

NOTES:

SEE COVER PAGE FOR NOTES AND LIMITATIONS TO ARCHITECTURAL SCOPE OF SERVICES.
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- COVERED PORCH**
FINISHED FIRST FLOOR
42.00' M.S.L.
- FIRST FLOOR**
FINISHED FIRST FLOOR
42.25' M.S.L.
- COVERED PORCH**
FINISHED FIRST FLOOR
42.00' M.S.L.

SAWYER DESIGN STUDIO

22 WEST BRYAN STREET
SUITE 321
SAVANNAH GEORGIA
31401-2604
912.704.1955
www.sawyerds.com

SITE PLAN
NOT FOR CONSTRUCTION

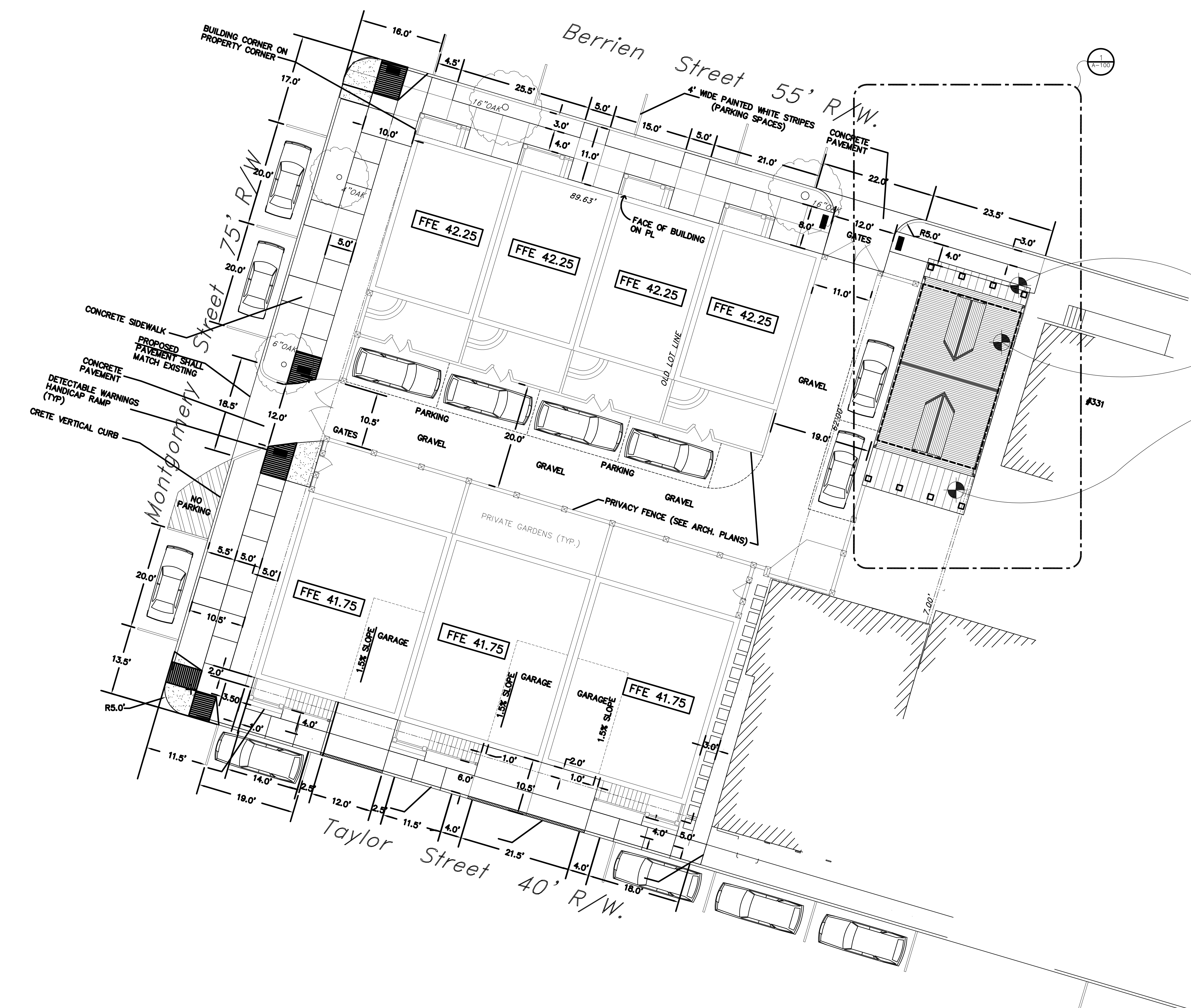
**APPLEGATE INDUSTRIES
NEW RESIDENCE**

313 BERRIEN STREET
CITY OF SAVANNAH
SAVANNAH
GEORGIA

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10-003

L - 100
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S
SITE PLAN
SCALE: 1" = 10'-0"
L - 100 - 1

WINDOWS AND DOORS
VERIFY ALL SPECIFICATIONS AND SIZES
PRIOR TO ORDERING AND INSTALLATION

INTERIOR DOORS
ALL INTERIOR DOORS FIRST AND SECOND FLOOR
TO BE 6'-8" TALL UNLESS OTHERWISE NOTED

FIRST FLOOR CASSED OPENINGS
ALL FIRST FLOOR CASSED OPENINGS TO BE 8'-0"
TALL UNLESS OTHERWISE NOTED

SECOND FLOOR CASSED OPENINGS
ALL SECOND FLOOR CASSED OPENINGS TO BE
6'-8" TALL UNLESS OTHERWISE NOTED

DRAWING NOTES:
FLOOR PLANS

STRUCTURAL INFORMATION
SEE FOUNDATION PLAN FOR ADDITIONAL
STRUCTURAL INFORMATION

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V35 = 130 MPH
EXPOSURE CATEGORY "B"

EXTERIOR WALLS
ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED
WITH 2x6 STUDS 16" O.C. UNLESS OTHERWISE
SPECIFIED

INTERIOR WALLS
ALL INTERIOR WALLS ARE TO BE CONSTRUCTED
WITH 2x4 STUDS 16" O.C. UNLESS OTHERWISE
SPECIFIED

FRAMING
FLOOR JOIST AND FRAMING SUBJECT TO CHANGE.
VERIFY FINAL LAYOUT WITH "T" FRAMING LAYOUT
FOR FINAL SIZES AND LOCATION

STRUCTURAL HARDWARE
THE HARDWARE SHOWN IS FOR DESIGN AND
ORIENTATION ONLY EQUAL HARDWARE BY OTHER
MANUFACTURERS IS ACCEPTABLE (USE
APPROPRIATE FITTINGS FOR DOUBLE STUDS,
RAFTERS ETC.)

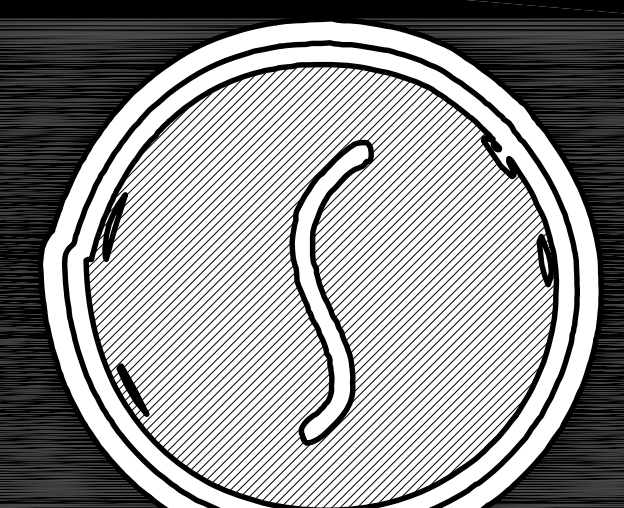
TREATED WOOD FASTENERS
ALL FASTENERS - STRAPS - CLIPS THAT COME
IN CONTACT WITH CBA-A OR CBA-B TYPE
TREATED WOOD MUST BE TRIPLE ZINC (G1-85)
COATED AND FASTENED WITH LIKE KIND NAILS -
SCREWS - AND OR BOLTS ISOLATE UNLIKE
MATERIALS IF NECESSARY

FOOTINGS
3000 PSI TYPE CONCRETE FOOTING WITH (3)#5
CONTINUOUS BARS & #5 TIES @48" O.C.

CMU WALLS
8" CMU BLOCK WALL FOUNDATION FILL SOLID
WITH GROUT WITH #5 BARS AT 16" O.C.

CMU PIERS
12" x 12" CMU COLUMN FILLED SOLID WITH GROUT
WITH (2) #5 BARS

BRICK VENEER
BRICK VENEER ATTACH PER MANUFACTURERS
ASTM STANDARDS WITH WATER PROOFING AND
WEEP HOLES



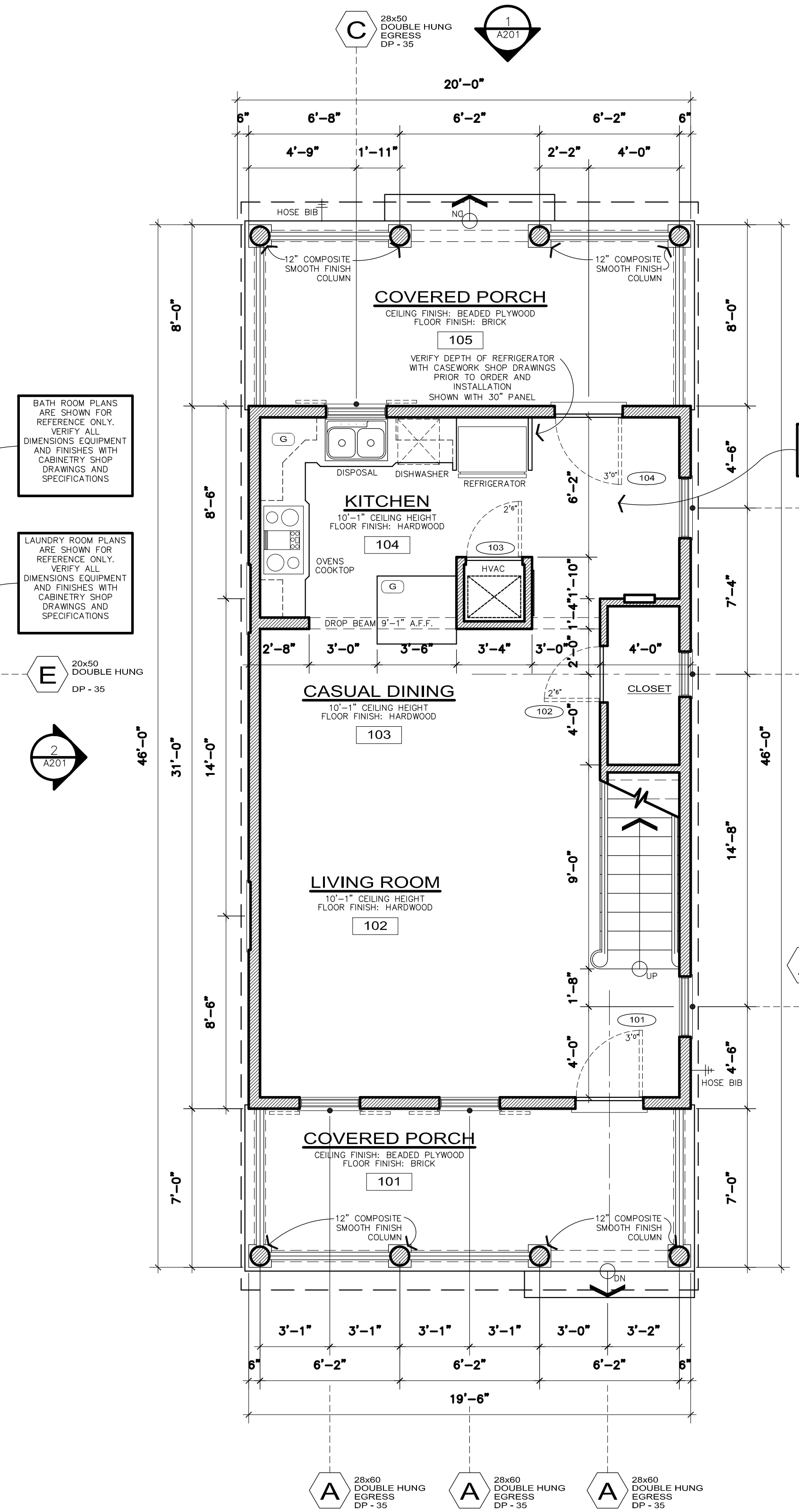
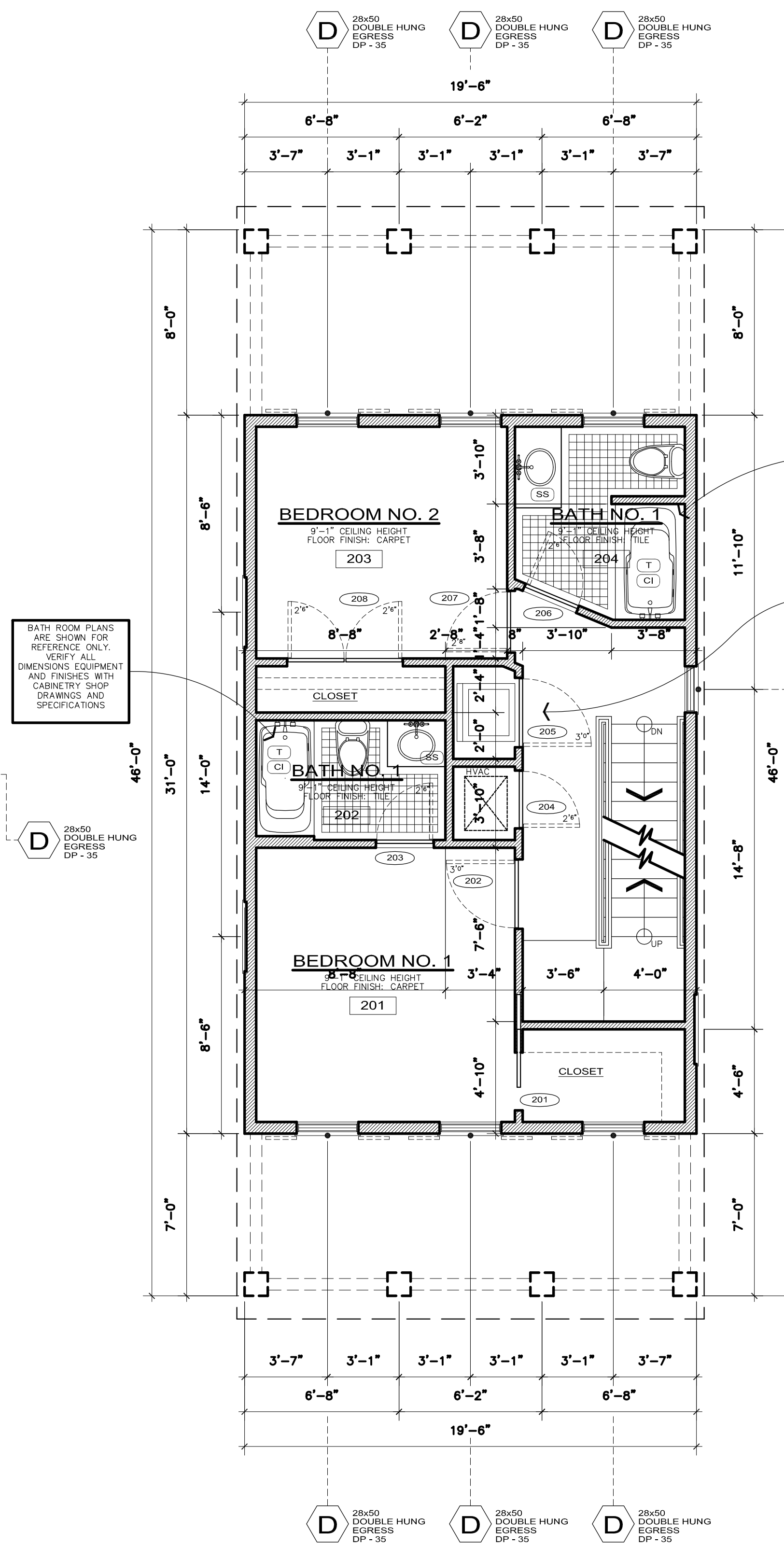
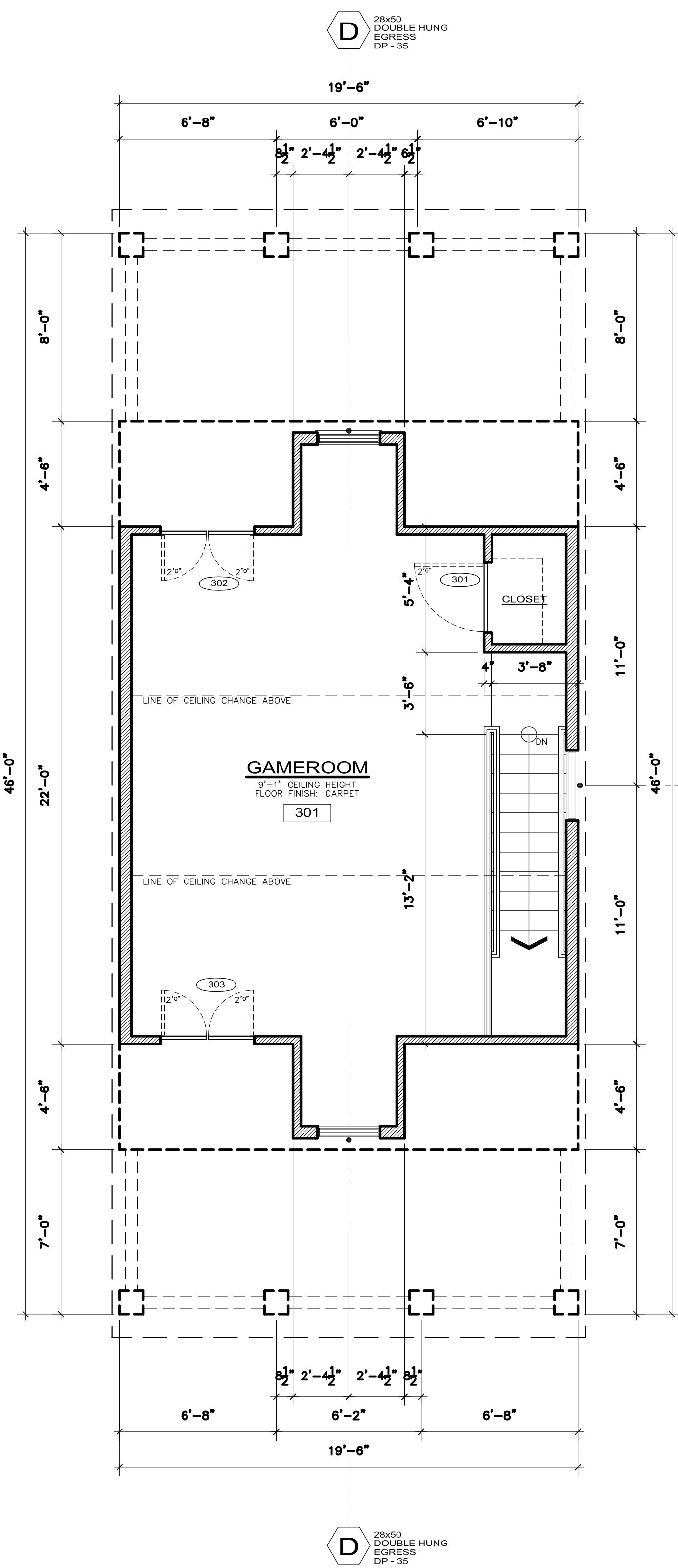
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KITCHEN PLANS ARE SHOWN FOR
REFERENCE ONLY. VERIFY ALL DIMENSIONS
EQUIPMENT AND FINISHES WITH CABINETRY
SHOP DRAWINGS AND SPECIFICATIONS

BATH ROOM PLANS ARE SHOWN FOR
REFERENCE ONLY. VERIFY ALL
DIMENSIONS EQUIPMENT
AND FINISHES WITH
CABINETRY SHOP
DRAWINGS AND
SPECIFICATIONS

LAUNDRY ROOM PLANS
ARE SHOWN FOR
REFERENCE ONLY.
VERIFY ALL
DIMENSIONS EQUIPMENT
AND FINISHES WITH
CABINETRY SHOP
DRAWINGS AND
SPECIFICATIONS

FINISH ELEVATIONS
NOTE THAT FINISHED ELEVATIONS DO
NOT STATE FINISHED HEIGHT OF
CONCRETE UNDER BRICK FINISHES

VERIFY BRICK TYPE AND SIZE PRIOR
TO SETTING FINAL HEIGHT OF
PORCHES PORTICOS PATIOS AND
DRIVEWAYS

FINAL ELEVATIONS
REFER TO CERTIFIED DRAINAGE PLAN
FOR ALL FINAL FLOOR AND GRADING
ELEVATION VERIFY WITH MASTER
DRAWING SET PRIOR TO
CONSTRUCTION

CMU WALL
TYPICAL 8" CMU BLOCK FOUNDATION
WALL WITH #5 BARS AT 16" O.C. FILL
SOLID WITH GROUT UNLESS
OTHERWISE SPECIFIED

SITE DRAINAGE
SEE CERTIFIED DRAINAGE PLAN FOR
ALL FINAL GRADING AND SITE
DRAINAGE LAYOUT

VERIFY TREE REMOVAL WITH DRAINAGE
PLAN

SOIL CONDITION
REFER TO GEOTECHNICAL REPORT FOR
SOIL INVESTIGATIONS RESULTS
AND SOIL PREPARATION
REQUIREMENTS

THE DESIGN SOIL BEARING PRESSURE IS
2500 PSF.

IF SOIL BEARING PRESSURE IS
INADEQUATE A NEW ENGINEERED
FOUNDATION PLAN WILL BE REQUIRED.



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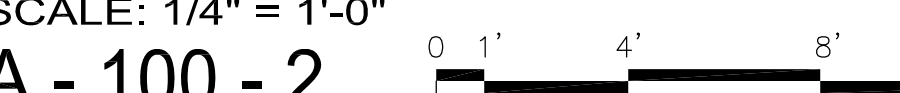
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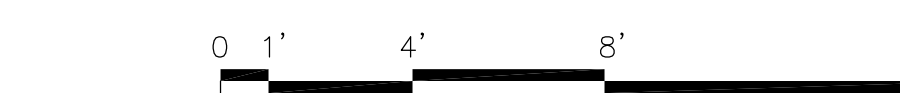
BONUS FLOOR PLAN
SCALE: 1/4" = 1'-0"
A - 100 - 3



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
A - 100 - 2



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
A - 100 - 2



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WINDOWS AND DOORS
VERIFY ALL SPECIFICATIONS AND SIZES
PRIOR TO ORDERING AND INSTALLATION

ROOF PITCH
8 - 12
SEE NOTES FOR CLARIFICATION

BRICK FINISH IS SHOWN FOR
LOCATION ONLY VERIFY WITH
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DRAWING NOTES:
ELEVATIONS

DESIGN LOADS
DESIGN LOAD BASED ON WIND SPEED
V3S = 130 MPH
EXPOSURE CATEGORY "B"

CEILING HEIGHTS
ALL FIRST FLOOR CEILING HEIGHTS ARE TO BE
10'-1" A.F.F. AND SECOND FLOOR CEILING
HEIGHTS ARE TO BE 9'-1" A.F.F. VERIFY WITH
ALL DETAILS PRIOR TO CONSTRUCTION

ROOF PITCH
ALL ROOF FINISHES ARE TO BE 8 - 12 UNLESS
OTHERWISE SPECIFIED VERIFY WITH ROOF PLAN
ALL GABLE MODIFIED HIPS ARE TO BE 4-12
UNLESS OTHERWISE SPECIFIED

WINDOW PROTECTION
SEE SHEET S101 FOR MINIMUM SPECIFICATIONS

WINDOW MUTTONS & MULLIONS
ALL MUTTONS AND MULLIONS ARE STANDARD
TYPE VERIFY WITH SPECIFICATION FOR ANY
CUSTOM APPLICATIONS

WINDOW SIZES
DO NOT SCALE WINDOW SIZES FROM DRAWINGS
VERIFY SIZE WITH FLOOR PLAN ELEVATION

SITE GRADING
SEE CERTIFIED DRAINAGE PLAN FOR ALL FINAL
GRADING AND SITE DRAINAGE LAYOUT

HVAC - SERVICE YARD
VERIFY SIZE AND MINIMUM CLEARANCES OF
SERVICE YARD EQUIPMENT AND STRUCTURE WITH
HVAC CONTRACTOR PRIOR TO CONSTRUCTION

SHUTTERS
DECORATIVE WINDOW SHUTTERS ARE SHOWN FOR
REFERENCE ONLY SEE ABB COLOR BOARD FOR
FINAL COLOR AND STYLE PRIOR TO INSTALLATION

DRAWING NOTES:

STUCCO FINISH
ALL EXISTING STUCCO FINISH TO BE REMOVED
AND REPLACED WITH NEW

A SCRATCH COAT OF STUCCO WITH ALL REQUIRED
ZINC MESH AND CORNER BEADS WILL BE
APPLIED FIRST PRIOR TO ANY AND ALL TRIM
MATERIAL

ALL STUCCO WIRE MESH IS TO BE ZINC COATED
- NO GALVANIZED

ALL STUCCO CORNER BEADS AND EXPANSION
JOINTS ARE TO BE ZINC COATED - NO
GALVANIZED

ALL WIRE MESH TO BE ATTACHED TO STRUCTURE
WITH USE OF ZINC COATED SCREWS - DO NOT
USE NAILS OR STAPLES

SEE FLASHING NOTES AND DETAILS FROM
MANUFACTURE CONTRACTOR RESPONSIBLE FOR
ALL FLASHING DETAILS PRIOR TO ANY STUCCO
APPLICATIONS

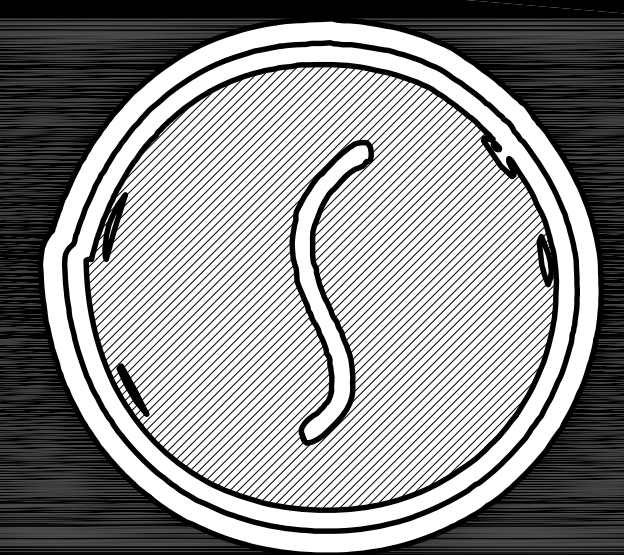
PROVIDE A VAPOR BARRIER TO BE INSTALLED
PER MANUFACTURERS SPECIFICATIONS BELOW
STUCCO FINISH

FINAL STUCCO TYPE AND FINISH TO BE
DETERMINED BY OWNER - VERIFY PRIOR TO
APPLICATION

EXTERIOR FASTENERS
ALL FASTENERS NAILS SCREWS AND OR OTHERS
WILL BE STAINLESS STEEL UNLESS OTHERWISE
SPECIFIED OR REQUIRED

VERIFY ALL FINISHED ELEVATION HEIGHTS
WITH FLOOR PLANS AND ELEVATION PAGES

NOTIFY DESIGN TEAM WITH ANY DISCREPANCIES PRIOR TO
CONSTRUCTION



NOTES:

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EXTERIOR ELEVATION - OVERALL STREET SCAPE

SCALE: 1/8" = 1'-0"

A - 200 - 3



EXTERIOR ELEVATION - FRONT

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

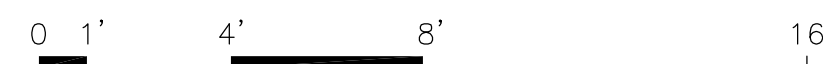
A - 200 - 2



EXTERIOR ELEVATION - RIGHT SIDE

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

A - 200 - 1



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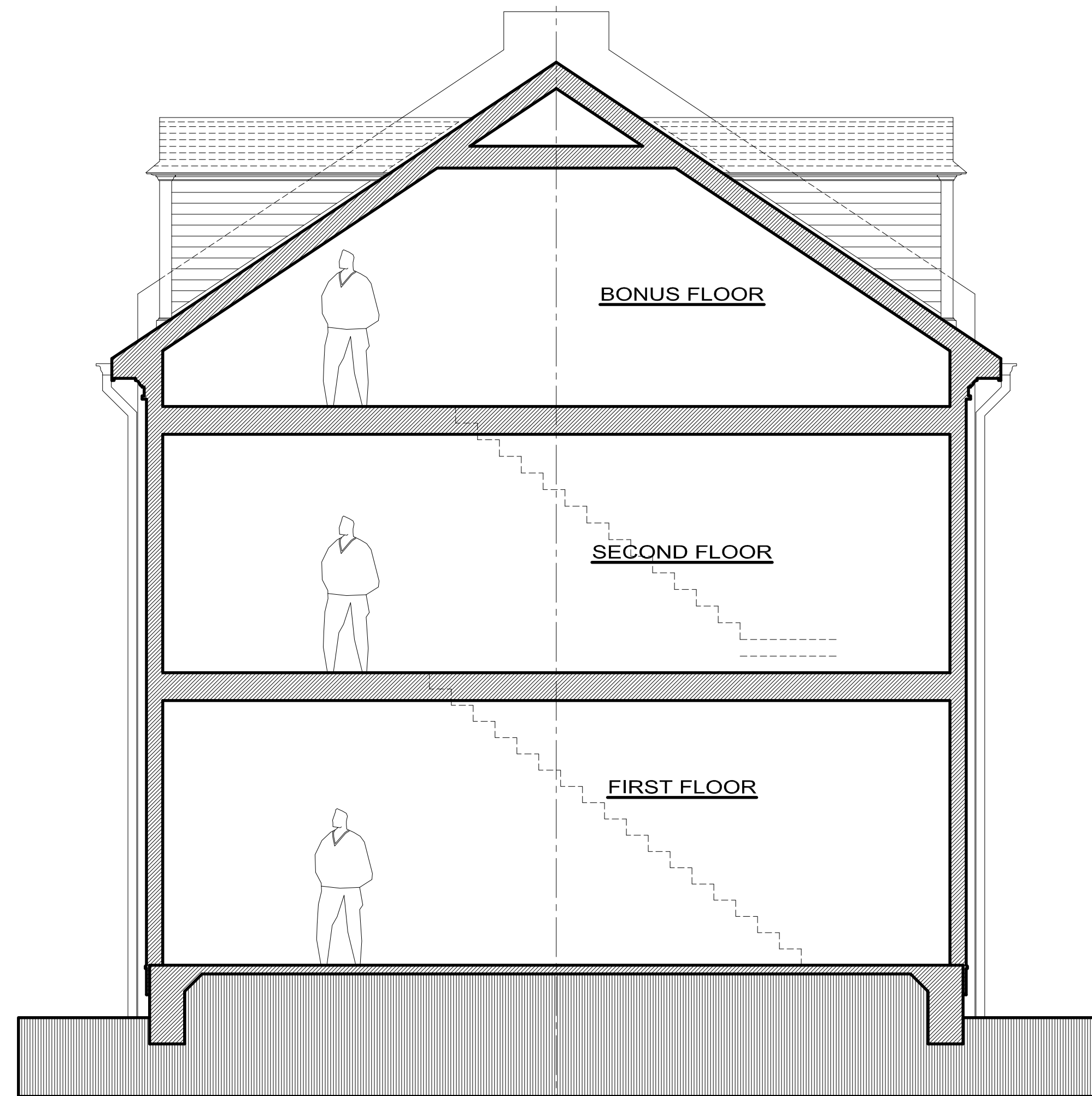
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- ◆ APPROXIMATE RIDGE HEIGHT
34'-4" A.F.F.
- ◆ BONUS FLOOR CEILING HEIGHT
9'-1" A.F.F.
- ◆ MEAN ROOF HEIGHT
25.00' ABOVE GRADE
- ◆ SECOND FLOOR CEILING HEIGHT
9'-1" A.F.F.
- ◆ SECOND FLOOR WINDOW HEAD HEIGHT
8'-0" A.F.F.
- ◆ FIRST FLOOR CEILING HEIGHT
10'-1" A.F.F.
- ◆ FIRST FLOOR WINDOW HEAD HEIGHT
8'-0" A.F.F.
- ◆ FINISHED FIRST FLOOR
VERIFY WITH SITE PLAN

WINDOWS AND DOORS
VERIFY ALL SPECIFICATIONS AND SIZES
PRIOR TO ORDERING AND INSTALLATION

ROOF PITCH
8 - 12
SEE NOTES FOR CLARIFICATION

**BRICK FINISH IS SHOWN FOR
LOCATION ONLY VERIFY WITH
SPECIFICATION FOR TYPE AND FINISH**

DRAWING NOTES:

ELEVATIONS

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DESIGN LOAD BASED ON WIND SPEED
V3S = 130 MPH
EXPOSURE CATEGORY "B"

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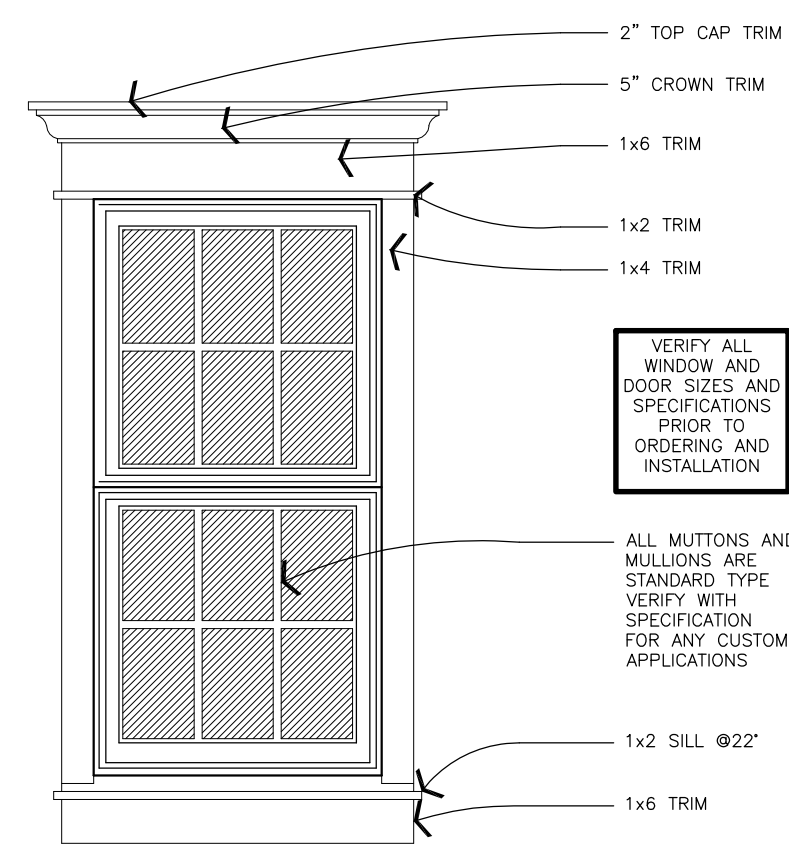
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SEE FLASHING NOTES AND DETAILS FROM
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ALL TV

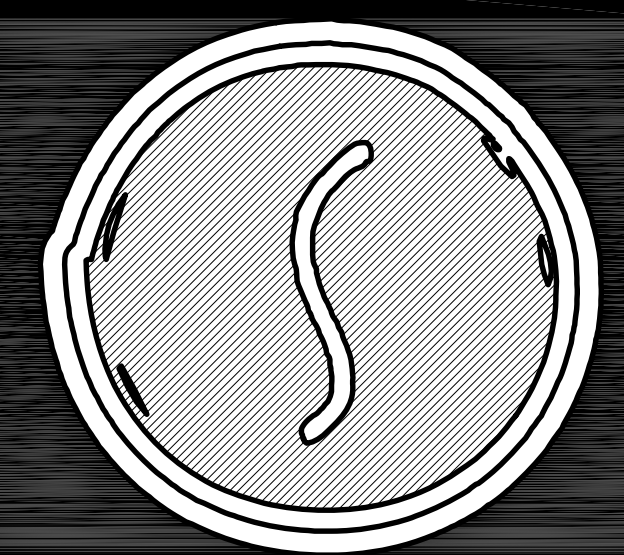
EXTERIOR FASTENERS

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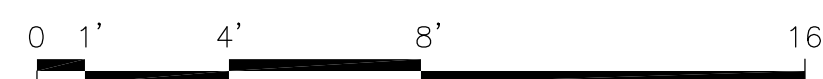
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BUILDING SECTION
SCALE: 1/4" = 1'-0"
A - 201 - 4



TYPICAL EXTERIOR WINDOW TRIM DETAIL
SCALE: 1/2" = 1'-0"
A - 201 - 3

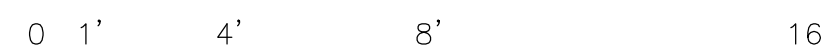
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VERIFY WITH SITE PLAN



EXTERIOR ELEVATION - BACK
SCALE: 1/4" = 1'-0"
A - 201 - 1



EXTERIOR ELEVATION - RIGHT SIDE
SCALE: 1/4" = 1'-0"
A - 201 - 2



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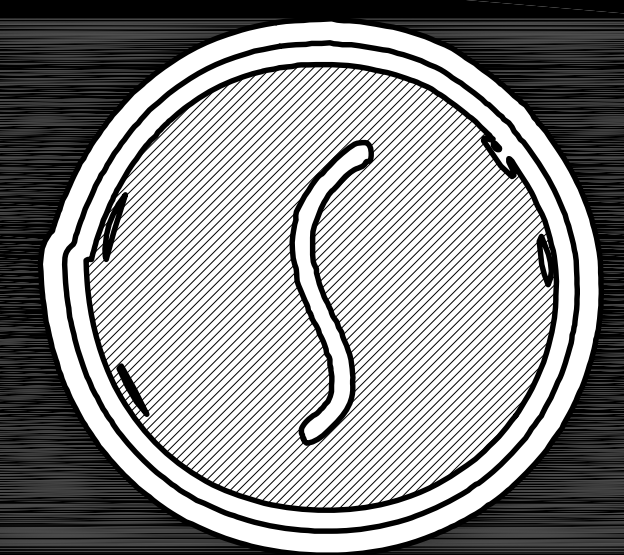
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CMU PIERS
 12" x 12" CMU COLUMN FILLED SOLID WITH GROUT WITH (2) #5 BARS

BRICK VENEER
 BRICK VENEER ATTACH PER MANUFACTURERS ASTM STANDARDS WITH WATER PROOFING AND WEEP HOLES

CONCRETE LINTELS
 8" CAST CRETE TYPE WITH (2) #5 BARS

CONCRETE SLABS
 4" THICK 3000 PSI CONCRETE SLAB ON 6x6 10/10 W/M ON 6 MIL VAPOR BARRIER ON CLEAN COMPACTED TERMITE TREATED SOIL DOUBLE LAYER OF W/M SHALL BE PROVIDED AROUND PERIMETER OF SLAB

GALVANIZED DECKING
 6" THICK 3000 PSI CONCRETE SUSPENDED SLAB WITH #5 REBAR 8" O.C. EACH WAY
 GALVANIZED STEEL DECKING TO BE SUPPORTED EVERY 36" WITH TEMPORARY 2x6 T TYPE COLUMNS UNTIL CONCRETE HAS REACHED ITS REQUIRED STRENGTH CAPACITY
 GALVANIZED DECK TO BE M-DECKGROUP CD-3-16 GAUGE MINIMUM AND OR EQUAL

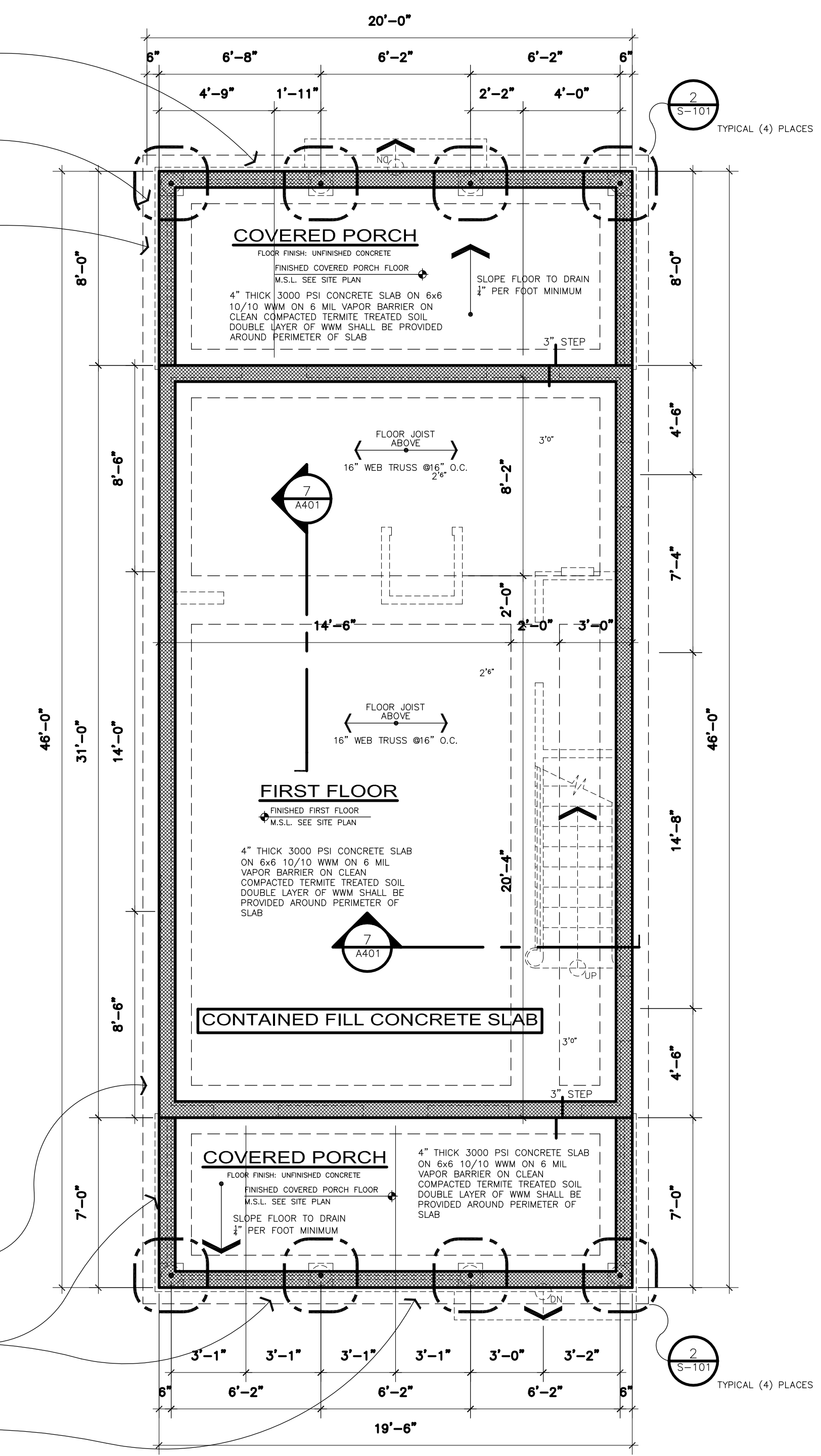
FINISH ELEVATIONS
 NOTE THAT FINISHED ELEVATIONS DO NOT STATE FINISHED HEIGHT OF CONCRETE UNDER BRICK FINISHES
 VERIFY BRICK TYPE AND SIZE PRIOR TO SETTING FINAL HEIGHT OF PORCHES PORTICOS PATIOS AND DRIVEWAYS

FINAL ELEVATIONS
 REFER TO CERTIFIED DRAINAGE PLAN FOR ALL FINAL FLOOR AND GRADING ELEVATION VERIFY WITH MASTER DRAWING SET PRIOR TO CONSTRUCTION

CMU WALL
 TYPICAL 8" CMU BLOCK FOUNDATION WALL WITH #5 BARS AT 16" O.C. FILL SOLID WITH GROUT UNLESS OTHERWISE SPECIFIED

SITE DRAINAGE
 SEE CERTIFIED DRAINAGE PLAN FOR ALL FINAL GRADING AND SITE DRAINAGE LAYOUT
 VERIFY TREE REMOVAL WITH DRAINAGE PLAN

SOIL CONDITION
 REFER TO GEOTECHNICAL REPORT FOR SOIL INVESTIGATIONS RESULTS AND SOIL PREPARATION REQUIREMENTS.
 THE DESIGN SOIL BEARING PRESSURE IS 2500 PSF.
 IF SOIL BEARING PRESSURE IS INADEQUATE A NEW ENGINEERED FOUNDATION PLAN WILL BE REQUIRED.



3000 PSI TYPE CONCRETE FOOTING WITH (3)#5 CONTINUOUS BARS & #5 TIES @48" O.C.

8" CMU BLOCK WALL FOUNDATION FILL SOLID WITH GROUT WITH #5 BARS AT 16" O.C.

3000 PSI TYPE CONCRETE FOOTING WITH (3)#5 CONTINUOUS BARS & #5 TIES @48" O.C.

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8" CMU BLOCK WALL FOUNDATION FILL SOLID WITH GROUT WITH #5 BARS AT 16" O.C.

3000 PSI TYPE CONCRETE FOOTING WITH (3)#5 CONTINUOUS BARS & #5 TIES @48" O.C.

ROOF FRAMING NOTES:

HIP OVERHANGS
 ALL ROOF OVERHANGS AT HIP ARE TO BE 1'-6" UNLESS OTHERWISE NOTED

GABLE OVERHANGS
 ALL ROOF OVERHANGS AT GABLE ENDS ARE TO BE 1'-0" UNLESS OTHERWISE NOTED

ROOF PITCH
 ALL GABLE END MODIFIED HIP TO BE 4-12 PITCH UNLESS OTHERWISE NOTED

STRAPPING
 ALL ROOF RAFTERS WILL BE 2x8 @16" O.C. WITH A 10'-0" MAXIMUM SPAN WITHOUT BRACING UNLESS OTHERWISE SPECIFIED

RAFTERS
 SIMPSON TYPE HURRICANE STRAP AT EACH ROOF RAFTER SEE STRUCTURAL NOTES

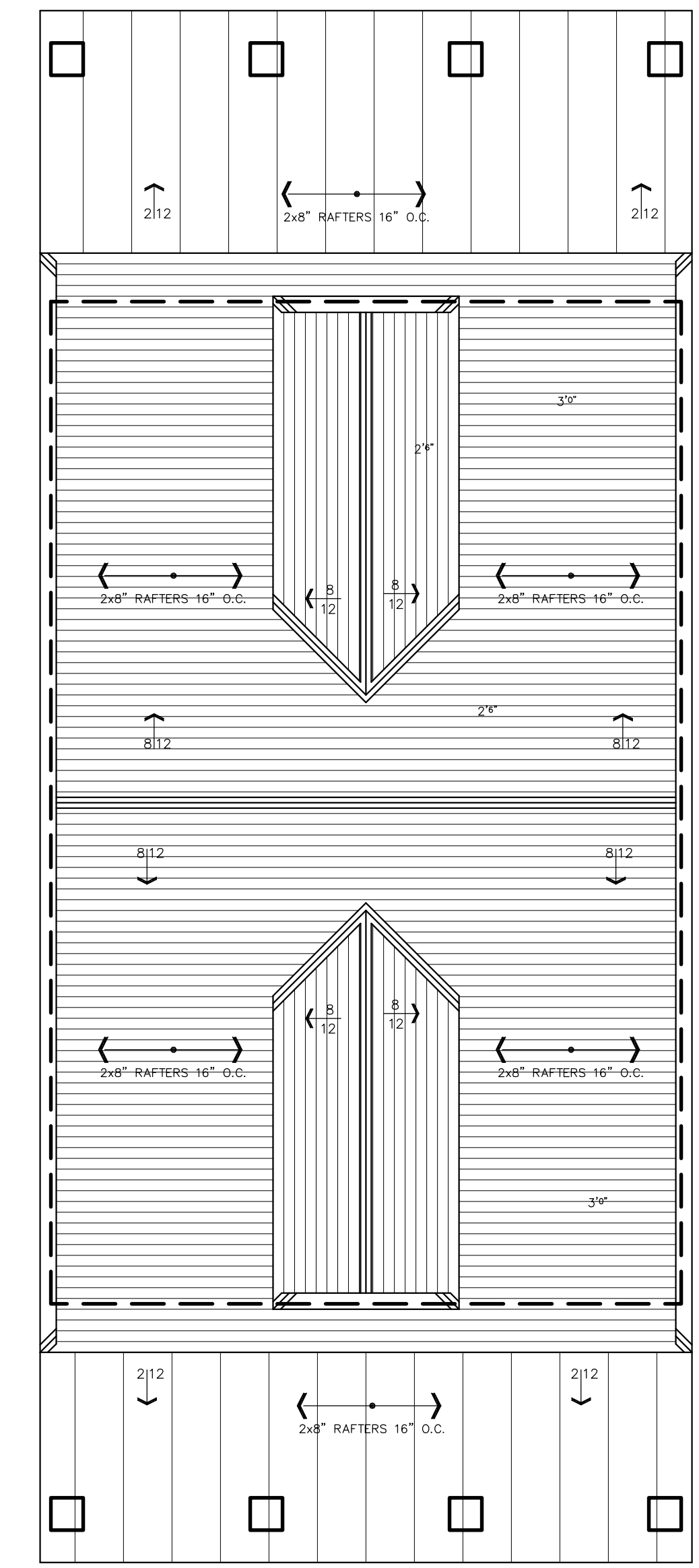
DESIGN LOADS
 DESIGN LOAD BASED ON WIND SPEED
 V35 = 130 MPH
 EXPOSURE CATEGORY "B"

SHEATHING
 PLYWOOD SHEATHING TO BE CONTINUOUS TO TOP PLATES

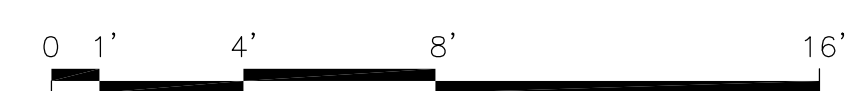
PRELIMINARY WATER PROOFING
 ALL VALLEYS CRICKETS CHIMNEY TRANSITIONS FRAMED PROTRUSIONS AND EXPOSED DECK EXTENSIONS SHALL BE COVERED WITH GRACE ICE AND WATER SHEILD AND OR EQUAL VERIFY WITH SITE SUPERINTENDENTS FOR LOCATIONS AND SIZE REQUIREMENTS

STRUCTURAL HARDWARE
 THE HARDWARE SHOWN IS FOR DESIGN AND ORIENTATION ONLY EQUAL HARDWARE BY OTHER MANUFACTURERS IS ACCEPTABLE (USE APPROPRIATE FITTINGS FOR DOUBLE STUDS, RAFTERS ETC.)

TREATED WOOD FASTENERS
 ALL FASTENERS - STRAPS - CLIPS THAT COME IN CONTACT WITH C24 OR C4-B TYPE TREATED WOOD MUST BE TRIPLE ZINC (G1-85) COATED AND FASTENED WITH LIKE KIND NAILS - SCREWS - AND OR BOLTS ISOLATE UNLIKE MATERIALS IF NECESSARY



ROOF PLAN
 SCALE: 1/4" = 1'-0"
S - 100 - 1



FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
S - 100 - 1



PREMIUM WOOD SITELINE EX

Double-Hung Windows

[▶ close window](#)[▶ print page](#)

STANDARD FEATURES

- Solid pine AuraLast® wood protects against wood decay, water saturation and termites
- Mortise-and-tenon joints for maximum strength and durability
- Weatherstrip at head jamb, checkrail and bottom rail
- 4-9/16" jambs
- Natural wood interior ready for paint or stain
- Sash is 1-7/16" thick
- Non-compression jamb liners available in White or Ivory
- Recessed cam-action sashlocks
- Double-Hung windows with glass width of 36" or more have two sashlocks
- Sashlocks are available in White, Desert Sand or Chestnut Bronze
- Dual block and tackle balance system allows both sash to open easily
- Low-E insulating glass for greater energy efficiency
- BetterVue™ insect screens let in more light and keep more insects out*
- Charcoal fiberglass cloth insect screens with frames to match clad colors*

Additional features for clad-wood exteriors

- Exterior frame and sash surfaces covered with low-maintenance, extruded aluminum cladding with integral nailing fin
- 9 clad colors

Additional features for primed wood exteriors

- All exterior surfaces completely covered with factory-applied latex primer
- Factory-applied exterior Brickmould
- 2", 3-1/2", 4-1/2" and 5-1/2" flat casings are available with sill nosing

** Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open window or door. For safety screens and other security devices, contact your local building supply retailer.*

PREMIUM WOOD SITELINE EX
Double-Hung Windows

▶ close window
▶ print page

DIVIDED LITES

[\[Simulated Divided Lites\]](#) [\[Full-Surround Grilles\]](#) [\[Grilles Between the Glass\]](#)

Simulated Divided Lites (SDL)

To achieve an authentic look, select our simulated divided lites (SDL). They feature grilles that are permanently attached to the exterior glass (aluminum for clad-wood exteriors, wood for primed wood exteriors), wood grilles adhered to the interior glass, and optional Light Brown or Silver shadow bars that are placed between the two panes of insulating glass. Grilles are available in 7/8", 1-1/8" and 1-3/8" sizes. We also offer 2-5/16" grilles for the classic look of a checkrail.



Simulated divided lites



2-5/16" bead



1-3/8" bead



1-1/8" bead



7/8" bead

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Full-Surround Grilles (FS) and KD Removable Wood Grilles

Our full-surround wood grilles can be removed for easy cleaning. These 7/8" grilles are positioned on the interior glass surface.

KD removable wood grilles available for direct-set windows only.



Full-Surround wood grilles

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Grilles Between the Glass (GBG)

With grilles between the glass, you'll enjoy the look of divided lites without any upkeep. They are

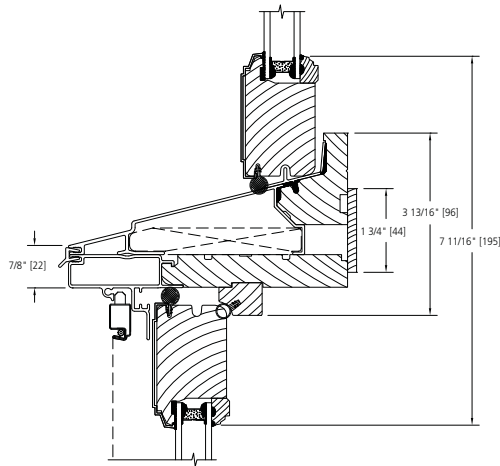
placed between the two panes of insulating glass. Select 5/8" flat or 23/32" or 1" contour metal airspace grilles in any of our clad colors.



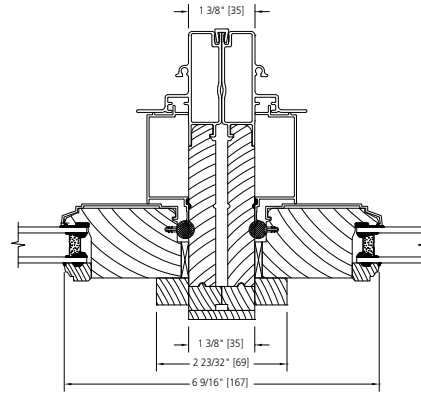
Grilles between
the glass

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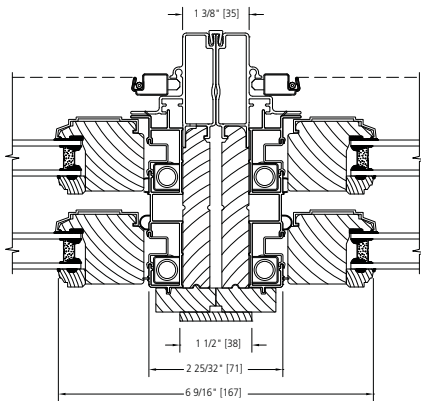
CLAD SECTION DETAILS FOR STANDARD MULLION OPTIONS



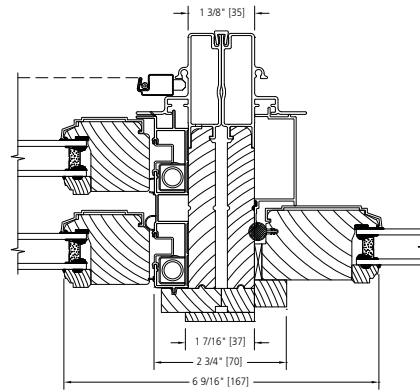
OPERATING DOUBLE-HUNG WITH FIXED TRANSOM



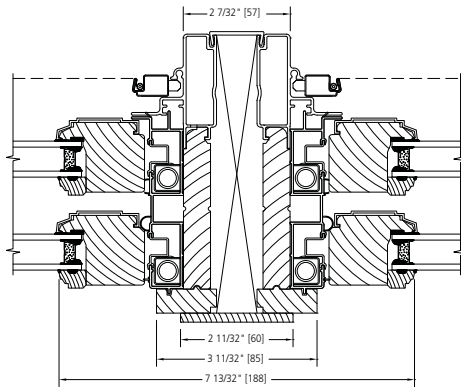
DOUBLE-HUNG PICTURE WITH DOUBLE-HUNG PICTURE



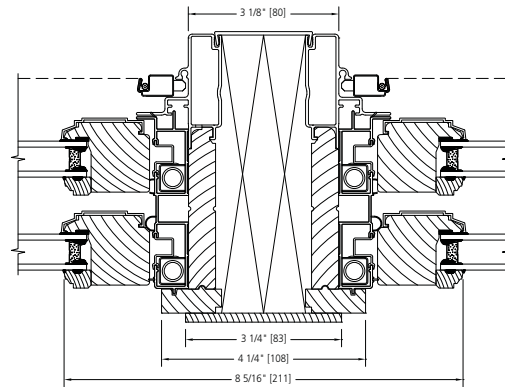
TWIN OPERATING DOUBLE-HUNG



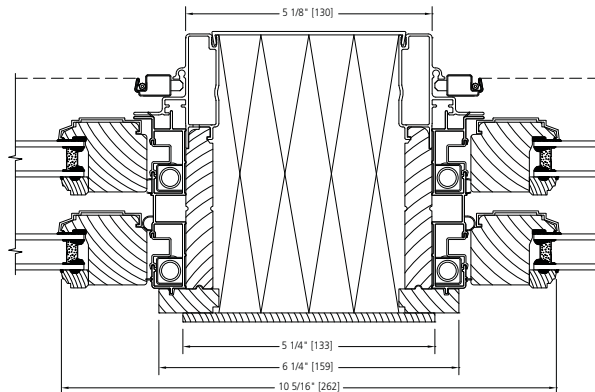
TWIN OPERATING DOUBLE-HUNG WITH PICTURE FLANKERS



TWIN OPERATING DOUBLE-HUNG WITH 1" SOLID SPREAD MULL

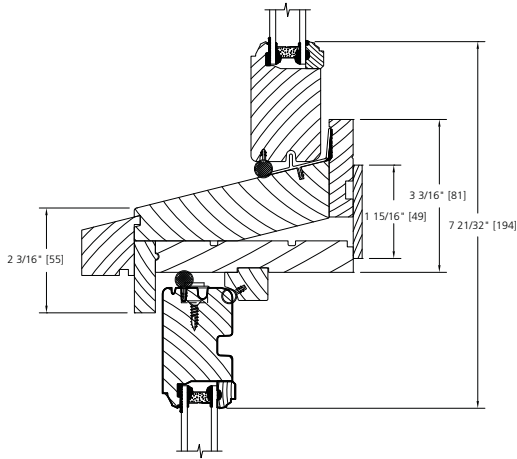


TWIN OPERATING DOUBLE-HUNG WITH 2" SOLID SPREAD MULL

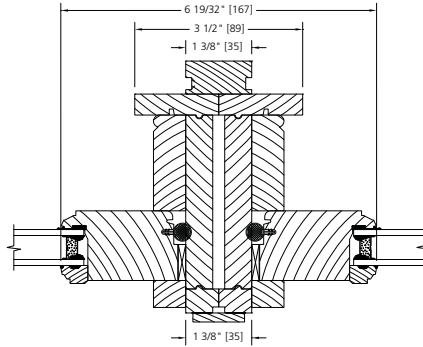


TWIN OPERATING DOUBLE-HUNG WITH 4" SOLID SPREAD MULL

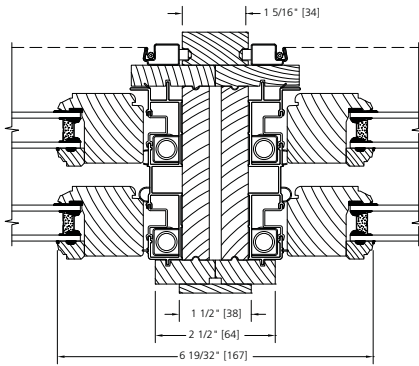
WOOD SECTION DETAILS FOR STANDARD MULLION OPTIONS



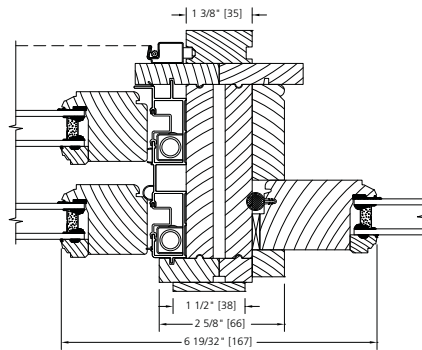
OPERATING DOUBLE-HUNG WITH FIXED TRANSOM



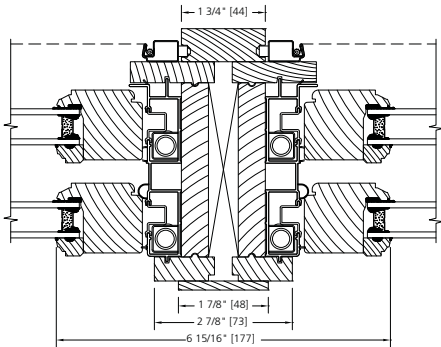
DOUBLE-HUNG PICTURE WITH DOUBLE-HUNG PICTURE



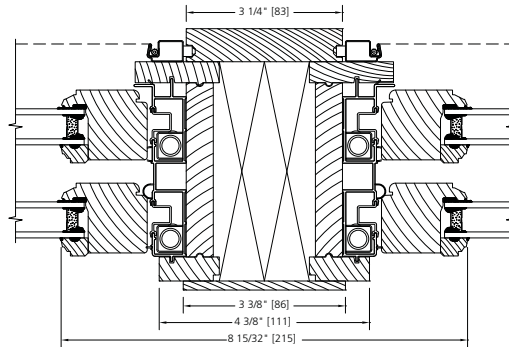
TWIN OPERATING DOUBLE-HUNG



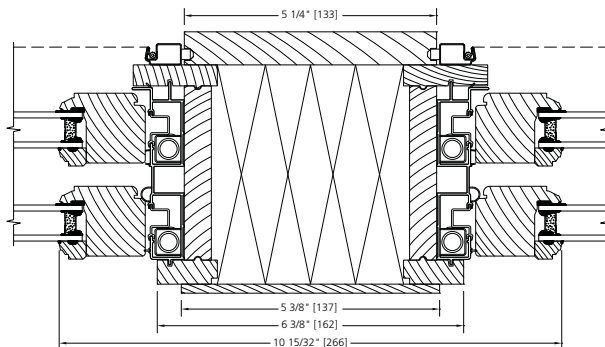
TWIN OPERATING DOUBLE-HUNG WITH PICTURE FLANKERS



TWIN OPERATING DOUBLE-HUNG WITH 1" SOLID SPREAD MULL



TWIN OPERATING DOUBLE-HUNG WITH 2" SOLID SPREAD MULL



TWIN OPERATING DOUBLE-HUNG WITH 4" SOLID SPREAD MULL