

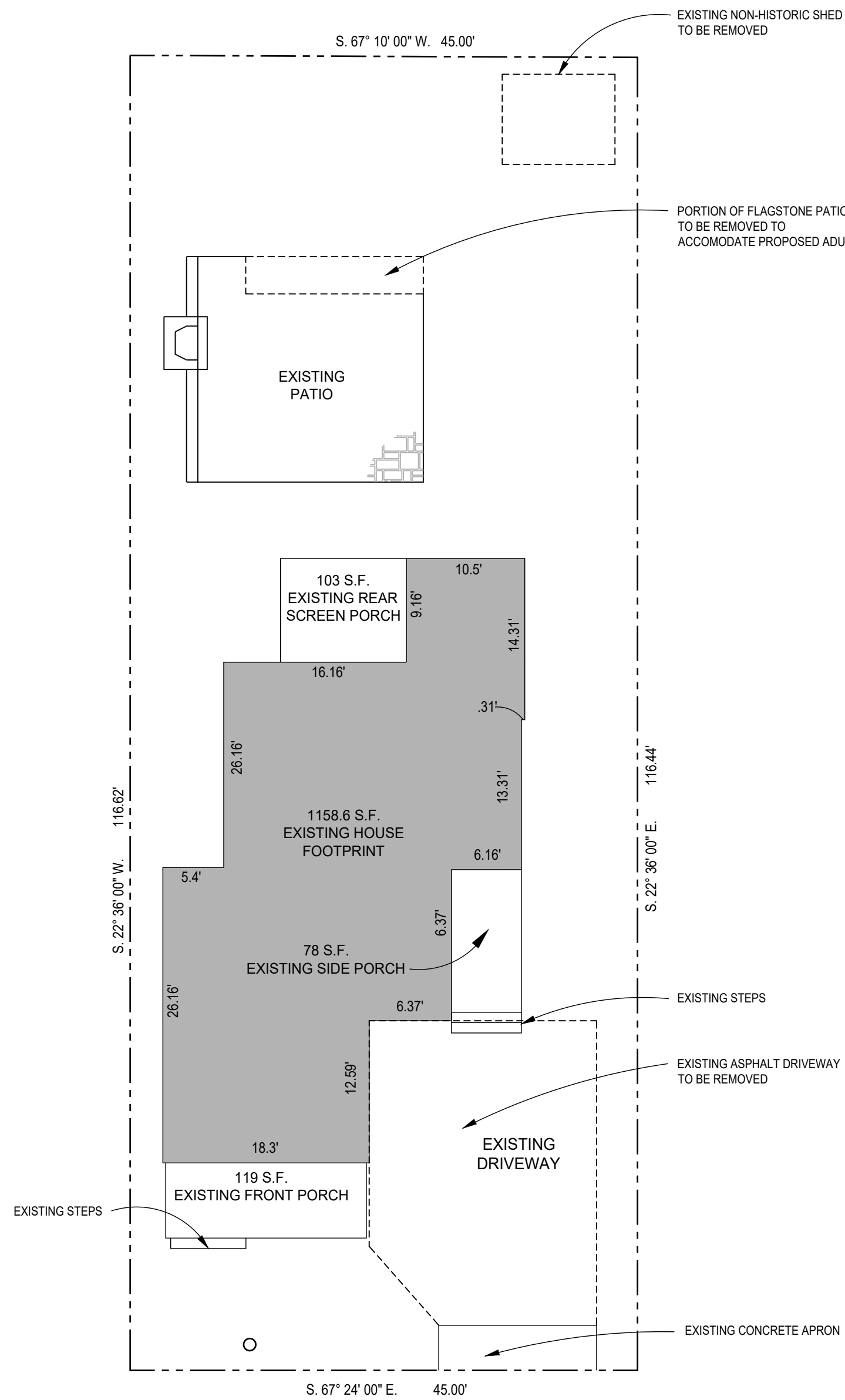
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4

3

2

1

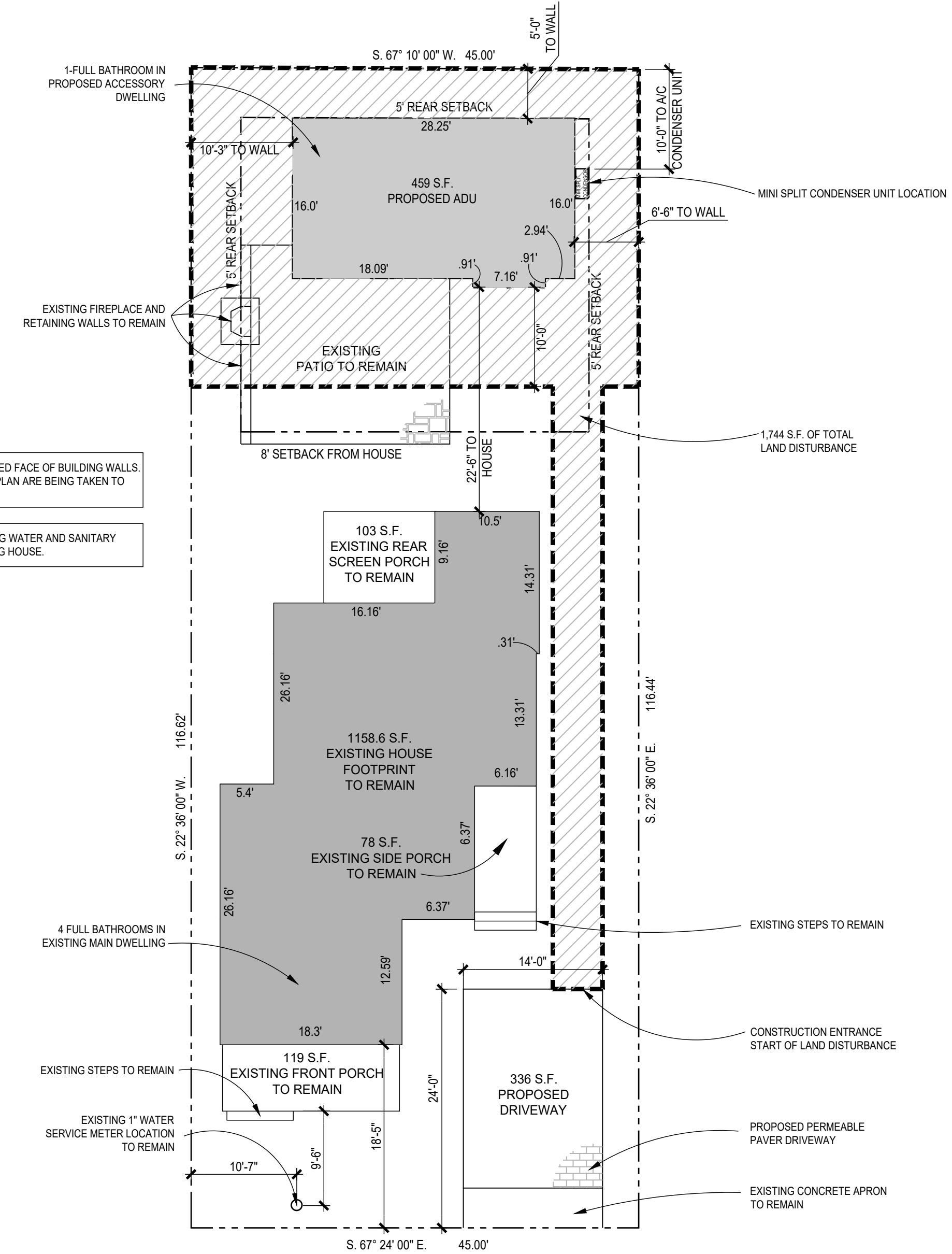


21ST AVENUE

1 EXISTING SITE PLAN
Scale: 1:10

SETBACKS ARE ENFORCED TO THE FINISHED FACE OF BUILDING WALLS. THE SETBACKS ON THIS PROPOSED SITE PLAN ARE BEING TAKEN TO THE FINISHED FACE OF SIDING.

THE ADU WILL BE SERVED BY THE EXISTING WATER AND SANITARY SEWER CONNECTIONS FROM THE EXISTING HOUSE.



21ST AVENUE

2 PROPOSED SITE PLAN
Scale: 1:10

LEGEND

- LIMIT OF LAND DISTURBANCE
- AREA OF LAND DISTURBANCE

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GTM

Seal



Consultant

Project
**BRENNAN
RESIDENCE ADU**

3310 21ST AVE N., ARLINGTON, VA 22207

Owner

**PATRICK & MADELON
BRENNAN**

Developer

**MAKARA
BUILDERS, LLC**

CoA SET	01-24-2024
Issue Description	Date

GTM Project No.	19.0597
Checked By	GTM/MEK
Drawn By	SOS/FSC
Scale	AS NOTED

Sheet Title

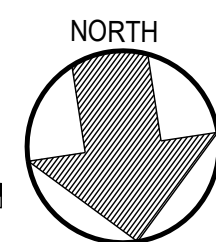
SITE PLAN

Sheet No.

003

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GRAPHIC SCALE
SCALE 1:10
0 10' 20'



FILE NAME

NOT-FOR-CONSTRUCTION



EXISTING FRONT VIEW OF MAIN HOUSE



EXISTING RIGHT SIDE VIEW OF MAIN HOUSE



EXISTING REAR VIEW OF MAIN HOUSE



EXISTING LEFT SIDE VIEW OF MAIN HOUSE

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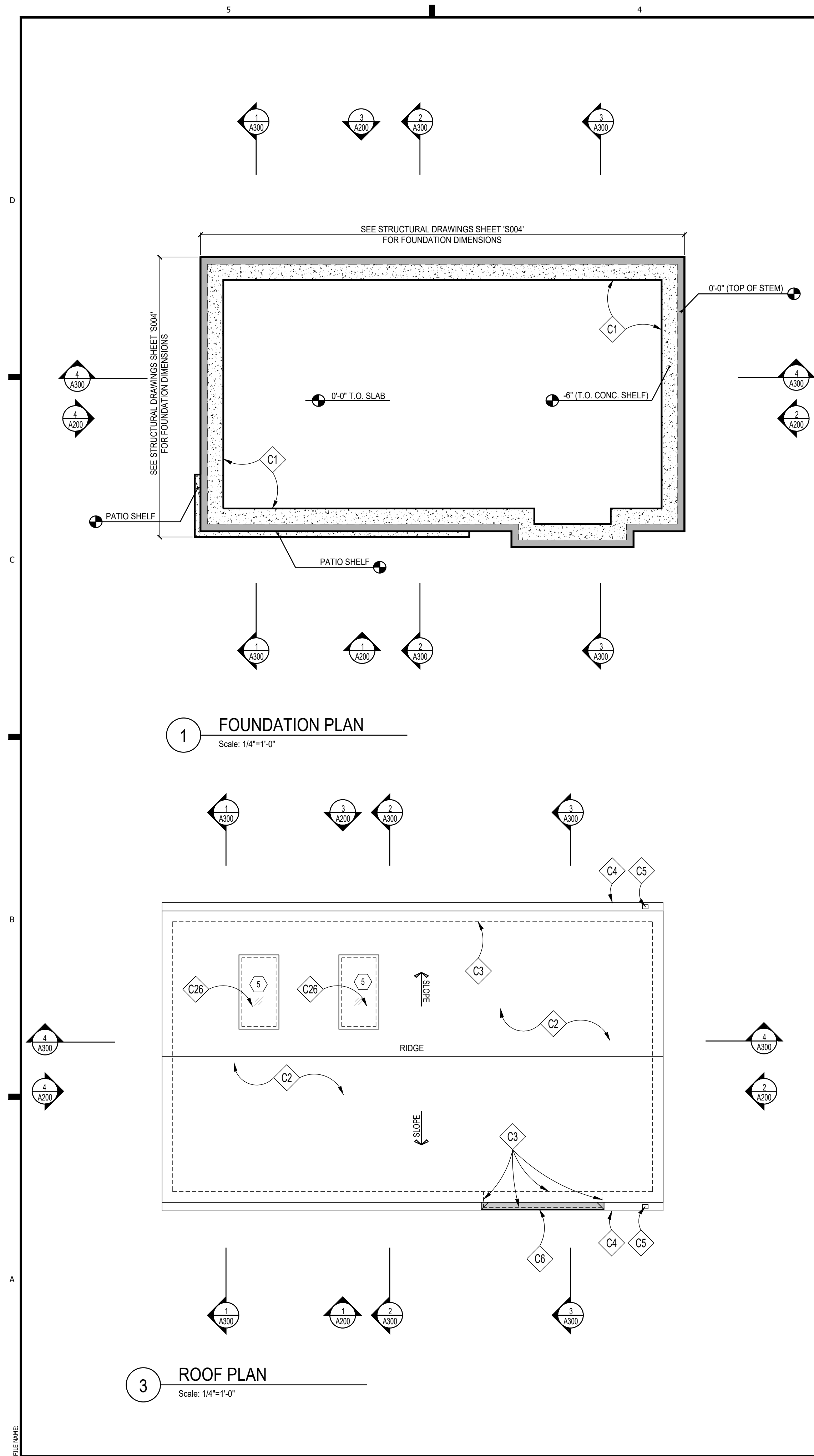
**EXISTING HOUSE
PHOTOS**

Sheet No.

004

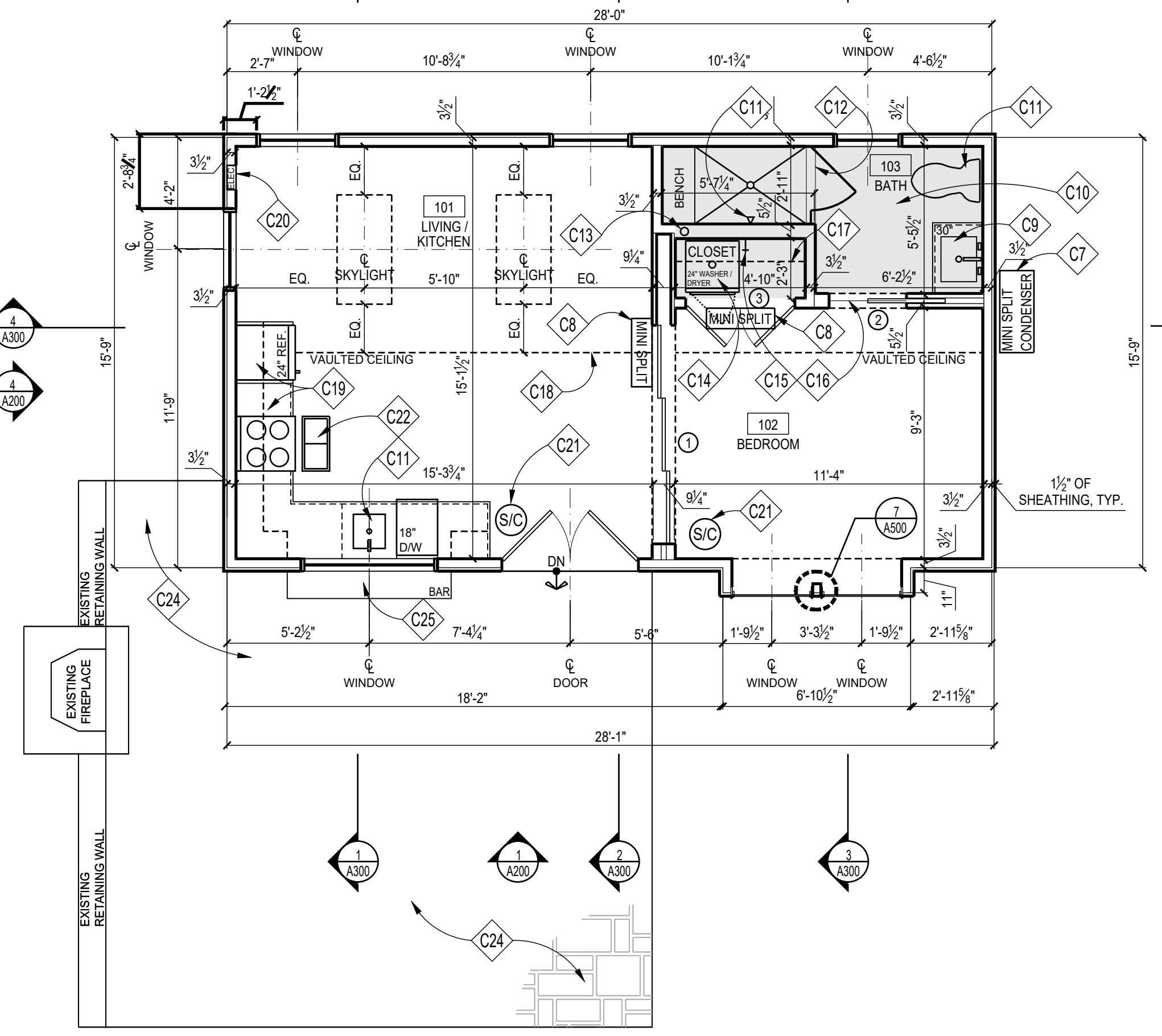
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1 FOUNDATION PLAN
Scale: 1/4"=1'-0"

3 ROOF PLAN
Scale: 1/4"=1'-0"



2 FLOOR PLAN
Scale: 1/4"=1'-0"

HOLD EXTERIOR WALL FRAMING 1 1/2" FROM FACE OF CONCRETE FOUNDATION WALL; 1 1/2" EXTERIOR ZIP R-SHEATHING PANEL TO ALIGN W/ FACE OF CONCRETE, SEE DETAIL '5/A500'

CONSTRUCTION NOTES

- C1 CONCRETE FOUNDATION WALL; SEE STRUCTURAL DRAWINGS
- C2 GAF 3-TAB ASPHALT SHINGLE OVER ROOFING FELT & ICE GUARD ON ROOF SHEATHING; ROOF STYLE AND COLOR TO MATCH EXISTING HOUSE.
- C3 DASHED LINE OF FRAME WALL BELOW
- C4 GUTTER, 6" K-STYLE TO MATCH EXISTING HOUSE.
- C5 4" DOWNSPOUT TO MATCH EXISTING HOUSE. SEE ROOF PLAN AND ELEV. DRAWINGS FOR LOCATION
- C6 TONED AREA INDICATES BAY WINDOW BELOW, PROVIDE HIPPED ROOF WITH TPO ROOFING MEMBRANE. SEE ELEV. DWG 1/A200, SECTION 3/A300, AND DETAIL 1/A500
- C7 MINI SPLIT A/C CONDENSER; REFER TO MECHANICAL DRAWINGS
- C8 HVAC MINI SPLIT SYSTEM; REFER TO MECHANICAL DRAWINGS
- C9 VANITY W/ SINK, FAUCET & COUNTERTOP T.B.S.
- C10 TONED AREA INDICATES A DROPPED FINISHED CEILING HEIGHT; SEE 3/A300 FOR SPECIFIC FINISHED CEILING HEIGHT
- C11 PLUMBING FIXTURES & ACCESSORIES T.B.S. BY OWNER.
- C12 TILED SHOWER W/ TILED BENCH & NICHE AND W/ TEMPERED GLASS ENCLOSURE & DOOR; PROVIDE MEMBRANE LINER & 1/2" DUROCK AROUND ALL SIDES. SEE DETAIL 687/A500
- C13 RADON PIPE TO ROOF LOCATION, PER IRC 2018 APPENDIX F, GC TO COORDINATE FINAL LOCATION
- C14 PROVIDE OVERFLOW FLOOR PAN & FLOOR DRAIN UNDER WASHING MACHINE
- C15 MAIN WATER SHUT-OFF VALVE LOCATION
- C16 SCHLUTER THRESHOLD, T.B.S.
- C17 PROVIDE METAL CHROME HANGING ROD & PTD. 12" DEEP SHELF W/ 1.5" FASCIA, CONFIRM FINAL LAYOUT W/ OWNER.
- C18 DASHED LINE INDICATES GABLED ROOFLINE ABOVE
- C19 CABINETS, COUNTERTOPS & APPLIANCES, T.B.S. GC TO FINALIZE LAYOUT WITH OWNER.
- C20 ELECTRICAL PANEL LOCATION; GC TO COORDINATE IN FIELD W/ ELECTRICAL CONTRACTOR
- C21 SMOKE DETECTOR/ CARBON MONOXIDE COMBO UNIT PER IRC 2018
- C22 ENERGY RECOVERY VENTILATOR, SEE MECHANICAL DWGS.
- C23 TIE IN EXISTING FLAGSTONE PATIO AROUND PERIMETER OF PROPOSED ADU.
- C24 EXISTING FLAGSTONE PATIO TO REMAIN.
- C25 COUNTERTOP TO EXTEND OUT TO CREATE OUTDOOR BAR COUNTERTOP. GC TO CONFIRM FINAL LAYOUT WITH OWNER.
- C26 SKYLIGHTS, SEE SKYLIGHT SCHEDULE ON SHEET '003' & LOCATIONS ON SHEET 'A101'

GENERAL ROOFING NOTES

1. PROVIDE SELF-ADHERING, 40 MIL ICE AND WATER GUARD UNDERLAYMENT UNDER SHINGLES AT ALL VALLEYS AND FROM LOWEST EDGE OF ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE, AND ON ALL AREAS WITH A SLOPE LESS THAN 4:12.
2. PROVIDE FLASHING FOR MIN. 8" EACH SIDE OF ALL VALLEYS & PITCH CHANGES

WALL TYPES

TYPICAL NEW EXTERIOR WALL; 2x4 WOOD STUDS 16" O.C., W/ INSULATION (SEE THERMAL ENVELOPE, SHEET "E0201" FOR INSULATION LOCATION & INFORMATION) W/ 1/2" EXTERIOR SHEATHING, 1" CONTINUOUS R-6.6 (ZIP R-SHEATHING), INTERIOR FINISH TO BE 1/2" GYP. BD.

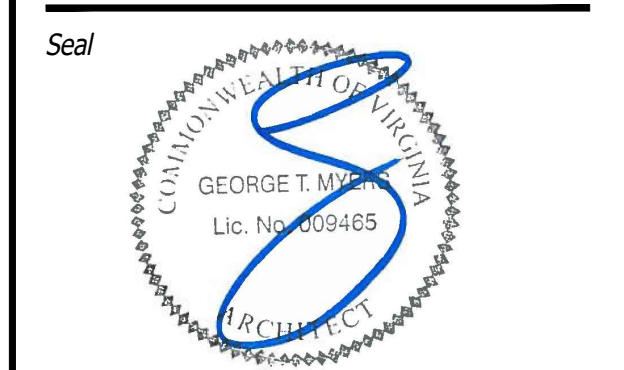
TYPICAL NON-BEARING INTERIOR PARTITION; 2"x4" STUDS 16" O.C. W/ 1/2" GYP. BD. EACH SIDE.

FOUNDATION NOTES

REFER TO STRUCTURAL DRAWINGS

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Owner
PATRICK & MADELON BRENNAN

Developer
MAKARA BUILDERS, LLC

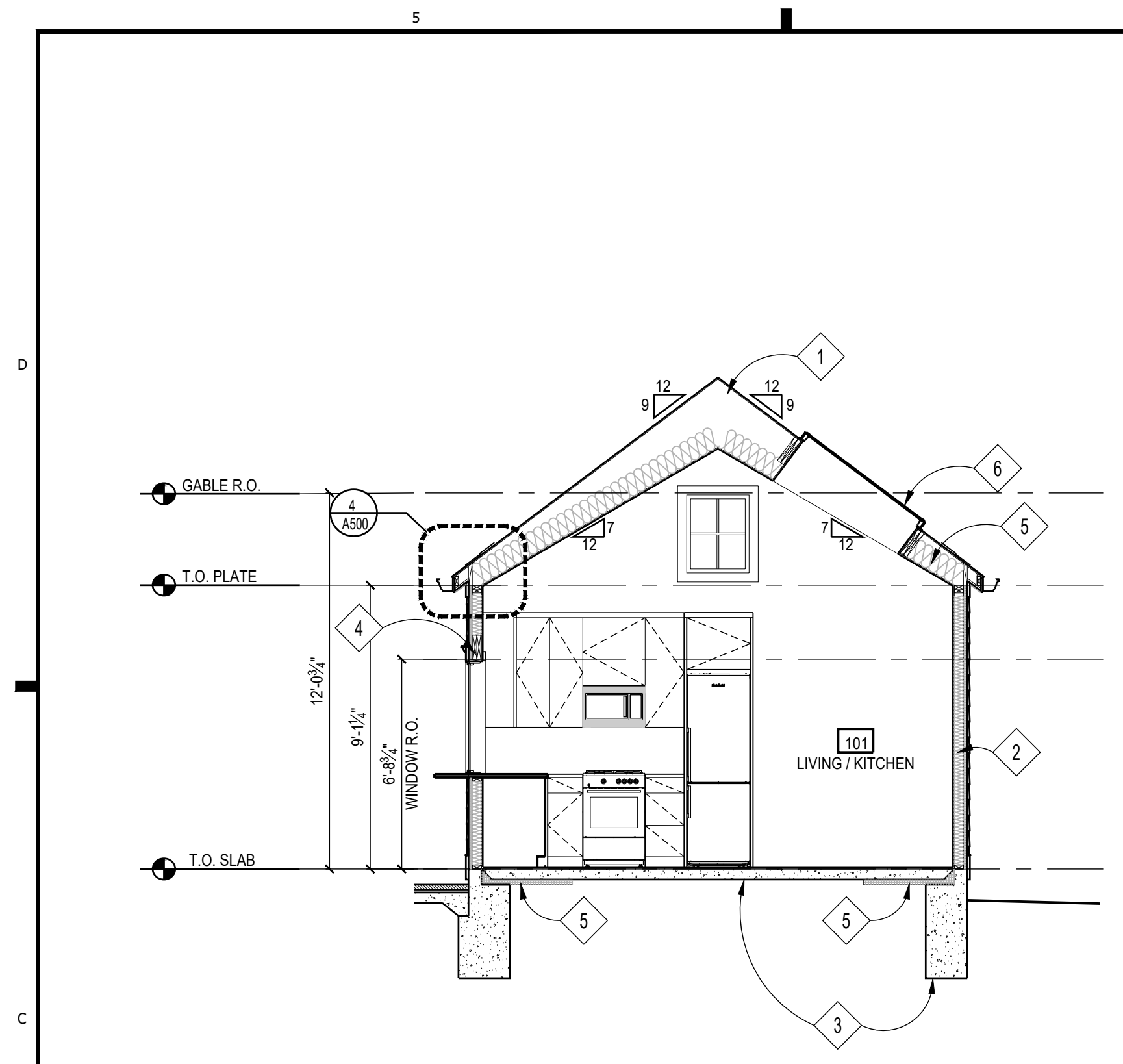
Issue Description	Date

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Drawn By	SOS/FSC
Scale	AS NOTED

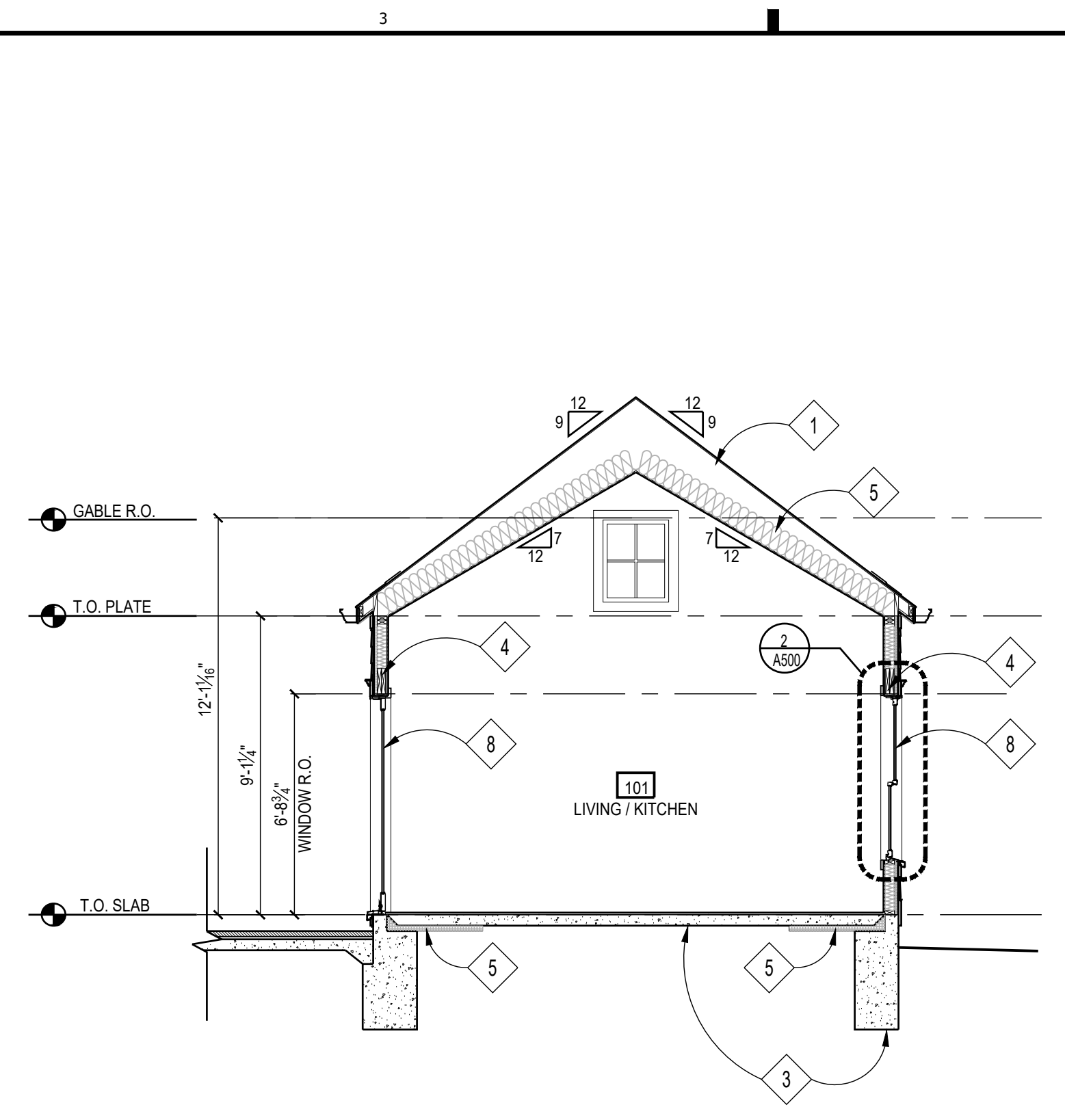
Sheet Title
FLOOR PLANS

Sheet No.
A100

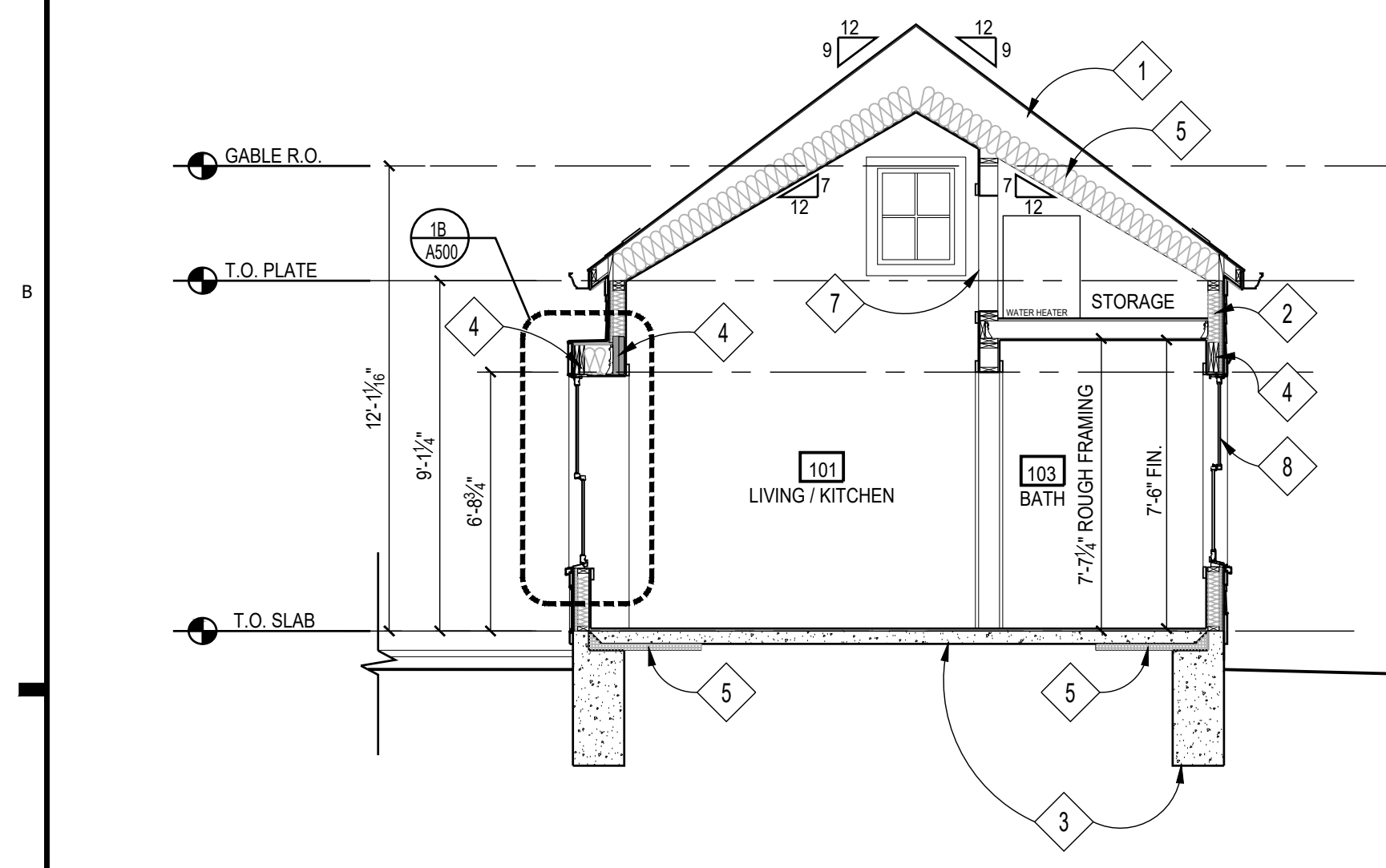
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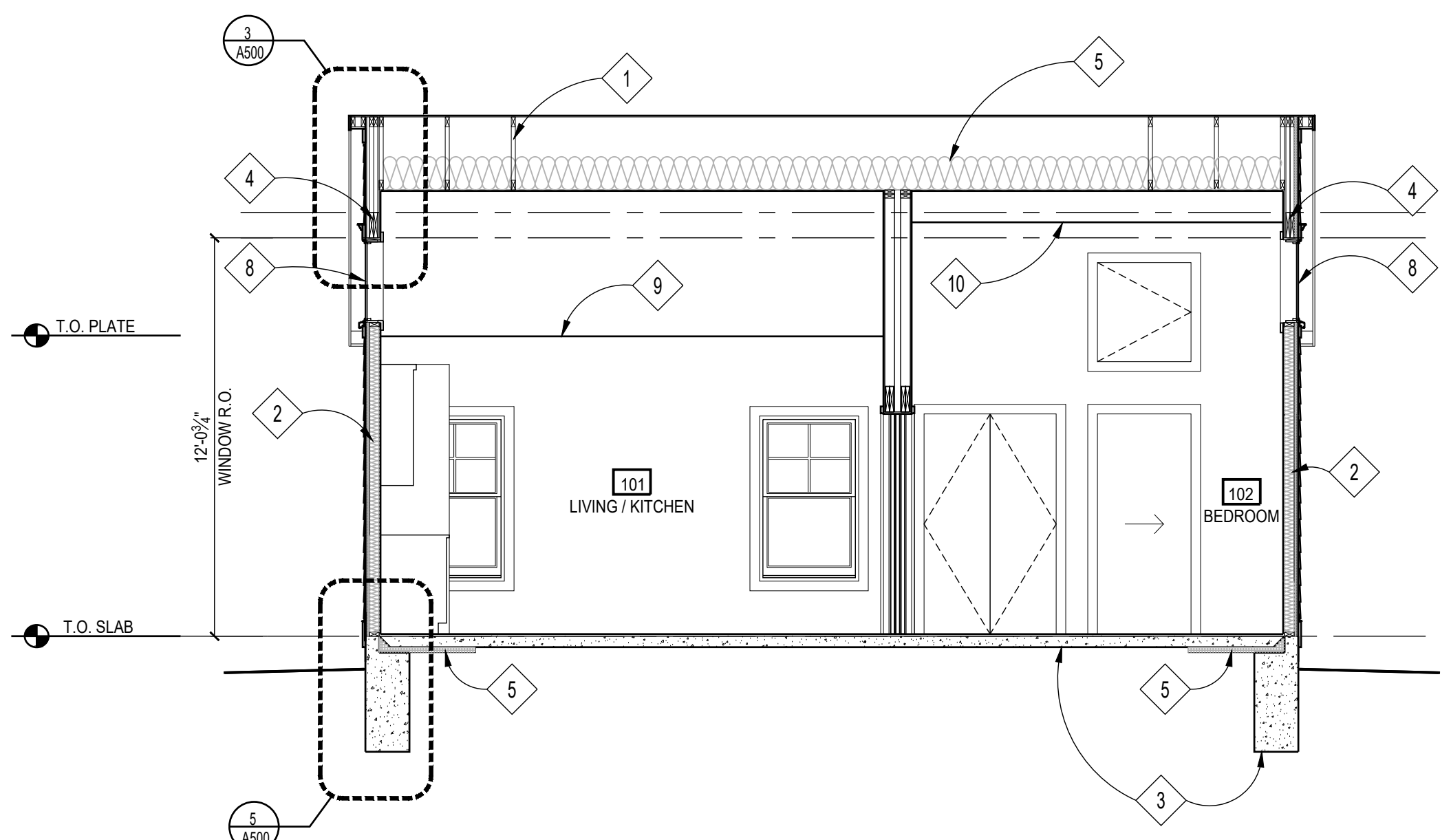
1 BUILDING SECTION
Scale: 1/4"=1'-0"



2 BUILDING SECTION
Scale: 1/4"=1'-0"



3 BUILDING SECTION
Scale: 1/4"=1'-0"



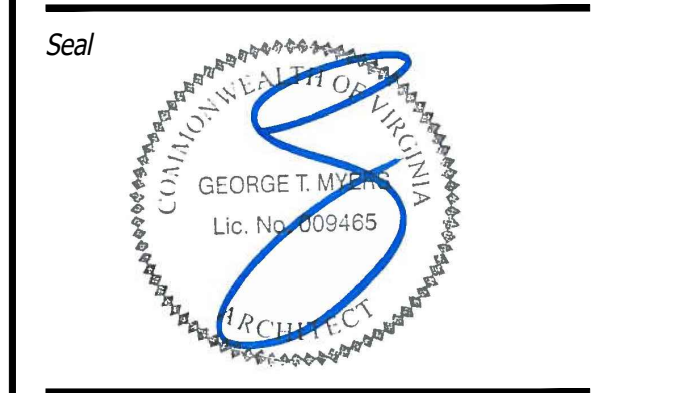
4 BUILDING SECTION
Scale: 1/4"=1'-0"

SECTION NOTES

- 1 ROOF TRUSS; SEE ROOF FRAMING PLAN
- 2 EXTERIOR WALL INSULATION AND FRAMING; SEE FLOOR PLANS
- 3 REINFORCED CONCRETE FOUNDATION SLAB, FOOTER & WALL; SEE FOUNDATION PLAN
- 4 HEADER; SEE FRAMING PLANS
- 5 INSULATION (SEE THERMAL ENVELOPE SHEET "EC001" FOR INSULATION INFORMATION)
- 6 SKYLIGHT; SEE SKYLIGHT SCHEDULE ON SHEET "003" FOR DETAILS.
- 7 PROVIDE PAIR OF 2'-0" WIDE x 3'-0" TALL ACCESS DOORS FOR STORAGE AREA ABOVE BATHROOM AND CLOSET
- 8 WINDOW/DOOR; SEE WINDOW/DOOR SCHEDULE ON SHEET "003"
- 9 LINE INDICATES EDGE OF WALL BEYOND
- 10 LINE INDICATES EDGE OF WALL/CEILING BEYOND

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Owner
PATRICK & MADELON BRENNAN

Developer
MAKARA BUILDERS, LLC

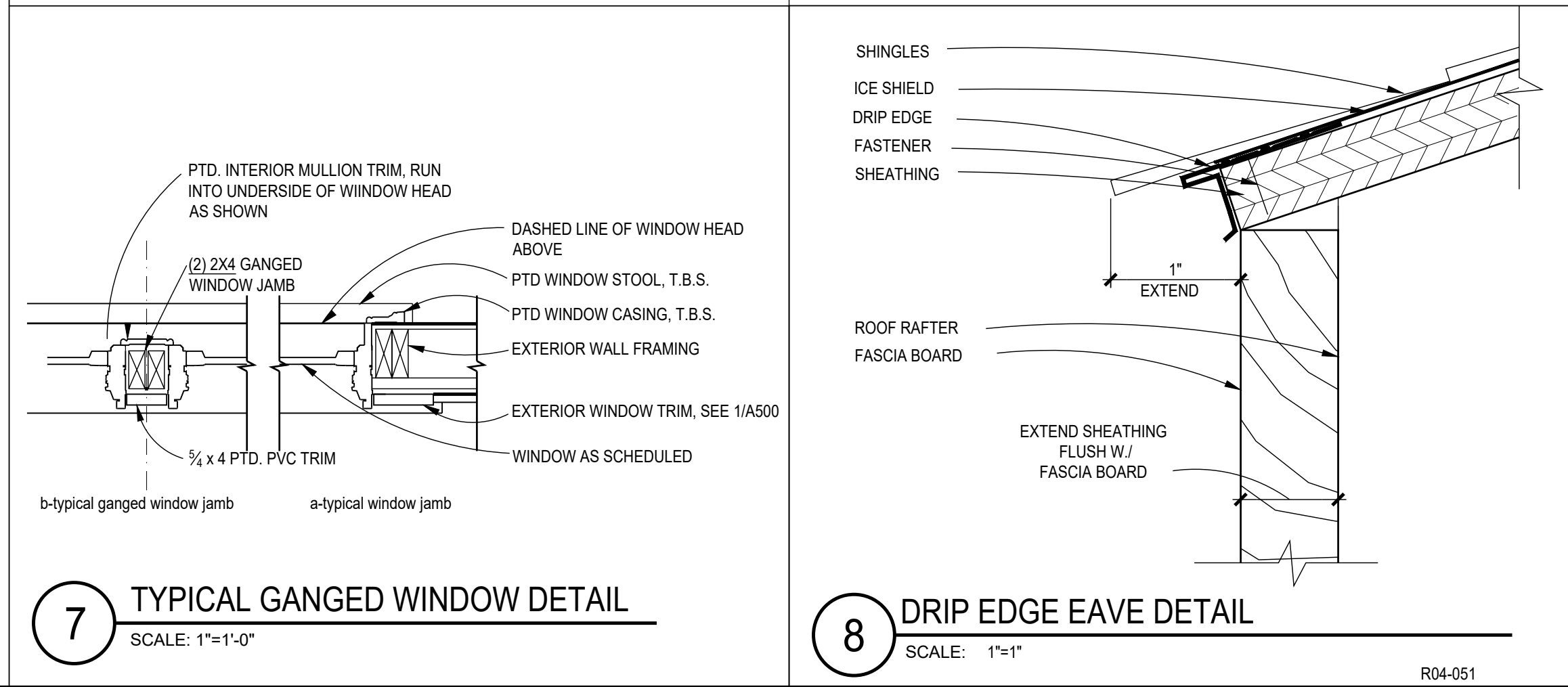
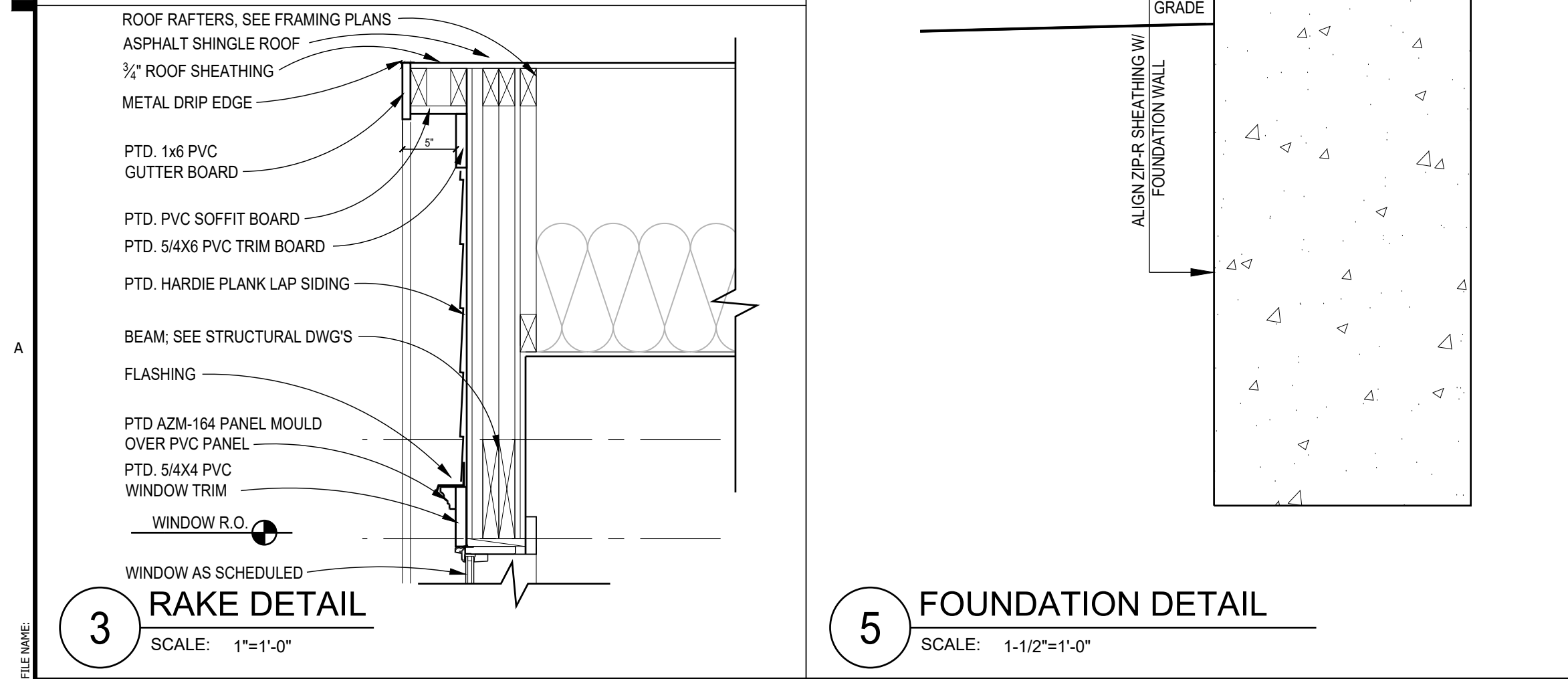
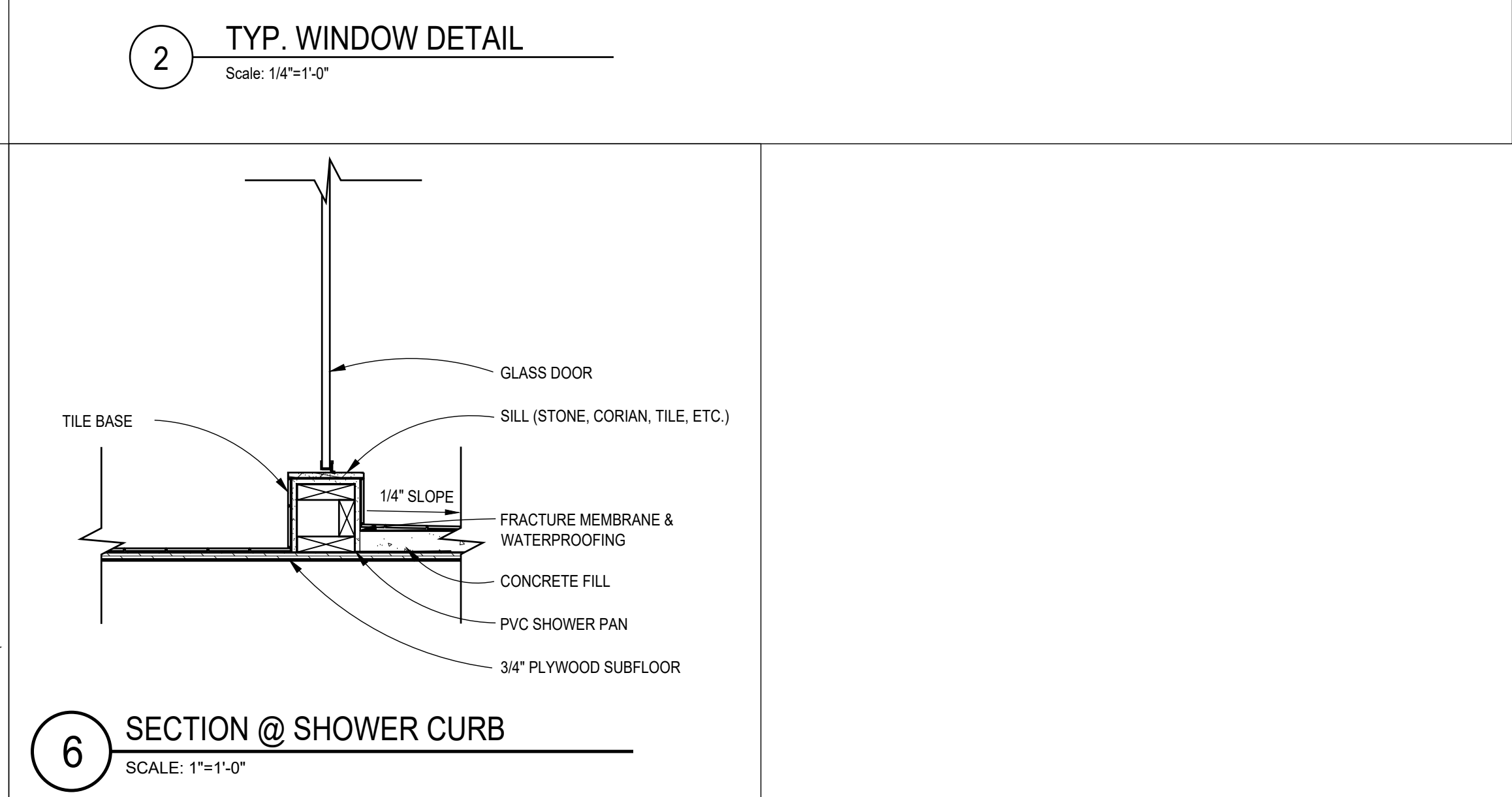
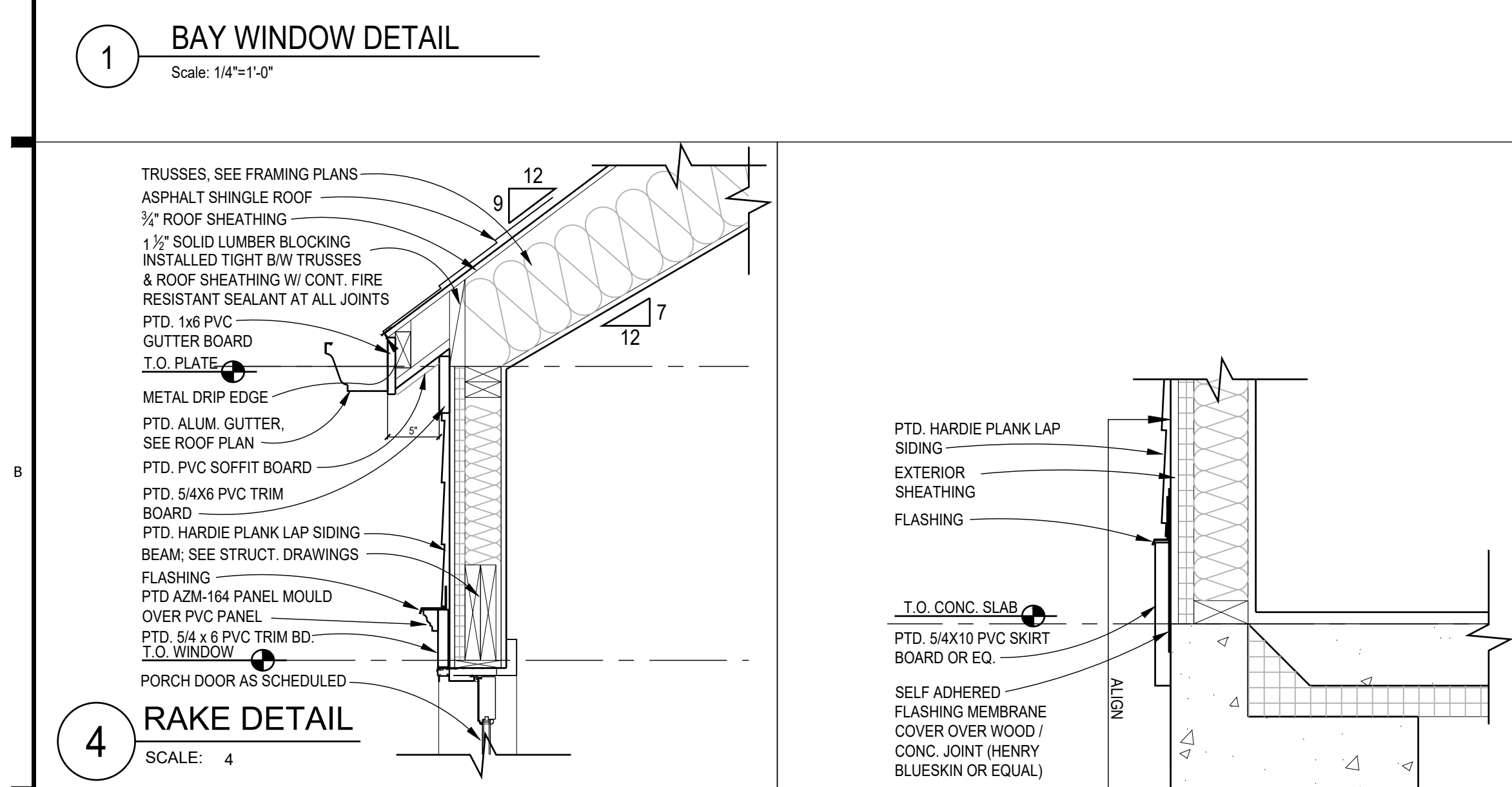
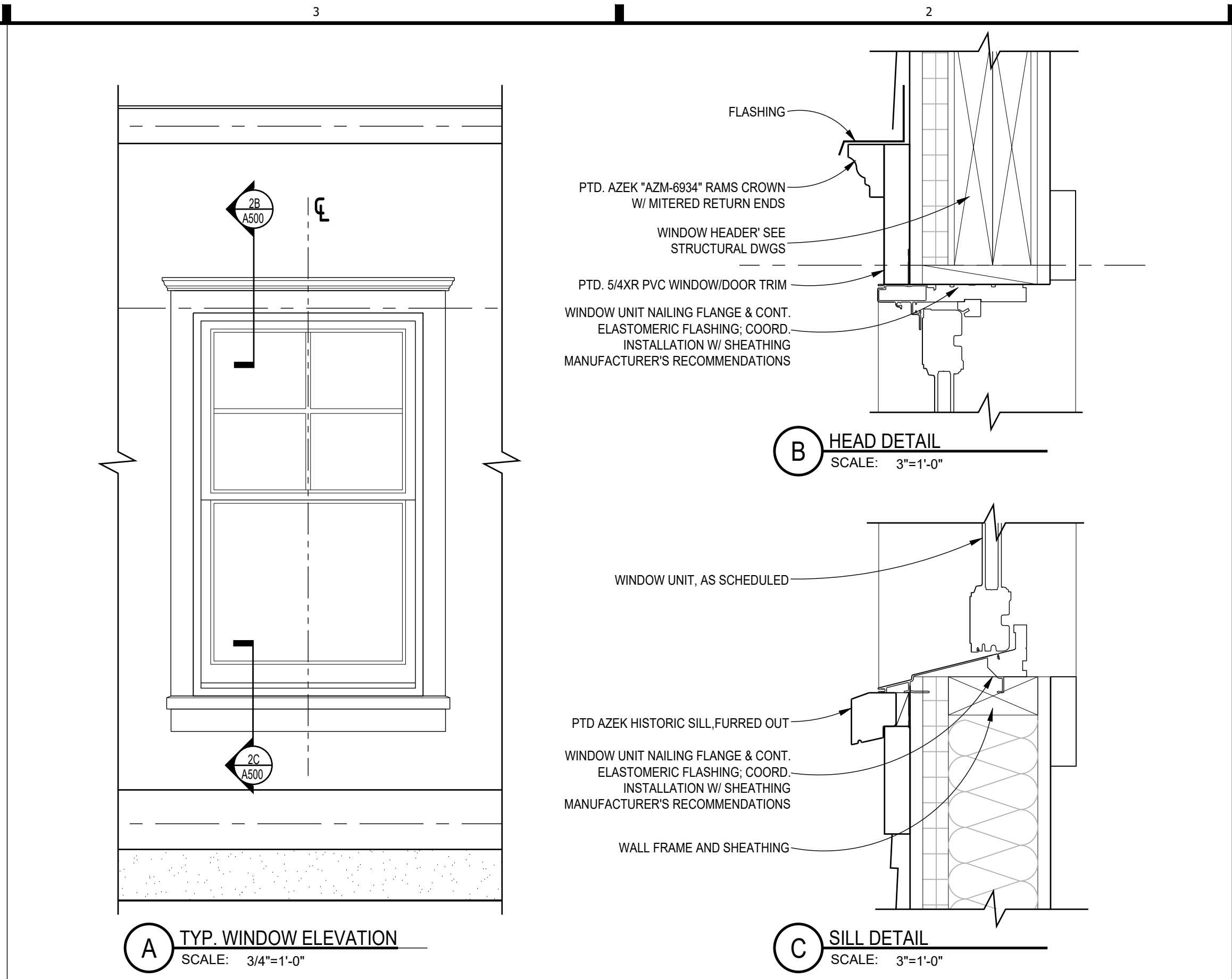
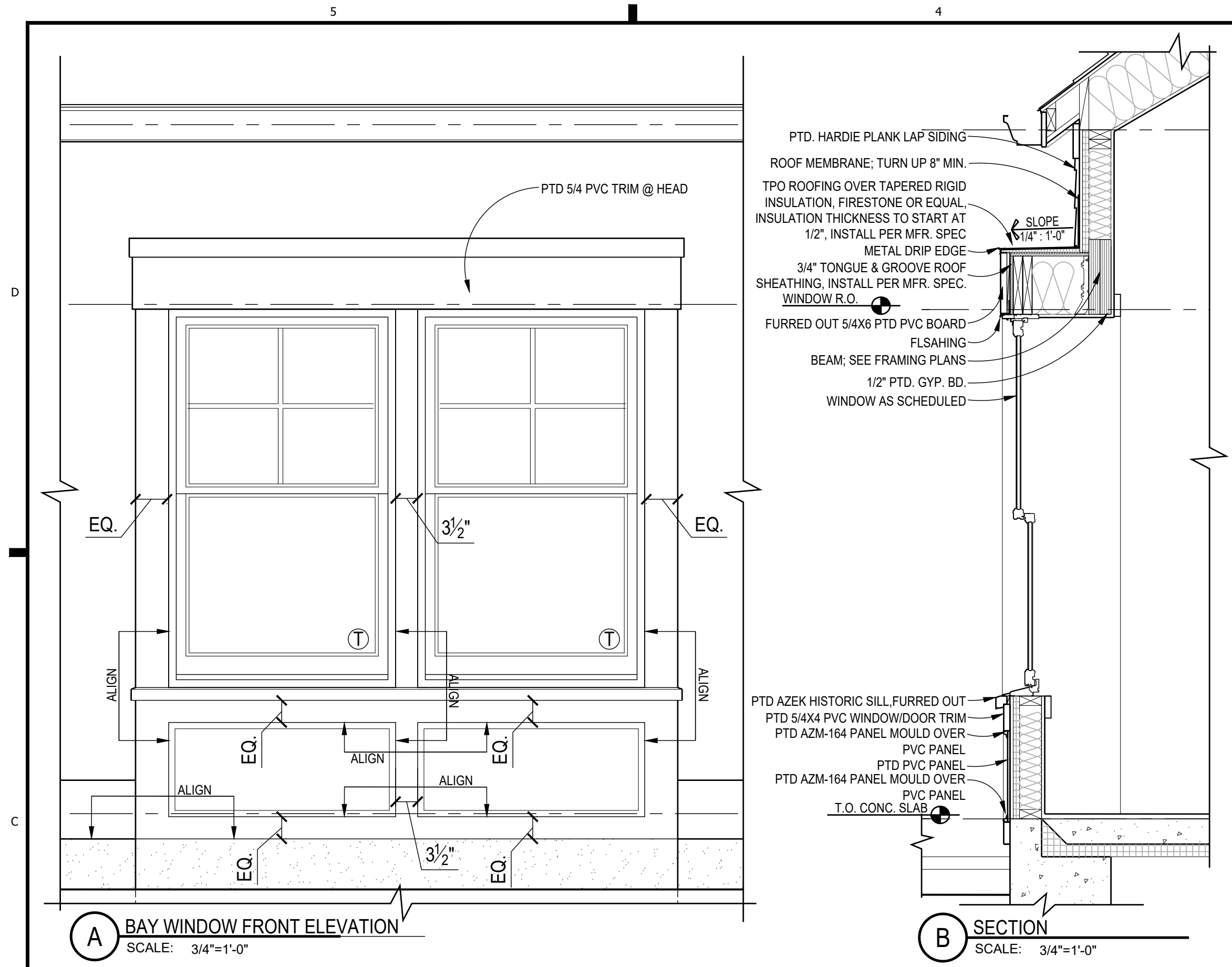
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Sheet Title
BUILDING SECTIONS

Sheet No.
A300

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Owner
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Developer
MAKARA BUILDERS, LLC

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Sheet Title
DETAILS

Sheet No.

A500

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R04-051

WINDOW SCHEDULE

*CONTACT WINDOW/DOOR INSTALLER FOR ROUGH OPENING DIMENSIONS

#	TYPE	QTY.	MANUF.	ROUGH OPENING (NOMINAL SIZE)	GLASS	REMARKS
1	DOUBLE-HUNG	5	ANDERSEN 200	3'-0" x 5'-0"	INSULATED LOW-E 366	SEE ELEVS. FOR GRILLE PATTERN
2	DOUBLE-HUNG	1	ANDERSEN 200	2'-6" X 5'-0"	INSULATED LOW-E 366	SEE ELEVS. FOR GRILLE PATTERN
3	DIRECT SET	2	ANDERSEN 100	2'-0" X 2'-6"	INSULATED LOW-E 366	SEE ELEVS. FOR GRILLE PATTERN
4	AWNING	1	ANDERSEN A	5'-0" x 3'-7-1/2"	INSULATED LOW-E 366	SEE ELEVS. FOR GRILLE PATTERN

SKYLIGHT SCHEDULE

#	TYPE	QTY.	MANUF.	ROUGH OPENING (NOMINAL SIZE)	GLASS	REMARKS
5	FIXED	2	VELUX	2'-0" X 4'-0"	INSULATED LOW-E 366	

PATIO DOOR SCHEDULE

#	TYPE	QTY.	MANUF.	ROUGH OPENING (NOMINAL SIZE)	GLASS	REMARKS
6	IN-SWING PATIO DOOR	1	ANDERSEN 200	5'-0" X 6'-8"	INSULATED LOW-E 366	SEE ELEVS. FOR GRILLE PATTERN

GENERAL WINDOW NOTES:

- ALL OPERABLE WINDOWS TO HAVE SCREENS (CONFIRM SCREEN FRAME COLOR W/ OWNER).
- ALL WINDOWS TO BE THERMALLY BROKEN ALUMINUM.
- CONFIRM HARDWARE FINISH W/ OWNER PRIOR TO ORDER.
- ALL GLAZING TO BE DOUBLE PANED, LOW E 366, CLEAR INSULATED.
- CONFIRM OVERALL WINDOW SCHEDULE W/ ARCHITECT PRIOR TO ORDER.
- NOT USED
- NOT USED
- NOT USED
- PROVIDE EGRESS HARDWARE IN EGRESS WINDOWS AS REQUIRED.
- NOT USED
- PROVIDE SAFETY GLASS AT ENTRIES, STAIRS, OVER BATHTUBS & ELSEWHERE AS REQUIRED BY CODE (IRC 2018).
- IN ACCORDANCE WITH IRC 2018, SECTION R312, ALL WINDOWS HAVING AN OPENING LESS THAN 24" ABOVE THE FLOOR AND THAT ARE LOCATED SUCH THAT THE DIMENSION FROM THE BOTTOM OF THE OPENING TO THE EXTERIOR SURFACE BELOW EXCEEDS 72", SHALL EITHER HAVE A STOP TO LIMIT THE OPENING TO LESS THAN 4" OR SHALL HAVE GUARDS INSTALLED THAT WOULD PREVENT THE PASSAGE OF A 4" SPHERE. IN THE CASE OF AN EGRESS WINDOW, THE GUARD MUST BE REMOVABLE WITHOUT SPECIAL KNOWLEDGE OR TOOLS. GUARD SHALL BE EQUAL TO THOSE MANUFACTURED BY THE GUARDIAN ANGEL CO.
- CONTRACTOR TO CONFIRM ALL ROUGH OPENING DIMENSIONS W/ WINDOW MANUFAC. PRIOR TO FRAMING.

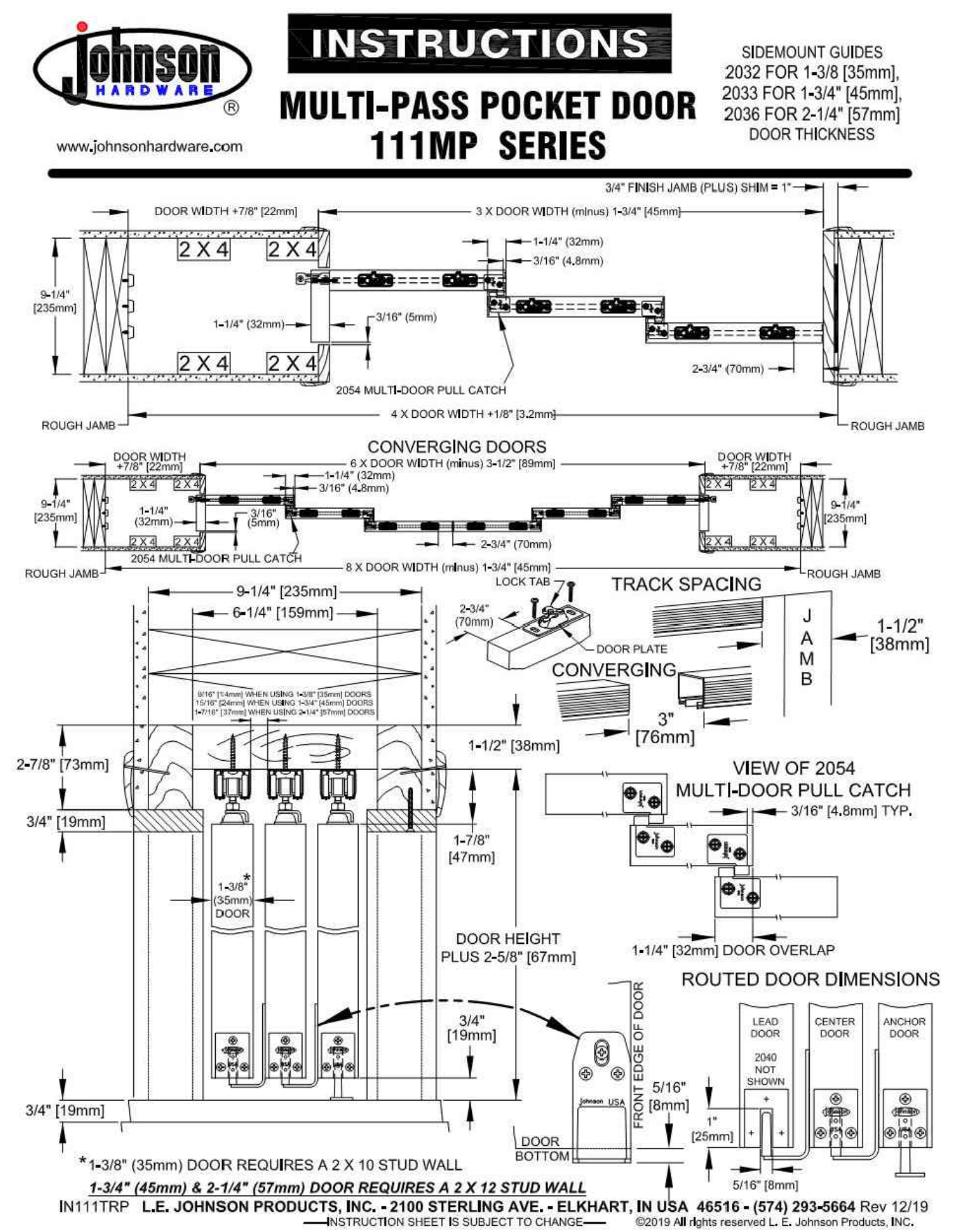
DOOR SCHEDULE

DOOR						
NO.	SIZE	MATERIAL	MANUF.	DOOR TYPE	HARDWARE	REMARKS
1	(TRIPLE) 2'-8"x6'-8"	SOLID CORE	TBD.		H-1	POCKET DOOR SLAB ONLY
2	2'-10"x6'-8"	SOLID CORE	TBD.		H-3	
3	(DOUBLE) 2'-0"x6'-8"	HOLLOW CORE	TBD.		H-2	

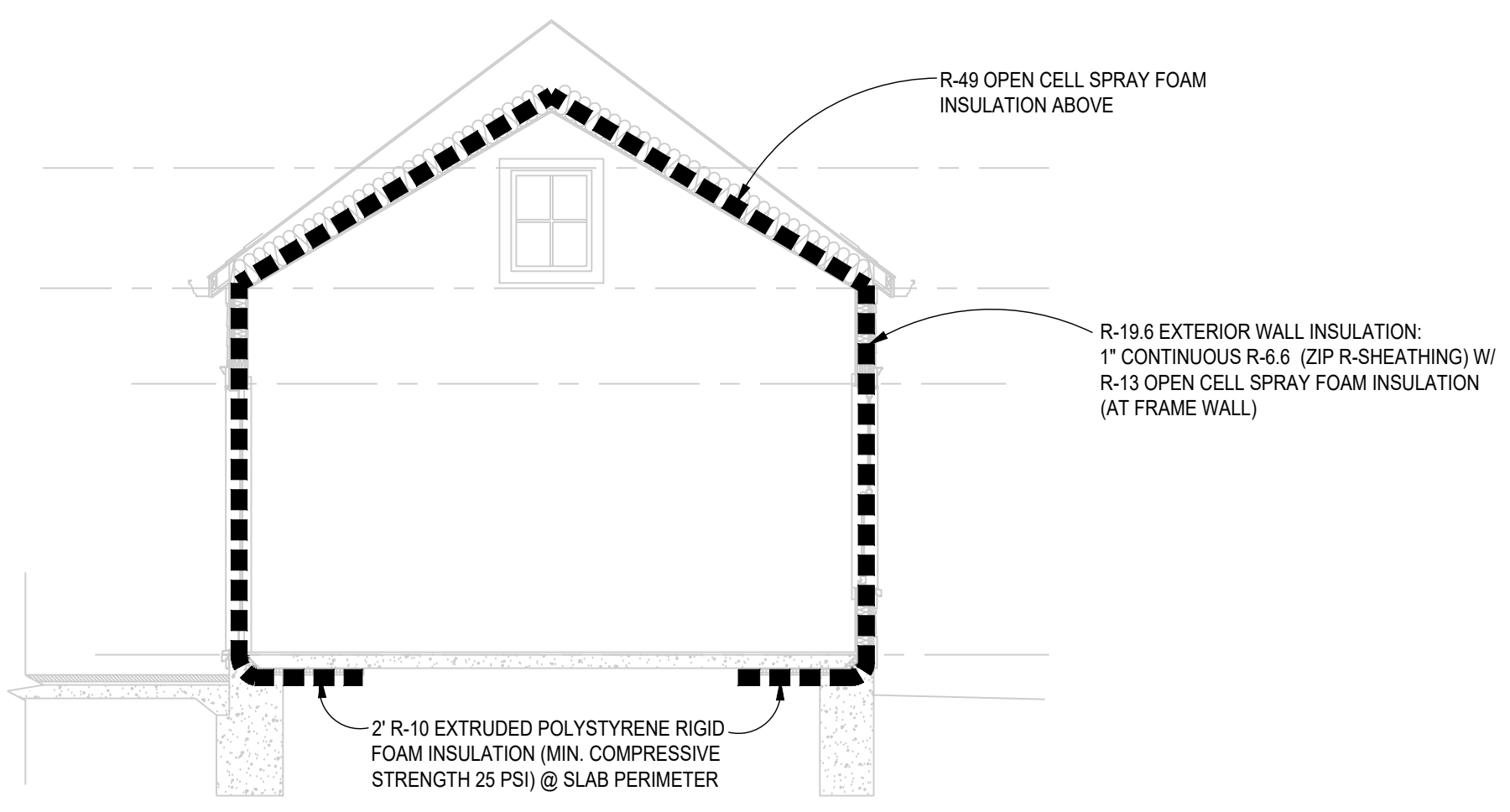
HARDWARE SCHEDULE

(CONFIRM W/ OWNER PRIOR TO ORDERING.)

HARDWARE TYPE		HARDWARE SPECS.	
H-1	POCKET DOOR HARDWARE	JOHNSON HARDWARE MULTI-PASS POCKET DOOR	11MP SERIES
H-2	BALL CATCHES & DUMMY KNOBS	TBD.	
H-3	POCKET DOOR HARDWARE	JOHNSON HARDWARE OR EQUAL	



POCKET DOOR HARDWARE INFORMATION



2 TYPICAL THERMAL ENERGY SECTION
Scale: 1/4"=1'-0"

WINDOW/DOOR THERMAL DATA

THERMAL PERFORMANCE DATA FOR DOORS & WINDOWS		
OPENING TYPE	U-VALUE	SHGC
INSWING PATIO DOOR	0.31	0.24
DIRECT SET WINDOW	0.27	0.29
DOUBLE-HUNG WINDOW	0.30	0.29
AWNING	0.27	0.26
SKYLIGHT	0.44	0.26

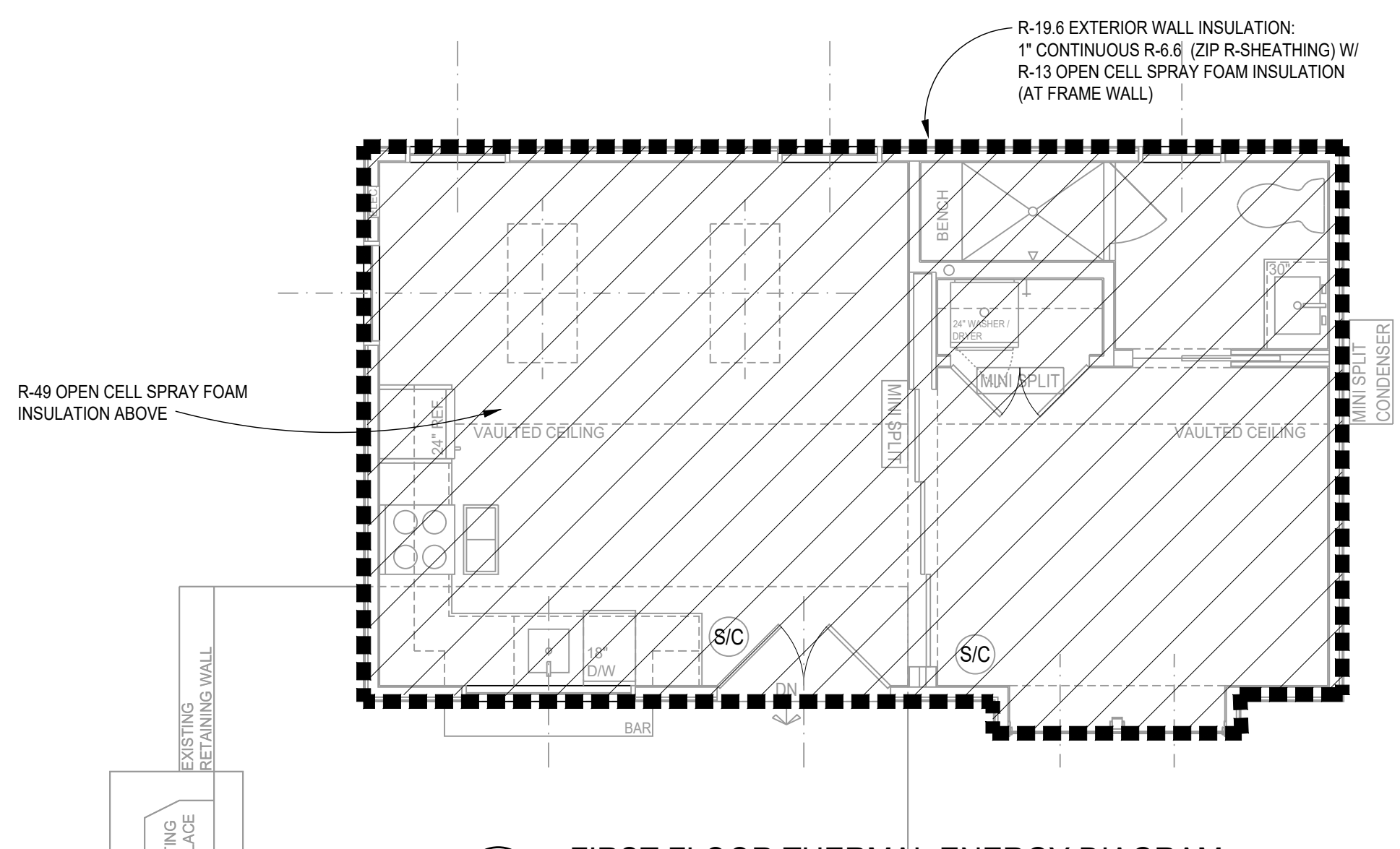
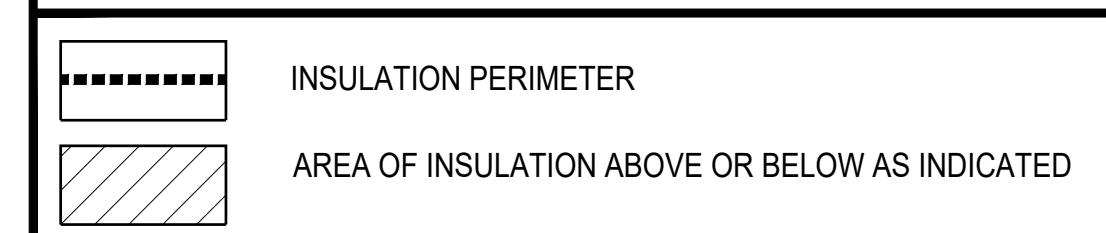
THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION U-FACTOR PERMITTED USING TRADE-OFFS FROM SECTION 402.1 IN ZONE 4 SHALL BE .35 FOR VERTICAL FENESTRATION AND .55 FOR SKYLIGHTS

U-FACTORS & SHGC OF FENESTRATION TO BE DETERMINED IN ACCORDANCE WITH THE NFRC

ENERGY CONSERVATION NOTES

- The following provisions for thermal resistance meet the minimum requirements stipulated by the International Energy Conservation Code; Refer to the thermal envelope diagrams.
- INSULATION (CODE MINIMUM REQ'D)
 - CEILING (OF UPPERMOST STORY) IECC 2018 R-49
 - VAULTED CEILING R-30 (UP TO 500 S.F.)
 - WOOD FRAME WALLS R-15 OR R-13+R-5 CONTINUOUS EQUAL TO WALL BELOW
 - RIM JOISTS R-30
 - FLOORS OVER UNHEATED SPACES (INCLUDING FLOOR OVERHANGS) R-13
 - MASONRY WALLS (ENCLOSED HEATED LIVING AREAS) R-10
 - SLAB ON GRADE (HEATED SPACE) R-10
 - 24" PERIMETER INSULATION DOUBLE-GLAZED
 - GLAZING U-FACTOR
 - GLAZING SHGC
- Air Infiltration:
 - A. Windows: not exceeding five tenths (0.5) CFM of sash crack.
 - B. Sliding Glass Doors: not exceeding five tenths (0.5) CFM per foot of door area.
 - C. Swinging Doors: not exceeding one and twenty-five hundredths (1.25) CFM per square foot of door area. Provide 1" fiberglass sill sealer between foundation wall and sill plates.
 - D. In order to seal between dissimilar materials to allow for differential expansion and contraction, the following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material:
 - All joints, seams, and penetrations
 - Site-built windows, doors, and skylites
 - Openings between window and door assemblies and their respective jambs & framing
 - Utility penetrations
 - Dropped ceilings or chases adjacent to the thermal envelope
 - Knee walls
 - Walls and ceilings separating a garage from conditioned spaces
 - Behind tubs and showers on exterior walls
 - Common walls between dwelling units
 - Attic access openings
 - Rim joist junction
 - Other sources of infiltration

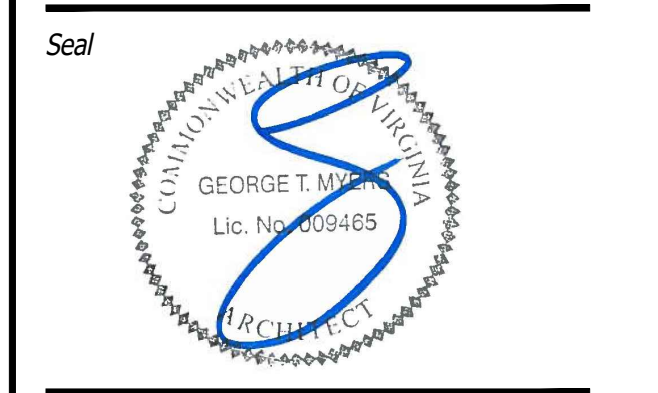
LEGEND



1 FIRST FLOOR THERMAL ENERGY DIAGRAM
Scale: 1/4"=1'-0"

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Owner
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Developer
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Scale	AS NOTED

Sheet Title
DOOR AND WINDOW SCHEDULES & THERMAL ENERGY DIAGRAMS

Sheet No.
EC001

Material Specifications for the proposed ADU at 3310 21st Avenue N. Arlington, VA 22207

Siding:

Hardie lap smooth siding with reveal to match existing house (refer to existing house photos for reference on Sheet '004') Proposed siding color to be Hardie color "Evening Blue" (refer to proposed ADU 3D renderings on Sheet '005')

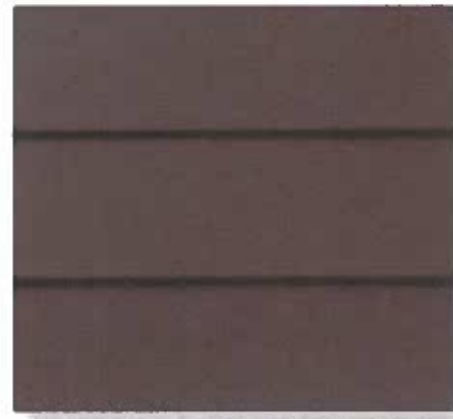
HardiePlank[®]

Thickness 5/16 in

Length 12 ft planks

Width	5.25 in*
Exposure	4 in
Prime Pcs/Pallet	360
ColorPlus Pcs/Pallet	324
Pcs/Sq	25.0

SMOOTH



Roof:

GAF 3-Tab Asphalt Shingle to match existing house asphalt roof style and color (refer to existing house photos for reference on Sheet '004' – note that existing house has a combination of standing seam metal roof and 3-Tab Asphalt Shingle).

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ENGLISH GAF PARTNER PORTAL WHERE TO BUY FIND A CONTRACTOR

Roof Shingles Residential Roofing Commercial Roofing Homeowners Professionals About GAF

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★★★★★ 4.8 (188) WRITE A REVIEW

ALL COLORS IN YOUR AREA

Color/Finish: **White**

FIND A CONTRACTOR

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION	Good Housekeeping Rated
STAINGUARD®	Yes
BUNDLE COVERAGE	3 bundles per square
\$ - \$\$\$	\$
DURABILITY & TOUGHNESS	Advanced Protection Shingle with GAF Dura Grip Adhesive
EXPOSURE	5" (127 mm)
EXTREME WEATHER IMPACT RATED	No
FIRE RATING	Highest Rating - Class A
MATERIAL	Fiberglass Asphalt Construction
WIND WARRANTY	60 mph
ARCHITECTURAL STYLE	Three-Tab
SHINGLE STYLE	3-Tab Shingles
SHINGLE TYPE	3-Tab Shingle Collection
APPROX. NAILS/SQ	316

CODES

FBC	State of Florida Approved
ICC	ESR-1475
ICC AC438	ESR-3267
MIAMI-DADE COUNTY	Miami-Dade County Product Control Approved
TDI	Meets requirements of the Texas Department of Insurance

TESTING METHODS & APPLICABLE STANDARDS

TAS 100-95	Yes
-------------------	-----

ENERGY RATING

COOL ROOF RATINGS COUNCIL (CRRC)	Yes (White only)
MIAMI 21 (FLORIDA BUILDING CODE)	Yes (White only)
TITLE 24 (CALIFORNIA ENERGY COMMISSION)	No
LA GREEN BUILDING CODE	Yes (White only)

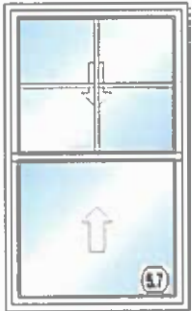
SHIPPING AND PACKAGING

APPROX. PIECES/SQ	79
APPROX. BUNDLES/SQ	3



Windows:

Anderson 200 Series Double Hung Windows, Anderson 100 Series Fixed Windows, Anderson A Series Awning Window, and Anderson 200 Series Patio Door (refer to proposed ADU elevations for reference on Sheet 'A200' and proposed ADU 3D renderings for reference on Sheet '005')



RO Size = 36" x 60"
Unit Size = 35 1/2" x 59 1/2"

Catalog Version 240

Item Number	Item Summary
100-1	200 Series Tilt-Wash Double-Hung Equal Sash, AA, 35.5 x 59.5, White w/White Sash / Frame:Pine White - Painted Panel:Pine White - Painted
100-2	Insect Screen 1: 200 Series Tilt-Wash Double-Hung, 244DH3050 Full Screen Fiberglass White PN:0833332 Version:10/04/2023

Unit 100 Total:

Begin Line 100 Descriptions

---- Line 100-1 ----

200 Series Tilt-Wash Double-Hung
 Overall Rough Opening = 36" x 60"
 Overall Unit = 35 1/2" x 59 1/2"
 Installation Zip Code = 22192
 U.S. ENERGY STAR® Climate Zone = North Central
 Arch by Unit Code = No
 Standard Width = 244DH30XX - RO: 36" | UNIT: 35 1/2"
 Standard Height = XX50 - RO: 60" | UNIT: 59 1/2"
 Frame Width = 35 1/2"
 Frame Height = 59 1/2"
 Unit Code = 244DH3050
 Frame Depth = 3 1/4"
 Sighting / Handing = AA
 Exterior Frame Color = White
 Exterior Sash / Panel Color = White
 Exterior Frame Wood Species = Pine
 Exterior Frame Finish Color = White - Painted
 Exterior Sash / Panel Wood Species = Pine

Glass Option = Low-E
 High Altitude Breather Tubes = No
 Glass Strength = Standard
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 Unit 1 Lower Glass: None
 Unit 1 Upper Glass: Simulated Divided Light (SDL)
 Unit 1 Upper Glass: Specified Equal Light
 Unit 1 Upper Glass: Grille Pattern = Specified Equal Light
 Unit 1 Upper Glass: Simulated Check Rail = No
 Unit 1 Upper Glass: Grille Bar Width = 3/4"
 Unit 1 Upper Glass: Exterior Grille Color = White
 Unit 1 Upper Glass: Interior Grille Species = Pine
 Unit 1 Upper Glass: Interior Grille Color = White
 Unit 1 Upper Glass: 2W2H
 Lock Hardware Color/Finish = White (Factory Applied)

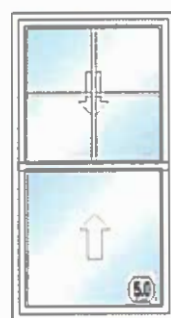
Insect Screen Color = White
 Exterior Trim Style = None
 Extension Jamb Type = None
 Installation Material Options = No
 Re-Order Item = No
 Room Location =
 Unit U-Factor = 0.3
 Unit Solar Heat Gain Coefficient (SHGC) = 0.29
 Unit CPD Number = AND-N-59-01406-00002
 U.S. ENERGY STAR® Certified = No
 Clear Opening Width = 32.56
 Clear Opening Height = 26.95
 Clear Opening Area = 6.09
 Insect Screen 1 Part Number = 0833332
 SKU = 290067
 Vendor Name = S/O ANDERSEN LOGISTICS
 Vendor Number = 60509030
 Customer Service = (888) 888-7020
 Catalog Version Date = 10/04/2023

terior Sash / Panel Finish Color = White -
inted
ass Construction Type = Dual Pane

Window Opening Control Device = No
Insect Screen Type = Full Screen
Insect Screen Material = Fiberglass
---- Line 100-2 Description is the same as line 100-1 ----

SKU Description = S/O AW 200 SERIES WINDOW

End Line 100 Descriptions



RO Size = 32" x 60"
Unit Size = 31 1/2" x 59 1/2"

atalog Version 240

Item Number	Item Summary
200-1	200 Series Tilt-Wash Double-Hung Equal Sash, AA, 31.5 x 59.5, White w/White Sash / Frame:Pine White - Painted Panel:Pine White - Painted
200-2	Insect Screen 1: 200 Series Tilt-Wash Double-Hung, 244DH2850 Full Screen Fiberglass White PN:0833324 Version:10/04/2023

Unit 200 Total:

Begin Line 200 Descriptions

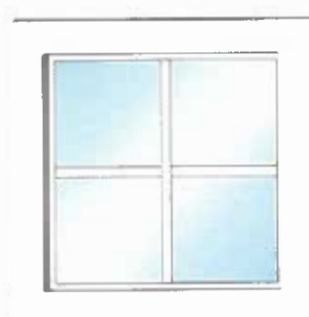
---- Line 200-1 ----

200 Series Tilt-Wash Double-Hung
Overall Rough Opening = 32" x 60"
Overall Unit = 31 1/2" x 59 1/2"
Installation Zip Code = 22192
U.S. ENERGY STAR® Climate Zone = North Central
Arch by Unit Code = No
Standard Width = 244DH28XX - RO: 32" | UNIT: 31 1/2"
Standard Height = XX50 - RO: 60" | UNIT: 59 1/2"
Time Width = 31 1/2"
Time Height = 59 1/2"
Unit Code = 244DH2850
Time Depth = 3 1/4"
Mounting / Handing = AA
Exterior Frame Color = White
Exterior Sash / Panel Color = White
Exterior Frame Wood Species = Pine
Exterior Frame Finish Color = White - Painted
Exterior Sash / Panel Wood Species = Pine
Exterior Sash / Panel Finish Color = White -
Painted
Glass Construction Type = Dual Pane

Glass Option = Low-E
High Altitude Breather Tubes = No
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Argon
Unit 1 Lower Glass: None
Unit 1 Upper Glass: Simulated Divided Light (SDL)
Unit 1 Upper Glass: Specified Equal Light
Unit 1 Upper Glass: Grille Pattern = Specified
Equal Light
Unit 1 Upper Glass: Simulated Check Rail = No
Unit 1 Upper Glass: Grille Bar Width = 3/4"
Unit 1 Upper Glass: Exterior Grille Color = White
Unit 1 Upper Glass: Interior Grille Species = Pine
Unit 1 Upper Glass: Interior Grille Color = White
Unit 1 Upper Glass: 2W2H
Lock Hardware Color/Finish = White (Factory
Applied)
Window Opening Control Device = No
Insect Screen Type = Full Screen
Insect Screen Material = Fiberglass
---- Line 200-2 Description is the same as line 200-1 ----

Insect Screen Color = White
Exterior Trim Style = None
Extension Jamb Type = None
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.3
Unit Solar Heat Gain Coefficient (SHGC) = 0.29
Unit CPD Number = AND-N-59-01406-00002
U.S. ENERGY STAR® Certified = No
Clear Opening Width = 28.56
Clear Opening Height = 26.95
Clear Opening Area = 5.35
Insect Screen 1 Part Number = 0833324
SKU = 290067
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 10/04/2023
SKU Description = S/O AW 200 SERIES WINDOW

End Line 200 Descriptions



RO Size = 24" x 24"
Unit Size = 23 1/2" x 23 1/2"

atalog Version 240

Item Number	Item Summary
300-1	100 Series Picture/Transom-PWTR, Fixed, 23.5 x 23.5, White / White

Unit 300 Total:

Begin Line 300 Description

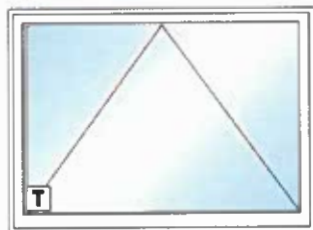
---- Line 300-1 ----

100 Series Picture/Transom-PWTR
 Overall Rough Opening = 24" x 24"
 Overall Unit = 23 1/2" x 23 1/2"
 Installation Zip Code = 22192
 U.S. ENERGY STAR® Climate Zone = North Central
 Enhanced Performance = No
 Arch by Unit Code = No
 Standard Width = 100REC20XX - RO: 24" | UNIT: 23 1/2"
 Standard Height = XX20 - RO: 24" | UNIT: 23 1/2"
 Frame Width = 23 1/2"
 Frame Height = 23 1/2"
 Unit Code = 100REC2020
 Frame Option = 1 3/8" Setback
 Mounting / Handing = Fixed
 Exterior Frame Color = White

Interior Frame Finish Color = White
 Glass Construction Type = Dual Pane
 Glass Option = Low-E
 High Altitude Breather Tubes = No
 Glass Strength = Standard
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 Glass / Grille Spacer Color = Stainless
 Finelight Grilles-Between-the-Glass
 Specified Unequal Light
 Grille Pattern = Specified Unequal Light
 Grille Bar Width = 3/4"
 Exterior Grille Color = White
 Interior Grille Color = White

2W2H
 Installation Material Options = No
 Re-Order Item = No
 Room Location =
 Unit U-Factor = 0.27
 Unit Solar Heat Gain Coefficient (SHGC) = 0.29
 Unit CPD Number = AND-N-82-10586-00001
 U.S. ENERGY STAR® Certified = No
 SKU = 1008729625
 Vendor Name = S/O ANDERSEN LOGISTICS
 Vendor Number = 60509030
 Customer Service = (888) 888-7020
 Catalog Version Date = 10/04/2023
 SKU Description = S/O 100S PICTURE WINDOW

End Line 300 Description



RO Size = 60" x 44"
 Unit Size = 59 1/4" x 43 1/4"

Catalog Version 240

Item Number	Item Summary
400-1	A Series Awning-AW, Standard Product Performance, Vent, 59.25 x 43.25, White w/White Sash / Frame:Pine White - Painted Panel:Pine White - Painted
400-2	Hardware: AAN Traditional Folding White PN:0400205 Version:10/04/2023
400-3	Insect Screen 1: A Series Awning-AW, AAN5038 Full Screen Aluminum White Version:10/04/2023

Unit 400 Total:

Begin Line 400 Descriptions

---- Line 400-1 ----

A Series Awning-AW
 Overall Rough Opening = 60" x 44"
 Overall Unit = 59 1/4" x 43 1/4"
 Installation Zip Code = 22192
 U.S. ENERGY STAR® Climate Zone = North Central
 Product Performance = Standard
 Arch by Unit Code = No
 Standard Width = AAN50XX - RO: 60" | UNIT: 59 1/4"
 Standard Height = XX38 - RO: 44" | UNIT: 43 1/4"
 Frame Width = 59 1/4"
 Frame Height = 43 1/4"
 Unit Code = AAN5038
 Frame Option = Standard Flange
 Frame Depth = 4 9/16"

Interior Frame Wood Species = Pine
 Interior Frame Finish Color = White - Painted
 Interior Sash / Panel Wood Species = Pine
 Interior Sash / Panel Finish Color = White - Painted
 Glass Construction Type = Dual Pane
 Glass Option = Low-E4
 High Altitude Breather Tubes = No
 Glass Strength = Tempered
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 Glass / Grille Spacer Color = Stainless
 None
 Hardware Style = Traditional Folding

Insect Screen Color = White
 Exterior Trim Style = None
 Extension Jamb Type = None
 Stool Option = None
 Installation Material Options = No
 Re-Order Item = No
 Room Location =
 Unit U-Factor = 0.27
 Unit Solar Heat Gain Coefficient (SHGC) = 0.26
 Unit CPD Number = AND-N-87-03099-00006
 U.S. ENERGY STAR® Certified = No
 Hardware Part Number = 0400205
 SKU = 1001796635
 Vendor Name = S/O ANDERSEN LOGISTICS
 Vendor Number = 60509030

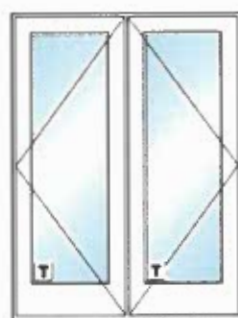
nting / Handing = Vent
 nt Limiter = No
 iss Stop Profile = Chamfer
 erior Frame Color = White
 erior Sash / Panel Color = White

Hardware Color/Finish = White
 Corrosion Resistant Hardware = None
 Insect Screen Type = Full Screen
 Insect Screen Material = Aluminum

Customer Service = (888) 888-7020
 Catalog Version Date = 10/04/2023
 SKU Description = S/O AW A-S LONG LEAD TIME

---- Lines 400-2 to 400-3 have the same description as line 400-1 ----

End Line 400 Descriptions



RO Size = 60" x 80"
 Unit Size = 59 1/4" x 79 1/2"

Catalog Version 240

Line Number	Item Summary
500-1	200 Series Patio Doors 2 Panel-ISPD, Assembled, Active Left-Passive Right, 59.25 x 79.5, White w/White Sash / Frame: White White
500-2	Trim Set 1: ISPD Active Left-Passive Right Tribeca White PN:2577556 Version:10/04/2023
500-3	Exterior Keyed Lock 1: ISPD LH Tribeca White PN:2579721 Version:10/04/2023
Unit 500 Total:	

Begin Line 500 Descriptions

---- Line 500-1 ----

00 Series Patio Doors 2 Panel-ISPD
 erall Rough Opening = 60" x 80"
 erall Unit = 59 1/4" x 79 1/2"
 allation Zip Code = 22192
 S. ENERGY STAR® Climate Zone = North Central
 arch by Unit Code = No
 andard Width = ISPD50XX - RO: 60" | UNIT: 59 1/4"
 andard Height = XX68 - RO: 80" | UNIT: 79 1/2"
 ime Width = 59 1/4"
 ime Height = 79 1/2"
 it Code = ISPD5068
 ime Depth = 4 9/16"
 Style = Aluminum Appearance
 nting / Handing = Active Left-Passive Right
 ime Material Type = Aluminum Clad Wood
 nel Material Type = Fiberglass
 erior Frame Color = White
 erior Sash / Panel Color = White
 erior Frame Finish Color = White

Interior Sash / Panel Finish Color = White
 Patio Door Assembly = Factory Assembled
 Glass Construction Type = Dual Pane
 Glass Option = Low-E
 High Altitude Breather Tubes = No
 Glass Strength = Tempered
 Glass Tint = No Tint
 Specialty Glass = None
 Gas Fill = Argon
 Glass / Grille Spacer Color = Stainless
 None
 Hardware Collection = ANDERSEN
 Hardware Style = Tribeca
 Hardware Color/Finish = White
 Hinge Finish/Color = White
 Temporary Construction Trim Set = None
 Exterior Keyed Lock = Yes
 Lock Cylinder Keyed Alike = No
 Lock Type = Single Point Lock

Insect Screen Type = None
 Exterior Trim Style = None
 Extension Jamb Type = None
 Installation Material Options = No
 Re-Order Item = No
 Room Location =
 Unit U-Factor = 0.31
 Unit Solar Heat Gain Coefficient (SHGC) = 0.24
 Unit CPD Number = AND-N-75-00774-00001
 U.S. ENERGY STAR® Certified = No
 Unit Part Number = 2592329
 Trim Set 1 Part Number = 2577556
 Exterior Keyed Lock 1 Part Number = 2579721
 SKU = 1000012809
 Vendor Name = S/O ANDERSEN LOGISTICS
 Vendor Number = 60509030
 Customer Service = (888) 888-7020
 Catalog Version Date = 10/04/2023
 SKU Description = S/O AW 200 SERIES DOOR

---- Lines 500-2 to 500-3 have the same description as line 500-1 ----

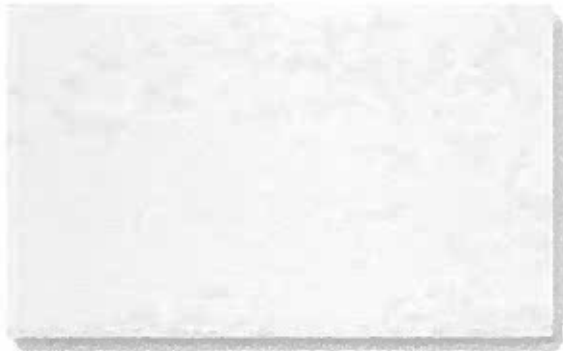
End Line 500 Descriptions

Soffit & Trim Boards:

PVC soffit and trim boards with AZEK PVC historic sill and rams crown window/door head profiles (refer to elevations on Sheet 'A200' for reference and proposed ADU 3D renderings on Sheet '005' for reference)

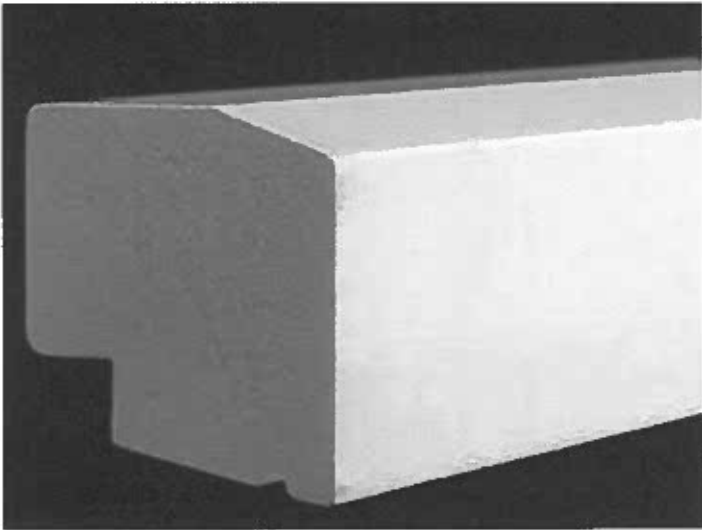
Hardie Trim[®]

Length 12 ft boards

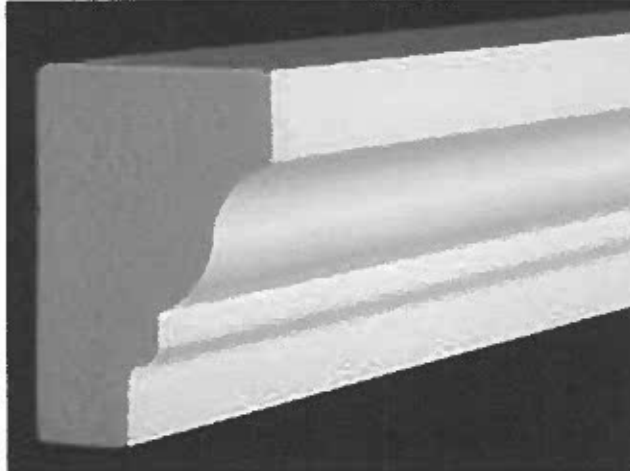


4/4 SMOOTH

Thickness	.75 in	
Width	3.5 in	5.5 in
ColorPlus Pcs/Pallet	312	208



Historic Sill Moulding (AZ-6930)
1-3/4" x 2-1/32"



Rams Crown (AZ-6934)
1-13/32" x 2-1/16"

Permeable Paver:

Example of permeable paver proposed driveway replacement, refer to site plan on Sheet '003':



Mini Split Condenser Unit:

BLUERIDGE BM24Y17 KIT25. 24,000 BTU. 17SEER. 208/230 Volt. Single Zone. Heat Pump.

