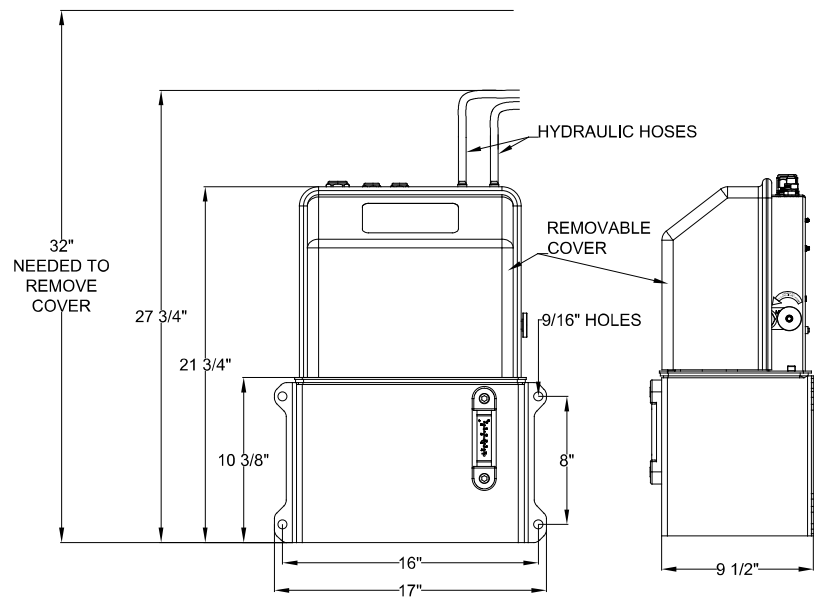
SAMPLE DRAWING

50/50 HYDRAULIC SYSTEM
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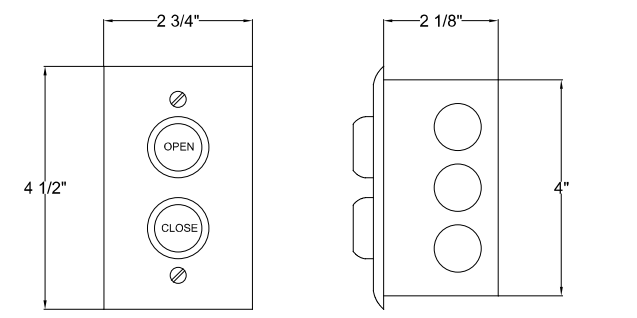
MODEL: 50/50
DRAWN: 5/2022

SHEET: 4.0

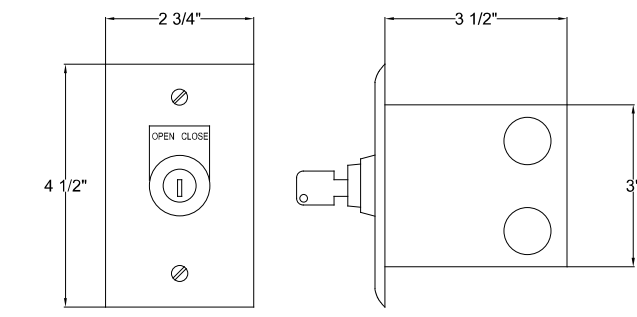
MOTOR OPTIONS
 MOTOR UNIT IS FULLY ENCLOSED AND INCLUDES LOW-VOLTAGE CONTROL WIRING AND MANUAL LET-DOWN.



1 MOTOR UNIT - ENCLOSED
 NO SCALE



FLUSH-MOUNT, CONSTANT-CONTACT 2-BUTTON W/STAINLESS COVER (STANDARD)



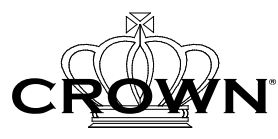
FLUSH-MOUNT, CONSTANT-HOLD KEY SWITCH W/STAINLESS COVER (STANDARD)

2 CONTROL OPTIONS
 NO SCALE

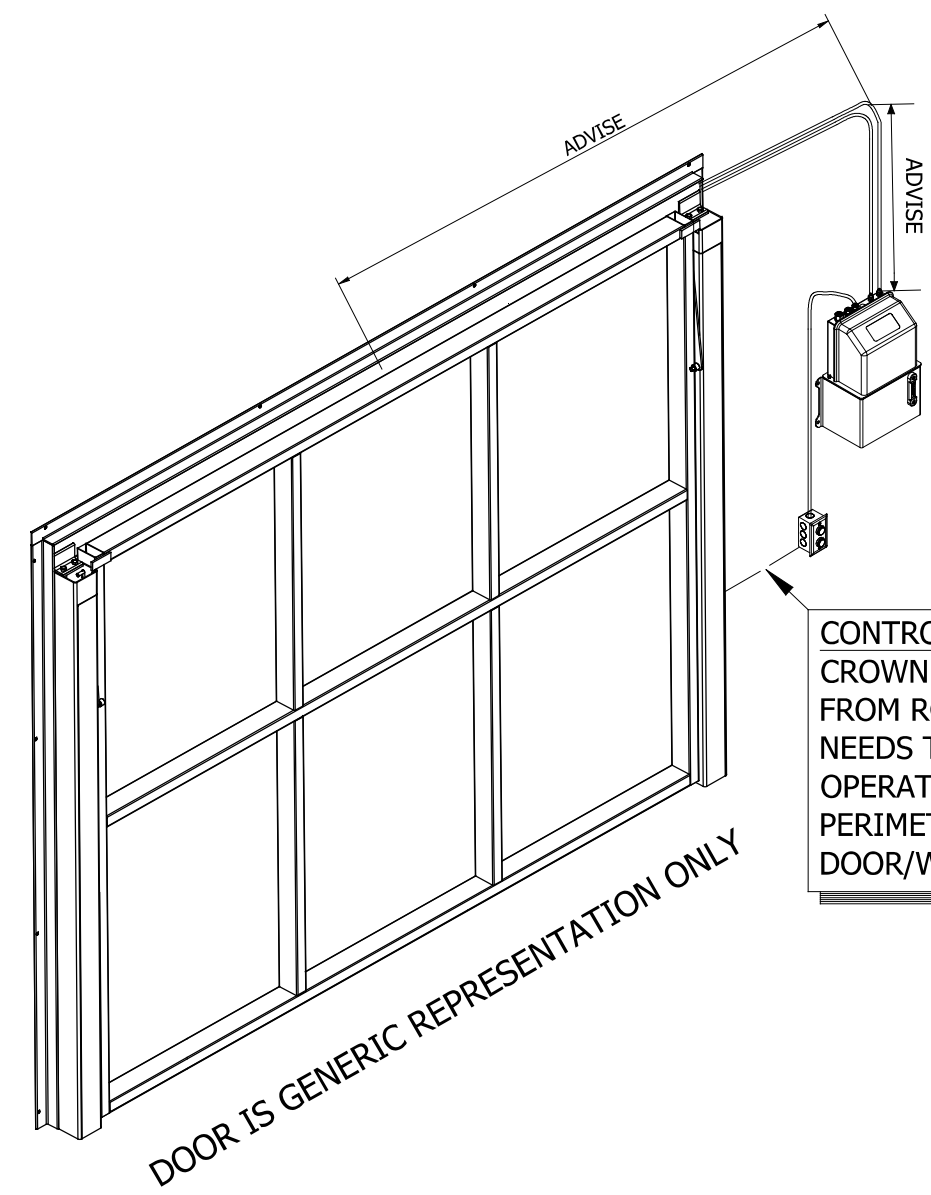
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 ALL DIMENSIONS SHOWN ARE CRITICAL TO PROPER DOOR OPERATION. IF ANY CHANGES ARE MADE, CONTACT CROWN IMMEDIATELY. ANY CHANGES MAY INCUR ADDITIONAL CHARGES.

ALL PARTS NOT LISTED AS "BY OTHERS" TO BE PROVIDED BY CROWN.



SAMPLE DRAWING



3 ISOMETRIC - INTERIOR VIEW
 NO SCALE

CONTROL STATION PLACEMENT
 CROWN INC. RECOMMENDS A MAX OF 24" FROM ROUGH OPENING. CONTROL STATION NEEDS TO BE PLACED SO THAT ANY PERSON OPERATING DOOR/WINDOW CAN SEE ENTIRE PERIMETER OF OPENING WHILE DOOR/WINDOW IS OPERATING.

DIMENSION REQUIRED:
 THE MOTOR/POWER UNIT(S) MAY BE LOCATED ANY DISTANCE FROM THEIR RESPECTIVE OPENINGS. EACH MOTOR AND OPENING WILL BE CONNECTED VIA (2) HYDRAULIC HOSES. PLEASE CONFIRM THE TOTAL LINEAL FOOT LENGTH OF HOSE REQUIRED TO REACH BETWEEN TOP/CENTER OF EACH OPENING AND ITS RESPECTIVE MOTOR MOUNT LOCATION, TAKING INTO ACCOUNT ANY TWISTS AND TURNS ALONG THE WAY. PLEASE NOTE A CHARGE FOR ADDITIONAL HOSE MAY APPLY.

50/50 HYDRAULIC SYSTEM
CROWN DOORS, LLC
 PLATO, MINNESOTA, 55370

MODEL: 50/50
 DRAWN: 5/2022

SHEET: **5.0**

IMPORTANT NOTE:

- ALL ALUMINUM RETAINER IS SHIPPED IN FULL-LENGTH PIECES, TO BE CUT TO SIZE AND/OR MITERED, IN FIELD
- DETAILS ARE FOR REPRESENTATION, ONLY, SHOWING CROWN STD. INSIDE-SASH RETAINER SYSTEM
- GLASS SHOWN IS MOST COMMON. OTHER GLASS TYPES/THICKNESSES ARE AVAILABLE

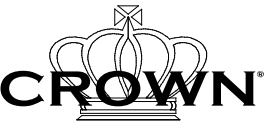
PROPRIETARY AND CONFIDENTIAL

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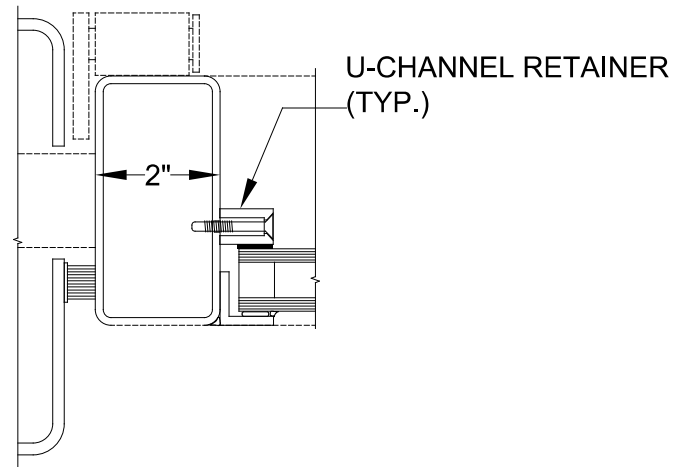
IMPORTANT NOTICE:

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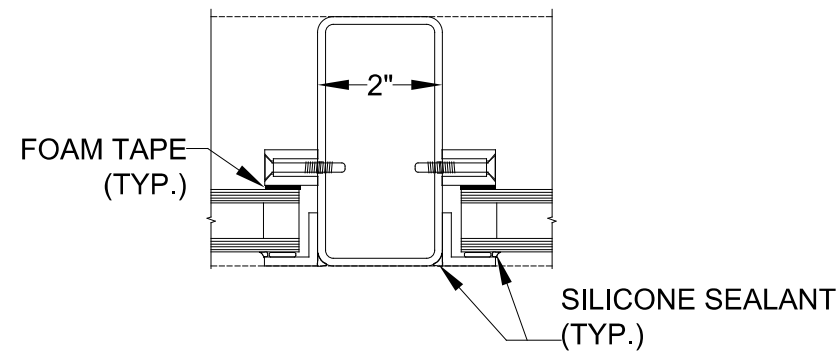
ALL PARTS NOT LISTED AS "BY OTHERS" TO BE PROVIDED BY CROWN.



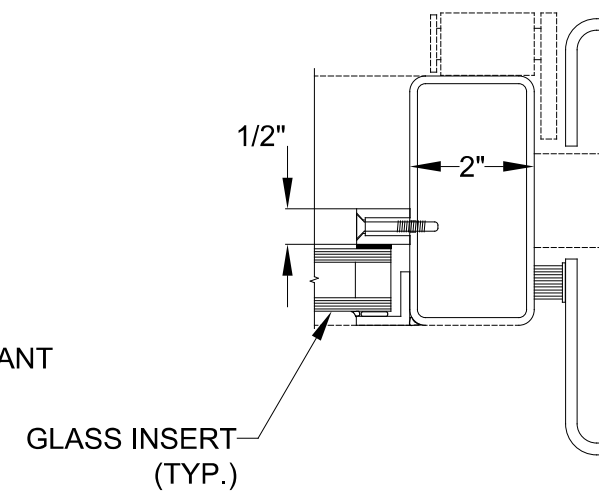
SAMPLE DRAWING



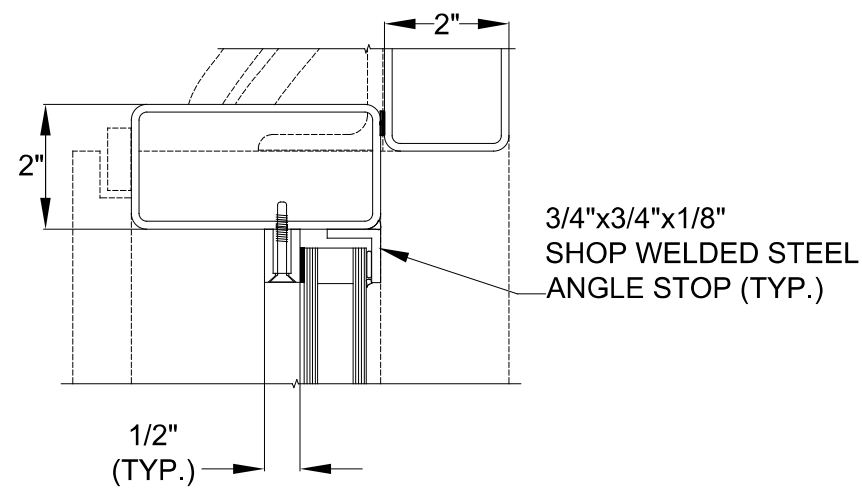
1 INSIDE-SASH ASSEMBLY
NO SCALE



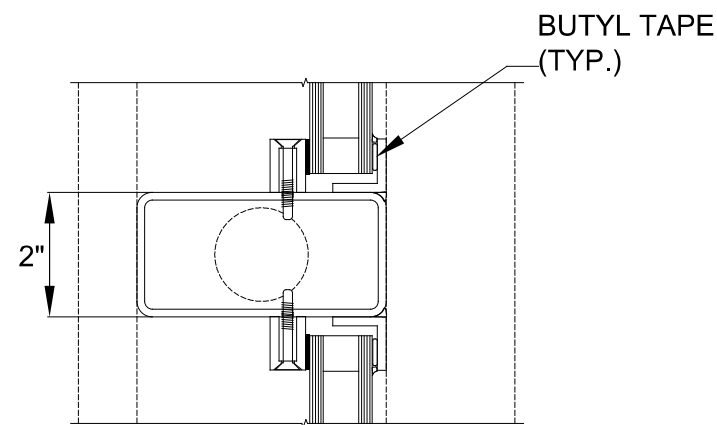
2 INSIDE-SASH ASSEMBLY
NO SCALE



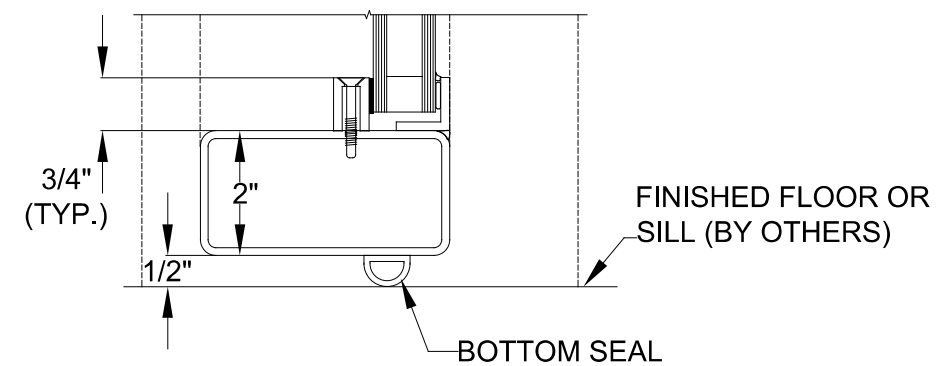
3 INSIDE-SASH ASSEMBLY
NO SCALE



4 INSIDE-SASH ASSEMBLY
NO SCALE



5 INSIDE-SASH ASSEMBLY
NO SCALE



6 INSIDE-SASH ASSEMBLY
NO SCALE

50/50 HYDRAULIC SYSTEM
CROWN DOORS, LLC
PLATO, MINNESOTA, 55370

MODEL: 50/50
DRAWN: 5/2022

SHEET: **6.0**