

Members

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Deborah Cade, North Slope Ex-Officio
Gia Mugford, Wedge Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: February 26, 2025
Time: 5:30 p.m.
Location: Hybrid (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
Mary Crabtree, Administrative Assistant

INFORMATION ABOUT HYBRID MEETINGS

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building at 747 Market St., Room 243, and can also be attended at <https://zoom.us/j/89120046605> or by dialing +1 (253) 215-8782 and entering the meeting ID 891 2004 6605 when prompted. Microphones will be muted and cameras turned off for all attendees during the meeting, except for the Commissioners and presenters.

- | 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS | PAGE # | TIME |
|---|---------------|-------------|
| 2. ROLL CALL | | |
| 3. PUBLIC COMMENT | | |

Written comments are accepted on agenda items via e-mail and must be submitted by 12:00 p.m. on the meeting day. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 02/26/25", and clearly indicate which agenda item(s) you are addressing.

4. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 10/09/2024
- C. Administrative Review:
 - 805 N. Grant – new garage

5. DESIGN REVIEW

A. 808 N. Sheridan Ave. (North Slope Historic District) <i>New DADU with garage</i>	G. Dunayski	7	10 m
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6. BOARD BUSINESS/COMMUNICATION ITEMS

A. Equity Committee updates	Commission		3 m
B. Events & Activities	Staff	5	3 m

7. CHAIR COMMENTS

This agenda is for public notice purposes only. Complete applications are posted online at www.cityoftacoma.org/lpc-agenda.



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¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском?
ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact **TacomaFIRST 311** at **(253) 591-5000**



STAFF REPORT

February 26, 2025

DESIGN REVIEW

AGENDA ITEM 5A: 808 N Sheridan Ave: New DADU with Garage

G. Dunayski

BACKGROUND

The residence at 808 N. Sheridan Ave was built in 1889 and is listed on the Tacoma Registers of Historic Places as a contributing property in the North Slope Historic District. The owners are proposing to build a 2-car garage with residential unit overhead, as a Detached Accessory Dwelling Unit (DADU). The DADU will be a wood frame, 2 story building with a gable roof. Garage doors will face the alley. The building will be clad in smooth faced Hardiplank in a horizontal bevel configuration.

PREVIOUS REVIEWS

The Commission was briefed on this project at the February 12, 2025 meeting. Discussion centered around a 4:12 versus a 5:12 pitch, the alignment of windows and doors, and the lack of perforations on one side of the DADU. Staff shared the Commission's feedback with the design team, specifically:

1. Windows specification. The Commission did not express a strong preference regarding the Milgard Ultra wood windows or the aluminum clad windows you included in the supplemental. However, the Commission would like to see detail on the grids (such as sections showing how the grids and grid spacers are assembled – detail spec sheets should provide that information)
2. On the west elevation, a number of commissioners suggested windows or some other point of visual interest to break up the wall plane
3. On the east elevation, it was suggested to consider aligning the headers of the second story windows and also to consider vertically aligning the door on the right side with the window above it. It was noted that this is a stairwell along this wall, so these may not be feasible.
4. There was discussion about 5:12 vs 4:12 as the pitch. There was not a strong consensus on that, but it was suggested that keeping the pitch at 4:12 would result in a visibly lower height.
5. A commissioner asked what the height difference between the principal structure and the proposed structure is, and whether it would be possible to show through a sketch or rendering how it would appear from the street.

In response, the applicant has submitted the following (please see letter):

1. Windows specification: Applicant is proposing Anderson 100 Series composite windows, including grid detail. The configuration of the grids is not specified.
2. West elevation: For cost and privacy reasons, the applicant would prefer not to add windows to the west bedroom. The kitchen also runs along this wall and adding windows there presents technical and layout challenges.
3. East elevation: The window in the stairwell has been moved consistent with Commission recommendations regarding header height.
4. Roof pitch: The applicant prefers to retain a 4:12 pitch, which is consistent with the primary structure and will result in lower overall height, which is preferable. Recently adopted zoning does allow for a higher structure, but it is preferred to keep the lower overall height.

STANDARDS

The North Slope Design Guidelines apply to this project, including those for accessory structures, roof shapes and massing, and exterior materials:

HEIGHT

Guideline: New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.

SCALE

Guideline: Building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations.

ROOF SHAPES and MATERIALS

1. Shape and Pitch: Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.
2. Architectural Elements: Most roofs also have architectural details, such as cross gables, dormers, and/or "widow's walks" to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.
3. Materials: Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts.

EXTERIOR MATERIALS

1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.
2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.
3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.
4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.
5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).
6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible

WINDOWS AND RHYTHM OF OPENINGS

1. Placement. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.
2. Doors. Doors should be or appear to be paneled and/or contain glazed openings.
3. Window configuration and detail. New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks, and less commonly, as a principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Muntins and grids should be true or simulated divided light. Grids sandwiched between thermal panes are not acceptable. Commonly, windows were also surrounded with substantial trim pieces or window head trim, and new window trim should utilize historic detail patterns. These may include crown molding, except where headers are engaged with a belly band or cornice, substantial projecting sills with aprons, and windows that are recessed or "punched in" so that the window sash and frame does not project beyond the wall plane. Design submittals for new structures shall include window trim details.
4. Window materials. Historically, windows were generally wood. New construction should use windows that are wood, or that mimic the appearance of wood (including clad or composite materials). Vinyl windows are generally not acceptable for new primary or detached accessory dwelling unit structures in the historic district.

ANALYSIS

1. The property at 808 N. Sheridan Avenue is a contributing structure in the North Slope Historic District. As such it is subject to design review requirements per TMC 13.05.040, and requires Landmarks Commission approval prior to those alterations being made or permitted.

2. Height: As a two story building, the proposed structure is taller than the single story primary structure on the lot; however it is consistent in height with neighboring structures and is not atypical for the neighborhood. Topography of the lot and the location of the build site at the rear of the lot reduces the visual impact of the height.
3. Roof shapes and materials: The proposed 4:12 roof pitch would be in keeping with the main house and would lower the DADU height, compared to a 5:12 pitch. The gable form is consistent with the district and did not raise significant concern during briefing. Based upon commission feedback, site conditions and applicant response, this guideline is met.
4. Exterior materials: Smooth faced horizontal Hardiplank has been used in the district and is consistent with historic patterns, and is specifically addressed in the guidelines. No significant concerns have been raised with this material proposal, and therefore, this guideline is met.
5. Windows and Rhythm of openings: Upon commission feedback, windows on the east elevation (stairwell) have been relocated for consistent header height. The proposed Anderson 100 series in a vertical configuration is appropriate for new construction in the district. Grids, if included, should be on the outside of the glass panel (not sandwiched between thermal panes). The windows are trimmed in a manner consistent with historic patterns.
6. The amended submittal is responsive to Commission feedback and applicable zoning.

ACTION REQUESTED

Staff recommends approval, per the Commission's feedback during the February 12 briefing.

SAMPLE LANGUAGE FOR APPROVAL MOTION:

"I move that the Landmarks Preservation Commission approve the application at 808 N Sheridan Ave [as presented, or with any specific conditions or amendments], finding that the proposal is consistent with the applicable North Slope Historic District Design Guidelines as included in the analysis."

SAMPLE LANGUAGE FOR DENIAL MOTION:

"I move that the Landmarks Preservation Commission deny the application at 808 N Sheridan Ave, finding that the proposal is does not meet the applicable North Slope Historic District Design Guidelines as follows; [cite applicable guidelines]."

SAMPLE LANGUAGE FOR DEFERRAL MOTION (if additional information is needed to render a decision)

"I move that the Landmarks Preservation Commission defer its decision on the application at 808 N Sheridan Ave, pending the submittal of additional information including [state information needed to render decision]."

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 6A: Diversity, Equity and Inclusion Committee

Commissioners

This is a standing agenda item for updates and discussion related to the activities of the Equity Committee.

AGENDA ITEM 6B: Events and Activities Update

Staff

1. February will have many programs and events around Tacoma to celebrate Black History Month. This is not a comprehensive list, but some of the events include:
 - a. Evergreen Tacoma will have special workshops and seminars throughout the month. See the packet from January 22 for flyer with details on topics and presenters. Free, open to the public. 1210 6th Avenue
2. A site visit for the Commission to Stadium High School will be rescheduled, due to project timelines. There will be no site visit on Wednesday, March 5th.

3. A site visit for the Commission has tentatively been scheduled for 4pm on Wednesday, April 30th with Fort Nisqually. Please mark your calendars. (The Clerk's House project may require postponing public access; confirmation will be given closer to the date.)
4. The 2nd Annual Black History Summit at Tacoma Evergreen has been tentatively scheduled for Saturday, May 17th. More details to follow.
5. Tacoma's updated Comprehensive Plan will have a public hearing with the Planning Commission on March 5, starting at 6pm in City Council Chambers and online. Zoom link: www.zoom.us/j/84416624153 Dial in: +1 253-215-8782. Webinar ID: 844 1662 4153.



APPLICATION FOR DESIGN REVIEW

Permit Number: HDR25-0002

PROPERTY INFORMATION

Building/Property Name:	808 N Sheridan DADU
Building/Property Address:	808 N SHERIDAN AVE
Historic/Conservation District:	North Slope
Applicant's Name:	CHRIS DUNAYSKI
Applicant's Address:	7416 133RD ST CT E PUYALLUP, WA 98373
Applicant's Phone:	2532301176
Applicant's Email:	ADMIN@GORDONTJACOB.COM
Property Owner's Name:	ENG WHITNEY A & COLIN R

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Residential
Type of Work:	Detached Garage
Estimated Valuation:	225000

Application Checklist

Features to be Modified:

Adding a detached garage with an ADU that complies with all the design elements of that neighborhood. Our client plans to paint the existing house and the new garage/DADU to match.

Program of Work:

8

Specifications of Materials and Finishes:

Composition roofing

Building/Roofing Information

9

Roof Height: 22.3
Roof Pitch: 4.12
Roof Material: Composition
Size of Construction: 28'x31'

Proposed Material:

Lap siding

Exterior Material:

Smooth finish lap siding

Window Information**Window Types:**

White vinyl with grids to match existing, single hung casement, single hung and fixed all with grids to match existing

Window Trim:

Window trim to match existing house

Window Material:

White vinyl with grids to match existing

Window Locations:**Door Information****Door Types:**

Fiberglass exterior door to match main house style.

Door Materials:

Fiberglass exterior door

Door Locations:

Door location on the side of detached garage, matches existing house front door location.

Existing Signage:

Sign Dimensions:

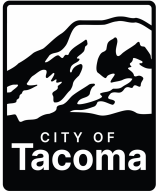
Sign Material:

Logo and Letter Size:

Lighting Specifications:

Removing or Relocating Signage:

Method of Attachment:



Submittal Information

Permit: HDR25-0002

Applied: 01/21/2025

Planning & Development Services

747 Market St.

Tacoma, WA 98402

ACCOUNTING
SAP Cost Object

ADDITIONAL INFORMATION	
Door Locations	Door location on the side of detached garage, matches existing house front door location.
Door Materials	Fiberglass exterior door
Door Types	Fiberglass exterior door to match match main house style.
Exterior Material	Smooth finish lap siding
Proposed Material	Lap siding
Roof Height	22.3
Roof Material	Composition
Roof Pitch	4.12
Size of Construction	28'x31'
Window Material	White vinyl with grids to match existing
Window Trim	Window trim to match existing house
Window Types	White vinyl with grids to match existing, single hung casement, single hung and fixed all with grids to match existing

APPLICATION CHECKLIST	
Elevation Drawings	CHECKED
Features to be Modified	Adding a detached garage with an ADU that complies with all the design elements of that neighborhood. Our client plans to paint the existing house and the new garage/DADU to match.
Illustrations	CHECKED
Material Samples	UNCHECKED
Photographs	CHECKED
Site Plan	CHECKED
Specifications of Materials and Finishes	Composition roofing

HISTORIC DISTRICT	
District	North Slope
Guideline Certification	CHECKED

PARCEL AND ZONING INFORMATION

12

Accessibility Index	High
BLDINSPAREA	North
City Council District	2
Economy Index	Very High
Education Index	High
Erosion Control Inspector	Jenna Warner
Historic District	Y
Land Use Designations	Low-Scale Residential
Liquefaction Susceptibility	very low
Livability Index	Very High
Neighborhood Council District	North End
Overall Equity Index	High
SITEINSPAREA	North
Wastewater Subbasin	N04
Wind Zone	52
Zoning District	HMR-SRD-HIST

PROJECT DETAILS

Estimated Valuation	225000
Scope of Work	Our clients want to build a Detached garage with a ADU above it on their property. We have gone through one building review so far and are now submitting our plans for historic review after incorporating and correcting everything called out in the redlines.

REVIEW TYPE

Application Type	Residential
Type of Work	Detached Garage

Contacts:

Contact Type	Name	Email
Applicant	CHRIS DUNAYSKI	ADMIN@GORDONTJACOB.COM
Owner	Colin and Whitney Eng	colin.eng12@gmail.com

Gordon T. Jacob

DESIGN | BUILD | REMODEL

Historic Review Initial Feedback Response Letter:

Tacoma Landmarks
Preservation Commission Planning and Development Services
City of Tacoma
747 Market Street

Regarding 808 N Sheridan Ave On behalf of Colin and Whitney Eng

To Whom it May Concern,

The new accessory structure meets the guidelines for new construction exterior materials, windows and roof form and shape. The garage door is oriented to the alley and the structure maintains a simple roof plan.

The new detached accessory dwelling unit with a 2-car garage below utilizes a similar material palette and configuration to historic primary structures on the lot. The design elements are noted on the exterior elevation page 4/4.

We received the following feedback from the Historic Committee regarding our project:

1. Windows specification. The Commission did not express a strong preference regarding the Milgard Ultra wood windows or the aluminum clad windows you included in the supplemental. However, the Commission would like to see detail on the grids (such as sections showing how the grids and grid spacers are assembled – detail spec sheets should provide that information)
 - a. Our window supplier is recommending we use an Anderson Fiberglass window. He has used these in historic districts previously and they meet the requirements in the guidelines for this neighborhood. I will attach the spec sheet showing the

grid sections. We need to use the product to meet our energy credit as these are super efficient windows.

2. On the west elevation, a number of commissioners suggested windows or some other point of visual interest to break up the wall plane
 - a. This comment was considered thoroughly but upon further examination we do not want to alter the west elevation. Due to historic requirements we are limited on both our siding and window options. The price of the required windows is approximately 3x as much as vinyl windows and our clients budget is very tight as is. Their overall window budget is 3x as much as they were anticipating and each additional window added would be around \$1300-\$1500 and they simply do not have the budget to add more windows. Additionally, the upper wall on the west side is a bedroom and the kitchen. We cannot add a window in the kitchen due to layout and adding more windows in the bedroom is excessive as there are already two windows in that bedroom on the south elevation. Additionally this is in a sideyard and given the relatively small sideyard setback having windows looking into the neighbors backyard is not a design choice we would like to opt for.
3. On the east elevation, it was suggested to consider aligning the headers of the second story windows and also to consider vertically aligning the door on the right side with the window above it. It was noted that this is a stairwell along this wall, so these may not be feasible.
 - a. Upon further examination we agree with the commission on this and have adjusted the window in the stairwell so that it is inline with the one on the second floor.
4. There was discussion about 5:12 vs 4:12 as the pitch. There was not a strong consensus on that, but it was suggested that keeping the pitch at 4:12 would result in a visibly lower height.
 - a. Given there was not clear consensus between the 4:12 and the 5:12 pitch we are going to opt for the 4:12 pitch. We have received consistent feedback with concerns over the height and by going with the 4:12 pitch we have a finished height that is 13 inches lower. Additionally going to the 5:12 pitch would push this DADU past the old building codes allowance for height forcing us to cancel our building permit and reapply using the Home in Tacoma updates which would allow for up to 35 ft. We have proposed every reasonable step to ensure we have as low of a finished height as possible while still meeting our clients needs for garage height. We have also proposed scissor trusses and a 7 ft wall height.

5. A commissioner asked what the height difference between the principal structure and the proposed structure is, and whether it would be possible to show through a sketch or rendering how it would appear from the street.
 - a. To do this would require a full topography survey and a sophisticated 3D rendering which again are not required by building code and would add between \$5-7k to our clients who cannot afford overages like this. The roof peak on the main house was measured at 18 ft 6 inches and our proposed structure will have a height of 22 ft 5 inches to the peak of the roof. This is a marginal difference which will not be visible from the street or sidewalk.
 - b. The street is approximately 5 ft lower than the foundation of the main house while the grade change onsite flattens off significantly. This gives the main house the illusion of being taller and will mask the structure in the rear yard entirely as it is setback as far as it can be with the powerlines in the alley. When standing on the sidewalk in front of the main house the DADU will not be visible.
 - c. The neighboring house at 802 N Sheridan Ave is a three story tall building with a steep roof pitch and is a much more imposing structure than the DADU we are proposing.

In Closing:

Our clients are residents of the City of Tacoma and are investing in the city's goal to add housing. As the design team we have done our best to meet our clients budget and needs while satisfying the Historic Commissions requirements. We see no reason that this project should not be approved as it meets the overall character and design of the neighborhood and will provide a great housing unit for a resident of Tacoma.

THE ENG RESIDENCE

808 N SHERIDAN AVE
TACOMA, WA
PN# 2038280060

LOT INFO.

LOT AREA = 6,000 SQ. FT.
EXISTING SFR BUILDING = 933 SQ. FT. (85% OF 933 SQ. FT. = 793 SQ. FT. ALLOWABLE)
PROPOSED DADU = 728 SQ. FT.
DADU COVERED ENTRY PORCH = 50 SQ. FT.
933 SQ. FT. / 778 SQ. FT. = .833 OR 83%

EXISTING PATIO = 263 SQ. FT.
EXISTING WALKWAY & DRIVEWAY = 297 SQ. FT.
PROPOSED WALKWAY & DRIVEWAY = 416 SQ. FT.

TOTAL LOT COVERAGE = 1711 SQ. FT.
1711 / 6,000 = .285 OR 29%

NOTE:

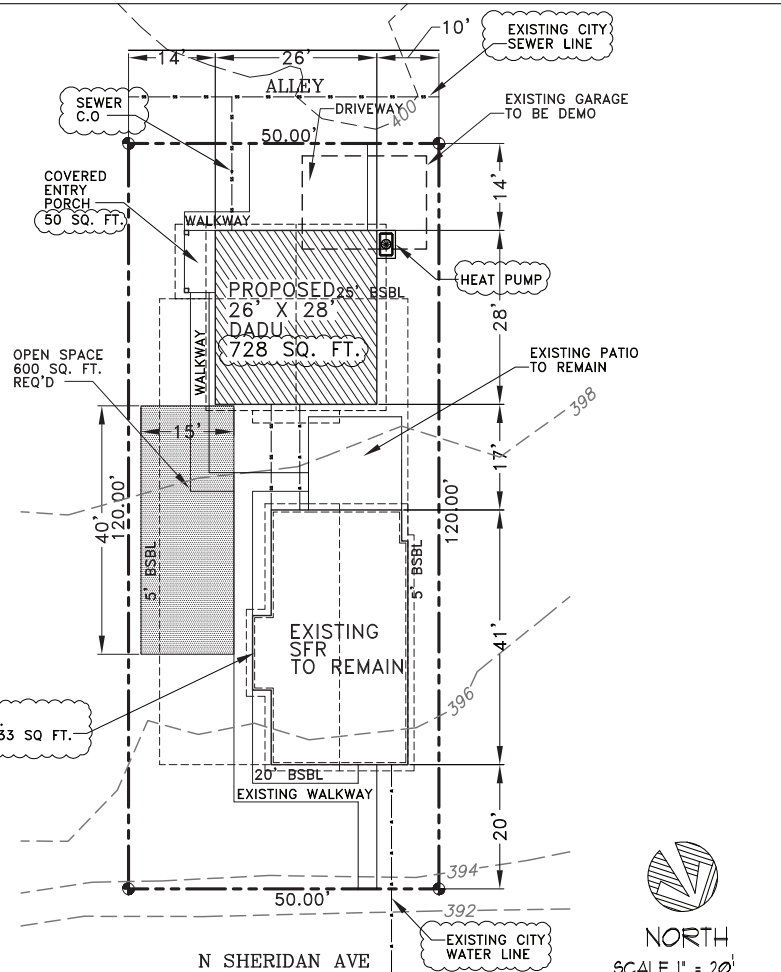
SEWER

SIDE SEWERS SHALL TIE-IN TO A PRIVATE COMMON SERVICE LINE AT THE EXTERIOR OF EACH BUILDING AND MEET UNIFORM PLUMBING CODE REQUIREMENTS CONSISTENT WITH SECTION 718.3 FOR PROTECTION FROM DAMAGE. IN ADDITION, CLEANOUT ACCESS FOR MAINTENANCE OF THE COMMON LINE SHALL NOT BE DEPENDENT ON ACCESS WITHIN EACH STRUCTURE AND RESULTING IN THE REQUIREMENTS FOR EXTERIOR CLEANOUTS NEAR EACH DWELLING CONNECTION.

WATER

BRANCH LINE AND SHARED CONNECTIONS ARE PERMITTED WITH THE FOLLOWING REQUIREMENTS: -SHUT OFF VALVES MUST BE INSTALLED ON ALL BRANCH SERVICES WITHIN TWO FEET OF THE TEE. THIS MEANS THE CONNECTIONS MUST OCCUR OUTSIDE EACH BUILDING ENVELOPE WITH EACH DWELLING HAVING DIRECT CONNECTION TO THE COMMON SERVICE LINE AND SEPARATE SHUT OF VALVES ALSO LOCATED OUTSIDE OF EACH BUILDING, AND WHEN ACTIVATED THE VALVE SHALL NOT STOP SERVICE TO THE OTHER DWELLING UNIT SERVICED.

SITE PLAN



HABITABLE AREA = 889 SQ. FT.
EXTERIOR BLDG COVERAGE = 933 SQ. FT.



NORTH
SCALE 1" = 20'

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NOTE: THIS IS NOT A SURVEY

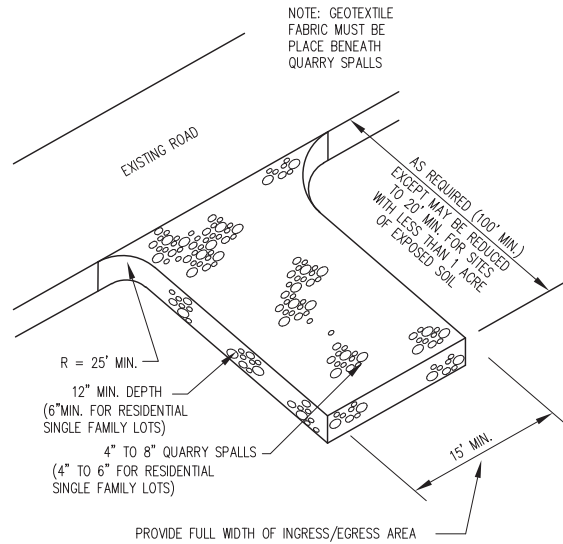
ALL PROPERTY LINES AND DIMENSIONS AS SHOWN ON THIS DRAWING ARE BASED ON CLIENT-PROVIDED INFORMATION REPRESENTED TO BE ACCURATE AND RELIABLE. ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE ACTUAL SITE CONDITIONS ARE THE SOLE RESPONSIBILITY OF THE CLIENT. WE ASSUME NO LIABILITY FOR VARIATIONS ASCERTAINED BY ACTUAL SURVEY.

Level design, llc.
611 S Yakima Ave. Tacoma, WA 98405
PHONE: 253.284.3170
FAX: 253.284.3183

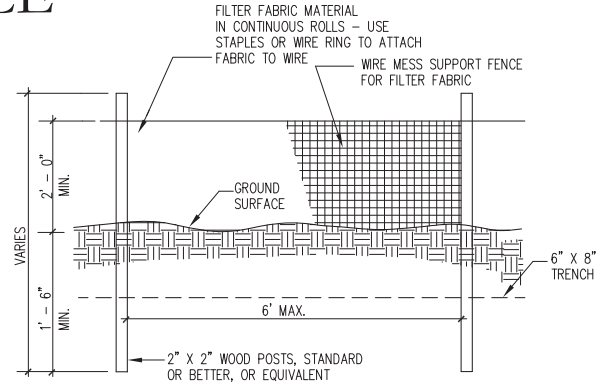
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1/04/2024		PROPOSED	2

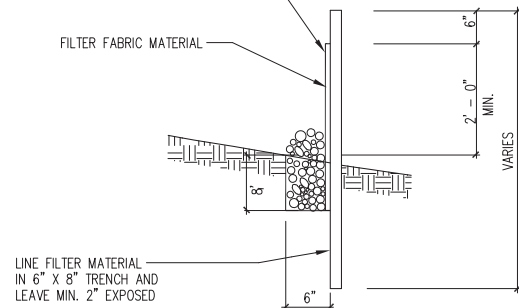
THE ENG RESIDENCE



1 CONSTRUCTION ENTRANCE ROCK PAD



SECTION
WIRE MESH SUPPORT FENCE (TO BE LOCATED ON THE DOWNHILL SIDE OF THE FILTER FABRIC)



SECTION

2 FILTER FABRIC FENCE

EROSION CONTROL DETAILS

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DRAWING DATE:	INT:	PROJECT #	✓
1/04/2024		PROPOSED	

1
2

3001 IRC R602.9 DWELLING-GARAGE OPENING AND PENETRATION PROTECTION. OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTION R602.9.1 THROUGH R602.9.3.

3001 IRC R602.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR LAMINATE CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE RATED DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.

3001 IRC R602.5.2 DUCT PENETRATIONS. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A 1/4-INCH MIN. 26 GAUGE (0.48 MM) SHEET STEEL OR APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.

3001 IRC R602.5.3 OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R602.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R602.11.1.1.1.1.1.

3001 IRC R602.6 DWELLING-GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R602.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R602.5 ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R602.6.3. THE WALL SEPARATION PROVISIONS OF TABLE R602.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

3001 IRC R602.1 UNDER-STAIR PROTECTION. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SORTS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.

PRIVATE RESIDENTIAL GARAGES ATTACHED TO A DWELLING UNIT SHALL BE SEPARATED FROM THE DWELLING UNIT WITH ONE LAYER OF 5/8 INCH TYPE-X SHEETROCK ON THE GARAGE SIDE. THIS SHEETROCK SHALL BE CONTIGUOUS FROM THE FOUNDATION TO ROOF CEILING, OR ON ALL WALLS AND CEILING OF THE GARAGE. IF A DWELLING UNIT IS LOCATED ABOVE A GARAGE, ALL WALLS AND CEILING OF THE GARAGE SHALL HAVE MINIMUM ONE LAYER OF 5/8 INCH TYPE-X SHEETROCK. WHEN FINISHING MEMBERS ARE MORE THAN 16" ON CENTER TWO LAYERS OF 5/8 INCH TYPE-X SHEETROCK SHALL BE REQUIRED. SHEETROCK SHALL BE NAILED AT SEVEN (7) INCHES ON CENTER ON EDGES AND FIELD WITH 4D 70 (21 GA) NAILS. OPENINGS SUCH AS DOORS AND ATTIC ACCESSES SHALL BE 1-3/8 INCH SOLID CORE DOORS OR A TWENTY (20)-MINUTE RATED ASSEMBLY AND SHALL BE SELF-CLOSING AND SELF-LATCHING. PENETRATIONS SHALL BE STEEL, FIBERGLASS OR COPPER PIPES OR STEEL CONDUIT, OR ONE-HOUR LISTED ASSEMBLY NO WINDOWS SHALL BE PERMITTED IN THE GARAGE. WALL OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED.

TABLE 302.6 (2021 IRC)
DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTIC	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOM ABOVE THE GARAGE	NOT LESS 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLY USE FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT
GARAGE LOCATION LESS 3 FEET FROM A DWELLING UNIT ON THE SAME LOT.	NOT LESS 1/2 INCH GYPSUM OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA
FOR 8" x 1 INCH x 2 1/4 INCH 1" FOOT x 3/4 x 1 1/2"	

3001 IBC R402.4 INTERIOR LIGHTING CONTROL. PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL, OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE. EXCEPTION: LIGHTING CONTROLS SHALL NOT BE REQUIRED FOR THE FOLLOWING: 1. BATHROOMS; 2. HALLWAYS; 3. LIGHTING DESIGNED FOR SAFETY OR SECURITY.

R402.4.4 ELECTRICAL AND COMMUNICATION OUTLET BOXES (AIR-SEALED BOXES) ELECTRICAL AND COMMUNICATION OUTLET BOXES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ELECTRICAL AND COMMUNICATION OUTLET BOXES SHALL BE TESTED IN ACCORDANCE WITH NFPA 96 AS A REQUIREMENT FOR AIR-SEALED BOXES FOR ELECTRICAL AND COMMUNICATION APPLICATIONS AND SHALL HAVE AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CUBIC FEET PER HOUR (0.54 L/s) AT A PRESSURE DIFFERENTIAL OF 101 PASCALS (2.3 INCHES WATER GAGE). OUTLET BOXES SHALL BE MARKED NFPA 96 AS 'A' OR 'B' IN ACCORDANCE WITH NFPA 96. A ELECTRICAL AND COMMUNICATION OUTLET BOXES SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND WITH ANY SUPPLIED COMPONENTS REQUIRED TO ACHIEVE COMPLIANCE WITH NFPA 96.4.

UPC 907.5 DRAINAGE PAN WHERE A WATER HEATER IS LOCATED IN AN ATTIC, OR ON AN ATTIC-CEILING ASSEMBLY, FLOOR-CEILING ASSEMBLY OR FLOOR-SUBFLOOR ASSEMBLY WHERE DAMAGE RESULTS FROM A LEAKING WATER HEATER, A WATERPROOF PAN OF CORROSION-RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH NOT LESS THAN 3/4" AN INCH (20 MM) DIAMETER DRAIN TO AN APPROVED LOCATION. SUCH PAN SHALL BE NOT LESS THAN 1/4 INCH (6.35 MM) IN DEPTH, 50% ACED OR CONVENTED EQUIPMENT OR APPLIANCE.

ALL TANK-TYPE WATER HEATERS IN UNCONDITIONED SPACES OR ON UNINSULATED SURFACE WITH UNINSULATED SPACES SHALL BE PLACED ON AN INSULATED SURFACE WITH A MINIMUM THERMAL RESISTANCE OF R-10 AND A MINIMUM COMPRESSIVE STRENGTH OF 40 PSI OR ENGINEERED TO SUPPORT THE APPLIANCE. (USCC R402.5.5.4)

3001 IRC R602.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR LAMINATE CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE RATED DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE.

NOTES:
BUILDINGS AIR LEAKAGE TEST REQUIRED AS PER 2001 USBC R402.4.2

DUCTS SHALL BE LEAK TESTED IN ACCORDANCE WITH USBC R602.3 PER 2001 USBC R602.3.3. DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED AS PER 156.041.1-R402.3.3.2001 USBC

3001 IRC R603.3 FLOOR AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVICE LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36" (914MM) MEASURED IN THE DIRECTION OF TRAVEL. THE FLOOR AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 INCH VERTICAL IN 2 WITH HORIZONTAL (2 PERCENT).

3001 IRC R602.1 INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVEL OF NOT LESS THAN 1 FOOT-CANDLE (1 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

3001 IRC R 301.9 ILLUMINATION STAIRWAY SHALL BE PROVIDED WITH IN ACCORDANCE WITH SECTION R301.1 4 R301.9

SMOKE DETECTORS
INSTALL SMOKE DETECTORS WHERE INDICATED ALL SMOKE DETECTOR RECEIVE THEIR POWER FROM THE PRIMARY AND INTERCONNECTED PER IRC R314.4 R314.6

CARBON MONOXIDE ALARMS
IRC R303.6 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHERE PRIMARY POWER IS INTERRUPTED. SUCH DETECTOR POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVERCURRENT PROTECTION.

EXCEPTION:
1. CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.

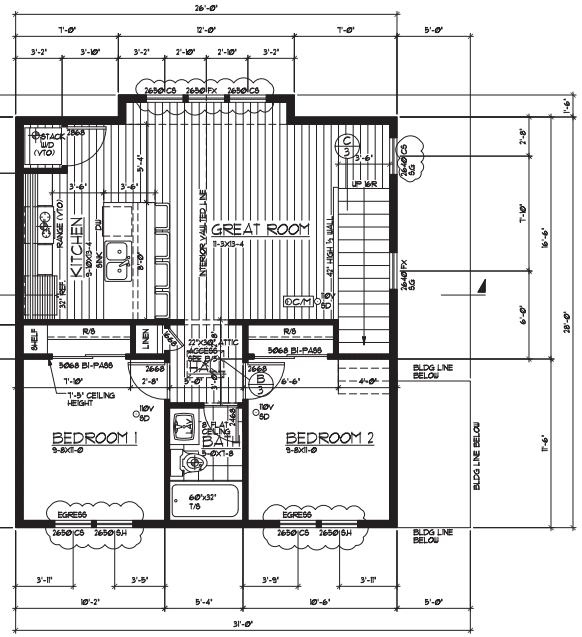
WASHINGTON STATE BUILDING CODE
MINIMUM LOCAL EXHAUST RATES

AREA TO BE EXHAUSTED	EXHAUST RATES	CONTINUOUS
OPEN KITCHEN	1	NOT PERMITTED
ENCLOSED KITCHEN	1	5 ACH BASED ON KITCHEN VOLUME
BATHROOM-TOILET ROOMS	1	20 CFM

TABLE M509.4.4.3
KITCHEN RANGE HOOD AREA VOLUME (CV) AND 40% MINIMUM CAPTURE EFFICIENCY (CE) RATINGS, ACCORDING TO KITCHEN RANGE FUEL TYPE

HOOD OVER ELECTRIC RANGE	HOOD OVER COMBUSTION RANGE
15% CE OR 160 CFM	18% CE OR 160 CFM

VENTILATION RATE FOR WHOLE HOUSE FAN TO BE 30 CFM PER USBC TABLE M509.4.3(1) INDOOR AIR QUALITY HVAC CONTRACTOR TO SPECIFY LOCATION.

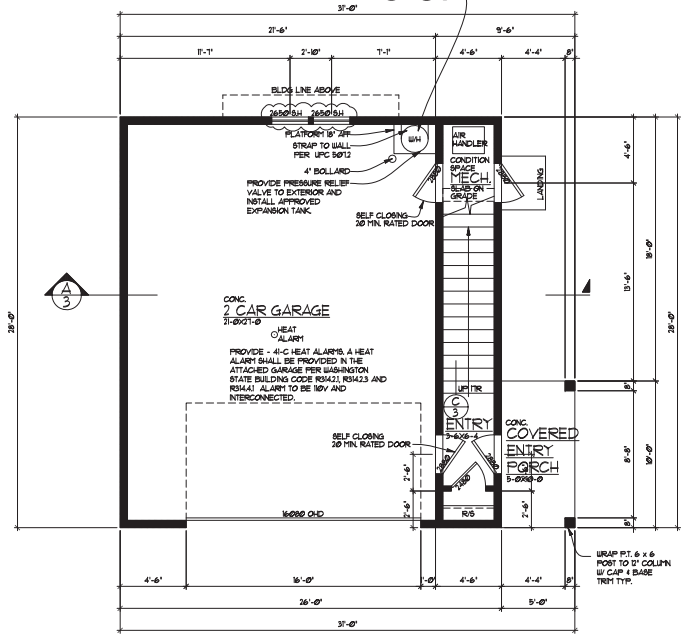


UPPER FLOOR PLAN
© 2024 Level Design, LLC. SCALE: 1/4" = 1'-0"

- PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET 1)
- WINDOW HEADERS AT 6'-8" x 1'-0" PLATE 4 8'-0" HDR @ 9'-0" PLATE ABOVE SUB FLOOR, UNO.
 - EXTERIOR WALLS TO BE 2X6 AT 16' O.C, UNO.
 - INTERIOR PARTITIONS TO BE 2X4 AT 16' O.C. (2X6 + PLUMBING WALLS) UNO.
 - PROVIDE SUPPLEMENTAL JOISTS/BLOCKING BELOW SHEAR WALLS AS INDICATED ON FRAMING PLAN
 - PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (UNO.)

AREA SUMMARY

EXISTING PRIMARY FOOTPRINT:	933 SF.	
EXISTING PRIMARY STRUCTURE: HABITABLE AREA	889 SF.	88% HABITABLE LIVING AREA ALLOWABLE
MAIN FLOOR LIVING AREA:	95 SF.	
UPPER FLOOR LIVING AREA:	62 SF.	
TOTAL:	141 SF.	186 SF. IS MAX ALLOWABLE LIVING AREA
GARAGE:	616 SF.	
FRONT PORCH:	50 SF.	



MAIN FLOOR PLAN
© 2024 Level Design, LLC. SCALE: 1/4" = 1'-0"

- PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET 1)
- ALL DOOR/WINDOW HEADERS TO BE 4X10 DFP @ 2X6 BEARING WALLS, UNO, 6'-0" MAX SPAN
 - ALL DOOR/WINDOW HEADERS TO BE 4X10 DFP @ 2X4 BEARING WALLS, UNO, 6'-0" MAX SPAN
 - WINDOW HEADERS AT 6'-8" x 1'-0" PLATE 4 8'-0" HDR @ 9'-0" PLATE ABOVE SUB FLOOR, UNO.
 - PROVIDE FIREBLOCKING AS REQUIRED (SEE NOTES ON SHEET 1)
 - EXTERIOR WALLS TO BE 2X6 AT 16' (MAX) O.C, UNO.
 - INTERIOR PARTITIONS TO BE 2X4 AT 16' O.C. (2X6 + PLUMBING WALLS) UNO.
 - DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE MIN. 26 GAUGE STEEL
 - NO DUCT OPENINGS IN GARAGE
 - PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (UNO.)

UPC 403 DRAINAGE CONNECTION
DRAINAGE CONNECTION DOMESTIC DISHWASHERS SHALL DISCHARGE INDIRECTLY THROUGH AN AIR GAP FITTING IN ACCORDANCE WITH SECTION 403.1 INTO A WASTE RECEPTOR. A WASTE RECEPTOR SHALL BE INSTALLED IN THE TAILPIECE OF A KITCHEN SINK OR DISHWASHER. CONNECTION OF A FOOD WASTE DISPOSER, COMMERCIAL DISHWASHERS SHALL DISCHARGE INDIRECTLY THROUGH AN AIR GAP OR DIRECT CONNECTION IN ACCORDANCE WITH SECTION 104.3 WITH FLOOR DRAIN PROTECTION. DRAINAGE CONNECTION DOMESTIC DISHWASHERS SHALL DISCHARGE INDIRECTLY THROUGH AN AIR GAP FITTING IN ACCORDANCE WITH SECTION 403.1 INTO A WASTE RECEPTOR. A WASTE RECEPTOR SHALL BE INSTALLED IN THE TAILPIECE OF A KITCHEN SINK OR DISHWASHER. CONNECTION OF A FOOD WASTE DISPOSER, COMMERCIAL DISHWASHERS SHALL DISCHARGE INDIRECTLY THROUGH AN AIR GAP OR DIRECT CONNECTION IN ACCORDANCE WITH SECTION 104.3 WITH FLOOR DRAIN PROTECTION.

PLEASE REFER TO SHEET E-1 FOR ENERGY U-FACTOR COMPLIANCE PATH

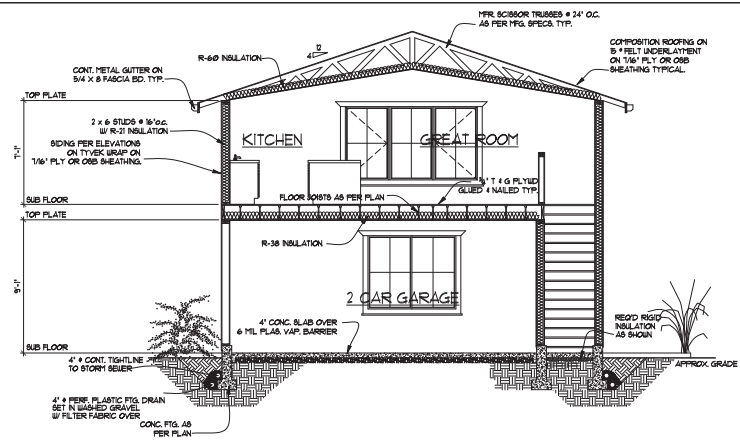
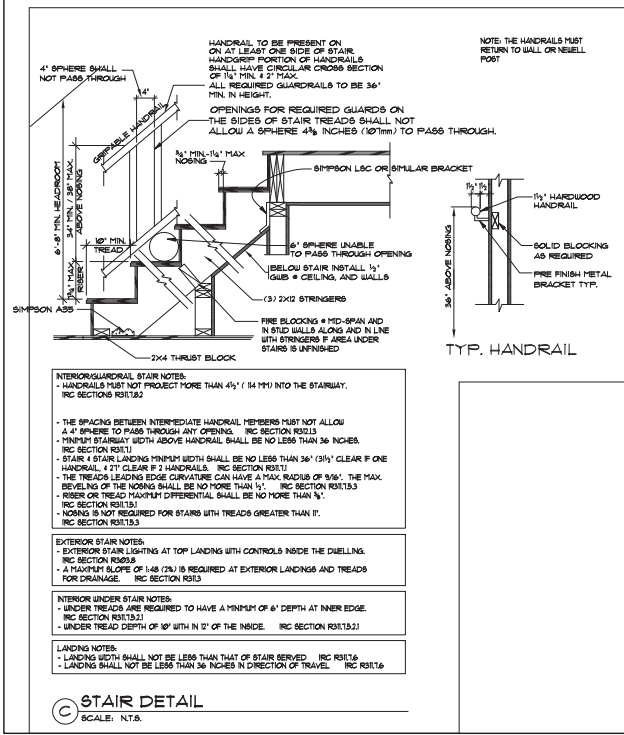
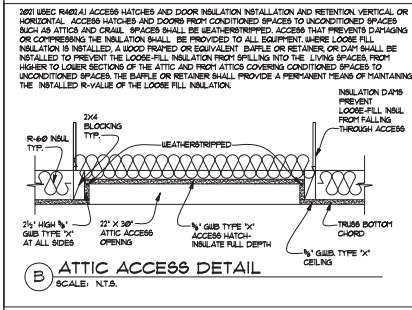
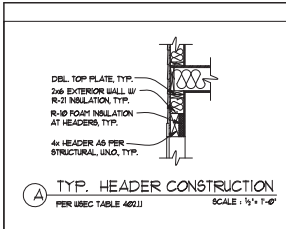
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PROJECT 1



SECTION 'A'

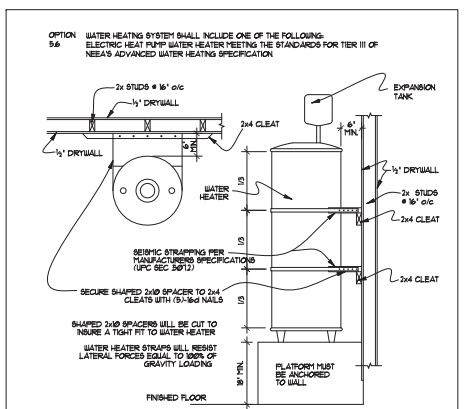
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SCALE: 1/4" = 1'-0"

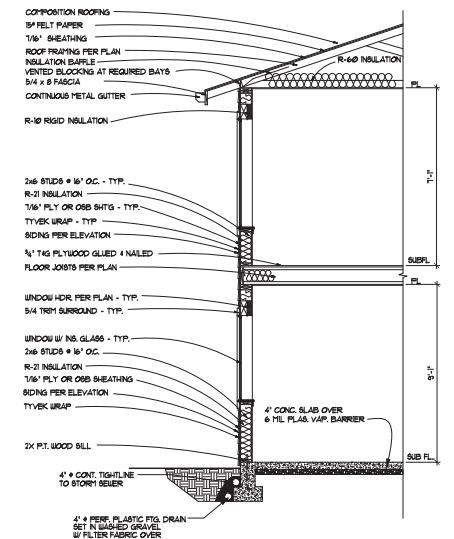
- TYPICAL ROOF CONSTRUCTION**
- COMPOSITION ROOF SHINGLES
 - 15\"/>

- TYPICAL WALL CONSTRUCTION**
- SIDING AND/OR VENEER PER ELEVATION
 - 1/2\"/>

SEE NOTE ON SHEET 1



- TYPICAL FLOOR CONSTRUCTION**
- FINISHED FLOOR PER PLANS
 - 3/4\"/>



- TYPICAL FLOOR CONSTRUCTION**
- FINISHED FLOOR PER PLANS
 - 3/4\"/>

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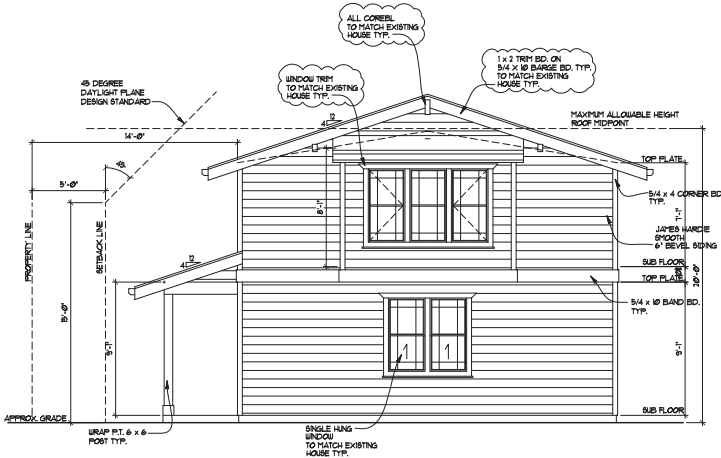
REVISION DATE	INT.	PROJECT #

DATE: 1/06/2024
INT: MEY
PROJECT #



EXISTING FRONT FACADE

THE NEW ACCESSORY STRUCTURE MEETS THE GUIDELINES FOR NEW CONSTRUCTION EXTERIOR MATERIALS, WINDOWS AND ROOF FORM AND SHAPE. GARAGE DOOR IS ORIENTED TO THE ALLEY AND THE STRUCTURE MAINTAIN A SIMPLE ROOF PLAN



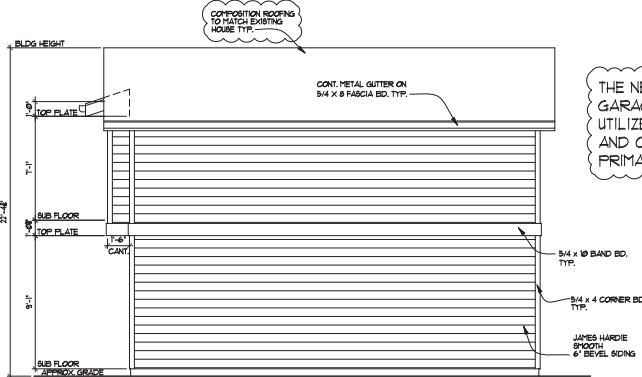
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

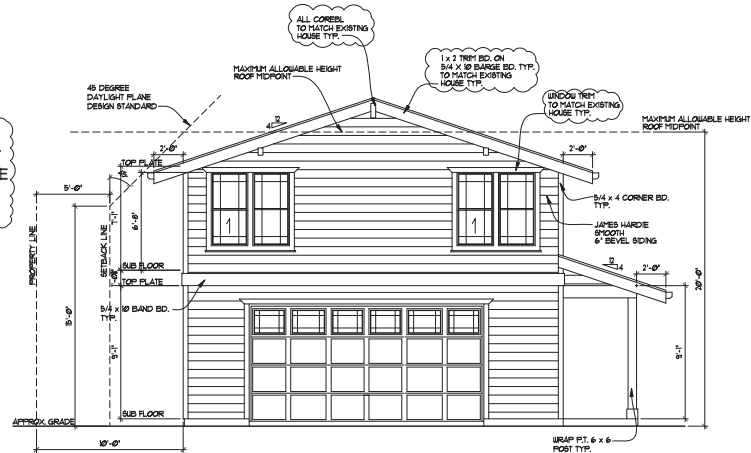
SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

THE NEW ACCESSORY DETACHED GARAGES ACCESSORY DWELLING UNIT UTILIZES A SIMILAR MATERIAL PALETTE AND CONFIGURATION TO HISTORIC PRIMARY STRUCTURES ON THE LOT



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: PROVIDE PREMISES IDENTIFICATION (ADDRESS NUMBERS) IN ACCORDANCE WITH IFC SECTION 509. NUMBERS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. NUMERALS SHALL BE PROVIDED (NOT SPILLED OUT). NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND HAVE A MINIMUM HEIGHT OF 4 INCHES.

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- VERIFY SHEAR WALL NAILING AND HOLDDOWS ARE PER PLAN AND SCHEDULE PRIOR TO INSTALLING SIDING
- MASONRY AND WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C.
- PROVIDE GALVANIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF / WALL INTERSECTIONS, CHIMNEYS, AND SKYLIGHTS
- PROVIDE WEATHERSTRIPPING AND FLASHING AT ALL DOORS AND WINDOWS AS REQUIRED
- CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
- POST ADDRESS ON BLDG. PRIOR TO FINAL INSPECTION
- LOTS SHALL BE GRADED AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALL. SLOPE SHALL BE 6" IN FIRST 10 FT. OR DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE
- FASTENERS TO BE HOT-DIPPED GALV. STEEL, STAINLESS OR ALUM. (CORROSION RESISTANT)

NOTE: PROVIDE GUTTERS PRE-PAINTED GL. T. FLASHING AT ALL EXT. DOOR & WINDOW HEADERS.

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4	INT: MEY	
		PROJECT #

	1	2	3	4	5	6	7	8	9	10
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DESIGN CRITERIA

BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE LOCAL JURISDICTION.
 VERTICAL LOADS
 ROOF LIVE LOAD: 25 PSF (SNOW)
 ROOF DEAD LOAD: 15 PSF
 RESIDENTIAL FLOOR LIVE LOAD: 40 PSF (REDUCIBLE) ; 60 PSF (FOR DECKS)
 FLOOR DEAD LOAD: 15 PSF
 SNOW DESIGN DATA (ASCE 7-16)
 FLAT SNOW LOAD: N/A
 WIND DESIGN DATA (ASCE 7-16)
 BASIC WIND SPEED (ASD) V=85MPH
 ULTIMATE WIND SPEED V=110MPH
 SNOW EXPOSURE FACTOR, Ce=1.0
 RISK CATEGORY: II EXPOSURE: B
 SNOW IMPORTANCE FACTOR, Is=1.0
 IMPORTANCE FACTOR, Iw=1.0
 THERMAL FACTOR, Ct=1.1
 TOPOGRAPHIC FACTOR, Kzt=1.38

SEISMIC DESIGN DATA (ASCE7-16)
 SEISMIC RESPONSE SYSTEM: WOOD SHEAR WALLS
 EQUIVALENT LATERAL FORCE PROCEDURE (ASCE 7-16)
 RISK CATEGORY: II SEISMIC IMPORTANCE FACTOR, Ie=1.0
 MAPPED SPECTRAL RESPONSE ACCELERATION: Ss=1.5, S1=0.46
 DESIGN SPECTRAL RESPONSE ACCELERATION: Sds=1.08, Sd1=0.65
 SITE CLASS: D SEISMIC DESIGN CATEGORY: D
 SEISMIC RESPONSE COEFFICIENT: Cs=0.119
 DESIGN BASE SHEAR: 6.108W
 SOIL PROPERTIES:
 BEARING CAPACITY: 1,500 PSF
 LATERAL CAPACITY: 250 PSF/FT

GENERAL REQUIREMENTS

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER PROJECT DRAWINGS BY OTHER DISCIPLINES. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODES LISTED ABOVE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS RELATING TO EXISTING CONDITIONS BY MAKING FIELD SURVEYS AND MEASUREMENTS PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL ASSURE THAT ALL CONSTRUCTION METHODS USED WILL NOT CAUSE DAMAGE TO ADJACENT BUILDINGS, UTILITIES, OR OTHER PROPERTY. THIS REQUIREMENT IS PARTICULARLY IMPORTANT DURING FOUNDATION INSTALLATION.
- THE GENERAL CONTRACTOR IS ADVISED TO CONSIDER PERFORMING PHOTOGRAPHIC SURVEYS AND OTHER DOCUMENTATION OF THE CONDITION OF ADJACENT BUILDINGS AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL OBTAIN COPIES OF THE LATEST CONTRACT DOCUMENTS, INCLUDING ALL ADDENDA, AND PROVIDE THE RELEVANT PORTIONS TO ALL SUB-CONTRACTORS AND SUPPLIERS PRIOR TO SUBMITTAL OF SHOP DRAWINGS AND FABRICATION AND ERECTION OF STRUCTURAL MEMBERS.
- THE GENERAL CONTRACTOR SHALL COMPARE AND COORDINATE THE DRAWINGS OF ALL DISCIPLINES AND REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS TO THE ARCHITECT AND ENGINEER.
- DETAILS LABELED "TYPICAL" SHALL APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SEE DETAIL TITLES FOR APPLICABILITY OF A PARTICULAR DETAIL. TYPICAL DETAILS SHALL APPLY WHETHER OR NOT THEY ARE SPECIFICALLY KEYS AT EACH LOCATION. THE ENGINEER SHALL HAVE FINAL AUTHORITY TO DETERMINE APPLICABILITY OF TYPICAL DETAILS.
- WHERE CONFLICTS EXIST BETWEEN STRUCTURAL DOCUMENTS THE STRICTEST REQUIREMENTS, AS INDICATED BY THE STRUCTURAL ENGINEER SHALL GOVERN.
- THE GENERAL CONTRACTOR SHALL REVIEW AND DETERMINE THAT DIMENSIONS ARE COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO FABRICATION OR START OF CONSTRUCTION.
- NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED OR OTHERWISE REDUCED IN STRENGTH UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
- THE GENERAL CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS. NOTIFY THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES.

CONSTRUCTION RESPONSIBILITY

- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE, AND ARE NOT INTENDED TO INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCES, AND FOR JOB SAFETY.
- THE ENGINEER DOES NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- PERIODIC SITE OBSERVATION VISITS MAY BE PROVIDED BY THE STRUCTURAL ENGINEER. THE SOLE PURPOSE OF THESE OBSERVATIONS IS TO REVIEW THE GENERAL CONFORMANCE OF THE CONSTRUCTION WITH THE STRUCTURAL CONTRACT DOCUMENTS. THESE LIMITED OBSERVATIONS SHOULD NOT BE CONSTRUED AS CONTINUOUS OR EXHAUSTIVE TO VERIFY THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR		
CLR.	CLEAR	N.T.S.	NOT TO SCALE
☉	CENTERLINE	O.C.	ON CENTER
CONC.	CONCRETE	PT	PRESSURE TREATED
CONT.	CONTINUOUS	REINF.	REINFORCEMENT
C.J.	CONTROL JOINT	SIM	SIMILAR
E.W.	EACH WAY	SF	SQUARE FEET
GLB	GLULAM BEAM	S.O.G.	SLAB ON GRADE
LBW	LOAD BEARING WALL	STL	STEEL
HD	HOLD DOWN	T&G	TONGUE AND GROOVE
MFR.	MANUFACTURER	TYP.	TYPICAL
MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
MTL.	METAL	W.	WITH
N.T.S.	NOT TO SCALE		

DEFERRED SUBMITTALS

THE FOLLOWING IS A LIST OF ITEMS THAT ARE NOT INCLUDED IN THIS PLAN AND SHOULD BE PROVIDED BY THE BUILDER AT TIME OF APPLICATION FOR PERMIT OR AS A DEFERRED SUBMITTAL ITEM:

- ALTERNATIVE JOIST/BEAM MANUFACTURERS PLANS
- PRE-ENGINEERED TRUSS DESIGNS AND LAYOUTS

SITE WORK

UNLESS A SOILS INVESTIGATION BY A QUALIFIED GEOTECHNICAL ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1,500 PSF. EXTERIOR FOOTINGS SHALL BEAR 12" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS OR COMPACTED STRUCTURAL FILL.

CONCRETE

ITEM	DESIGN f'c (PSI)	MAX. W/C RATIO	MAX. AGGREGATE SIZE	MIN. CEMENT (SACKS/YARD)
FOUNDATIONS	2,500 @28 DAYS	0.45	3"	5 1/2
STEM WALLS	3,000 @28 DAYS	0.45	3"	5 1/2
SLAB ON GRADE	3,000 @28 DAYS	0.45	3"	5 1/2

- REINFORCING STEEL SHALL BE ASTM A615 GRADE 40 FOR #4 BARS AND SMALLER AND GRADE 60 FOR #5 BARS AND LARGER.
- MINIMUM SPLICE LENGTHS SHALL BE: 24" FOR #4, 30" FOR #5, 42" FOR #6
- CONCRETE COVER SHALL BE: 3" CAST AGAINST EARTH, 2" EXPOSED TO EARTH/WEATHER, 1/2" NOT EXPOSED TO EARTH/WEATHER.
- CORNER BARS ARE REQUIRED FOR ALL HORIZONTAL BARS IN FOOTINGS AND WALLS.
- ALL CONCRETE HAS BEEN DESIGNED FOR 2,500 PSI CONCRETE SO NO SPECIAL INSPECTION IS REQUIRED.

FRAMING

- ALL NAILING TO COMPLY WITH REQUIREMENTS OF IBC 2303.6 AND FASTENED PER TABLE 2304.10.1.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED LUMBER SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA 114.
- FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- MAINTAIN 8" MINIMUM CLEARANCE BETWEEN WOOD AND EARTH.
- MAINTAIN 12" MINIMUM CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.
- MAINTAIN 18" MINIMUM CLEARANCE BETWEEN FLOOR JOISTS AND EARTH.

LUMBER GRADES

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE FOLLOWING UNADJUSTED DESIGN MINIMUM PROPERTIES:

JOISTS:	WOOD TYPE:
2X4	HF #2 - Fb=850 PSI, FV=75 PSI, Fc=1300 PSI, E=1200000 PSI
2X6 OR LARGER	HF #2 - Fb=850 PSI, FV=75 PSI, Fc=1300 PSI, E=1200000 PSI
BEAMS:	WOOD TYPE:
4X	DF-LR2 - Fb=900 PSI, FV=95 PSI, Fc=1350 PSI, E=1600000 PSI
6X OR LARGER	DF-L #2 - Fb=875 PSI, FV=85 PSI, Fc=600 PSI, E=1300000 PSI
STUDS:	WOOD TYPE:
2X4	HF #2 - Fb=850 PSI, FV=75 PSI, Fc=1300 PSI, E=1200000 PSI
2X6 OR LARGER	HF #2 - Fb=850 PSI, FV=75 PSI, Fc=1300 PSI, E=1200000 PSI
POSTS:	WOOD TYPE:
4X4	HF #2 - Fb=900 PSI, FV=95 PSI, Fc=1350 PSI, E=1600000 PSI
4X6 OR LARGER	HF #2 - Fb=900 PSI, FV=95 PSI, Fc=1350 PSI, E=1600000 PSI
6X6 OR LARGER	DF-L #1 - Fb=700 PSI, FV=85 PSI, Fc=475 PSI, E=1300000 PSI
6X6 OR LARGER	DF-L #2 - Fb=700 PSI, FV=85 PSI, Fc=475 PSI, E=1300000 PSI

FASTENERS

ALL NAILS SPECIFIED ON THIS PLAN SHALL BE COMMON OR GALVANIZED BOX (UNLESS NOTED OTHERWISE) OF THE DIAMETER AND LENGTH LISTED BELOW OR AS PER APPENDIX L OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS). ALL FASTENERS PLACE IN PRESSURE TREATED OR FIRE TREATED LUMBER/SHEATHING SHALL BE GALVANIZED.

- 8D COMMON (0.131" DIA., 2-1/2" LENGTH)
- 8D BOX (0.113" DIA., 2-1/2" LENGTH)
- 10D COMMON (0.148" DIA., 3" LENGTH)
- 10D BOX (0.128" DIA., 3" LENGTH)
- 16D COMMON (0.162" DIA., 3-1/2" LENGTH)
- 16D SINKER (0.148" DIA., 3-1/4" LENGTH)
- 5D COOLER (0.086" DIA., 1-5/8" LENGTH)
- 6D COOLER (0.092" DIA., 1-7/8" LENGTH)

SHEATHING

TYPICAL ROOF SHEATHING SHALL BE APA RATED 7/16" SHEATHING WITH A SPAN INDEX OF 24/16. FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G SHEATHING WITH A SPAN INDEX OF 48/24 UNLESS NOTED OTHERWISE. STAGGER END LAPS AT ROOF AND FLOOR SHEATHING. WALL SHEATHING SHALL BE APA RATED 7/16" SHEATHING WITH A SPAN INDEX OF 24/0 UNLESS NOTED OTHERWISE.

GLULAM BEAMS (GLB)

GLULAM BEAMS SHALL BE 24F-V4 FOR SINGLE SPANS AND 24F-V8 FOR CONTINUOUS OR CANTILEVER SPANS WITH THE FOLLOWING MINIMUM PROPERTIES: Fb=2400 PSI, Fv=240 PSI, Fc=650 PSI (PERPENDICULAR), E=1,800,000 PSI.

ENGINEERED WOOD BEAMS AND I-JOIST

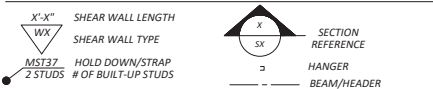
CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS FOR APPROVAL BY BUILDING OFFICIAL. DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH THE LATEST ICC EVALUATION REPORT.

BEAMS DESIGNATED AS "PSI" SHALL HAVE THE MINIMUM PROPERTIES: Fb=2900 PSI, Fv=290 PSI, Fc=750 PSI (PERPENDICULAR), E=2,000,000 PSI.
 BEAMS DESIGNATED AS "LVL" SHALL HAVE THE MINIMUM PROPERTIES: Fb=2600 PSI, Fv=285 PSI, Fc=750 PSI (PERPENDICULAR), E=1,900,000 PSI.
 BEAMS DESIGNATED AS "LSL" SHALL HAVE THE MINIMUM PROPERTIES: Fb=1700 PSI, Fv=400 PSI, Fc=680 PSI (PERPENDICULAR), E=1,300,000 PSI.

PRE-ENGINEERED ROOF TRUSSES

PRE-ENGINEERED ROOF TRUSSES IS A DEFERRED SUBMITTAL ITEM AND IS TO BE DESIGNED, FABRICATED AND INSTALLED PER THE LATEST TRUSS PLATE INSTITUTE STANDARDS, AND IBC SECTION 2303.4. PREFABRICATED ITEMS TO BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. THE FABRICATOR SHALL PROVIDE ALL CONNECTION DESIGN, DETAILS AND INSTALLATION INSTRUCTIONS, WHICH SHALL BE AVAILABLE ON SITE FOR INSPECTION. WHERE TRUSSES ARE NOT PROVIDED TO COMPLETE THE ROOF SYSTEM, OVERFRAMING MEMBERS AND CONNECTIONS SHALL BE PROVIDED. OVERFRAMING DETAILS SHALL BE INCLUDED IN THE TRUSS SHOP DRAWINGS IN ORDER TO PROVIDE LOADING CONDITIONS CONSISTENT WITH THE MODELING OF THE TRUSSES. THE OVERFRAMING AND RELATED DETAILS SHALL BE DESIGNED BY THE TRUSS ENGINEER. TRUSSES (OR DRAG TRUSSES) ALIGNING WITH SHEAR WALLS SHALL BE SPECIAL TRUSSES THAT HAS BEEN DESIGNED TO TRANSFER THE SPECIFIC WIND AND SEISMIC LOADS SHOWN ON THE PLANS. THE TRUSS SHALL BE DESIGNED TO TRANSFER THE LOAD BETWEEN THE ROOF SHEATHING AND THE SHEAR WALL BELOW. THE TRUSS SHALL BE DESIGNED TO TRANSFER A MINIMUM OF 100 PLF ALONG THE LENGTH OF THE TRUSS. TEMPORARY AND PERMANENT BRACING REQUIRED FOR THE STABILITY OF THE TRUSS ELEMENTS UNDER GRAVITY LOADS AND IN-PLANE WIND OR SEISMIC LOADS SHALL BE DESIGNED BY THE TRUSS ENGINEER WHERE THE TOP CHORD IS NOT DIRECTLY ATTACHED TO THE ROOF SHEATHING. THE TRUSS ENGINEER SHALL DESIGN AND SHOW THE PLACEMENT OF ALL REQUIRED TOP CHORD BRACING AND CONNECTIONS ON THE TRUSS SHOP DRAWINGS. ANY BRACING LOADS TRANSFERRED TO THE MAIN BUILDING SYSTEM SHALL BE IDENTIFIED AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW. DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER OF RECORD PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL FOR APPROVAL. ROOF TRUSS TOP CHORD MUST BE HF#2 OR BETTER.

SYMBOL LEGEND



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PROJECT
 ENG GARAGE (DADU)
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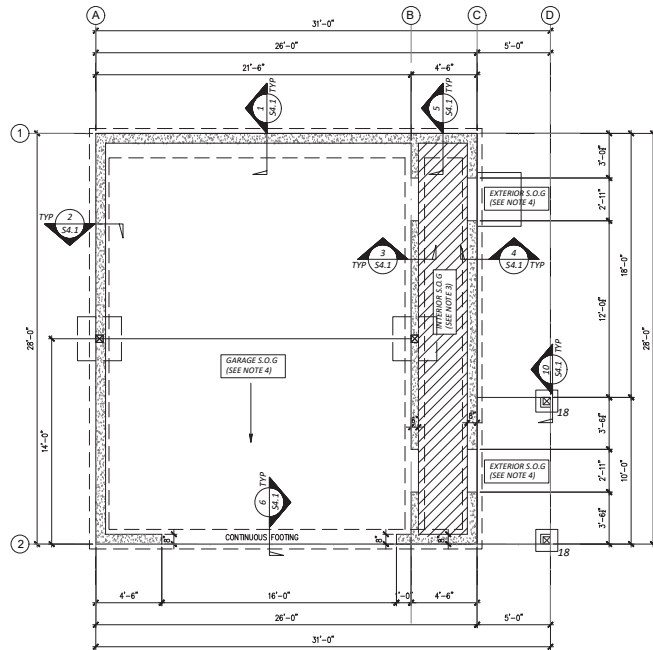
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SHEET NO.

S1.0

STRUCTURAL NOTES



FOUNDATION PLAN
1/4" = 1'-0"

NOTES:

1. SOIL BEARING OF 1,500 PSF IS ASSUMED. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE SITE SOILS PROVIDE THIS MINIMUM BEARING CAPACITY.
2. EXTERIOR FOOTINGS TO BE A MINIMUM OF 12" BELOW FINISHED GRADE BEARING ON NATIVE UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
3. INTERIOR S.O.G. SHALL BE 4" THICK SLAB ON GRADE OVER INSULATION (PER ARCH.), OVER VAPOR BARRIER (PER ARCH.) OVER 4" COMPACTED SAND OR GRAVEL. OPTIONAL SLAB REINFORCEMENT SHALL BE 6X6 W2.9XW2.9 WELDED WIRE, #3 BARS @ 24" O.C., OR HELIX FABRIC (5# PER CUBIC YARD).
4. GARAGE S.O.G. SHALL BE 4" THICK SLAB ON GRADE OVER 4" COMPACTED FILL, SLOPED AT 1/8"/FT TOWARDS GARAGE DOOR.
5. EXTERIOR S.O.G. SHALL BE 4" THICK SLAB ON GRADE SLOPED 1/8"/FT AWAY FROM STRUCTURE.
6. PROVIDE COPY OF CONCRETE "BATCH TICKET" ON SITE FOR REVIEW BY BUILDING OFFICIAL
7. SEE SHEAR WALL PLANS FOR SHEAR WALL ANCHOR BOLT AND HOLD DOWN LOCATIONS.

FOOTING SCHEDULE

$\frac{1}{4}$ " $\frac{1}{4}$ " $\frac{1}{4}$ "	POST ON 18" SQUARE X 8" THICK CONC. FOOTING
$\frac{1}{4}$ " $\frac{1}{4}$ " $\frac{1}{4}$ "	POST ON 36" SQUARE X 8" THICK CONC. FOOTING W/ 4-#4 BARS E.W.

NOTES:

1. USE MIN. 6" WIDE POST BELOW BEAM SPLICE
2. USE 4X4 POST BELOW 4X BEAMS, U.N.O.
3. USE 6X6 POST BELOW 6X BEAMS, U.N.O.
4. PT POST SHALL BE USED IN EXTERIOR CONDITIONS



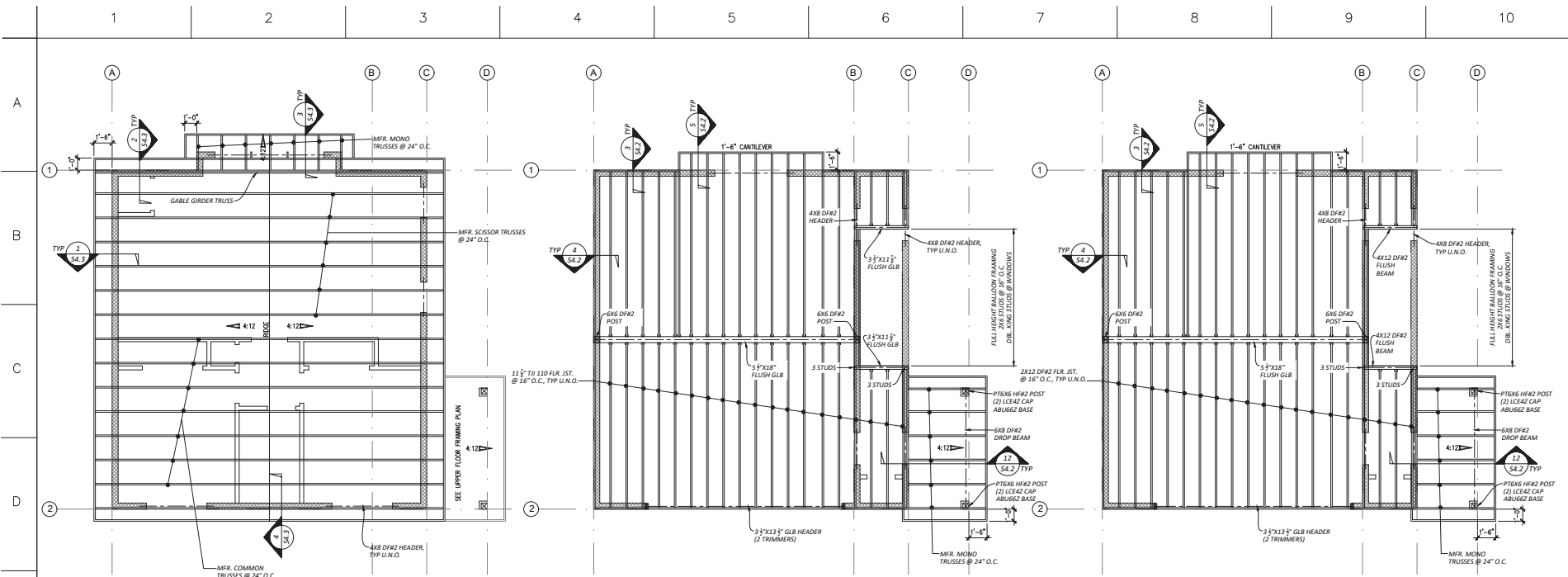
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 DRAWING TITLE
FOUNDATION PLAN

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S3.1



ROOF FRAMING PLAN
1/4" = 1'-0"

UPPER FLOOR FRAMING PLAN (TJI OPTION)
1/4" = 1'-0"

UPPER FLOOR FRAMING PLAN (2X12 OPTION)
1/4" = 1'-0"

NOTES:

- ALL COLUMNS/STUD PACKS NOT SPECIFIED OR OTHERWISE NOTED ON THE PLANS ARE LAMINATED TOGETHER PER "TYPICAL BUILT-UP COLUMN DETAIL" ON SHEET S4.2. SOLID WOOD COLUMNS MAY BE SUBSTITUTED FOR BUILT-UP COLUMNS BY PROVIDING AN EQUIVALENT CROSS SECTIONAL AREA.
- ALL HEADERS UNLESS SPECIFIED ON THE PLANS ARE TO BE 4X8 DF-L #2 WITH AT LEAST ONE TRIMMER AND ONE KING STUD FOR EACH END FOR OPENINGS LESS THAN OR EQUAL TO 5'-0" WIDE AND TWO TRIMMERS AND ONE KING STUD FOR ALL OTHERS.
- ROOF SHEATHING SHALL BE APA RATED 3/4" CDX OR 5/8" OSB NAILED WITH 8d @ 6" O.C. ALONG PANEL EDGES, AND 12" O.C. FIELD. SPAN INDEX SHALL BE 24/0. STAGGER END LAPS. NAILS SHALL MINIMUM 1 1/2" EMBED INTO ROOF STRUCTURE BELOW.
- BEARING WALLS ARE INDICATED AS SHADED WALLS
- PROVIDE VENTED BLOCKING AT REQUIRED TRUSS/RAFTER BAYS
- SHADED AREAS INDICATE OVERFRAMING. ROOF OVER FRAMING (IRC SECTION R802.3): RAFTERS SHALL BE FRAMED TO 2X RIDGE BOARD PER PLAN. RIDGE BOARD SHALL NOT BE LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A 2X VALLEY OR HIP RAFTER AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. (FULL COVERAGE AT RIDGE, HIPS AND VALLEYS).
- IF AN ENGINEERED ROOF FRAMING LAYOUT IS PROVIDED BY THE TRUSS SUPPLIER, THAT TRUSS LAYOUT SHALL SUPERCEDE THE TRUSS LAYOUT INDICATED IN THE PLANS. PROVIDE TRUSS LAYOUT AND SPECS ON SITE FOR INSPECTION.
- PROVIDE SOLID FRAMING EQUAL TO THE WIDTH OF THE MEMBER BEING SUPPORTED (U.N.O.)
- ALL MANUFACTURED TRUSSES:
 - SHALL NOT BE FIELD ALTERED WITHOUT ENGINEER'S APPROVAL
 - SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION
 - SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S SPECIFICATION
 - SHALL CARRY MANUFACTURER'S STAMP ON EACH TRUSS

NOTES:

- ALL BEAMS SHALL HAVE A POST OF BUILT-UP EQUAL TO THE WIDTH OF THE BEAM IT IS SUPPORTING AND BE CONTINUOUS DOWN TO THE FOUNDATION OR ANOTHER SUPPORTING BEAM. ALL POSTS/ MULTIPLE STUDS NOT SPECIFIED OR OTHERWISE NOTED ON THE PLANS ARE LAMINATED TOGETHER PER "TYPICAL BUILT-UP COLUMN DETAIL" ON SHEET S4.2. SOLID WOOD COLUMNS MAY BE SUBSTITUTED FOR BUILT-UP COLUMNS BY PROVIDING AN EQUIVALENT CROSS SECTIONAL AREA. ALL BEAMS SHALL HAVE A MINIMUM OF 3X BUILT-UP COLUMN WITH CONTINUOUS LOAD PATH TO FOUNDATION.
- JOIST HANGERS SHALL BE IUS/MJU SERIES OR PER JOIST MANUFACTURER.
- RIM JOIST SHALL BE 1 3/4" X 11 3/8" LSL. RIM JOIST SHALL HAVE FULL WIDTH BLOCKING WHERE POST IS ABOVE IT.
- ALL HEADERS UNLESS SPECIFIED ON THE PLANS ARE TO BE 4X8 DF-L #2 WITH AT LEAST ONE CRIPPLE AND ONE STUD FOR EACH END FOR OPENINGS LESS THAN OR EQUAL TO 5'-0" WIDE AND TWO CRIPPLES AND ONE KING STUD FOR ALL OTHERS.
- FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G (48/24) GLUED AND NAILED WITH 8d @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. FIELD. STAGGER END LAPS. NAILS SHALL EMBED 1 1/2" MINIMUM INTO FLOOR JOIST.
- STAIR STRINGERS SHALL ALL BE 2X12 DF #2 @ 16" O.C.
- PROVIDE FIREBLOCKING AS REQUIRED PER I.R.C.
- EXTERIOR WALLS TO BE 2X6 AT 16" O.C. U.N.O.
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- FLOOR JOISTS AND BEAMS OF EQUAL OR BETTER CAPACITY MAY BE SUBSTITUTED FOR THOSE SHOWN ON THIS PLAN, "EQUAL" IS DEFINED AS HAVING MOMENT CAPACITY, SHEAR CAPACITY, AND STIFFNESS WITHIN 3% OF THE SPECIFIED JOISTS OR BEAMS.

NOTES:

- ALL BEAMS SHALL HAVE A POST OF BUILT-UP EQUAL TO THE WIDTH OF THE BEAM IT IS SUPPORTING AND BE CONTINUOUS DOWN TO THE FOUNDATION OR ANOTHER SUPPORTING BEAM. ALL POSTS/ MULTIPLE STUDS NOT SPECIFIED OR OTHERWISE NOTED ON THE PLANS ARE LAMINATED TOGETHER PER "TYPICAL BUILT-UP COLUMN DETAIL" ON SHEET S4.2. SOLID WOOD COLUMNS MAY BE SUBSTITUTED FOR BUILT-UP COLUMNS BY PROVIDING AN EQUIVALENT CROSS SECTIONAL AREA. ALL BEAMS SHALL HAVE A MINIMUM OF 3X BUILT-UP COLUMN WITH CONTINUOUS LOAD PATH TO FOUNDATION.
- JOIST HANGERS SHALL BE LUS210 UNLESS NOTED OTHERWISE.
- RIM JOIST SHALL BE 2X12 DF#2. RIM JOIST SHALL HAVE FULL WIDTH BLOCKING WHERE POST IS ABOVE IT.
- ALL HEADERS UNLESS SPECIFIED ON THE PLANS ARE TO BE 4X8 DF-L #2 WITH AT LEAST ONE CRIPPLE AND ONE STUD FOR EACH END FOR OPENINGS LESS THAN OR EQUAL TO 5'-0" WIDE AND TWO CRIPPLES AND ONE KING STUD FOR ALL OTHERS.
- FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G (48/24) GLUED AND NAILED WITH 8d @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. FIELD. STAGGER END LAPS. NAILS SHALL EMBED 1 1/2" MINIMUM INTO FLOOR JOIST.
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- EXTERIOR WALLS TO BE 2X6 AT 16" O.C. U.N.O.
- INTERIOR PARTITIONS TO BE 2X4 AT 16" O.C. (2X6 @ PLUMBING WALLS) U.N.O.
- FLOOR JOISTS AND BEAMS OF EQUAL OR BETTER CAPACITY MAY BE SUBSTITUTED FOR THOSE SHOWN ON THIS PLAN, "EQUAL" IS DEFINED AS HAVING MOMENT CAPACITY, SHEAR CAPACITY, AND STIFFNESS WITHIN 3% OF THE SPECIFIED JOISTS OR BEAMS.



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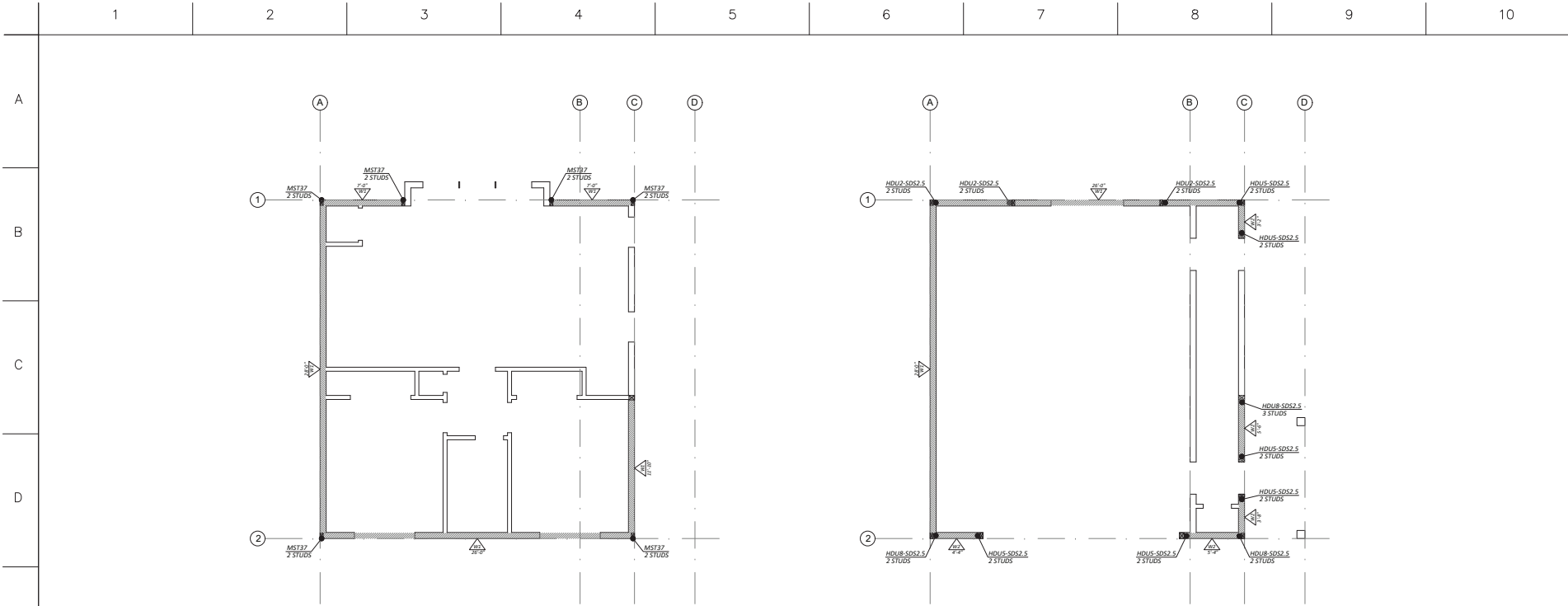
PROJECT: **ENG GARAGE/DADU**
 808 N SHERIDAN AVE TACOMA WA 98403
 DRAWING TITLE: **FRAMING PLAN**

DATE: 11/4/2024

REVISED:

SHEET NO:

S3.2



UPPER FLOOR SHEAR WALL PLAN
1/4" = 1'-0"

MAIN FLOOR SHEAR WALL PLAN
1/4" = 1'-0"

NOTES:
1. UNLESS SPECIFIED ON PLANS, ALL EXTERIOR WALL SHALL BE SHEAR WALL W1, SEE SHEAR WALL TABLE ON THIS SHEET.

NOTES:
1. UNLESS SPECIFIED ON PLANS, ALL EXTERIOR WALL SHALL BE SHEAR WALL W1, SEE SHEAR WALL TABLE ON THIS SHEET.

STRAP SCHEDULE

SIMPSON PRODUCT	FASTENERS		END LENGTH
	SCREWS OR BOLTS	NAILS	
MST37	-	(22) 0.162" X 2 1/2" INTO 2 STUDS	-

HOLD DOWN SCHEDULE

SIMPSON PRODUCT	FASTENERS		ANCHOR BOLTS
	SCREWS OR BOLTS	NAILS	
HDU2-SDS2.5	(6) 1/2" X 2 1/2" SDS INTO POST PER PLAN	--	SSTB16 (12 3/8" EMBED)
HDU5-SDS2.5	(14) 1/2" X 2 1/2" SDS INTO POST PER PLAN	--	SB 3/4" (18" EMBED)
HDU8-SDS2.5	(20) 1/2" X 2 1/2" SDS INTO POST PER PLAN	--	SB 3/4" (18" EMBED)

SHEAR WALL AND ANCHOR TABLE

WALL TYPE	APA RATED SHEATHING (b), (c)	MINIMUM NOMINAL THICKNESS (IN)	MINIMUM NAIL PENETRATION IN FRAMING (IN)	STUD & BLOCKING SIZE @ ADJOINING EDGES (K)	REQUIRED RIM JOIST THICKNESS	EDGE NAIL SIZE AND SPACING, COMMON OR GALV. BOB (d)	RIM JOIST OR BLOCK CONNECTION TO TOP PLATE (e), (f)	2x BOTTOM PLATE ATTACHMENT TO WOOD BELOW (g), (i)	ANCHOR BOLT SILL PLATE ATTACHMENT TO CONCRETE BELOW (h)	CAPACITY (PLF) (SEISMIC/WIND)
W1	OSB	7/16 (j)	1 3/8	2x	2x OR 1 1/2" LSL	0.131" X 2 1/2" @ 6" O.C. EDGE	LTP4 @ 20" O.C. OR A35 @ 16" O.C.	(1) 16d @ 8" O.C.	3/8" @ 48" O.C.	242/339
W2	OSB	7/16 (j)	1 3/8	2x	2x OR 1 1/2" LSL	0.131" X 2 1/2" @ 4" O.C. EDGE	LTP4 @ 14" O.C. OR A35 @ 11" O.C.	(1) 16d @ 6" O.C.	3/8" @ 36" O.C.	353/495

- (a) FRAMING AT ADJACENT PANELS SHALL BE 3" NOMINAL OR GREATER AND NAILS SHALL BE STAGGERED.
 (b) WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2x FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDE ARE NOT LOCATED ON THE SAME STUDS.
 (c) BLOCKING IS REQUIRED AT ALL PANEL EDGES.
 (d) PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOW, OR DOORWAYS OR AS DESIGNATED ON THE PLANS. SEE PLANS FOR HOLD DOWN POSTS. SHEATHING EDGE NAILING IS REQUIRED AT ALL HOLD DOWN POSTS. EDGE NAILING MAY ALSO BE REQUIRED TO EACH STUD USED IN BUILT-UP HOLD DOWN POSTS.
 (e) BASED ON 0.118x 1 1/2" LONG NAILS USED TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 0.131x 2 1/2" NAILS WHERE INSTALLED OVER SHEATHING. USE A35 OR RBC CLIPS IN LIEU OF LTP'S FOR ROOF BLOCKING TO TOP PLATE.
 (f) LTP'S ARE NOT REQUIRED WHERE THE LOWER WALL SHEATHING IS OVERLAPPED ONTO THE RIM JOIST A MINIMUM OF 1 1/2" AND NAILED TO THE RIM JOIST PER THE SHEAR WALL PERMITTED NAIL SPACING. LTP'S MAY BE SUBSTITUTED BY A35'S.
 (g) CONTINUOUS SHEATHING IS REQUIRED OVER THE BOTTOM PLATE TO THE BOTTOM OF THE RIM JOIST OR SILL PLATE WITH EDGE NAILING AT EACH. WHERE TWO ROWS OF NAILING ARE REQUIRED AT RAISED FLOORS, PROVIDE BLOCKING PER PLAN, AND ATTACH WITH LTP4 PER SCHEDULE.
 (h) ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 0.293" X 3 1/2" (EMBED ANCHOR BOLTS MINIMUM 7" INTO THE CONCRETE. PLATE WASHERS SHALL EXTEND TO WITHIN 4" OR THE SILL PLATE EDGE ON THE SHEATHED WALL FACE.
 (i) PRESSURE TREATED MATERIALS CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTROPLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC.) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.
 (j) ALL SHEAR WALL STUDS MUST BE SPACED NO MORE THAN 16" O.C.
 (k) 3x MEMBERS MAY BE SUBSTITUTED WITH 2 STUDS NAILED TOGETHER PER TYPICAL BUILT-UP COLUMN DETAIL (SEE DETAILS).

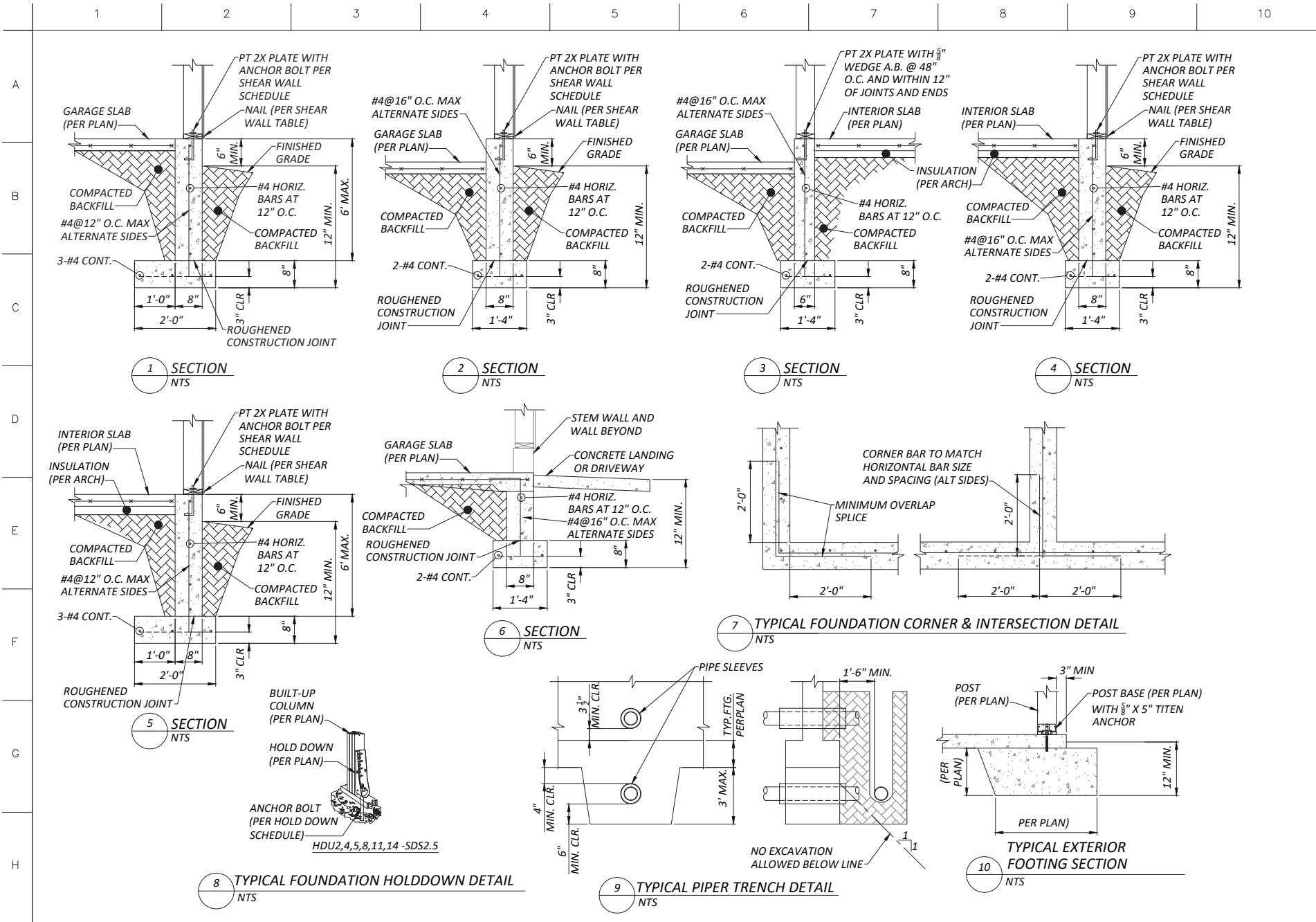


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ENG GARAGE/DADU
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 PROJECT
 SHEAR WALL PLAN

DATE 11/4/2024
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SHEET NO.
S3.3



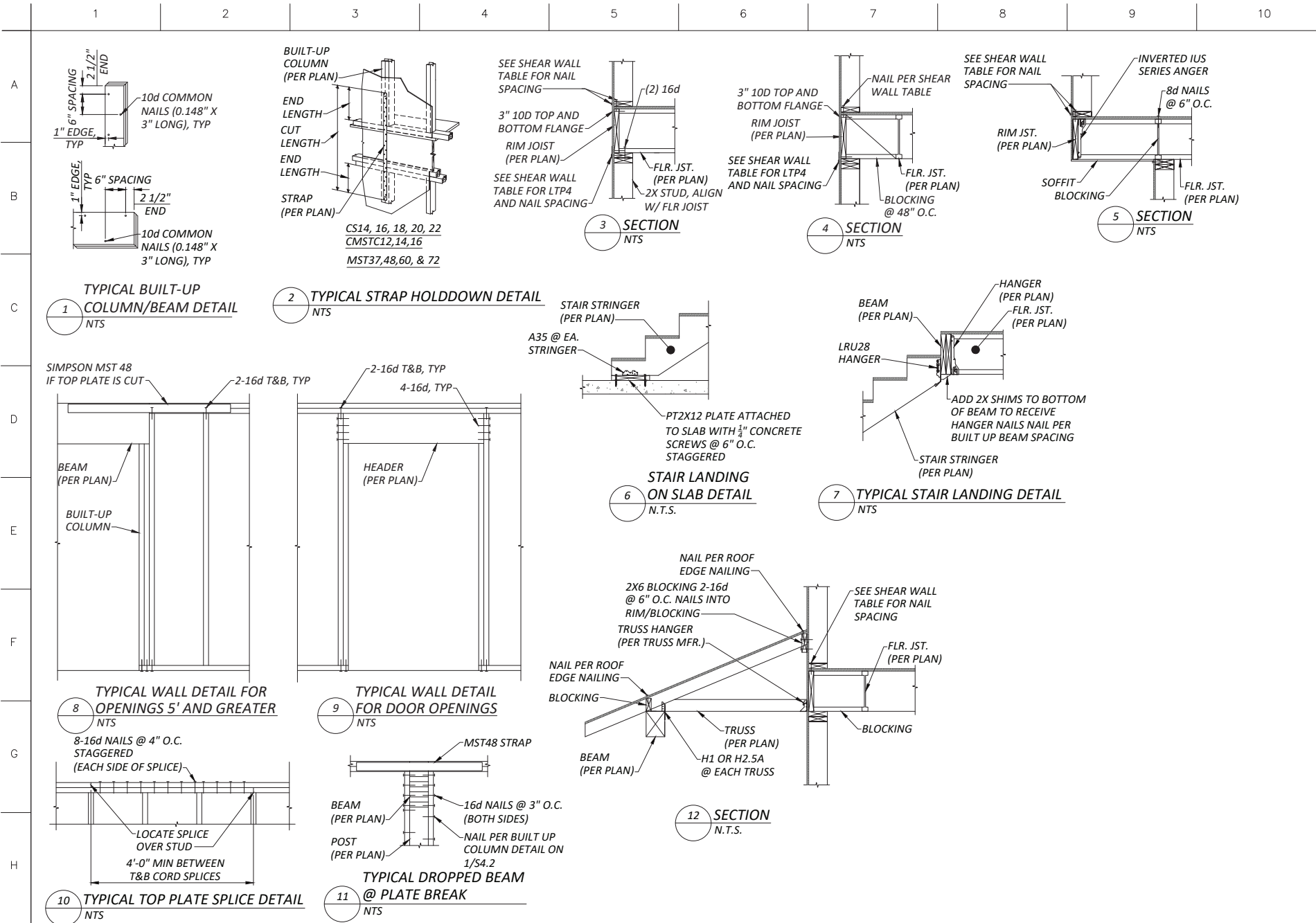
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PROJECT
 ENG GARAGE/DADU
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 DRAWING TITLE
 DETAILS

DATE 11/4/2024
 REVISED

SHEET NO.

S4.1



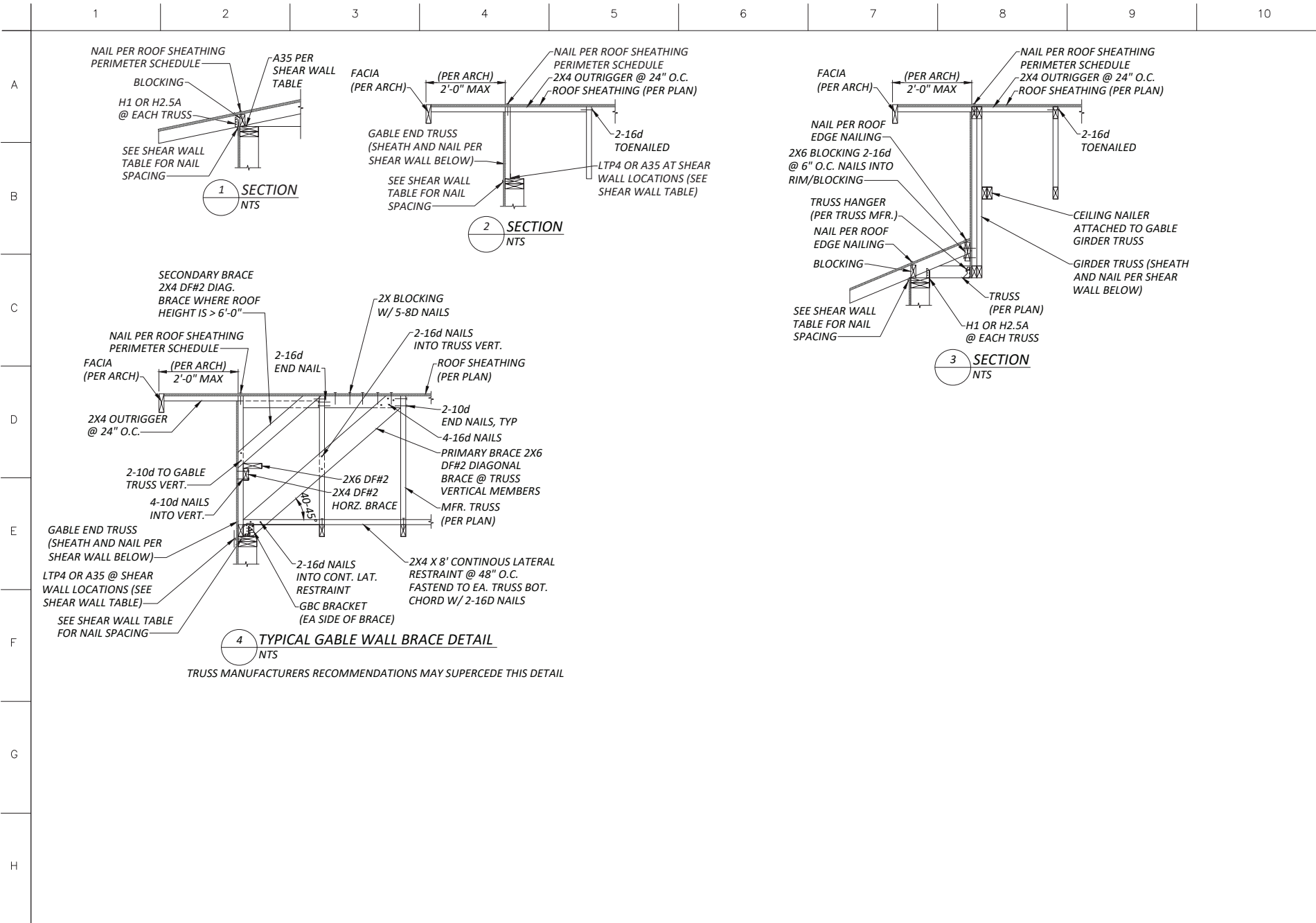
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PROJECT
ENG GARAGE/DADU
808 N SHERIDAN AVE TACOMA WA 98403
DRAWING TITLE
DETAILS

DATE 11/4/2024
REVISED

SHEET NO.

S4.2



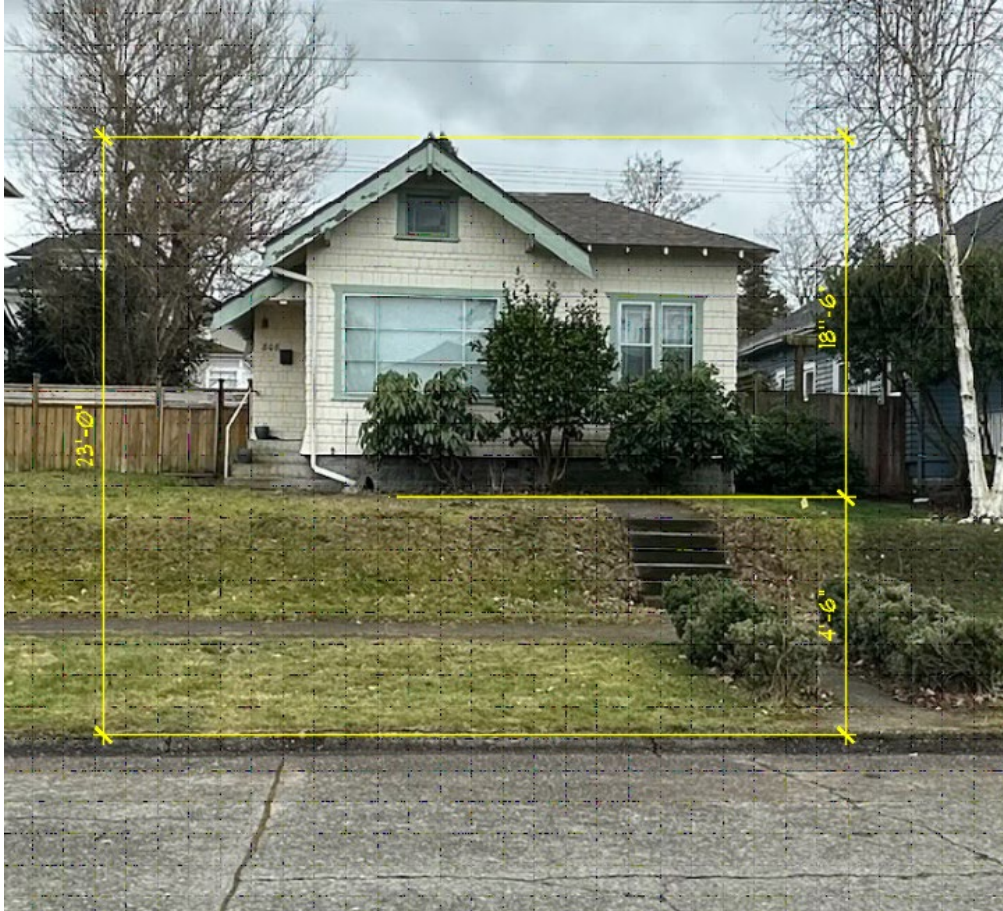
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CHION PIERUCCIONI, PE
3128 N. BENNETT ST. TACOMA WA 98407
PIERUCCIONIENGINEERING@GMAIL.COM
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PROJECT
ENG GARAGE/DADU
808 N SHERIDAN AVE TACOMA WA 98403
DRAWING TITLE
DETAILS

DATE 11/4/2024
REVISED

SHEET NO.

S4.3



AMERICA'S MOST LOVED BRAND OF WINDOWS & DOORS.*

You want to give your customers a home they love, and we're here to make that easy for you. That's why we're proud to offer you products that rate #1 in quality and performance,† and to be the #1 trusted and recommended window and door brand** by pros.

100 SERIES PRODUCTS

The best way to give your customers a modern look that's within budget and lasts!‡ The 100 Series product line is made from our proprietary Fibrex® material that's energy efficient, environmentally responsible and stronger than vinyl.

*2020 Andersen brand surveys of U.S. realtors, contractors and builders.

**2020 Andersen brand surveys of U.S. contractors, builders and architects. †See the limited warranty for details.

PERFORMANCE

100 Series products simply perform like modern windows and doors should. They're made from our proprietary Fibrex® material, which is extremely low maintenance and blocks thermal transfer 700 times better than aluminum to help your customers save money on heating and cooling costs.

ATTRACTIVE CORNER SEAMS

Low-visibility corner seams for a cleaner and more modern look.

COLORS THAT LAST

Durable factory-finished interiors and exteriors never need painting and won't fade, flake, blister or peel,* even in extreme cold or heat.

ATTRACTIVE MATTE INTERIORS

Premium matte finish isn't shiny like vinyl and is available in white, Sandtone, dark bronze and black.**

ENERGY EFFICIENT IN EVERY CLIMATE

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® certified throughout the U.S. so they can help reduce heating and cooling bills.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.



DESIGNED FOR PERFORMANCE

100 Series products are designed to meet or exceed performance requirements in all 50 states† See pages 103-104 for details.

PG50^{††}
PERFORMANCE
OPTIONAL PERFORMANCE UPGRADE
100SHS4066 DPUP +50/-50
(AAMA/WDMA/CSA 101/I.S.2/A440-08 & -11)

EASY TO OPERATE FOR YEARS TO COME

All 100 Series products are tested to the extreme to deliver years* of smooth, reliable operation.

SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

OWNER2OWNER[®]
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.

**Products with Sandtone, dark bronze and black interiors have matching exteriors.

†See your local code official for code requirements in your area.

††100SHS4066 DPUP IG +50/50 (AAMA/WDMA/CSA 101/I.S.2/A440-08 & -11). Optional PG50 performance grade upgrade is available for most sizes. For more information, visit andersenwindows.com/100series.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

DURABILITY

Think vinyl, only stronger. The proprietary Fibrex® material in our 100 Series products has all the benefits of vinyl while holding up better to weather and wear. This way, your customers' windows and doors are better protected from warping and cracking, even in tough climates.*



The finish on 100 Series products has superior scratch resistance compared to painted vinyl windows** so they'll look beautiful for years to come.



Fibrex material retains its stability and rigidity in all climates, delivering exceptional durability. It makes our 100 Series products rigid and strong so the weathertight seals stay weathertight.



100 Series products can withstand temperatures up to 150°F, even for dark colors, meaning they won't warp due to sun exposure.

*See the limited warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.



FIBREX® MATERIAL

Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it's composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl so weathertight seals stay weathertight
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- Retains its stability and rigidity in all climates for exceptional durability
- Offers superior scratch resistance compared to painted vinyl*

ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen products, 100 Series products are designed to last** and help reduce future waste streams



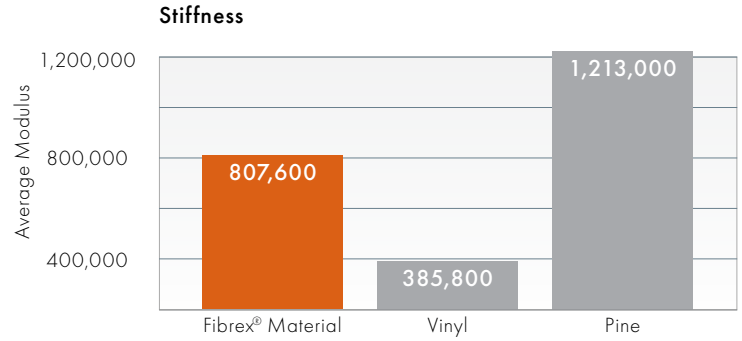
See how Andersen created Fibrex material at andersenwindows.com/fibrex.

*Visit andersenwindows.com/warranty for details.

**When tested against five leading competitors' painted vinyl window products.

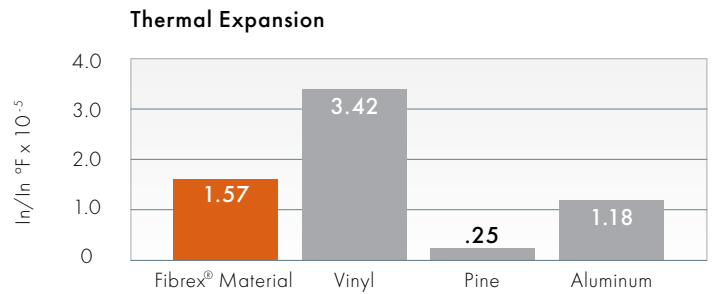
STABLE & PREDICTABLE

Fibrex® material is twice as stiff as vinyl. This strength makes it a better choice over time.



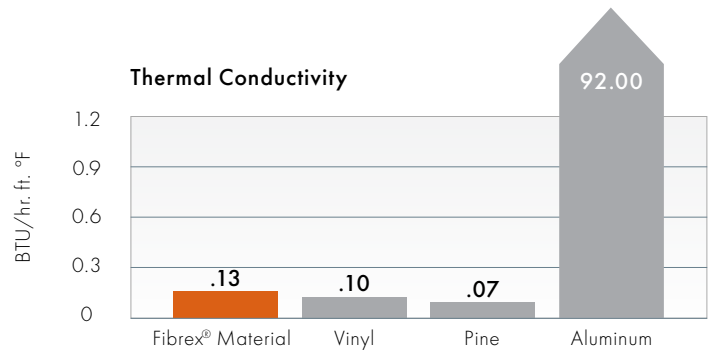
DURABLE & RELIABLE

All materials expand and contract when exposed to extreme temperatures. In these types of conditions, Fibrex material performs twice as well as vinyl, which can bow and crack over time.



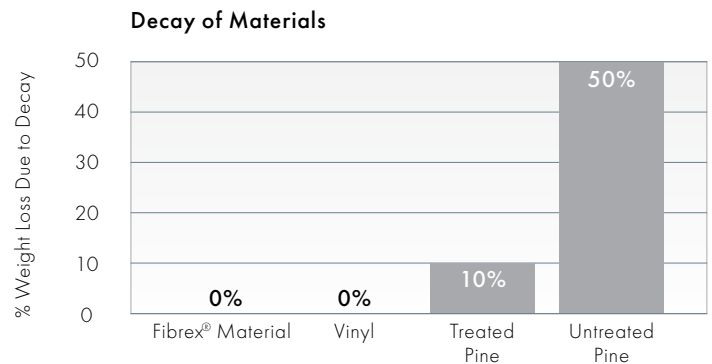
EXCELLENT INSULATOR

The built-in thermal qualities of Fibrex material mean that less heat and cold get transferred through the product into your customers' homes. As an insulator, it's on par with vinyl and far superior to aluminum.



MOISTURE RESISTANT

Because Fibrex material combines wood fiber and a special polymer formula, water has a tough time penetrating. The result is an increased resistance to rot.



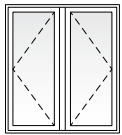
HEAT RESISTANT

Fibrex material can withstand temperatures in excess of 150°F, even for dark colors, making it a great fit for your projects in hot climates.

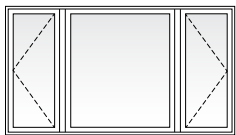
WINDOW & DOOR TYPES

CASEMENT & AWNING WINDOWS

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward. Both are also available as non-operating stationary windows.



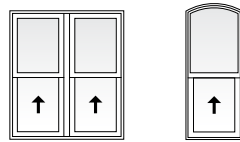
Twin Casement



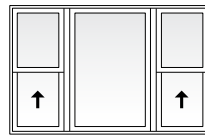
Picture With Flanking Casements

SINGLE-HUNG WINDOWS

Single-hung windows feature a fixed upper sash with an operable lower sash that slides up and down. For convenience, the hardware locks automatically when the window is closed. An arch single-hung is also available to add architectural interest.



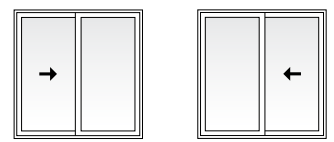
Twin Single-Hung Arch Single-Hung



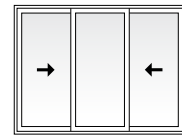
Picture With Flanking Single-Hungs

GLIDING WINDOWS

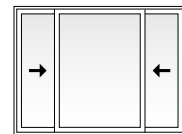
Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash, is also available.



Gliding Active-Stationary Gliding Stationary-Active



Gliding Active-Stationary-Active, 1:1:1 Sash Ratio



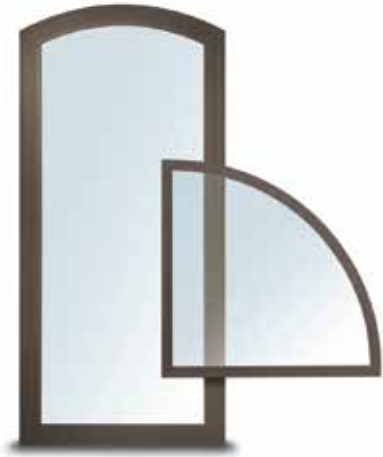
Gliding Active-Stationary-Active, 1:2:1 Sash Ratio



Available in custom sizes to fit all projects.

PICTURE, TRANSOM & SPECIALTY WINDOWS

Choose from a variety of shapes to make a signature statement or provide a delicate lighting accent. Shapes include picture, transom, half circle, quarter circle, circle, Springline™ and arch windows. Custom shapes are also available, including unequal leg arch, trapezoid, pentagon, octagon and triangle windows.



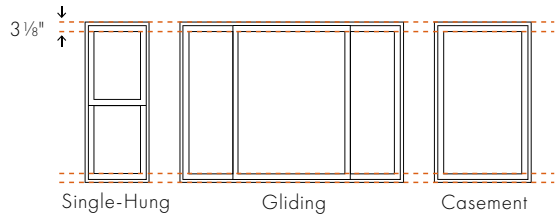
GLIDING PATIO DOORS

Patio doors feature one stationary panel and one operating panel that glides smoothly on adjustable rollers. They feature a multi-point locking system for enhanced security and an optional exterior keyed lock for convenience. Sidelights and transoms are also available.



NEW CONSTRUCTION

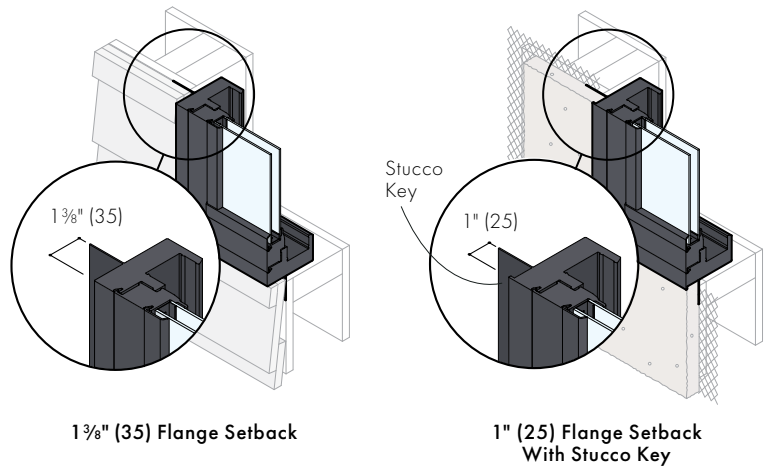
You'll find a 100 Series window or door to match any project from commercial to residential — no matter the location. And with uniform sight lines, it's easy to specify 100 Series products for the entire project.



- 3 1/8" (79) uniform sight lines allow for easy specification.
- An extension jamb attachment flange is available for easy application of extension jambs on the job site.
- Single-hung drywall pass-through windows have an upper sash that can be easily removed on the job site after the window is installed. With both sash removed, drywall can easily fit through upper floor windows.

FRAME TYPES: 1 3/8" Flange Setback or 1" Flange Setback With Stucco Key

For new construction, both frames have an integral installation flange that makes installation into a new opening easy and helps make sure the windows and doors are weathertight. For stucco exteriors, choose the frame with the stucco key to eliminate gaps that can result from the natural contraction of exterior stucco.

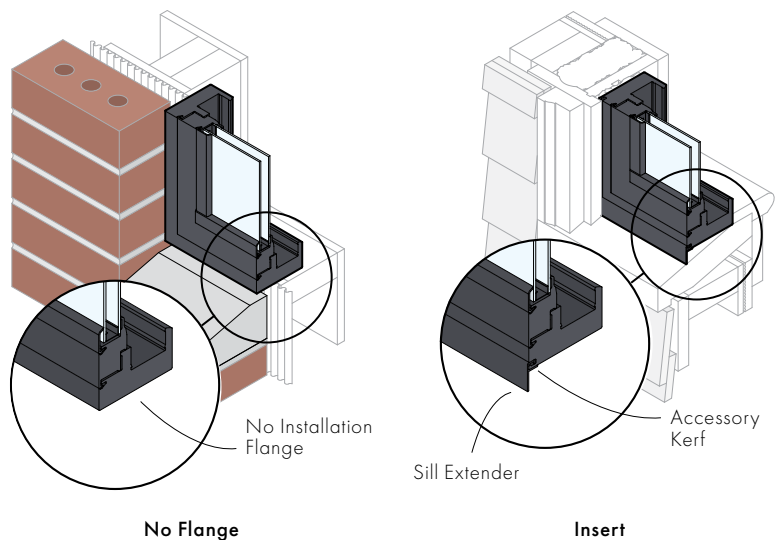


REMODELING & REPLACEMENT

Whether you're adding or updating, Andersen® 100 Series windows and patio doors enhance any project with a variety of styles, shapes and colors, with custom sizing in 1/8" (3) increments. The no-flange frame options include pre-drilled, through-the-jamb installation holes and installation screws to save you time.

FRAME TYPES: No Flange or Insert

The no flange frame allows for full removal of an existing window in situations where the frame is rotten or damaged. The no flange window is then installed into the existing rough opening. The insert frame provides fast and easy window replacement when installing the window into an existing window frame without disturbing the interior or exterior trim, saving time and money. The exterior accessory kerf allows for convenient finishing of the window. An exterior sill extender is available to fill the gap at the sill. Exterior frame extenders and a head expander are also available.



EXTERIOR & INTERIOR COLORS

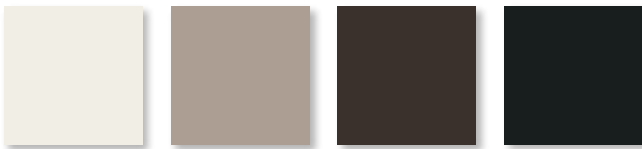
100 Series windows and patio doors come in five exterior colors, including dark bronze and black – colors that are darker and richer than those of most vinyl windows. The interiors feature a premium matte finish for an attractive appearance.

EXTERIOR COLORS



White Sandtone Terratone Dark Bronze Black

INTERIOR COLORS



White Sandtone* Dark Bronze* Black*

*Products with Sandtone, dark bronze and black interiors have matching exteriors. Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.



GLASS OPTIONS

Andersen has the glass you need to get the performance you want, with options for every climate, project and customer. Check with your supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of January 2022. Visit andersenwindows.com/energystar for ENERGY STAR map and NFRC total unit performance data.

HEATLOCK TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

For more details on our glass options, visit andersenwindows.com/glass.



ADDITIONAL GLASS OPTIONS

Tempered safety glass is standard on patio doors and required for larger window sizes.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



GLASS SPACER OPTIONS

In addition to stainless steel glass spacers, black glass spacers are now available as a standard offering to provide another way to customize project designs and achieve a contemporary style. Black glass spacers blend in with the color of the window or door for a sleek design, or serve as a shadow line.

Add full divided light grilles, and the grille spacer bar between the glass will match the selected glass spacer color.



GRILLE OPTIONS

Grilles for Andersen® 100 Series windows and patio doors are available in a wide variety of patterns to complement virtually any style of home. Plus, they have options for easy cleaning and architectural authenticity many vinyl windows can't match.



Finelight grilles-between-the-glass



Finelight grilles-between-the-glass with permanent exterior grilles



Permanent exterior and permanent interior grilles with spacer



Permanent exterior and permanent interior grilles with no spacer

FINELIGHT™ GRILLES BETWEEN-THE-GLASS

Make glass easy to clean and have an elegant, sculpted profile. Choose a two-sided color scheme to match both the interior and exterior of the window or patio door. Also available with exterior grilles to provide architectural style and detail.

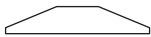
FULL DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with a spacer between the glass.

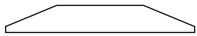
SIMULATED DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with no spacer between the glass.

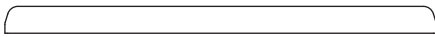
Grille Bar Widths Actual width shown.



3/4" (19) width grille bar for windows.

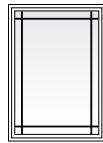


1" (25) width grille bar for patio doors.

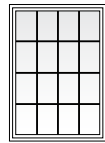


A 2 1/4" (57) width profile is available for most units to simulate a meeting rail or a multi-unit combination, such as a transom over a window or patio door.

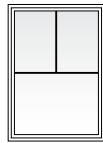
Grille Patterns



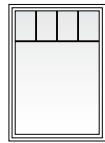
Prairie A



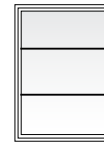
Colonial



Tall Fractional



Short Fractional



Specified Equal Light*

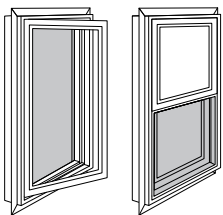


Custom

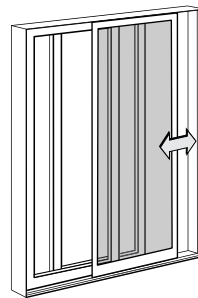
NEW!

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide or contact your Andersen supplier.

INSECT SCREEN OPTIONS



Insect screens for venting windows have a fiberglass screen mesh. Optional TruScene® insect screens are made with a micro-fine stainless steel mesh, providing 50% greater clarity than our conventional insect screens. Insect screen frames for casement and awning windows are color matched to the product interior and for single-hung and gliding windows are matched to the product exterior.



Gliding insect screens for 2-panel gliding patio doors have a fiberglass screen mesh. Insect screen frames for doors are color matched to the product exterior.

*Specify number of same-size rectangles across or down. Dimensions in parentheses are in millimeters.

FEATURES

CASEMENT & AWNING

FRAME

A The frame is constructed with Fibrex® composite material. This construction produces a rigid frame.

B Durable, low-maintenance finish won't fade, flake, blister or peel.

Concealed receiving brackets mounted on the hinge side of the frame keep the sash tightly secured within the window frame when closed.

C Four frame options are available. See "Common Features" for details.

SASH

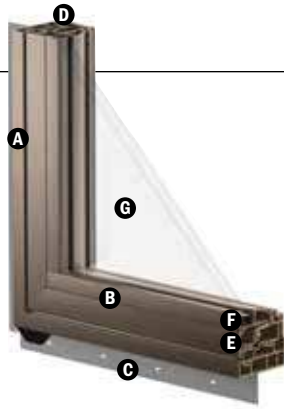
D Fibrex material construction provides long-lasting performance.* The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.

E The dual weatherstrip system combines both an exterior watershed design and a bulb weatherstrip seal between the sash and frame. The result is a long-lasting, energy-efficient barrier against wind, water and dust.

GLASS

F A glazing bead and silicone provide superior weathertightness and durability.

G See "Common Features" for details.



HARDWARE

Sash operator provides almost effortless opening and closing, regardless of window size. Long-lasting stainless steel hinge channels are used at the head and sill to provide easy operation.

Single-Action Casement Lock

A single-action lock easily releases all concealed locking points on the casement sash. The color or finish of the lock hardware matches the handle.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Awning hardware style and color options are compatible with 100 Series casement windows to ensure a consistent appearance when used in combination designs.

SINGLE-HUNG

FRAME

A The frame is constructed with Fibrex composite material. This construction produces a rigid frame.

B A durable, side-loaded balancer provides for easy sash opening and closing. The lower sash can be removed without the use of tools.

C Durable, low-maintenance finish won't fade, flake, blister or peel.

D Four frame options are available. See "Common Features" for details.

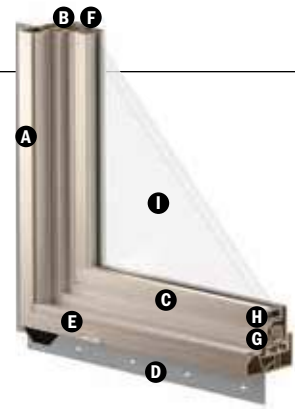
E Weep holes are located on the exterior nose of the sill for proper water management.

SASH

The lower sash has a meeting rail cover with a unique raised profile design, allowing the sash to be opened and closed easily.

F Fibrex material construction provides long-lasting performance.* The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.

G Dual felt weatherstrip provides a long-lasting, energy-efficient barrier against wind, water and dust.



GLASS

H A glazing bead and silicone provide superior weathertightness and durability.

I See "Common Features" for details.

HARDWARE

Sash Lock

The sash lock engages automatically when the lower sash is closed. The standard sash lock matches the window's interior color.

ADDITIONAL SASH & SHAPE OPTIONS



Reverse Cottage Sash



Arch Single-Hung

COMMON FEATURES

FRAME

Four frame options include:

- 1 3/8" (35) flange setback for siding applications. An integral rigid vinyl flange helps seal the unit to the structure.
- 1" (25) flange setback with stucco key. An integral rigid vinyl flange helps seal the unit to the structure.
- No-flange option for window replacement in an existing framed opening.
- Insert option for window replacement in an existing window frame.

GLASS

High-Performance options include:

- Low-E SmartSun™ glass
- Low-E SmartSun HeatLock® glass
- Low-E glass
- Low-E HeatLock glass
- Low-E Sun glass
- Low-E PassiveSun® glass
- Low-E PassiveSun HeatLock glass
- Clear Dual-Pane glass

Tempered laminated and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

Glass Spacers



Black glass spacer

Glass spacers are now available in black, in addition to stainless steel, to provide more ways to customize project designs and achieve a contemporary look. (E-Series window is shown above.)

Performance Grade (PG) Upgrades

Optional performance grade upgrades are available for select sizes allowing units to achieve PG50. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. Choosing the PG50 upgrade doesn't change the appearance of the unit.

*Visit andersenwindows.com/warranty for details.

**Products with Sandtone, dark bronze and black interiors have matching exteriors. Dimensions in parentheses are in millimeters. Printing limitations prevent exact duplications of colors. See your Andersen supplier for actual color samples.

COLOR OPTIONS

EXTERIOR COLORS



White



Sandtone



Terratone



Dark Bronze



Black

INTERIOR COLORS



White



Sandtone**



Dark Bronze**



Black**

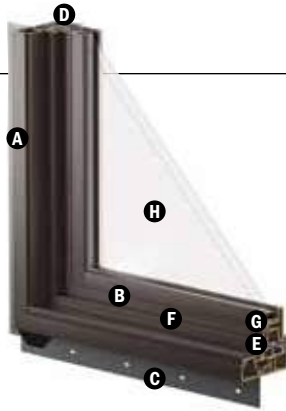
GLIDING

FRAME

- A** The frame is constructed with Fibrex® composite material. This construction produces a rigid frame.
- B** Durable, low-maintenance finish won't fade, flake, blister or peel.*
- C** Four frame options are available. See "Common Features" for details.

SASH

- The operating sash has a meeting stile cover with a unique raised profile design, allowing the sash to be opened and closed easily.
- D** Fibrex material construction provides long-lasting performance.* The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.
 - E** Dual felt weatherstrip provides a long-lasting,* energy-efficient barrier against wind, water and dust.
 - F** Operating sash has four metal rollers mounted at the bottom for easy, smooth travel over the sill.



GLASS

- G** A glazing bead and silicone provide superior weathertightness and durability.
- H** See "Common Features" for details.

HARDWARE

Sash Lock

The sash lock engages automatically when the operable sash is closed. The standard sash lock matches the window's interior color.

PICTURE, TRANSOM & SPECIALTY

FRAME

- A** The frame is constructed with Fibrex composite material. This construction produces a rigid frame.
- B** Durable, low-maintenance finish won't fade, flake, blister or peel.*
- C** Four frame options are available. See "Common Features" for details.

GLASS

- D** A glazing bead and silicone provide superior weathertightness and durability.
- E** See "Common Features" for details.

SHAPES

Along with rectangular windows, half circle, quarter circle, circle, Springline™ and arch windows are available in both standard and custom sizes. Custom windows are also available in unequal leg arch, trapezoid, pentagon, octagon and triangle shapes.



HARDWARE

Casement & Awning



Antique Brass | Black
Dark Bronze | Sandtone
Satin Nickel | White

Folding handles avoid interference with window treatments.

Single-Hung & Gliding



Standard Lock Optional Lift/Pull
Hardware color matches the window's interior color.



Optional Slim Line Metal Lock
Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Bold name denotes color or finish shown.

HARDWARE FINISHES



Antique Brass Black Dark Bronze Sandtone Satin Nickel White

*Visit andersenwindows.com/warranty for details.

**TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

ACCESSORIES Sold Separately

HARDWARE

Window Opening Control Device

A window opening control device is available for casement, single-hung and gliding windows, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone, white and black.

Vent Limiter for Awning Windows

A vent limiter is available for awning windows, which prevents opening the sash more than 4" (102). Available factory applied or as a field-applied kit.

GRILLES

Grilles are available in a variety of configurations. See page 13 for details.

INSECT SCREENS

Conventional Insect Screens

Insect screens have charcoal gray fiberglass screen mesh. For casement and awning windows, frames are color matched to the product interior. For single-hung and gliding windows, stainless steel springs hold the insect screen tightly to the window frame, and their frames are available in colors to match the product exterior.

TruScene® Insect Screens

Andersen® TruScene insect screens let in over 25% more fresh air** and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects. For casement and awning windows, the frame color matches the product interior. For single-hung and gliding windows, the frame color matches the product exterior.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

About the NFRC

The National Fenestration Rating Council (NFRC) is a nonpartisan coalition of professionals whose purpose is to provide fair, accurate and credible energy performance ratings for fenestration products. NFRC's membership includes manufacturers, suppliers, designers, specifiers, utility companies, government agencies and other building industry representatives.

Andersen Corporation is a founding member of the NFRC and continues to support its work by providing fair, accurate and credible energy performance ratings to consumers and the building industry. If you have any questions about the NFRC, its program or energy performance ratings, write them at: NFRC, 6305 Ivy Lane, Suite 410, Greenbelt, MD 20770. Phone: 301-589-1776 Website: nfrf.org


About the Label

Look for this certification label on every window and patio door you buy. The NFRC section was designed by the National Fenestration Rating Council to provide accurate information that helps you promote the energy efficiency of the homes you build. These ratings allow you – and your customers – to measure and compare the energy performance of similar products. If the product does not have this label, the NFRC has not verified its claims.


Do not remove until final code inspection. Save label for future reference.

ENERGY STAR® Certified in Highlighted Regions
Certifié ENERGY STAR dans les régions en surbrillance

Canada
energystar.gc.ca



ENERGY STAR


U.S. / É.U.
energystar.gov



ER/RE 18

DO NOT REMOVE UNTIL FINAL INSPECTION/NE PAS RETIRER AVANT L'INSPECTION FINALE


 National Fenestration Rating Council®
CERTIFIED


ANDERSEN™
 WINDOWS & DOORS

100 Series Single Hung Window
 AND-N-80-02062-00001
 Fibrex Composite Frame, Low-E SmartSun
 HeatLock with Argon
 Product Type: Single Hung


ENERGY PERFORMANCE RATINGS

U-Factor	Solar Heat Gain Coefficient
0.25 (U.S./I/P)	0.20
1.42 (Metric/SI)	

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.48	

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
www.nfrc.org


 WINDOW & DOOR MANUFACTURERS ASSOCIATION
 Hallmark Certified
www.wdma.com

Licensee: 129-H-899
Andersen Corporation
100 Series Single-Hung Window
 Manufacturer stipulates Hallmark Certification as indicated below.

STANDARD	RATING
AAMA/WDMA/CSA 101/1.S.2/A440-11	Class LC-PG30 Size Tested 143.5" x 71.5" DP=30-30
AAMA/WDMA/CSA 101/1.S.2/A440-08	Class LC-PG30 Size Tested 143.5" x 71.5" DP=30-30
AAMA/WDMA/CSA 101/1.S.2/A440-08 A440S1-09	Class LC-PG30 - 3645mm x 1816mm Positive/Negative Design Pressure (DP) = 1440 Pa/-1440 Pa Water Penetration Resistance Test Pressure = 220 Pa Canadian Air Infiltration/Exfiltration = A3

FL 15906

Glazing: 2.2mm AN outer/2.2mm AN inner

WARNING
 This product can expose you to chemicals including titanium dioxide, which is known in the state of California to cause cancer, and methanol, which is known to the state of California to cause birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov

Meets or exceeds CEC & IECC Air Infiltration Requirements of 0.2 CFM/sq.ft. or lower.
 WDMA Hallmark Certification Program. Complies with HUD UM Bulletin No. 111.

Energy Rating (ER) represents "Energy Rating" and is a rating used in Canada for product comparison purposes (the higher the ER number, the more energy saved during the heating season).

ENERGY STAR® Climate Zone Map is based on U-Factor and solar heat gain coefficient criteria for specific ENERGY STAR climate zones within the United States and Canada. The shading of the map shows which climate zone(s) a particular product and glass type is ENERGY STAR certified in.

U-Factor indicates how well a product prevents heat from escaping (the lower the number, the better).

Visible Transmittance refers to how much visible light comes through a product (the closer to 1.0, the more light is transmitted).

WDMA Hallmark Certification verifies the performance ratings of this product were tested by an independent testing laboratory and verified by a third-party certification program.

Test Standards

Solar Heat Gain Coefficient measures how well a product blocks heat caused by sunlight (the lower the number, the more it will help reduce the use of air conditioning and as a result, reduce electrical bills and energy use).

Performance Grade (PG) and Design Pressure (DP) Ratings

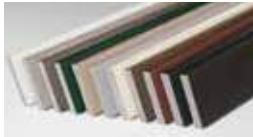
Glass Construction used with this product type.

* NFRC ratings are based on modeling by a third-party agency as validated by an independent test lab in compliance with NFRC program and procedural requirements.
 ** "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

INSTALLATION ACCESSORIES FOR WINDOWS & DOORS

Optional accessories are available for the installation of Andersen® windows and patio doors. Keep instruction guidelines and safety information in mind when considering the installation and use of any Andersen product. For questions, contact your local Andersen supplier.

FIBREX® TRIM BOARD



Available in white, canvas, prairie grass, Sandtone, Terratone, cocoa bean, dark bronze, red rock, forest green, dove gray and black, this solid cellular Fibrex trim board can be cut or ripped to size, and can be fastened using nails or screws. 3 1/2" (89) x 3/4" (19) thick in 10' (3048) lengths.

COLOR-MATCHED SEALANT

Color-matched sealant is available in Andersen exterior colors. This high-quality sealant can be used during the installation of all Andersen products.

VINYL CHANNELS

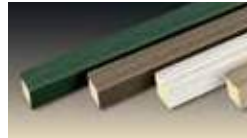


Rigid vinyl "J" and "h" channels are available in white, Sandtone and Terratone. "J" and "h" channels are 1/2" (13) deep and come in 150" (3810) lengths. "J" channels are 3/4" (19) wide and "h" channels are 1" (25) wide. "H" channels are 3/4" (19) deep and come in 84" (2134) and 150" (3810) lengths. White "H" channels are 3/4" (19) wide. Sandtone and Terratone "H" channels are 1" (25) wide.

DRIP CAP

Heavy 24-gauge corrosion-resistant aluminum construction in two profiles to match frames. Available in white, canvas, Sandtone, Terratone, dark bronze, forest green and black in 6' (1829), 10' (3048) and 12'-7 1/2" (3848) lengths.

AUXILIARY CASING



Made of cellular Fibrex material. Available in white, canvas, Sandtone, Terratone, dark bronze, forest green and black. 1 3/16" (30) x 1 3/16" (30) thick in 150" (3810) lengths.

COIL STOCK



Andersen aluminum coil stock can be ordered in white, canvas, prairie grass, Sandtone, Terratone, cocoa bean, dark bronze, red rock, forest green, dove gray and black. Made from .018" thick aluminum, coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 1/4" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb/454 kg boxes.

INSTALLATION ACCESSORIES FOR INSERT WINDOWS

EXTERIOR SILL EXTENDER



A sill extender fits into the exterior accessory kerf in the window frame to hide the gap between the new insert window and the existing window frame at the sill. Precut to fit a 14° sill slope, it can be cut to fit other slopes as needed. Available in all exterior colors. Shown in white.

HEAD EXPANDER



A head expander assists in filling the opening at the top of the window when doing an interior installation. Available in white.

EXTERIOR FRAME EXTENDERS



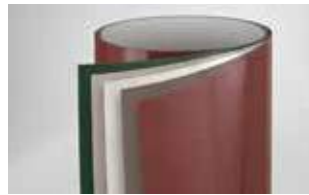
Frame extenders fit into the exterior accessory kerf in the frame to hide the gap around the sides and/or head between the new insert window and the existing window frame. Extenders can be cut to length as needed. Available in all exterior colors. Shown in dark bronze.

Exterior frame and sill extenders are available in long lengths or can be ordered cut to approximate lengths for convenience at the job site.



Insert window shown with exterior frame extenders and sill extender in dark bronze.

COIL STOCK



Coil stock fits into the exterior accessory kerf in the window frame, then wraps the existing wood window trim. It can be cut and formed to profiles at the job site. Andersen aluminum coil stock can be ordered white, canvas, prairie grass, Sandtone, Terratone, cocoa bean, dark bronze, red rock, forest green, dove gray and black. Made from .018" thick aluminum, coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 1/4" (32) stainless steel trim nails are also available and can be ordered in 1 lb/454 kg boxes.

COLOR-MATCHED SEALANT

Color-matched sealant is available in Andersen exterior colors and is specially formulated to adhere to Andersen products.

FOAM BACKER ROD

Available for installations, 3/8" (10) backer rod helps provide an air seal around the frame. Available in 100' (30480) rolls.

SHIMS

Flat self-hanging shims help with a secure installation. Available in boxes of 248 shims.

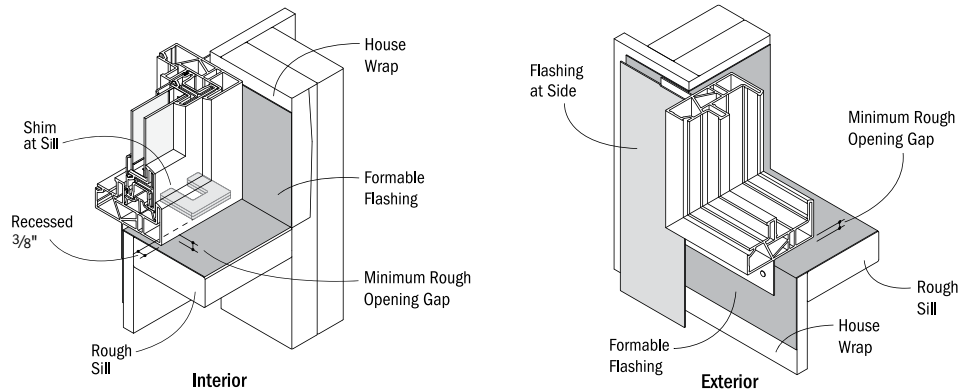


Combination Designs,
Product Performance
& Installation

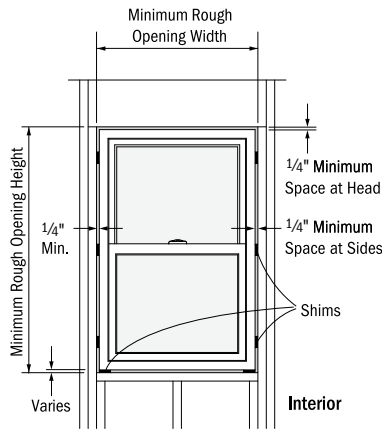
ROUGH OPENINGS

The purpose of a rough opening is to allow for proper spacing between the window or patio door unit and the building structure. The space is required for locating, leveling and squaring the unit during installation and to provide an area for insulation. A rough opening that is incorrectly sized may affect unit operation and may not allow for adequate fastening of the unit to the building structure. Andersen rough opening dimensions are provided as a guideline to help determine the minimum amount of space needed between the window or patio door and the building structure. See appropriate product sections for rough opening guidelines for each product.

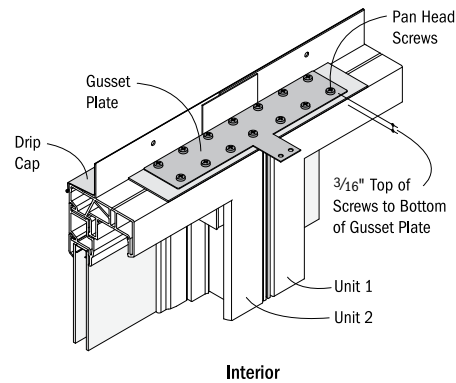
Keep in mind that rough opening dimensions may need to be altered from published guidelines, depending on installation methods, joining methods, replacement methods, etc. For example, flashing systems can reduce the amount of available rough opening space and should be factored in when calculating rough opening dimensions. The use of support or joining materials will encroach on the rough opening and may require additional rough opening space between the unit and the building structure, depending on the thickness of the flashing system and joining materials used. To facilitate drainage, the rough opening sill plate should never slope toward the interior. For challenging environments and other information, refer to EEBA's (Energy and Environmental Building Association) Water Management Guide (eeba.org).



Example of window sill flashing in a membrane drainage system.



Example of window unit installed using Andersen published minimum rough opening dimensions.



Example of two units joined together with the use of gusset plates and pan head screws that will require additional rough opening space.

IMPORTANCE OF PROPER INSTALLATION

Proper installation and maintenance of Andersen products is essential to attain optimum performance and operation. Installation instructions that provide guidelines for proper installation are typically provided with Andersen products. They are also available by visiting andersenwindows.com. Remember that every installation is different, and Andersen strongly recommends consultation with the local supplier or an experienced contractor, architect or structural engineer prior to the installation of any Andersen product. The method of attachment for Andersen products, fastener selection and code compliance is the responsibility of the architect, building owner, contractor, installer and/or consumer. For more complete installation details, visit andersenwindows.com or see your Andersen supplier.

GENERAL NOTES

When ordering, make certain you specify, then verify, the exact product, unit dimensions, configuration requirements, color and options you desire on each window or patio door. Before installing the product, we suggest you verify that it includes the features and options you ordered. Visit andersenwindows.com for product installation and joining guides. Printing limitations prohibit exact color replication of products. View actual samples for building specifications. Andersen Corporation reserves the right to change details, specifications or sizes without notice. The customer assumes all risk of alterations made to Andersen products.

GRILLES

Grilles for 100 Series windows and patio doors are available in a wide variety of patterns to complement virtually any style of home. Plus, they have options for easy cleaning and architectural authenticity many vinyl windows can't match.



Finelight grilles-between-the-glass



Finelight grilles-between-the-glass with permanent exterior



Permanent exterior and permanent interior with spacer



Permanent exterior and permanent interior without spacer

FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

Make glass easy to clean and have an elegant, sculpted profile. Choose a two-sided color scheme to match both the interior and exterior of the window or patio door. Also available with exterior grilles to provide architectural style and detail.

FULL DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with a spacer between the glass.

SIMULATED DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, without a spacer between the glass.

Grille Bar Widths Actual width shown.



¾" (19) width grille bar for windows.



1" (25) width grille bar for patio doors.



A 2 ¼" (57) width grille is available for most units to simulate a meeting rail or a multi-unit combination

Grille Patterns



Prairie A



Colonial



Modified Colonial



Tall Fractional



Short Fractional

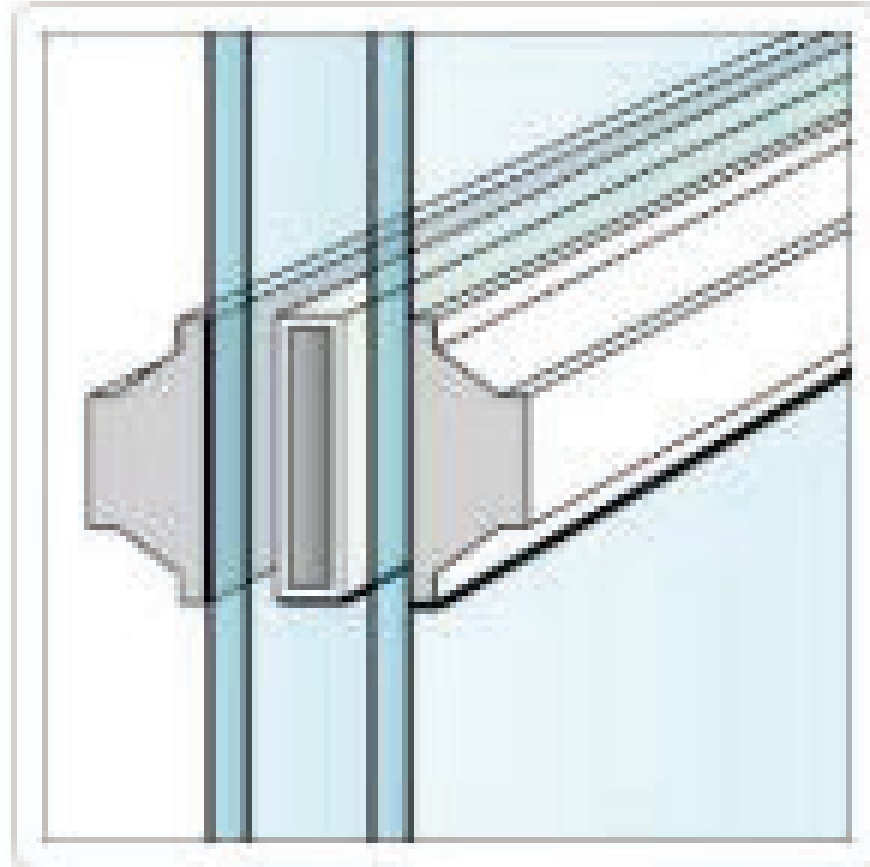


Specified Equal Light*



Custom

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide or contact your Andersen supplier.



Full Divided Light w/Energy Spacer



SOLD BY:

Pacific Windows
3003 S Huson St Ste B
Tacoma, WA 98409-2311

SOLD TO:

CREATED DATE
2/20/2025

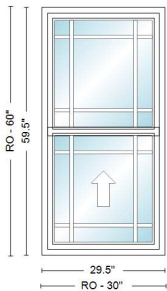
LATEST UPDATE
2/21/2025M

OWNER
Jason Cantley

Abbreviated Quote Report

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
GTJ Eng DADU	Unassigned Project	7111192		

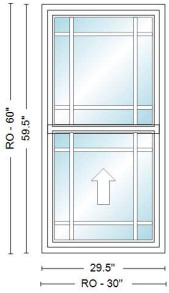
ORDER NOTES: **DELIVERY NOTES:**



Item	Qty	Operation	Location
100	1	Fixed/Active	Garage
RO Size: 30" x 60"		Unit Size: 29 1/2" x 59 1/2"	

100SHS2650, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E HeatLock Standard Argon Fill Full Divided Light w/Energy Spacer 9-Light Division, 9 Total Grille Lights, Prairie A Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Unit #	U-Factor	SHGC	ENERGY STAR Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	
A1	0.26	0.28	NO	A1	26.0000	26.0625	4.70000



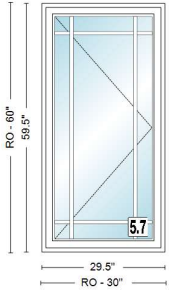
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
200	1	Fixed/Active	Garage

RO Size: 30" x 60"

Unit Size: 29 1/2" x 59 1/2"

100SHS2650, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E HeatLock Standard Argon Fill Full Divided Light w/Energy Spacer 9-Light Division, 9 Total Grille Lights, Prairie A Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.26	0.28	NO	A1	26.0000	26.0625	4.70000



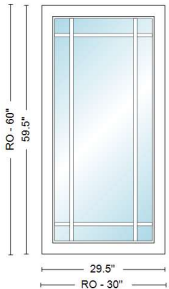
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
300	1	Right	Great Rm

RO Size: 30" x 60"

Unit Size: 29 1/2" x 59 1/2"

100CS2650, Unit, 100 Series Single Casement-CW, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Right, Hinge for Widest Clear Opening, Dual Pane Low-E HeatLock Standard Argon Fill Full Divided Light w/Energy Spacer 9-Light Division, 9 Total Grille Lights, Prairie A Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Folding, 1 Sash Locks White, Corrosion Resistant Hardware, White, Full Screen, Fiberglass

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.24	0.25	NO	A1	21.7100	53.8060	8.11200



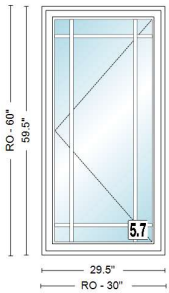
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
400	1	Fixed	Great Rm

RO Size: 30" x 60"

Unit Size: 29 1/2" x 59 1/2"

100REC2650, Unit, 100 Series Picture/Transom-PWTR, 1 3/8" Setback, White Exterior Frame, w/White Interior Frame, Fixed, Dual Pane Low-E HeatLock Standard Argon Fill Full Divided Light w/Energy Spacer 9-Light Division, 9 Total Grille Lights, Prairie A Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.23	0.29	NO



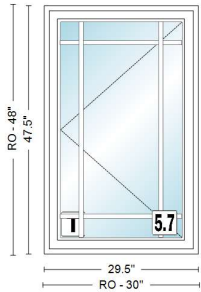
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
500	1	Left	Great Rm

RO Size: 30" x 60"

Unit Size: 29 1/2" x 59 1/2"

100CS2650, Unit, 100 Series Single Casement-CW, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Left, Hinge for Widest Clear Opening, Dual Pane Low-E HeatLock Standard Argon Fill Full Divided Light w/Energy Spacer 9-Light Division, 9 Total Grille Lights, Prairie A Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Folding, 1 Sash Locks White, Corrosion Resistant Hardware, White, Full Screen, Fiberglass

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	
A1	0.24	0.25	NO	A1	21.7100	53.8060	8.11200



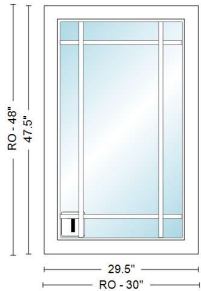
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
600	1	Left	top of stairs

RO Size: 30" x 48"

Unit Size: 29 1/2" x 47 1/2"

100CS2640, Unit, 100 Series Single Casement-CW, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Left, Hinge for Widest Clear Opening, Dual Pane Low-E HeatLock Tempered Argon Fill Full Divided Light w/Energy Spacer 9-Light Division, 9 Total Grille Lights, Prairie A Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Folding, 1 Sash Locks White, Corrosion Resistant Hardware, White, Full Screen, Fiberglass

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	
A1	0.24	0.25	NO	A1	21.7100	41.8060	6.30280



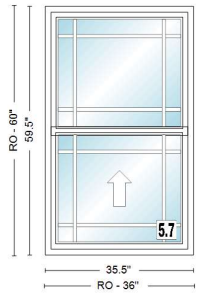
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
700	1	Fixed	stairwell

RO Size: 30" x 48"

Unit Size: 29 1/2" x 47 1/2"

100REC2640, Unit, 100 Series Picture/Transom-PWTR, 1 3/8" Setback, White Exterior Frame, w/White Interior Frame, Fixed, Dual Pane Low-E HeatLock Tempered Argon Fill Full Divided Light w/Energy Spacer 9-Light Division, 9 Total Grille Lights, Prairie A Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.23	0.29	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
800	4	Fixed/Active	Bedrm

RO Size: 36" x 60"

Unit Size: 35 1/2" x 59 1/2"

100SHS3050, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E HeatLock Standard Argon Fill Full Divided Light w/Energy Spacer 9-Light Division, 9 Total Grille Lights, Prairie A Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Unit #	U-Factor	SHGC	ENERGY STAR Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.26	0.28	NO	32.0000	26.0625	5.79000

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors