

MLK 1 DEVELOPMENT LLC

Certificate of Appropriateness Application

New Construction, Small — Duplex with Accessory Dwelling Unit

Property Address: 413 W. 39th Street, Savannah, GA 31401

PIN: 20073-14001

Zoning: TC-2

District: Streetcar Historic District

Request: New Construction, Small — Duplex with ADU

Owner: MLK 1 Development LLC

Applicant: Bill Glass, Weiner Shearouse — bglass@wswgs.com

Architect: Demetrius F. Huddleston, Architect

1. Written Project Description

The applicant, MLK 1 Development LLC, proposes the construction of a new duplex with an accessory dwelling unit (ADU) at 413 W. 39th Street in the Streetcar Historic District. This project is part of a broader residential development program on the W. 39th Street corridor, where the applicant has already received approval for two four-unit residential buildings on the same street — demonstrating a sustained commitment to quality infill development and neighborhood investment.

The proposed duplex has been deliberately designed at a scale smaller than the only contributing duplex on the block, directly addressing massing concerns previously raised by the Commission. The two-unit structure with attached ADU represents a thoughtful response to the Commission's feedback and reflects the applicant's intent to develop in a manner that is sensitive to the historic character of the district.

The project will provide much-needed housing units in an underserved corridor while adding positive context to a block that has long benefited from the applicant's ongoing investment. The proposed construction materials, massing, and design details are consistent with the Streetcar Historic District's design standards and the established residential character of W. 39th Street.

This application is submitted concurrently with a demolition COA for the existing non-contributing structure at 2300 MLK Jr. Blvd, the approval of which will trigger the subdivision creating the subject lot at 413 W. 39th Street.

2. Lot Coverage

	Proposed
Lot Area	3,672 SF / 0.08 Acres
1st Floor Heated SF	1,512 SF
2nd Floor Heated SF	1,512 SF
Garage	420 SF
ADU	420 SF
Total Lot Coverage	2,070 SF / 57.5%

3. Site Context — SAGIS Map



SAGIS parcel map — Block 14, W. 39th Street. Subject parcel (Lot 1) at corner of MLK Jr. Blvd and W. 39th Street.

4. Existing Conditions — Site Photograph



Photo 1: Current site conditions at 2300 MLK Jr. Blvd / future 413 W. 39th Street — site cleared and fenced (Google Maps, Nov 2025). Subject lot to be created via subdivision following demolition COA approval.

5. Material Specifications

Exterior Siding: 4" smooth face HardiBoard fiber cement siding (James Hardie). Installed per manufacturer specifications with water-resistive barrier.

Roofing: GAF Timberline HDZ High Definition asphalt shingles with LayerLock Technology. UL Class A rated, ASTM D7158 Class H, ASTM D3161 Class F.

Windows: Sierra Pacific Aluminum Clad Premium Double Hung. SDL 6/1 pattern, 7/8" putty grille. Low-E insulated glass, 90% argon gas fill. 10-year workmanship warranty, 20-year insulating glass warranty.

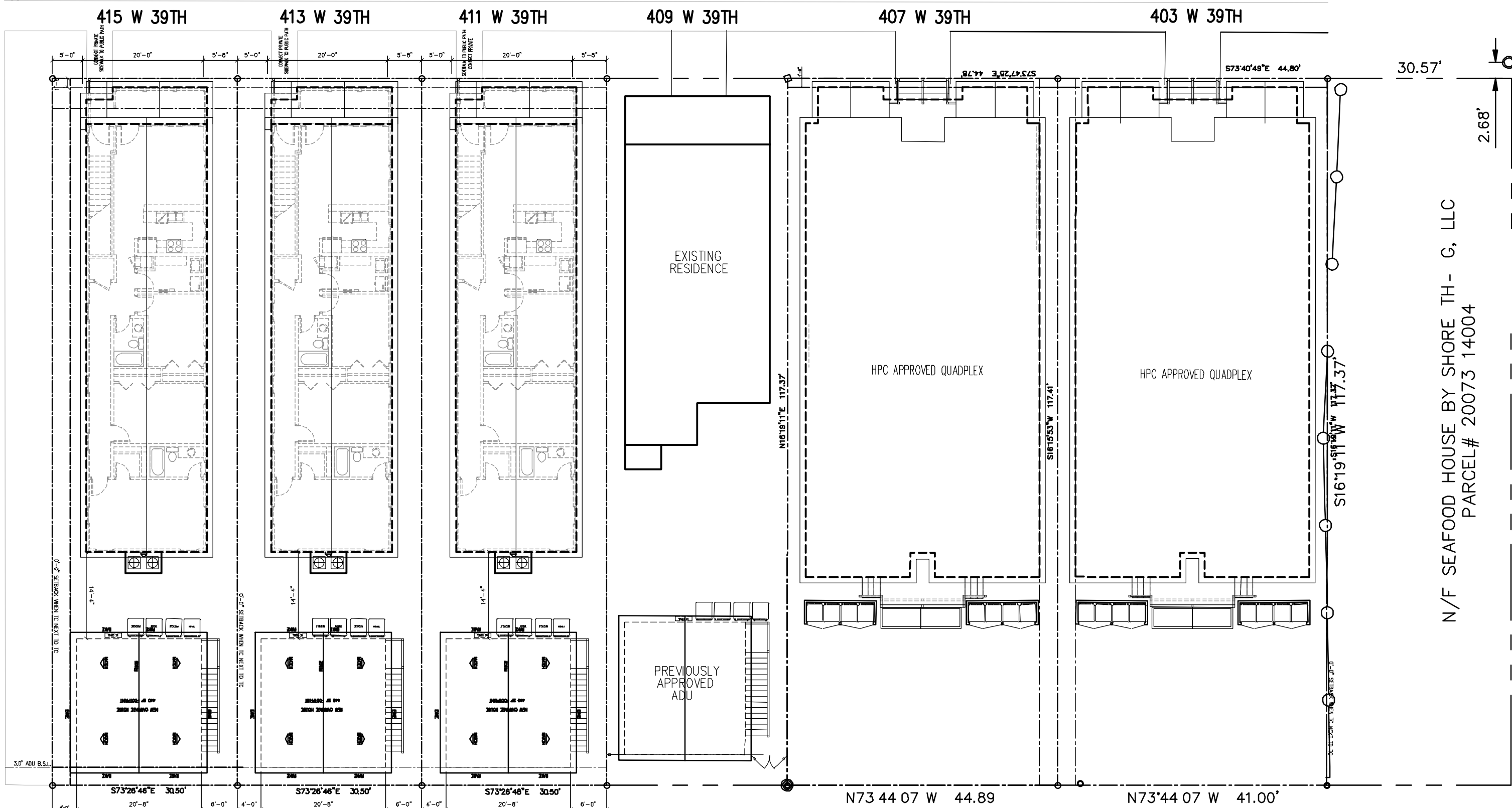
Garage Door: Wayne Dalton 9400 Series Carriage House Steel. Stockbridge windows, White finish, Spear hardware. Foamed-in-place polyurethane insulation, R-value 9. Limited lifetime warranty.

Fence: 8' tall privacy fence of stained wood along side property lines.

CODE REFERENCES:

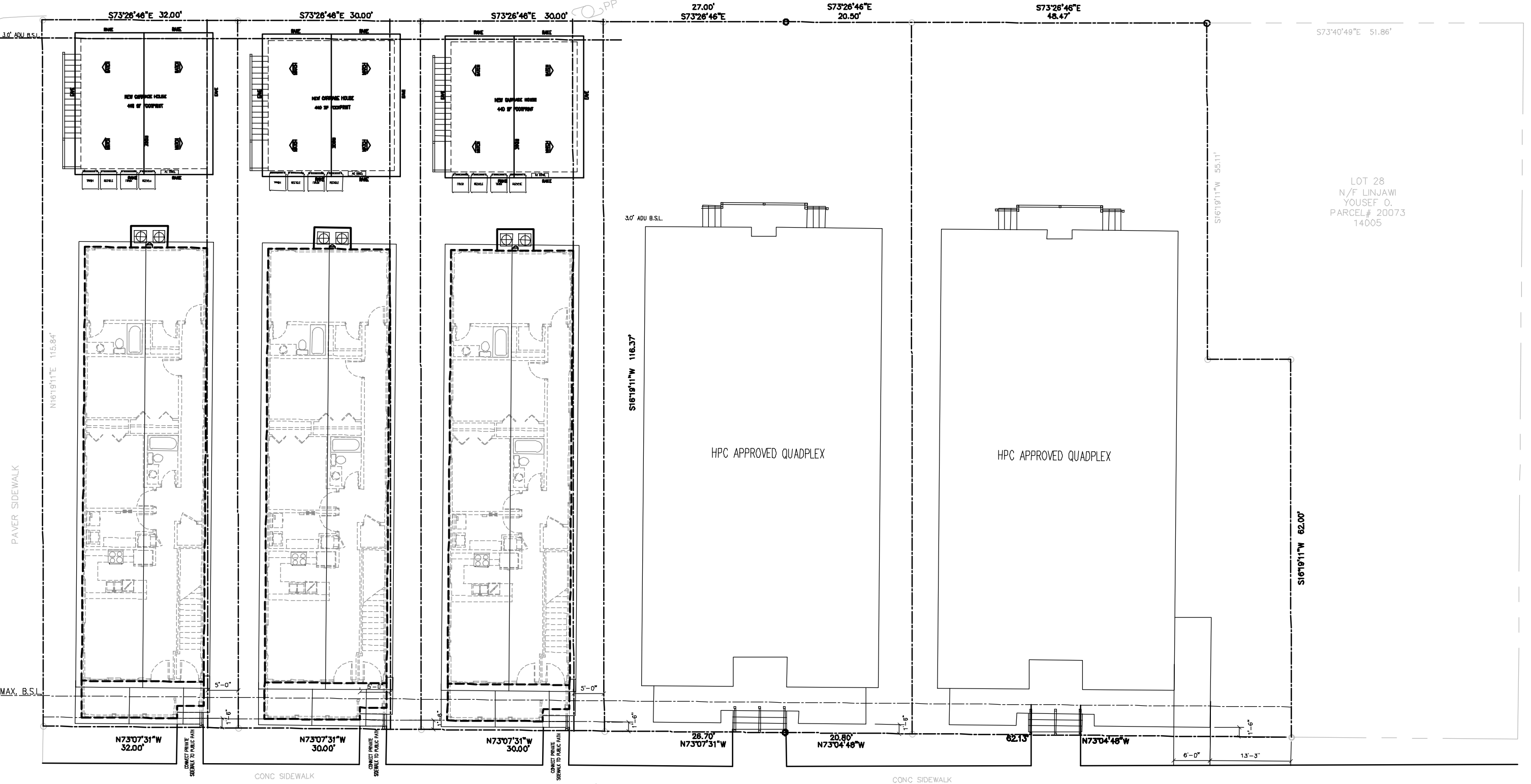
- JURISDICTION: CHATHAM COUNTY, GEORGIA.
- GENERAL NOTE: ALL CODES TO INCLUDE CURRENT GEORGIA AMENDMENTS
- A.ALL CONSTRUCTION, ALTERATIONS, MOVEMENT, ENLARGEMENT, REPLACEMENT, AND REPAIR SHALL COMPLY WITH ALL CURRENT EDITIONS AND REVISIONS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND ALL LOCAL CODES.
- B.ALL INSTALLATIONS OF ELECTRICAL SYSTEMS SHALL COMPLY WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC), INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT, EQUIPMENT, APPLIANCES, FIXTURES AND FITTINGS.
- C.ALL INSTALLATIONS OF GAS SYSTEMS SHALL COMPLY WITH THE 2018 INTERNATIONAL FUEL GAS CODE (IFGC), INCLUDING GAS PIPING FROM POINT OF DELIVERY AND GAS APPLIANCES.
- D.ALL INSTALLATIONS OF MECHANICAL SYSTEMS SHALL COMPLY WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC), INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT OF MECHANICAL SYSTEMS.
- E.ALL INSTALLATIONS OF PLUMBING SYSTEMS SHALL COMPLY WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC), INCLUDING ALTERATIONS, REPAIRS, REPLACEMENT, EQUIPMENT, APPLIANCES, FIXTURES AND FITTINGS.
- F.ALL CONSTRUCTION, ALTERATIONS, MOVEMENT, ENLARGEMENT, REPLACEMENT, AND REPAIR SHALL COMPLY WITH ALL CURRENT EDITIONS AND REVISIONS OF THE 2018 INTERNATIONAL FIRE CODE (IFC), INCLUDING ALL FIRE CODES ADOPTED BY THE STATE OF GEORGIA.
- G.ALL CONSTRUCTION, ALTERATIONS, MOVEMENT, ENLARGEMENT, REPLACEMENT, AND REPAIR SHALL COMPLY WITH THE 2010 GEORGIA ACCESSIBILITY STANDARDS, THE 2018 LIFE SAFETY CODE (NFPA 101), THE AMERICANS WITH DISABILITIES ACT (ADA).
- H.ALL DESIGN AND MATERIALS SHALL COMPLY WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE, (IECC).

MARTIN LUTHER KING JR BLVD (100' R/W)



WEST 39th LANE (16' R/W)

MARTIN LUTHER KING JR BLVD (100' R/W)



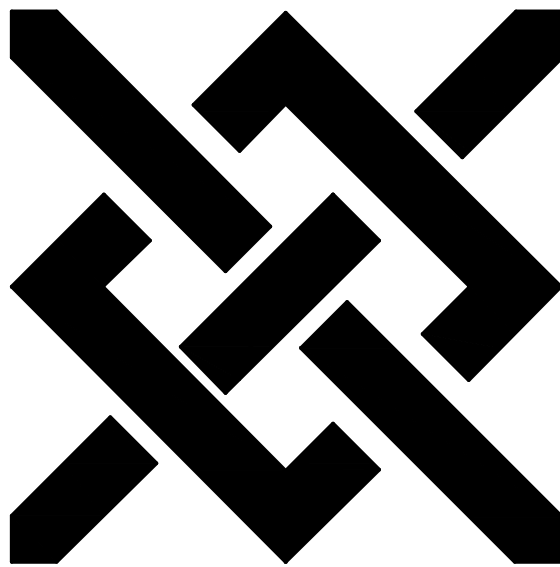
SITE PLAN PLAN

SCALE: 1/16" = 1'-0"



413 W. 39TH STREET

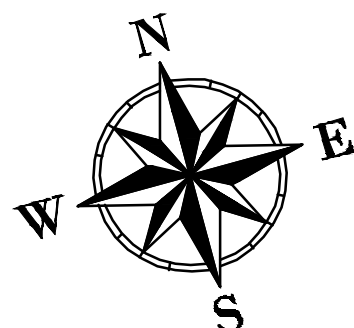
AREA DATA:		
LOT AREA	3,672 SF	.08 ACRE
1ST FLR PORCHES & DECKS SF	118 SF	
2ND FLOOR DECKS SF	118 SF	
1ST FLOOR HEATED SF	1,512 SF	
2ND FLOOR HEATED SF	1,512 SF	
GARAGE SQUARE FEET	420 SF	
ADU SQUARE FEET	420 SF	
TOTAL LOT COVERAGE SF	2,070 SF	57.5 %



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GEORGIA STATE PLANE
EAST ZONE
NAD 83, US SURVEY FEET



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C-1
SHEET

24x36 SHEET SIZE

MAIN HOUSE FOUNDATION

SCALE: 1/2" = 1'-0"

PORCH FOUNDATION
SCALE: 1/2" = 1'-0"

THICKENED SLAB DETAIL

SCALE: 1/2" = 1'-0"

CONTROL JOINT
NOT TO SCALE

PRIVACY FENCING

SCALE: 1/2" = 1'-0"

ADU FOUNDATION PLAN

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

ADU FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"

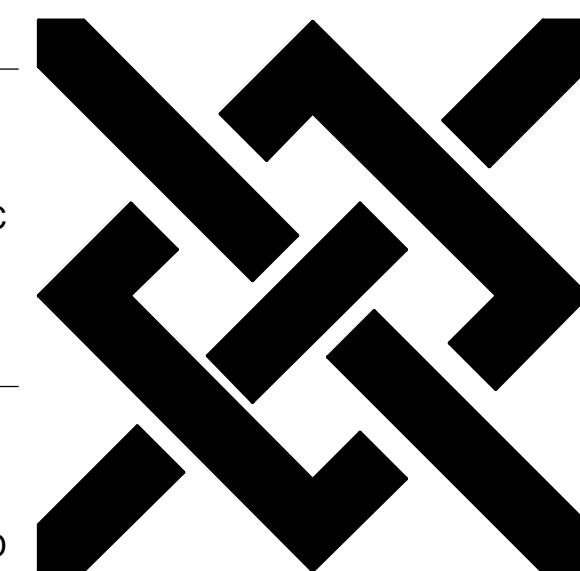
GARAGE DOOR THRESHOLD

SCALE: 1/2" = 1'-0"

VIEW OF PRIVACY FENCE FROM EXTERIOR

MAIN HOUSE FOUNDATION PLAN

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



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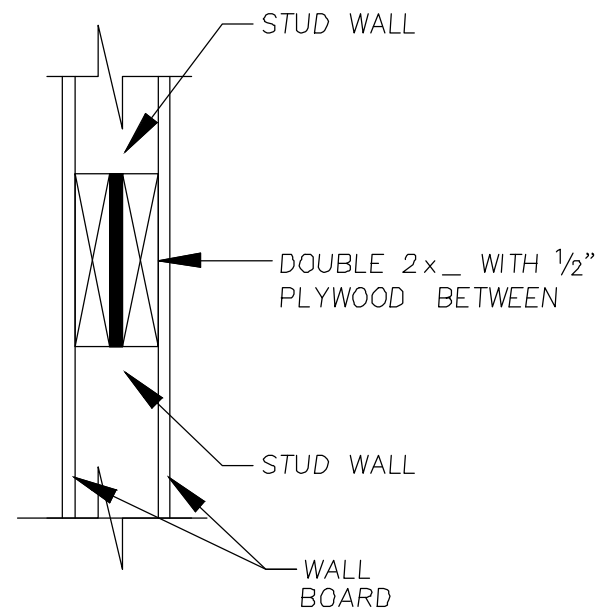
A-1
SHEET

24x36 SHEET SIZE

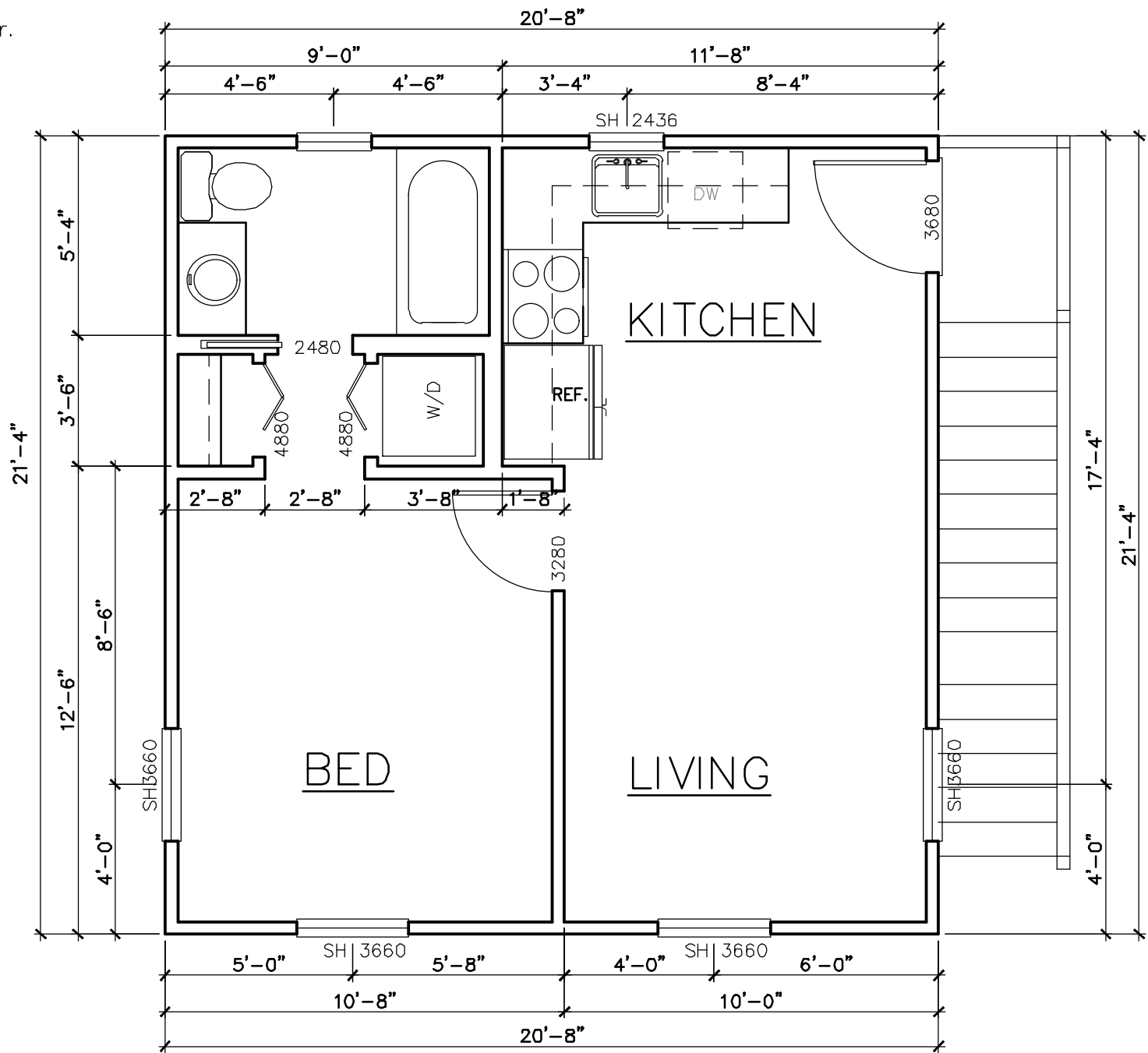
NOTE: ALL EXTERIOR STAIR RUNS ARE REPRESENTATIONAL. CONTRACTOR SHALL VERIFY LEVEL CHANGES FROM DECK TO GRADE OR SLAB BELOW.

I.A.W. IRC 2018 307.7.5.1 FOR ALL STAIRS. NO TREAD SHALL BE LESS THAN 10 INCHES. NO RISERS SHALL BE OVER 7-3/4" & NO RUN OF STAIRS SHALL HAVE MORE THAN 3/8" VARIANCE FROM THE TALLEST TO THE SHORTEST RISER WITHIN ANY ONE RUN OF TREADS.

SECTION R317
PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY
R317.1 Location required. Protection of wood and woodbased products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWWA U1.
1. Wood joists or the bottom of a wood structural floor where closer than 18 inches (457 mm) or wood girders where closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather.
6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

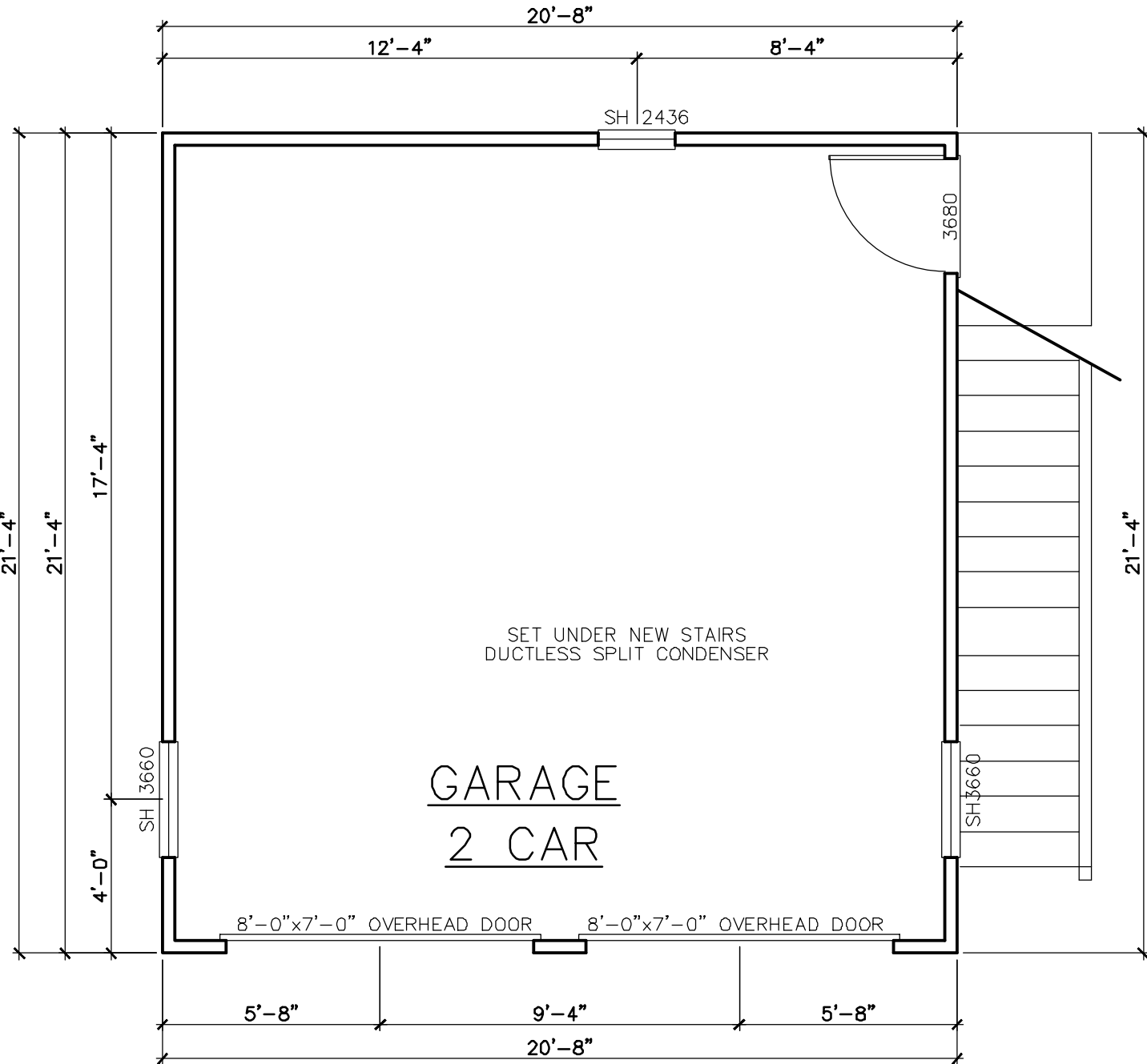


HEADER SECTION
NOT TO SCALE



ADU PLAN

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



GARAGE PLAN

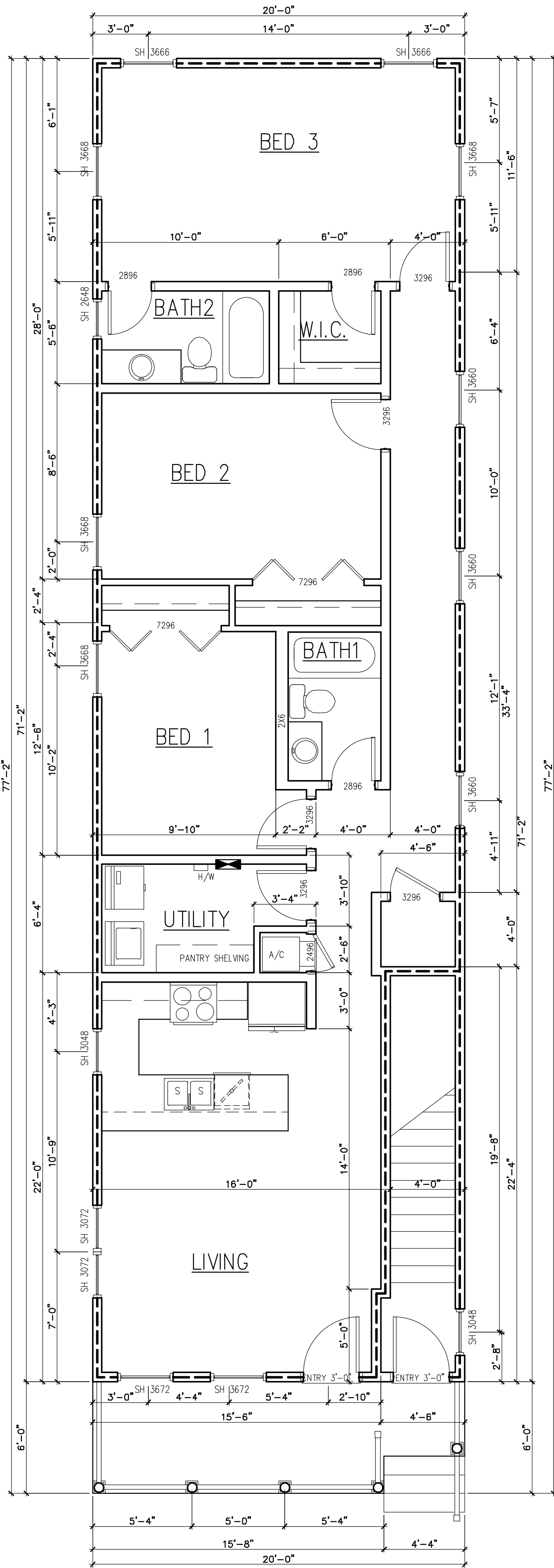
SCALE: 1/4" = 1'-0"

MINIMUM WALL AND HEADER STUD REQUIREMENTS

		MAXIMUM HEADER SPAN (FT.)			
		3 ft	6 ft	9 ft	12 ft
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF HEADER STUDS SUPPORTING EACH END OF THE HEADER			
		1	1	2	2
10 FEET OR LESS	16"o/c	2	2	3	3
GREATER THEN 10 FEET	16"o/c	2	2	3	3

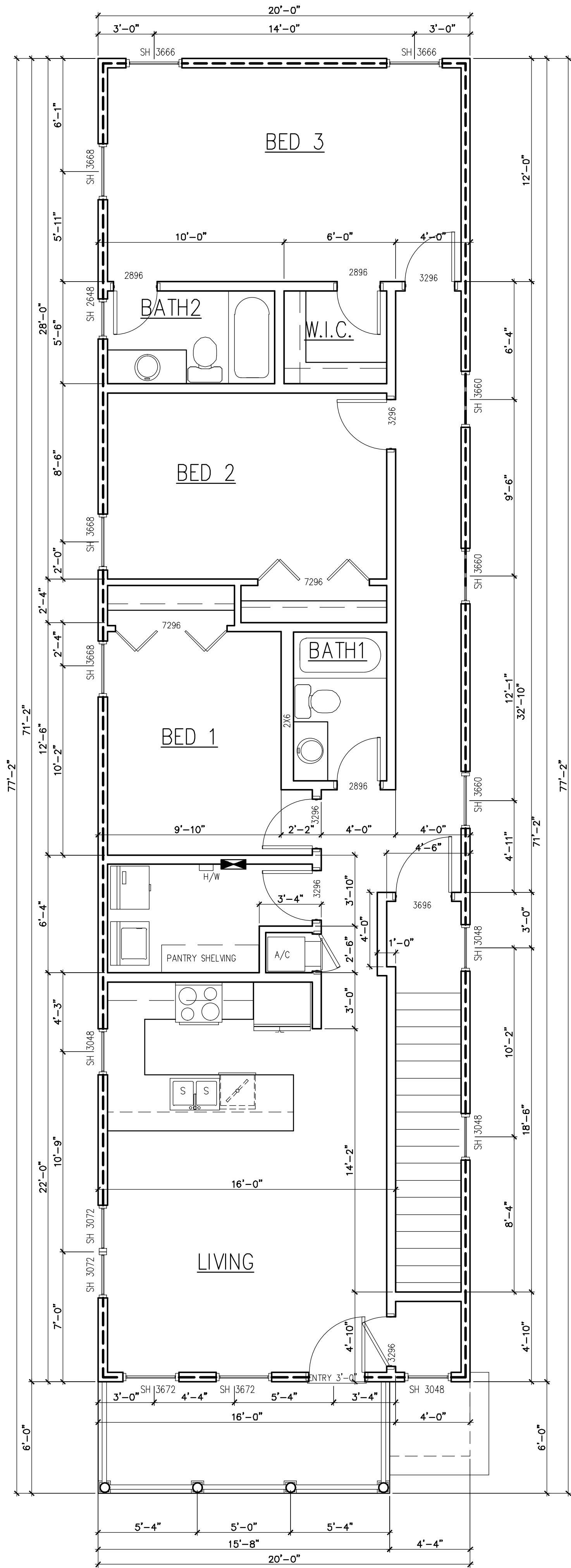
DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x6's @ 16" O.C.)
(3) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(3) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(3) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS

DOOR AND WINDOW HEADER SCHEDULE: (WALLS 2x4's @ 16" O.C.)
(2) 2x8's W/ (1/2) PLYWOOD FILLERS FOR UP TO 4'-0" OPENINGS
(2) 2x10's W/ (1/2) PLYWOOD FILLERS FOR UP TO 8'-0" OPENINGS
(2) 2x12's W/ (1/2) PLYWOOD FILLERS FOR UP TO 10'-0" OPENINGS



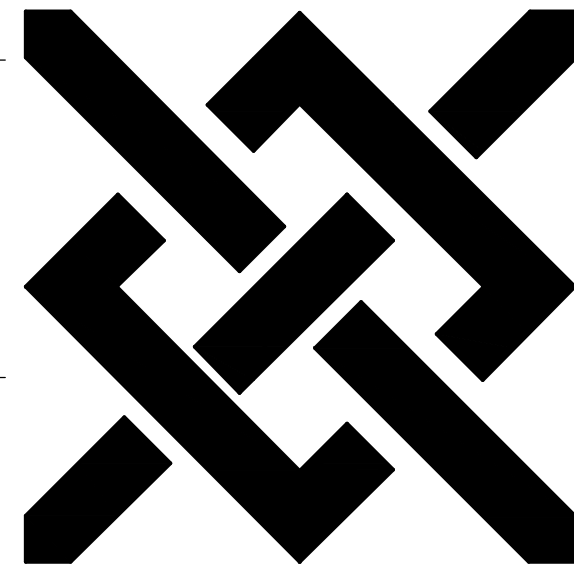
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



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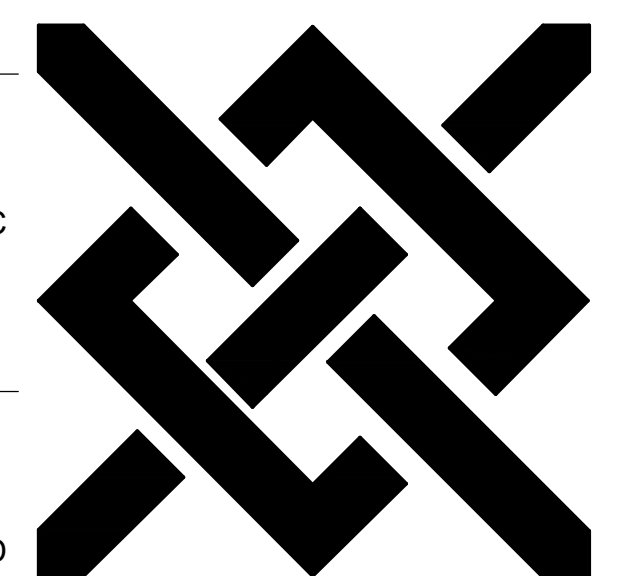
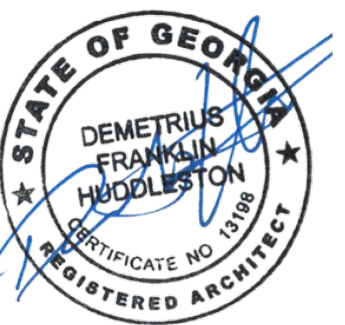
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ELECTRICAL LEGEND

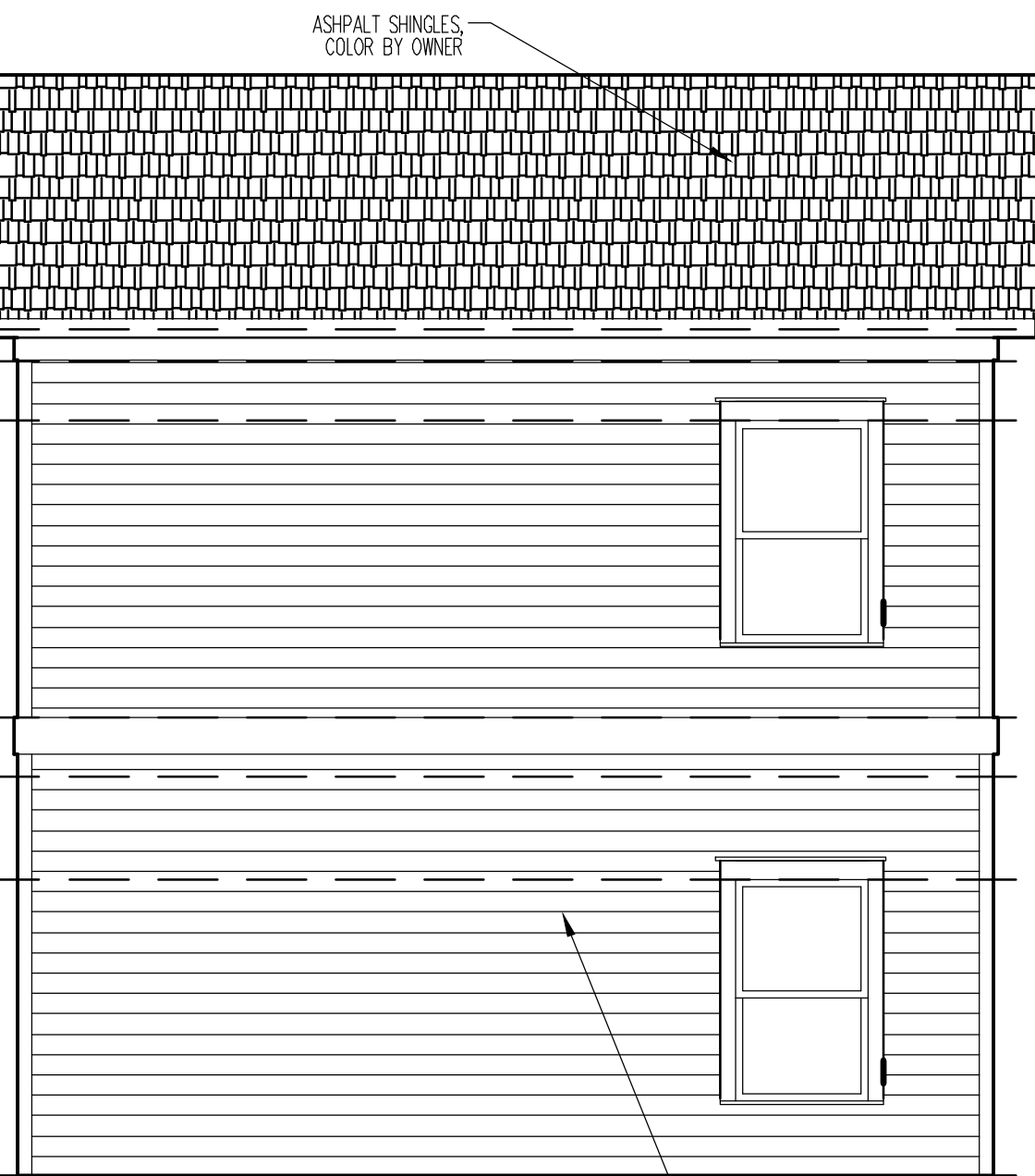
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE WITH TOP HALF SWITCHED
- DUPLEX RECEPTACLE GROUND FAULT CIRCUIT
- DUPLEX RECEPTACLE WATERPROOF W/ GFI
- 220 VOLT OUTLET
- ELECTRICAL EQUIPMENT CONNECTION
- TV OUTLET (DATA TYPE BY OWNER)
- TELEPHONE OUTLET 16" A.F.F.
- WALL TELEPHONE OUTLET
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- THERMOSTAT
- CEILING FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- CEILING ACCENT LIGHT FIXTURE
- SMOKE DETECTOR
- GARAGE DOOR OPENER W/ LIGHT
- EXHAUST VENT/LIGHT
- DOOR CHIMES
- DOOR BELL BUTTON
- ELECTRIC METER
- ELECTRICAL PANEL
- ELECTRICAL DISCONNECT
- CEILING FAN / LIGHT FIXTURE

GARAGE ELEC LAYOUT

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

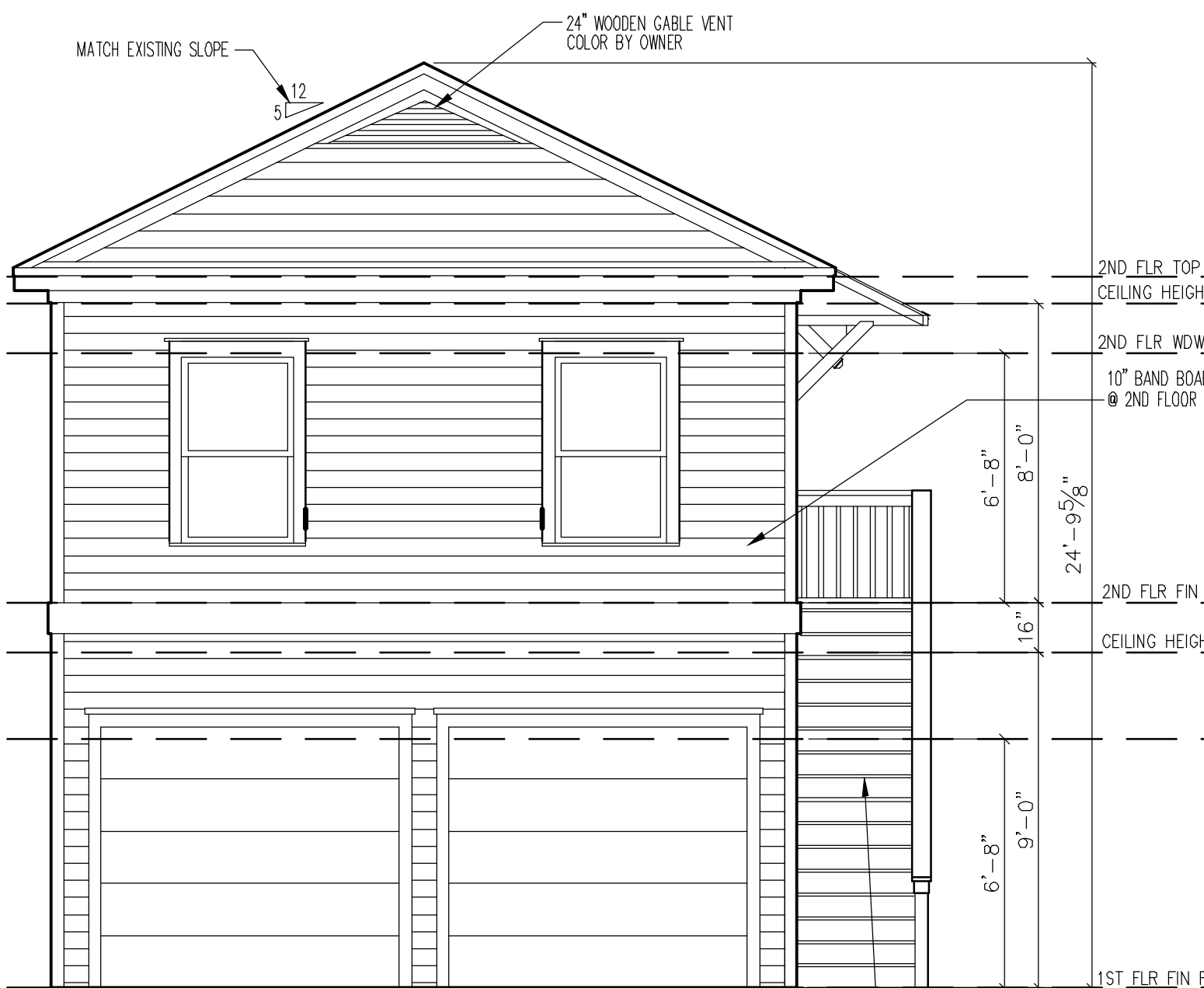
ADU ELEC LAYOUT

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



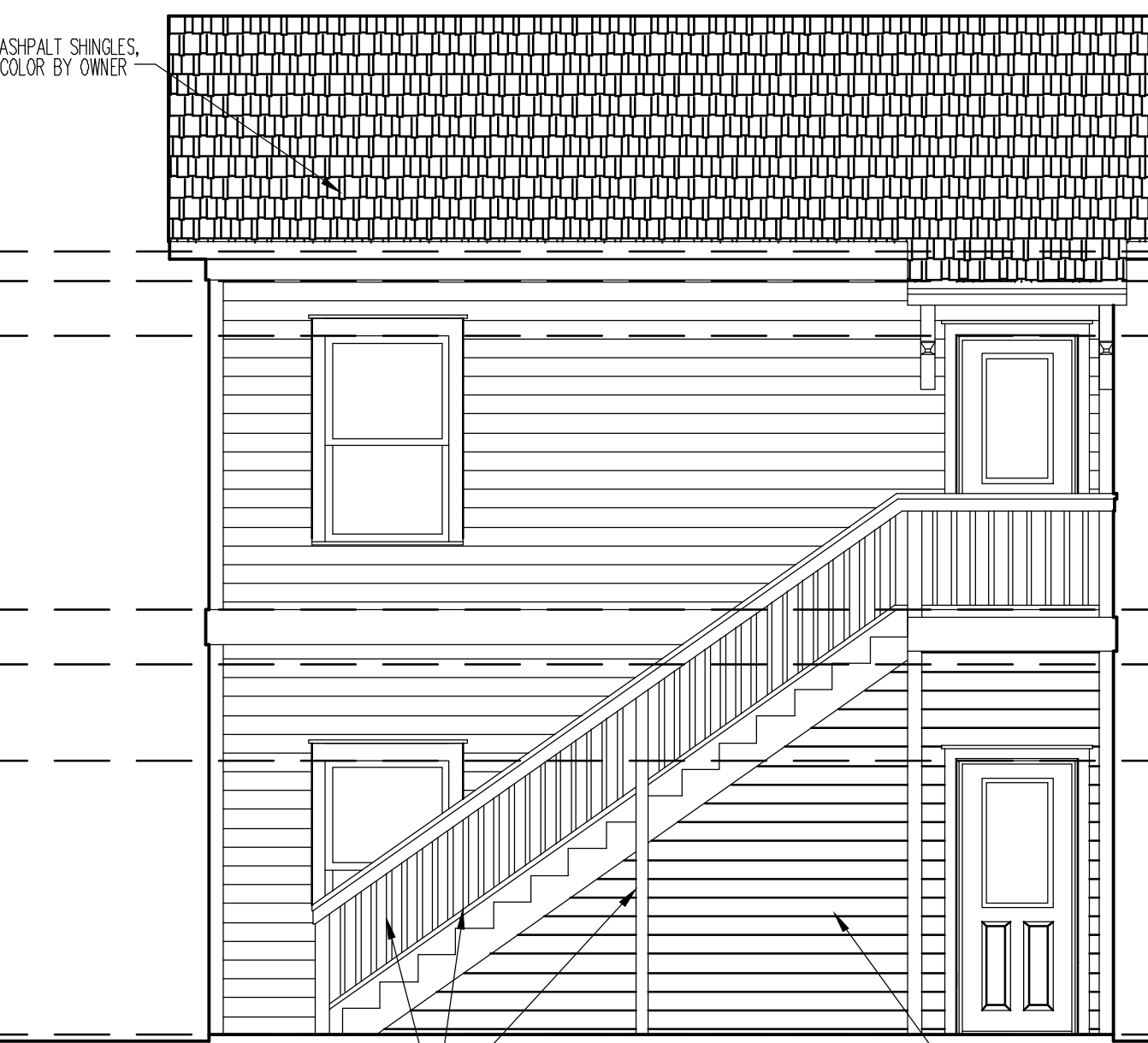
ADU LEFT ELEVATION

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



ADU LANE ELEVATION

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



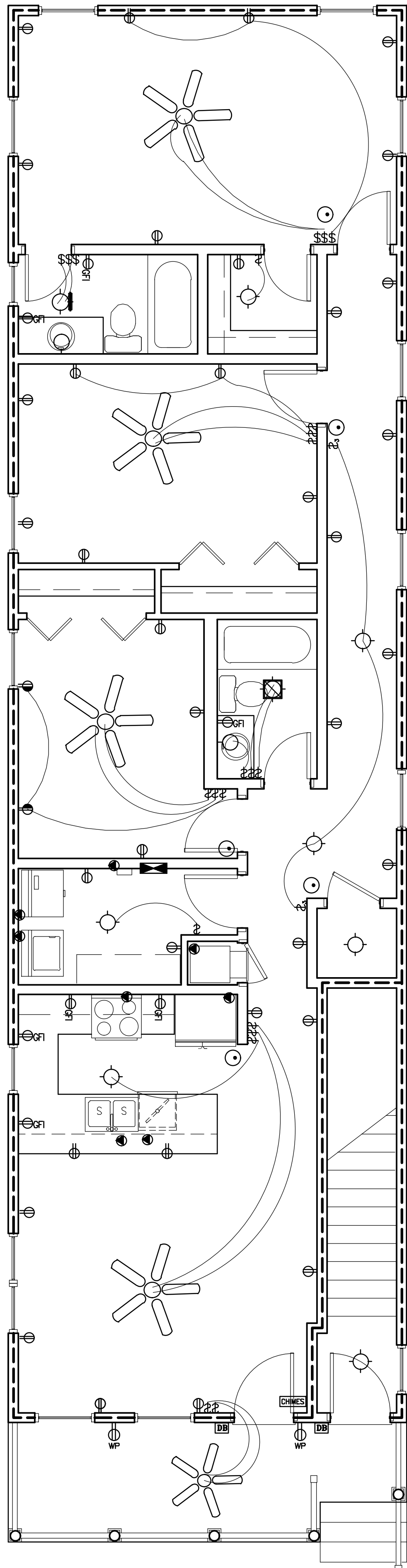
ADU RIGHT ELEVATION

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



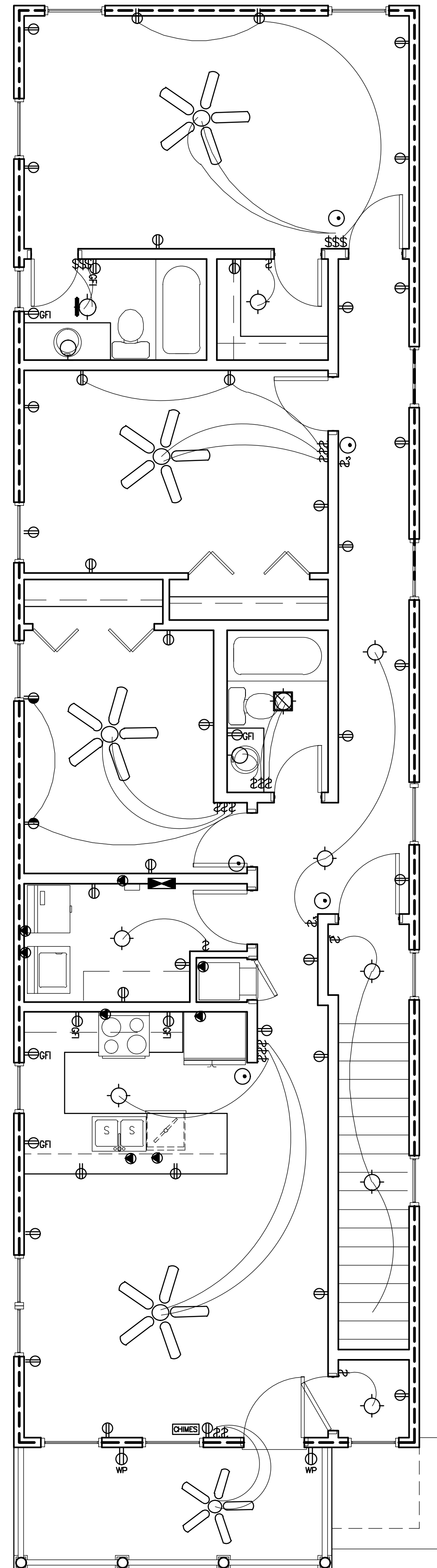
ADU BACK ELEVATION

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



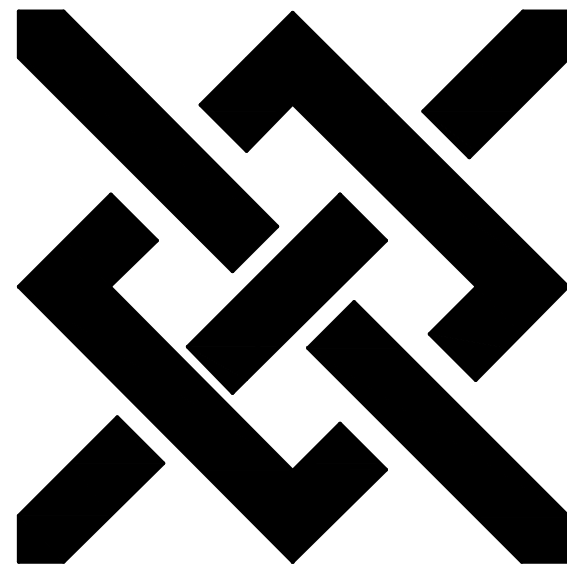
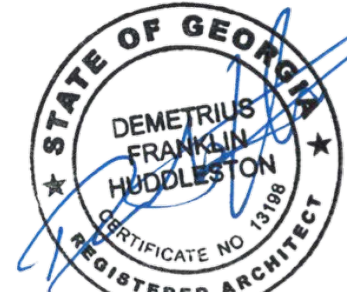
FIRST FLOOR ELEC

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



SECOND FLOOR ELEC

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



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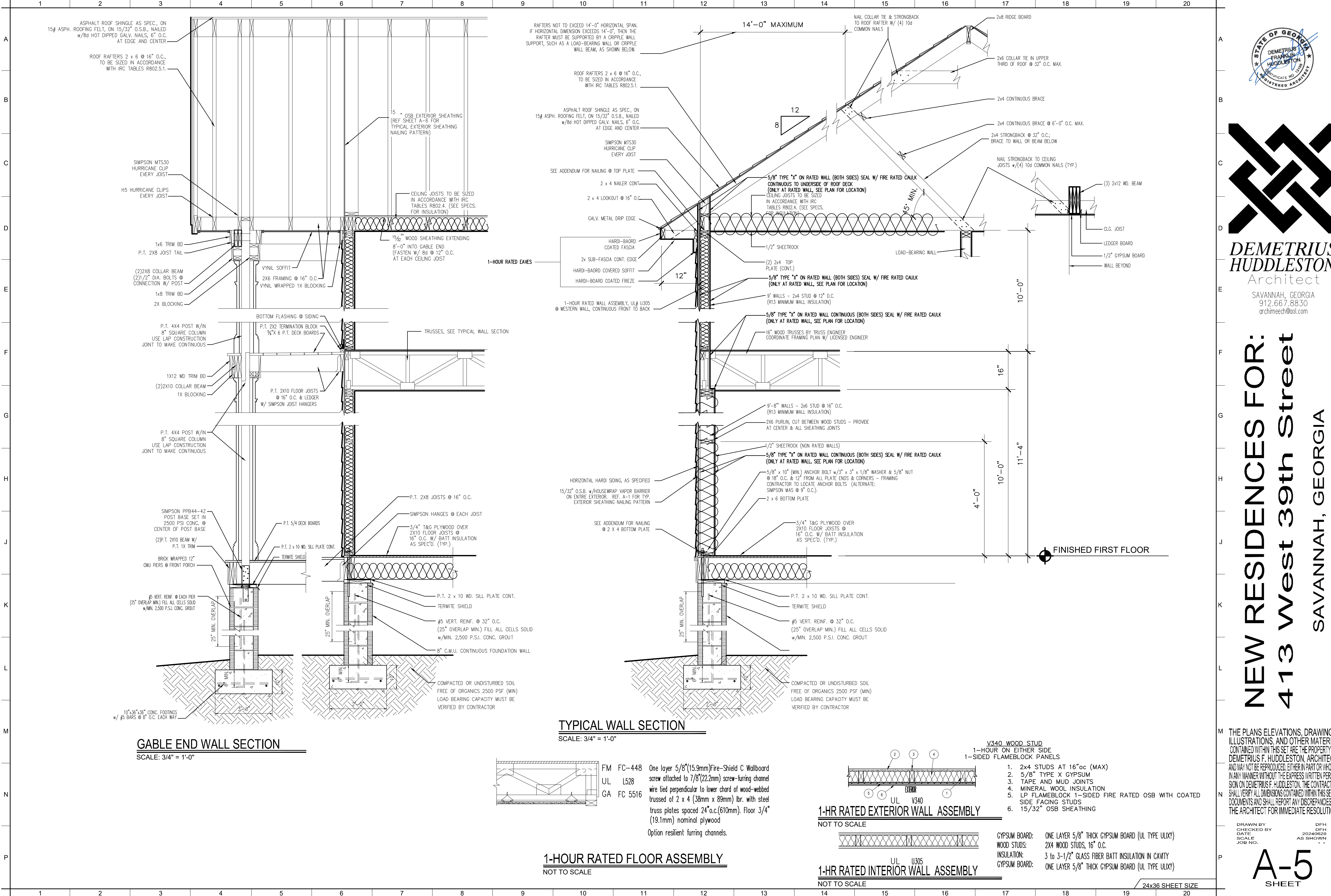
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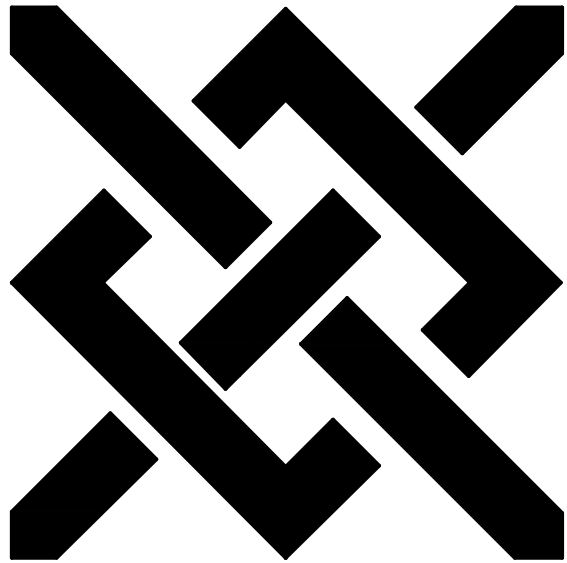
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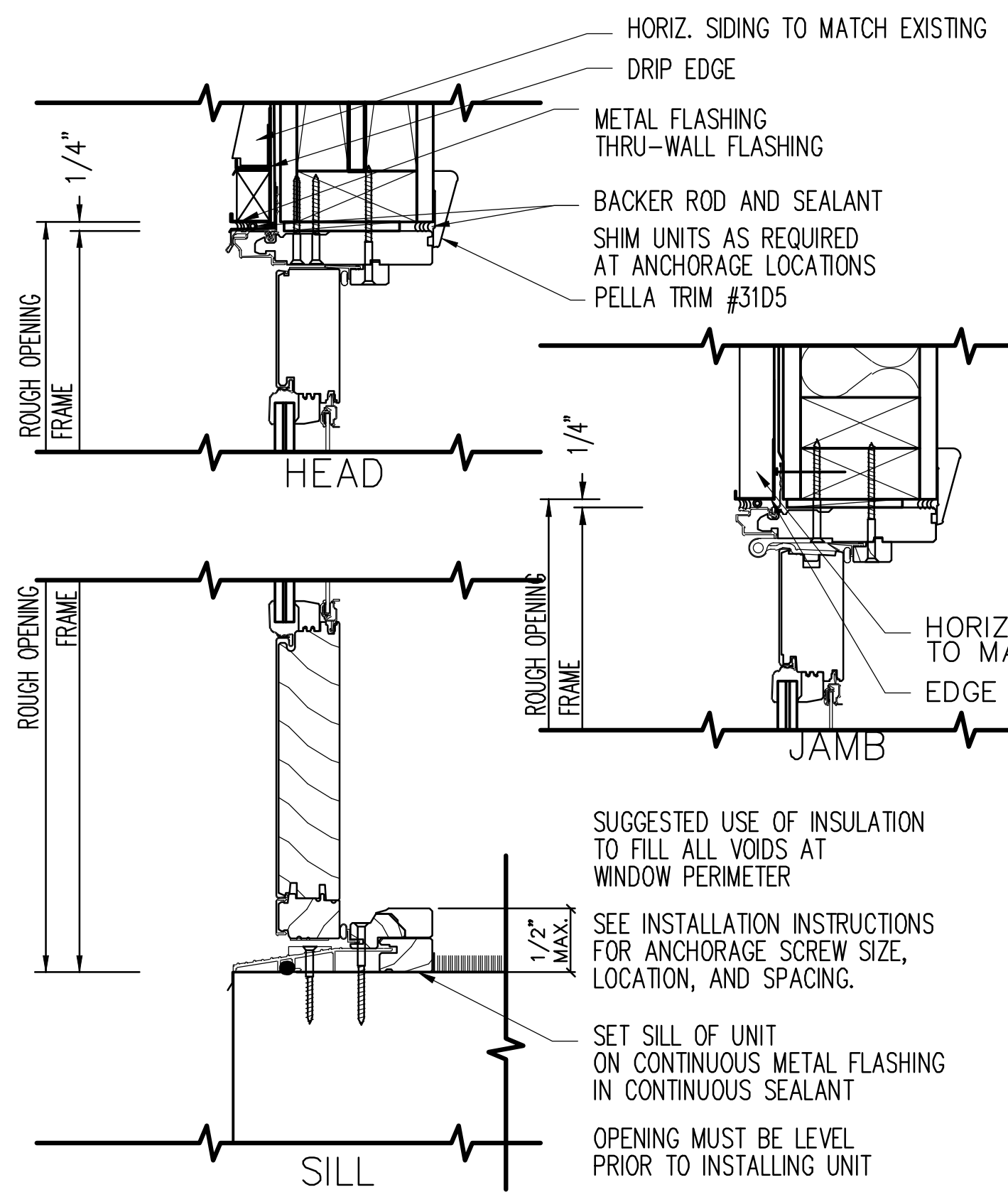
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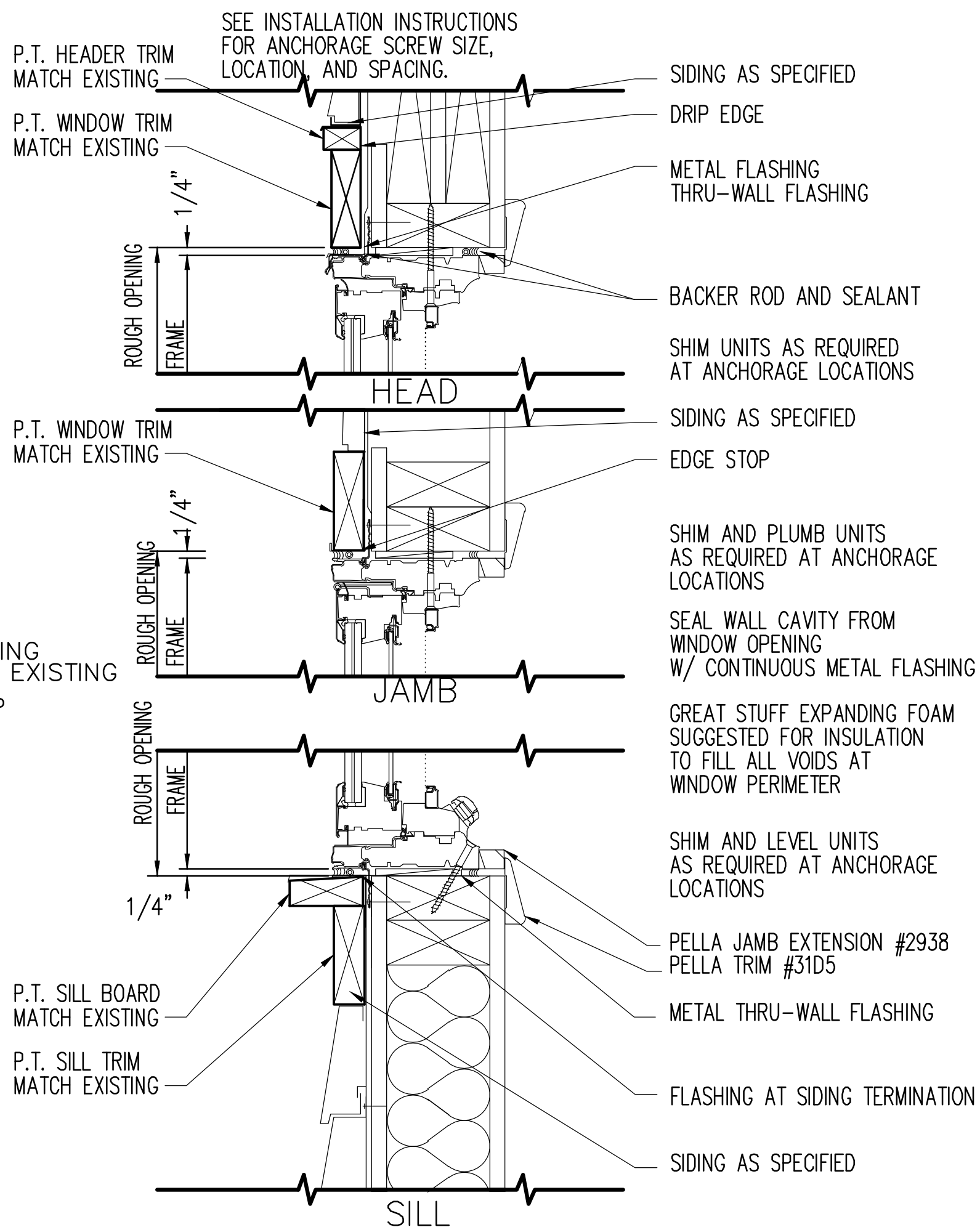
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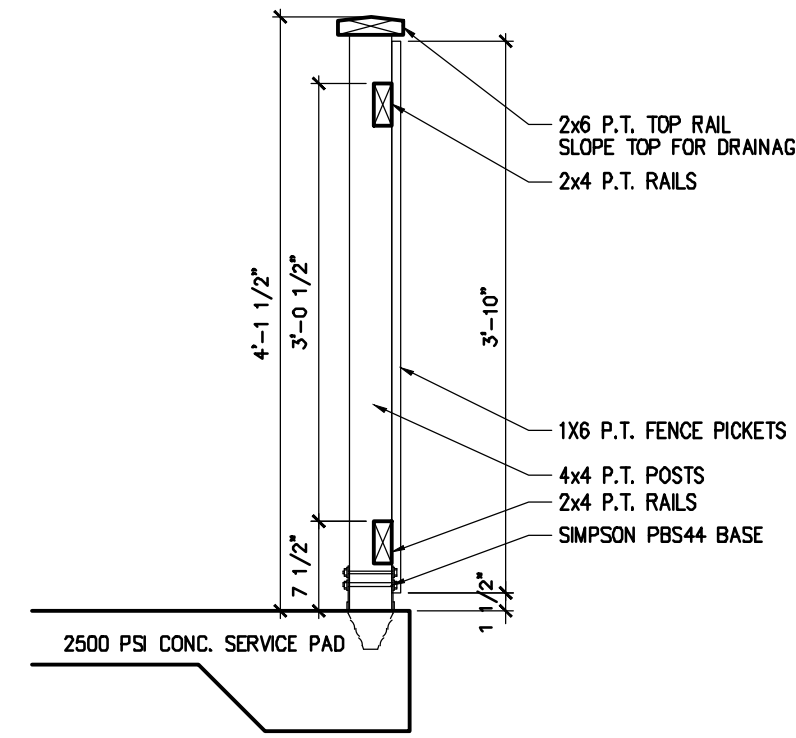
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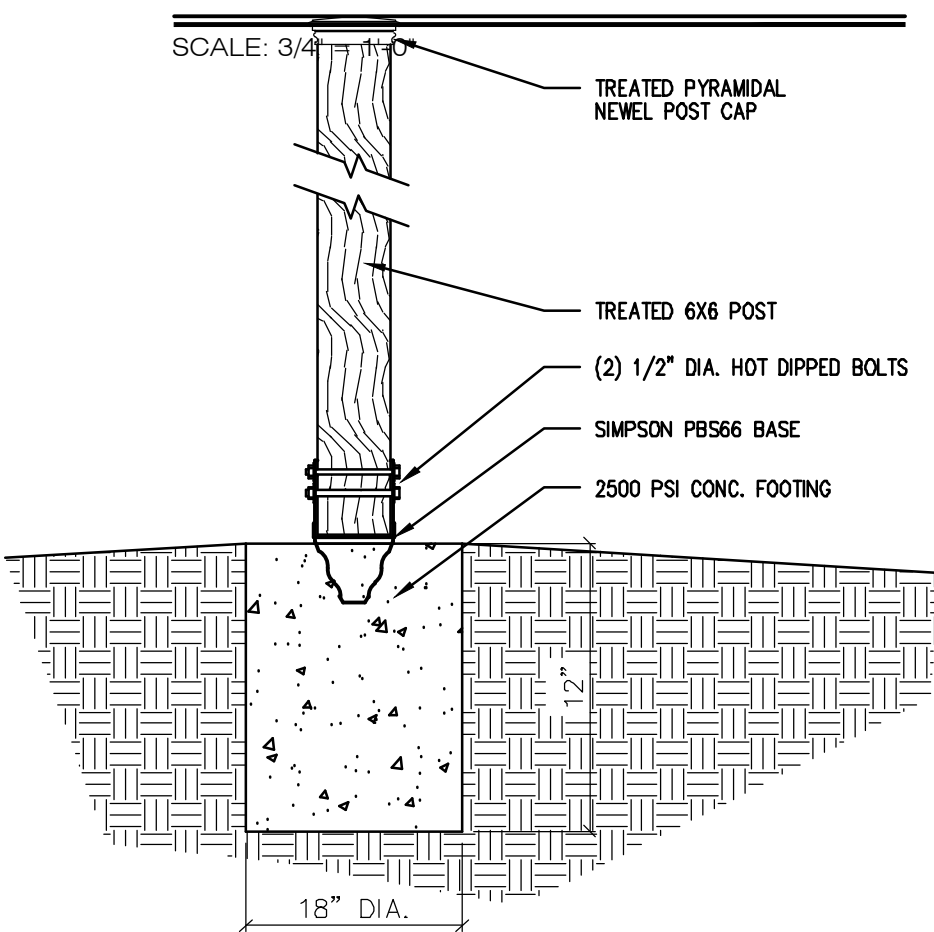
TYPICAL EXTERIOR DOOR INSTALLATION
SCALE: NOT TO SCALE



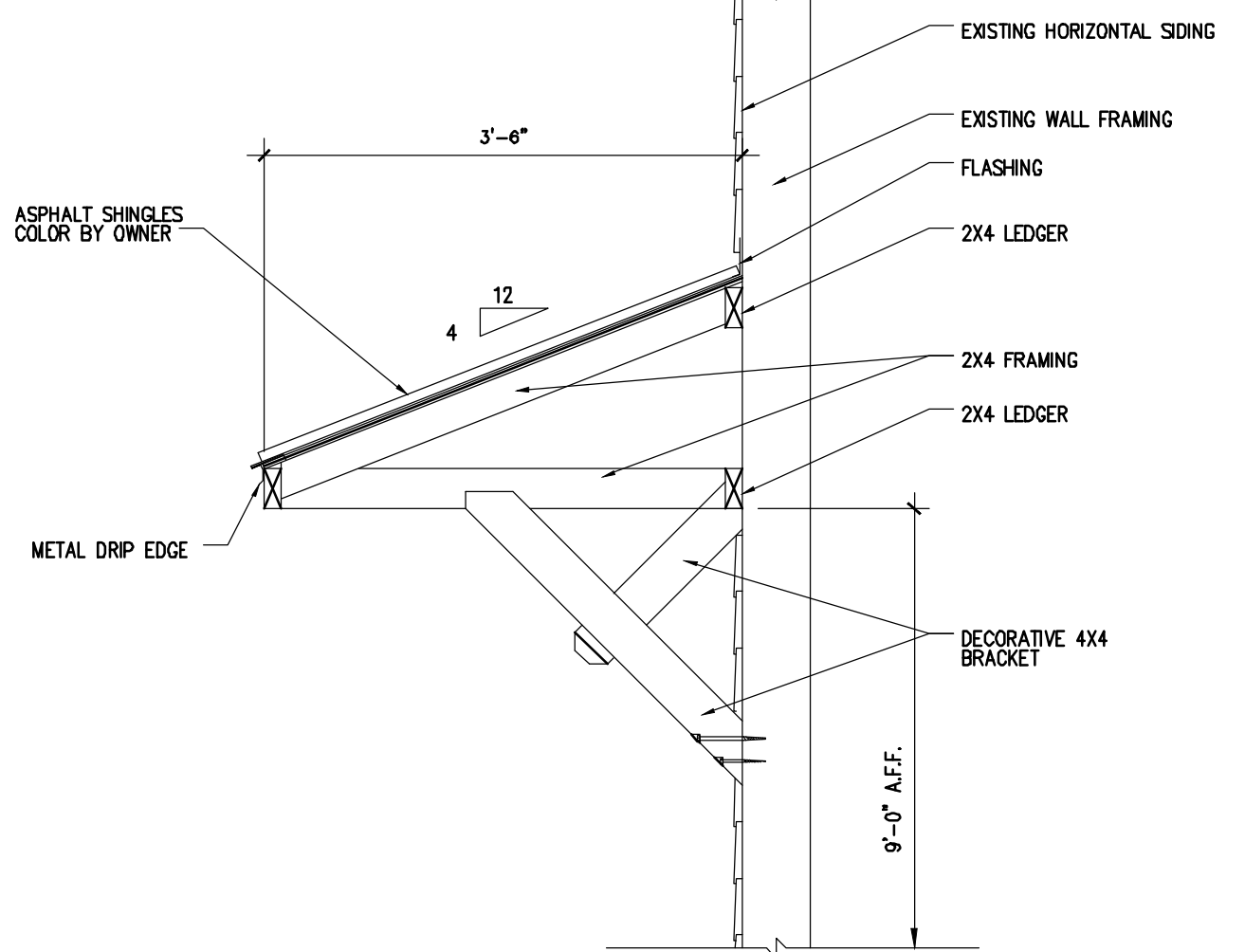
TYPICAL WINDOW INSTALLATION
SCALE: NOT TO SCALE



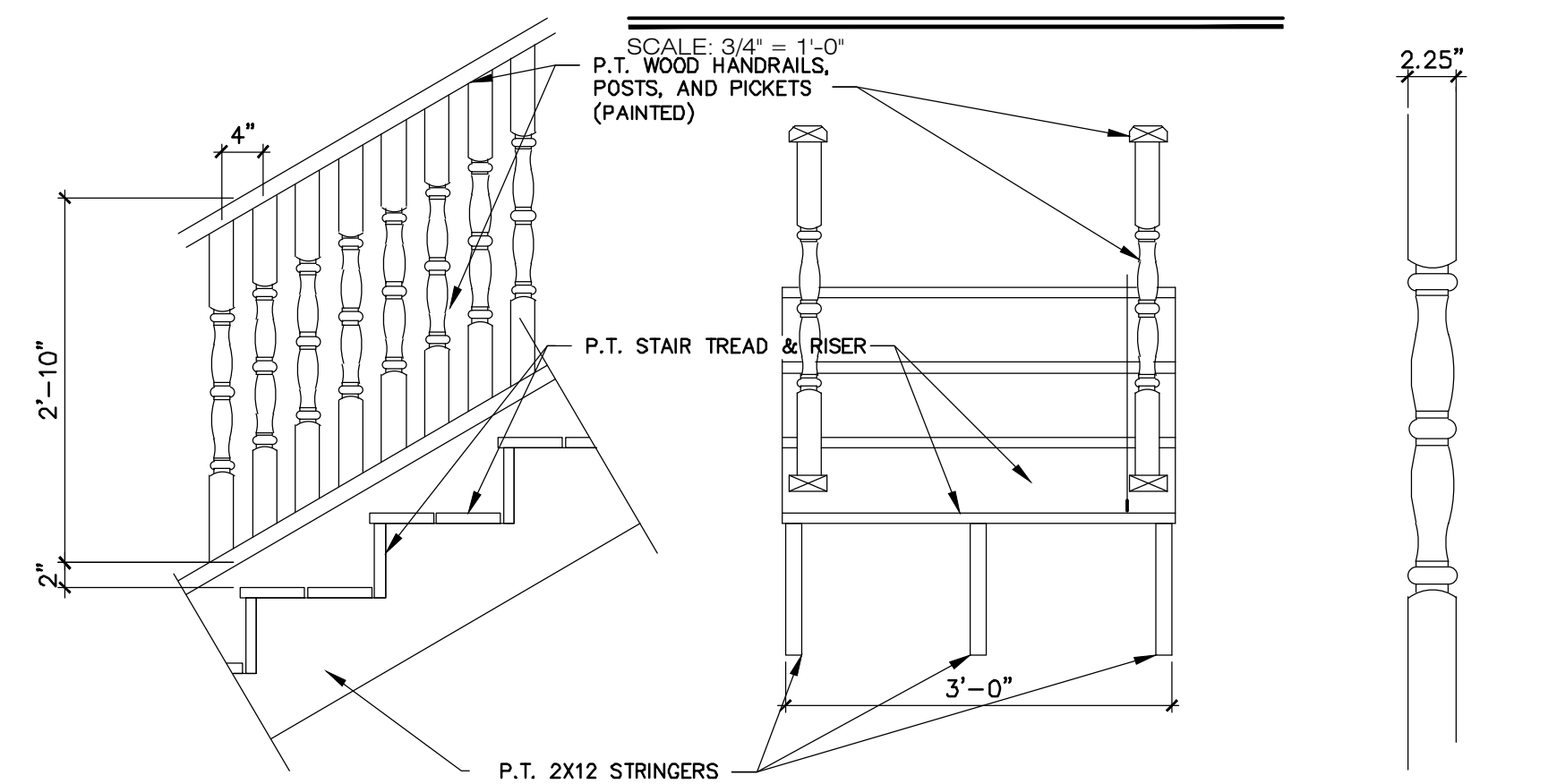
SERVICE YARD SCREEN DETAIL



WOODEN STAIR POST DETAIL
SCALE: 3/4" = 1'-0"



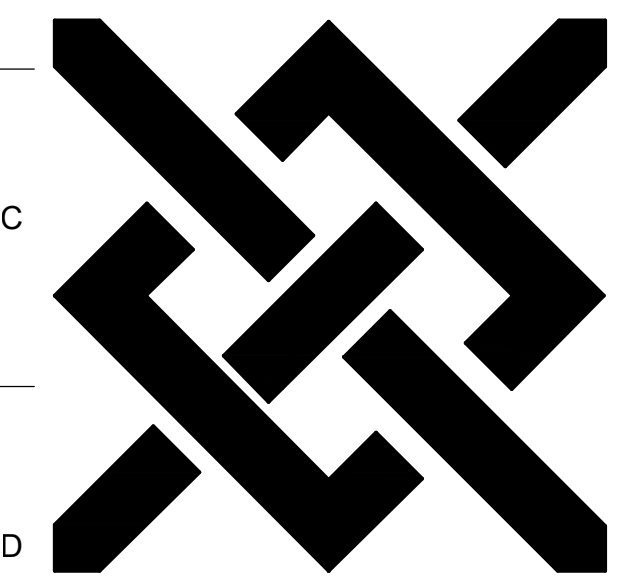
CANOPY DETAIL



TYPICAL EXTERIOR STAIR/HANDRAIL CONSTRUCTION
SCALE: 3/4" = 1'-0"



STREET ELEVATION
NOT TO SCALE



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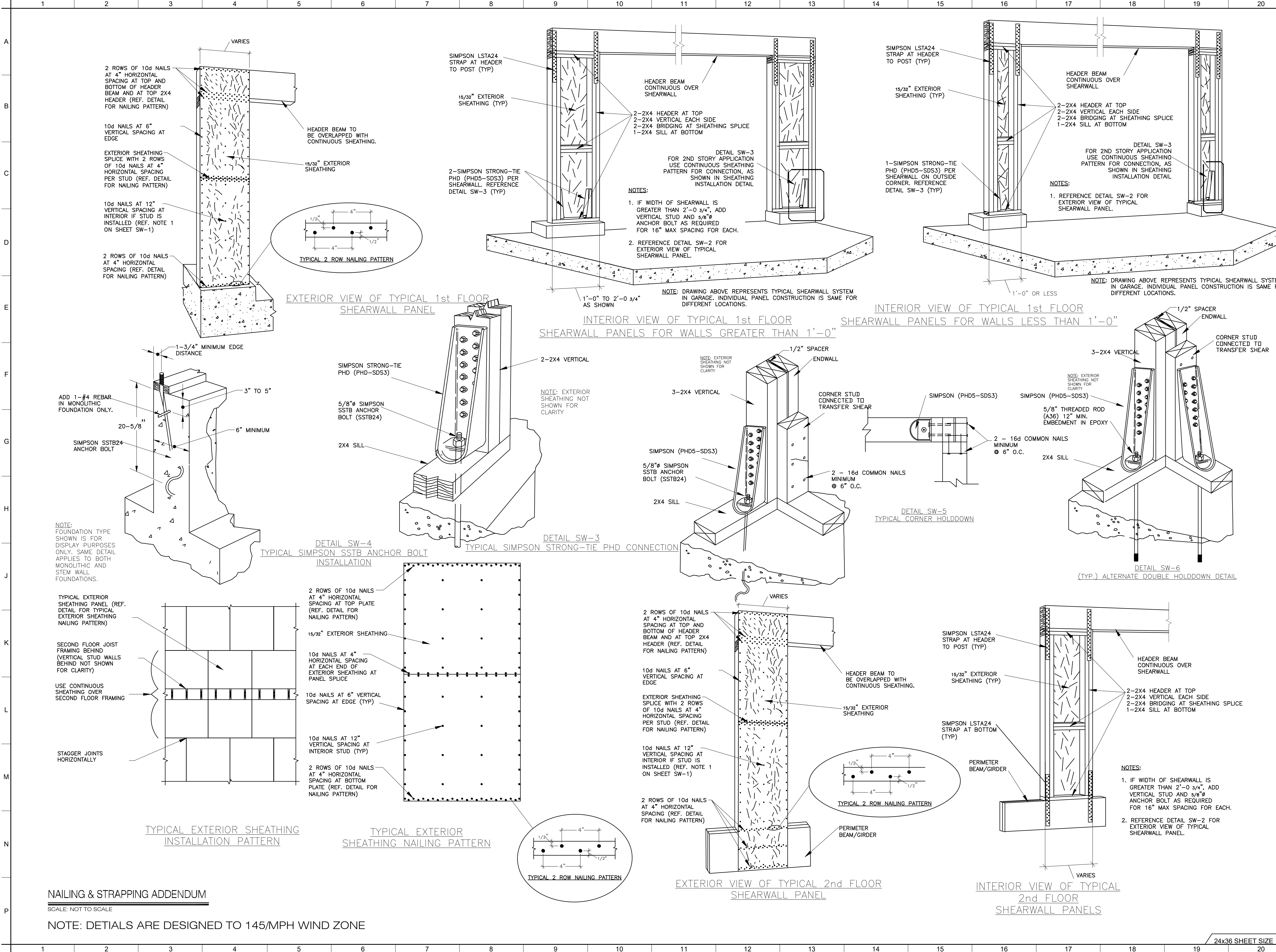
NEW RESIDENCES FOR:
413 West 39th Street
SAVANNAH, GEORGIA

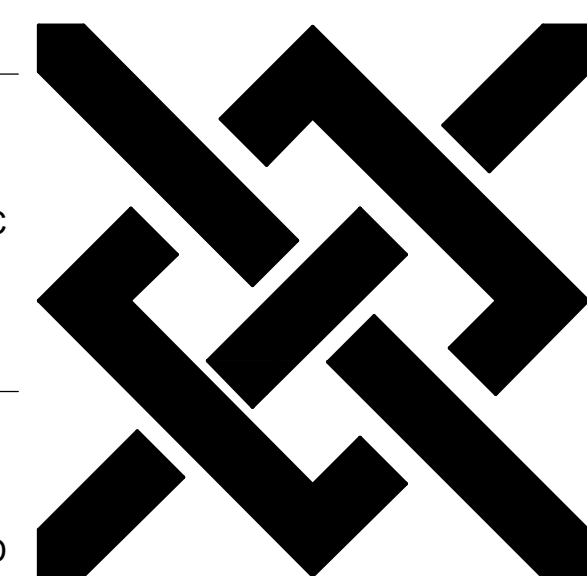
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DATE: 20240628
SCALE: AS SHOWN
JOB NO.:

A-7
SHEET

24x36 SHEET SIZE





DEMETRIUS HUDDLESTON
Architect
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NEW RESIDENCES FOR:
413 West 39th Street
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DRAWN BY: DPH
CHECKED BY: DPH
DATE: 20240628
SCALE: AS SHOWN
JOB NO.

A-8
SHEET

24x36 SHEET SIZE



HardiePanel® Vertical Siding

MULTIFAMILY / COMMERCIAL INSTALLATION REQUIREMENTS

EFFECTIVE DECEMBER 2020

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (966-9-HARDIE).

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

- Position cutting station so that airflow blows dust away from the user and others near the cutting area.
- Use one of the following methods:
 - Best:** Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - Better:** Circular saw equipped with a dust collection feature (e.g. Roam® saw) and a HardieBlade saw blade.
 - Good:** Circular saw equipped with a HardieBlade saw blade.

INDOORS

- DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.
- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
 - For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
 - For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
 - Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

GENERAL REQUIREMENTS:

- Refer to table 1 for multifamily/commercial drainage requirements for James Hardie® vertical siding.
- HardiePanel® vertical siding can be installed over furring strips (in accordance with local building code requirements). HardiePanel vertical siding can be installed over braced wood or steel studs, 20 gauge (0.836 mm) minimum to 16 gauge (1.367 mm) maximum, spaced a maximum of 610mm (24 in) o.c.
- Consult ESR1844 for fastener schedule as well as additional technical information at www.jameshardiecommercial.com.
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. The manufacturer will assume no responsibility for water infiltration.
- Information on installing James Hardie products over non-nailable substrates (e.g. gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jameshardie.com.
- Do not install James Hardie products such that they may remain in contact with standing water.
- HardiePanel vertical siding may be installed on vertical wall applications only.
- DO NOT use HardiePanel vertical siding in Fascia or Trim applications.
- The designer and/or architect shall take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin #8 "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardiecommercial.com.
- James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.
- Minimum standard panel design size is 12" x 16". Note: Panels may be notched and cut to size to fit between windows, doors, corners, etc.

Table 1: HardiePanel® Vertical Siding Wall Drainage Requirements

All national, state, and local building codes must be followed, and where they are more stringent than James Hardie installation requirements, state and local requirements will take precedence. Consult the "Exterior Wall Drainage Requirements" bulletin at www.jameshardiecommercial.com for additional guidance and a more detailed list of drainage required areas.



MINIMUM REQUIREMENTS BY STATE/COUNTY

A WRB® Dry Climates

B DRAINAGE PLANE (E.G. DRAINABLE WRB) WITH 90% DRAINAGE EFFICIENCY* Moist and Marine Climates

C RAINSCREEN (MIN. 3/8 IN. AIR GAP)† Severe Wind Driven Rain Climate

* Water-resistive Barrier and drainage requirements as defined by building code.

† Water-resistive Barrier as defined by local building code that is manufactured in a manner to enhance drainage; must meet minimum 90% drainage efficiency when tested in accordance with ASTM E2273 or other recognized national standards.

‡ Water-resistive Barrier (WRB) as defined by building code and a minimum 3/8 in. (7.6mm) air space between the WRB and the panel siding planned by minimum 3/8 in. furring.

SMOOTH | SELECT CEDARMILL® | SELECT SIERRA 8 | STUCCO

Visit jameshardiepros.com for the most recent version.

COM1302 P1/4 12/20

B1



PRODUCT SUMMARY

Aluminum Clad Premium Double & Single Hung (WI)

EXTERIOR: Pre-treated aluminum surface has a baked-on, electrostatically applied super durable polyester powder paint, zero-VOC finish. Available in Seven Color Collections covering 75 colors conforming to the requirements of AAMA test procedures 2604 & 2605 as noted below.

- ColorStay™ in AAMA 2604 or AAMA 2605 – consists of 45 solid colors.
- Textured in AAMA 2604 – consists of 5 matte finish colors with varying grit.
- Weathered in AAMA 2604 or AAMA 2605 – consists of 8 dual tone/speckled colors.
- Pearl Metallic in AAMA 2605 – consists of 5 soft metallic colors
- Metallic in AAMA 2605 – consists of 5 colors mimicking metal elements.
- Industrial in AAMA 2605 – consists of 2 powder coated colors mimicking the most popular anodize finishes.
- Anodized – consists of 5 color options, AAMA 611 Standard Anodized Finish
 - Clear
 - Black
 - Medium Bronze
 - Copper
 - Dark Bronze
- Custom Color Match – to your color specification in AAMA 2605 finish.

Please visit our website or contact a Sierra Pacific Windows representative to view the largest color palette in the industry!

INTERIOR: Exposed interior wood surfaces are natural pine wood

- Specify Interior Wood Species
 - Ponderosa Pine (Standard)
 - Vertical Grain Douglas Fir
 - Red Oak
 - Other Species upon Request and Availability
 - Alder
 - Mahogany
 - Black Walnut
 - Cherry
 - Maple
 - White Oak
- Specify Interior Finish
 - Natural
 - Ultra Coat – White or Black Painted
 - Ultra Stain – Clear Coat
 - Ultra Stain – Toffee
 - Primed
 - Ultra Coat – Custom Color Match Paint
 - Ultra Stain – Espresso
 - Ultra Stain – Custom Color Match Stain

*Ultra Coat is an interior paint finish utilizing a specially formulated two-part catalyzed polyurethane paint finish.

*Ultra Stain is a water-based interior stain finish formulated to provide intense, rich color tones while maintaining uniformity of color and appearance.

FRAME:

- Overall frame thickness is 11/16" (18mm).
- Basic jamb width is 4-9/16" (116mm) standard; additional jamb depths available include:

4-3/4" (121mm)	5" (127mm)	5-1/8" (130mm)
5-5/16" (135mm)	6-7/16" (164mm)	6-9/16" (167mm)
6-11/16" (170mm)	7" (178mm)	7-1/8" (181mm)
7-1/4" (184mm)	7-5/16" (186mm)	7-3/8" (187mm)
8-1/8" (206mm)		
- Overall frame depth is 5-11/16" (144mm).
- Interior wood for head, sill and jambs are select pine, solid or finger-jointed with veneer, kiln dried to a moisture content of 6-12% at time of fabrication. Additional wood species available as noted under INTERIOR FINISH above.
- Exterior cladding for frame head, sill and jambs are 0.050" (1.27mm) extruded aluminum; mitered corners with screw boss construction.
- Frame is completely assembled with concealed jamb liners and block and tackle balances with sash installed.



PRODUCT SUMMARY

Aluminum Clad Premium Double & Single Hung (WI)

SASH:

- Sash thickness 1-7/16" (44mm)
- Sash corners mortised and tenoned and secured with nails.
- Sash exterior is clad with .050" extruded aluminum.
- Select pine kiln dried to 6-12% moisture content at time of fabrication. Water repellent preservative, CoreGuard™, treated in accordance with WDMA I.S.4.
- Available in standard 50/50 vent with optional 60/40 or 40/60 vent.

GLAZING OPTIONS:

- Premium quality flat glass complying with ASTM C 1036.
- Glazed with silicone sealant to the exterior and removable interior glazing bead.
- Factory glazed fabrication complies with requirements of Section 088100 and AAMA/WDMA/CSA 101/I.S.2/NAFS
- Safety glass laminated and tempered glass complies with safety glazing requirements in accordance with 16 CFR 1201 for Category II materials.

Standard Glazing Options include: (90% Argon Gas Fill Unless Capillary Tubes and/or No Coatings are required)

Low-E (standard)	Clear (No Coatings)	Low-E 366
Low-E 366 w/189 Surf #4 LE	Low-E 366 w/Preserve	Low-E 366 w/Neat & Preserve
Low-E 180 (Passive Solar)	Low-E 180 w/Preserve	Low-E 180 w/Neat & Preserve
Low-E 180 w/189 Surf #4 LE	Laminated Insul (No Coatings)	Low-E Laminated Insul

Note: Warm Edge Spacer (Std), XL Edge Spacer (Optional), Neat and/or Preserve require XL Edge Spacer

Specialty Glazing Options include: (90% Argon Gas Fill Unless Capillary Tubes are required)

Bronze	Grey	Green
Solar Cool Bronze	Solar Cool Grey	Mirropane
Spandrel		

Obscure Glazing Options include: (90% Argon Gas Fill Unless Capillary Tubes are required)

Standard (Pattern 62)	Rain	
Narrow Reed	Satin Etched	Glue Chip
White Laminated	Custom	

HARDWARE:

- Dual action cam sweep flush mounted lock and keeper located at the meeting rail. 2 locks are provided with 32" (813mm) glass width and wider.
- Zinc die-cast and high impact nylon, spring loaded tilt latches located at the top rail of both sash.
- Hardware available in the following finishes:

Champagne	White (Standard)	Bronze	Bright Brass
Brushed Chrome	Antique Brass	Oil Rubbed Forever Bronze	Matte Black
Satin Nickel			
- Optional lift handles in matching finishes.
- Balance system is an extruded beige vinyl jamb liner track with aluminum and wood covers color matched to the finishes to conceal the jamb liner.
- Sash are supported by a block and tackle system with adjustable nylon clutch shoe and steel tilt pin.

WEATHERSTRIP:

- Units constructed with pile weatherstripping w/center fin and a compressible bulb weatherstrip designed for tight seal when sash are closed.
- On Sash, closed-cell foam bulb weatherstrip with seamless TPE skin applied on top sash rail. Weatherstrip on the bottom sash is located on the bottom of the lower rail providing a seal at the sill. Pile weatherstrip w/fin applied to top and bottom sash stiles.
- On Frame, closed-cell foam bulb weatherstrip with seamless TPE skin at head.



PRODUCT SUMMARY

Aluminum Clad Premium Double & Single Hung (WI)

SCREEN:

- Standard FlexScreen with flexible concealed frame. Optional .020" (.81mm) roll form aluminum screen color matched to exterior.
- Removable half and full screens available on double hung units. Half screens only on single hung units.
- Screen fabric is 18x16 fiberglass mesh, Charcoal fiberglass cloth Better Vue and Ultra Vue mesh optional.
- Optional storm-screen combinations.

GRILLE / DIVIDER OPTIONS:

- Simulated Divided Lite (SDL) produced with interior wood grille to match interior wood species and exterior aluminum grille to match exterior clad color. SDL available as Interior/GIA/Exterior; Interior/Exterior; Interior Only, and Exterior Only. Standard bar widths include:

5/8" Traditional (16mm)	5/8" Putty (16mm)
7/8" Traditional (22mm)	7/8" Putty (22mm)
1" Traditional (25mm)	1" Putty (25mm)
1-1/4" Traditional (32mm)	1-1/4" Putty (32mm)
2" Traditional (51mm)	2" Putty (51mm)
- Grille in Air Space (GIA) available in flat or contour profiles with two-tone grille options available:
 - Flat profile - 5/8"x3/16" (16mmx5mm)
 - Contour profile - 11/16"x5/16" (18mmx8mm)
 - Contour profile - 1"x5/16" (25mmx8mm)

Divider Patterns Include:

Equal	Prairie	Ladder
Craftsman	Cross	Cottage
Diamond	Special	

INTERIOR TRIM PROFILE:

Prairie: 3-1/2" (89mm)	Tradesman: 3-1/2" (89mm)	Craftsman: 3-1/2" (89mm)
Continental: 3-1/2" (89mm)	Tradesman II: 3-1/2" (89mm)	Colonial: 3-1/2" (89mm)
Regal: 3-1/2" (89mm)	Provincial: 3-1/2" (89mm)	Tudor: 3-1/2" (89mm)
Heritage: 2-3/4" (70mm)	Heritage II: 2-3/4" (70mm)	Traditional: 2-1/4" (57mm)
Contemporary: 2-1/4" (57mm)	Custom	

WARRANTY:

- Workmanship and materials: 10-year limited warranty (Residential and Commercial application).
- Insulating glass: 20 year limited warranty on dual insul glass; 10-year limited warranty on triple insul glass; 5 years on Specialty glass (Residential and Commercial).
- Exterior clad finish: 2604 Finish=10-years limited warranty (Residential and Commercial); 2605 Finish=30 years limited warranty (Residential), 20 years limited warranty (Commercial); Anodized= 5 year limited warranty (Residential and Commercial).
- Interior finish: 2-year limited warranty (Residential and Commercial).
- Warranty Labor: 2-year limited warranty (Residential and Commercial).

Please refer the Sierra Pacific Limited Warranties as found at www.sierrapacificwindows.com for full details and limitations.

MANUFACTURER:

- Sierra Pacific Windows, 11605 Reading Rd, Red Bluff, CA 96080. Toll Free Telephone: (800)824-7744. Web: www.sierrapacificwindows.com



PRODUCT SUMMARY

Aluminum Clad Premium Double & Single Hung (WI)

ADDITIONAL GLASS SPECIFICATIONS:

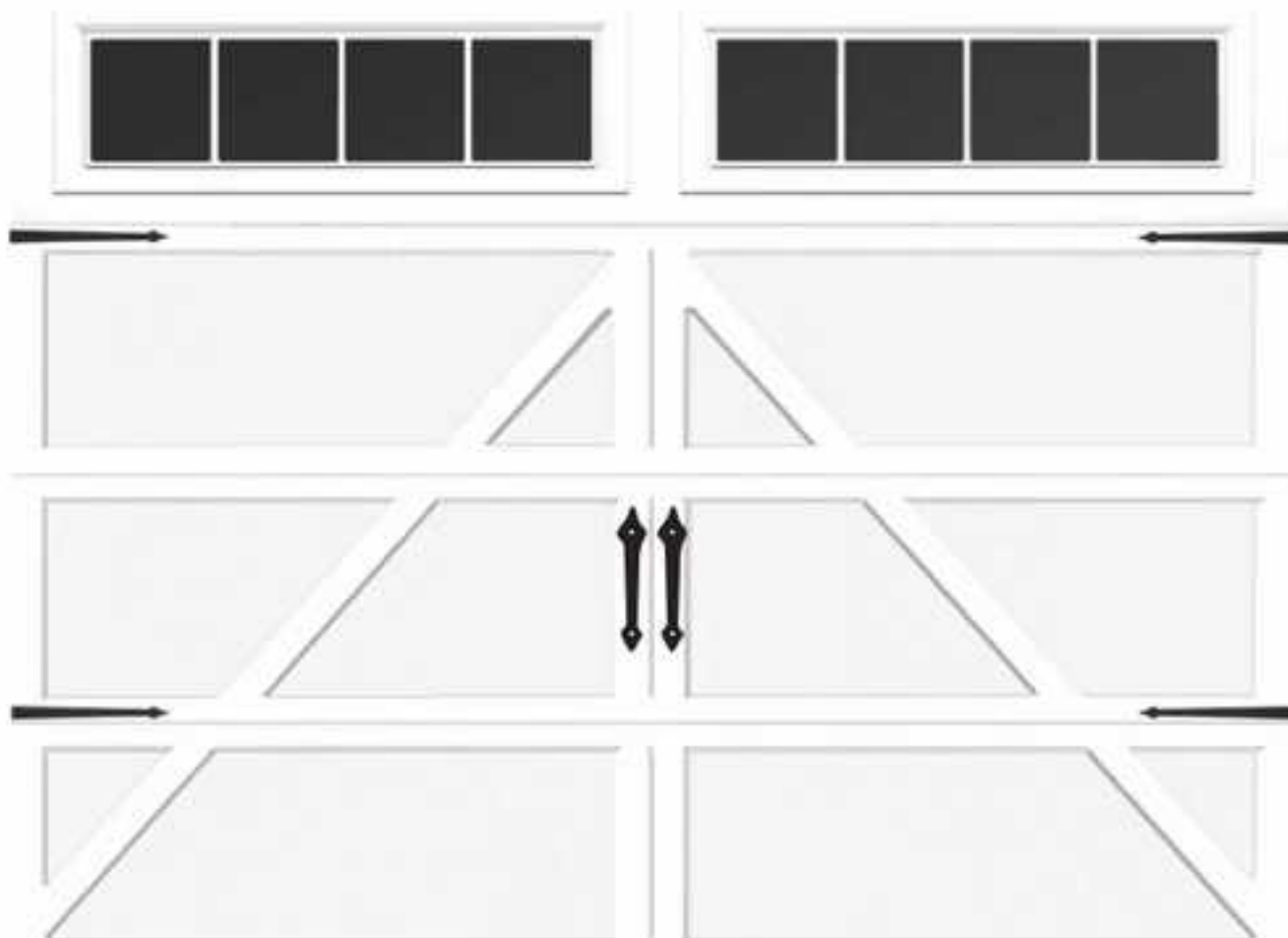
- Low-E Insul (Standard): Dual insulated glass consisting of one lite of dual layered Cardinal 272 Low-E or Guardian 70/36 silver sputter coated on surface #2 and one lite of clear glass; Argon filled unless produced with capillary tubes. Produced with warm edge spacer standard. Cardinal XL™ Edge spacer optional.
- Clear Insul: dual insulating glass consisting of two lites of clear glass. Produced with warm edge spacer standard. Cardinal XL Edge spacer optional.
- 1/4" Laminated Insul: Dual insulated glass consisting of one lite of 1/4" laminated glass produced with .030" PVB interlayer (exterior lite) and one lite of clear glass. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™ spacer.
- 1/4" Low-E Laminated Insul: Dual insulated glass consisting of one lite of 1/4" laminated glass produced with .030" PVB interlayer (exterior lite) and one lite of dual layered Cardinal 272 Low-E on surface #5. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™ spacer.
- 366 Low-E: Dual insulated glass consisting of one lite of triple layered Cardinal 366 silver sputter coated on surface #2 and one lite of clear glass. Argon filled unless produced with capillary tubes. Produced with warm edge spacer standard. Cardinal XL Edge™ spacer optional.
- 366 Low-E with i89: Dual insulated glass consisting of one lite of triple layered Cardinal 366 silver sputter coated on surface #2 and one lite of Cardinal i89 Low-E coating on surface #4. Argon filled unless produced with capillary tubes. Produced with warm edge spacer standard. Cardinal XL Edge™ spacer optional.
- Low-E 366 with Neat & Preserve™: Dual insulated glass consisting of one lite of triple layered Cardinal 366 silver sputter coated on surface #2 and one lite of air-activated Neat™ coating applied to surface #1 & Preserve™ protective film applied to the #1 surface or #1 and #4 surface. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™ spacer.
- Low-E 366 with Preserve™: Dual insulated glass consisting of one lite of triple layered Cardinal 366 silver sputter coated on surface #2 and Preserve™ protective film applied to the #1 surface or #1 and #4 surface. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™ spacer.
- Low-E 180 Passive Solar: Dual insulated glass consisting of one lite of single layer Cardinal 180 silver sputter coated on surface #3 and one lite of clear glass. Argon filled unless produced with capillary tubes. Produced with warm edge spacer standard. Cardinal XL Edge™ spacer optional.
- Low-E 180 Passive Solar w/i89: Dual insulated glass consisting of one lite of single layer Cardinal 180 silver sputter coated on surface #2 and one lite of Cardinal i89 Low-E coating on surface #4. Argon filled unless produced with capillary tubes. Produced with warm edge spacer standard. Cardinal XL Edge™ spacer optional.
- Low-E 340: Dual insulated glass consisting of one lite of triple layered Cardinal 340 silver sputter coated on surface #2. Argon filled unless produced with capillary tubes. Produced with Cardinal XL Edge™™ spacer.

GAF Timberline[®]HDZ[™]
High Definition[®] Shingles



America's #1-selling shingle just got better!

The same shingle you know and love,
now with LayerLock[™] Technology
which powers the industry's widest
nailing area.



Applied Products:



Windows

Paint

Windows

Hardware

Hardware

Garage Door

Carrage House Silex S400
Window

White

Clear

Hinge

Pull Handle

Carrage House Silex

Stockbridge 7

White

Spec 8' x 7'

Spec 8' x 7'

8425 Panel 8' x 7'



Sonoma panel, Custom finish, Stockbridge windows, Decorative hardware

DOOR FEATURES

Pinch-Resistant Panels
designed to push fingers out of harm's way.

3-layer construction
Model 9100 utilizes a ToughGuard® backer, while Model 9605 provides additional protection with a steel backer.

Foamed-In-Place Polyurethane Insulation
provides thermal efficiency with an R-value* of 10¹ for Model 9605 and 9 for Model 9100.

Integral Struts
add rigidity and strength for long life and smooth operation.



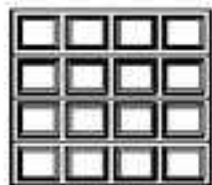
- **High Cycle Spring Option**
Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring
- **TorqueMaster® Plus Counter Balance System**
Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology
- **Wind Load Options**
Available with structural reinforcements for use in coastal or high wind region
- **Limited Lifetime Warranty**



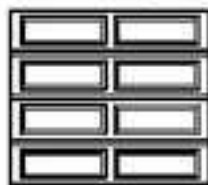
*Wayne Dalton uses a calculated door section R-value for our insulated doors.
¹R-value of 10 for 8' tall doors. R-value for other door heights may vary slightly.
 See website for warranty and wind load details.

1 Choose Your Style

Doors shown are 8'x7'. Other sizes may have different panel configurations. See Dealer for details.



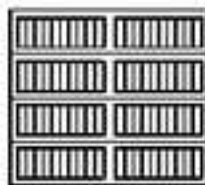
Colonial



Ranch



Sonoma



Sonoma Ranch



Contemporary

2 Choose Your Color

Paint finishes



White



Almond



Desert Tan



Taupe



Gray



Green



Brown



Model 9605 is available with the TruChoice® Color System, Wayne Dalton's custom painting process that offers more than 6,000 colors. See dealer for details.

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your dealer for accurate color matching.

3 Choose Your Windows

For Colonial and Contemporary Panels



Cascade I



Cascade II*



Cascade III**



Cathedral I



Cathedral II*



Clear I



Clear II*



Clear III**



Prairie I



Prairie II*



Sherwood I



Sherwood II*



Stockbridge*



Stockton I



Stockton II*



Stockton III**



Arched Stockton*



Waterton I



Waterton II*



Waterton III**



Williamsburg I



Williamsburg II*

*Model 9100 Contemporary panel only

**Contemporary panel only

For Sonoma Panels



Cascade I



Cascade III



Cathedral I



Clear I



Clear III



Stockbridge



Stockton I



Stockton III



Arched Stockton



Waterton I



Waterton III

For Ranch Panels



Cascade II



Cathedral II



Clear II



Prairie II



Sherwood II



Stockbridge



Stockton II



Arched Stockton



Waterton II



Williamsburg II

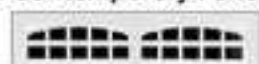
For Sonoma Ranch and Model 9605 Colonial and Contemporary Panels



Ashton IV



Cathedral IV



Cascade IV



Clear IV



Ruston IV



Sherwood IV



Stockbridge IV (3-Lite)



Stockbridge IV (4-Lite)



Stockford IV



Stockton IV (4-Lite)



Stockton IV (6-Lite)



Stockton IV (8-Lite)



Stockton IV (8-Lite Arched)



Stockton IV (12-Lite)



Arched Stockton IV



Waterton IV



Williamsburg IV



Williamsburg IV Single Arch, Double Car



Wyndbridge IV

Not all windows available in all areas. Windows shown are typical of an 8' wide door and placement may vary by panel design. Consult your dealer for details.

The following windows are available for double car doors



Arched Stockton Double



Arched Stockton Single

Glass Options



Clear



Gray Tinted

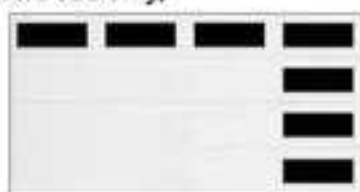


Satin Etched Privacy



Obscure

Optional window placement (Model 9605 only)



Contemporary panel, White finish with Clear III windows.

Clear windows may be arranged vertically or horizontally on Colonial, Ranch and Contemporary panels. Windows placed in the bottom section of a door must use DSB 1/8" or tempered glass.

4 Choose Your Hardware



Arrow



Spear



Fleur De Lis

See website for additional hardware options.

AFTER

BEFORE



Sonoma panel, Taupe finish, Stockbridge windows, Decorative hardware



Garage Door Design Center

To see this door on your home, visit wayne-dalton.com, or download our Garage Door Design Center app. Upload a photo of your home and experiment with panel designs, color options, window styles and decorative hardware designs. Instant curb appeal awaits you with just a click of your mouse.

Wayne Dalton.
GARAGE DOORS

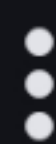
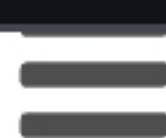
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**All Departments****Information**

Door Clearance Center > Tiffany TDL Doors > 4-Lite Low-E Mahogany Wood Door



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Model: UM5204