



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

## APPLICATION ID

HDC2025-00198

## PROPERTY INFORMATION

**ADDRESS(ES):** 708 Pallister

**HISTORIC DISTRICT:** New Center Area

## SCOPE OF WORK: (Check ALL that apply)

- |   |   |  |   |   |   |
|---|---|--|---|---|---|
| <input checked="" type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition                   | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building | <input checked="" type="checkbox"/> Addition      | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |   |

## BRIEF PROJECT DESCRIPTION:

Renovation of unapproved dormer addition and installation of new windows

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Architect/Engineer/Consultant

**NAME:** Timothy Flintoff Jr.

**COMPANY NAME:** 4545 Architecture

**ADDRESS:** 2761 E. Jefferson Ave, Ste 302

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48207

**PHONE:** +1 (313) 450-4545

**EMAIL:** tim.flintoff@4545architecture.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

DocuSigned by:

Timothy Flintoff Jr.

4545 Architecture

04/21/2025

SIGNATURE

2761 E. Jefferson Ave, Ste 302

DATE

Detroit

MI

48207

+1 (313) 450-4545

tim.flintoff@4545architecture.com

Questions? Contact us at [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov) or (313)224-1762





**NOTE:** Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT



Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	N/A
---	-----

GENERAL

<b>1. DESCRIPTION OF EXISTING CONDITION</b> <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i>	
<b>2. PHOTOGRAPHS</b> <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
<b>3. DESCRIPTION OF PROJECT</b> <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i>	
	
<b>4. DETAILED SCOPE OF WORK</b> <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i>	
	
<b>5. BROCHURES/CUT SHEETS</b> <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i>	

ADDITIONAL DETAILS

<div>6. WINDOWS/DOORS</div> <div>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</div>	
<div>9. OTHER</div> <div>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</div>	

# 4545 architecture

April 21, 2024

708 Pallister St.,  
Detroit, MI 48202

RE: 708 Pallister Exterior Renovations, Historic District Commission Submission

Photos taken November 2024



Front (South) Elevation

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545 architecture



Rear (North) Elevation

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545

architecture



Side (East) Elevation

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545 architecture



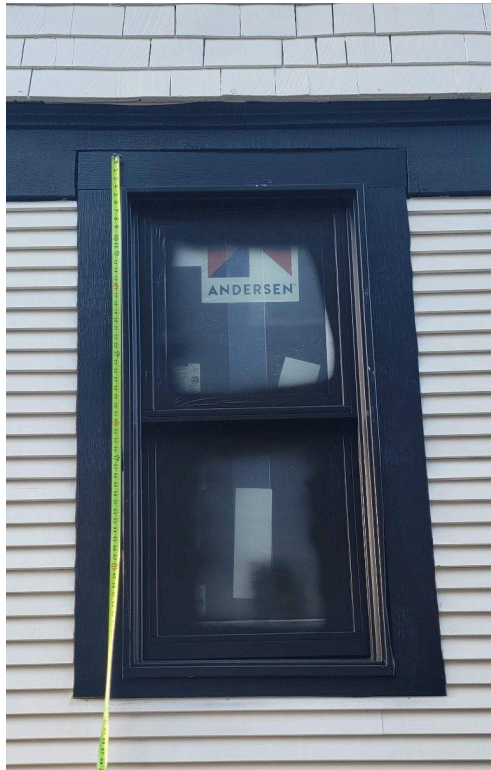
Side (West) Elevation

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545 architecture



East elevation window with incorrect trim



Typical correct window trim

# 4545 architecture



Garage Front (South) Elevation

# 4545 architecture



Garage Side (West) Elevation

# 4545 architecture



Garage Alley (North) Elevation

# 4545 architecture

April 21, 2024

708 Pallister St.,  
Detroit, MI 48202

RE: 708 Pallister Exterior Renovations, Historic District Commission Submission

Photos taken January 2024



Front (South) Elevation

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545

architecture



Rear (North) Elevation

# 4545

architecture



Side (East) Elevation

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545 architecture



Side (West) Elevation

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545 architecture



Front Bay Window Detail



Front Window Detail

# 4545 architecture



Typical Window Detail

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545 architecture



Front Porch Soffit Detail



Typ. Damage to Front Porch



# 4545 architecture

Front Porch Stair Detail



Front Dormer Detail

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545 architecture



Rear Soffit Detail

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545

architecture



Basement Door Detail

# 4545

architecture



Rear Deck Details

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545 architecture



Garage Front (South) Elevation

# 4545 architecture



Garage Side (West) Elevation

# 4545 architecture



Garage Alley (North) Elevation

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)

# 4545 architecture



House and Garage Roof

---

2761 E. Jefferson, Suite 302, Detroit, MI 48207

e | [tim.flintoff@4545architecture.com](mailto:tim.flintoff@4545architecture.com) • c | 248.320.6098 • w | [4545architecture.com](http://4545architecture.com)



April 21, 2025

708 Pallister St.,  
Detroit, MI 48202

RE: 708 Pallister Exterior Renovations

### Project Narrative

708 Pallister is a single family home in the New Center Area historic district. It is located in the middle of the pedestrian-only block of Pallister St., between 3rd Ave. and Bethune Ct. The structure is two stories, with a traditional hip roof and covered porch entry, and an existing street-facing dormer; three new construction dormers have been added in the last year. It features painted horizontal wood siding on the first floor exterior, with painted wood shake above, on traditional wood framing. The street-facing south elevation also features a bay window on the first floor, adjacent to the existing covered porch. The structure is approximately 1557 GSF, plus an attic and basement. The property also has a detached, single-story 2 car garage that is approximately 500 GSF.

The existing front porch has had a painted brick veneer installed to match the existing foundation wall of the house, as well as a new street-facing masonry stair; the existing east-facing stair has been replaced. Two wrapped and painted wood posts have been installed, with plans to install a matching third post, in order to support the existing porch roof. Hip roofs previously built on two of the three new dormers will be removed and replaced with gable roofs to better align with the design of the existing street-facing dormer; they are to be rebuilt to have 6" overhangs and a less steep slope on all sides in order to create individual dormers, rather than the current appearance of a second connected roof. Fascia and eave elements are to be painted wood, matching the existing color choices. The installed sliding windows on the new dormers are to be removed and replaced with vinyl-clad wood casement style windows (Anderson 400 series) with simulated divided lites. A new casement window of the same style will be installed at the east dormer, which currently has no windows present. All dormers, including the original street-facing dormer, have had composite siding installed; this is to be removed and replaced with a wood shake siding, and painted to match the rest of the house (HDC approved C:4 "Yellowish White" with black wood trim).

A new window has been installed at the east elevation first floor. The installed inset composite trim is to



be removed and replaced with a wood trim which sits atop the siding, similar to the trim of the original windows, with trim member sizing also to match. Further, this new window's inset trim has extended into an existing horizontal 'belt band' which visually separates the first and second stories. The 'belt band' is to be removed and replaced with a painted wood member in the same style that was previously present, extending the width of the elevation and the top of the new window.

At the east elevation second floor and the north elevation first floor, installed sliding windows will be removed and replaced Anderson 400 series casement windows with simulated divided lites in the style of the original windows, and painted black. Two glass block windows at the east elevation will be removed and reset in the same plane as the original basement windows, with appropriate window screens installed in front.

The installed patio door at the rear of the house will be removed and replaced with an aluminum-clad wood french door (Anderson E-series) with a 2-over-1 fractional divided lite configuration. All newly installed windows will have simulated divided lites installed to match the visual style of the previously present windows (see architectural drawings for specific configurations). All newly installed front-facing windows are to be replaced with aluminum-clad wood double-hung cottage style window units, painted black (Anderson E-Series) with simulated divided lites to match original window lite patterns. The rear deck will have Trex composite decking and railing installed in order to be visually/materially distinct from the original house, while the front porch will have wood railing installed.

A heating/cooling unit was installed at the west elevation, along with an electric meter, in the approximately 4'-0" space between the house and existing fence. It is the project's intention to keep this here, as it is less visually present than elsewhere around the house.



April 21, 2025

708 Pallister St.,  
Detroit, MI 48202

RE: 708 Pallister Exterior Renovations

### Scope of Work

1. Demolish (2) new construction dormer roofs (east and west dormers)
2. Rebuild (2) dormer roofs as hipped roofs with 6 inch overhang
  - a. Lower eave by approximately 6 inches to align with existing dormer eaves
  - b. Eaves to be sloped to create individual dormer appearance (as opposed to one "roof" element) (approximately 6:12 slope)
  - c. Eaves and fascia to be wood, painted (to match existing)
3. (2) installed sliding windows in new dormers to be replaced with 8-lite, simulated divided lite vinyl-clad wood casement window units, painted black (Anderson 400 series) (style to match existing dormer)
4. Install 8-lite, simulated divided lite vinyl-clad wood casement window unit unit (Anderson 400 series) (style to match existing dormer) in east side dormer; paint window black
  - a. Drywall interior face of window
5. Remove composite shake siding from all dormers
6. Install wood shake siding and trim at all dormers; paint HDC approved color C:4 "Yellowish White" with Black trim
7. At new east elevation forward ground floor window, remove installed inset trim; replace with wood trim atop/pronounced from siding, to match existing window trim; trim size (WxD) to match existing
  - a. At new east elevation forward ground floor window, remove 'belt band' wood trim above window as required (where window extends into band), replace with continuous trim piece to match previously existing style; paint black
8. Replace east elevation second floor sliding window with 6-lite, simulated divided lite vinyl-clad wood awning window unit, painted black (Anderson 400 series); lite style to match previously existing window



9. Remaining 1st and 2nd floor windows have been replaced with vinyl-clad wood double hung window units, painted black (Anderson 400 series); simulated divided lites are to be added to replicate original window lite patterns
  - a. Front-facing windows to be replaced with aluminum-clad wood double-hung cottage style window units, painted black (Anderson E-Series) with simulated divided lites to match original window lite patterns
10. At east elevation, remove and reset (2) basement glass block windows
  - a. Glass block to be set in same plane as previously existing basement windows
  - b. Install window screen over each window, to match previously existing
11. Replace rear elevation ground floor sliding window with 12-lite, simulated divided lite vinyl-clad wood double-hung window unit, painted black (Anderson 400 series) (to match previously existing window)
12. Replace installed french door at rear elevation with aluminum-clad wood french door with 2/1 simulated divided lite pattern, painted black (to match previously existing windows at same location) (Anderson E series)
13. Install 3rd wood column at front porch, paint to match others already installed
14. Install 36" wood railing at front porch
15. Install "Trex Transcend Series" composite deck boards and 36" railing at rear deck
16. Install simulated divided lites into newly installed windows, lite style to match previously existing windows (see architectural drawings)
17. HVAC unit installed at west elevation: intended to remain
18. Brick veneer installed at front porch, painted to match existing: intended to remain



PREMIUM HIGH-PERFORMANCE DECKING & FASCIA

Trex Transcend<sup>®</sup> decking and Trex<sup>®</sup> Fascia are wood thermoplastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Transcend Decking and Fascia are ICC-ES ESR-2089-certified to be a minimum of 95.4% recycled content by weight.



DECKING

FASCIA



FEATURES	DECKING BOARDS		FASCIA BOARDS	
	1" x 6"	2" x 6"	8"	12"
Actual Dimensions - Standard	.94" x 5.5"	1.3" x 5.5"	.56" x 7.25"	.56" x 11.375"
Actual Dimensions - Metric	24 mm x 140 mm	33 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X			
Square Edge	X	X	X	X
Transcend Lineage*	X		X	X
Transcend Tropicals	X	X	X	X
Transcend Earth Tones	X		X	X
Weight per Lineal Foot	2.4 lbs	3.6 lbs	2.0 lbs	3.3 lbs

\*Transcend<sup>®</sup> Lineage<sup>™</sup> square edge profiles are not available in 12' lengths

PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE
Flame Spread	ASTM E 84	Class B
Thermal Expansion	ASTM D 1037	1.9 × 10 <sup>-5</sup> in/in/°F
Moisture Absorption	ASTM D 1037	< 1%
Screw Head Pull-Through	ASTM D1761	161 lbf/screw*
Fungus Resistance	ASTM D1413	Rating – no decay
Termite Resistance	AWPAE1-72	Rating = 9.6

\*Fastener used in testing: #8 x 2.5" approved Stainless Steel Screw

COLORS

Lineage (neutral multi-tonal)



Tropicals (vibrant multi-tonal)



Earth Tones (monochromatic)



FASTENERS



Trex Hideaway® Hidden Fastening System

Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing.

Other approved fasteners include, color-matched composite deck screw, matching composite plug with composite screw, color-coordinated fascia screw and uncoated stainless steel fascia screw.

For a full list of approved fasteners, download our Installation Guide at [trex.com/literature](https://www.trex.com/literature)

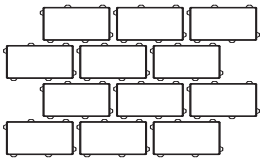




# HYDRA

DESCRIPTION : Paver    TEXTURE : Smooth

### Pallet Overview



### Specifications per pallet



96 units / pallet

	Imperial	Metric
Product dimension (L x W x H)	11 13⁄16 x 7 7⁄8 x 3 15⁄16	300 x 200 x 100
Cubing	62 ft²	5.76 m²
Approx. Weight	2 811 lbs	1 275 kg
Number of rows	8	
Coverage per row	7.75 ft²	0.72 m²
Lin. coverage per row	11.80 lin. ft	3.60 lin. m



Smooth  
Chestnut Brown

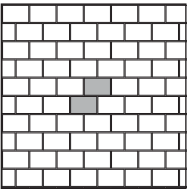
Smooth  
Grey

Smooth  
Shale Grey

Smooth  
Onyx Black

### Laying Patterns Options

01 | Linear



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

### NOTES

See page 6 for icons description.

See page 19 for more information about applications.

See page 20 and 97 for more technical information.

**JOINT WIDTH:** ½" ( 13 mm)

**% OF SURFACE OPENING:** 8.3 %

**INFILTRATION RATE:** 605 in./hr (15 345 mm/hr)

### CHARACTERISTICS

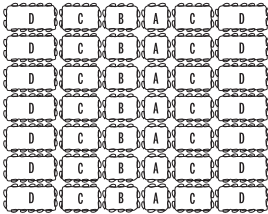
- Clamp or Mechanical tool available for machine installation. Check with your local Techo-Bloc representative for more information.
- 6000 to 8000 sq. ft can be installed per day with mechanical installation and a team of 5 persons
- LEED® Projects.
- Reduces stormwater runoff to municipal sewers.
- Eliminates the need for retention basins and optimizes the use of land.



VILLAGIO





DESCRIPTION : Paver    TEXTURE : Beveled

Pallet Overview

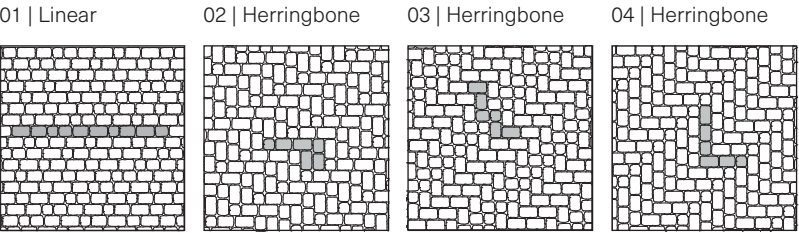


Beveled  
Merlot  
Beveled  
Chocolate Brown  
Beveled  
Chestnut Brown  
Beveled  
Sandilewood  
Beveled  
Champlain Grey  
Beveled  
Shale Grey  
Beveled  
Onyx Black

Specifications per pallet

		Imperial	Metric
<b>A</b>		Product dimension (L x W x H) <b>A</b> 5 1/8 x 5 1/8 x 2 3/8	130 x 130 x 60
		Product dimension (L x W x H) <b>B</b> 6 5/16 x 5 1/8 x 2 3/8	160 x 130 x 60
	77 units / pallet	Product dimension (L x W x H) <b>C</b> 7 5/16 x 5 1/8 x 2 3/8	185 x 130 x 60
<b>B</b>		Product dimension (L x W x H) <b>D</b> 8 7/16 x 5 1/8 x 2 3/8	215 x 130 x 60
	77 units / pallet	Cubing	117 ft <sup>2</sup> 10.88 m <sup>2</sup>
<b>C</b>		Approx. Weight	2 960 lbs 1 342 kg
	154 units / pallet	Number of rows	11
<b>D</b>		Coverage per row	10.64 ft <sup>2</sup> 0.99 m <sup>2</sup>
	154 units / pallet	Lin. coverage per row	24.94 lin. ft 7.61 lin. m

Laying Patterns Options



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

NOTES

See page 6 for icons description.  
See page 19 for more information about applications.  
See page 56 to 58 for more technical information. When used in a permeable pavement application, see page 93 to 97 for more technical information.

**JOINT WIDTH:** 3/8" to 5/8" (9 to 15 mm)  
**% OF SURFACE OPENING:** 8.0 %  
**INFILTRATION RATE:** 896 in./hr (22 750 mm/hr)  
The Villagio paver allows for gentle curves and winding pathways, eliminating the need for cuts.

## RAIL KITS



Rail & Square Composite Baluster Kit



Rail & Round Aluminum Baluster Kit



Cocktail Rail & Round Aluminum Baluster Kit

COMPONENT	RAIL & SQUARE COMPOSITE BALUSTER KIT	RAIL & ROUND ALUMINUM BALUSTER KIT	COCKTAIL RAIL & ROUND ALUMINUM BALUSTER KIT*
Top Rail	Crown	Crown	Universal
Bottom Rail	Universal	Universal	Universal
Heights	36" (914 mm) 42" (106 cm)	36" (914 mm) 42" (106 cm)	36" (914 mm)
Lengths	67.5" (171 cm) 91.5" (232 cm)	67.5" (171 cm) 91.5" (232 cm)	67.5" (171 cm) 91.5" (232 cm)
Applications	Horizontal, Stair	Horizontal, Stair	Horizontal, Stair
Colors	WT, BK, VL	WT, BK, VL (round aluminum balusters come in BK)	WT (round aluminum balusters come in BK)

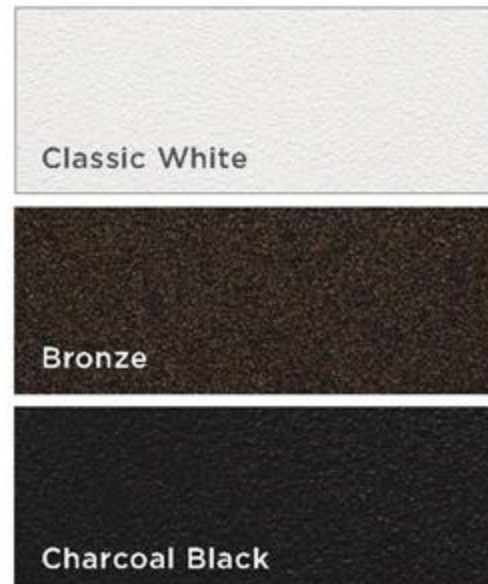
\*A cocktail rail allows for a Trex Transcend® or Trex Select® deck board to be installed on top of a Universal top/bottom rail. All deck boards sold separately.

## COLORS

### Composite



### Aluminum



## CODE REQUIREMENTS

Trex Transcend Railing meets both IRC and IBC designated requirements in accordance with ICC-ES AC174 and ASTM D7032. Refer to Code Compliance Report CCRR-0132 for specific details.

## HARDWARE

### Mounting Hardware for Cut Rails

The perfect solution for any installation that requires making two railing sections from one kit.

Includes 2 Crown top rail gaskets, 4 Universal top/bottom rail gaskets, 4 RSB rail brackets, 8 rail-to-bracket fasteners and 8 rail-to-post fasteners.



## QUESTIONS?

Connect with our pro services team at  
1-800-BUY-TREX or [customercare@trex.com](mailto:customercare@trex.com)

# DOUBLE-HUNG WINDOWS

A classic beauty, double-hung windows offer a sleek design with ventilation options from the top, bottom or both. Add a TruScene® insect screen to let the outside in, maximizing your view, not limiting it. E-Series double-hung windows give you the option to select aluminum or wood jamb liner inserts for added visual appeal and include flush-mounted hardware that allows for easy tilt-in operation.

<b>Double-Hung Window Overview</b>	<b>58</b>
<b>Double-Hung Insert Window Overview</b>	<b>60</b>
<b>Double-Hung Sash Replacement Kit Overview</b>	<b>62</b>
Sizing	
Double-Hung	64
Double-Hung Cottage & Reverse Cottage	66
Double-Hung Picture & Transom	67
Arch Single-Hung	68
Arch Single-Hung Reverse Cottage	70
Direct-Set Double-Hung Transom	71
Monumental Single-Hung	72
Window Details	74
Installation Materials	154
Product Performance	158

 Custom sizing is available.



FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

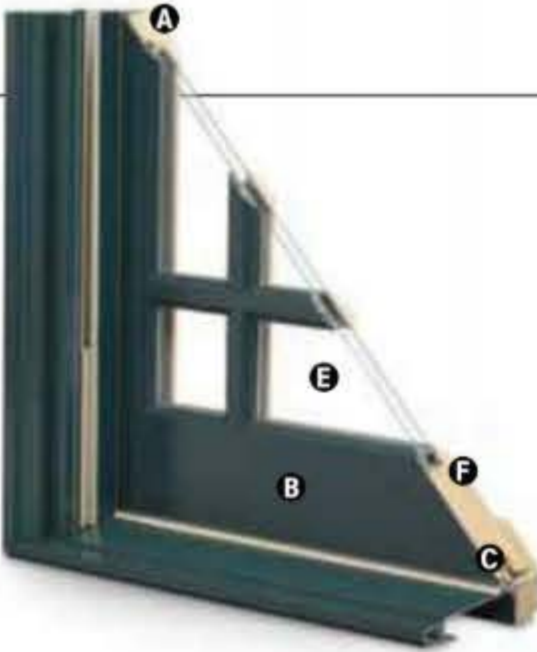
**A** Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

**B** Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

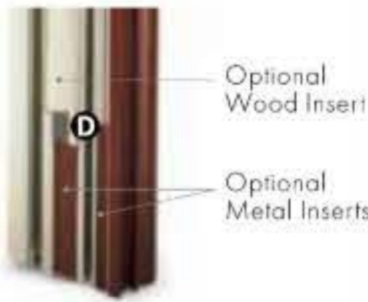
Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

**C** Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



**D** Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



GLASS

**E** High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

**F** Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

**GLASS SPACERS available in black, white and stainless steel.**

HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

HARDWARE OPTIONS



HARDWARE FINISHES



EXTERIOR & INTERIOR OPTIONS

**EXTERIOR COLORS** 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on [page 11](#).

INTERIOR WOOD SPECIES



Interior custom stains, paints and color matching available.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.

ACCESSORIES Sold Separately

DOUBLE-HUNG WINDOWS

HARDWARE

Window Opening Control Device Kit

An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

VeriLock & Open/Closed Sensors DISCONTINUED



VeriLock sensors are unique as they detect whether the windows are locked or unlocked — a feature no other sensors can provide. Available in all hardware finishes.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors.

See [page 27](#) for Smart Home options.

INSECT SCREENS

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. Frames are available in painted aluminum or wood-veneered options.

Conventional Insect Screens



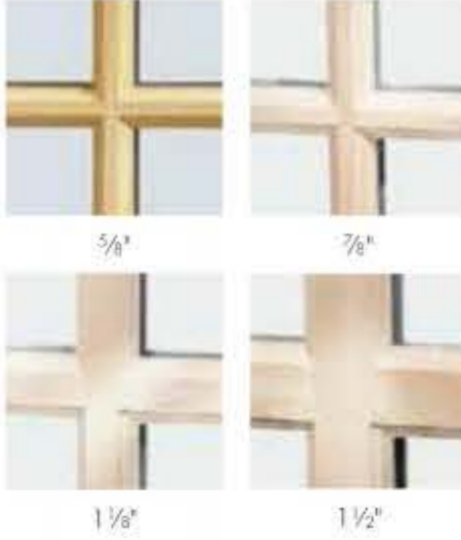
Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

See [page 24](#) for more information on our insect screens.

GRILLES

Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 3/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in 3/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



Finelight™ Grilles-Between-the-Glass

Available in 3/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



Removable Interior Wood Grilles

Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



See [page 22](#) for more information on grilles.

\*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.



**WOODWRIGHT®  
DOUBLE-HUNG  
FULL-FRAME  
WINDOWS**

Tables of Sizes ..... 50-56  
Specifications ..... 54-61  
Custom Sizes ..... 62  
Grille Patterns ..... 63  
Window Details ..... 63-64  
Joining Details ..... 65  
Combination Designs ..... 181  
Product Performance ..... 197

**CUSTOM SIZING**  
in 1/8" (3) increments 

Dimensions in parentheses are in millimeters.

# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

## FEATURES

### FRAME

**A** Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.\*

**B** For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex® material exterior.

**C** Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

**D** A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

**E** Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

**F** For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

### SASH

**G** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

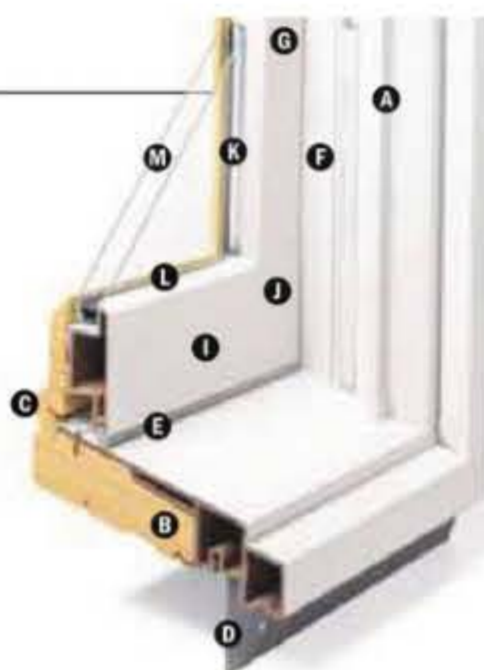
### Wood Jamb Liner



**H** Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

**I** Low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most units include Fibrex material.

**J** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



### GLASS

**K** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

**L** Silicone bed glazing provides superior weathertightness and durability.

**M** High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered 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.

### HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

## EXTERIOR & INTERIOR OPTIONS

### EXTERIOR COLORS



### INTERIOR OPTIONS



## HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Gold Dust  
Oil Rubbed Bronze | Polished Chrome  
Satin Nickel | Stone | White

## OPTIONAL HARDWARE Sold Separately

### CONTEMPORARY



Bar Lift

Available in all hardware finishes. Shown in **Distressed Nickel**.

### ESTATE™



Hand Lift

Finger Lifts

Antique Brass | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | **Satin Nickel**

### TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | **Black** | Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**  
Polished Chrome | Satin Nickel | Stone | White

### CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

### HARDWARE FINISHES



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

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.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

## StormWATCH<sup>®</sup> PROTECTION

### Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact Woodwright® windows allowing these units to achieve higher performance ratings.

Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, visit [andersenwindows.com](http://andersenwindows.com). Use of this option will subtract 3/8" (16) from clear opening height. Contact your Andersen supplier for availability.

Visit [andersenwindows.com/coastal](http://andersenwindows.com/coastal) for more information on Stormwatch® Protection.

### SHAPES

Woodwright windows are available in the following shapes.



Double-Hung

Springline™ Single-Hung



Arch Double-Hung

Unequal Leg Arch Double-Hung

### SASH OPTIONS\*



Cottage

Reverse Cottage

\*Shown on 400 Series tilt-wash double-hung windows.

\*\*Do not add combination units to windows with Low-E4 Sun glass unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

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

Dimensions in parentheses are in millimeters.

## ACCESSORIES Sold Separately

### FRAME

#### Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

#### Pine Stool



A clear pine stool is available and ready for finishing. The Woodwright stool is available in 4 1/16" (116) for use in wall depths up to 5 1/4" (133) and 6 9/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/2" (57) and 2 1/2" (64) casing widths. Shown above on a 400 Series tilt-wash double-hung window.

### HARDWARE

#### Window Opening Control Device



A window opening control device is available, 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 or white.

### STORM/INSECT SCREEN COMBINATION UNIT\*\*



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4® glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

### INSECT SCREENS

#### Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

#### 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.

#### Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

### GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 63.

### EXTERIOR TRIM

Available with Andersen® exterior trim. See exterior trim section starting on page 175.

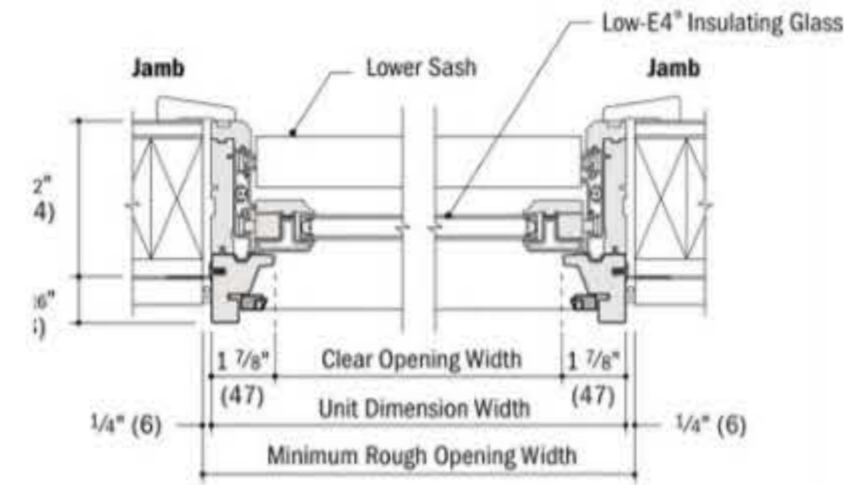
### CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows with white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

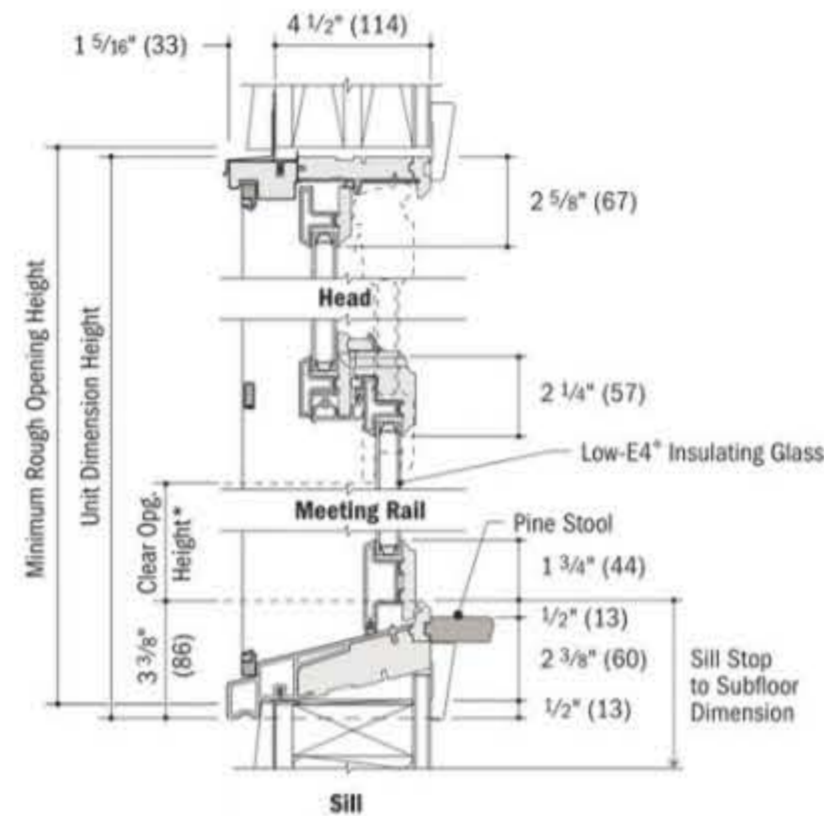
# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

## Woodwright® Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



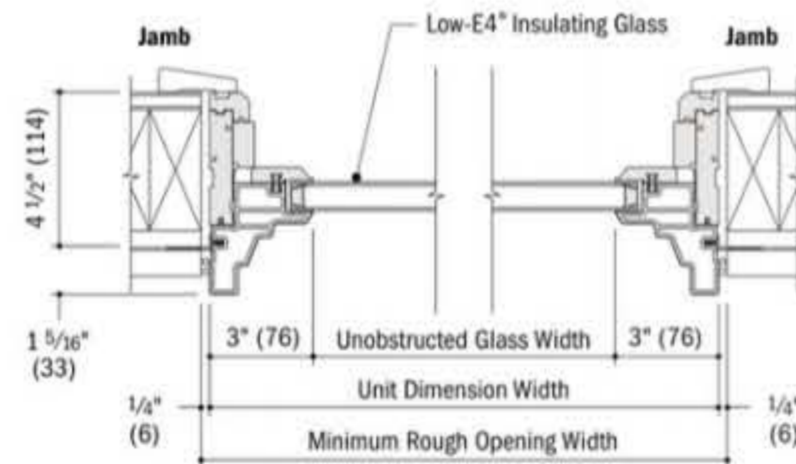
Horizontal Section



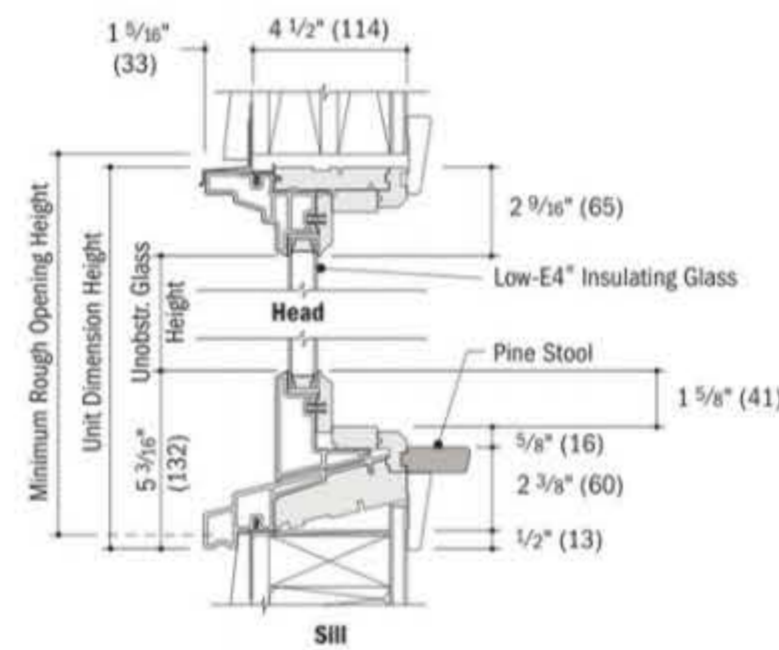
Vertical Section

## Woodwright® Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

• Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.  
 • Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.  
 • Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.  
 • Dimensions in parentheses are in millimeters.  
 • Clear opening height dimension is less on arch, unequal leg arch and Springline™ hung windows.



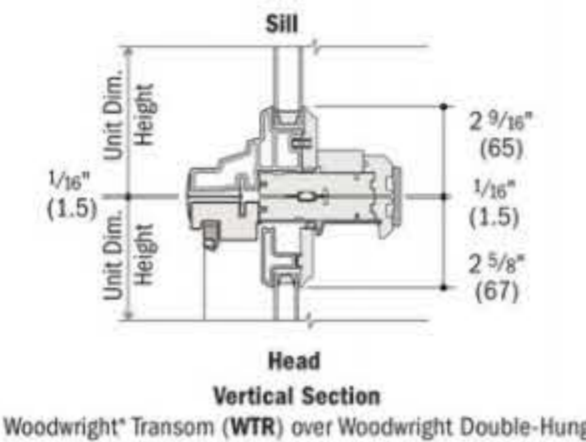
## 400 SERIES

## Horizontal (stack) Joining Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

**Overall Window Dimension Height**  
 Sum of individual window heights plus 1/16" (1.5) for each join.

**Overall Rough Opening Height**  
 Overall window dimension height.\*



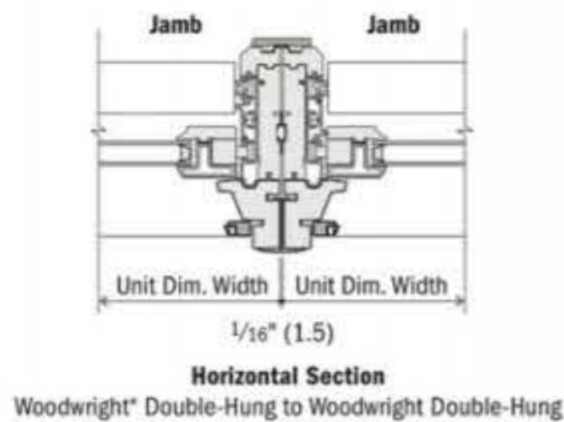
Woodwright® Transom (WTR) over Woodwright Double-Hung

## Vertical (ribbon) Joining Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

**Overall Window Dimension Width**  
 Sum of individual window widths plus 1/16" (1.5) for each join.

**Overall Rough Opening Width**  
 Overall window dimension width plus 1/2" (13).



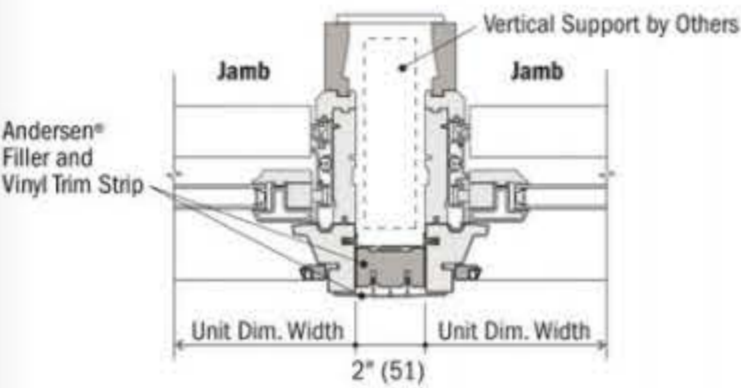
Woodwright® Double-Hung to Woodwright Double-Hung

For more joining information, see the combination designs section starting on page 181.

## Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



Woodwright® Double-Hung and Woodwright Double-Hung

• Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.  
 • Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.  
 • Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.  
 • Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.  
 • Dimensions in parentheses are in millimeters.  
 • For stacks where bottom unit in combination is a double-hung or picture window with a sloped sill. If bottom window has a flat sill, add 1/2" (13) to the overall window dimension height.

# HINGED PATIO DOORS

## FEATURES

### HINGED PATIO DOORS

#### FRAME & PANEL

**A** Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany\*, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and paints.

**B** Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

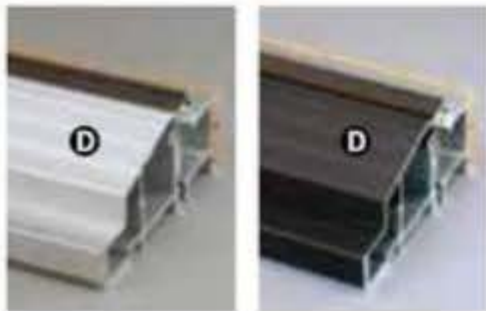
**C** The frame perimeter consists of a high-quality foam-filled weatherstrip.

Inswing and outswing doors receive a factory-applied vinyl installation flange with drip cap. Some inswing patio doors require an adjustable metal installation flange. Optional aluminum flanges and metal installation clips are available.

#### SILL

##### Drainage Sill for Inswing Patio Doors

**D** Premium grade aluminum inswing sill with an oak threshold. Sills have a built-in drainage channel that allows water to drain away from the interior of the door. A top plate is removable for easy channel cleaning. A polyurethane thermal barrier helps reduce heat loss. Available in clear anodized or dark bronze anodized finish, shown below.



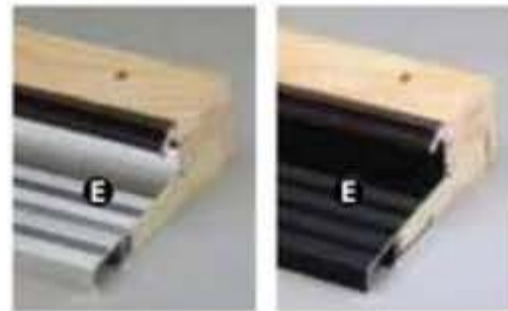
Drainage sills for inswing



Inswing Patio Door with Contemporary Panel

##### On-Floor Sill for Outswing Patio Doors

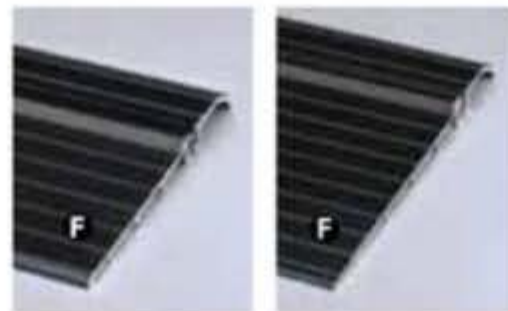
**E** Premium grade aluminum outswing sill with oak threshold. Outswing door sill is backed with a compression foam weatherstrip. Available in clear anodized or dark bronze anodized finish, shown below.



On-floor sills for outswing

##### Low-Threshold Sill

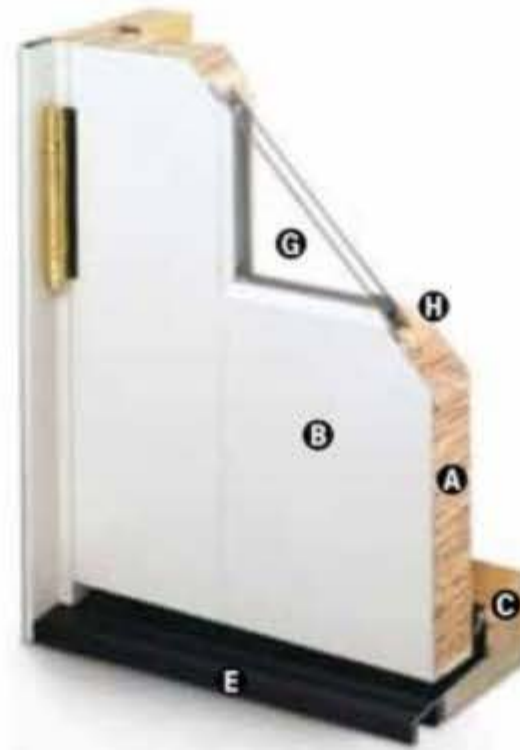
**F** Aluminum low threshold sill available for outswing doors and inswing doors. Available for inswing doors with jamb depths of 4 9/16" and 6 9/16". Low threshold design provides a smooth transition from interior to exterior and is wheelchair-accessible. A polyurethane thermal barrier helps reduce heat loss. Available in dark bronze anodized finish, shown below.



4 9/16" & 6 9/16" Low-threshold sills for inswing



4 9/16" Low-threshold sill for outswing



Outswing Patio Door with French Panel

#### GLASS

**G** High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

**H** Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

**GLASS SPACERS** available in black, white and stainless steel.

#### HARDWARE

##### Multi-Point Locking System

Autolatch® stainless steel multi-point locking system locks the panel in three locations to provide a secure, weather-resistant entry system. Some door heights lock the panel in four locations.

##### Hinges



Heavy-duty commercial grade hinges are available in finishes of antique brass, black, bright brass, ~~satin chrome~~, pewter, ~~gold dust~~, oil rubbed bronze, ~~bright chrome~~, stainless steel, and white to go with your handle set. Hinges are complete with matching screws. An innovative hinge shimming system allows for minor adjustments.

**Satin Chrome, Gold Dust and Bright Chrome DISCONTINUED**

\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

## ACCESSORIES Sold Separately

### HINGED PATIO DOORS

#### HARDWARE

##### Construction Handle



Temporary construction handle is sent with all hinged patio doors. This handle allows operation during the construction phase, protecting finished hardware from damage or jobsite theft.

##### Hardware Options

Additional hardware options such as exterior keyed locks and more are also available. Contact your Andersen supplier.

#### SENSORS

##### Yale® Assure Lock®

Monitor, lock and unlock from anywhere with the Yale Assure Lock. The sleek keyless lock includes Bluetooth® technology for key-free unlocking and is compatible with Z-Wave® for integration with a wide range of smart home platforms. Available on select hinged doors, see your Andersen supplier for details.

##### VeriLock & Open/Closed Sensors **DISCONTINUED**

detect whether the doors are locked or unlocked — a feature no other sensors can provide. Available in all hardware finishes.

##### Open/Closed Sensors

Wireless open/closed sensors are available in four colors.

See [page 27](#) for Smart Home options.

#### INSECT SCREENS

##### Retractable Insect Screens



Concealed, retractable insect screen has charcoal fiberglass screen mesh. Available for inswing single or double door units. Insect screen rolls out when needed and retracts into concealed housing when not in use. Available in 50 exterior colors.

Retractable insect screens for outswing doors are field applied to the interior of the door. Available in five colors including white, almond, desert sand, bronze and black.

##### Hinged Insect Screens for Inswing Patio Doors

Charcoal fiberglass screen mesh fits into an aluminum frame in 50 exterior colors. Provided with a black lockable latch and automatic closer for smooth operation. Available in single or multiple door units. Aluminum screen mesh is also available.

##### Top-Hung Gliding Insect Screens for Inswing Center Post Patio Doors

Charcoal fiberglass screen mesh fits into an aluminum frame available in 50 exterior colors. Aluminum screen mesh is also available.

#### PRIVACY OPTIONS

##### Blinds-Between-the-Glass

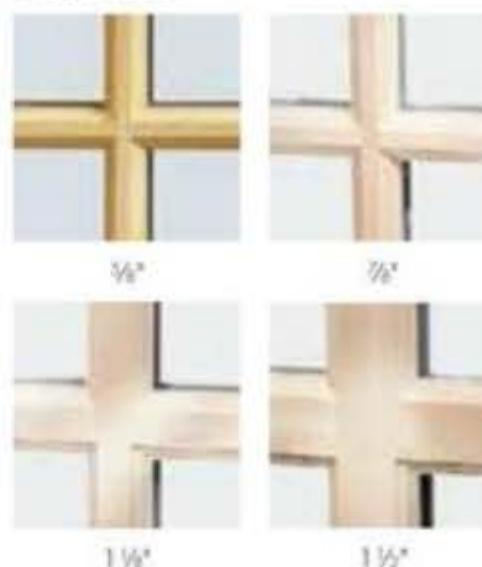


A ⅝" aluminum slot blind mounted between two panes of insulated glass in a dust-free environment. Available in white, tan and almond. Blinds are magnetically controlled and can be tilted or raised and lowered with one cord.\*\* Not available on arch patio doors.

#### GRILLES

##### Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in ⅝", ⅞", 1 ⅛", 1 ½", or 2 ¼" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



##### Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in ⅝", ⅞", 1 ⅛", 1 ½", or 2 ¼" widths and ovolo or contemporary profile. Ovolo profile shown below, not all widths are pictured.



⅞"

##### Finelight™ Grilles-Between-the-Glass

Available in ⅝" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



⅝" Flat



1" Contoured

##### Removable Interior Wood Grilles

Removable interior wood grilles are available in a ⅞" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available. Ovolo profile shown below.



⅞"

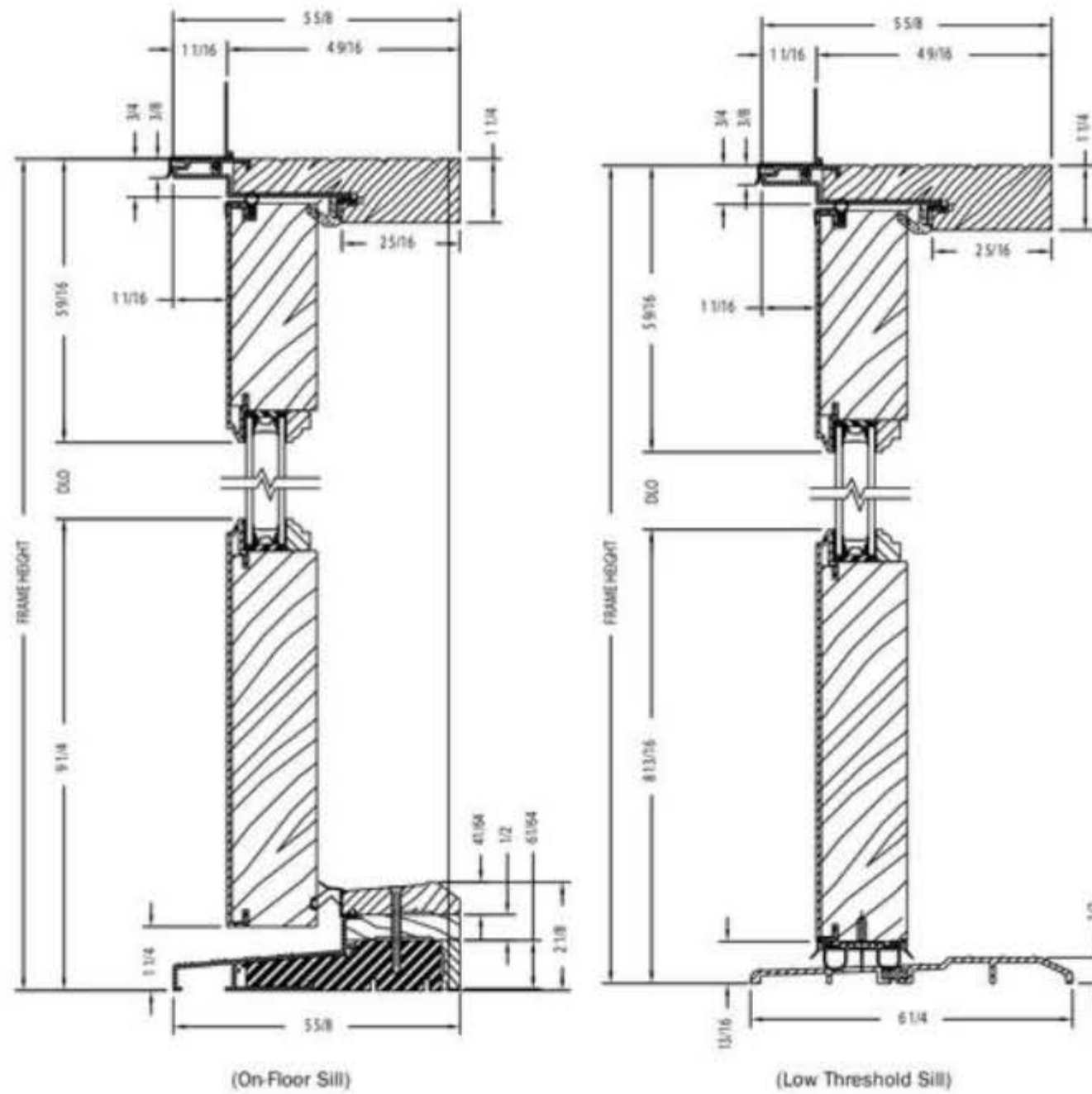
See [page 22](#) for more information on grilles.

\*When properly configured and maintained with a professionally installed security system and/or self-monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

\*\*Not all sizes are retractable. See your local Andersen supplier for details.

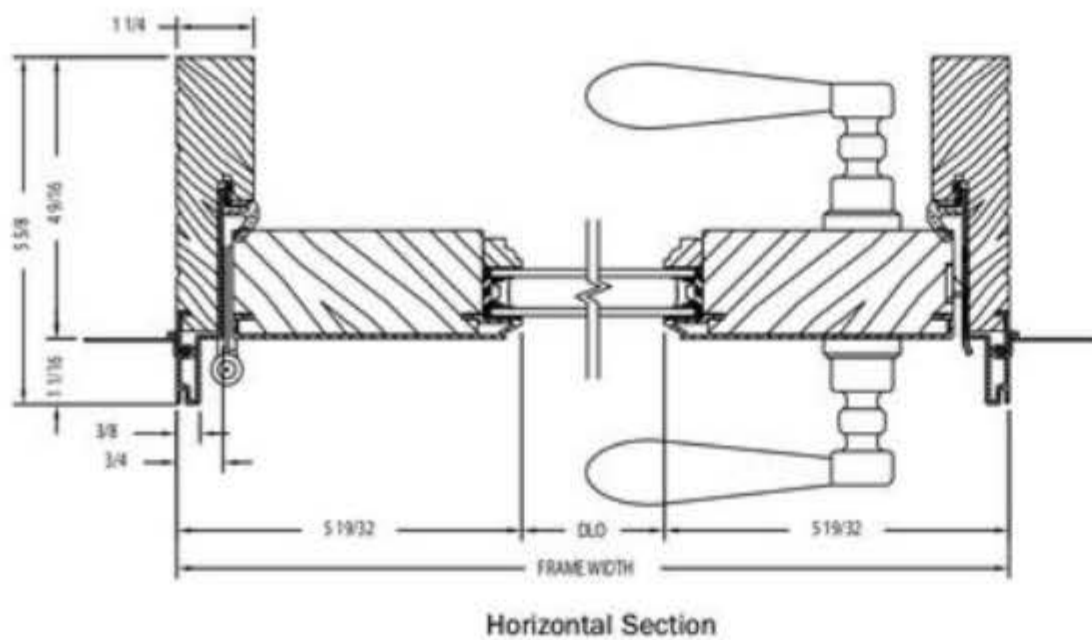
## Hinged Outswing Patio Doors

### Hinged Outswing Patio Door

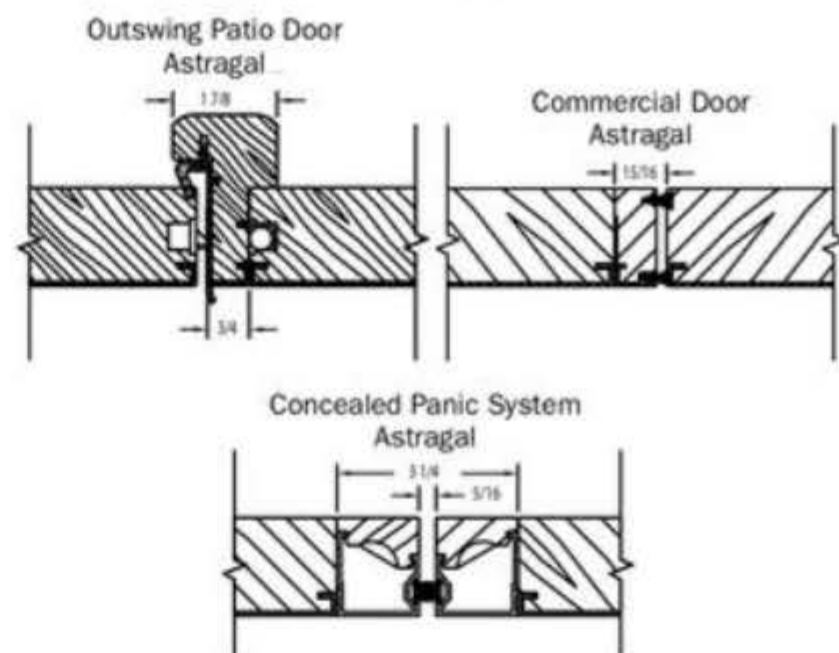


Vertical Section

### Astragal

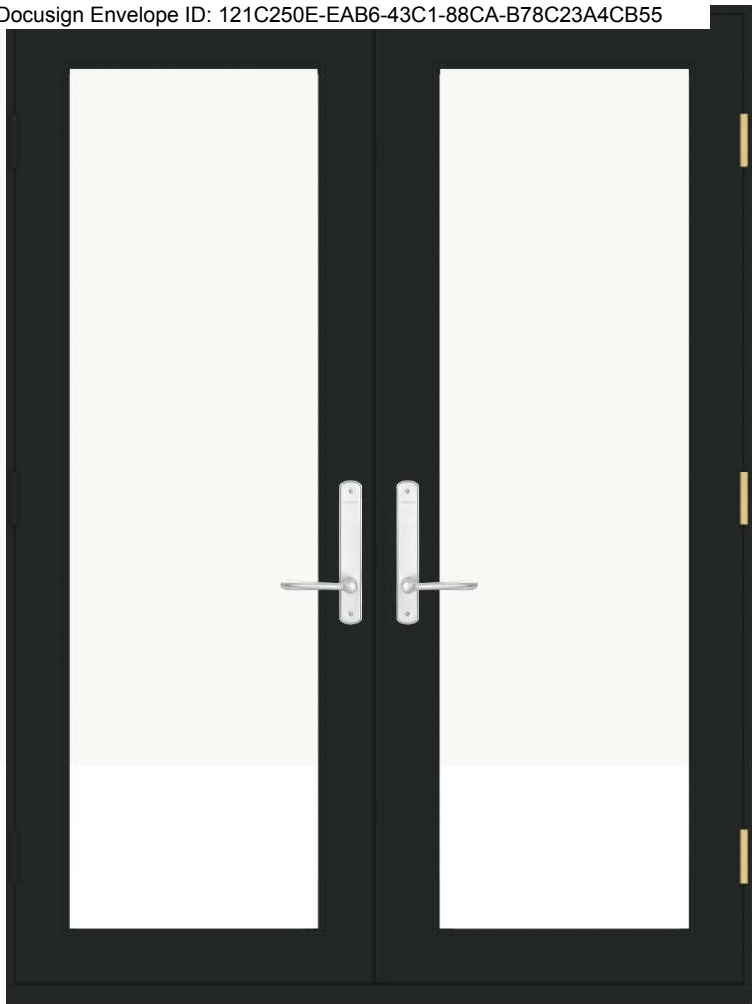


Horizontal Section



Shown with ovolo (colonial) glass stops.  
French panel shown, also available with a contemporary panel.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING [ANDERSENWINDOWS.COM](http://ANDERSENWINDOWS.COM). CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.



INTERIOR

EXTERIOR

## CASEMENT & AWNING WINDOWS

Alignment Grid .....	24-25
Tables of Sizes .....	26-30
Specifications .....	31-34
Custom Sizes .....	35
Grille Patterns .....	36
Window Details .....	36-39
Joining Details .....	40
Combination Designs .....	183
Product Performance .....	199

**CUSTOM SIZING**  
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

# CASEMENT & AWNING WINDOWS

## FEATURES

### FRAME

**A** A seamless one-piece Perma-Shield® rigid vinyl frame cover is secured to the exterior of the wood frame to protect it from moisture and maintain an attractive appearance while minimizing maintenance.

**B** The seamless rigid vinyl frame cover extends 1 3/8" (35) around the perimeter of the unit, creating an installation flange to help seal the unit to the structure.

**C** Wood frame members are treated with a water-repellent preservative for long-lasting protection and performance.

**D** Traditional or contemporary interior trim stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black\*\* interiors are also available. Matching contemporary grilles are available for windows with contemporary stops.

### SASH

**E** Rigid vinyl encases the entire sash, and a vinyl weld protects each sash corner for superior weathertightness. This maintains an attractive appearance and minimizes maintenance.

**F** Wood core members provide excellent structural stability and energy efficiency.

**G** Vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

### GLASS

**H** Glass spacers are available in black, stainless steel and white.

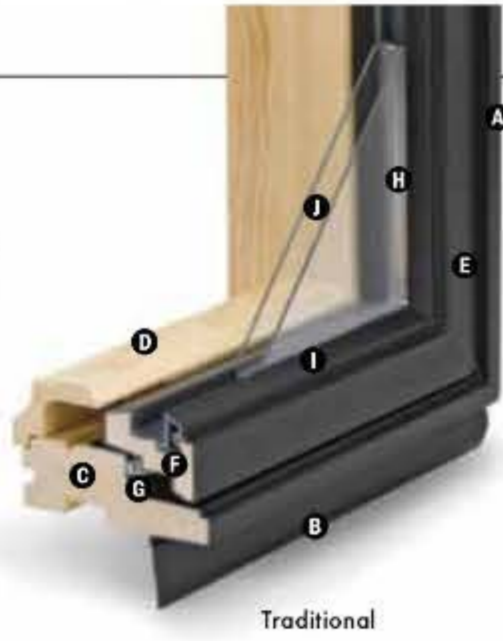
**I** A glazing bead and silicone provide superior weathertightness and durability.

**J** High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass
- Low-E4 PassiveSun® HeatLock glass

Tempered 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.



Traditional



Contemporary

### Patterned Glass

Patterned glass options are available. See page 11 for more details.

### HARDWARE

#### Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy operation. Units with wash mode have hinges that move the sash away from the frame to provide easier glass cleaning. CXW15, CXW155, CXW16 and CXW25 sizes are not available with wash mode. Hardware style and finish must be specified. Operator handle and cover are sold separately.

#### Single-Action Casement Lock



On casement windows, a single-action lock easily releases all concealed locking points on the sash, while the reach-out action eliminates binding when closing. The lock handle finish matches the specified hardware finish.

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\*Products with dark bronze or black interiors have matching exteriors.

†These finishes are "living finishes" that will change with time and use, see limited warranty for details.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

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

Dimensions in parentheses are in millimeters.

## EXTERIORS & INTERIORS

### EXTERIOR COLORS



### INTERIOR OPTIONS



## HARDWARE Sold Separately



### CONTEMPORARY FOLDING

Black | Bright Brass  
Oil Rubbed Bronze | Satin Nickel  
Stone | White



### TRADITIONAL FOLDING

Antique Brass | Black  
Bright Brass | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.



### CLASSIC SERIES™

Stone | White



### ESTATE™

Antique Brass | Bright Brass  
Distressed Bronze | Distressed Nickel  
Oil Rubbed Bronze | Satin Nickel

Bold name denotes finish shown.

### HARDWARE FINISHES



## ACCESSORIES Sold Separately

### FRAME

#### Extension Jamb



The base jamb depth is 2 7/8" (73). Extension jambs are available in unfinished pine, maple and oak, or prefinished white, dark bronze and black. Some sizes may be veneered.

Factory-applied and non-applied extension jambs are available in 1/8" (1.5) increments between 4 1/8" (116) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron) or four sides (picture frame casing).

For overall jamb depths greater than 7 1/8" (181), interior extension jambs are available in 1/8" (1.5) increments between 7 1/8" (181) and 9" (229) for field application. They are available in 8' (2438) and 12' (3658) lineals.

#### Thick Replacement Extension Jambs

To help preserve original alignment of trim and paint lines in replacement situations, special 1 1/8" (29)-thick replacement extension jambs are available. Factory-applied and non-applied extension jambs are available in 1/8" (1.5) increments between 4 1/8" (116) and 7 1/8" (181). Non-applied extension jambs are available in 12' (3658) lineals. Shown on page 43. Detail on page 36.

#### Drywall Return Bead



A narrow or wide drywall return bead is available with unfinished pine, or prefinished white, dark bronze and black interiors. Can be ordered factory applied or in non-applied lineals. Detail on page 36.

### HARDWARE

#### Corrosion-Resistant Components

Corrosion-resistant hinge and operator arm hardware is designed for applications in harsh and corrosive environments such as heavy industrial or coastal areas.

### Window Opening Control Device



A window opening control device is available, 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 black, stone and white.

#### Power Operator for Awning Windows



Awning windows can be ordered with an operator enhanced by PowerAssist™ technology that opens and closes the window with the touch of a button, and eliminates the need for sash locks. Easy to install, the 24-volt system features a concealed window power drive, battery backup and a moisture sensor that closes the window when it rains. It is controlled by a wall-mounted console that includes a power box, battery, touch pad and mounting bracket. A remote control is sold separately. Windows can be ordered factory prepped or as a field-applied kit. Power driver requires field installation. Available for windows up to 5' (1524) wide. Not available for windows with Stormwatch Protection or PG upgrade.

### SPECIAL OPERATOR HANDLES

Available in Classic Series™ design only.

#### Compact Operator Handle



Specially designed for situations where window treatments interfere with handle operation. Available in a stone or white finish.

#### Operator Spline Cover



An operator spline cover is an attractive cap that covers the roto operator stud when the handle that controls access or operation of the window has been removed. The operator spline cover should not be used on any window designated or intended for emergency escape or rescue. Consult your local building code official for egress code requirements in your area.

### Metal T-Handle



Our smallest operator handle, the metal T-handle, may make it more difficult for young children aged 5 and under to open the window. For more information on child safety, write:

Andersen Corporation  
**LookOut For Kids® Program**  
100 Fourth Avenue North  
Bayport, MN 55003  
Call: 800-313-8889  
Email: [lofk@andersencorp.com](mailto:lofk@andersencorp.com)  
Website: [andersenwindows.com/windowsafety](http://andersenwindows.com/windowsafety)

### Easy-Grip Handle

A larger knob makes it easier to grip and operate. Available in a stone or white finish.

### ANDERSEN® ART GLASS

Andersen art glass panels come in a variety of original patterns. For more information, see the Art Glass section starting on page 175 or visit [andersenwindows.com/artglass](http://andersenwindows.com/artglass).

### INSECT SCREENS

#### TruScene® Insect Screens



Our 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, frames are available in white, stone, dark bronze and black, or with pine veneer frame interiors to blend with the wood interior of the window.

#### Conventional Insect Screens

Conventional insect screens have charcoal gray powder-coated aluminum screen mesh. Frames are available in white, stone, dark bronze and black.

### GRILLES & EXTERIOR TRIM

Grilles are available in a variety of configurations and widths. See page 18 for details. Available with Andersen exterior trim. See the Exterior Trim section starting on page 177.

## A1.1

Architectural drawing of a house showing a roof and front elevation. The roof is gabled with a 10'-0" width and 6" overhangs. A chimney is located on the roof. The front elevation shows a brick wall with a large window and a door. Callouts 14, 18, 19, 20, 21, 22, 23, 25, and 26 are present.

This architectural drawing shows the front elevation of a house with the following dimensions and callouts:

- Overall Dimensions:**
  - Overall width: 11'-2"
  - Overall height: 9'-0"
  - Roof overhang: 7'-2"
  - Roof slope: 2'-6"
  - Side wall height: 4'-5"
  - Side wall width: 8'-4"
  - Front porch width: 8'-8"
  - Front porch height: 10'-9"
  - Front porch depth: 3'-4"
  - Front porch width (excluding stairs): 2'-10"
  - Front porch depth (including stairs): 3'-2"
  - Front porch width (including stairs): 3'-4"
  - Front porch height (including stairs): 12'-8"
- Callouts:**
  - 5: Roofline
  - 6: Gable roof
  - 7: Staircase
  - 8: TYP. (Typical)
  - 9: Front door
  - 10: Window
  - 11: Window
  - 12: Window
  - 13: Window
  - 14: TYP. (Typical)
  - 15: Window
  - 16: Window
  - 17: Window
  - 18: Window
  - 19: Window
  - 20: Window
  - 21: Window
  - 22: Window
  - 23: Window
  - 24: Window
  - 25: Window
  - 26: Window
  - 27: Window

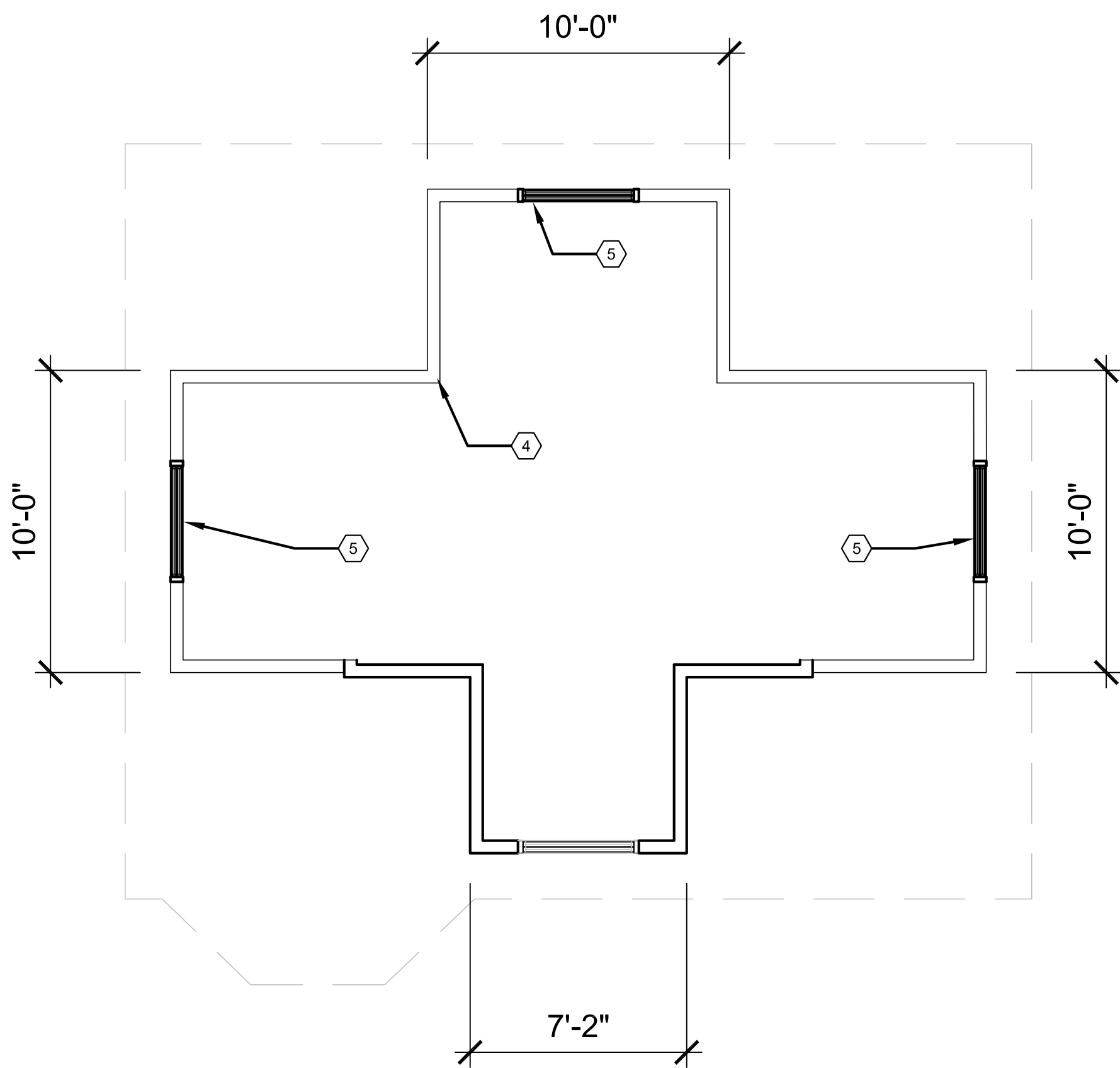
This architectural elevation drawing shows a two-story house with a gabled roof. The drawing includes several callouts for specific details:

- 1** A5.3: Points to a door with a transom window.
- 1** A5.1 TYP.: Points to a large multi-paned window.
- 5**: Points to a small window on the roofline.
- 8** TYP.: Points to a small window on the roofline.
- 9**: Points to a small window on the second floor.
- 9** 25: Points to a small window on the second floor.
- 13**: Points to a small window on the second floor.
- 14** TYP.: Points to a small window on the roofline.
- 17**: Points to a small window on the first floor.
- 17**: Points to a small window on the first floor.
- 19**: Points to a small window on the roofline.
- 20**: Points to a small window on the roofline.
- 21**: Points to a small window on the roofline.
- 24**: Points to a small window on the roofline.

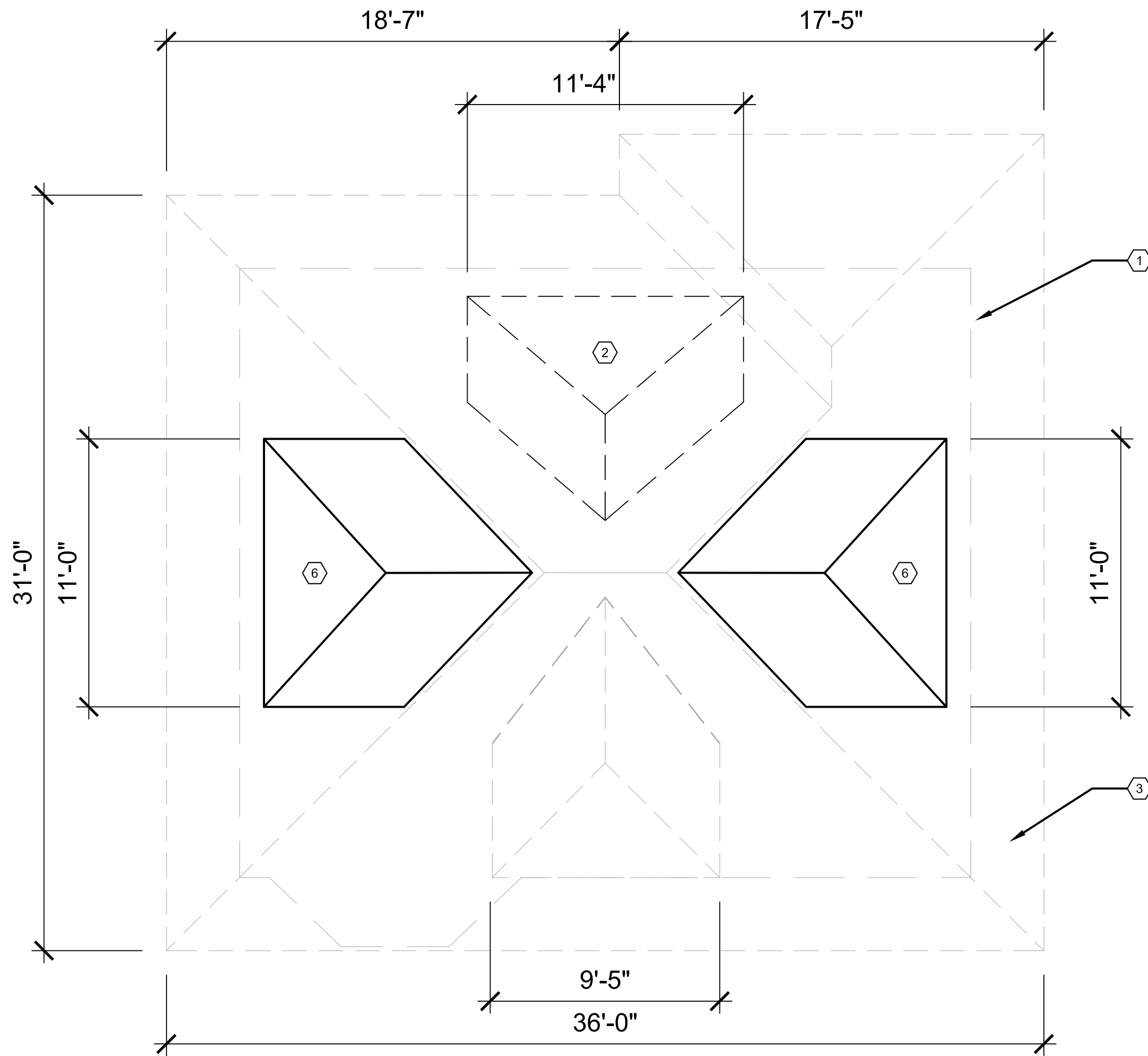
The drawing also includes dimensions: 6" and 10'-0" for the roofline, and 6" for the door transom.

HOUSE TO BE PAINTED IN ACCORDANCE WITH HDC COLOR SYSTEM E  
ALL SIDING TO BE C:4 YELLOWISH WHITE  
ALL TRIM AND SASH TO BE B:19 BLACK  
SEE A6.1 FOR COLOR RENDER

# A3.1



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



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

GENERAL FLOOR PLAN NOTES:

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.

PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- LINE OF WALLS BELOW
- NEW DORMER ROOF TO REMAIN
- EXISTING ROOF TO BE REPAIRED WITH IN-KIND MATS. AS REQ'D (TYP.) SHINGLES TO BE REPLACED WITH CERTAINEED LANDMARK PRO ROOF SHINGLES IN CINDER BLACK
- FINAL LAYOUT OF INTERIOR KNEE WALLS TO BE DETERMINED BY EXISTING CONDITIONS AND OWNER INTERIOR CONFIGURATIONS, COORDINATE WITH OWNER (WORK COMPLETED)
- NEW WINDOW, SEE ELEVATIONS
- DORMER ROOF TO BE REMOVED, REPLACED WITH COORDINATING GABLE ROOF, SEE ELEVATIONS

GENERAL NOTE: SEE A4.1 FOR ROOF FRAMING PLAN

ARCHITECT:	4545 architecture
2781 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM	
CONSULTANT:	
Project :	708 PALLISTER HDC RENOVATION
Issued for :	HDC SUBMIT 04/21/2025
Drawn by :	ANJ
Check by :	TRF
Sheet Title :	3RD FLOOR AND ROOF PLAN
Project No. :	2024001
Sheet No. :	A1.2



1 SOUTH ELEVATION - JANUARY 2024



3 SOUTH ELEVATION - NOVEMBER 26, 2024




2 NORTH ELEVATION - JANUARY 2024



4 NORTH ELEVATION - NOVEMBER 26, 2024

PHOTO ELEVATIONS FOR REFERENCE ONLY, SEE  
ARCHITECTURAL ELEVATIONS FOR FINAL DESIGN DETAILS

ARCHITECT:	4545 architecture
2781 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.456.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM	
CONSULTANT:	
Project :	708 PALLISTER HDC RENOVATION
Issued for :	HDC SUBMIT 04/21/2025
DO NOT SCALE DRAWINGS   ©2024 Timothy Flintoff Architect, PLLC	
Drawn by : ANJ	Check by : THE
Sheet Title : EXTERIOR ELEVATION PHOTOS	Project No. : 2024001
Sheet No. : A3.2	



1 EAST ELEVATION - JANUARY 2024



3 EAST ELEVATION - NOVEMBER 26, 2024



4 EAST ELEVATION - NOVEMBER 26, 2024



2 EAST ELEVATION - JANUARY 2024



5 EAST ELEVATION - NOVEMBER 26, 2024

PHOTO ELEVATIONS FOR REFERENCE ONLY. SEE  
ARCHITECTURAL ELEVATIONS FOR FINAL DESIGN DETAILS

ARCHITECT:

4545 architecture

2781 E. JEFFERSON AVE  
STE. 302  
DETROIT, MI 48207  
P. 313.454.4545  
TIM.FLINTOFF@4545ARCHITECTURE.COM

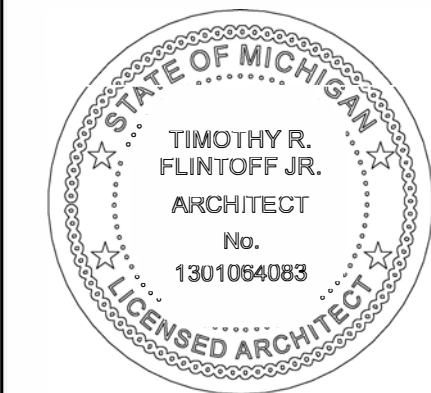
CONSULTANT:

Project :

708 PALLISTER  
HDC RENOVATION

Issued for :

HDC SUBMIT 04/21/2025



Drawn by :  
ANJ

Check by :  
THE

Sheet Title :  
EXTERIOR  
ELEVATION  
PHOTOS

Project No. :  
2024001

Sheet No. :

A3.3

DO NOT SCALE DRAWINGS | ©2024 Timothy Flintoff Architect, PLLC

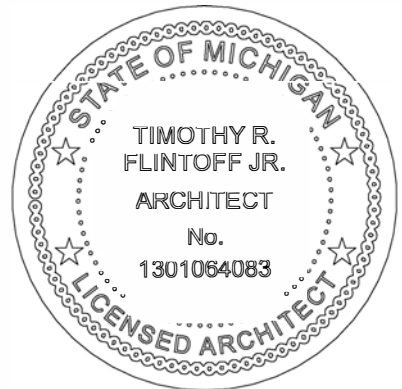
PHOTO ELEVATIONS FOR REFERENCE ONLY. SEE  
ARCHITECTURAL ELEVATIONS FOR FINAL DESIGN DETAILS

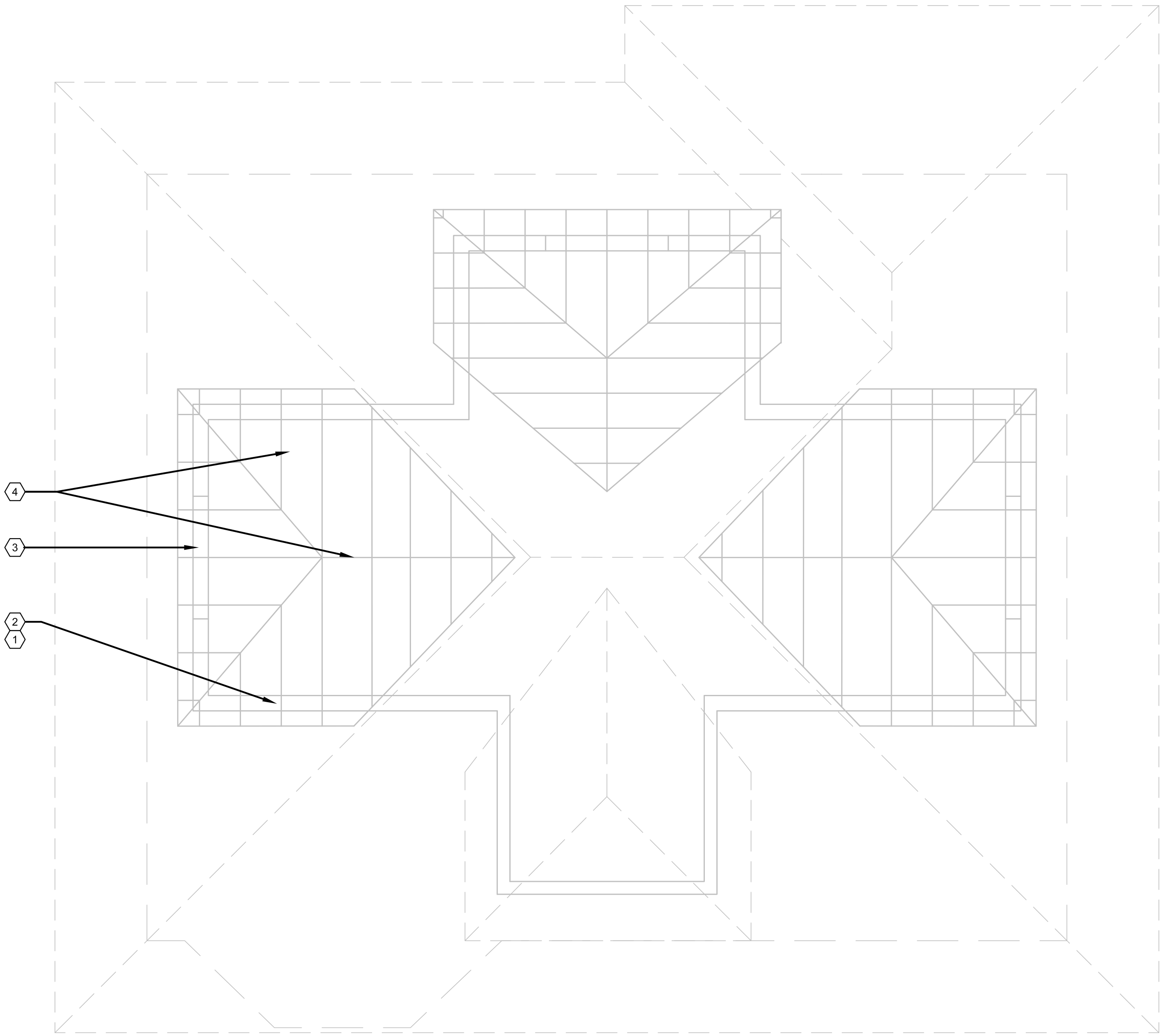


1 WEST ELEVATION - JANUARY 2024



2 WEST ELEVATION - NOVEMBER 26, 2024

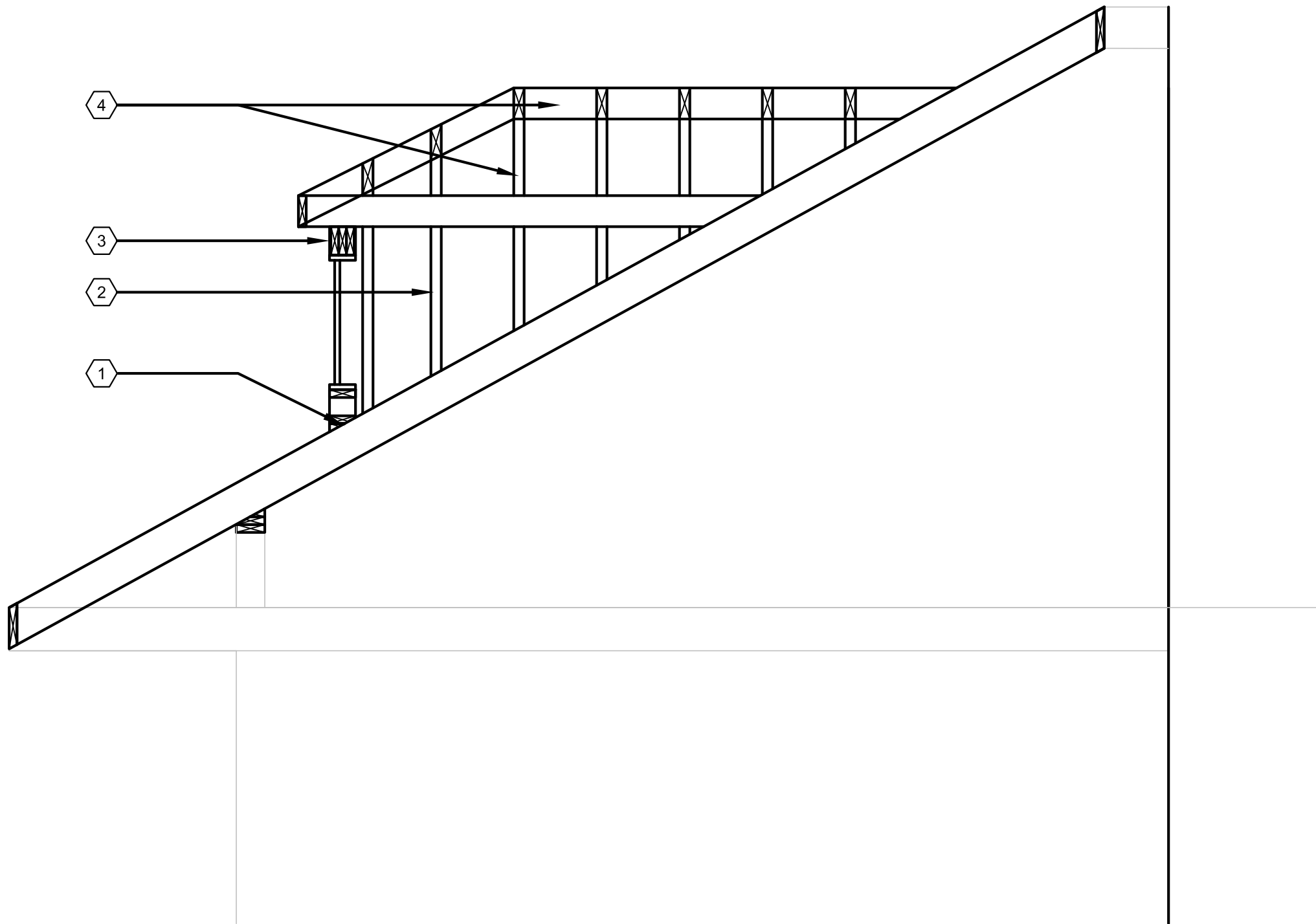
ARCHITECT:	4545 architecture
2781 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM	
CONSULTANT:	
Project :	
708 PALLISTER HDC RENOVATION	
Issued for :	
HDC SUBMIT 04/21/2025	
	
Drawn by : ANJ	
Check by : THE	
Sheet Title : EXTERIOR ELEVATION PHOTOS	
Project No. : 2024001	
Sheet No. : A3.4	



1 DORMER FRAMING PLAN  
A4.1 SCALE: 1/2" = 1'-0"

PLAN KEY NOTES:  
(TYPICAL THIS SHEET ONLY)

- 1 SISTER SIMILAR 2x
- 2 2x6 WOOD STUD WALL
- 3 2x6 DOUBLE HEADER
- 4 2x6 RIDGE BEAM AND RAFTERS



2 DORMER FRAMING SECTION  
A4.1 SCALE: 1/2" = 1'-0"

ARCHITECT:	4545 architecture
2781 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM	
CONSULTANT:	
Project :	708 PALLISTER HDC RENOVATION
Issued for :	HDC SUBMIT 04/21/2025
Drawn by :	ANJ
Check by :	TRF
Sheet Title :	DORMER FRAMING DETAILS
Project No. :	2024001
Sheet No. :	A4.1



1 SOUTH ELEVATION - JANUARY 2024

- PATCH AND REPAIR AS REQ'D WITH IN-KIND MATERIALS; PAINT (COLORS TO MATCH HOUSE, SEE ELEVATIONS) (TYP.)
- REPLACE EXISTING EXTERIOR DOOR AND HARDWARE
- REPAIR AND PAINT EXISTING WINDOW



2 SOUTH ELEVATION - NOVEMBER 26, 2024




3 NORTH ELEVATION - JANUARY 2024

- PATCH AND REPAIR AS REQ'D WITH IN-KIND MATERIALS; PAINT (COLORS TO MATCH HOUSE, SEE ELEVATIONS) (TYP.)



4 NORTH ELEVATION - NOVEMBER 26, 2024

ARCHITECT:
4545 architecture
2781 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:
Project :
708 PALLISTER HDC RENOVATION
Issued for :
HDC SUBMIT 04/21/2025
DO NOT SCALE DRAWINGS   ©2024 Timothy Flintoff Architect, PLLC

Drawn by : ANJ
Check by : THE
Sheet Title : GARAGE ELEVATIONS AND ROOF PLAN
Project No. : 2024001
Sheet No. : A3.5





PATCH AND REPAIR AS REQ'D  
WITH IN-KIND MATERIALS; PAINT  
(COLORS TO MATCH HOUSE, SEE ELEVATIONS) (TYP.)

1 WEST ELEVATION - JANUARY 2024



2 WEST ELEVATION - NOVEMBER 26, 2024

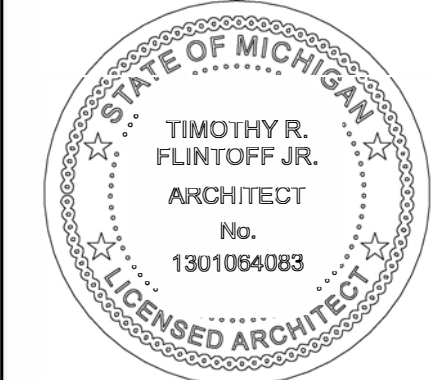


HANGER OR REPLACE ROOF JOISTS, SHEATHING,  
AND ICE/WATER BARRIER AS REQ'D; (WORK COMPLETED)

REPLACE EXISTING ROOF SHINGLES WITH  
CERTAINTED LANDMARK PRO ASPHALT ROOF  
SHINGLES IN CINDER BLACK (WORK COMPLETED)

3 ROOF - JANUARY 2024



ARCHITECT:
4545 architecture
2781 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:
Project :
708 PALLISTER HDC RENOVATION
Issued for :
HDC SUBMIT 04/21/2025

Drawn by : ANJ
Check by : THE
Sheet Title : GARAGE ELEVATIONS AND ROOF PLAN
Project No. : 2024001
Sheet No. : A3.6

DO NOT SCALE DRAWINGS | ©2024 Timothy Flintoff Architect, PLLC

'BELT BAND' 1x BOARD TO BE PARTIALLY REMOVED, REPLACED TO MAINTAIN CONSISTENT LINEAR FORM

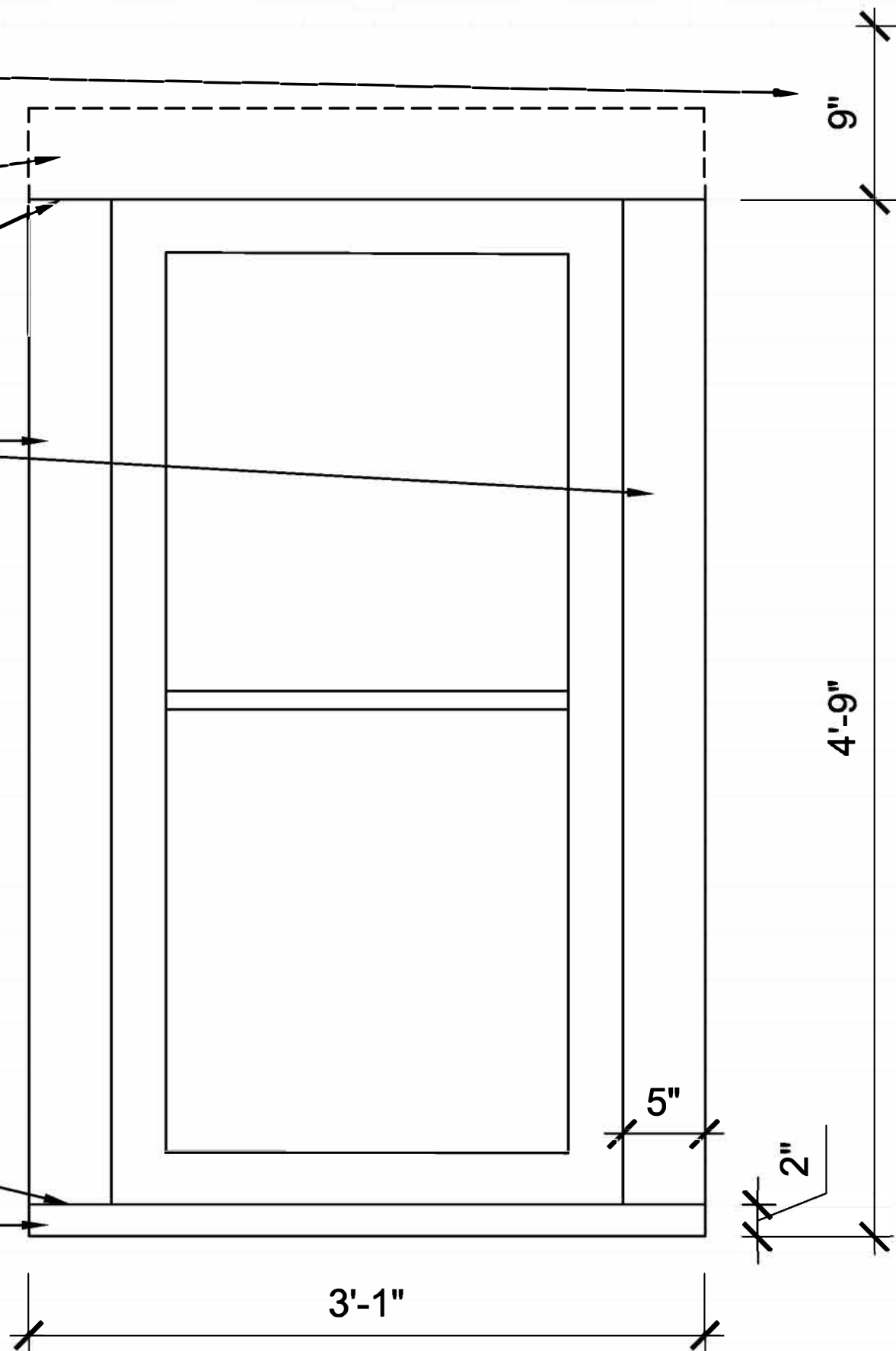
REMOVE EMBEDDED TRIM (TYP.)

NEW WINDOW TRIM TO TERMINATE AT BOTTOM OF 'BELT BAND' BETWEEN FIRST AND SECOND STORIES

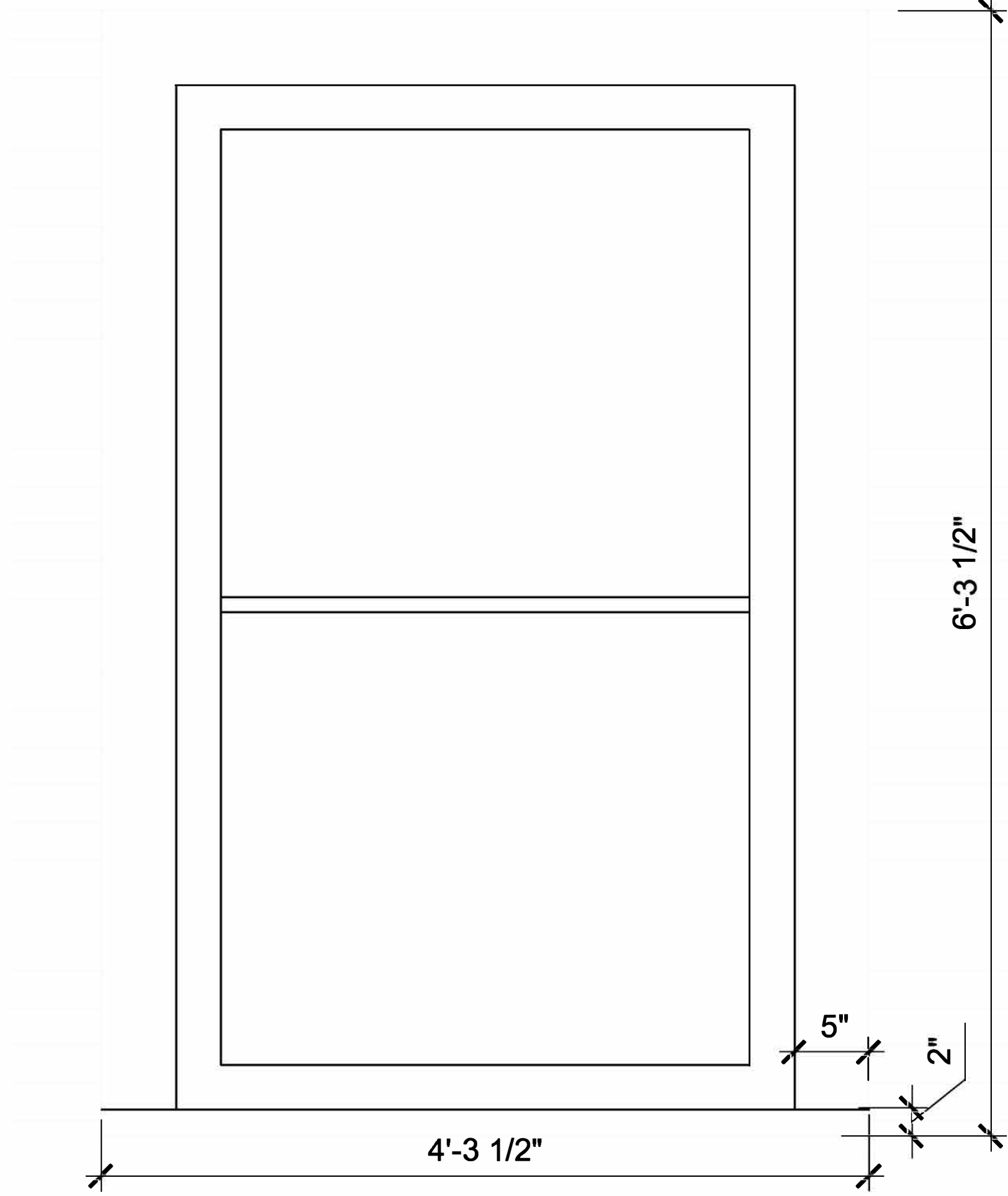
.75"x4.5" WOOD TRIM, TO BE SET ON TOP OF SIDING TO MATCH EXISTING

MATCH CORNER JOINTS TO EXISTING

1-3/4" (DEPTH) WOOD TRIM, SET FLAT TO MIMIC SILL, TO MATCH EXISTING



1 NEW WINDOW FRAMING DETAIL  
SCALE: 1-1/2" = 1'-0"



4 FRONT ELEVATION EXISTING WINDOW FRAMING DETAIL  
SCALE: 1-1/2" = 1'-0"



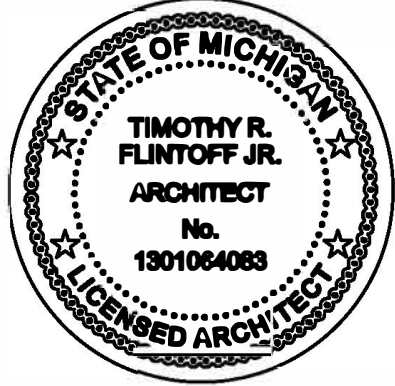
2 PREVIOUS WINDOW FRAMING DETAIL  
(INFILLED WINDOW AT EAST ELEVATION)



3 NEW WINDOW PHOTO  
TAKEN NOVEMBER 26, 2024



5 FRONT ELEVATION EXISTING WINDOW PHOTO  
TAKEN NOVEMBER 26, 2024

ARCHITECT:
<b>4545</b> architecture
2781 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:
Project :
708 PALLISTER HDC RENOVATION
Issued for :
HDC SUBMIT 04/21/2025
DO NOT SCALE DRAWINGS   ©2024 Timothy Flintoff Architect, PLLC

Drawn by : ANJ
Check by : THE
Sheet Title : WINDOW TRIM DETAILS
Project No. : 2024001
Sheet No. : <b>A5.3</b>

3D RENDERINGS ARE FOR REFERENCE ONLY. SEE  
ARCHITECTURAL DRAWINGS FOR FINAL DESIGN DETAILS

ARCHITECT:

**4545** architecture

2761 E. JEFFERSON  
SUITE 302  
DETROIT, MI 48207  
P. 313.450.4545  
TM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :

708 PALLISTER  
HDC RENOVATION

Issued for :

HDC SUBMIT 04/21/2025



Drawn by :

Author

Checked by :

Author

Sheet Title :

3D RENDERS

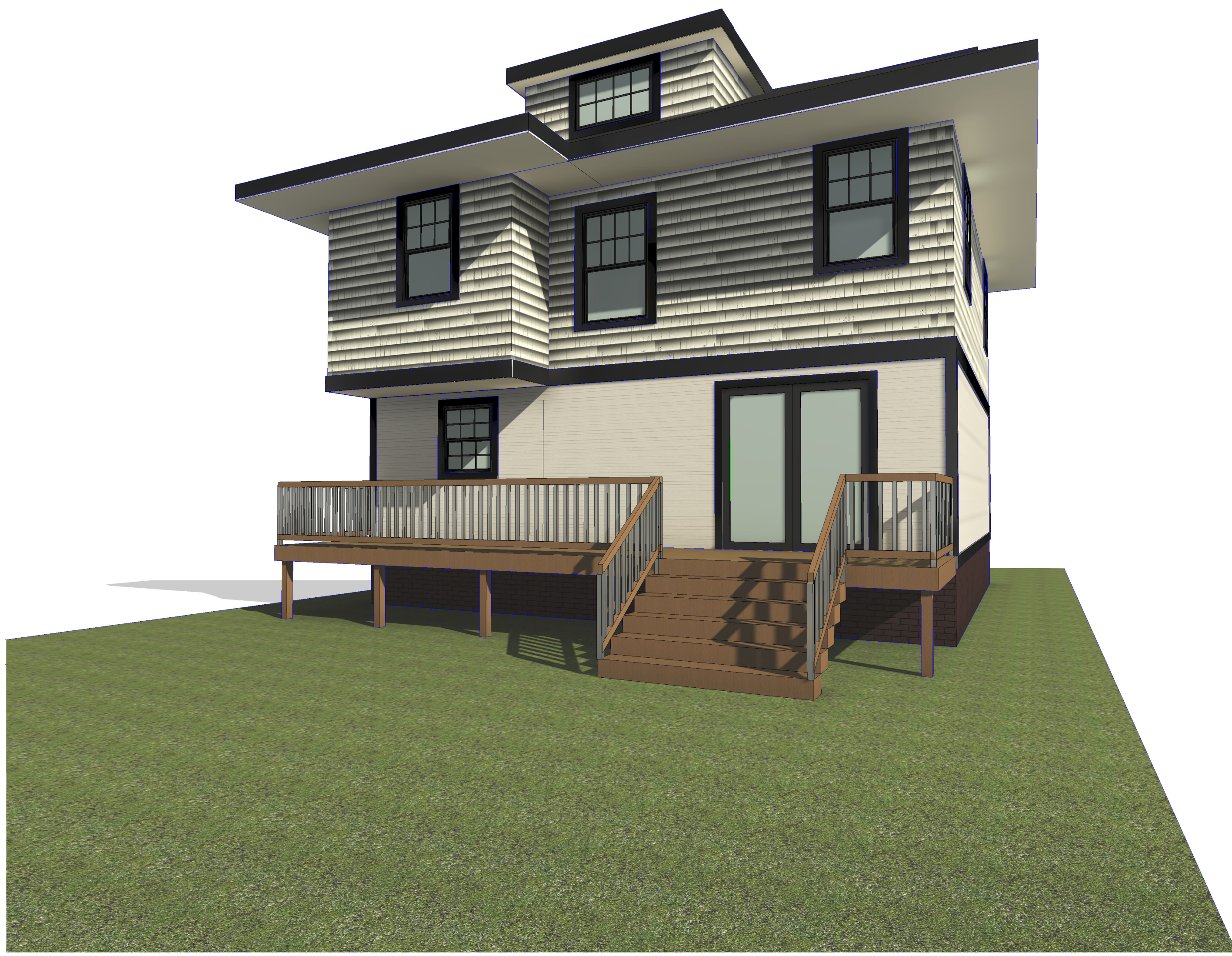
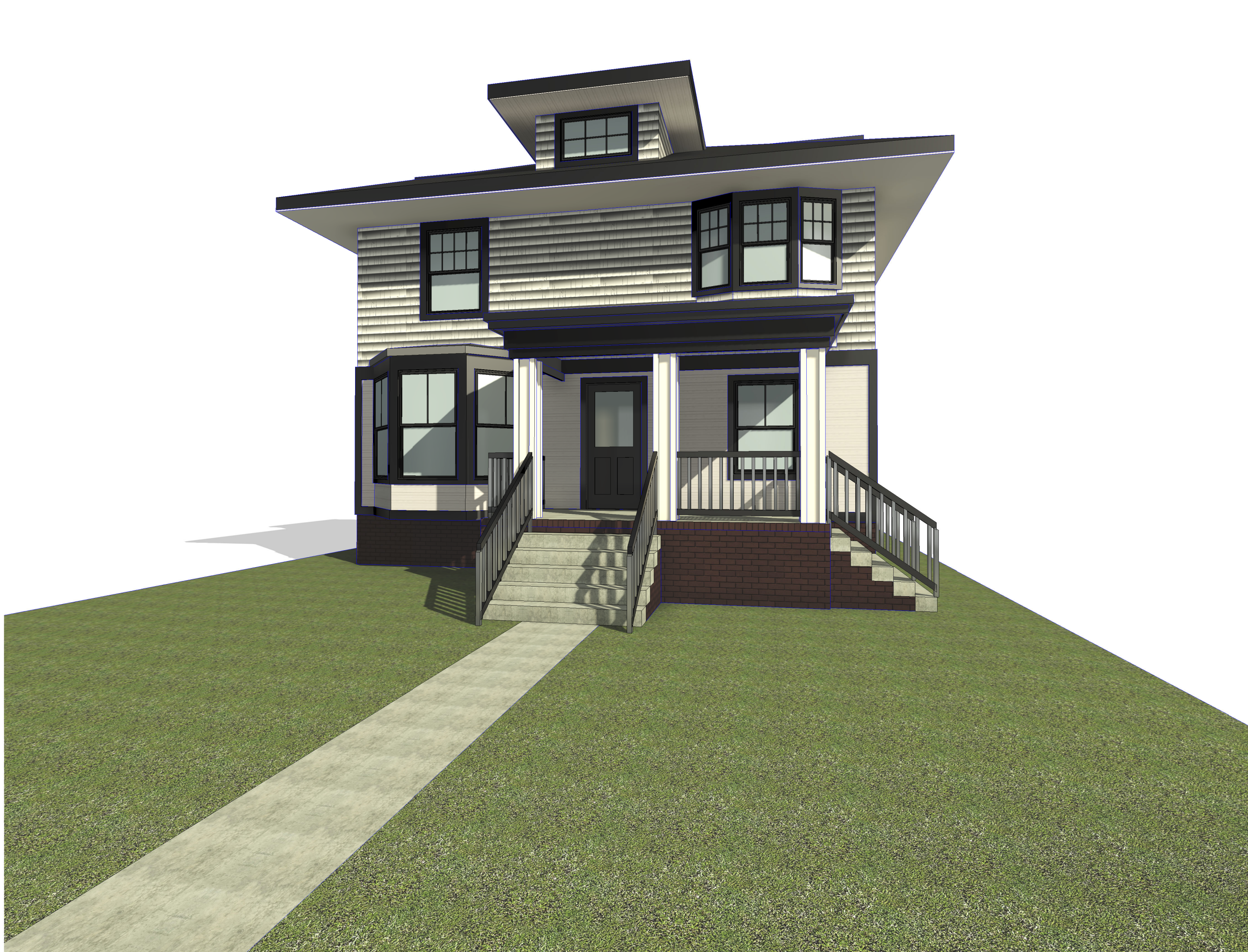
Project No. :

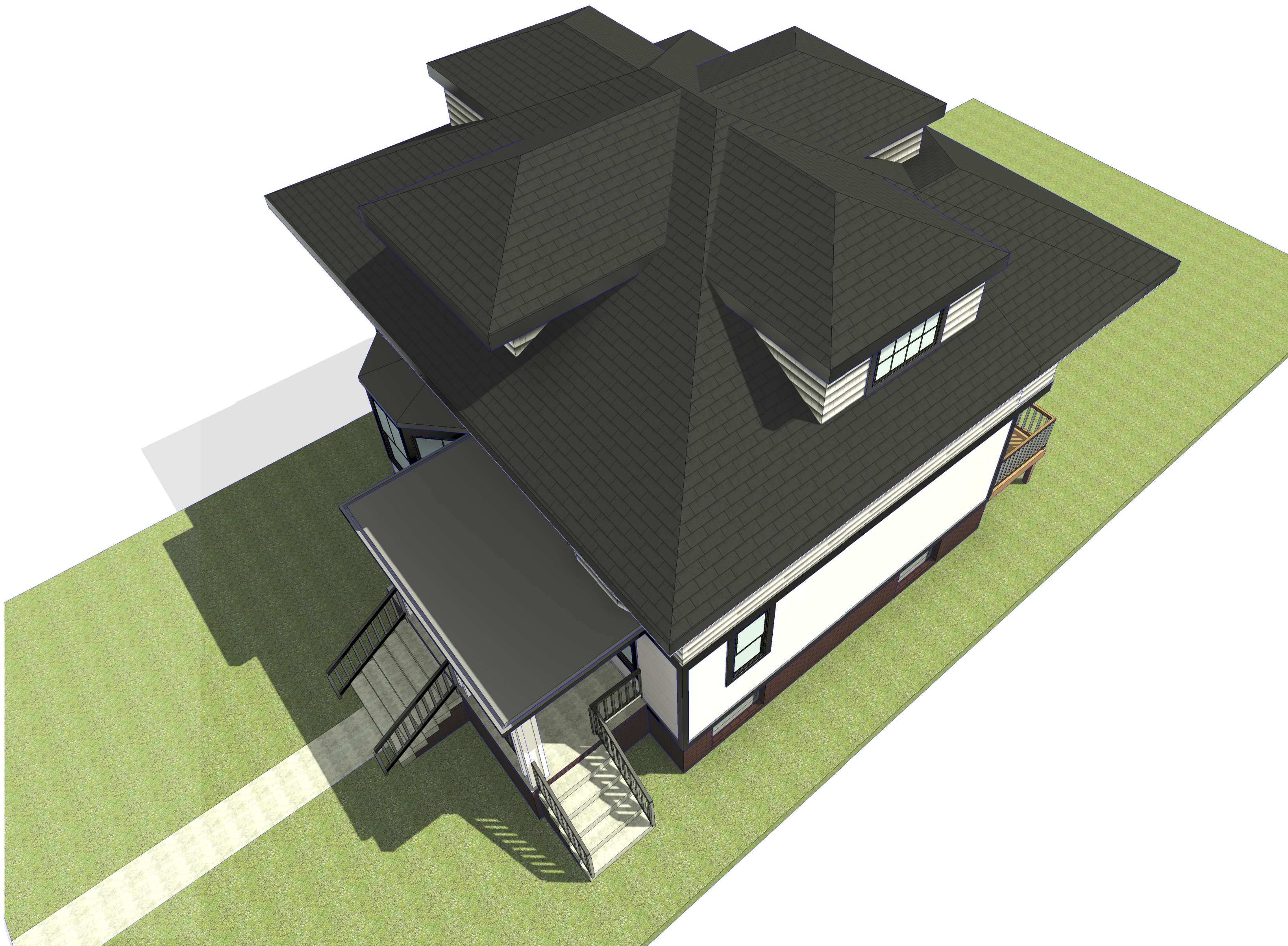
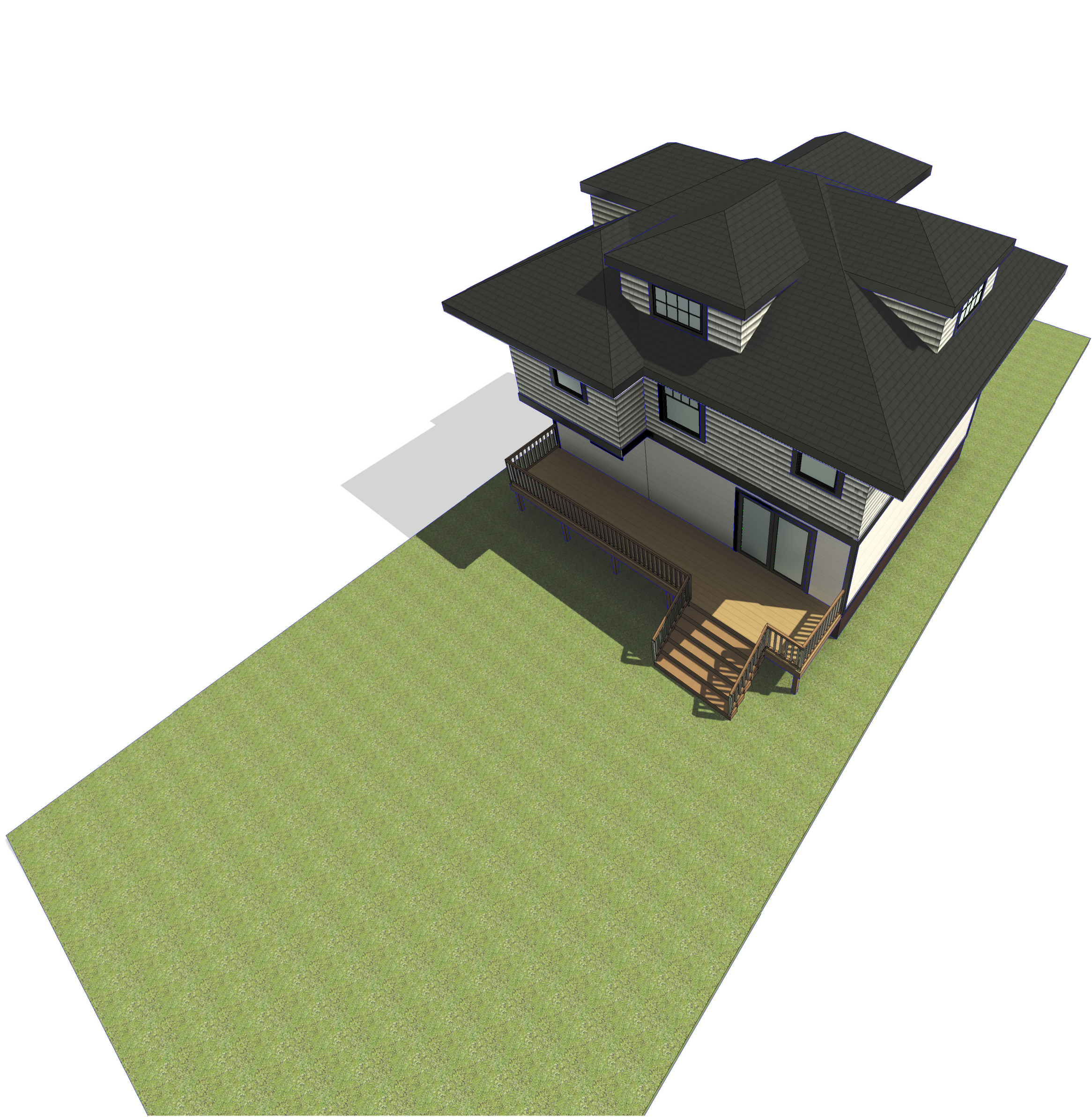
2024001

Sheet No. :

**A6.1**

DO NOT SCALE DRAWINGS | ©2021 Timothy Flintoff Architect, PLLC





3D RENDERINGS ARE FOR REFERENCE ONLY. SEE  
ARCHITECTURAL DRAWINGS FOR FINAL DESIGN DETAILS

ARCHITECT:

**4545** architecture

2761 E. JEFFERSON  
SUITE 302  
DETROIT, MI 48207  
P. 313.450.4545  
TIM.FLINTOFF@4545ARCHITECTURE.COM

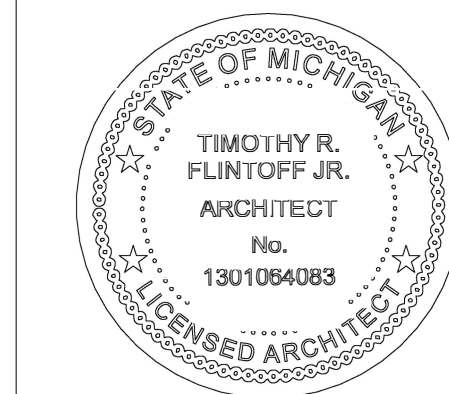
CONSULTANT:

Project :

708 PALLISTER  
HDC RENOVATION

Issued for :

HDC SUBMIT 04/21/2025



Drawn by :

Author

Checked by :

Author

Sheet Title :

3D RENDERS

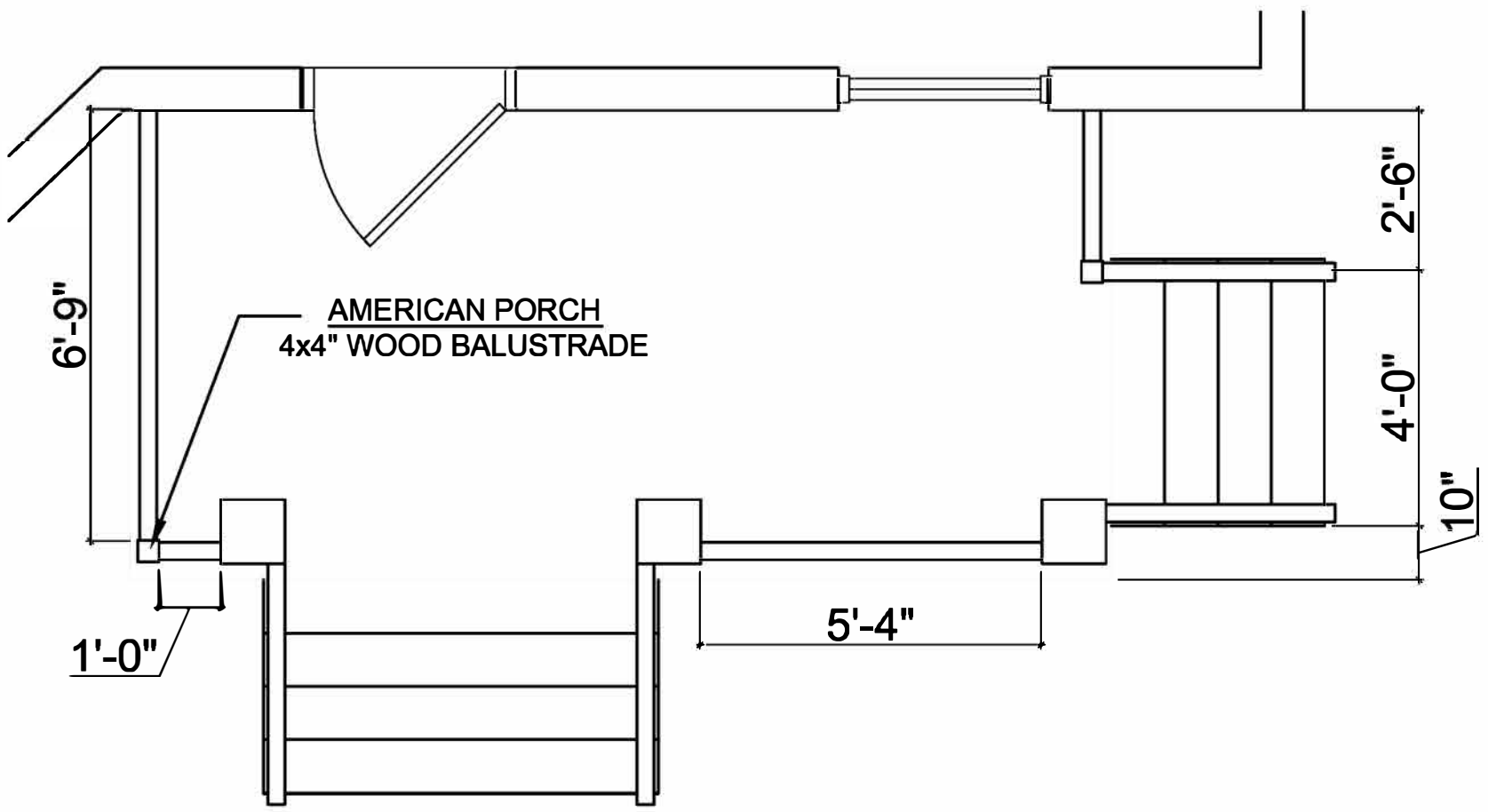
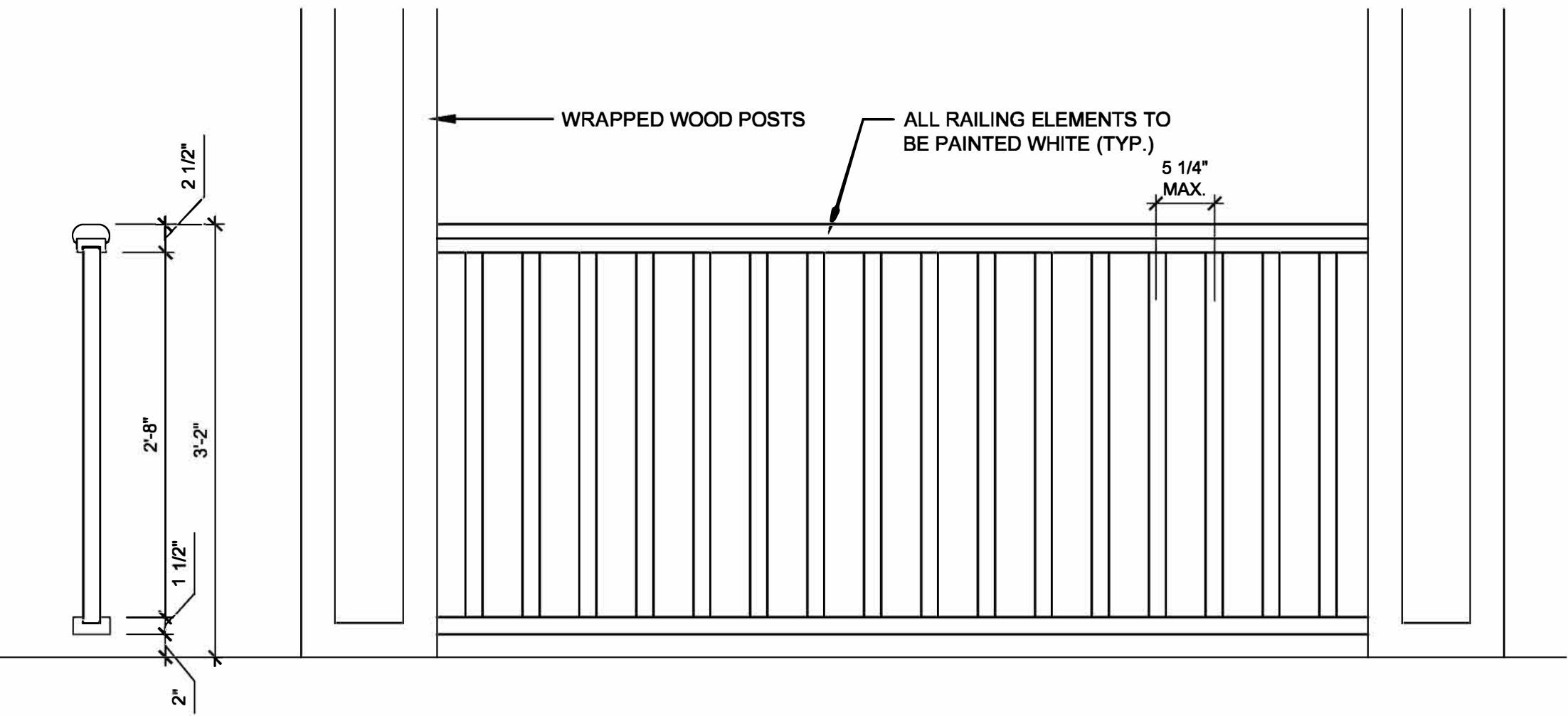
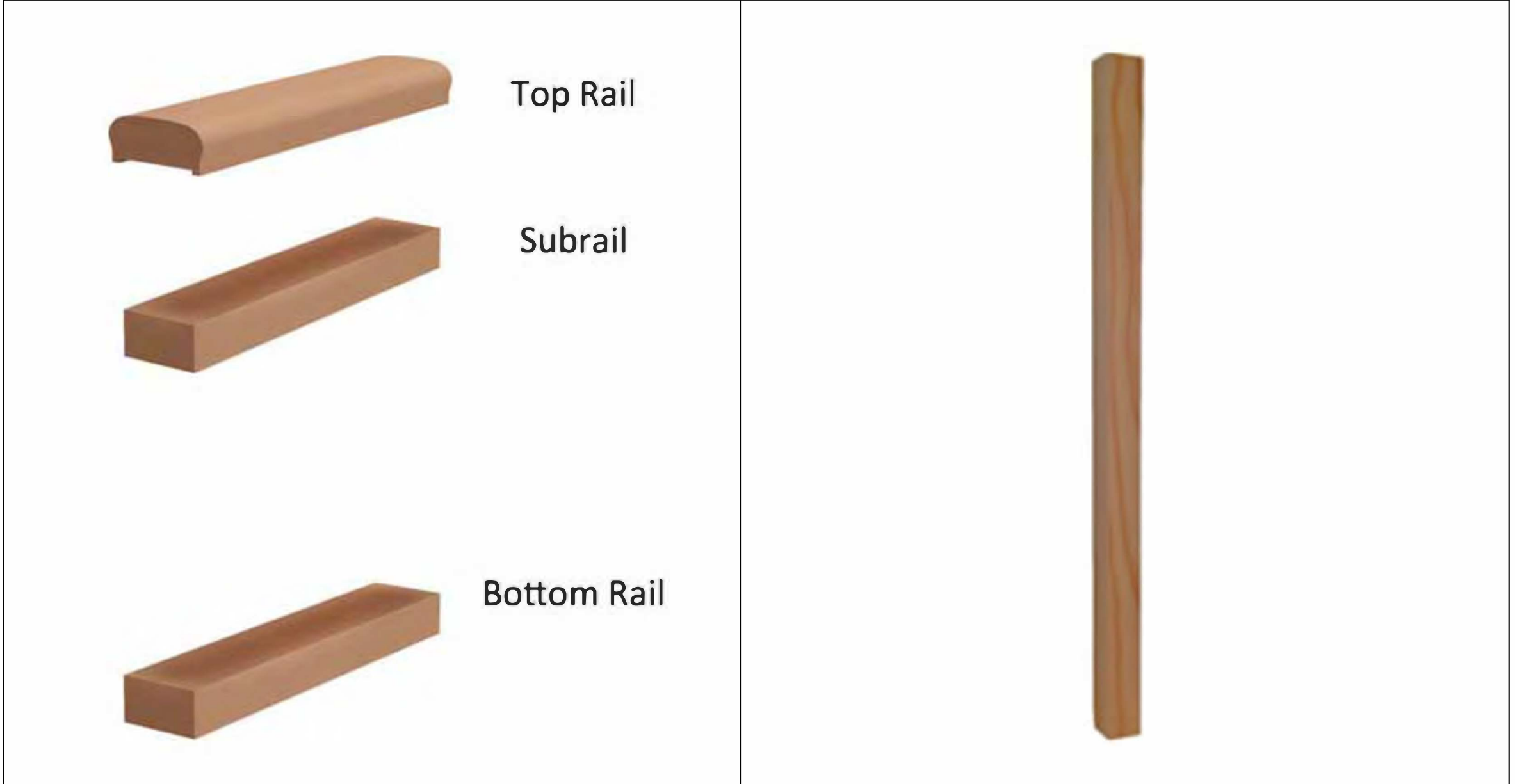
Project No. :

2024001

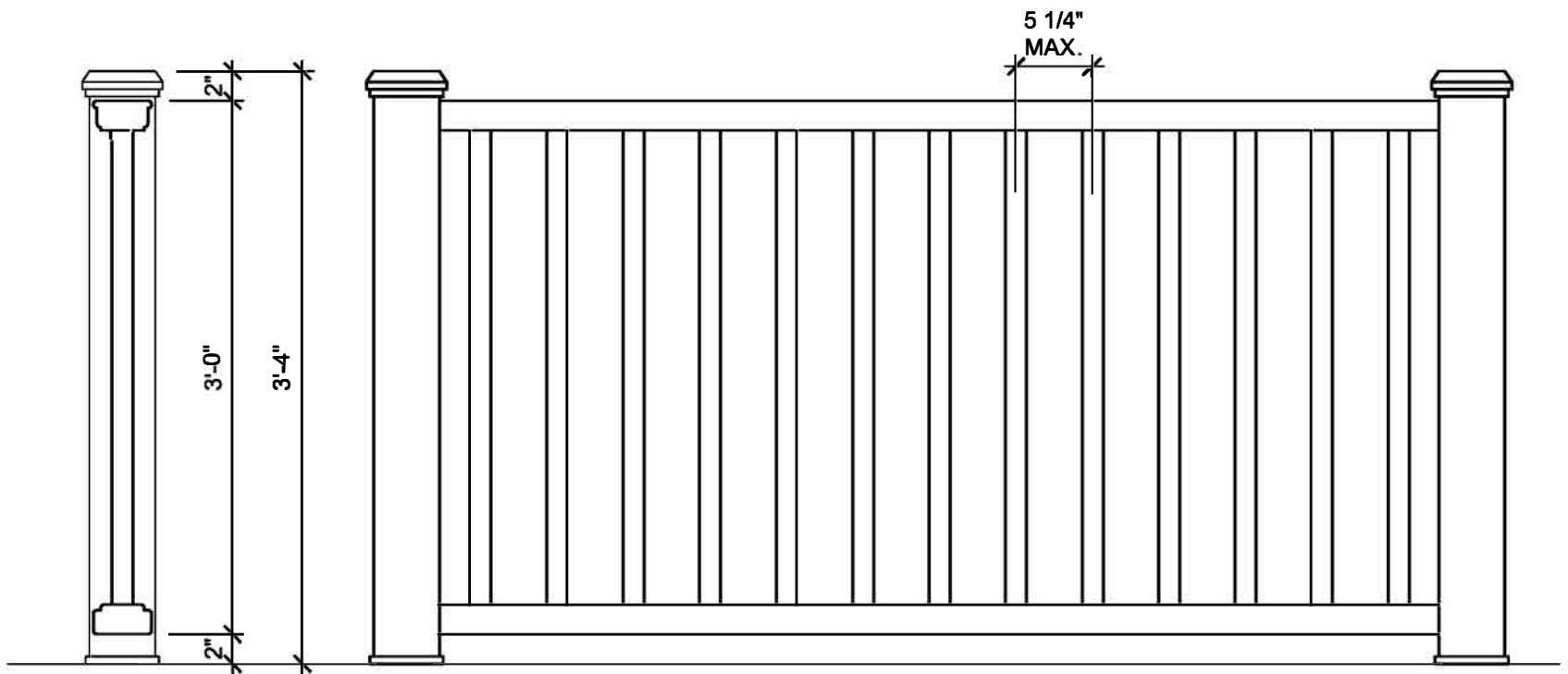
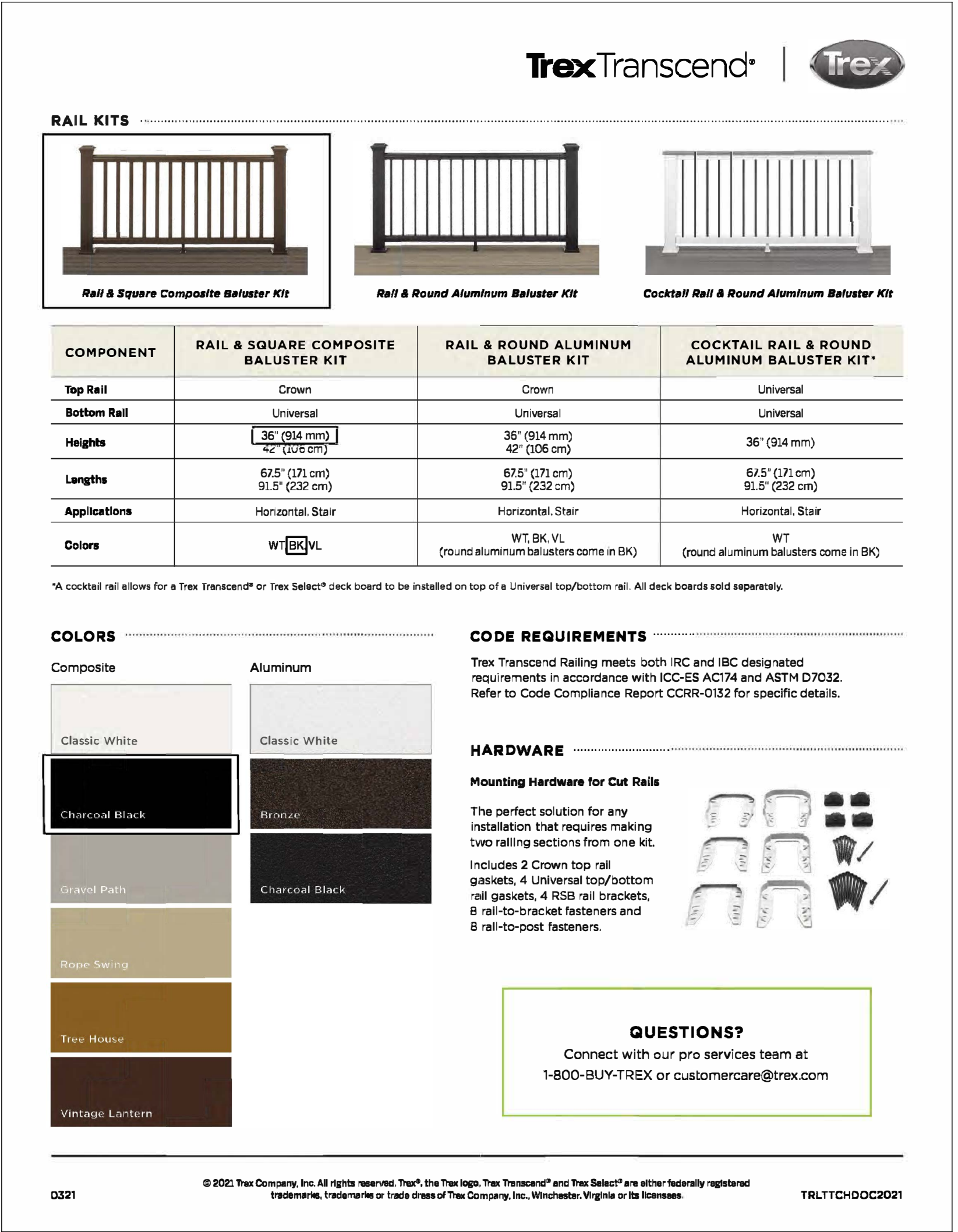
Sheet No. :

**A6.2**

AMERICAN PORCH  
4" 3 PC.PORCH RAIL SYSTEM,  
CEDAR  
WITH BOTTOM RAIL



## REAR DECK RAILING



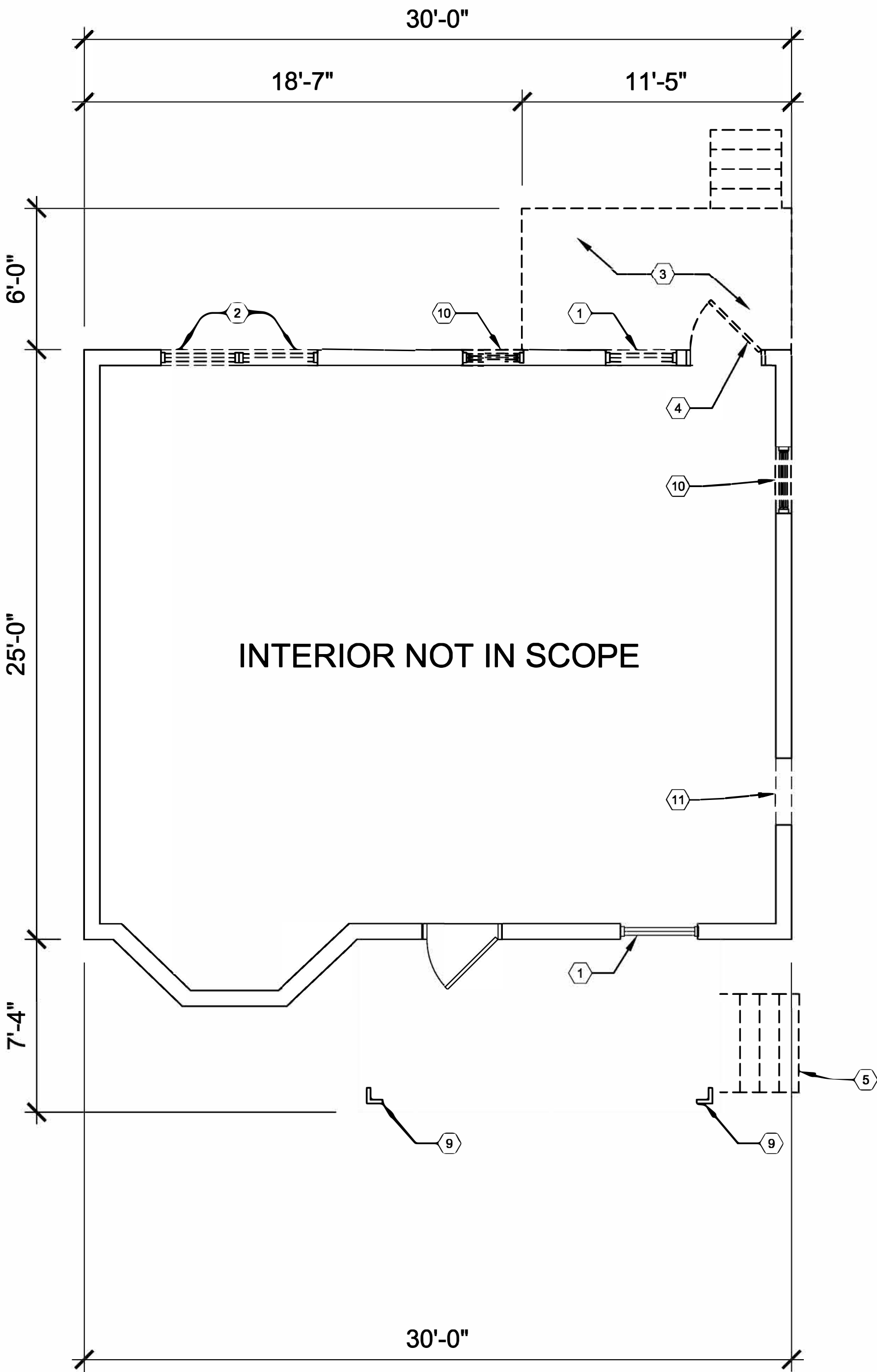
GENERAL FLOOR PLAN NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.

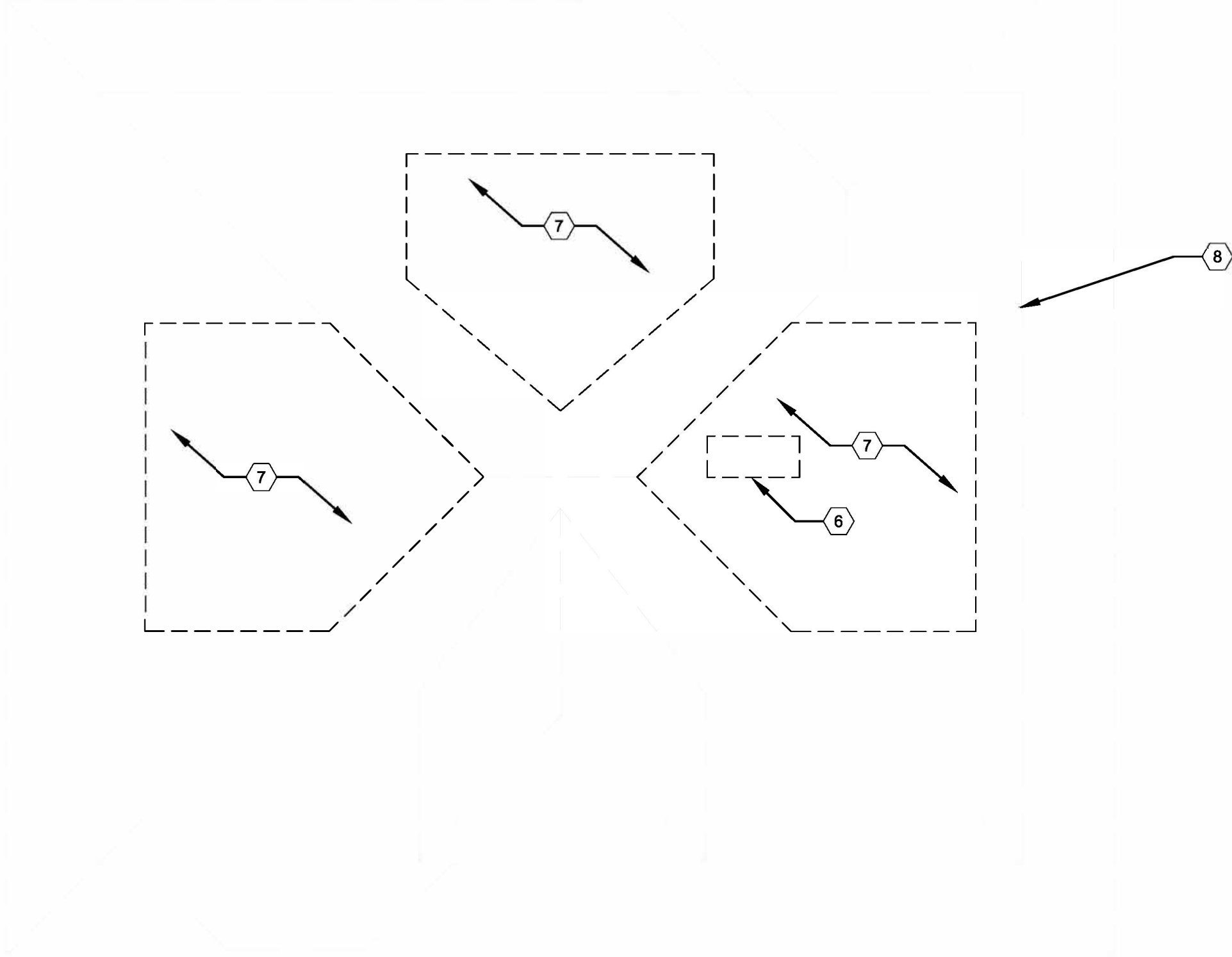
DEMO PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 WINDOW REMOVED AND REPLACED, SEE ELEVATIONS
- 2 WINDOW REMOVED AND REPLACED WITH DOOR, SEE ELEVATIONS
- 3 DEMOLISHED EXISTING REAR DECK AND STAIR
- 4 REMOVED AND INFILLED REAR DOOR, SEE ELEVATIONS
- 5 DEMOLISHED & REPLACED EXISTING MASONRY STAIR
- 6 DEMOLISHED CHIMNEY
- 7 REMOVED ROOF AS REQ'D FOR NEW DORMER
- 8 LINE OF WALLS BELOW
- 9 EXISTING COLUMNS REMOVED, REPLACED (SEE ELEVATIONS)
- 10 WINDOW REMOVED, WALL INFILLED
- 11 WALL DEMOLISHED AS REQ'D FOR NEW WINDOW

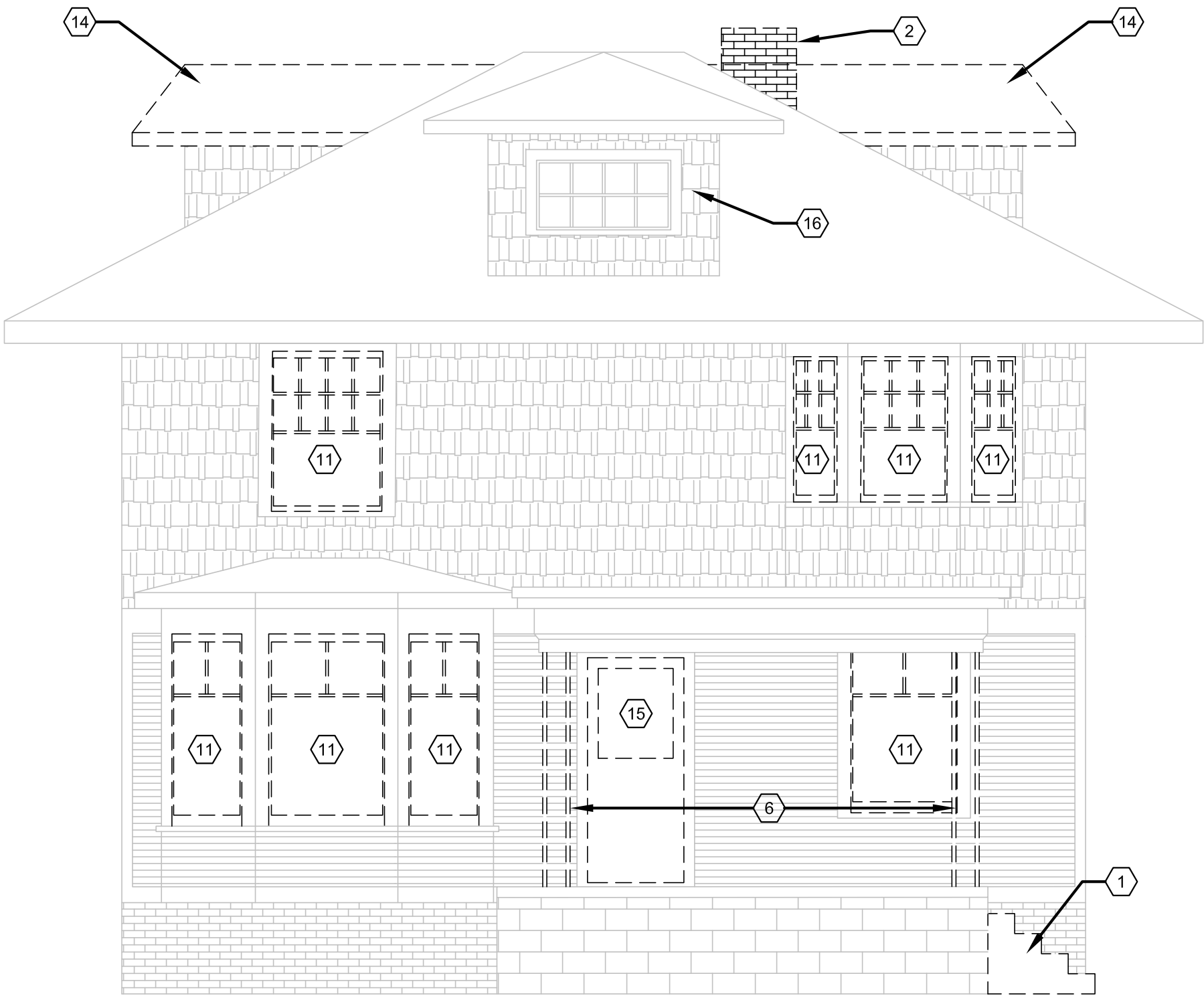


DEMO FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

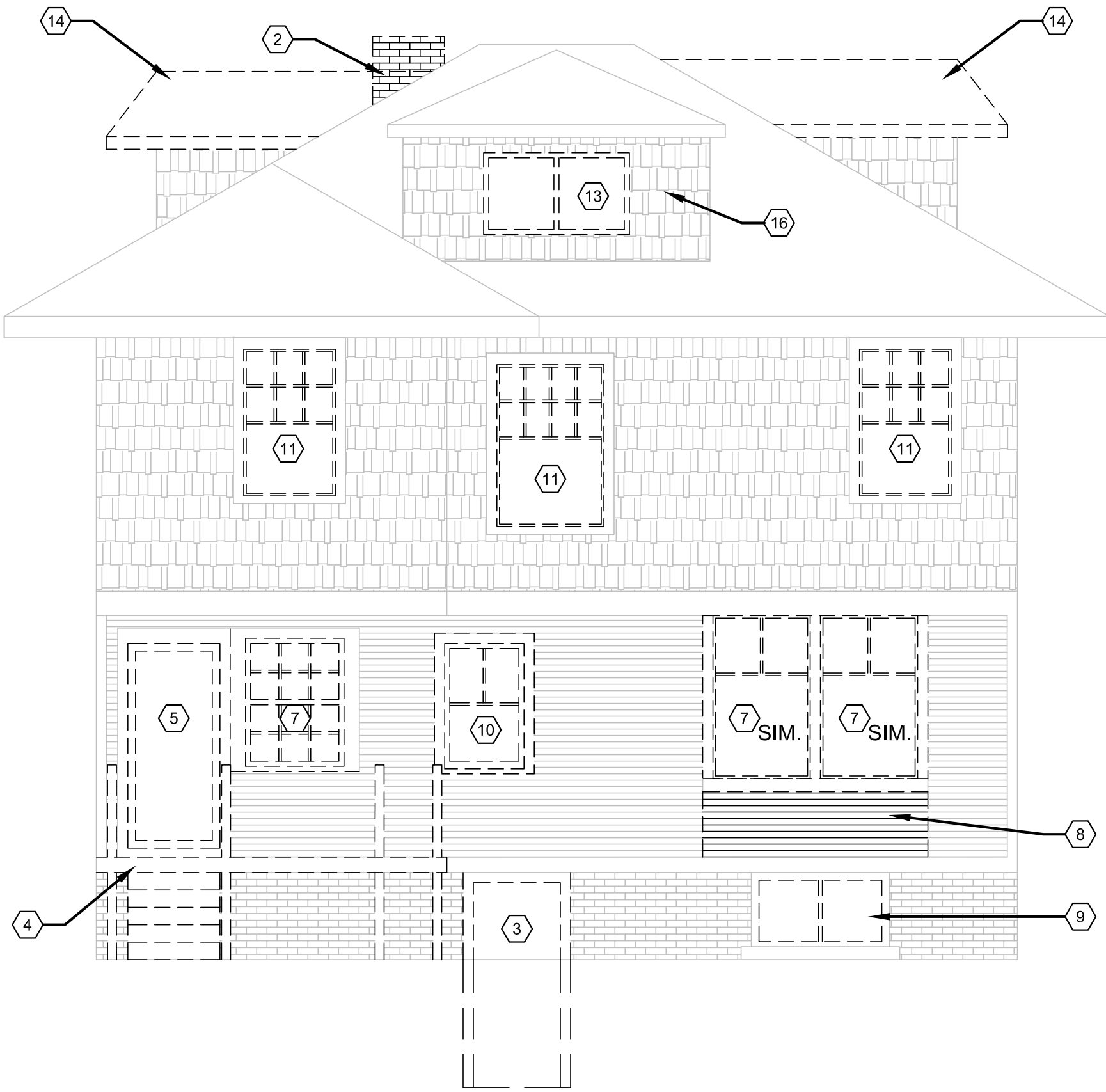


DEMO ROOF PLAN  
SCALE: 1/4"=1'-0"

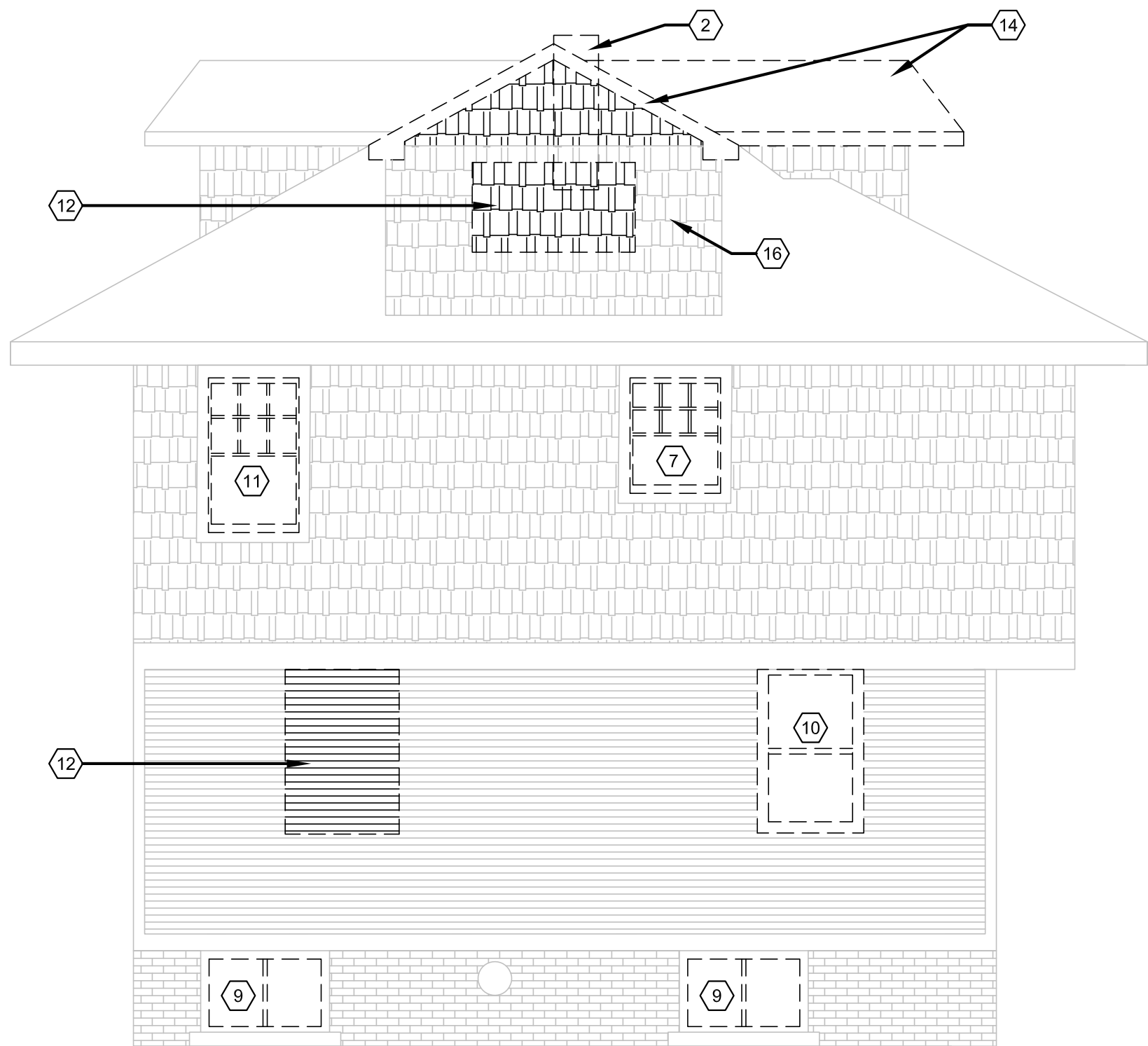
ARCHITECT:	4545 architecture
CONSULTANT:	2781 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM
Project :	708 PALLISTER HDC RENOVATION
Issued for :	HDC SUBMIT 04/21/2025
Drawn by :	ANJ
Check by :	THF
Sheet Title :	DEMO PLANS
Project No. :	2024001
Sheet No. :	D1.1



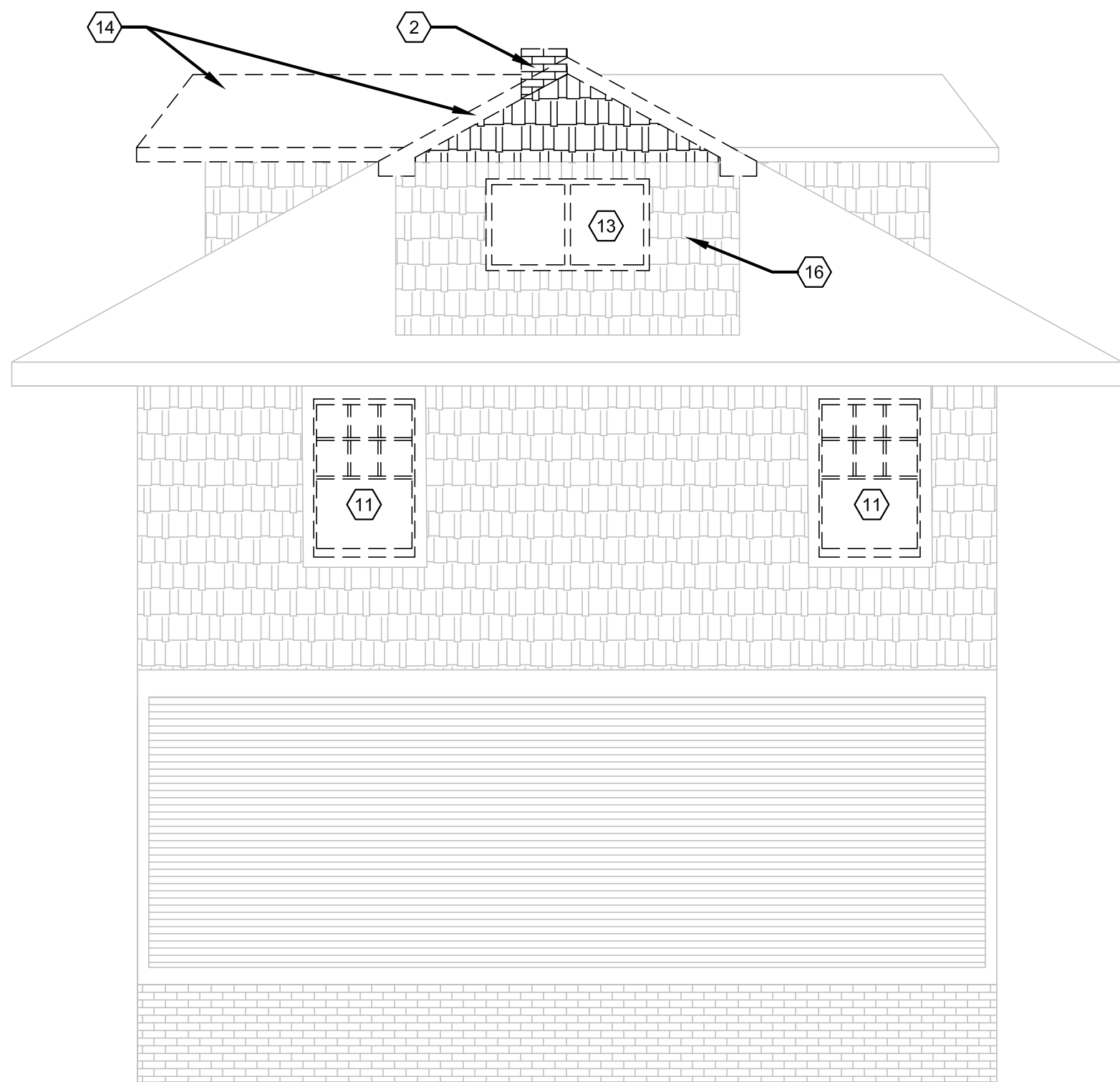
1 SOUTH ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"

### ELEVATION KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 MASONRY STAIRS REMOVED, REPLACED
- 2 CHIMNEY DEMOLISHED
- 3 EXISTING BASEMENT DOOR REMOVED, WALL INFILLED; USE IN-KIND MATERIALS FOR EXTERIOR CLADDING. EARTH TO BE INFILLED
- 4 REAR DECK AND STAIR DEMOLISHED
- 5 DOOR REMOVED, WALL INFILLED; USE IN-KIND MATERIALS FOR EXTERIOR CLADDING
- 6 EXISTING COLUMNS TO BE REMOVED AND REPLACED; SHORE ROOF AS REQ'D
- 7 EXISTING WINDOW REMOVED AND REPLACED, SEE EXTERIOR ELEVATIONS
- 8 WALL REMOVED FOR NEW DOOR, SEE EXTERIOR ELEVATIONS
- 9 BASEMENT WINDOWS REMOVED, REPLACED WITH GLASS BLOCK; SEE EXTERIOR ELEVATIONS
- 10 WINDOW REMOVED, WALL INFILLED; SEE EXTERIOR ELEVATIONS
- 11 EXISTING SINGLE-HUNG WINDOW REMOVED, REPLACED W/ VINYL-CLAD WOOD SINGLE-HUNG WINDOW (ANDERSON 400 SERIES) (WORK COMPLETED); TO BE PAINTED BLACK
- 12 WALL DEMOLISHED AS REQ'D FOR NEW WINDOW
- 13 SLIDING WINDOW TO BE REMOVED, REPLACED (SEE EXTERIOR ELEVATIONS)
- 14 DORMER ROOF TO BE REMOVED, REPLACED (SEE EXTERIOR ELEVATIONS)
- 15 ENTRY DOOR REMOVED, REPLACED
- 16 REMOVE INSTALLED COMPOSITE SIDING

ARCHITECT:
4545 architecture
2781 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:
Project :
708 PALLISTER HDC RENOVATION
Issued for :
HDC SUBMIT 04/21/2025
Drawn by :
TRF
Check by :
Sheet Title :
DEMO EXTERIOR ELEVATIONS
Project No. :
2024001
Sheet No. :
D3.1



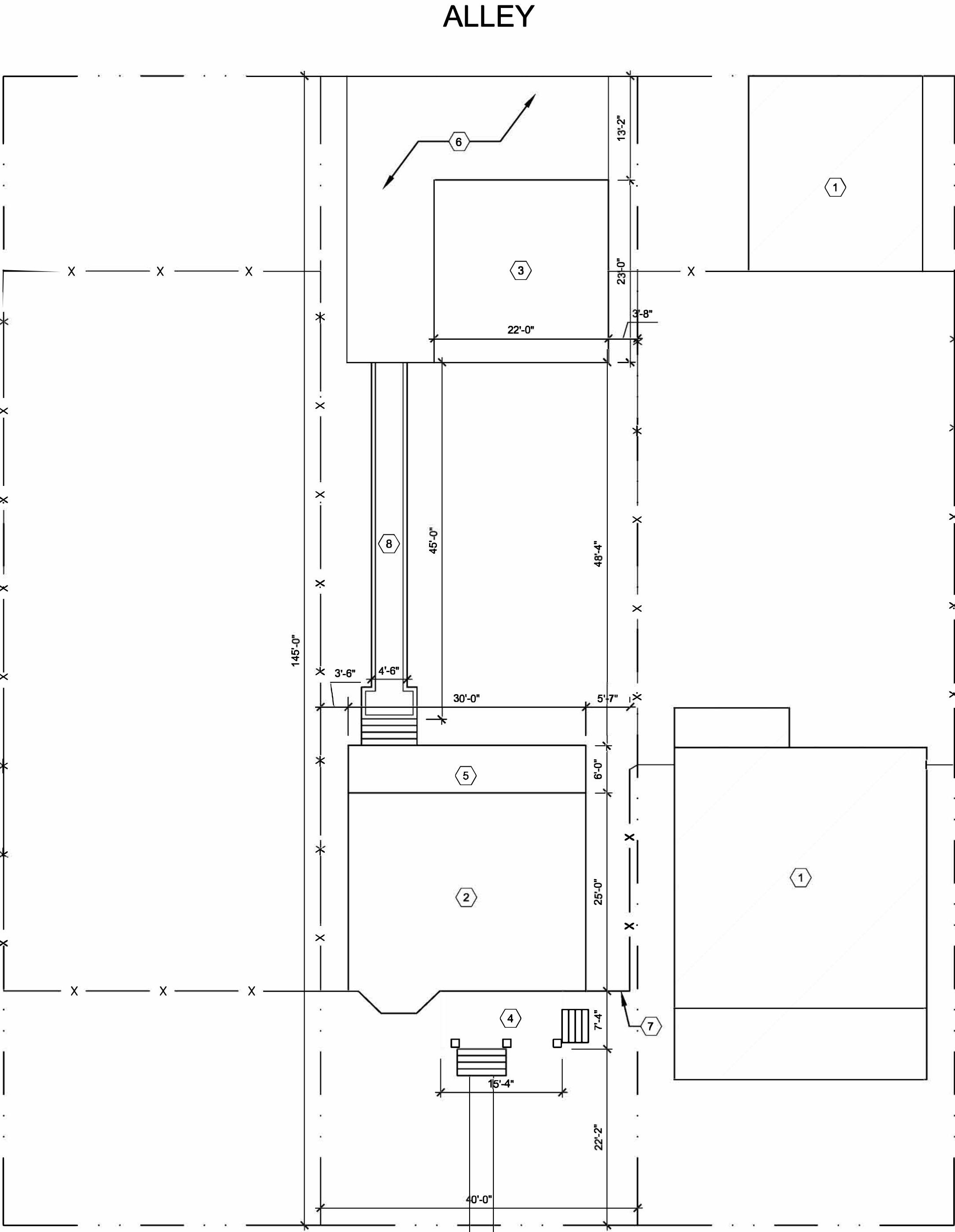
GENERAL SITE PLAN NOTES:

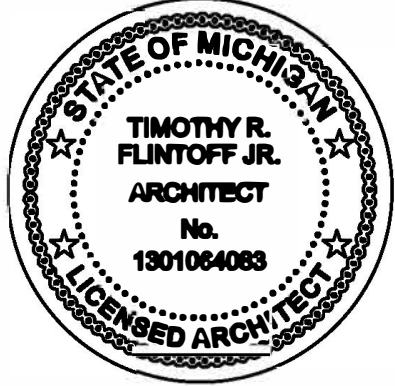
- PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
- CONCRETE: PORTLAND CEMENT TYPE 1A (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
- ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
- PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
- ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
- ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
- ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
- CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
- FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
- EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
- EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
- SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
- ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
- FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.
- ALL LANDSCAPED AREAS TO BE PROVIDED W/ SPRINKLER SYSTEMS FOR 100% COVERAGE.

SITE PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- EXISTING BUILDING NOT IN SCOPE
- EXISTING HOUSE
- EXISTING GARAGE
- EXISTING FRONT PORCH
- NEW REAR DECK
- EXISTING CONCRETE PARKING PAD
- NEW WOOD FENCE WITH GATE
- NEW PAVED WALKWAY



ARCHITECT:
<b>4545</b> architecture
2781 E. JEFFERSON AVE STE. 302 DETROIT, MI 48207 P. 313.454.4545 TIM.FLINTOFF@4545ARCHITECTURE.COM
CONSULTANT:
Project :
<b>708 PALLISTER HDC RENOVATION</b>
Issued for :
<b>HDC SUBMIT 04/21/2025</b>

Drawn by : ANJ
Check by : THE
Sheet Title : ARCHITECTURAL SITE PLAN
Project No. : <b>2024001</b>
Sheet No. : <b>SP1.1</b>

DO NOT SCALE DRAWINGS | ©2024 Timothy Flintoff Architect, PLLC