### SCOPe OF WORK

1. DEMOLITION OF THE EXISTING GARAGE.
2. DEMOLITION OF INTERIOR WALL IN THE BASEMENT AND SECOND FLOOR.
3. ADDING THE EGRESS WINDOW WELLS TO THE BASEMENT.
4. CONSTRUCTING THE NEW DETACHED GARAGE.
5. RE-DESIGNING THE BASEMENT LAYOUT (INTERIOR WORK)
6. RE-DESIGNING MASTER BATH AND BEDROOM FOR SECOND FLOOR (INTERIOR WORK)
7. ADDING DORMER TO THE LAUNDRY AND MASTER BATH.
1. REPAIR OR REPLACE EXISTING CURB, GUTTER, SIDEWALK, AND ALLEY ALONG THE PROPERTY FRONTAGE THAT ADMIN SEC 155.2 AND WILL BE VERIFIED IN THE FIELD.

2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PROJECT ROW PERMITS ASSOCIATED WITH THE CONSTRUCTION IN THE RIGHT-OF-WAY. IMPROVEMENTS MADE WITHIN THE PUBLIC RIGHT-OF-WAY TOTALING MORE THAN $20,000 REQUIRE A PERFORMANCE BOND. CONTACT THE ROW INSPECTOR FOR THIS AREA OF OCCUPANCY (CO) BEING ISSUED.

3. ALL WORK IN THE ROW SHALL CONFORM TO CURRENT CITY AND COUNTY OF DENVER SPECIFICATIONS, INCLUDING THE USE OF PROPER PLUMBING OR SEWER CONTRACTOR MUST CALL PWPO AT 303-446-3759 FOR CUT-OFF INSPECTION W/ VALID LICENSE.

4. ALL DISCHARGE POINTS FOR DOWNSPOUTS AND SUMP PUMP LINES MUST BE AT LEAST 6" FROM ALLEYS, 3' FROM SIDE-YARD PROP LINES, AND 10' FROM PUBLIC SIDEWALK PROP LINES.

5. AN APPROVED TYPE TWO-WAY CLEANOUT SHALL BE INSTALLED OUTSIDE THE BLDG NEAR THE CONNECTION OF BLDG DRAIN AND BLDG SEWER, ON ALL NEW OR REPLACED LINES EXITING THE BLDG, AND EXTENDED TO GRADE. THE REPLACED BLDG SEWER LINE, AND ANY CONNECTIONS, MUST BE INSPECTED BY PWDES PLUMBING INSPECTION AND AIR OR WATER TESTED, IF REQUIRED, BY THE INSPECTOR. INSTALLATION OF ANY CHANGING FOOTPRINTS MANDATORY IN ADDITION TO ANY INSPECTION REQUIRED BY THE DENVER BUILDING DEPT.

6. ALL PARCEL, LOT AND BUILDING SEWER LINES SERVING THE EXISTING PARCEL, LOT AND/OR BUILDINGS TO BE DEMOLISHED OR MOVED MUST BE PROPERLY CUT-OFF, AND FINAL CUT-OFF INSPECTION APPROVED BY PWDES, PRIOR TO ISSUANCE OF A SEWER USE & DRAINAGE (SUDP) PERMIT FOR ANY NEW BUILDING.

7. ALL EXISTING DOWNSPOUTS SINGLE CLEAN OUT DUAL CLEAN OUT

NOTE: THE SLIP WILL NOT BE ISSUED AT THE SITE WITHOUT PRIOR FINAL SLOP REVIEW AND APPROVAL.
1. Repair or replace existing curb, gutter, sidewalk, and alley along the property frontage that is damaged or not to current city standards, as directed by ROW inspector during Admin Sec 155.2 and will be verified in the field.

2. See geotechnical report for foundation drainage recommendations. If no report is provided, contact the building department. The inspector will recommend the required or zone lot setback.

3. Discharge points of pipes must daylight with the invert even with the landscape and all construction in the right-of-way. Improvements made within the public right-of-way totaling slopes shall meet the guidelines required by the IPC.

4. All discharge points for downsputs and sump lines must be at least 6" from alleys, 3' from side-yard property lines, and 10' from public sidewalk property lines.

5. Any portion of the building sewer being built over, or any portion within 2 feet of existing or relocated (E) manhole, sanitary sewers, or water lines shall be the subject of a cut-off inspection with a valid license.

6. All parcel, lot and building sewer lines serving the existing parcel, lot and/or buildings to be relocated (E) ac condensor unit, new fence, new existing building footprints, spot elevations, and existing building footprint.

7. All parcel, lot and building sewer lines serving the existing parcel, lot and/or buildings to be permitted and inspected. A traffic control plan (TCP) is subject to city and county of Denver and/or CDOT approval prior to commencing work on roadway row. A copy of approved TCPs must be available on site during work. Traffic control to be in accordance with MUTCD.

8. All new foundation grout lines must be performed by a licensed and bonded right-of-way contractor, and require inspection by the city prior to issuance of a sewer use & drainage (SUDP) permit for any new building.

9. Property is responsible for the continuing care, maintenance, repair, and replacement of all improvements installed in the public right-of-way that the property line and the curb line accessing their property.
5. STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE GUARDS AT MIN. 34" ABOVE THE NOSINGS, AND R703.4.

303-455-7741 TO THE OWNERS SINCE PROPOSALS MUST TAKE INTO CONSIDERATION ALL SUCH CONDITIONS WHICH MAY BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE IRC E3902, AND NEC, SECTION 210.12.

6. PROVIDE AT LEAST ONE RECEPTACLE OUTLET FOR EACH VEHICLE SPACE IN A GARAGE. THE OUTLETs SHALL BE REQUIREMENTS OF THE LOCAL BUILDING CODES, STRUCTURAL CONSIDERATIONS, TRADE ASSOCIATION COMPLETE CONSTRUCTION OF DETAILS. ALL POSSIBLE FIELD CONDITIONS WHICH MAY BE ENCOUNTERED ARE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

6. SEPARATE PERMITS MAY BE REQUIRED FOR THE WORK LISTED BELOW:

1. AS-BUILT SETBACK VERIFICATION FORM REQUIRED ON SITE IF PROPOSED STRUCTURE IS WITHIN 1'-0" (305 REQUIREMENTS OF R303.1. NATURAL LIGHTING SHALL BE MIN. 8% OF THE FLOOR AREA AND NATURAL

5. FOUNDATION EXCAVATION PER DIRECTION OF LICENSED SOILS ENGINEER. STAMPED ENGINEER’S REPORT WITH SECTION R302.4

6. OBSERVATION AND A REPORT OF THE FOUNDATION INSTALLATION BY THE ENGINEER OF RECORD IS REQUIRED. THE COMBUSTION AIR DUCT SHALL BE INSULATED TO A MIN. R-8 WHERE IT PASSES THROUGH CONDITIONED SPACE. N1102.4.4 (R402.4.4) THE COMPLIANCE REPORT SHALL INCLUDE ALL ITEMS REQUIRED IN SECTION N1109, INCLUDING THE BUILDING ENVELOPE, FENESTRATION, HEATING AND COOLING SYSTEMS, SERVICE HOT WATER SYSTEMS, LIGHTING, AND ANY CHANGE IN SPACE CONDITIONING.

12. PROVIDE ATTIC AND ENCLOSED RAFTER CROSS-VENTILATION COMPLYING WITH REQUIREMENTS OF R806.1 R314.3.1 (IONIZATION ALARMS MIN. 20 FEET FROM COOKING APPLIANCE).

ELECTRICAL

PERIMETER DRAINAGE SHALL COMPLY WITH THE DETAILED REQUIREMENTS OF SECTIONS R401.4 & R405.1, DRAINS SHALL BE PROVIDED TO PREVENT DRAINAGE ONTO ADJACENT PROPERTIES. R401.3

1. ROOFTOP PHOTOVOLTAIC SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF R907, INCLUDING BEING LISTED AND LABELED IN ACCORDANCE WITH UL1741. IT SHALL BE DESIGNED AND COMPLY WITH LIGHTING SAFETY REQUIREMENTS.

11. A PERMANENT CERTIFICATE OF ENERGY EFFICIENCY SHALL BE COMPLETED BY THE BUILDER OR REGISTERED ROOFTOP-MOUNTED PHOTOVOLTAIC SYSTEMS
IECC - GARAGE SECTION 1

IECC - SECOND FLOOR PLAN

IECC - BASEMENT PLAN

IECC - GARAGE SECTION 2

IECC - SHORT SECTION

IECC - FIRST FLOOR PLAN

IECC - LONG SECTION

IECC COMPLIANCE NOTES

R408.2: ENERGY STAR APPLIANCES
R408.6: DUCTS IN CONDITIONED SPACE
R408.8.2: HIGH PERFORMANCE ELECTRIC SPACE HEATING
R408.14: CONTROLS

Carbon Dioxide (CO2) sensors shall be installed in all spaces used for human occupancy and shall be monitored by the building automation system in accordance with IRC Sec. N1108.2.3.5 and IECC Sec. R408.14.1.2.1.1. CO2 sensors shall be installed in the following spaces:

- Second Floor (Living Room, Dining Room, Kitchen, and Hallway)
- Third Floor (Master Bedroom, Guest Bedroom, and Bathroom)
- Garage

Air Tightness Testing

R403.3: Duct Leakage Testing

Ducts shall be pressure-tested to determine air leakage in accordance with IRC Sec. N1108.2.3.5 and IECC Sec. R403.3.3. The duct leakage test shall be performed for the final energy inspection of the project.

Radiant Heating Systems

R407.1: Radiant Heating Systems

All radiant heating systems shall be designed and installed in accordance with IRC Sec. N1108.2.3.5 and IECC Sec. R407.1.1. All radiant heating systems shall be designed to provide a uniform temperature distribution throughout the occupied spaces.

Thermal Comfort

R407.2: Thermal Comfort

All spaces shall be designed to maintain a thermal comfort level within the range of 68°F to 72°F (20°C to 22°C) for a minimum of 90% of the total occupied time.

Energy Efficiency

R408.1: Energy Efficiency

All energy-consuming equipment shall be Energy Star labeled in accordance with IRC Sec. N1108.2.3.5 and IECC Sec. R408.1.1. All electric motors, transformers, and control equipment shall be Energy Star labeled.

IECC COMPLIANCE


Generally Applicable Energy Compliance: All new construction shall comply with the provisions of the 2021 International Energy Conservation Code (IECC) as amended by the City of Denver.

IECC Regulation:

R401.3: Residential Energy Efficiency Certificate of Compliance

A residential energy efficiency certificate of compliance shall be completed by the builder and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building.

IECC Compliance Notes:

- A certificate of compliance shall be completed by the builder and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building.
- The certificate shall include the name of the builder, the date of completion, and a description of the energy efficiency measures implemented.
- The certificate shall be signed by the builder and an authorized representative of the city.
- The certificate shall be kept on file by the builder for a period of at least five years.

Additional Energy Compliance:

- R407.1.3: Radiant Heating Systems
- R407.2: Thermal Comfort

IECC - SHORT SECTION
1. Contractor responsible for hazardous material testing and remediation, including asbestos and lead paint, as required by applicable codes.
2. Coordinate all demolition and material removal, maintaining a clean and orderly site. Temporary exterior walls should be maintained to keep dust under control.
3. Contractor to provide scaffolding and shoring as required for the project.
4. Ensure the site is secure and safe for workers and the public.
5. Coordinate to ensure final project completion.
6. Ensure the project is completed according to the approved plans and specifications.
7. Coordinate the installation of new openings in existing walls prior to demolition.
8. For asbestos abatement or removal, including structural demolition, contact the state of Colorado Department of Health, 303-692-2000.

**Demolition Notes**

- **Demolition Pattern Legend**
- **Demolition Calculations**

### Demolition Calculations

**House (Existing)**
- North: 2227 SF
- South: 2227 SF
- East: 314 SF
- West: 1281 SF
- Total: 6049 SF

**House (Demol)**
- North: 275 SF
- South: 260 SF
- East: 314 SF
- West: 346 SF
- Total: 1195 SF

1195 SF Demol / 6049 Total SF = 19.75% Demolished

Scope of work on existing house

- **(E) Railing to Detach**
- **(E) Pergola to Relocate**
- **(E) Railing to Detach**

**Construction Documentation**

- 2841 N Perry St, Denver, CO 80212
- 303-455-7741
- ArcWestArchitects.com

**Sheet Title:**

- Residential Remodel + New Garage
- Construction Documentation

**Sheet Issue Date:**

- 2023-07-20

**Scale:**

- 1” = 10’-0”

The owner of the subject property attests and understands the existing structure shown on this plan is categorized as a compliant structure per DZC, Division 12.6, and/or as a noncompliant structure per DZC, Division 12.8, and as such, demolition of 40% or more of the structure's exterior walls as a result of construction activities will require new or revised zoning/building plans documenting full compliance with all applicable zone districts.
**WALL TYPES**

- **FOUNDATION WALL**
  - 6" CAST-IN-PLACE CONCRETE

- **FOUNDATION WALL (NEW WALL TYPES)**
  - 12" CONCRETE SLAB ON GRADE

- **EXTERIOR STUD WALL**
  - 2" ICYNENE-PROSEAL-LE CLOSED CELL SPRAY

- **INTERIOR STUD WALL**
  - 1/2" GYPSUM WALL BOARD

**EXISTING WALL TYPES**

- **EXISTING WALL (SEE WALL TYPES)**
  - 2X4 WOOD STUD WALL AT 16" o.c.

**INTERIOR CABINETS, BUILT-IN CARPENTRY AND APPLIANCE SELECTION AND COORDINATION BY OWNER/INTERIOR DESIGNER**
ROOF ACCESS TO BE 42" FOR THE RGB

ELECTRICAL NOTES

1. MEP SCOPE IS DESIGN/BUILD. MEP DESIGN IS THE RESPONSIBILITY OF THE DESIGN/BUILD CONTRACTOR.

2. PROVIDE OUTLETS PER CODE IN ADDITION TO THOSE SPECIFICALLY INDICATED ON THE PLAN.

3. PROVIDE DEDICATED CIRCUITS, TAMPER RESISTANT, GFI & WEATHER PROOF COMPONENTS AS REQUIRED BY APPLICABLE CODES.

4. EVALUATE OCCUPANCY SENSORS AND CONTROLS WITH THE OWNER.

5. DRAWINGS ILLUSTRATE PROPOSED NEW FIXTURE AND SYMBOL LOCATIONS ONLY.

6. POWER, DATA, LOCATIONS UNDER/ABOVE OR WITHIN BUILT-IN FURNITURE TO BE COORDINATED BY CONTRACTOR W/ OWNER.

7. CONFIRM BATHROOM VANITY FIXTURE TYPE AND LOCATION WITH OWNER.

8. UNLESS NOTED ALL WALL SWITCHES MOUNTED AT 42" AFF.

9. UNLESS NOTED ALL WALL OUTLETS MOUNTED 12" AFF.

10. COORDINATE KITCHEN OUTLETS, SWITCHES, AND APPLIANCE/EQUIPMENT POWER REQUIREMENTS WITH OWNERS KITCHEN DESIGNER.

11. COORDINATE GAS FIREPLACE INSERT POWER REQUIREMENTS WITH SELECTED MANUFACTURER.

12. CONFIRM EXTERIOR ELECTRICAL OUTLETS AND HOSE BIB LOCATIONS WITH OWNER.

13. ALL LIGHTING IN OCCUPIED SPACES EQUIPPED WITH DIMMER SWITCHES.

14. ELECTRICAL VEHICLE CHARGING (LOCATION, PATHWAYS FOR CONDUIT TO ELECTRICAL SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE ELECTRICAL VEHICLE CHARGING AS "EV CAPABLE".)
Matthis 71/2" High Black LED Downlight

★★★★★

$79.99
Comparable Value SJ19.99

Open Box Available

FREE SHIPPING & FREE RETURNS
Ships Today if ordered in the next 6 Min.

1 ADD TO CART

Check Store Availability  |  Question? Ask a Store Associate

Good To Know

LED

Product Details

This LED downlight is made of tough aluminum and finished in a deep, rich black.

Additional Info:

Add this downlight to your indoor or outdoor spaces for contemporary style lighting. Finished in black and made of aluminum, it is sleek and great for garage areas and entryways. LEDs add energy efficiency to this lighting fixture.

- 71/2" high x 5" wide. Extends 8 1/4" from the wall. Backplate is 4.1/2" high and wide. Weighs 2.09 lbs.
- 13 watt built-in LED. Non-dimmable. 790 lumens. Comparable to a 60 watt incandescent bulb. 3000K 00 CRI.
- Wet location rated for outdoor use. Can also be used indoors.

Shop all Possini Euro Design

Combining the appearance and workability of wood with the durability of specially formulated fiber cement, Allura Lap Siding not only looks great but lasts considerably longer than traditional exterior wall cladding or vinyl siding.

DEVELOPER'S CORNER

Our Traditional Cedar texture features a deep, realistic wood grain appearance for an unbeatable classic style, while the Smooth texture creates a cleaner, modern aesthetic. You can even customize your design utilizing our extensive range of widths. No matter the style, Allura Lap Siding has got yours covered.

AVAILABLE TEXTURES *

Traditional Cedar

Smooth

LAP SIDING*

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* 1/8" min. overlap with all Lap Siding. Check market availability, as products may vary.
SHAKE

Random Square – Straight Edge

Random Square – Staggered Edge

Half Rounds

Octagons
The undeniable allure of texture and detail.

Replacing split or rotted wood shingles is a thing of the past thanks to Allura Shake. Featuring the natural beauty of cedar, our Shake provide the appearance of wood without the wear and tear, ideal for everything from small facades to large areas to full wall applications. What’s more, our Shake achieves the look of individual shingles in easy-to-install panels. To elevate the authenticity even further, opt for Allura Shake Select, the innovative interlocking 3-panel system that minimizes repeating patterns to deliver a truly random aesthetic. All of which deliver a lot of extra curb appeal without a lot of extra work.

**Allura Shake**
- Primed only
- Two textures: Traditional Cedar & Combed

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*Check market availability, as products may vary.

**DESIGNER’S CORNER**

When it comes to creativity and versatility, Allura Shake is all you need to establish a look that’s all your own. Whether you prefer the classic Straight Edge look, the “randomness” of Staggered Edge or the decorative possibilities of our Half Round, Allura Shake makes your design ideas come alive.
Value & Performance
In A Genuine Wood-Shake Look

- **Great Value...** Architecturally stylish but practically priced — with a lifetime ltd. warranty.¹
- **Dimensional Look...** Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look.
- **Highest Roofing Fire Rating...** UL Class A, listed to ANSI/UL 790.
- **StainGuard® Algae Protection...** Helps ensure the beauty of your roof against unsightly bluegreen algae.²
- **High Performance...** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home [Visit gaf.com/apps to learn more].
- **Stays In Place...** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph [209 km/h].³
- **Peace Of Mind...** Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.⁴
- **Perfect Finishing Touch...** Use Timbertex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles (visit www.gaf.com/ridgecapavailability for availability in your area).

¹ See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.
² StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 15-Year limited warranty against bluegreen algae discoloration. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.
³ Limited availability.
⁴ Rated by the Cool Roof Rating Council (CRRC) and can be used to comply with 2016 Title 24, Part 6: Cool Roof Requirements of the California Code of Regulations.
⁵ Timberline HD® White is ENERGY STAR® certified (U.S. only). Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, relative properties of roofing products, insulation levels, HVAC system efficiency, and other factors.

Where They Fit Within The Lifetime Roofing System

1. **Lifetime Shingles**

2. Leak Barrier

3. Starter Strip Shingles

4. Roof Deck Protection

5. Cobra® Attic Ventilation

6. Ridge Cap Shingles

See chart on page 14 for color availability.
**WINDOW & DOOR TYPES**

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

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

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

Available in custom sizes to fit all projects.
EXTERIOR & INTERIOR COLORS

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

EXTERIOR COLORS

- White
- Sandtone
- Terratone
- Dark Bronze
- Black

INTERIOR COLORS

- White
- Sandtone
- Dark Bronze
- Black

*Products with Sandtone, dark bronze and black interiors have matching exteriors. Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.
**Arch Single-Hung Window Details – New Construction**

Scale 1 $\frac{1}{4}$” (38) = 1'-0” (305) — 1:8

- **Drip cap** is required to complete window installation as shown but may not be included with the window. Use of drip cap is recommended for proper installation.
- 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 page 110.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.