LANDMARKS COMMISSION

AGENDA

Wednesday, September 3, 2025
6:00 p.m.

This meeting includes in-person and virtual participation.
Council Chambers
333 Broadalbin Street SW
Or join the meeting here:
https://council.albanyoregon.gov/groups/lac/zoom
Phone: 1 (253) 215-8782 (long distance charges may apply)
Meeting ID: 891-3470-9381 Passcode: 530561

Please help us get Albany's work done.
Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Approval of Minutes
    - August 6, 2025 [Pages 3-5]
    - July 7, 2025, Joint meeting with City Council [Pages 6-7]
4. Public Comment
5. Scheduled Business
    A. HI-09-25, Type III – Quasi-Judicial Process [Pages 8-41]
    Summary: Historic Review of Exterior Alterations to install solar panels on the west roof of a house located at 1022 8th Avenue SW. (Project Planner – Alyssa Schrems alyssa.schrems@albanyoregon.gov)

    B. HI-10/11-25, Type III – Quasi-Judicial Process [Pages 42-133]
    Summary: Historic Review of Substitute Materials and Historic Review of Exterior Alterations to allow the replacement of 95 windows with aluminum-clad windows at the St Francis Hotel and EH Rhodes Building (420 1st Avenue SW). (Project Planner – Alyssa Schrems alyssa.schrems@albanyoregon.gov)

Persons wanting to provide testimony may:

1- *Email written comments to cdaa@albanyoregon.gov, including your name, before **noon on the day of the meeting.***

2- *To comment virtually during the meeting, register by emailing cdaa@albanyoregon.gov before **noon on the day of the meeting,** with your name. The chair will call upon those who have registered to speak.*

3- *Appear in person at the meeting and register to speak.*

6. Business from the Commission

7. Staff Updates

8. Next Meeting Date: October 1, 2025

9. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cdaa@albanyoregon.gov or call 541-917-7550

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.

MINUTES

August 6, 2025
6:00 p.m.
Hybrid – Council Chambers
Approved: Draft

Call to Order

Chair Robinson called the meeting to order at 6:00 p.m.

Pledge of Allegiance **6:00 p.m.**

Roll Call

Members present: Camron Settlemier, Chad Robinson, Richard Engeman, Rayne Legras, Jim Jansen

Members absent: Mason Cox (excused), Cathy Winterrowd (excused)

Approval of Minutes for July 2, 2025

Commissioner Settlemier noted a correction to the July 2, 2025, minutes, that Commissioner Engeman seconded the motion for approval of file no. HI-06-25.

Commissioner Settlemier moved to approve the minutes for July 2, 2025, with the above amendment. Commissioner Engeman seconded the motion, which passed 5-0.

Public Comment **6:02 p.m.**

Albany Visitors Association, Historic Resources Visitor Services Coordinator, Lonna Capaci gave an overview of the Summer Home Tour.

President of Willamette Association of Realtors and owner of Town and County Realty in Corvallis, Lisa Marie Boyd, presented an opportunity to educate the realtors what needs to happen during Historic Homebuying transactions. Ensuring that both buyers and sellers are aware of requirements. Boyd provided the commission with copy of a historic property addendum form*.

Albany Downtown Association, Executive Director, Lise Grato gave a downtown update and provided the August newsletter*.

Public Hearing Type III Quasi-Judicial Process File No. HI-05-25 (continuance):

Historic Review of Exterior Alterations to enclose a rear area of house and move rear door to align with the rear east wall and historic review of substitute materials for the replacement of three windows and the aluminum siding of the building located at 244 6th Avenue SE.

Chair Robinson called the public hearing to order at 6:13 p.m.

Commission Declarations

No members declared any conflict of interest or ex-parte contact.

Commissioners Engeman, Settlemier, Robinson reported site visits.

No members abstained from the deliberation and there were no challenges to participate.

Current Planning Manager, David Martineau, read the hearing procedures.

Staff Report **6:15 p.m.**

Project Planner, Alyssa Schrems presented the staff report for planning file no. HI-05-25 sharing slides*.

Applicant Testimony **6:18 p.m.**

Applicant Scott Lepman addressed some of the issues identified during the initial May 7, 2025, public hearing as he was unable to attend that meeting. Lepman ran a cost analysis of the different types of siding providing the commission a handout* and stated that the cost differential provided in the agenda packet was incorrect.

Commission Questions **6:20 p.m.**

Commissioner Settlemier asked about the cost comparisons of the Hardie Plank siding versus the Cedar Siding. Lepman stated that they wanted to provide the commission with the most current numbers.

Settlemier asked about the installation costs between the different siding materials. Lepman was unsure of the cost difference since the work would not be contracted out.

Settlemier inquired about the structural integrity of the building, Lepman provided additional information and insights about the building condition and the steps needed to make repairs.

Commissioner Robinson asked for clarification on the siding reveal. Lepman noted that it would be practical to match the reveal on the garage which is roughly four inches.

Commissioner Legras asked if the entire exterior of the building will still be reframed and resheeted, regardless of whether using Hardie Plank or cedar siding. Lepman stated that he believed this to be correct.

Public Testimony **6:30 p.m.**

Lise Grato, as a homeowner of an Albany Historic District home, shared that she appreciates the dedication of neighbors in restoring historic properties and that she supports the approval of this request.

Rebuttal Testimony **6:31 p.m.**

Lepman added that he would prefer not to reside the whole structure, but that it is the proper way to restore the structural integrity of the building.

Commissioners and Lepman further discussed the reasons for using Hardie Plank siding considering it is not typically used on historic buildings, and any potential alternative uses for the existing wood siding.

Commissioner Settlemier inquired about cedar siding being cost prohibitive to project. Lepman noted that substitute material can be an option due to cost. Lepman additionally shared his concern that the presumption that the cedar siding would be clear nice cedar. This may not be true as it is a rare product in the industry, and it is more expensive.

Staff/Procedural Questions **6:37 p.m.**

None.

Chair Robinson called the public hearing closed at 6:37 p.m.

Commission Deliberations **6:38 p.m.**

Commissioner Jansen asked if the Landmarks Commission is setting a precedence by approving the application that anyone who wants to replace siding with Hardie Plank or something equivalent instead of what was there originally there can do so. Commissioners deliberated and concluded that there are many elements that factor in a decision and that all need to be considered with each application.

Commissioner Engeman said according to inventory sheet the building was originally classified as compatible and changed to historic contributing. Noticed during site visit that the original siding did not appear to be in good condition.

Schrems clarified that the language used by the state has changed, and at the time of the historic inventory it was defined as compatible versus noncompatible then at some point changed to contributing versus noncontributing.

Settlemier struggles with the application because of the lack of knowledge that the original is beyond repair. He believes that the enclave area is a character defining feature of the house but does not have an issue with composite windows.

Chair Robinson said that if this project did not require the high level of structural repair, then would want more detail of the condition of the original siding, but due to the extent of repair, the siding is unlikely salvageable. He is satisfied with the reveal and will more closely approximately what originally was there and is satisfied with the images provided of the doors and the windows.

Motion: Commissioner Legras moved to approve the exterior alterations and use of substitute materials including conditions of approval as noted in the staff report, as well as a condition that the siding reveal be four to four and a quarter inch, for application no. HI-05-25. This motion is based on the findings and conclusions in the April 30, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter. Commissioner Jansen seconded the vote which passed 4-1 with Commissioner Settlemier voting in opposition.

Business from the Commission **6:50 p.m.**

Commissioner Jansen stated that he would be absent from the September Landmarks Commission meeting.

Commissioner Legras discussed the Historic Property Addendum forms provided by Lisa Marie Boyd. The commission supports the effort to collaborate and provide continuing education for realtors, buyers, and sellers of historic homes. Staff and commission will work on putting something together with direction from Boyd to present in winter 2026, the exact date to be determined.

Chair Robinson shared that he attended the Oregon Trail of Tears presentation at the Albany Regional Museum and felt it was interesting, executed well, and encouraged others to attend. He also mentioned attending the cemetery tour and was impressed by the presentations.

Staff Updates **7:01 p.m.**

Schrems said that staff are continuing to work on Albany Development Code updates and aim to bring draft amendments to the Landmarks Commission for review closer to the fall or winter.

Martineau asked commission if they had ideas for next newsletter to email staff.

Next Meeting Date

The next meeting is September 3, 2025

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 7:04 p.m.

Respectfully submitted,

Kaitlin Martin
Administrative Services Coordinator

Reviewed by,

David Martineau
Current Planning Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@albanyoregon.gov.*

MINUTES

Monday, July 07, 2025
Work Session
Council Chambers, City Hall
Approved: Draft

Call to Order
Mayor Alex Johnson called the meeting to order at 4:00 p.m.

Roll Call

Councilors present:	Mayor Alex Johnson and Councilors Steph Newton, Carolyn McLeod, Chris Van Drimmelen (remote), Marilyn Smith, Michael Thomson, Ramycia McGhee (remote)
Councilors absent:	None
Commissioners present:	Commissioners Jim Jansen, Chad Robinson, Cathy Winterrowd, Richard Engeman, Camron Settlemier
Commissioners absent:	Commissioners Rayne Legras and Mason Cox were excused

Public Comment **4:00 p.m.**
There was no public comment.

Joint Meeting with Landmarks Commission **4:00 p.m.**
Current Planning Manager David Martineau and Historic Preservation Planner Alyssa Schrems presented. Martineau said this is to bring the development code into compliance with state requirements. Martineau and Schrems provided an overview of historic preservation activities over the past year, discussed plans to update Article 7, and reviewed public feedback and survey results.

City Council and the Landmarks Commission discussed the information shared.

Comprehensive Planning Manager Anne Catlin provided a handout* and presented on the Downtown Climate Friendly Area (CFA) boundary considerations.

Discussion and general consensus of City Council and Landmarks Commission to direct staff to modify the Downtown Climate Friendly Areas (CFA) boundaries to remove the purple and green areas being 518, 528 and 538 2nd Ave SW, and 508 2nd Ave SW and bring the item back in the fall for consideration.

The Joint Meeting with the Landmarks Commission adjourned at 5:06 p.m.

Reviewed by,	Reviewed by,
Alex Johnson Mayor	Chad Robinson Landmarks Commission Chair

A brief intermission was called at 5:08 p.m., and the City Council reconvened a regular meeting at 5:20 p.m.

Recess to Executive Session **5:21 p.m.**
to conduct deliberations with persons designated by the governing body to negotiate real property transactions in accordance with ORS 192.660 (2)(e).

Reconvene **5:48 p.m.**
MOTION made by Newton to direct staff to continue negotiations with Van Vleet for the sale of three properties. Van Drimmelen seconded the motion, which passed 4-2 with Smith and McGee voting no.

Recess to Executive Session **5:51 p.m.**
to review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing in accordance with ORS 192.660 (2)(i).

Reconvene **6:12 p.m.**
Human Resources Director Holly Roten presented the City Manager compensation survey.

The council discussed and asked Troedsson for his input. Troedsson felt the contractual 3% cost of living adjustment was adequate.

MOTION made by Smith to continue the City Manager contract, and provide a 3% cost of living adjustment, the same as non-bargaining staff. McGhee seconded the motion, which passed 6-0.

Business from the Council **6:24 p.m.**
Newton said she had a constituent reach out with concerns about trees dying in downtown and wanted to know if staff will be replacing any trees that are damaged or diseased. Troedsson said yes, they do get replaced and have them email him directly.

Newton shared she would like to utilize the revenue from speed cameras in North Albany to get a flashing light to notify people when school is in session. Harnden said there are options that will be discussed.

McLeod said she would also like to see flashing lights in North Albany.

Johnson said he will be talking with the Oregon City County Managers Association-OCCMA board about the 'If I Were Mayor Contest'.

City Manager Report **6:32 p.m.**
City Manager Peter Troedsson and Deputy City Manager Kayla Barber-Perrotta will be attending the OCCMA conference in Bend this week. Public Works Director Chris Bailey will be sitting in the City Managers seat at Wednesday's meeting.

Next Meeting Dates
Monday, August 11, 2025; 4:00 p.m. Work Session
Wednesday, August 13, 2025; 6:00 p.m. City Council Meeting

ADJOURNMENT
There being no other business, the meeting was adjourned at 6:33 p.m.

Respectfully submitted,

Erik Glover
City Recorder

Reviewed by,

Peter Troedsson
City Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. Documents from staff are posted to the website after the meeting. Documents submitted by the public are available by emailing cityclerk@albanyoregon.org.*

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

Staff Report

Historic Review of Exterior Alterations

HI-09-25 August 27, 2025

Summary

This staff report evaluates a Historic Review of Exterior Alterations for a residential structure on a developed lot listed on the Local Historic Inventory (Attachment A). The applicant proposes installing solar panels on the historic home.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Doug & Christi Clark Revocable Trust, 1022 8th Avenue SW, Albany, OR 97321
Address/Location:	1022 8th Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-12AC Tax Lot 4700
Zoning:	Hackleman Monteith (HM) District (Local Historic Inventory)
Total Land Area:	6,340 square feet
Existing Land Use:	Single Unit Residential
Neighborhood:	Broadway
Surrounding Zoning:	North: HM- Hackleman Monteith, ES- Elm Street East: ES- Elm Street South HM- Hackleman Monteith, ES- Elm Street West ES- Elm Street
Surrounding Uses:	North: Residential, Single Unit; Medical Office East: Residential, Single Unit; Medical Office South Residential, Single Unit & Multi-Unit West Residential, Single Unit
Prior History:	N/A

Notice Information

On August 11, 2025, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On August 25, 2025, notice of public hearing was posted on the subject site. As of August 25, 2025, no public testimony has been received.

Analysis of Development Code Criteria

Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant

approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Exterior Alteration Criteria (ADC 7.100-7.165)

Section 7.150 of the ADC, Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

1. **The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure; <u>OR</u>**
2. **The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

ADC 7.150 further provides that the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria.

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
2. **The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.**
3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The analysis includes findings related to the Exterior Alterations review criteria in ADC 7.150, followed by the evaluation of the applicable Secretary of Interior Standards in ADC 7.160. Staff conclusions are presented after the findings.

Findings of Fact

1.1 Location and Historic Character of the Area. The subject property is located at 1022 8th Avenue SW in the Hackleman Monteith (HM) zoning district and is individually listed on the local historic inventory. The surrounding properties are in the Hackleman Monteith (HM) and Elm Street (ES) zoning districts. Surrounding properties are developed with a mix of single dwelling unit residences, multi-dwelling unit residences, and medical offices.

1.2 Historic Rating. The subject building is individually listed on the local historic inventory.

1.3 History and Architectural Style. The nomination form lists the architectural style of the building as Bungalow (Attachment B).

1.4 Prior Alterations. There are no noted prior alterations.

1.5 Proposed Exterior Alterations. The applicant proposes installing 19 roof mounted solar panels on the west roof elevation, with the related service located on the west side of the house near the existing main service panel (Attachment C).

The applicant states that the panels will be low-profile and match the angle of the roof. The installation instructions show that the solar panels will be mounted on rails and raised approximately four inches above the roof. The solar panels will also be removable, non-permanent structures.

Based on the facts provided, the addition of solar panels will not change the historic character, appearance, or material composition of the existing structure. Based on these facts, criterion ADC 7.150(2) is met.

1.6 Building Use (ADC 7.160(1)). The building's original use was a single unit house. The building is still used as a dwelling. The applicant does not propose any changes to the use of the building at this time.

Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).

1.7 Historic Character (ADC 7.160(2)). The house was constructed in 1917 in the Bungalow style. Distinctive features of the house include a front porch that extends along the entire front of the house under the main roof and a belt course at porch level.

The applicant states that the panels and hardware for the solar panels will be removable and that no historic material will be removed. There will be no alteration of any features or spaces that characterize the property as historic. Based on these facts, criterion ADC 7.160(2) is met.

1.8 Historic Record & Changes (ADC 7.160(3) and (4)). The house is designed in the Bungalow style. The applicant proposes installing solar panels onto the roof with removable hardware in order to generate energy. No conjectural features or architectural elements are proposed in addition to the solar panels. Based on these facts, criterion ADC 7.160(3) and (4) are met.

1.9 Distinctive Characteristics (ADC 7.160(5)). The applicant states that there will be no changes to any features, finishes, construction techniques, or examples of craftsmanship with the addition of the solar panels. No changes are proposed to the roof pitch. Based on these facts, criterion ADC 7.160(5) is met.

1.10 Deteriorated Features (ADC 7.160(6)). The applicant states that there are no existing deteriorated historic features. Since there are no deteriorated historic features and the applicant is proposing to add solar panels and not change any existing features, criterion ADC 7.160(6) is satisfied.

1.11 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant does not propose any chemical or physical treatments in relation to the installation of the solar panels and further states that cleaning of solar panels only requires soap and water. Based on these facts, criterion ADC 7.160(7) is met.

1.12 Significant Archaeological Resources (ADC 7.160(8)). No ground disturbing work is proposed with this application. As no groundwork is proposed, no disturbance of any archaeological resources is anticipated. Based on these facts, this criterion appears to be met.

1.13 Historic Materials (ADC 7.160(9)). The applicant states that the project will not destroy any historic materials or make any changes to the massing, size, scale, or architectural features of the property. The

removable solar panels will be set parallel with the existing roof and will not affect the profile or roofline of the structure. Based on these facts, the criterion in ADC 7.160(9) is met.

1.14 New Additions (ADC 7.160(10)). The applicant states they are not proposing any new additions or adjacent or related new construction. Solar panels will be installed with removable hardware and can conceivably be returned to its original form if a future property owner desired to remove the solar panels. Based on these facts, the criterion in ADC 7.160(10) is met.

Conclusions

1.1 The proposed exterior alterations will be compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

1.2 The proposed alteration is consistent with the Secretary of the Interior's Standards in ADC 7.160.

Overall Conclusions

This proposal seeks to complete exterior alterations to add solar panels to the west roof of the house.

Staff finds all applicable criteria are met for the exterior alterations.

Options and Recommendations

The Landmarks Commission has three options with respect to the subject application:

Option 1: Approve the request as proposed;

Option 2: Approve the request with conditions of approval;

Option 3: Deny the request.

Based on the discussion above, staff recommends the Landmarks Commission pursue Option 2 and approve the Exterior Alteration request with conditions. If the Landmarks Commission accepts this recommendation, the following motion is suggested.

Motion

I move to approve the exterior alterations including conditions of approval as noted in the staff report for application planning file no. HI-09-25. This motion is based on the findings and conclusions in the August 27, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.

Conditions of Approval

Condition 1 **Exterior Alterations** – The proposed exterior alterations shall be performed and completed as specified in the staff report and application as submitted. Deviations from these descriptions may require additional review.

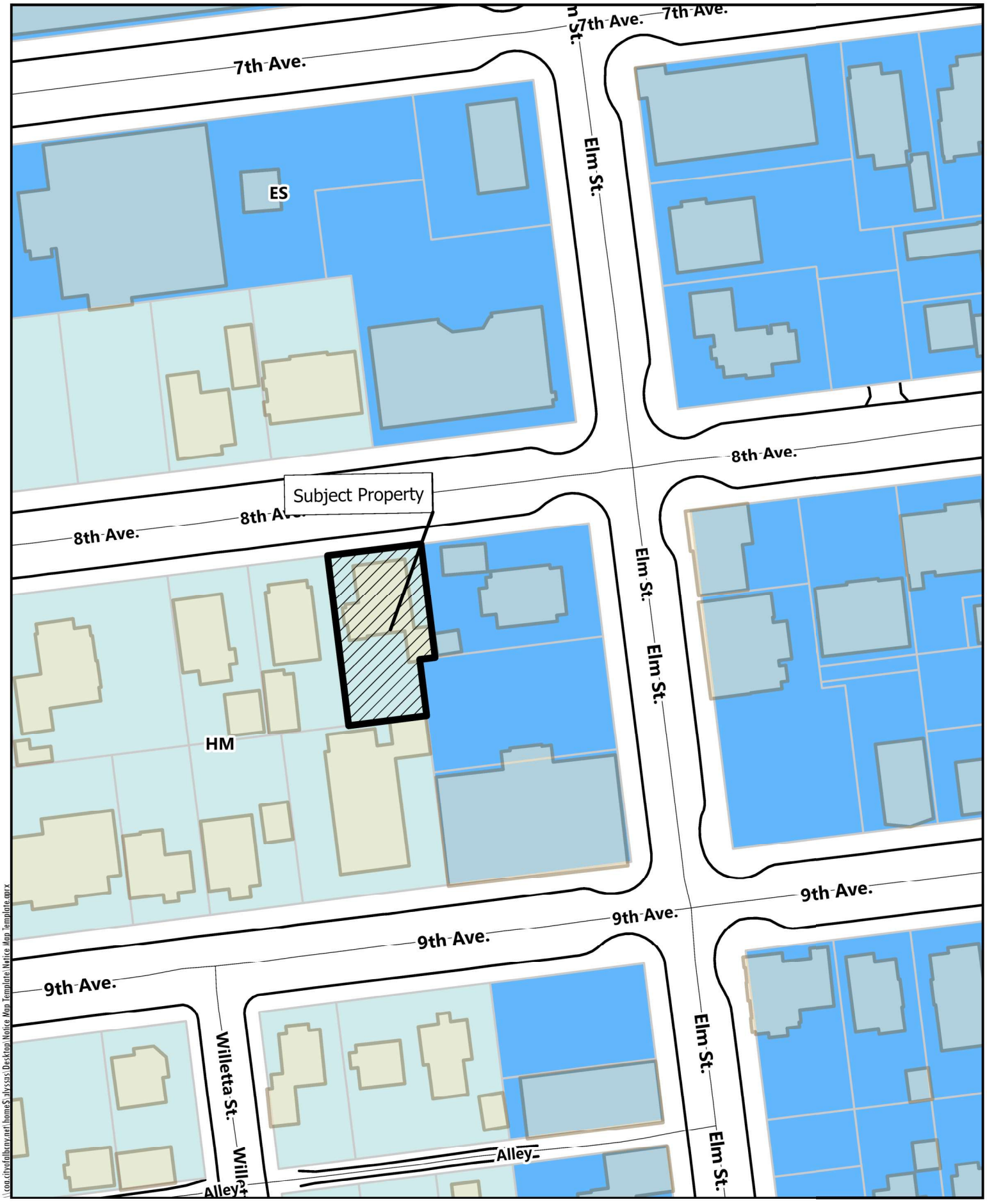
Condition 2 **Historic Review**– A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

A. Location Map
B. Historic Resource Survey
C. Applicant's Submittal

Acronyms

ADC	Albany Development Code
ES	Elm Street District
HM	Hackleman Monteith District



\\coa.cityofalbany.net\home$\sylvssis\Desktop\Notice Map Template\Notice Map Template.mpx

N

0 50 100 200 Feet

1022 8th Ave SW

Date: 8/6/2025 Map Source:

Location Map

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

FIELD NO.: 27
NAME: Doug Clark/ Christi Brudvig
ADDRESS: 1022 Eighth Avenue SW
QUADRANGLE: Albany

T/R/S: 11S, 3W, 12
MAP NO.: 11-4W-12AC **TAX LOT:** 4700

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NEGATIVE NO.: N-36

SLIDE NO.: 27

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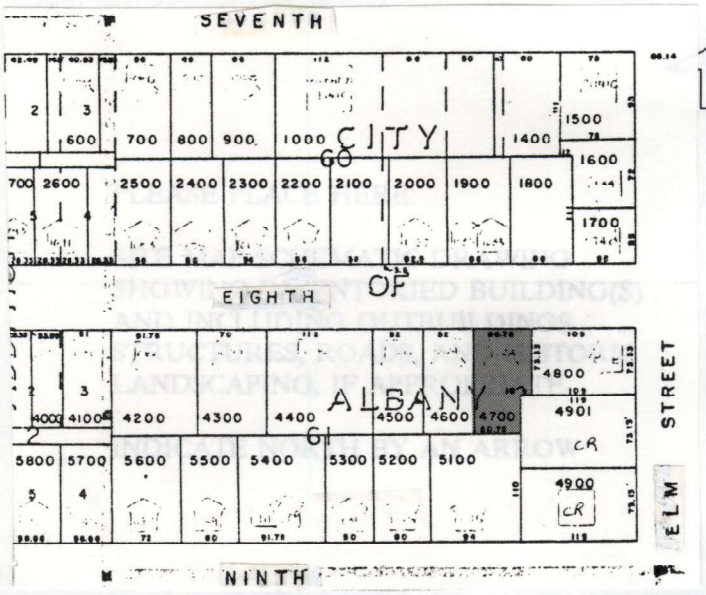

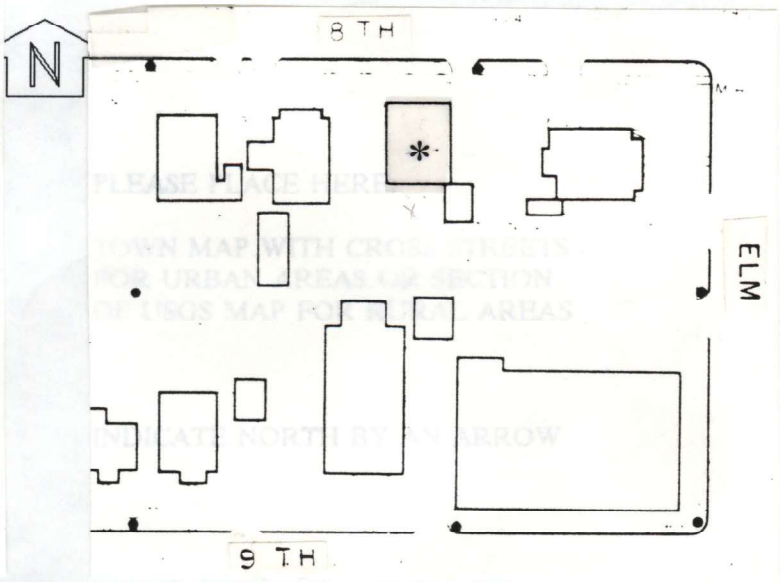

GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & R. Keeney

SHPO INVENTORY NO: _____

1022 W. 8th

1913 Polk's

Eugene E. & LyLaBell Malfait

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: LINN

FIELD NO.: 27
HISTORIC NAME: Wilson House
COMMON NAME: None
ADDRESS: 1022 Eighth Avenue SW
CITY: Albany
OWNER: Doug Clark/Christi Brudvig, 1022 Eighth Ave. SW, Albany, OR 97321
BUILDER: Edward Anderson
T/R/S: 11S, 4W, 12
TAX LOT: 4700 **MAP NO:** 11-4W-12AC
ADDITION: City of Albany
BLOCK: 61 **LOT:** N/A **QUAD:** Albany

DATE OF CONSTRUCTION: c. 1917
ORIGINAL USE: Residence
PRESENT USE: Residence
ARCHITECT: Unknown
THEME: 20th Century architecture
STYLE: Bungalow

BLDG. XXX **STRUC.** **DIST.** **SITE OBJ.**

PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1.5
FOUNDATION MATERIAL: Cement
BASEMENT (Y/N): Y
ROOF FORM & MATERIALS: Front facing gable with gable dormers on east and west sides, composition shingle, overhanging open eaves with exposed rafters
WALL CONSTRUCTION: Balloon frame
STRUCTURAL FRAME: Wood
PRIMARY WINDOW TYPE: One-over-one double-hung
EXTERIOR SURFACING MATERIALS: Clapboard, shingles on dormers
DECORATIVE FEATURES: Front porch extends along entire front and under main roof, belt course at porch level
OTHER: None
CONDITION: GOOD XXX FAIR POOR MOVED **DATE:**

EXTERIOR ALTERATIONS/ADDITIONS (DATED): None
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: Garage in rear on east side
KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: North facing house on quiet residential street.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): Good example of a front facing gable Bungalow. Linn County Deed Records indicate that D. B. & Irvia H. Monteith sold the east 1/2 of Block 61 to Emily E. Sloan in 1894 for $250. In 1908 the 1/2 block was sold to Ada D. Anderson for $3,000. August 14, 1915 Tax Lot 4700 only was sold to Elliott C. & Addie M. Anderson for $2,500. In 1920 it was sold for approximately $4,000 to May S. & A. Barton Wilson. In February 1943 it was purchased for $10 by William H. Bacon. Charbs & Effie Lavern purchased it in September 1946 and in March 1964 The Boren Company purchased the house. The 1913 City Directory lists Ada Anderson as the wife of Edward F. Anderson, a carpenter living at 808 Elm Street (see Field No. 52). Mr. A. B. Wilson is listed at this address in the 1920 Telephone Directory and as retired and living at 937 E. Third in 1936. William H. Bacon, who worked at Irvin's garage, is listed at 1022 W. 8th in 1936 with his wife Dorothy, a bookkeeper at Irvin's garage, and their children Bill (16) and Jack (11). Elliot C. & Addie M. Anderson are listed in the 1916 Telephone Directory as living at 1024 W. 8th (see Field No. 28).

SOURCES: City Directory 1913, Linn County Deed Records
NEGATIVE NO.: N-36
SLIDE NO.: 27
ASSIGNED RATING: Secondary
DATE: 07-91

RECORDED BY: R. Keeney
DATE: 04-21-90

SHPO INVENTORY NO: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: LINN

FIELD NO.: 27
HISTORIC NAME: Wilson House
COMMON NAME: None
ADDRESS: 1022 Eighth Avenue SW
CITY: Albany
OWNER: Doug Clark/Christi Brudvig, 1022 Eighth Ave. SW, Albany, OR 97321
BUILDER: Edward Anderson
T/R/S: 11S, 4W, 12
TAX LOT: 4700 **MAP NO:** 11-4W-12AC
ADDITION: City of Albany
BLOCK: 61 **LOT:** N/A **QUAD:** Albany

DATE OF CONSTRUCTION: c. 1917
ORIGINAL USE: Residence
PRESENT USE: Residence
ARCHITECT: Unknown
THEME: 20th Century architecture
STYLE: Bungalow

BLDG. XXX **STRUC.** **DIST.** **SITE OBJ.**

PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: 1.5
FOUNDATION MATERIAL: Cement
BASEMENT (Y/N): Y
ROOF FORM & MATERIALS: Front facing gable with gable dormers on east and west sides, composition shingle, overhanging open eaves with exposed rafters
WALL CONSTRUCTION: Balloon frame
STRUCTURAL FRAME: Wood
PRIMARY WINDOW TYPE: One-over-one double-hung
EXTERIOR SURFACING MATERIALS: Clapboard, shingles on dormers
DECORATIVE FEATURES: Front porch extends along entire front and under main roof, belt course at porch level
OTHER: None
CONDITION: GOOD XXX FAIR POOR MOVED **DATE:**

EXTERIOR ALTERATIONS/ADDITIONS (DATED): None
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: Garage in rear on east side
KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: North facing house on quiet residential street.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts): Good example of a front facing gable Bungalow. Linn County Deed Records indicate that D. B. & Irvia H. Monteith sold the east 1/2 of Block 61 to Emily E. Sloan in 1894 for $250. In 1908 the 1/2 block was sold to Ada D. Anderson for $3,000. August 14, 1915 Tax Lot 4700 only was sold to Elliott C. & Addie M. Anderson for $2,500. In 1920 it was sold for approximately $4,000 to May S. & A. Barton Wilson. In February 1943 it was purchased for $10 by William H. Bacon. Charbs & Effie Lavern purchased it in September 1946 and in March 1964 The Boren Company purchased the house. The 1913 City Directory lists Ada Anderson as the wife of Edward F. Anderson, a carpenter living at 808 Elm Street (see Field No. 52). Mr. A. B. Wilson is listed at this address in the 1920 Telephone Directory and as retired and living at 937 E. Third in 1936. William H. Bacon, who worked at Irvin's garage, is listed at 1022 W. 8th in 1936 with his wife Dorothy, a bookkeeper at Irvin's garage, and their children Bill (16) and Jack (11). Elliot C. & Addie M. Anderson are listed in the 1916 Telephone Directory as living at 1024 W. 8th (see Field No. 28).

SOURCES: City Directory 1913, Linn County Deed Records
NEGATIVE NO.: N-36
SLIDE NO.: 27
ASSIGNED RATING: Secondary
DATE: 07-91

RECORDED BY: R. Keeney
DATE: 04-21-90

SHPO INVENTORY NO: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: LINN

FIELD NO.: 27
HISTORIC NAME: Wilson House
COMMON NAME: None
ADDRESS: 1022 Eighth Avenue SW
CITY: Albany
OWNER: Doug Clark/Christi Brudvig, 1022 Eighth Ave. SW, Albany, OR 97321
BUILDER: Edward Anderson
T/R/S: 11S, 4W, 12
TAX LOT: 4700 **MAP NO:** 11-4W-12AC
ADDITION: City of Albany
BLOCK: 61 **LOT:** N/A **QUAD:** Albany

DATE OF CONSTRUCTION: c. 1917
ORIGINAL USE: Residence
PRESENT USE: Residence
ARCHITECT: Unknown

THEME: 20th Century architecture
STYLE: Bungalow

BLDG. XXX **STRUC.** **DIST.** **SITE OBJ.**

PLAN TYPE/SHAPE: Rectangular **NO. OF STORIES:** 1.5
FOUNDATION MATERIAL: Cement **BASEMENT** (Y/N): Y
ROOF FORM & MATERIALS: Front facing gable with gable dormers on east and west sides, composition shingle, overhanging open eaves with exposed rafters
WALL CONSTRUCTION: Balloon frame **STRUCTURAL FRAME:** Wood
PRIMARY WINDOW TYPE: One-over-one double-hung
EXTERIOR SURFACING MATERIALS: Clapboard, shingles on dormers
DECORATIVE FEATURES: Front porch extends along entire front and under main roof, belt course at porch level
OTHER: None
CONDITION: GOOD XXX FAIR POOR MOVED **DATE:**

EXTERIOR ALTERATIONS/ADDITIONS (DATED): None
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: Garage in rear on east side
KNOWN ARCHAEOLOGICAL FEATURES: None

SETTING: North facing house on quiet residential street.

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SHPO INVENTORY NO: ____

1022 EIGHTH AVE SW

MONTEITH, D.B. & IRVIA H.

40 49-220 12-21-94 $250.00 The E ½ B 61

SLOAN, EMILY E.

82-559 6-15-08 $3.000/ The E½ B 61 $3,000?

ANDERSON, ADA D.

107-334 8-14-15 $2,500.00 Tax Lot 4700 only

ANDERSON, ELLIOTT C. & ADDIE M.

120-156 7-8-20 $4.50 USIR Stamps (approx $4,000.)

WILSON, MAY S. & A. BARTON

135-92 11-21-28 $10.00

BACON, WILLIAM H.

160-167 2-3-43

WHELCHEL, CHARLES & EFFIE LAVERN

183-718 9-3-46

THE BORDEN COMPANY

300-551 3-17-64

SMITH, HERVER B. & LILAH M.
RANSOM, JUSTIN J. & EMMA A.
THOMPSON, ORVAL

MF 71-955 9-25-73

ISOM, CHARLES R.

MF114-777 8-27-75

ISOM, MARION I.

MF114-778 8-27-75

GELDERMAN, FREDERICK W. & KAREN A.

MF339-611 8-1-83

SHELBY, DONALD CHARLES & DEBROAH JEAN

MF 340-67 8-8-83

GELDERMAN, KAREN ANNE

PHOTOVOLTAIC ROOF MOUNT SYSTEM

19 MODULES-ROOF MOUNTED - 7.790 kW DC, 7.680 kW AC, 1022 SW 8TH AVE, ALBANY, OR 97321

PHOTOVOLTAIC SYSTEM SPECIFICATIONS:

SYSTEM SIZE:	7.790 KW DC 7.680 KW AC
MODULE TYPE & AMOUNT:	(19) ZNSHINESOLAR ZXM7-SH108-410M
MODULE DIMENSIONS:	(L/W/H) 67.87"/44.64"/1.18"
INVERTER:	(10) AP SYSTEMS DS3-L [240V]
INTERCONNECTION METHOD:	LOAD BREAKER
AHJ:	CITY OF ALBANY

GOVERNING CODES:

- 2023 OREGON RESIDENTIAL SPECIALTY CODE
- 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
- 2021 OREGON ELECTRICAL SPECIALTY CODE (NEC 2020)
- 2022 OREGON FIRE CODE

SITE DETAIL:

UTILITY:	PACIFICORP
MSP:	EXISTING 200A MSP WITH 200A MAIN BREAKER
ROOF MATERIAL:	COMPOSITE SHINGLE
ASCE 7-10 WINDSPEEDS:	(3 SEC GUST IN MPH)
WIND SPEED AND EXPOSURE:	110 MPH, C
ROOF SNOW LOAD:	20 PSF
DEAD LOAD FOR ROOF-MOUNTED PANELS ATTACHMENTS:	2.43 PSF
RACKING:	CHIKO RACKING SYSTEM FOR COMP ROOF
ARRAY AREA:	21.04 SQFT x 19 = 399.8 SQFT

SHEET INDEX:

PHOTOVOLTAIC NOTES:

1. AN INVERTER OR AN AC MODULE IN AN INTERACTIVE PHOTOVOLTAIC SYSTEM SHALL AUTOMATIC ALL DE-ENERGIZE ITS OUTPUT TO THE CONNECTED ELECTRICAL PRODUCTION AND DISTRIBUTION NETWORK UPON LOSS OF VOLTAGE IN THAT SYSTEM AND SHALL REMAIN IN THAT STATE UNTIL THE ELECTRICAL PRODUCTION AND DISTRIBUTION NETWORK VOLTAGE HAS BEEN RESTORED. (NEC 690361)
2. ALL EXTERIOR ELECTRICAL METALLIC TUBING(EMT) CONDUIT FITTING SHALL BE RAIN TIGHT THREAD-LESS COMPRESSION TYPE.
3. MODULES AND SUPPORT STRUCTURES SHALL BE GROUNDED
4. NAMEPLATES SHALL BE PROVIDED FOR ALL CIRCUITS IN THE SERVICE DISTRIBUTION AND POWER DISTRIBUTION SWITCH BOARDS, PANEL BOARDS, DISCONNECTING SWITCHES, TERMINAL CABINETS, ETC. ALL NAMEPLATES SHALL BE PERMANENTLY ATTACHED AND BE OF SUFFICIENT CAPACITY TO WITHSTAND THE WEATHER.
5. JUNCTION BOX/COMBINER BOX HAVE TO USE COMPRESSION TYPE STRAIN RELIEF POSITIONED FOR APPROPRIATE WATER RUN OFF.
6. CONDUIT RUNS SHALL BE PROVIDED WITH SUFFICIENT WEATHERPROOF PULL BOXES OF JUNCTION BOX/COMBINER BOXES PER APPROPRIATE NEC REQUIREMENTS.
7. SEE PROVIDED CUT SHEETS FOR ADDITIONAL EQUIPMENT SPECIFICATIONS
8. WIRING MATERIALS SHALL BE SUITABLE FOR THE SUN EXPOSURE AND WET LOCATIONS. FIELD APPLIED PROTECTIVE COATINGS ARE NOT ACCEPTABLE.
9. JUNCTION, PULL AND OUTLET BOXES LOCATED BEHIND MODULES SHALL BE SO INSTALLED THAT THE WIRING CONTAINED IN THEM CAN BE RENDERED ACCESSIBLE DIRECTLY OR BY DISPLACEMENT OF MODULE(S) SECURED BY REMOVABLE FASTENERS AND CONNECTED BY A FLEXIBLE WIRING SYSTEM. (NEC 690.34)
10. IN AN UNDERGROUND PHOTOVOLTAIC SYSTEM, THE POWER SOURCE SHALL BE LABELED WITH THE FOLLOWING WARNING AT EACH JUNCTION BOX, COMBINER BOX, DISCONNECT AND DEVICE WHERE THE UNGROUNDED CIRCUITS MAY BE EXPOSED DURING SERVICE : " WARNING - ELECTRIC SHOCK HAZARD. THE CURRENT CIRCUIT CONDUCTORS OF THIS PHOTOVOLTAIC POWER SYSTEM ARE UNGROUNDED BUT MAY BE ENERGIZED WITH THE RESPECT TO GROUND DUE TO LEAKAGE PATHS AND/OR GROUND (NECE 690.35(F))
11. ALL PHOTOVOLTAIC MODULES AND ASSOCIATED EQUIPMENT AND WIRING MATERIAL SHALL BE PROTECTED FROM ANY PHYSICAL DAMAGE.
12. ALL ELECTRICAL DEVICES AND UTILIZATION EQUIPMENT SHALL BE LISTED BY AN APPROVED TESTING AGENCY.
13. OUTDOOR EQUIPMENT SHALL BE AT LEAST NEMA 3R RATED.
14. ALL SPECIFIED WIRING IS BASED ON THE USE OF COPPER
15. CONTRACTOR SHALL OBTAIN ELECTRICAL PERMITS AND SHALL COORDINATE ALL INSPECTION, COMMISSIONING AND ACCEPTANCE WITH THE CLIENT, UTILITY CO. AND CITY INSPECTORS AS NEEDED
16. DRAWINGS ARE DIAGRAMMATIC ONLY, ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER TRADES.
17. IF DISTANCES OF CABLE RUNS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL NOTIFY ELECTRICAL ENGINEER TO VALIDATE THE WIRE SIZE. FINAL DRAWINGS WILL BE RED-LINED AND UPDATED AS APPROPRIATE.
18. WHENEVER A DISCREPANCY IN QUANTITY OF EQUIPMENT, ARISES ON THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENDURE COMPLETE COMPLIANCE AND LONGEVITY OF THE OPERABLE SYSTEM REQUIRED BY THE ARCHITECT/ENGINEER.
19. ALL BROCHURES, OPERATION MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE HANDED OVER TO THE OWNER'S REPRESENTATIVE AT THE COMPLETION OR WORK.
20. ALL WIRING CONCEALED IN WALL AND CEILING SPACES SHALL BE IN METAL CONDUIT.
21. THE SEISMIC BRACING AND ANCHORAGE OF ELECTRICAL CONDUITS SHALL BE IN ACCORDANCE WITH THE "SMACNA"-GUIDLINES FOR SEISMIC RESTRAINS OF MECHANICAL SYSTEMS AND PLUMING PIPING SYSTEMS.
22. ALL OF THE LISTED SYSTEMS REQUIRED THAT THE SEISMIC LATERAL FORCE F INCLUDING CONSIDERATION OF a^P AND r^P BE DETERMINED AT EACH LEVEL OF THE BUILDING SO THAT BRACE SPACING CAN BE CALCULATED. THE DISTRICT STRUCTURAL ENGINEER CAN APPROVE THE SEISMIC LATERAL FORCE DETERMINATION.
23. A COPY OF THE CHOSEN BRACING SYSTEM(S) INSTALLATION GUIDE/MANUAL SHALL BE ON THE JOB SITE PRIOR TO STARTING THE INSTALLING OF HANGERS AND/OR BRACES.
24. WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE REINFORCED BARS . WHEN INSTALLING THEM INTO EXISTING PRE-STRESSED CONCRETE TENDONS BY USING A NON-DESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXERCISE EXTREME CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR.
25. THE WORKING CLEARANCES AROUND THE EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.
26. CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT, (NEC 300.6 01, 310.8 D)
27. GROUNDING BUSHINGS ARE REQUIRED AROUND PRE-PUNCHED CONCENTRIC KNOCKOUTS ON THE DC SIDE OF THE SYSTEM. (NEC 250.97)
28. THE GROUNDING ELECTRODE CONDUCTOR MUST BE PROTECTED FROM PHYSICAL DAMAGE IF SMALLER THAN #6 COPPER WIRE. (NEC 250.64 B)
29. GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS, EXCEPT FOR SPLICES OR JOINTS AT BUSBARS WITHIN LISTED EQUIPMENT. (NEC 250,64 C)
30. RACEWAY FOR GROUNDING ELECTRODE CONDUCTOR SHALL BE BONDED AT EACH END. (CEC 250.64 (E)
31. WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION, A SIGN WILL BE PROVIDED WARNING OF THE HAZARD PER NEC 690.17. 34. EACH UNGROUNDED CONDUCTOR OF THE MULT-IWIRE BRANCH CIRCUIT WILL BE IDENTIFIED PER PHASE AND SYSTEM PER NEC210.5.
32. CIRCUITS OVER 250V TO GROUND SHALL COMPLY WITH NEC250.97 & 250.92 (B) & LAMC 93.250.97.
33. DC CONDUCTORS EITHER DO NOT ENTER THE BUILDING OR ARE RUN IN METALLIC RACEWAYS OR ENCLOSURES TO THE FIRST ACCESSIBLE DC DISCONNECTING MEANS PER NEC 690.31 (E), LAMC 93.690.31 (E)
34. ALL METALLIC FRAME RAILS AND OTHER CURRENT CARRYING METALLIC COMPONENTS (CONDUIT, JUNCTION & PULL BOXES, RACEWAY, ETC) SHALL BE SOLIDLY GROUNDED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS LAMC 93.690.110.3 & 93.110.3(B).
35. SCREWS, NUTS, BOLTS & WASHERS THAT ATTACH EQUIPMENT GROUNDING LUGS SHALL BE STAINLESS STEEL LAMC 93,110,3(B).
36. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
37. ALL FIELD INSTALLED JUNCTION, PULL AND OUTLET BOXED LOCATED BEHIND MODULES OR PANELS SHALL BE ACCESSIBLE DIRECTLY OR BY DISPLACEMENT OF A MODULE (S) OR PANEL (S) SECURED BY REMOVABLE FASTENERS.
38. REMOVAL OF A DWP-INTERACTIVE INVERTER OR OTHER EQUIPMENT SHALL NOT DISCONNECT THE BONDING CONNECTION BETWEEN THE GROUNDING ELECTRODE CONDUCTOR AND THE PHOTOVOLTAIC SOURCE AND/OR OUTPUT CIRCUIT GROUNDED CONDUCTOR.
39. THE ROOF MOUNTED PHOTOVOLTAIC MODULES, PANELS, OR SOLAR VOLTAIC ROLL ROOFING MATERIAL SHALL HAVE THE SAME OR BETTER LISTED FIRE-RESISTANCE RATING THAN THE BUILDING ROOF-COVERING MATERIAL.
40. ALL ROOF MOUNTED CONDUIT WILL BE A MINIMUM 1/2" OFF THE ROOF SURFACE.

1 GENERAL NOTES AND PROJECT DATA
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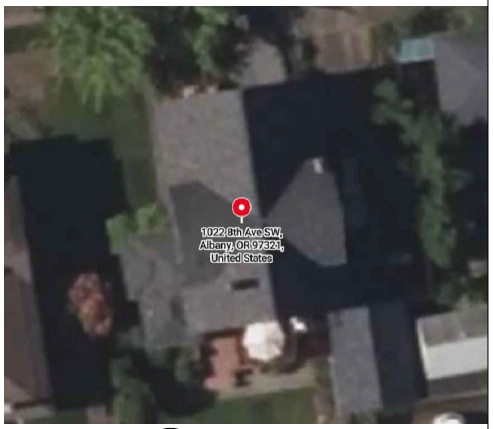

2 SATELLITE VIEW
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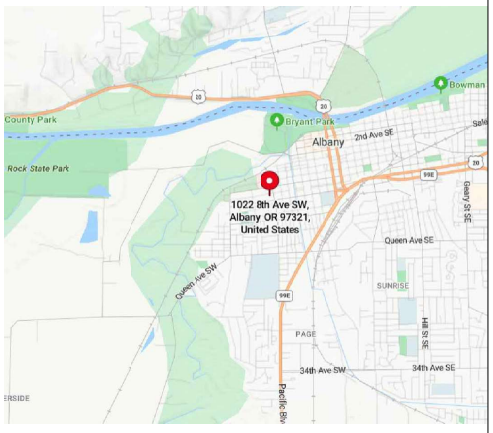
SCALE: NTS



3 VICINITY MAP
PV 0.0
SCALE: NTS

infinity solar
INFINITY HOME SOLUTIONS
6405 E MILL PLAIN
VANCOUVER WA 98661
PHONE: 1-800-818-0598
INFINITY SOLAR.COM

REVISIONS

Description	Date	Rev
Initial Design	6/20/25	00

Signature with Seal

Project Name & Address

DOUG CLARK RESIDENCE
1022 SW 8TH AVE
ALBANY, OR 97321
PHONE:- N/A
EMAIL:- N/A

Sheet Name
GENERAL NOTES AND PROJECT DATA

Sheet Size
ANSI B
11" X 17"

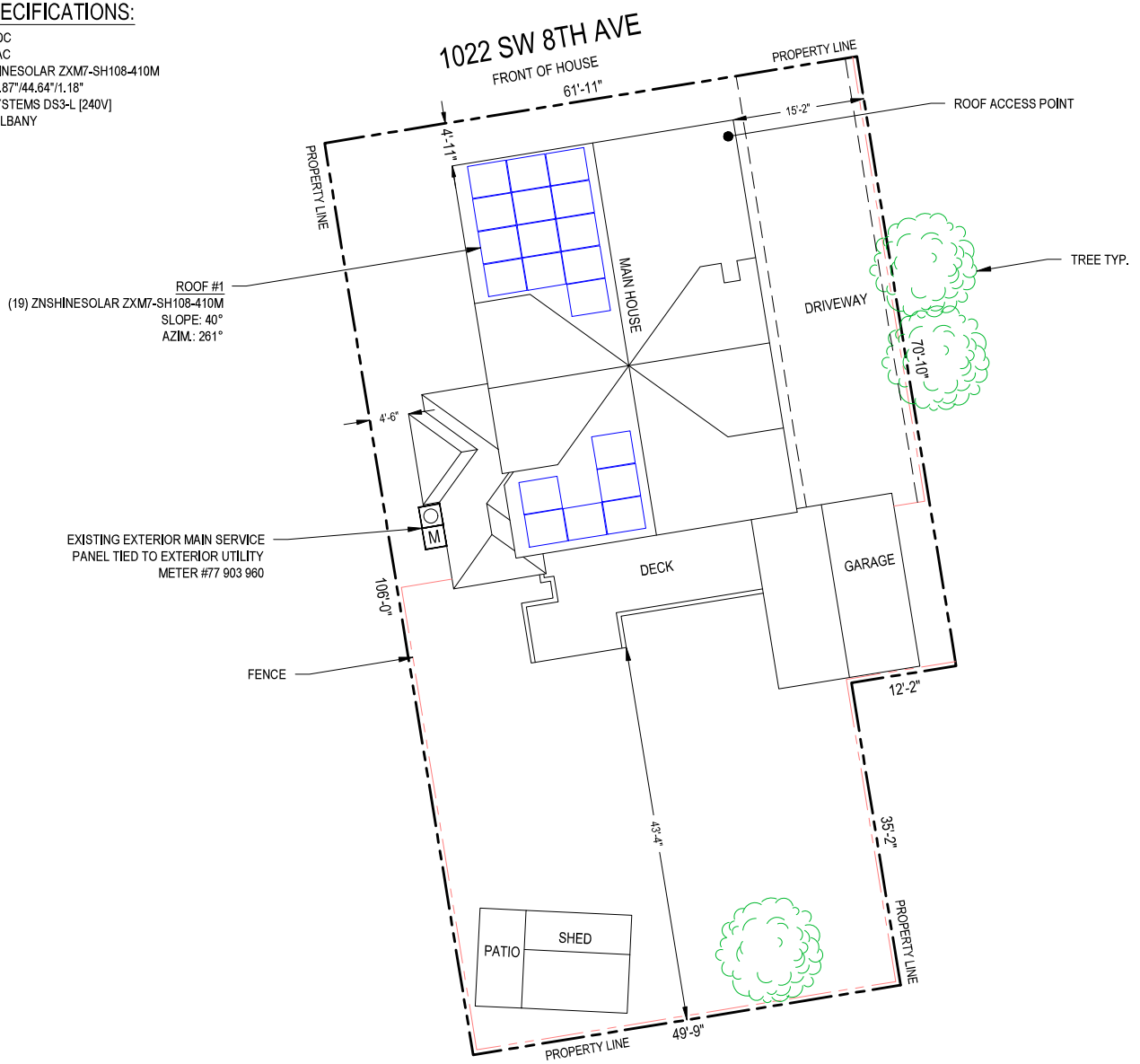
Sheet Number
PV 0.0

PHOTOVOLTAIC ROOF MOUNT SYSTEM

19 MODULES-ROOF MOUNTED - 7.790 kW DC, 7.680 kW AC, 1022 SW 8TH AVE, ALBANY, OR 97321

PHOTOVOLTAIC SYSTEM SPECIFICATIONS:

SYSTEM SIZE:	7.790 kW DC 7.680 kW AC
MODULE TYPE & AMOUNT:	(19) ZNSHINESOLAR ZXM7-SH108-410M
MODULE DIMENSIONS:	(L/W/H) 67.87"/44.64"/1.18"
INVERTER:	(10) AP SYSTEMS DS3-L [240V]
AHJ:	CITY OF ALBANY



ROOF ACCESS POINT

ROOF ACCESS POINT SHALL NOT BE LOCATED IN AREAS THAT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

N

1 PLOT PLAN
PV 1.0
SCALE: 5/64" = 1'-0"

NEW PV AC DISCONNECT VISIBLE, LOCKABLE, LABELED DISCONNECT WITHIN 10' OF UTILITY METER

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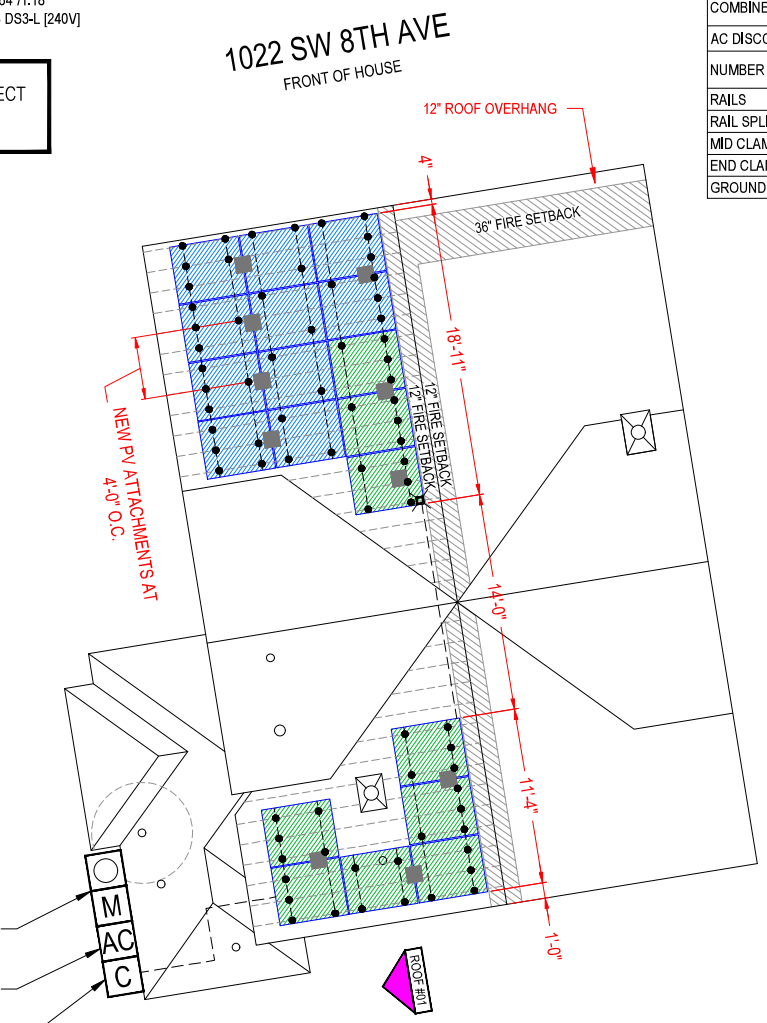
AHJ:	CITY OF ALBANY

VISIBLE, LOCKABLE, LABELED DISCONNECT WITHIN 10' OF UTILITY METER

NOTE :
ATTIC RUN - YES
ATTIC FAN - NO
SHUTDOWN - NO



EXISTING EXTERIOR MAIN SERVICE PANEL & POINT OF INTERCONNECTION. TIED TO EXTERIOR UTILITY METER #77 903 960

NEW PV AC DISCONNECT GROUPED WITH SERVICE EQUIPMENT (VISIBLE, LOCKABLE, LABELED)

NEW AC COMBINER PANEL

1 SITE PLAN
PV 1.1
SCALE: 1/8" = 1'-0"

BILL OF MATERIALS

NUMBER OF MODULES	19	ZNSHINESOLAR ZXM7-SH108-410M
NUMBER OF INVERTER	10	AP SYSTEMS DS3-L [240V]
COMBINER PANEL	1	EATON BR STYLE 1-INCH LOAD CENTER 816L125RP
AC DISCONNECT	1	60A NON FUSIBLE AC DISCONNECT, 240V
NUMBER OF ATTACHMENTS	75	CHIKO AL ROOF HOOK #167 CK-FTS-167RT2
RAILS	11	CHIKO 518 RAIL 4200MM
RAIL SPLICE	6	SPLICE KIT
MID CLAMPS	26	MID CLAMPS / UFO
END CLAMPS	24	END CLAMPS / STOPPER SLEEVE
GROUNDING LUG	12	GROUNDING LUG

MODULE, ARRAY WEIGHT (LOAD CALC'S)

Number of Modules	19	
Module Weight	45.19	LBS
Total Module (Array) Weight	858.61	LBS
Number of Attachment point	75	
Mounting System Weight *(Per Module)*	1.5	LBS
Mounting System Weight	112.50	LBS
Total System Weight *(Module Weight + Mounting System Weight)*	971.11	LBS
Weight at Each Attachment Point *(Array Weight / Number of Attachment Point)*	11.45	LBS
Module Area (67.87"x44.64")	21.04	SqFt
Total Array Area	399.75	SqFt
Distributed Load *(Total System Weight / Total Array Area)*	2.43	Per SqFt
Total Roof Area	1690	SqFt
Total Percentage or Roof Covered *Total Array Area / Total Roof Area)*100*	23.65%	

NOTE:
ALL PLUMBING AND FLAT VENT WILL BE RELOCATED OR REMOVED PRIOR TO INSTALLATION

NOTE :-
ROOF ATTACHMENTS SHALL BE SPACED NO GREATER THAN 24 IN. OC IN ANY DIRECTION WHERE LOCATED WITHIN 3FT. OF A ROOF EDGE, HIP, EAVE OR RIDGE (OSISC 305.4.3)

CIRCUIT(S)

CIRCUIT #1 - 10 MODULES WITH 05 MICROINVERTERS

CIRCUIT #2 - 09 MODULES WITH 05 MICROINVERTERS

SYSTEM LEGEND

M — EXISTING EXTERIOR MAIN SERVICE PANEL & POINT OF INTERCONNECTION. TIED TO EXTERIOR UTILITY METER #77 903 960.

AC — NEW VISIBLE, LOCKABLE, LABELED DISCONNECT LOCATED WITHIN 10' FROM THE UTILITY METER

C — NEW DEDICATED PV SYSTEM COMBINER PANEL.

19 NEW ZNSHINESOLAR ZXM7-SH108-410M MODULES WITH NEW (10) AP SYSTEMS DS3-L [240V] INVERTERS.

= FIRE PATHWAY

= ROOF OBSTRUCTIONS

= ATTACHMENT POINTS

= RAFTER

= RACKING SYSTEM

= ATTIC RUN

= CONDUIT ATTIC RUN JUNCTION BOX

ROOF SECTIONS

ROOF #01
MODULE - 19
SLOPE - 40°
AZIMUTH - 261°
MATERIAL - COMPOSITE SHINGLE
RAFTER SIZE & SPACING - 2"X6" @ 16" O.C.

N

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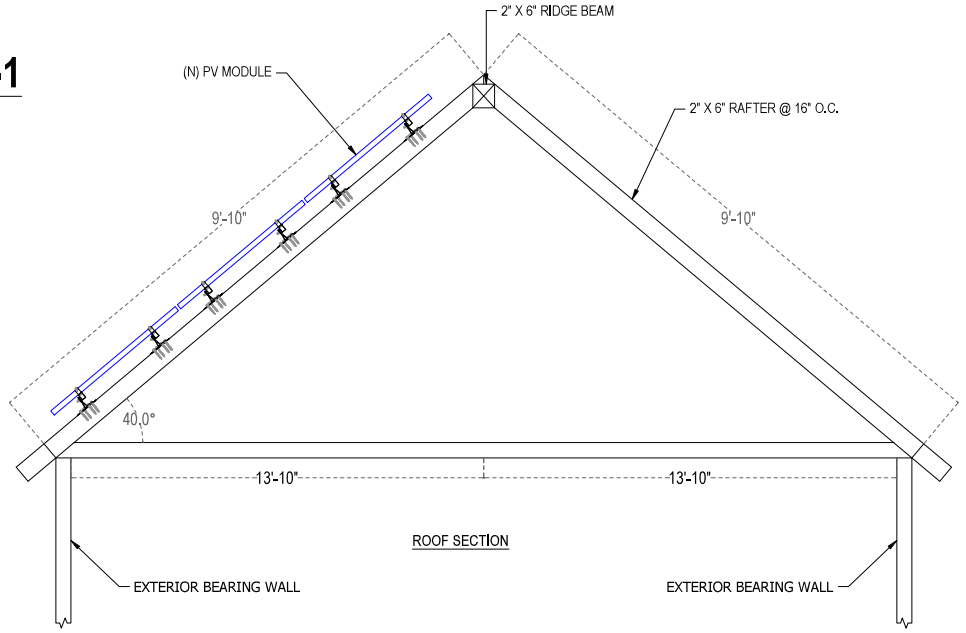
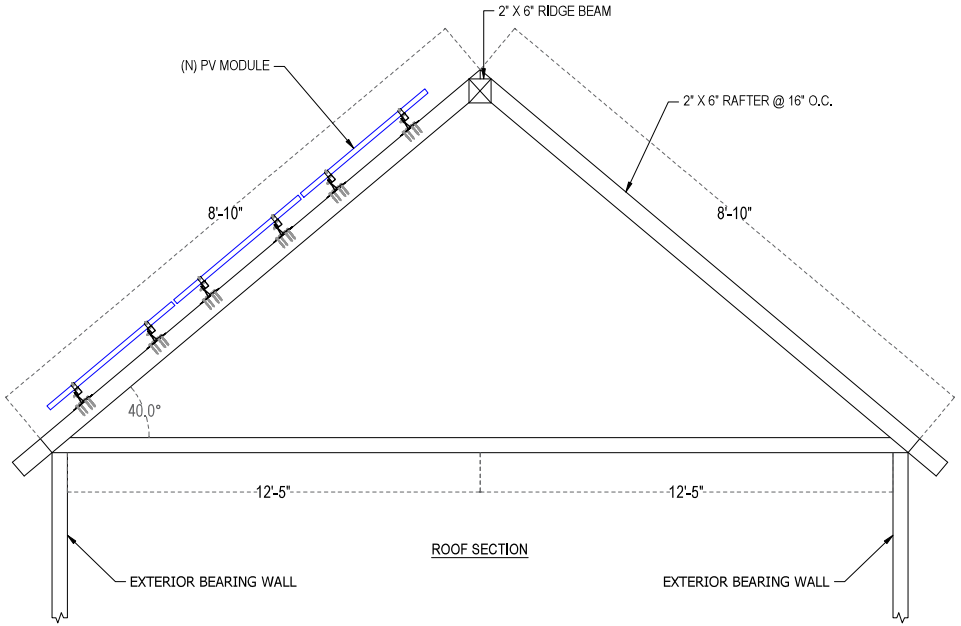
Sheet Number
PV 1.1

ROOF -1



ROOF -1



1 ROOF SECTION
PV 1.2

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Sheet Name
ROOF SECTION

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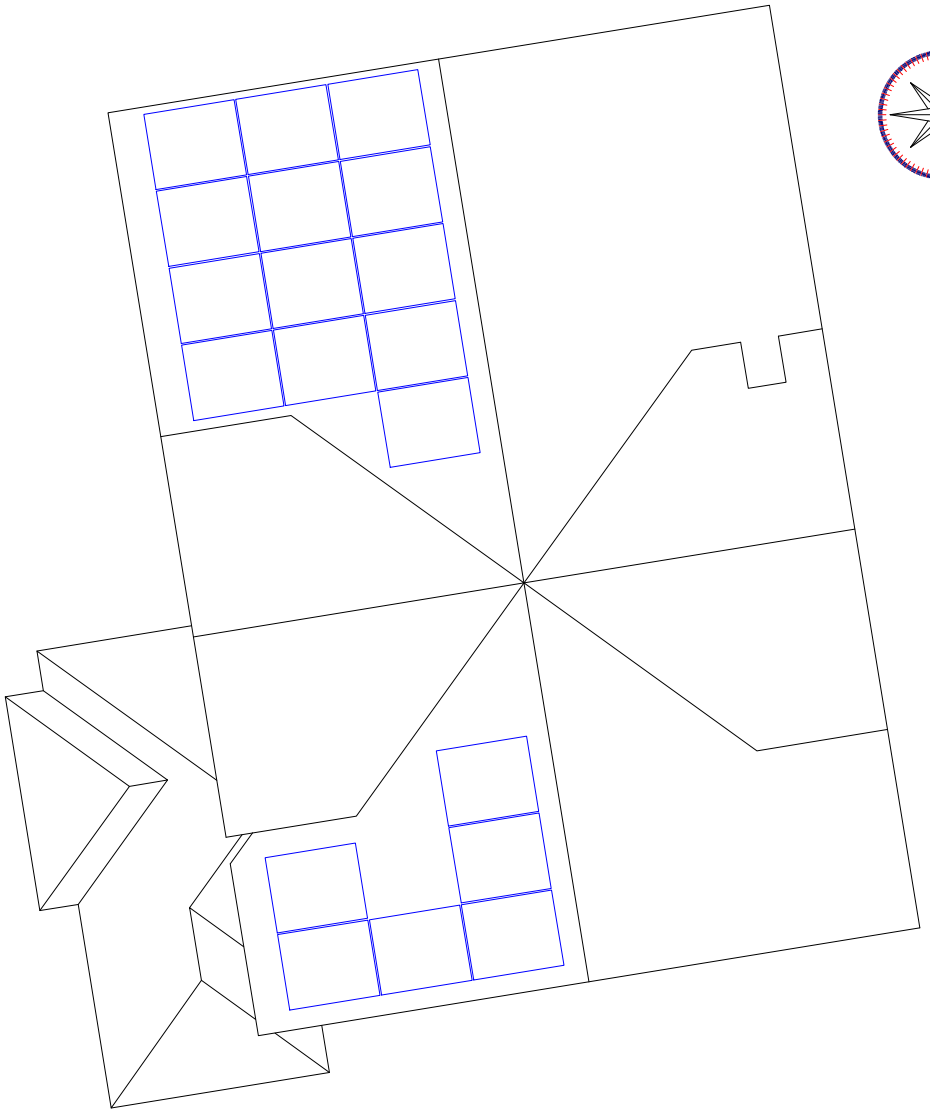
Sheet Number
PV 1.2



1	13
2	14
3	15
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12	24

1 INVERTER MAP
IM 1.0

☐ DTU/ECU:

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Description	Date	Rev
Initial Design	6/20/25	00

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Project Name & Address

DOUG CLARK RESIDENCE
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EMAIL:- N/A

Sheet Name
INVERTER MAP

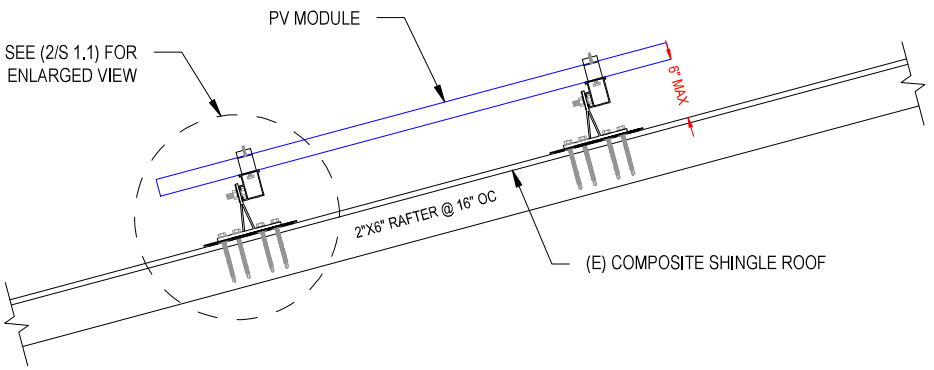
Sheet Size
ANSI B
11" X 17"

Sheet Number
IM 1.0

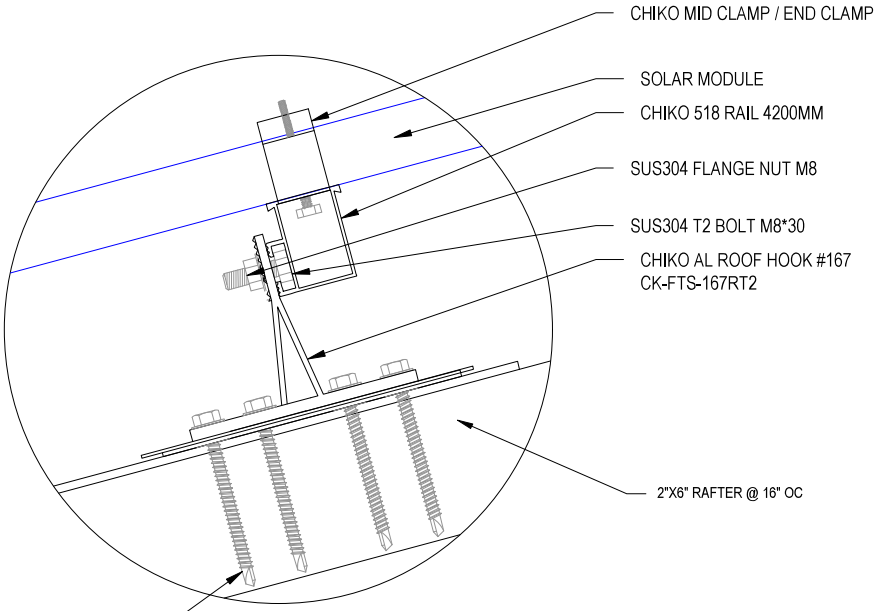
GENERAL STRUCTURAL NOTES:

THE SOLAR PANELS ARE TO BE MOUNTED TO THE ROOF FRAMING USING THE CHIKO RACKING SYSTEM WITH CHIKO AL ROOF HOOK #167 CK-FTS-167RT2 ATTACHMENTS. THE MOUNTING FEET ARE TO BE SPACED AS SHOWN IN THE DETAILS, AND MUST BE STAGGERED TO ADJACENT FRAMING MEMBERS TO SPREAD OUT THE ADDITIONAL LOAD.

1. THE PROPOSED PV SYSTEM ADDS 2.43 PSF TO THE ROOF FRAMING SYSTEM.
2. ROOF LIVE LOAD = 20 PSF TYPICAL, 0 PSF UNDER NEW PV SYSTEM.
3. GROUND SNOW LOAD = 20 PSF
4. WIND SPEED = 110 MPH
5. EXPOSURE CATEGORY = C
6. RISK CATEGORY = II



1 ATTACHMENT DETAIL (SIDE VIEW)
S 1.1
SCALE: NTS



NOTE: - A PANELS WILL NOT MOUNT HIGHER THAN 12 INCHES ABOVE THE SURFACE OF THE ROOF TOP WHICH THEY ARE MOUNTED.

2 ATTACHMENT DETAIL ENLARGED VIEW
S 1.1
SCALE: NTS

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Sheet Name
MOUNT DETAIL

Sheet Size
ANSI B
11" X 17"

Sheet Number
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MICROINVERTERS SPECIFICATION	
MICROINVERTER MAKE	AP SYSTEMS
MICROINVERTER MODEL NO.	DS3-L
MAXIMUM AC OUTPUT	768 W
MAX INPUT VOLTAGE	60 V
MAX AC CURRENT	3.20 A
MAX OUTPUT VOLTAGE	240 V

VISIBLE, LOCKABLE, LABELED DISCONNECT WITHIN 10' OF UTILITY METER

NOTE :
ATTIC RUN - YES
SHUTDOWN - NO

PV MODULE RATING @ STC	
MANUFACTURER	ZNSHINESOLAR ZXM7-SH108-410M
MAX. POWER-POINT CURRENT (IMP)	13.10 AMPS
MAX. POWER-POINT VOLTAGE (VMP)	31.30 VOLTS
OPEN-CIRCUIT VOLTAGE (VOC)	37.50 VOLTS
SHORT-CIRCUIT CURRENT (ISC)	13.84 AMPS
NOM. MAX. POWER AT STC (PMAX)	410 WATT
MAX. SYSTEM VOLTAGE	1500V
VOC TEMPERATURE COEFFICIENT	-0.29 %/°C

MODULE: (19) ZNSHINESOLAR ZXM7-SH108-410M
INVERTER: (10) AP SYSTEMS DS3-L [240V]

Rooftop conductor ampacities designed in compliance with art. 690.8, Tables 310.15(B)(1), 310.15(C)(1), 310.15(B)(2), 310.16, Chapter 9 Table 4, 5, & 9. Location specific temperature obtained from ASHRAE 2017 data tables

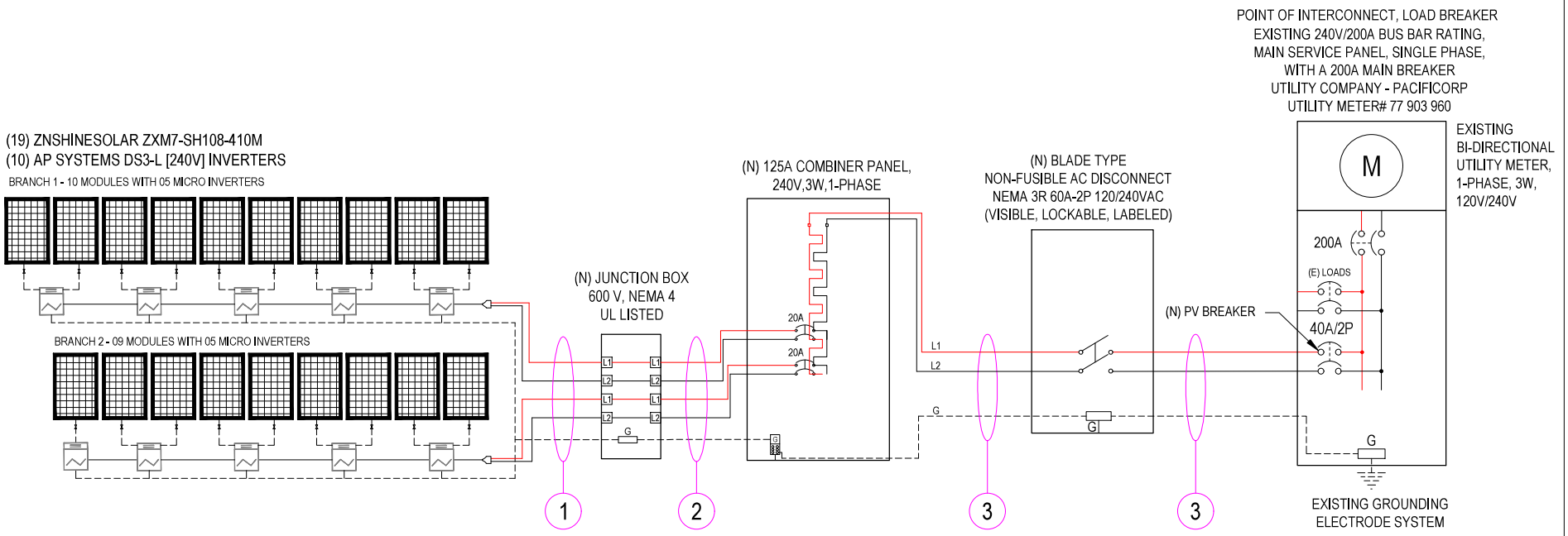
RECORD LOW TEMP	-8°C
AMBIENT TEMP (HIGH TEMP 2%)	33°C
CONDUIT HEIGHT	7/8"
ROOF TOP TEMP	55°C
CONDUCTOR TEMPERATURE RATE	90°C

120% RULE

BUS BAR RATING X 120%) - MAIN BREAKER RATING = MAX. PV OCPD

(200A x 120%) - 200 = 40A

THIS PANEL IS FED BY MULTIPLE SOURCES (UTILITY AND SOLAR)	
AC OUTPUT CURRENT	32A
NOMINAL AC VOLTAGE	240V



WIRE TAG #	MAX PARALLEL DEVICES		C.C RATING		PV CURR. MULT		TOTAL CURR	CONT. CURR X 125%	WIRE SIZE\TYPE\AMP.	WIRE OCP	#C.C.C.	CONDUIT	TEMP DE-RATE:		CONDUIT FILL:		WIRE AMP:	DERATED AMPACITY	MAX. CONT. CURRENT	GND	LENGTH FT. MAX	VOLTAGE DROP(%)	
1	05	x	3.20	x	N/A	=	16.00A	20.00A	#10\ THWN \ 40A @90°C	20A	2	TRUNK CABLE IN AIR	0.96	x	1.00	x	40A	38.40A	16.00A	#6 AWG	40	0.41	1.01< 2
2	05	x	3.20	x	N/A	=	16.00A	20.00A	#10\ THWN \ 40A @90°C	20A	4	3/4" FMC / NMC IN AIR	0.96	x	0.80	x	40A	30.72A	16.00A	#8 AWG	50	0.46	
3	10	x	3.20	x	N/A	=	32.00A	40.00A	#8 \ THWN \ 50A @75°C	40A	2	3/4" EMT	0.94	x	1.00	x	50A	47.00A	32.00A	#8 AWG	10	0.14	

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Sheet Name
3-LINE DIAGRAM

Sheet Size
ANSI B
11" X 17"

Sheet Number
E 1.1

SITE NOTES:

1. A LADDER WILL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.
2. THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.
3. THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.
4. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION NEC 110.26.
5. ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SERVES TO PROTECT THE BUILDING OR STRUCTURE.

EQUIPMENT LOCATIONS:

1. ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY NEC 110.26.
2. WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31 (A),(C) AND NEC TABLES 310.15 (B)(1) AND 310.15 (B)(2).
3. JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES ACCORDING TO NEC 690.34.
4. ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT. 2.2.6 ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.
5. ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

STRUCTURAL NOTES:

1. RACKING SYSTEM & PV ARRAY WILL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION MANUAL. TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY / SUBARRAY, ACCORDING TO RAI MANUFACTURER'S INSTRUCTIONS.
2. JUNCTION BOX WILL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. IF ROOF-PENETRATING TYPE, IT SHALL BE FLASHED & SEALED PER LOCAL REQUIREMENTS.
3. ROOFTOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.
4. ALL PV RELATED ROOF ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER. 2.3.6 WHEN POSSIBLE, ALL PV RELATED RACKING ATTACHMENTS WILL BE STAGGERED AMONGST THE ROOF FRAMING MEMBERS.

WIRING & CONDUIT NOTES:

1. ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.
2. CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7.
3. VOLTAGE DROP LIMITED TO 1.5%.
4. DC WIRING LIMITED TO MODULE FOOTPRINT. MICRO INVERTER WIRING SYSTEMS SHALL BE LOCATED AND SECURED UNDER THE ARRAY W/ SUITABLE WIRING CLIPS.
5. AC CONDUCTORS COLORED OR MARKED AS FOLLOWS: PHASE A OR L1- BLACK PHASE B OR L2- RED, OR OTHER CONVENTION IF THREE PHASE PHASE C OR L3- BLUE, YELLOW, ORANGE**, OR OTHER CONVENTION NEUTRAL- WHITE OR GREY IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH HIGHER VOLTAGE TO BE MARKED ORANGE [NEC 110.15].

GROUNDING NOTES:

1. GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVISES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.
2. PV EQUIPMENT SHALL BE GROUNDED ACCORDING TO NEC 690.43 AND MINIMUM NEC TABLE 250.122.
3. METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURES CONSIDERED GROUNDED IN ACCORD WITH 250.134 AND 250.136.
4. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED ACCORDING TO NEC 690.45 AND MICRO INVERTER MANUFACTURERS' INSTRUCTIONS.
5. EACH MODULE WILL BE GROUNDED USING WEEB GROUNDING CLIPS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. IF WEEBS ARE NOT USED, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE SPECIFIED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.
6. THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OFA MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.
7. GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER [NEC 250.119]
8. THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690.47 AND NEC 250.50 THROUGH 250.106. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED ACCORDING TO NEC 250, NEC 690.47 AND AHJ.
9. GROUND-FAULT DETECTION SHALL COMPLY WITH NEC 690.41(B)(1) AND (2) TO REDUCE FIRE HAZARDS

DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:

1. DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).
2. DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH
3. PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH 690.12(A) THROUGH (D).
4. ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690.8, 690.9, AND 240.
5. MICRO INVERTER BRANCHES CONNECTED TO A SINGLE BREAKER OR GROUPED FUSES IN ACCORDANCE WITH NEC 110.3(B).
6. IF REQUIRED BY AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION ACCORDING TO NEC 690.11 AND UL1699B.

INTERCONNECTION NOTES:

1. LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 705.12]
2. THE SUM OF THE UTILITY OCPD AND INVERTER CONTINUOUS OUTPUT MAY NOT EXCEED 120% OF BUS BAR RATING [NEC 705.12(B)(3)(2)].
3. THE SUM OF 125 PERCENT OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUS BAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUS BAR, PV DEDICATED BACKFEED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD [NEC 705.12(B)(3)(1)].
4. AT MULTIPLE ELECTRIC POWER SOURCES OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE COMBINED OVERCURRENT DEVICE MAY BE EXCLUDED ACCORDING TO NEC 705.12 (B)(3)(3).
5. FEEDER TAP INTERCONNECTION (LOADSIDE) ACCORDING TO NEC 705.12 (B)(1)
6. SUPPLY SIDE TAP INTERCONNECTION ACCORDING TO NEC 705.11 WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.42 2.7.8BACKFEEDING BREAKER FOR ELECTRIC POWER SOURCES OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING [NEC 705.12 (E)].

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REVISIONS

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Initial Design	6/20/25	00

Signature with Seal

Project Name & Address

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Sheet Name

NOTES

Sheet Size

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11" X 17"

Sheet Number

E 1.2

⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION, A WARNING SIGN SHALL BE MOUNTED ON OR ADJACENT TO THE DISCONNECTING MEANS.
PER CODE(S): NEC 2020:
NEC 706.15(C)(4) and NEC 690.13(B)

⚠ WARNING
THIS EQUIPMENT FED BY MULTIPLE SOURCES. TOTAL RATING OF ALL OVERCURRENT DEVICES, EXCLUDING MAIN SUPPLY OVERCURRENT DEVICE, SHALL NOT EXCEED AMPACITY OF BUSBAR.

LABEL LOCATION:
PERMANENT WARNING LABELS SHALL BE APPLIED TO DISTRIBUTION EQUIPMENT, AC DISCONNECT
NEC: 2020
PER CODE: 705.12(B)(3)(3)

PHOTOVOLTAIC AC DISCONNECT

LABEL LOCATION:
AC DISCONNECT
NEC: 2020
(NEC 690.13(B)

⚠ WARNING
PHOTOVOLTAIC SYSTEM COMBINER PANEL
DO NOT ADD LOADS

LABEL LOCATION:
UTILITY SERVICE ENTRANCE/METER, INVERTER/DC DISCONNECT IF REQUIRED BY LOCAL AHJ, OR OTHER LOCATIONS AS REQUIRED BY LOCAL AHJ.
PER CODE(S): NEC 2020: ARTICLE 690.56(C)

⚠ WARNING
PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION:
EXPOSED RACEWAY, CABLE TRAYS, JUNCTION BOX
NEC: 2020, PER CODE: NEC 690.31(D)(2)

M

A C

COMBINER BOX

J/B

PV ARRAY

⚠ WARNING
POWER SOURCE OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE.

LABEL LOCATION:
MAIN SERVICE DISCONNECT
NEC: 2020, 705.12(B)(3)(2)

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

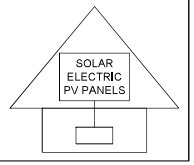
LABEL LOCATION: MAIN SERVICE DISCONNECT, NEC 2020, 690.13(B)

PV SOLAR BREAKER
DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL LOCATION: MAIN SERVICE PANEL, NEC 2020, 690.13(B)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUTDOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



AT INVERTER [IFC 605.11.3.1(1) & 690.56(C)]
PER CODE: NEC 2020

SOLAR PHOTOVOLTAIC SYSTEMS
(PER CODE: NEC 690)

SOLAR PHOTOVOLTAIC SYSTEMS
(PER CODE: NEC 690)

⚠ WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

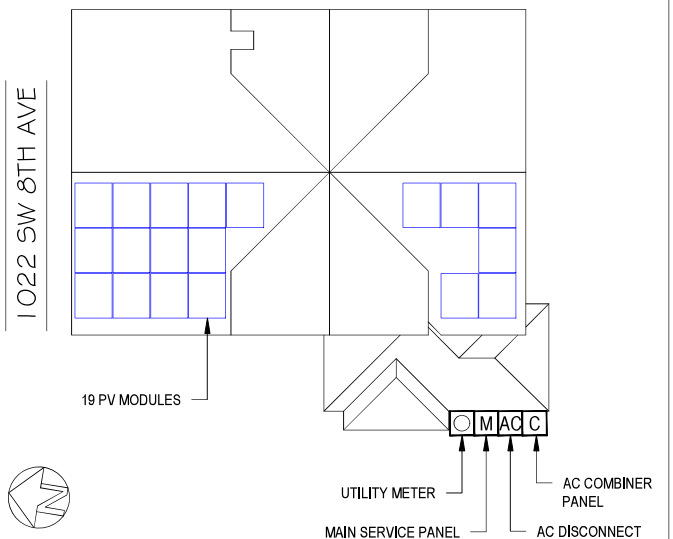
LABEL LOCATION:
PRODUCTION / NET METER (BI-DIRECTIONAL)
NEC: 2020
NEC 690.59, 705.12(D)(3)

PHOTOVOLTAIC AC DISCONNECT
MAXIMUM AC OPERATING CURRENT 32.00 AMPS
NOMINAL OPERATING VOLTAGE 240 VOLTS

LABEL LOCATION:
AC DISCONNECT, POINT OF INTERCONNECTION
NEC: 2020
(PER CODE: NEC 690.54)

CAUTION:

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECT(S) LOCATED AS SHOWN.
DANGEROUS VOLTAGE MAY BE PRESENT AT ALL TIMES



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WARNING LABELS

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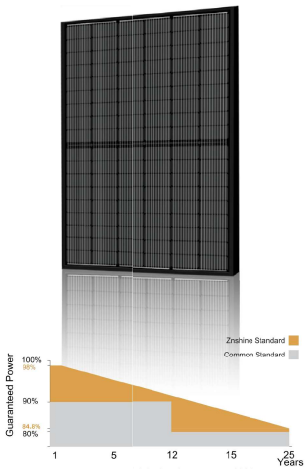
ZNSHINESOLAR

ZXM7-SH108 Series

10BB HALF-CELL Black Monocrystalline PERC PV Module



*Please check the valid version of Limited Product Warranty which is officially released by ZNSHINE PV-TECH Co.,Ltd.

390-410W POWER RANGE

20.97% MAXIMUM EFFICIENCY

0.55% YEARLY DEGRADATION

12 YEARS PRODUCT WARRANTY

25 YEARS OUTPUT GUARANTEE

IEC 61215/IEC 61730/IEC 61701/IEC 62716/UL 61730-1/UL 61730-2

ISO 14001: Environmental Management System

ISO 9001: Quality Management System

ISO45001: Occupational Health and Safety Management System

*As there are different certification requirements in different markets,please contact your local znshine sales representative for the specific certificates applicable to the products in the region in which the products are to be used.

KEY FEATURES

Excellent Cells Efficiency
MBB technology reduce the distance between busbars and finger grid line which is benefit to power increase.

Anti PID
Ensured PID resistance through the quality control of cell manufacturing process and raw materials.

TIER 1
Global,Tier 1 bankable brand,with independently certified advanced automated manufacturing.

Improved Aesthetics
Compared to conventional modules,this full black modules have a more uniform appearance and superior aesthetics.

Better Weak Illumination Response
More power output in weak light condition, such as haze, cloudy, and early morning.

Adapt To Harsh Outdoor Environment
Resistant to harsh environments such as salt, ammonia, sand, high temperature and high humidity environment.

Excellent Quality Management System
Warranted reliability and stringent quality assurances well beyond certified requirements.

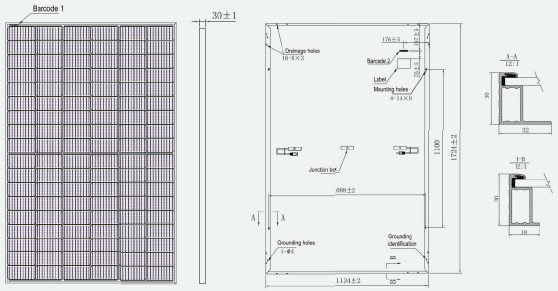
Founded in 1988, ZNShine solar is a world's leading high-tech PV module manufacturer.With the advanced production lines, the company boasts module capacity of 6GW. Bloomberg has listed ZNShine as a global Tier 1 PV module maker. Today Znshine has distributed its sales to more than 60 countries around the globe.

www.znshinesolar.com

ZXM7-SH108 Series | Znshinesolar 10BB HALF-CELL Black Monocrystalline PERC PV Module

ZNSHINESOLAR

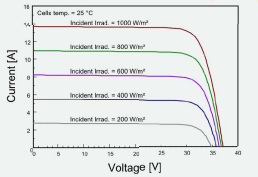
DIMENSIONS OF PV MODULE(mm)



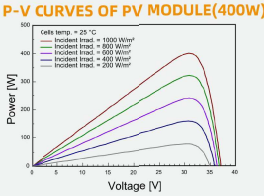
Front View Back View

*Remark: customized frame color anc cable length available upon request

I-V CURVES OF PV MODULE(400W)



P-V CURVES OF PV MODULE(400W)



ELECTRICAL CHARACTERISTICS | STC*

Nominal Power Watt Pmax(W)*	390	395	400	405	410
Maximum Power Voltage Vmp(V)	30.50	30.70	30.90	31.10	31.30
Maximum Power Current Imp(A)	12.79	12.87	12.95	13.03	13.10
Open Circuit Voltage Voc(V)	36.70	36.90	37.10	37.30	37.50
Short Circuit Current Isc(A)	13.56	13.63	13.70	13.77	13.84
Module Efficiency (%)	19.95	20.20	20.46	20.72	20.97

*The data above is for reference only and the actual data is in accordance with the pratical testing
*STC (Standard Test Condition): Irradiance 1000W/m², Module Temperature 25±2℃, AM 1.5
*Measuring uncertainty: ±3%, all the electrical characteristics such as Power, Im, Vm and FF are within ±3% tolerance.

MECHANICAL DATA

Solar cells	Mono PERC
Cells orientation	108 (6×18)
Module dimension	1724×1134×30 mm (With Frame)
Weight	20.5±1.0 kg
Glass	3.2mm, High Transmission, AR Coated Tempered Glass
Junction box	IP 68, 3 diodes
Cables	4 mm² ,350 mm (With Connectors)
Connectors*	MC4-compatible

*Please refer to regional datasheet for specified connector

ELECTRICAL CHARACTERISTICS | NMOT

Maximum Power Pmax(Wp)	291.50	295.20	299.00	302.70	306.30
Maximum Power Voltage Vmpp(V)	28.30	28.50	28.70	28.90	29.10
Maximum Power Current Impp(A)	10.29	10.35	10.41	10.47	10.53
Open Circuit Voltage Voc(V)	34.30	34.50	34.70	34.80	35.00
Short Circuit Current Isc(A)	10.95	11.01	11.06	11.12	11.18

*NMOT:Irradiance 800W/m²,Ambient Temperature 20℃,AM 1.5,Wind Speed 1m/s

TEMPERATURE RATINGS*

NMOT	44℃ ±2℃
Temperature coefficient of Pmax	-0.35%/℃
Temperature coefficient of Voc	-0.29%/℃
Temperature coefficient of Isc	0.05%/℃

WORKING CONDITIONS

Maximum system voltage	1500 V DC
Operating temperature	-40℃~+85℃
Maximum series fuse	25 A
Front Side Maximum Static Loading	Up to 5400 Pa
Rear Side Maximum Static Loading	Up to 2400 Pa

*Remark:Do not connect Fuse in Combiner Box with two or more strings in parallel connection
*Remark:Electrical data in this catalog do not refer to a single module,and they are not part of the offer. They only serve for comparison among different module types.
*Caution:Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.

PACKAGING CONFIGURATION*

Piece/Box	36
Piece/Container(40'HQ)	936

*Customized packaging is available upon request.

Add : 1#, Zhixi Industrial Zone, Jintan Jiangsu 213251, P.R. China Tel: +86 519 6822 0233 E-mail: info@znshinesolar.com

infinity solar

INFINITY HOME SOLUTIONS
6405 E MILL PLAIN
VANCOUVER WA 98661
PHONE: 1-800-818-0598
INFINITY SOLAR.COM

REVISIONS

Description	Date	Rev
Initial Design	6/20/25	00

Signature with Seal

Project Name & Address

DOUG CLARK RESIDENCE
1022 SW 8TH AVE
ALBANY, OR 97321
PHONE:- N/A
EMAIL:- N/A

Sheet Name
PV MODULE SPECIFICATION SHEET

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 01

APsystems
ALTENERGY POWER

Leading the Industry in
Solar Microinverter Technology

DS3 Series

The most powerful Dual Microinverter

- One microinverter connects to two solar modules
- Max output power reaching 640VA, 768VA or 880VA
- Two independent input channels (MPPT)
- CA Rule 21 (UL 1741 SB) compliant
- NEC 2020 690.12 Rapid Shutdown Compliant
- Encrypted Wireless ZigBee Communication
- Phase Monitored and Phase Balanced

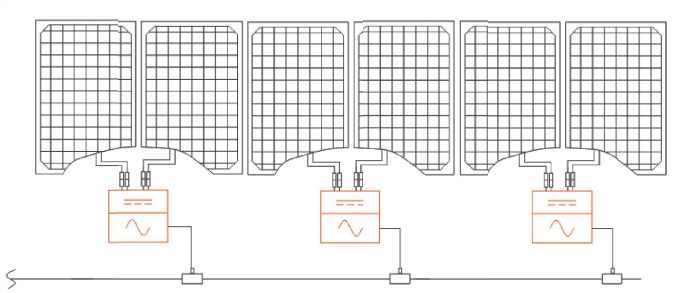
PRODUCT FEATURES

APsystems' 3rd generation of dual-module microinverters, the DS3 product family represents the culmination of years of power conversion expertise and innovation in high-efficiency, high-density power conversion to maximize the peak performance of today's high-capacity PV modules.

The DS3 series reaches unprecedented levels of power output. It features 2 input channels, each with independent MPPT, and encrypted wireless ZigBee communication. An innovative and compact design makes the product lighter while maximizing power production, and silicone-encapsulated components reduce stress on electronics, facilitate thermal dissipation, and enhance weatherproofing. Reliability is significantly increased thanks to 20% fewer components than previous generations. A 24/7 energy access through apps or web based portal facilitate remote diagnosis and maintenance.

The DS3 series is grid-interactive and fully compliant with CA Rule 21 requirements. With an excellent performance and high converstion efficiency, a unique integration with less components, the APsystems DS3 series is a gamechanger for residential and commercial solar.

WIRING SCHEMATIC



2024/02/22 Rev2.0

Datasheet | DS3 Microinverter Series

Model	DS3-S	DS3-L	DS3
Region		USA / Canada	
Input Data (DC)			
Recommended PV Module Power (STC) Range	250Wp-480Wp+	265Wp-570Wp+	300Wp-560Wp+
Peak Power Tracking Voltage		28V-45V	
Operating Voltage Range		26V-60V	
Maximum Input Voltage		60V	
Maximum Input Current	16A x 2	18A x 2	20A x 2
Maximum input short circuit current	20A per input	22.5A per input	25A per input
Output Data (AC)			
Maximum Continuous Output Power	640VA	768VA	880VA
Nominal Output Voltage/Range(1)		240V / 211V-264V	
Nominal Output Current	2.66A	3.2A	3.7A
Maximum Output Fault Current (ac) And Duration	5.691Apk, 26.75ms of duration; 3.307Arms		
Nominal Output Frequency/ Range(1)	60Hz/58.8Hz-61.2Hz(HECO:57Hz-63Hz)		
Power Factor (Default/Adjustable)	0.99/0.8 leading...0.8 lagging		
Maximum Units per 12AWG Branch(2)	6 (20A breaker)	5 (20A breaker)	4 (20A breaker)
Maximum Units per 10AWG Branch(2)	9 (30A breaker)	7 (30A breaker)	6 (30A breaker)
Efficiency			
Peak Efficiency	97.3%		
CEC Efficiency	97%		
Nominal MPPT Efficiency	99.5%		
Night Power Consumption	20mW		
Mechanical Data			
Operating Ambient Temperature Range(3)	-40°F to +149°F (-40°C to +65°C)		
Storage Temperature Range	-40°F to +185°F (-40°C to+85°C)		
Dimensions (W x H x D)	10.3" × 8.6" × 1.6" (263mm x 218mm x 41.2mm)		10.3" × 8.6" × 1.7" (263mm x 218mm x 42.5mm)
Weight	5.7lbs(2.7kg)		6.8lbs(3.1kg)
DC Connector Type	Stäubli MC4 PV-ADBP4-S2&ADSP4-S2		
Cooling	Natural Convection - No Fans		
Enclosure Environmental Rating	Type 6		
Features			
Communication (Inverter To ECU) (4)	Encrypted ZigBee		
Isolation Design	High Frequency Transformers, Galvanically Isolated		
Energy Management	Energy Management Analysis (EMA) system		
Warranty(5)	10 Years Standard ; 25 Years Optional		
Compliance			
Safety and EMC Compliance	UL1741; CSA C22.2 No. 107.1-16; UL1741SA; UL1741SB; IEEE1547; Rule 21; SRD-V2.0; FCC Part15; ICES-003; NEC2014&NEC2017&NEC2020 Section 690.11 DC Arc-Fault circuit Protection; NEC2014&NEC2017&NEC2020 Section 690.12 Rapid Shutdown of PV systems on Buildings		

(1) Nominal voltage/frequency range can be extended beyond nominal if required by the utility.
(2) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.
(3) The inverter may enter to power de-grade mode under poor ventilation and heat dissipation installation environment.
(4) Recommend no more than 80 inverters register to one ECU for stable communication.
(5) To be eligible for the warranty, APsystems microinverters need to be monitored via the EMA portal. Please refer to our warranty T&Cs available on usa.APsystems.com.

APsystems
8627 N. Mopac Expy, Suite 150, Austin, TX 78759
apsystems.com

Meets the standard requirements for Distributed Energy Resources (UL 1741) and identified with the CSA Listed Mark

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INFINITY HOME SOLUTIONS
6405 E MILL PLAIN
VANCOUVER WA 98661
PHONE: 1-800-818-0598
INFINITY SOLAR.COM

REVISIONS

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Signature with Seal

Project Name & Address

DOUG CLARK RESIDENCE
1022 SW 8TH AVE
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Sheet Name
MICROINVERTER SPECIFICATION SHEET

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 02

EATON
Powering Business Worldwide

pe.eaton.com

BR style 1-inch loadcenter

BR816L125RP

UPC:786676001472

Dimensions:

- **Height:** 13 IN
- **Length:** 3.56 IN
- **Width:** 11 IN

Warranties:

- 10 year

Specifications:

- **Special Features:** Current design
- **Type:** Main lug
- **Amperage Rating:** 125A
- **Box Size:** 7r
- **Bus Material:** Aluminum
- **Cover:** Cover included
- **Enclosure:** NEMA 3R
- **Enclosure Material:** Metallic
- **Interrupt Rating:** 10 kAIC
- **Main Circuit Breaker:** BR
- **Number Of Circuits:** 16
- **Number Of Spaces:** 8
- **Number Of Wires:** Three-wire
- **Phase:** Single-phase
- **Voltage Rating:** 120/240V
- **Wire Size:** #14-1 AWG Cu/Al

Supporting documents:

- Eatons Volume 1-Residential and Light Commercial
- Cutler-Hammer Type CH and BR Loadcenters - Instructions
- Type BR Arc Fault Circuit 3reakers and Loadcenters
- Eaton Specification Sheet - BR816L125RP

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Sheet Name
COMBINER PANEL CERTIFICATION

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 03

Product Overview

Product Selection Guide

Safety Switch

Description	General-Duty	Heavy-Duty	Six-Pole Motor Circuit	Double-Throw	Enclosed Rotary Switches
Type	Single-throw maximum 240 Vac horsepower rated	Single-throw maximum 600V AC/DC horsepower rated	Single-throw maximum 600 Vac	Maximum 600 Vac horsepower rated	Maximum 600 Vac
Fuse type Fusible	Plug Cartridge	Cartridge	Cartridge	Cartridge	—
Fuse class Fusible	①	①	①	①	①
Ampere rating Fusible	30–600	30–1200	30–200	30–1200	—
Non-fusible	30–600	30–1200	30–200	30–1200	16–125
Number of poles Fusible	1, 2 and 3 2 and 3	2, 3 and 4	6	2 and 3	—
Non-fusible	2 and 3	2, 3, 4 and 6	6	2, 3, 4 and 6	3 and 4
Enclosure type NEMA® 1 Fusible	Yes	Yes	—	Yes	Yes
Non-fusible	Yes	Yes	—	Yes	Yes
NEMA 3R Fusible	Yes	Yes	—	Yes	Yes
Non-fusible	Yes	Yes	Yes	Yes	Yes ②
NEMA 12 Fusible	—	Yes ②	Yes, up to 200A ②	Yes	Yes
Non-fusible	—	Yes, up to 1200A ②	Yes ②	Yes, up to 400A	Yes ②
NEMA 4 painted steel Fusible	—	Yes, 400–800A	—	—	—
Non-fusible	—	Yes, 400–800A	—	—	—
NEMA 4X stainless steel Fusible	—	Yes	Yes, up to 200A	Yes	Yes
Non-fusible	—	Yes, up to 1200A	Yes	Yes, up to 400A	Yes
NEMA 4X non-metallic Fusible	—	Yes, up to 200A	—	—	Yes
Non-fusible	—	Yes, up to 200A	—	—	Yes
NEMA 7/9 Fusible	—	Yes, up to 100A	—	—	—
Non-fusible	—	Yes, up to 100A ②	—	—	—

Notes

① See specific catalog number page for Fuse Class details. Enclosed rotary switches are non-fusible only.
② NEMA Type 12 enclosures (30–600A) can be field modified to meet NEMA 3R rainproof requirements when a factory provided drain screw is removed.
③ Class J fuse clips provided.

1 1

Product Description

- Used to open or close a circuit
- Non-fusible safety switches provide a means to manually connect or disconnect the load from the source
- Fusible safety switches provide a means to manually open and close a circuit and overcurrent protection by means of installed fuses
- Also commonly referred to as a disconnect switch or disconnect
- Available from 30 to 1200A

Standards and Certifications

- UL® 98
- UL 50
- NEMA KS-1

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DOUG CLARK RESIDENCE
1022 SW 8TH AVE
ALBANY, OR 97321
PHONE:- N/A
EMAIL:- N/A

Sheet Name
AC DISCONNECT
UL CERTIFICATION

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 04

Cross-Reference

1

General-Duty

Ampere Rating	Catalog Number Eaton	General Electric	Siemens	Square D
Plug Fuse, Single-Pole, Two-Wire, 120 Vac, NEMA 1				
30	**DP111NGB**	TPF130	LF111N	D211N
Plug Fuse, Two-Pole, Three-Wire, 240 Vac, NEMA 1				
30	**DP221NGB**	TPF230	LF211N	D211N
Fusible, Two-Pole, Three-Wire, 240 Vac, NEMA 1				
30	**DG221NGB**	TG3221	GF221N	D221N
60	**DG222NGB**	TG3222	GF222N	D222N
100	**DG223NGB**	TG3223	GF223N	D223N
200	**DG224NGK**	TG3224	GF224N	D224N
400	**DG225NGK**	TG3225	GF225N	D225N
600	**DG226NGK**	TG3226	GF226N	D226N
Fusible, Three-Pole, Three-Wire, 240 Vac, NEMA 1				
30	**DG321NGB**	TG4321	GF321N	D321N
60	**DG322NGB**	TG4322	GF322N	D322N
100	**DG323NGB**	TG4323	GF323N	D323N
200	**DG324NGK**	TG4324	GF324N	D324N
400	**DG325FGK**	TG3325	GF325N	D325N
600	**DG326FGK**	TG3326	GF326N	D326N
Fusible, Three-Pole, Four-Wire, 240 Vac, NEMA 1				
30	**DG321NGB**	TG4321	GF321N	D321N
60	**DG322NGB**	TG4322	GF322N	D322N
100	**DG323NGB**	TG4323	GF323N	D323N
200	**DG324NGK**	TG4324	GF324N	D324N
400	**DG325NGK**	TG4325	GF325N	D325N
600	**DG326NGK**	TG4326	GF326N	D326N
Non-Fusible, Two-Pole, Two-Wire, 240 Vac, NEMA 1				
30	**DG221UGB**	TGN3321	N/A	N/A
60	**DG222UGB**	TGN3322	N/A	QC260NATS
100	**DG223UGB**	TGN3323	N/A	QC2000NS
200	**DG324UGK**	TGN3324	N/A	DU324
400	**DG325UGK**	TGN3325	N/A	DU325
600	**DG326UGK**	TGN3326	N/A	DU326
Non-Fusible, Three-Pole, Three-Wire, 240 Vac, NEMA 1				
30	**DG321UGB**	TGN3321	GNF321	DU321
60	**DG322UGB**	TGN3322	GNF322	DU322
100	**DG323UGB**	TGN3323	GNF323	DU323
200	**DG324UGK**	TGN3324	GNF324	DU324
400	**DG325UGK**	TGN3325	GNF325	DU325
600	**DG326UGK**	TGN3326	GNF326	DU326

General-Duty, continued

Ampere Rating	Catalog Number Eaton	General Electric	Siemens	Square D
Fusible, Two-Pole, Three-Wire, 240 Vac, NEMA 3R				
30	**DG221NRE**	TG3221R	GF221NR	D221NRB
60	**DG222NRE**	TG3222R	GF222NR	D222NRB
100	**DG223NRE**	TG3223R	GF223NR	D223NRB
200	**DG224NRH**	TG3224R	GF224NR	D224NRB
400	**DG225NRH**	TG3225R	GF225NR	D225NR
600	**DG226NRH**	TG3226R	GF226NR	D226NR
Fusible, Three-Pole, Three-Wire, 240 Vac, NEMA 3R				
30	**DG321NRE**	TG4321R	GF321NR	D321NRB
60	**DG322NRE**	TG4322R	GF322NR	D322NRB
100	**DG323NRE**	TG4323R	GF323NR	D323NRB
200	**DG324NRH**	TG4324R	GF324NR	D324NRB
400	**DG325FRK**	TG3325R	GF325NR	D325NR
600	**DG326FRK**	TG3326R	GF326NR	D326NR
Fusible, Three-Pole, Four-Wire, 240 Vac, NEMA 3R				
30	**DG321NRE**	TG4321R	GF321NR	D321NRB
60	**DG322NRE**	TG4322R	GF322NR	D322NRB
100	**DG323NRE**	TG4323R	GF323NR	D323NRB
200	**DG324NRH**	TG4324R	GF324NR	D324NRB
400	**DG325NRH**	TG3325R ①	GF325NR	D325NR
600	**DG326NRH**	TG3326R ①	GF326NR	D326NR
Non-Fusible, Two-Pole, Two-Wire, 240 Vac, NEMA 3R				
30	**DG221URE**	TGN3321R	GNF321R	DU221RB
60	**DG222URE**	TGN3322R	GNF322R	DU222RB
100	**DG223URE**	TGN3323R	GNF323R	DU2200NRB
200	**DG324URH**	TGN3324R	GNF324R	DU324RB
Non-Fusible, Three-Pole, Three-Wire, 240 Vac, NEMA 3R				
30	**DG321URE**	TGN3321R	GNF321R	DU321RB
60	**DG322URE**	TGN3322R	GNF322R	DU322RB
100	**DG323URE**	TGN3323R	GNF323R	DU323RB
200	**DG324URH**	TGN3324R	GNF324R	DU324RB
400	**DG325URH**	N/A	N/A	N/A
600	**DG326URH**	N/A	N/A	N/A

Notes

① Separate neutral kit required.

Always verify the number of poles and wires required since catalog numbers may appear in multiple tables.

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VANCOUVER WA 98661
PHONE: 1-800-818-0598
INFINITY SOLAR.COM

REVISIONS

Description	Date	Rev
Initial Design	6/20/25	00

Signature with Seal

Project Name & Address

DOUG CLARK RESIDENCE
1022 SW 8TH AVE
ALBANY, OR 97321
PHONE:- N/A
EMAIL:- N/A

Sheet Name
AC DISCONNECT
UL CERTIFICATION

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 05

RSTC Enterprises, Inc.
2214 Heimstead Road
Eau Claire, WI 54703
715-830-9997

SOLADECK
FLASHED PV ROOF-MOUNT
COMBINER/ENCLOSURES

Outdoor Photovoltaic Enclosures

0799 Series

Composition/Cedar Roof System

ETL listed and labeled

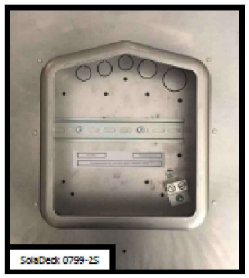
Report # 3171411PRT-002 Revised May, 2018

- UL50 Type 3R, 11 Edition Electrical equipment enclosures
- CSA C22.2 No. 290 Nema Type 3R
- Conforms to UL 1741 Standard

0799 Series Includes:

0799 - 2	Wire size 2/0-14
0799 - 5	Wire size 14-6
0799 - D	Wire size 14-8

Models available in Grey, Black or Stainless Steel



Basic Specifications

Material options:
- Powder coated, 18 gauge galvanized 90 steel (1,100 hours salt spray)
- Stainless steel

Process - Seamless draw (stamped)
Flashing - 15.25" x 17.25"
Height - 3"
Cavity - 255 Cubic inches

Base Plate:

- Fastened to base using toggle fastening system
- 5 roof deck knockouts
- Knockout sizes: (3) .5", (1) .75" and (1) 1"
- 8", 35mm slotted din rail
- Ground Block

Passthrough and combiner kits are available for either AC or DC applications.

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Sheet Name
JUNCTION BOX UL CERTIFICATION

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 06

PV PHOTOVOLTAIC CABLE

2kV Rated PV

Cross-Linked Polyethylene Insulated
18 - 750 MCM • 2000 Volts • -40°C to 90°C Wet and Dry

Solarlink

MADE IN THE USA

Cable Identification

"ADVANCED DIGITAL CABLE INC. XX AWG (UL) PV WIRE OR RHW-2 2000V OR USE-2 600V 90°C WET OR DRY (-40C) SR GRII DIRECT BURIAL RoHS E324841"

Description

ADC's *Solarlink* brand Photovoltaic cable has a chemically cross-linked polyethylene insulation.

Applications

Appropriate for use in solar power applicatioins that require 2,000 volt rating. For use in grounded interconnection and ungrounded Photovoltaic power systems.

Construction

Conductors: Stranded bare copper conductor per ASTM B-3, B-8. Available in 7 or 19 stranded versions as well as tinned copper.

Insulation: Chemically Cross-linked polyethylene

Colors: Black, Green, White, Red. Print on one side with a contrasting ink. An extruded stripe and other colors are available upon request.

Industry Listings & Standards

UL Listed as Photovoltaic Cable per Standard Subject 4703 and 44
-40°C/90°C Wet and Dry Rated
Gasoline and Oil Resistant II
RoHS Compliant
Sunlight Resistant
VW-1 Flame Rating Optional

UL LISTED

RoHS COMPLIANT

Cable Data

Part Number	AWG	Strand	Insulation Thickness (mils)	Nominal O.D. (inch)	Approximate Net Weight lbs/1M'
3182NPV	18	7	75	.196	18
3162NPV	16	7	75	.208	22
3142NPV	14	7	75	.221	28
3122NPV	12	7	75	.242	38
3102NPV	10	7	75	.264	51
3082NPV	8	7	85	.314	78
3062NPV	6	7	85	.351	112
3042NPV	4	7	85	.399	166
3032NPV	3	7	85	.427	203
3022NPV	2	7	85	.459	249
3012NPV	1	19	105	.539	323
30102NPV	1/0	19	105	.572	390
30202NPV	2/0	19	105	.616	480
30302NPV	3/0	19	105	.667	590
30402NPV	4/0	19	105	.722	737
302502NPV	250 MCM	37	120	.798	879
303002NPV	300 MCM	37	120	.845	1045
303502NPV	350 MCM	37	120	.901	1198
304002NPV	400 MCM	37	120	.946	1365
305002NPV	500 MCM	37	120	1.029	1673
306002NPV	600 MCM	61	135	1.136	2011
307502NPV	750 MCM	61	135	1.238	2518

The information contained on this specification is intended to be used as a guide in product selection and is believed to be reliable. ADC has made every effort to ensure the data shown above is accurate at the time of publication. This specification is subject to change anytime without notice. REV0618

ADC
ADVANCED DIGITAL CABLE INC.

PHONE: (800) 343 2579 • FAX: (828) 389 3922 • WWW.ADCABLE.COM

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Sheet Name
WIRING SPECIFICATION

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 07

CHIKOUSA
RACKING MADE SIMPLE

www.chikousa.com

RAD MOUNT (Rafter And Decking)

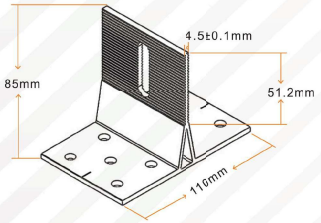
Integrated with a L-Foot & Flash with the flexibility to mount to Either the Rafter or Decking. This simple but RADICAL design is made for asphalt shingle roofs. Installers love the ease and faster install times!

PRODUCT LINE

Item	Product Name
CK-FTS-167RT2	RAD Mount Al Roof Hook #167-SILVER
CK-FTS-167BRT2	RAD Mount Al Roof Hook #167-BLACK

TECHNICAL DATA

Main Material	: AL 6005-T5
Uplift P	: N*Fv (N=3)
Wind Velocity	: Up to 60 M/S (134 MPH)
Snow Load	: 1.4 KN/m²/ 30 lbs/sq. foot
Spacing	: Up to 2000mm; 6.5 feet; 80 Inches
Install Site Type	: Asphalt Shingle



ORDERING SPECIFICS

Standard Packaging	: 25PCS/CTN
Dimensions	: 45x27x30/CM
Weight	: 21KG

ADVANTAGES

- Optional Holes provided for Rafter & Decking
- Flexible moving on crientations Vertical & Horizonal
- Water-proof with thermoplastic butyl adhesive
- Faster Install Time

COMPONENT LIST

Material	QTY
Rad Mount #167 Hook	01
SUS304 T2 Bolt M8*30	01
SUS304 Flange nut M8	01
Wooden Screw M6.3*65	02
Butyl rubber	01

For Deck Mount; Add Qty 2 Add'l Screws

WARRANTY

INTERTEK LISTED

www.chikousa.com
101 East Baseline Road
Buckeye, AZ 85326
Tel : 1-800-948-5390
Email : info@chikousa.com

CHIKOUSA
RACKING MADE SIMPLE

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Sheet Name
MOUNTING - DATA SHEET

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 08

CHIKO
Solar Mounting Solutions

www.chikolar.com/www.chikosolar.com

#518 RAIL

CHIKO 518R aluminum rail is designed for roof mounting system,it could applied on all roof mount system.A variety of lengths can help to reduce unnecessary cut.

ADVANTAGES

- Easy installation
- Highclass anodized
- Universal on roof mount system

WARRANTY

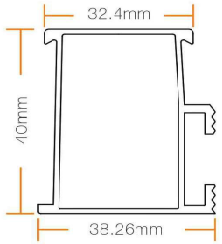
PRODUCT LINE

Item	Product Name
CK-FT-R518B1-2100	CHIKO 518 Rail 2100mm
CK-FT-R518B1-3200	CHIKO 518 Rail 3200mm
CK-FT-R518B1-4200	CHIKO 518 Rail 4200mm
CK-FT-R518B1-4350	CHIKO 518 Rail 4350mm

TECHNICAL DATA

Main Material	AL 6005-T5
Wind Velocity	Up to 60 M/S

Ix=34466.83 mm^4
Iy=49849.13 mm^4



COMPONENT LIST

MATERIAL	QTY
Aluminium Rail	01

ORDERING SPECIFICS

Standard Packaging	8PCS/PKG
Dimensions	2100/3200/4200/4350mm
Weight	9.6/14.6/19.2/19.85kg

Phone:86-21-59972267-801 Fax:86-21-59972938

infinity solar

INFINITY HOME SOLUTIONS
6405 E MILL PLAIN
VANCOUVER WA 98661
PHONE: 1-800-818-0598
INFINITY SOLAR.COM

REVISIONS

Description	Date	Rev
Initial Design	6/20/25	00

Signature with Seal

Project Name & Address

DOUG CLARK RESIDENCE
1022 SW 8TH AVE
ALBANY, OR 97321
PHONE:- N/A
EMAIL:- N/A

Sheet Name
RACKING - DATA SHEET

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 09

CHIKO
Solar Mounting Solutions

www.chikolar.com/www.chikosolar.com

43 RAIL SPLICE KIT

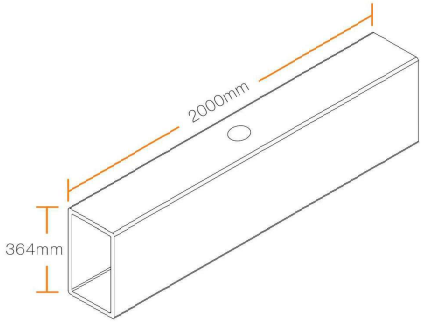
CHIKO 43R aluminium rail splice kit is designed for 43R rail connection from back to position. The most simple and handy installation way.

PRODUCT LINE

Item	Product Name
CK-FT-SKA	CHIKO 43 Rail Splice Kit

TECHNICAL DATA

Main Material	AL 6005-T5
Wind Load	Up to 60 M/S
Snow Load	1.4 KM/M²



ADVANTAGES

- Easy installation
- Highclass anodized

COMPONENT LIST

MATERIAL	QTY
Aluminium Rail Splice Kit	01
SUS304 ∮ 4.2*16	04

WARRANTY

ORDERING SPECIFICS

Standard Packaging	150 PCS/PKG
Dimensions	51X38X22CM
Weight	30KG

Phone:86-21-59972267-801 Fax:86-21-59972938

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REVISIONS

Description	Date	Rev
Initial Design	6/20/25	00

Signature with Seal

Project Name & Address

DOUG CLARK RESIDENCE
1022 SW 8TH AVE
ALBANY, OR 97321
PHONE:- N/A
EMAIL:- N/A

Sheet Name
SPLICE KIT
-DATA SHEET

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 10

CHIKO
Solar Mounting Solutions

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TECHNICAL DATA

Main Material	AL 6005-T5
Tighten torcue	15N.m
Safe torque	20N.m

COMPONENT LIST

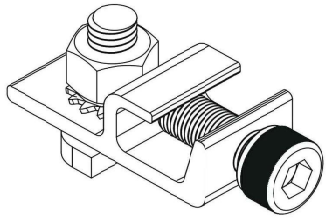
MATERIAL	QTY
Grounding Lug	01
SUS304 inner hex cots M8X20	01
SUS304 T4 bolts M8x25	01
SUS304 hex nut M8	01
SUS304 spring washer M8	01
SUS304 star washer	01

Grounding Lug

CHIKO grounding lug is designed for fixing grounding cable going through smoothly betweeen each rails

ADVANTAGES

- Easy installation
- High class anodized
- Tilt- in nut



WARRANTY

ORDERING SPECIFICS

Standard Packaging	140 PCS/BOX 560PCS/CTN
Dimensions	51X38X22CM
Weight	5.8/23.2KGS

Phone:86-21-59972267-801 Fax:86-21-59972933

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REVISIONS

Description	Date	Rev
Initial Design	6/20/25	00

Signature with Seal

Project Name & Address

DOUG CLARK RESIDENCE
1022 SW 8TH AVE
ALBANY, OR 97321
PHONE:- N/A
EMAIL:- N/A

Sheet Name
GROUNDING LUG -DATA SHEET

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 11

CHIKO
Solar Mounting Solutions

www.chikolar.com/www.chikosolar.com

Fix Mid Clamp

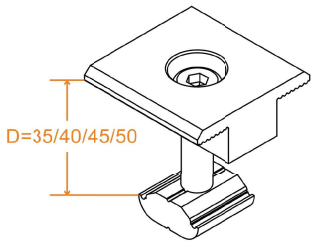
CHIKO mid clamps is designed base on 7R rail to fix module between two module, 30mm to 55mm thickness module are available.

PRODUCT LINE

Item	Product Name
CK-FTM-35	CHIKO Fix Mid Clamp 35mm
CK-FTM-40	CHIKO Fix Mid Clamp 40mm
CK-FTM-45	CHIKO Fix Mid Clamp 45mm
CK-FTM-50	CHIKO Fix Mid Clamp 50mm

PRODUCT LINE

Main Material	AL 6005-T5
Tighten torque	15N.m
Safe torque	20N.m



ADVANTAGES

- Easy installation
- High class anodized
- Tilt- in nut

COMPONENT LIST

MATERIAL	QTY
Mid Clamp	01
SUS304 Bolt M8	01
057 Alu Nut	01

WARRANTY

ORDERING SPECIFICS

Standard Packaging	100 PCS/BOX 400PCS/CTN
Dimensions	51X38X22CM
Weight	26.8/27.5/28/28.6KG

Phone:86-21-59972267-801 Fax:86-21-59972938

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VANCOUVER WA 98661
PHONE: 1-800-818-0598
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REVISIONS

Description	Date	Rev
Initial Design	6/20/25	00

Signature with Seal

Project Name & Address

DOUG CLARK RESIDENCE
1022 SW 8TH AVE
ALBANY, OR 97321
PHONE:- N/A
EMAIL:- N/A

Sheet Name
MID CLAMP - DATA SHEET

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 12

CHIKO
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www.chikolar.com/www.chikosolar.com

Fix End Clamp

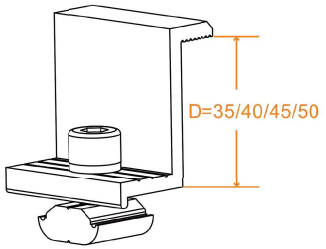
CHIKO end clamps is designed base on 7R rail to fix module on the end of rail, 30mm to 55mm thickness module are available.

PRODUCT LINE

Item	Product Name
CK-FTE-35	CHIKO Fix End Clamp 35mm
CK-FTE-40	CHIKO Fix End Clamp 40mm
CK-FTE-45	CHIKO Fix End Clamp 45mm
CK-FTE-50	CHIKO Fix End Clamp 50mm

PRODUCT LINE

Main Material	AL 6005-T5
Tighten torque	15N.m
Safe :orque	20N.m



ADVANTAGES

- Easy installation
- High class anodized
- Tilt- in nut

COMPONENT LIST

MATERIAL	QTY
End Clamp	01
SUS304 Bolt M8*25	01
SUS304 Washer M8	01
057 Alu Nut	01

WARRANTY

ORDERING SPECIFICS

Standard Packaging	100 PCS/BOX 400PCS/CTN
Dimensions	51X38X22CM
Weight	22/24.5/25.5/26KG

Phone:86-21-59972267-801 Fax:86-21-59972938

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REVISIONS

Description	Date	Rev
Initial Design	6/20/25	00

Signature with Seal

Project Name & Address

DOUG CLARK RESIDENCE
1022 SW 8TH AVE
ALBANY, OR 97321
PHONE:- N/A
EMAIL:- N/A

Sheet Name
END CLAMP - DATA SHEET

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 13

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AUTHORIZATION TO MARK

This authorizes the application of the Certification Mark(s) shown below to the models described in the Product(s) Covered section when made in accordance with the conditions set forth in the Certification Agreement and Listing Report. This authorization also applies to multiple listee model(s) identified on the correlation page of the Listing Report.

This document is the property of Intertek Testing Services and is not transferable. The certification mark(s) may be applied only at the location of the Party Authorized To Apply Mark.

Applicant:	SHANGHAI CHIKO SOLAR TECHNOLOGY CO., LTD	**Manufacturer:**	SHANGHAI CHIKO SOLAR TECHNOLOGY CO., LTD
Address:	NO.680 Xing Wen Rd.Jiading District, Jiading District Shanghai 201811	**Address:**	NO.680 Xing Wen Rd.Jiading District Jiading District Shanghai
Country:	China	**Country:**	China

Party Authorized To Apply Mark: Same as Manufacturer
Report Issuing Office: Intertek Testing Services NA, Inc., Lake Forest, CA

Control Number: 5010190 **Authorized by:**

for L. Matthew Snyder, Certification Manager

ETL LISTED US
Intertek

This document supersedes all previous Authorizations to Mark for the noted Report Number.

Intertek Testing Services NA Inc.
545 East Algonquin Road, Arlington Heights, IL 60005
Telephone 800-345-3851 or 847-439-5667 Fax 312-283-1672

Standard(s):	Photovoltaic Hazard Control [ANSI/UL 3741:2020 Ed.1]
Product:	Photovoltaic Hazard Control System (PVHCS) using Chiko installation manual defined by, ChikoUSA Racking Made Simple Model No: CK-AR Rail Based Rooftop System Installation Manual-Incl UL 3741 Version No.: CHIKO-20230601-V.01, January 11, 2024 (UL 3741 PV Hazard Control Installation Addendum)
Brand Name:	Chiko USA LLC
Models:	Chiko Solar Asphalt Roof Chiko Solar Stand-Off Chiko Solar Tile Roof

infinity solar

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VANCOUVER WA 98661
PHONE: 1-800-818-0598
INFINITY SOLAR.COM

REVISIONS

Description	Date	Rev
Initial Design	6/20/25	00

Signature with Seal

Project Name & Address

DOUG CLARK RESIDENCE
1022 SW 8TH AVE
ALBANY, OR 97321
PHONE:- N/A
EMAIL:- N/A

Sheet Name
CHIKO USA UL LISTING CERTIFICATE

Sheet Size
ANSI B
11" X 17"

Sheet Number
DS 14

Staff Report

Historic Review of Exterior Alterations and Substitute Materials

HI-10-25 & HI-11-25 August 27, 2025

Summary

This staff report evaluates a Historic Review of Substitute Materials and Exterior Alterations for the St. Francis and EH Rhodes buildings within the Downtown Commercial National Register Historic District (Attachment A). The applicant proposes to replace 95 existing windows with aluminum-clad windows.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Alyssa Schrems, Planner II
Property Owner/Applicant:	Scott Lepman dba Glorietta Bay LLC, 100 Ferry Street NW, Albany, OR 97321
Representative:	Pathfinder Land Use Consulting, C/O Laura LaRoque, PO Box 484, Lebanon, OR 97355
Address/Location:	420 1st Ave SW
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06CC, Tax Lot 8100
Zoning:	Historic Downtown (HD) District (Downtown Commercial National Register Historic District)
Total Land Area:	10,182 square feet
Existing Land Use:	Commercial Building
Neighborhood:	Central Albany
Surrounding Zoning:	North: Historic Downtown (HD) East: HD South HD West HD
Surrounding Uses:	North: Commercial Business East: Commercial Business, Parking lot South Commercial Business West Commercial Business
Prior History:	HI-09-22: Historic Review of Exterior Alterations and Use of Substitute Materials to remove and replace the existing membrane roof covering, complete maintenance on the roof, remove and replace portions of the façade, restore upper residential windows, reconstruct the original first floor windows, renovate existing roof well, add new ventilation penetrations, construct a penthouse addition, reinstall the St. Francis sign, and add seismic updates.

Notice Information

On August 13, 2025, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On August 22, 2025, notice of public hearing was also posted on the subject site. As of August 25, 2025, no comments have been received.

Analysis of Development Code Criteria

Historic Review of Exterior Alterations Generally (ADC 7.120)

Albany Development Code (ADC) review criteria for Historic Review of Exterior Alterations Generally (ADC 7.120) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Exterior Alteration Criteria (ADC 7.100-7.165)

Section 7.150 of the ADC, Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

a. The proposed alteration will cause the structure to more closely approximate the historical character, appearance, or material composition of the original structure than the existing structure; OR

b. The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

Findings of Fact

1.1 Location and Historic Character of the Area. The subject property is located at 420 1st Ave SW in the Historic Downtown (HD) zoning district within the Downtown Commercial National Register Historic District. Properties in all directions are in the HD zoning district and are developed with commercial uses.

1.2 Historic Rating. The structure is rated as a Historic Contributing resource in the Downtown Commercial National Register Historic District.

1.3 History and Architectural Style. The nomination form lists the architectural style of both buildings as commercial brick. The construction dates of the St. Francis and E.H. Rhodes are listed as 1912 and 1915, respectively.

1.4 Proposed Exterior Alterations. The applicant proposes to replace 95 upper story windows with Anderson Woodwright windows.

ADC 7.150 further provides the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria. Conclusions for ADC 7.150 and 7.160 will be discussed below.

Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings of Fact

2.1 Building Use (ADC 7.160(1)). The St. Francis's original use was a hotel. The original use of the E.H. Rhodes building was a first-floor grocery store, second floor sample rooms, and home of the builder (Rhodes). Prior to the new acquisition, which occurred in 2022, both buildings were owned and occupied by Pride Printing. The first floor was occupied by print equipment and offices associated with Pride Printing business. The upper floors were unoccupied and used primarily for storage of records associated with the business.

The proposed use is a first-floor commercial use(s) and residential apartment units on the upper levels. Only minimal exterior alterations are needed in association with the proposed use, which is consistent with ADC 7.160(1).

2.2 Historic Character (ADC 7.160(2). The structure was constructed in the Commercial Brick style. The applicant is proposing to replace all of the upper-story windows on the structure, which totals 95 windows. The Commission may determine if this standard is met.

2.3 Historic Record & Changes (ADC 7.160(3) and (4). No conjectural features or architectural elements from other styles, buildings, or time periods are proposed. This proposal is consistent with ADC 7.160(3) and (4).

2.4 Distinctive characteristics (ADC 7.160(5)). **St Francis:** The upper three levels on the north and east façade of the St. Francis building contain six window openings each with a full-size, one-over-one, double-hung window flanked by two ¼ size, one-over-one, double-hung wood windows with wood frame and casing.

The upper three levels on the south façade of the St. Francis building contain three columns of windows each with three window openings: 1) The southwest column includes three single pane fixed window with arched lintels; 2) the middle column includes three window openings each with two side-by-side, one-over-one, double hung windows; 3) the southeast column includes three one-over-one, double hung windows.

E.H. Rhodes Block: The second level on the north façade of the E.H. Rhodes Block contains six one-over-one light double-hung wood sash windows with lintels and a brick sill. The second level on the south façade contains four one-over-one, double-hung sash windows. The ground level contains primarily storefront windows with casing above, flat wood panels above and below, and two main doorway openings.

The ground level on the south façade of the E.H. Rhodes Block contains four clerestory windows each with three side-by-side fixed panes and a roll up service door with single door.

The second level on the south façade of the E.H. Rhodes Block contains four one-over-one light double-hung wood sash windows with brick sill. There are no windows on the west and east façade as the building is flanked by the St. Francis and another building to the west.

Most of the window sashes are generally in good shape and show little signs of rot, except for windows on the south and west facades, which are rotted because of deterred maintenance and exposure to harsher weather conditions.

The applicant proposes to replace all of the upper-story windows, which total 95 windows.

The Commission may determine if this standard is met.

2.5 Deteriorated Features (ADC 7.160(6). The applicant states that there is an absence of qualified contractors available to complete the rehabilitation of the windows in a timely and cost-effective manner. The applicant provided photos of select windows to show their deterioration but does not provide a full inventory of window damage to support replacement of all the windows. The applicant does note that replacement of windows in their Federal Building project cost an average of $9,435 per window to complete the windows, and estimates that repair of all the windows in the St. Francis and EH Rhodes buildings would be even higher due to the number of windows and more advanced deterioration.

The Commission may determine if this standard is met.

2.6 Use of Chemical or Physical Treatments (ADC 7.160(7)). The applicant states they will not use chemical or physical treatments. Based on this, the standard is met.

2.7 Significant Archaeological Resources (ADC 7.160(8)). No ground disturbing work is proposed with this application. As no groundwork is proposed, no disturbance of any archaeological resources is anticipated. Based on these facts, this standard appears to be met.

2.8 Historic Materials (ADC 7.160(9)). The applicant states that the proposed replacement Jeld-Wen Custom Collection aluminum-clad windows are clearly differentiated from the original single-pane wood windows by material, yet compatible in terms of profile, sash proportions, operation, and muntin configuration. The new windows will maintain the rhythm, scale, and visual integrity of the facades and are recessed within the original masonry openings to preserve the building's character-defining features. No historic materials will be concealed or removed in a manner that diminishes the building's integrity.

The Commission may determine if removal of the historic wood windows qualifies as destruction of historic materials that define the building.

2.9 New Additions (ADC 7.160(10)). The applicant does not propose any new additions with this application. Based on this fact, this standard is met.

Conclusions

2.1 The Commission may determine if the Secretary of the Interior's standards are met.

Historic Review of the Use of Substitute Materials (ADC 7.170-7.225)

ADC eligibility for the use of substitute materials (ADC 7.200(1)) and review criteria for Historic Review of the Use of Substitute Materials (ADC 7.200) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Eligibility for the Use of Substitute Materials (ADC 7.200)

The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

The building or structure is rated historic non-contributing; OR

In the case of historic contributing buildings or structures, the existing siding, windows or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

Any application for the use of substitute siding, windows, and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

The applicant proposes to replace 95 wood windows with Jeld-Wen Custom Collection aluminum-clad windows.

Findings of Fact

3.1 Eligibility and Existing Conditions. The structures are rated as Historic Contributing resources in the Downtown Commercial National Register Historic District. The applicant proposes to replace 95 windows in the St. Francis building and the EH Rhodes building. The applicant lists the following reasons for pursuing replacement of all upper-story windows instead of repair:

- Severe rot, particularly on the south and west elevations exposed to wind-driven rain.
- Cracked or missing glazing, warped sashes, brittle or failed putty, failing seals, and misaligned frames.
- Broken glass panes, corroded original hardware, and unsafe sill heights (22-26 inches), well below the current code minimum of 36 inches.
- Documented lead-based paint hazards, confirmed through testing, posing regulatory and tenant safety concerns, especially in a multi-family residential context;
- Infeasibility of repair due to unavailable or inconsistent sources for historic hardware, sash components, and weatherproofing materials;
- Labor cost data from a comparable project (Federal Building, Albany) indicating a cost of $9,435 per window, resulting in an estimated cost of $812,000 to refurbish all 70 windows on that building. The cost to repair all windows in the St. Francis and EH Rhodes building is expected to be even higher, due to the greater number of windows and more advanced deterioration.
- Absence of qualified contractors available to scale up rehabilitation efforts in a timely and cost-effective manner.
- OSHA restrictions prohibiting exterior access due to adjacent high-voltage power lines, requiring workers to perform restoration while reaching through window openings from the interior.

3.2 Substitute Materials. The applicant proposes to replace all 95 windows with Jeld-Wen Custom Collection aluminum-clad windows.

Conclusions

3.1 The structures are rated as Historic Contributing resources in the Downtown Commercial National Historic District and is therefore not eligible for review under the first threshold in ADC 7.200.

3.2 The applicant proposes to replace the existing windows with Jeld-Wen Custom Collection aluminum-clad windows.

3.3 Based on the above analysis, the Commission may determine if the eligibility threshold is met.

Design and Application Criteria for the Use of Substitute Materials (ADC 7.210)

Criterion 1

The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance of the existing siding, windows or trim.

Findings of Fact

1.1 The applicant provided the full catalog of available windows in the Jeld-Wen Custom Collection for aluminum-clad windows and a detail sheet with typical window details.

1.2 The applicant states that the proposed windows will match the original dimensions, muntin configuration, sash orientation, and profile. The finish will be a historically appropriate color and the material will be compatible with the historic appearance of the building.

Conclusions

1.1 New windows are proposed to match the general appearance of the existing windows.

1.2 The Commission may determine if this criterion is met.

Criterion 2

Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

Findings of Fact and Conclusions

2.1 Based on the plans, all installed materials can be removed and replaced later if needed without considerable damage to the structure.

2.2 This criterion has been satisfied.

Criterion 3

The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.

Findings of Fact and Conclusions

3.1 The applicant states that the windows will have a finish that is a historically appropriate color. The applicant does not state what the proposed color will be.

Criterion 4

The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.

Findings of Fact

4.1 The applicant states that the proposed windows will not obscure or destroy decorative brick lintels, sills, or trim. No decorative or unusual window features are being removed or covered. All replacements will fit within the original openings and preserve the visual character of the building.

Conclusions

4.1 The Commission may determine if this criterion is met.

Criterion 5

The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.

Findings of Fact and Conclusions

5.1 No historic trim is proposed to be covered by substitute materials.

5.2 Based on these facts, this criterion is satisfied.

Criterion 6

Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.

Findings of Fact

6.1 The applicant does not propose to install any siding or trim over historic brick, stone, stucco, or other masonry surfaces.

Conclusions

6.1 There is no siding or trim to be installed over the historic limestone or stucco.

Overall Conclusions

The applicant proposes to replace 95 upper-story windows in the St. Francis and EH Rhodes building with aluminum-clad windows.

The Commission may determine if the decision criteria are met in order to approve this application.

Options and Recommendations

The Landmarks Commission has three options with respect to the subject application:

Option 1: Approve the requests as proposed;

Option 2: Approve the requests with conditions of approval;

Option 5: Deny the requests.

Motions

Approval: *I move to approve the exterior alterations and use of substitute materials including conditions of approval as noted in the staff report for application planning file no. HI-10/11-25. This motion is based on the findings and conclusions in the August 25, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

Approval with new conditions of approval*: I move to approve the exterior alterations* ***(and/or)*** *the use of substitute materials including conditions of approval as* ***drafted during this meeting*** *for application planning file no. HI-10/11-25. This motion is based on the findings and conclusions in the August 25, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

Denial: *I move to deny the exterior alterations (and/or) the use of substitute materials as detailed in planning file no. HI-10/11-25. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.*

Proposed Conditions of Approval

Condition 1 **Exterior Alterations/Substitute Materials** – The proposed exterior alterations shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.

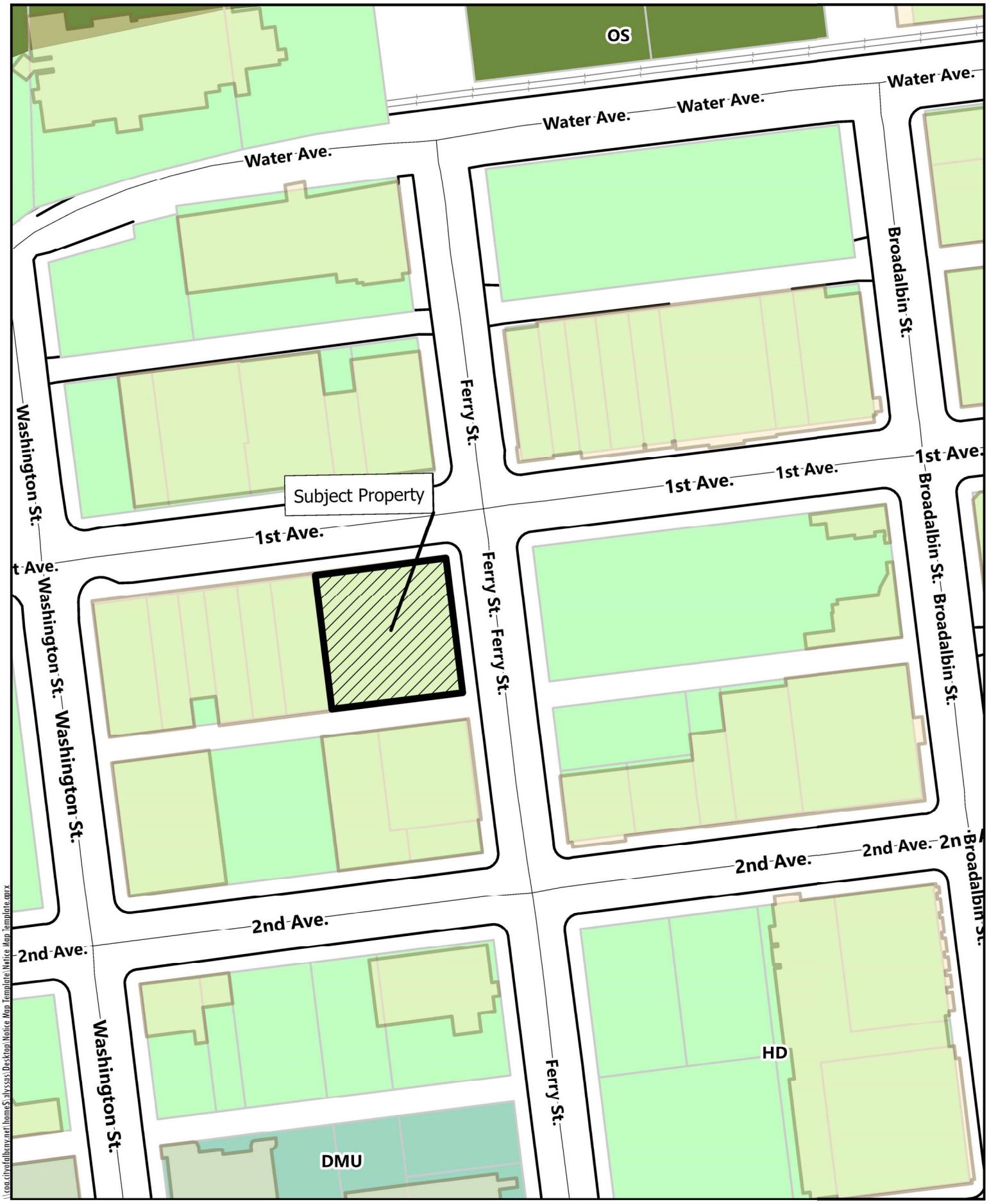
Condition 2 **Historic Review** – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

A. Location Map
B. Historic Resource Survey
C. Applicant's Submittal

Acronyms

ADC	Albany Development Code
HI	Historic file designation
HD	Hackleman Monteith Zoning District



\\coa.cityofalbany.net\home$\sylvsssn\Desktop\Notice Map Template\Notice Map Template.mpx

N

0 50 100 200 Feet

420 1st Ave SW

Date: 8/6/2025 Map Source:

Location Map

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
DOWNTOWN HISTORIC DISTRICT

COUNTY: Linn

HISTORIC NAME: Rohrbough Furniture
COMMON NAME: Hatchard's Antiques
ADDRESS: 420 1st Ave SW
ADDITIONAL ADDRESS 422 1st Ave SW
CITY: Albany
OWNER: Rohrbough, Katharin
CATAGORY: Building
LOCATION: Downtown Historic District
MAP NO: 11S 3W 6CC **TAX LOT:** 08000
BLOCK: 10 **LOT:** 3
ADDITION NAME:
PIN NO: 11S03W06CC08000 **ZONING:** HD

ORIGINAL USE: Retail
CURRENT USE: Retail
CONDITION: Good
INTEGRITY: Good **MOVED?** N
DATE OF CONSTRUCTION: c. 1915
THEME: Commercial
STYLE: Commercial
ARCHITECT:
BUILDER: William Rhodes
QUADRANGLE: Albany
LOCAL RANKING: Primary
SPECIAL ASSESSMENT: N **YR:**

PLAN TYPE/SHAPE: Rectangular
FOUNDATION MAT.: Concrete
ROOF FORM/MAT.: Flat
STRUCTURAL FRAMING: Brick
NO. OF STORIES: 2
BASEMENT: N
PORCH: N

PRIMARY WINDOW TYPE: Multi-lighted storefront and coupled one over one

EXTERIOR SURFACING MATERIALS: Brick

DECORATIVE FEATURES:

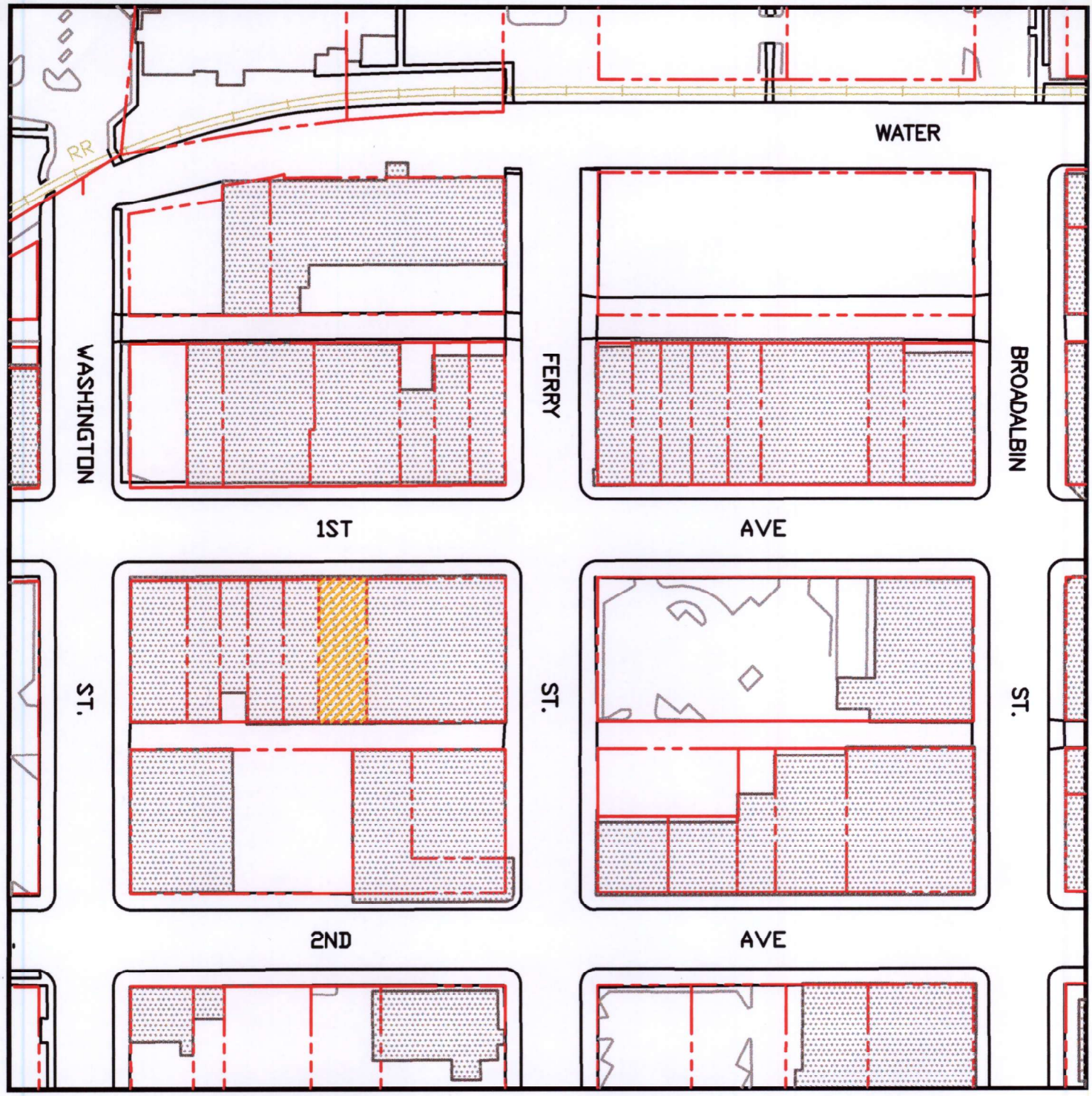
Storefront consists of paneled apron and multi-lighted upper panels. Simple brick belt courses delineate first and second stories. Simply molded cornice surmounts building.

EXTERIOR ALTERATIONS/ADDITIONS:

NOTEWORTHY LANDSCAPE FEATURES:
1 street tree

ADDITIONAL INFO:

INTERIOR FEATURES:



N

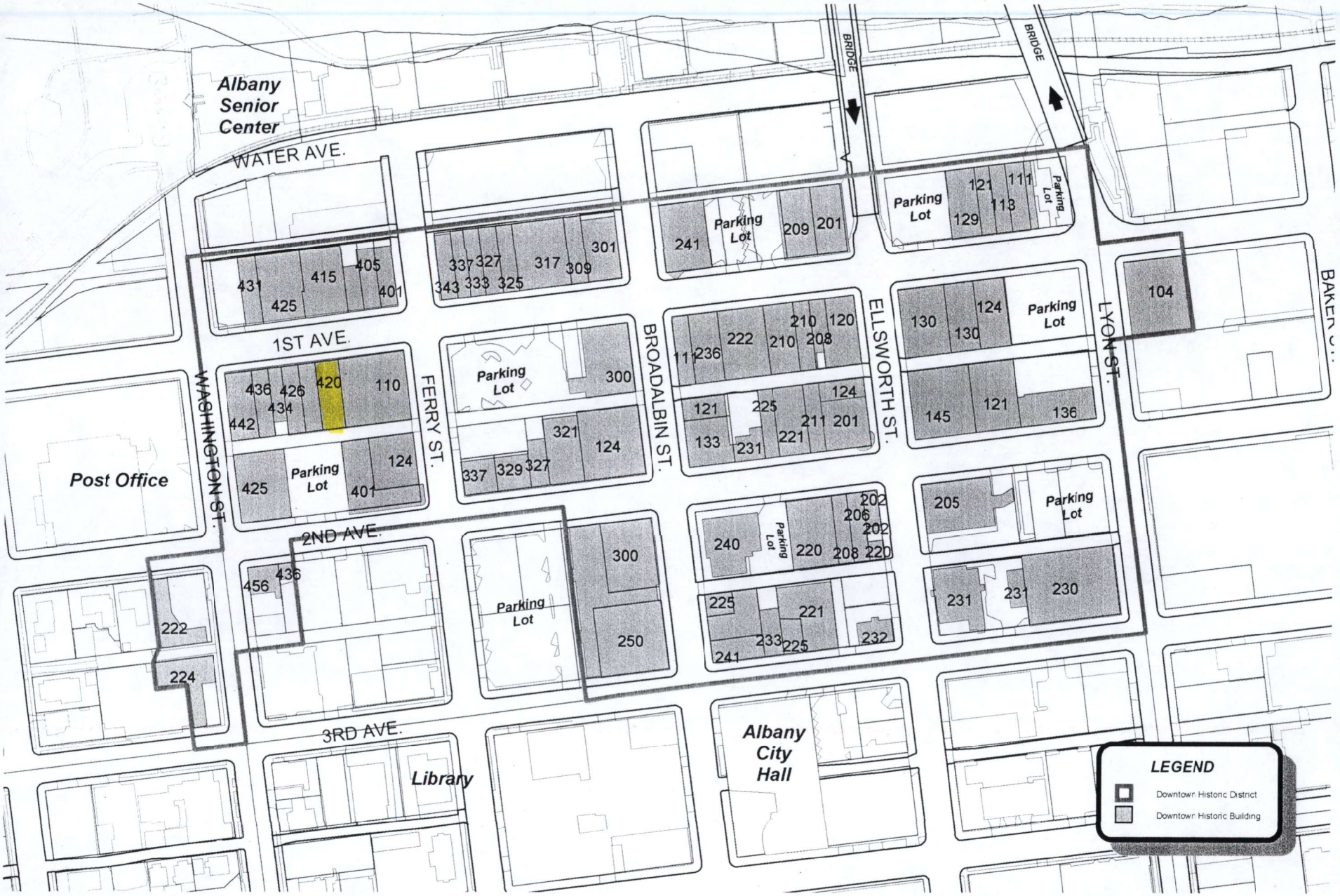
PIN No.: 11S03W06CC08000
420 1ST AVE SW

Subject Property

Tax Lot Boundaries

50 0 50 100

CITY OF Albany



Downtown Historic District

N

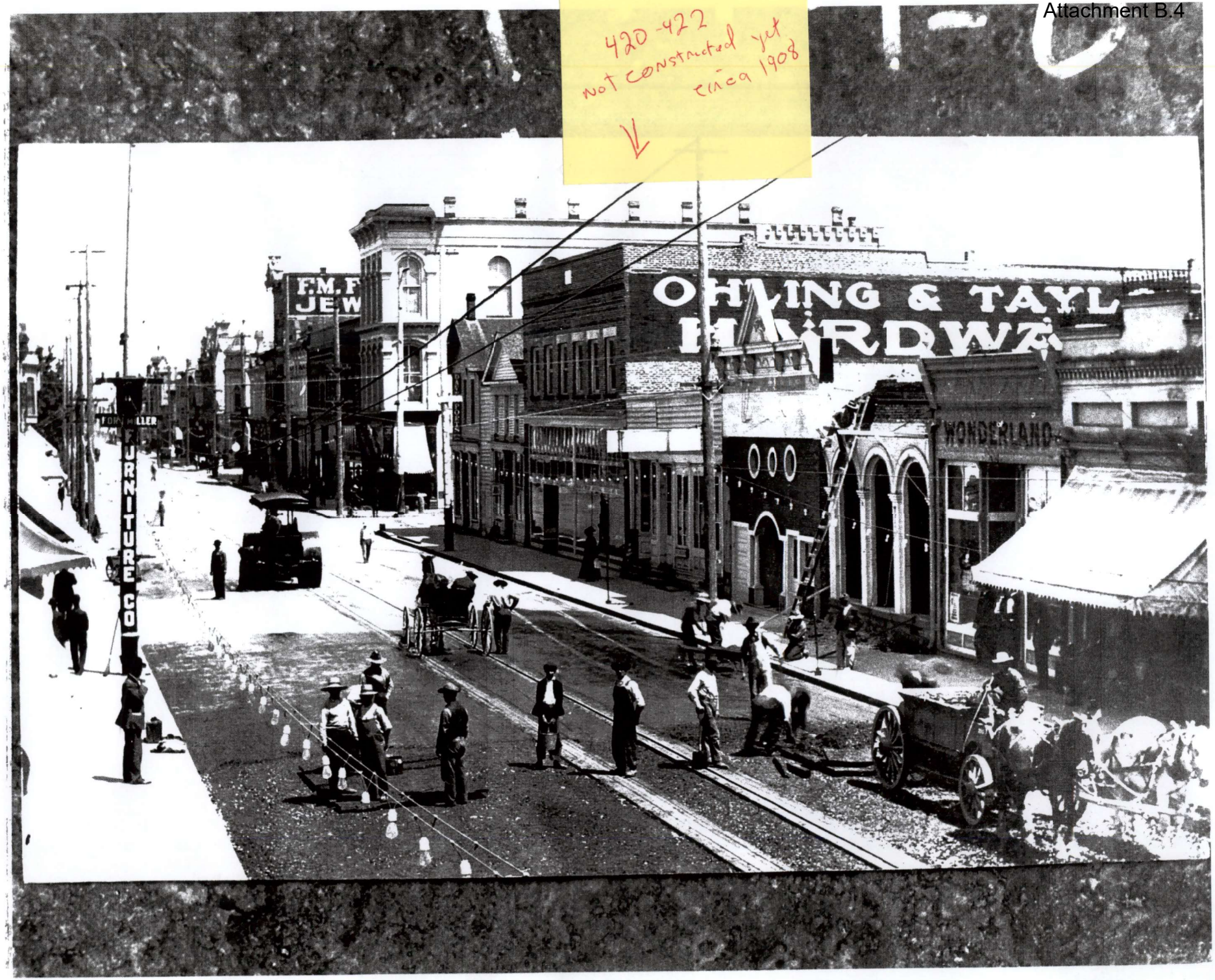
0 200 Feet

Albany Planning Department

Mar 15, 1999

(willish) c:\av_proj\historic\downtown historic.apr

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All the information provided represents current information in a readily available format. While the information provided is generally believed to be accurate, occasionally this information proves to be incorrect, and thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the information provided, it is specifically advised that you independently field verify the information contained within our records.


420-422
not constructed yet
circa 1908
WONDERLAND
FURNITURE CO

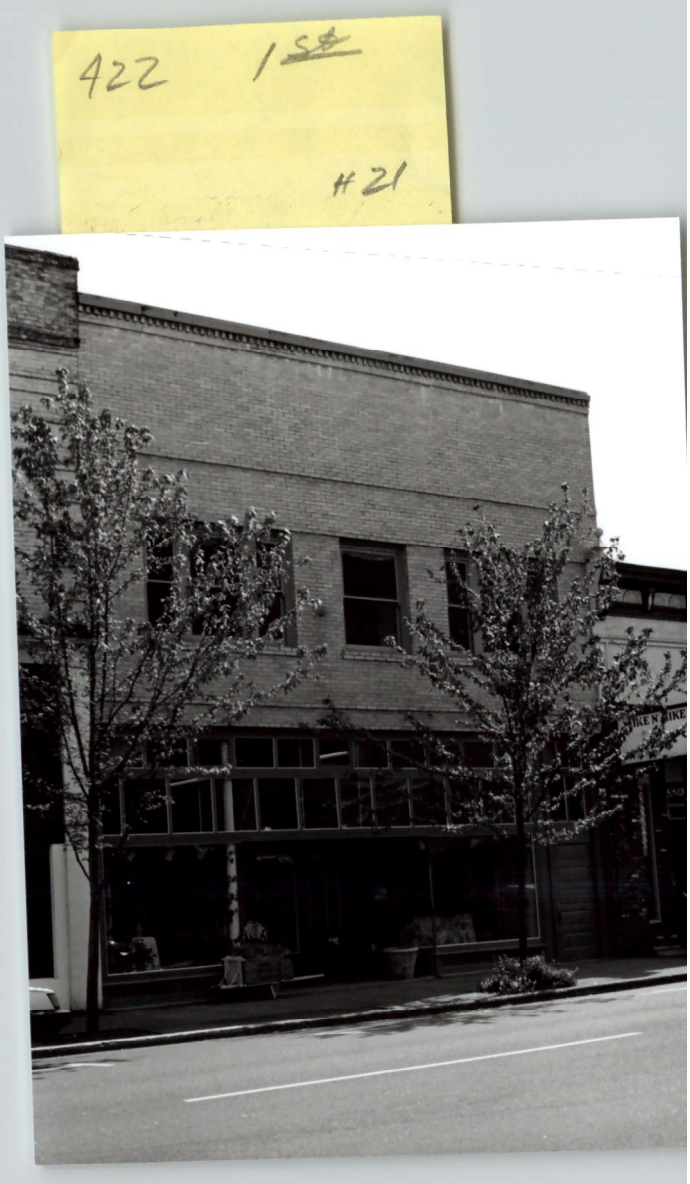

FURNITURE
VALLEY
LINEN SUPPLY

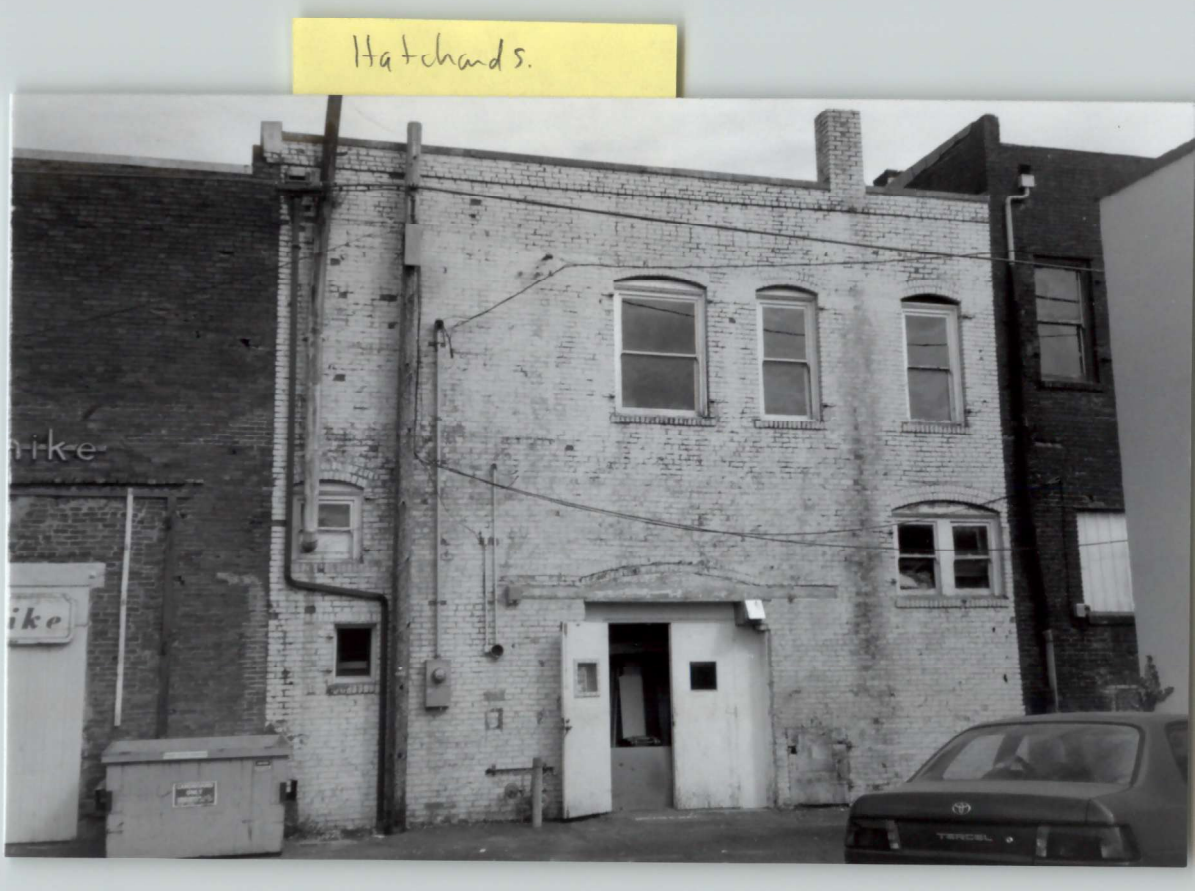
Attachment B.6


422 1st
BIKE N HIKE


420 1ST AVE W

422 1st
H-20


422 1st
#21


Hatchards.

25. ~~[illegible]~~ 422 First Avenue SW.

Present Owner: ~~Wilma Morrison~~ Katharin Rohrbough c/o John Brock jr. 433 4th SW Albany, Oregon 97321

Significance: Primary

Use: Store (Rohrbaugh Furniture)

Tax Lot: 11-3W-6CC-8000

Description: Two-story brick commercial structure built around 1915. Street level windows remain primarily as original with paneled apron and multi-lighted upper panels. Second story windows are coupled one over one light double hung sash. Simple brick belt courses delineate first and second story elevations - simply molded cornice surmounts building.

Note: This building was built by the son of the builder of the St. Francis (William Rhodes) soon after the hotel was built. On the first floor was a grocery store while the second floor held the sample rooms and the home of the builder (~~Rhodes~~), ~~who was, at that time, a prominant bachelor~~.

Note: Art, stationery, and notions in ~~1912.~~

Style: Commercial brick.

Construction Date: c. ~~1912.~~

Linn County Tax Data File

Tax lot #..... 11S03W06CC08000
Tax acct #.... 0081360
Site address.. 420 1ST AVE W In-City? Y

Owner..... ROHRBOUGH, KATHARIN
Address-1..... C/O JOHN BOOCK, JR
Address-2..... 433 4TH AVE SW
Address-3..... ALBANY OR 97321-0000
Address-4.....
Address-5.....

Property class... 2110 Tax Code #1...0801
Stat class..... 000 Tax Code #2...0000

Land market value... 22,790
Imp. market value... 163,190

ADD'L ADDRESS : 422 FIRST AVE, W

HISTORIC REVIEW OF EXTERIOR ALTERATIONS & USE OF SUBSTITUTE MATERIALS

Submitted to:	City of Albany Planning Division P.O. Box 490 Albany, Oregon 97321-0144 541-917-7550 cd.customerservice@cityofalbany.net
Property Owner/Applicant:	Sable Drive LLC 100 Ferry Street NW Albany, OR 97321 Scott Lepman (541) 928-9390 scottlepman@gmail.com
Applicant's Representative:	Pathfinder Land Use Consulting, LLC P.O. Box 484 Lebanon, OR 97355 Laura LaRoque (503) 501-7197 laura@pathfinderlanduse.com
Site Location:	406, 410, 420 1st Avenue SW, Albany, OR 97321 110 and 120 Ferry Street SW, Albany, OR 97321
Linn County Assessor's Map No.:	11S-03W-06CC Tax Lot 8100
Site Size:	±10,182 square feet
Existing Land Use:	Commercial Structure
Zone Designation:	Historic Downtown (HD) Zoning District
Comprehensive Plan Designation:	Village Center
Surrounding Zoning:	North: HD South: HD East: HD West: HD
Surrounding Uses:	North: Commercial South: Commercial East: Commercial West: Commercial

I. Background

On August 9, 2022, the Albany Landmarks Commission conditionally approved Historic Review application HI-09-22 for exterior alterations, use of substitute materials, and seismic upgrades to the St. Francis and E.H. Rhodes buildings, both rated as Historic Contributing resources in the Downtown National Register Historic District. The approval encompassed rehabilitation activities such as roofing replacement, masonry repairs, storefront reconstruction, upper-story window restoration or in-kind replacement, new mechanical, electrical, and plumbing penetrations, seismic anchoring, and a rooftop penthouse addition on the St. Francis Building.

Prior to local approval, on June 2, 2022, the Oregon State Historic Preservation Office (SHPO) approved the property's enrollment in the Special Assessment of Historic Property Program, along with the associated preservation plan outlining the scope of qualifying rehabilitation activities.

To pursue federal historic tax credits, the property owner submitted a Part 2 Historic Preservation Certification Application to the National Park Service (NPS). On June 4, 2025, NPS issued conditional approval of the Part 2 application. The NPS-approved scope authorizes full replacement of all deteriorated upper-story wood windows with Jeld-Wen Custom Collection aluminum-clad wood windows where original materials are beyond repair.

The applicant now seeks formal approval from the Albany Landmarks Commission for the updated project scope consistent with the NPS-certified Part 2 proposal, Special Assessment of Historic Property Program preservation plan, and subject to local criteria under ADC 7.150 (Exterior Alterations) and ADC 7.210 (Substitute Materials).

II. Comparison Summary: HI-09-22 vs. Part 2 Certification

The following table summarizes the approved scope of work under the original HI-09-22 Historic Review decision compared with the National Park Service (NPS) Part 2 Certification issued on June 4, 2025.

Feature	HI-09-22 Approval (Aug 2022)	NPS Part 2 Approval (June 2025)
Penthouse Addition	General approval of one-story rooftop addition; limited detail on massing or materiality	Same as HI-09-22
Upper-Story Windows	Repair existing wood windows; in-kind wood replacement where repair is not feasible	Use of Jeld-Wen Custom Collection aluminum-clad wood windows.
Storefront Restoration	Reconstruct historic storefronts based on early 20th-century photos	Same as HI-09-22
Masonry and Stucco Repairs	Clean, repoint, and repair masonry; remove failing stucco and metal sheeting in well areas	Same as HI-09-22

Feature	HI-09-22 Approval (Aug 2022)	NPS Part 2 Approval (June 2025)
Mechanical/Electrical/ Plumbing Penetrations	New rooftop and alley façade penetrations to support modern HVAC systems	Same as HI-09-22
Seismic Upgrades	Install wall anchors, bracing, and continuity ties for life-safety compliance	Same as HI-09-22
Historic Sign	Clean, refurbish, and re-install the historic "St. Francis" sign, conditionally depending on operability	Same as HI-09-22

III. Historic Review of Exterior Alterations (ADC 7.100-7.165)

Section 7.150 of the Albany Development Code (ADC), Article 7, establishes the following review criteria in **bold** for Historic Review of Exterior Alterations applications. For applications other than for the use of substitute materials, the review body must find that one of the following criteria has been met in order to approve an alteration request.

1. **The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure; OR**
2. **The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.**

ADC 7.150 further provides that the review body will use the Secretary of the Interior's Standards for Rehabilitation as guidelines in determining whether the proposed alteration meets the review criteria

IV. Secretary of Interior's Standards for Rehabilitation – (ADC 7.160)

The following standards are to be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. Each of the applicable standards is listed below, followed by findings demonstrating the project's conformance.

Standard 1 – Use of Historic Property

Finding 4.1: The proposed window replacement supports continued use of the St. Francis and E.H. Rhodes buildings for their original commercial and residential functions. All windows will be replaced with historically compatible units that maintain the defining architectural character of the upper façades. This standard is satisfied.

Standard 2 – Retention and Preservation of Historic Character

Finding 4.2: The proposed project retains the overall historic character of both buildings by replacing all deteriorated windows with matching aluminum-clad wood units approved by the National Park Service. The replacements replicate the original design, sash operation, and dimensions. No other exterior alterations are proposed as part of this application. This standard is met.

Standard 3 – Avoiding False Historical Appearance

Finding 4.3: All design work and materials selections are based on documentary and pictorial evidence. No conjectural features or unverified architectural embellishments are proposed. The new work restores documented original conditions rather than introducing elements from unrelated historical styles. This standard is satisfied.

Standard 4 – Preservation of Historically Significant Changes

Finding 4.4: No historically significant window alterations are being removed. The replacement windows match the historic profiles and will not impact features that have acquired independent significance. This standard is met.

Standard 5 – Preservation of Distinctive Features

Finding 4.5: The project will preserve and repair original architectural details wherever feasible, including original cornices, masonry, and storefront framing. Features beyond repair will be replaced in-kind or with historically compatible substitute materials, such as painted wood composite trim and thermal glass units, as approved in the NPS Part 2 Certification. This standard is met.

Standard 6 – Repair vs. Replacement

Finding 4.6: Photographic documentation, provided as part of the application, confirms that the upper-story wood window frames, sashes, and sills exhibit extensive rot, delamination, paint failure, and weather exposure damage. Many window components are structurally compromised or no longer functional.

The applicant originally explored selective repair but found that the severity and extent of deterioration rendered wholesale replacement more feasible and cost-effective. A cost benchmark from the Federal Building in Albany shows an average repair cost of $9,435 per window, totaling over $812,000 for just 70 windows. The St. Francis and E.H. Rhodes buildings contain an even larger number of upper-story windows, making the cost of full repair prohibitive.

The proposed Jeld-Wen Custom Collection aluminum-clad wood replacement units were approved under the National Park Service's June 2025 Part 2 Certification. The replacement units match the originals in profile, sash orientation, dimensions, muntin configuration, and trim detailing, and will maintain the architectural rhythm and proportions of the facades.

Replacement is therefore justified due to the documented severity of deterioration, excessive cost of repair, and NPS-approved match in design and visual appearance. This standard is satisfied.

Standard 7 – Appropriate Cleaning Techniques

Finding 4.7: This application does not involve surface cleaning or chemical treatments. This standard is not applicable.

Standard 8 – Archeological Resources

Finding 4.8: No excavation or ground disturbance is associated with window replacement. This standard is satisfied.

Standard 9 – Compatibility and Differentiation of New Work

Finding 4.9: The proposed replacement windows Jeld-Wen Custom Collection aluminum-clad wood units are clearly differentiated from the original single-pane wood windows by material, yet compatible in terms of profile, sash proportions, operation, and muntin configuration. The new windows maintain the rhythm, scale, and visual integrity of the facades and are recessed within the original masonry openings to preserve the building's character-defining features. No historic materials will be concealed or removed in a manner that diminishes the building's integrity. This standard is met.

Standard 10 – Reversibility of Additions

Finding 4.10: The proposed window replacements are fully reversible. The aluminum-clad wood windows are installed within the existing masonry openings and can be removed in the future without permanent alteration to the structure, allowing restoration with traditional wood windows if desired. This standard is met.

V. Historic Review of the Use of Substitute Materials (ADC 7.170-7.225)

On August 9, 2022, the Albany Landmarks Commission approved Historic Review application HI-09-22, which included findings supporting the use of substitute materials for the reconstruction of first-floor storefront windows, bulkhead panels, and transoms. That application proposed reconstructing these elements based on early 20th-century photographs using thermal-pane windows and wood composite trim. The use of these materials was evaluated and approved under ADC 7.200 and 7.210, and no changes to those elements or materials are proposed. Therefore, this current review does not reconsider the storefront window assemblies.

This application expands the scope of substitute material approval to include replacement of all upper-story windows on the St. Francis and E.H. Rhodes buildings with Jeld-Wen Custom Collection aluminum-clad wood windows. These windows were conditionally approved by the National Park Service on June 4, 2025, under the Part 2 Historic Preservation Certification Application.

The following findings address the criteria for substitute materials only as they apply to the upper-story window replacements.

Eligibility for the Use of Substitute Materials (ADC 7.200)

Finding 5.1: The St. Francis and E.H. Rhodes buildings are rated as Historic Contributing resources within the Downtown National Register Historic District. Therefore, eligibility for substitute materials must be established under ADC 7.200(2), which requires that:

- The existing features (windows) are so deteriorated that they cannot be repaired, and
- Finding materials to match the original is cost-prohibitive.

Finding 5.2: All The applicant proposes to replace all upper-story wood windows on both buildings. The existing units located on levels that have remained unoccupied since 1962 exhibit decades of deterioration due to prolonged exposure and lack of maintenance. Site photos provided as Exhibit A demonstrate the following:

- Severe rot, particularly on the south and west elevations exposed to wind-driven rain;
- Cracked or missing glazing, warped sashes, brittle or failed putty, failing seals, and misaligned frames;
- Broken glass panes, corroded original hardware, and unsafe sill heights (22–26 inches) well below the current code minimum of 36 inches;
- Documented lead-based paint hazards, confirmed through testing, posing regulatory and tenant safety concerns, especially in a multi-family residential context;

- Infeasibility of repair due to unavailable or inconsistent sources for historic hardware, sash components, and weatherproofing materials;
- Labor cost data from a comparable project (Federal Building, Albany) indicating a cost of $9,435 per window, resulting in an estimated $812,000 to refurbish all 70 windows on that building. The cost to repair all windows at the St. Francis and E.H. Rhodes buildings is expected to be even higher, due to the greater number of windows and more advanced deterioration.
- Absence of qualified contractors available to scale up rehabilitation efforts in a timely and cost-effective manner;
- OSHA restrictions prohibiting exterior access due to adjacent high-voltage power lines, requiring workers to perform restoration while reaching through window openings from the interior.

Based on these findings, the existing windows are not reasonably restorable, and replacement with historically compatible aluminum-clad wood windows is the only viable and code-compliant alternative. These conditions satisfy ADC 7.200(2).

ADC 7.210 – Design and Application Criteria for the Use of Substitute Materials

Criterion 1–3: Placement, Appearance, and Color

Finding 5.3: The proposed Jeld-Wen Custom Collection aluminum-clad wood windows match the original dimensions, muntin configuration, sash orientation, and profile. The finish will be a historically appropriate color and the material is compatible with the historic appearance of the building.

Finding 5.4: The replacement units are fully reversible, allowing for future restoration using traditional wood. Their installation will not damage or obscure surrounding masonry.

Criterion 4–6: Protection of Historic Features

Finding 5.5: The proposed aluminum-clad windows will not obscure or destroy decorative brick lintels, sills, or trim. No decorative or unusual window features are being removed or covered. All replacements will fit within the original openings and preserve the visual character of the building. Criteria 4 through 6 are satisfied.

Criterion 7–13: Siding/Trim Installation (not applicable)

Finding 5.6: These standards apply to substitute siding or trim installations and are not applicable to upper-story windows installed within brick masonry openings. These criteria do not apply.

Criterion 14: Architectural Salvage

Finding 5.7: While the majority of upper-story windows are deteriorated beyond repair, any salvageable wood window parts, including sash, hardware, and trim components, will be retained for salvage or offered to local preservation or reuse organizations where feasible. Criterion 14 is satisfied.

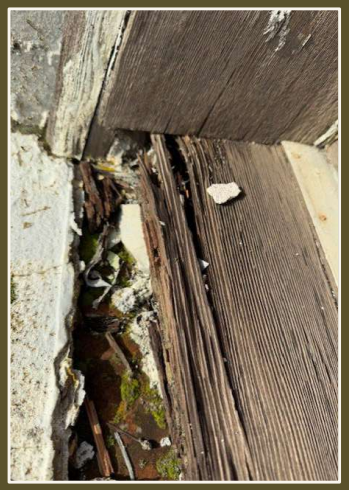
VI. Overall Conclusion

Based on the submitted application materials, National Park Service Part 2 Certification, prior approvals under HI-09-22, and the findings presented above, the proposed window replacements satisfy the applicable review criteria for Historic Review of Exterior Alterations (ADC 7.150) and the Use of Substitute Materials (ADC 7.210). The proposed rehabilitation limited to the replacement of upper-story windows with historically compatible aluminum-clad wood units appropriately balances historic preservation standards with the building's long-term structural, functional, and economic viability, while retaining and reinforcing its historic character.

VII. Exhibits

A. Window Deterioration Photographs
B. Window Details
C. HI-09-22 Landmarks Commission Decision

WINDOWS



WINDOWS

LEAD BASED PAINT

JELD-WEN®

CUSTOM™ | DOUBLE-HUNG

CLAD-WOOD WINDOWS

ARCHITECTURAL DESIGN MANUAL | June 2024

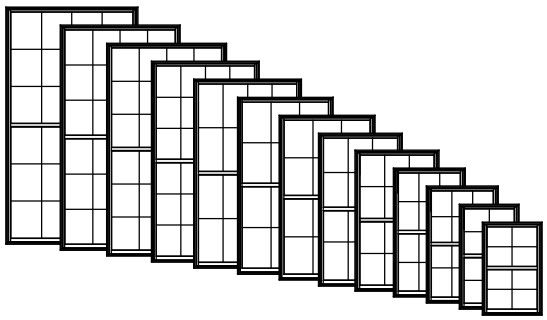
TABLE OF CONTENTS

PRODUCT INFORMATION

SECTION DETAILS

SIZING DETAILS

GENERAL INFORMATION



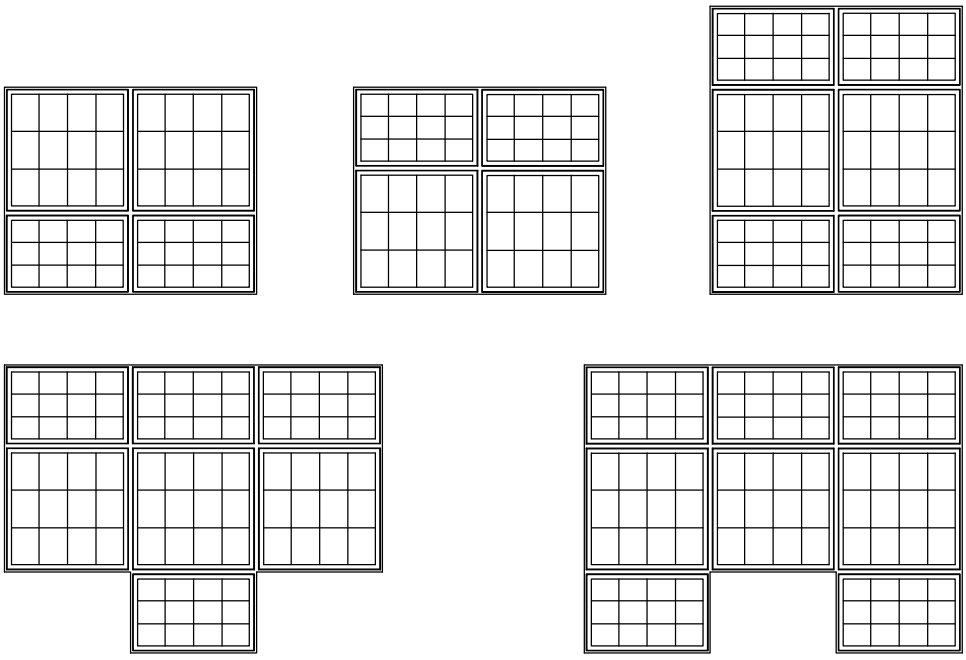
Dimensional Windows

Custom™ Clad-Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height in 1/16" increments from standard.

Custom™ Clad-Wood Double-Hung windows are available as both sashes operating, the single-hung option with only the lower sash operational, or stationary (non-venting) configurations.

Multiple Assemblies

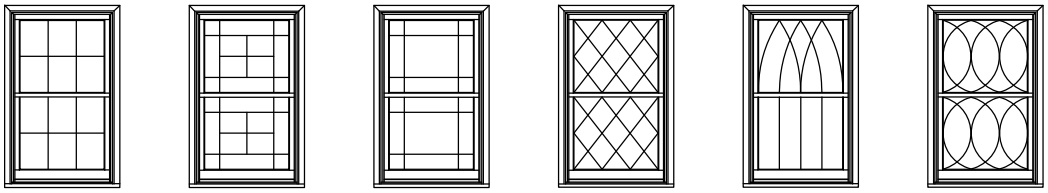
Custom™ Clad-Wood Double-Hung windows may be mulled above, below, or beside other clad-wood Double-Hung windows or other clad-wood window products to fulfill a variety of architectural design needs.



GRID PATTERNS

Custom™ Clad-Wood Double-Hung Windows are available with Grilles Between Glass (GBG) or Simulated Divided Lites (SDL) in various widths and stiles.

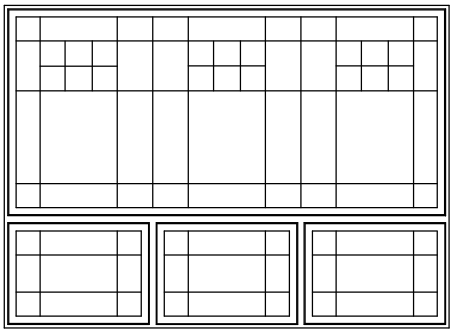
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



Colonial | Uneven | Prairie | Diamond | Gothic | Radius

Bar Alignment

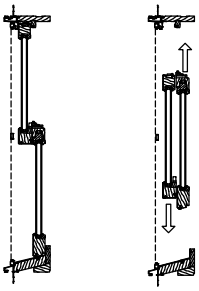
Alignment of bars from product to product is often required by fine architectural design. SDL's and GBG's may be specified with bars aligned.



Double-Hung Operation

When the sash are locked at the check rails, the sash are closed and sealed in the sash opening of the frame.

When the sash are unlocked, the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.

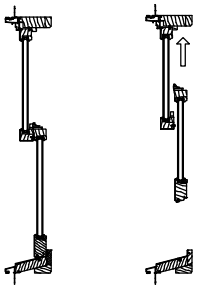


Sashes Closed & Locked | Lower & Lower Sash Operating

Single Hung Operation

When the sash are locked, the frame is sealed.

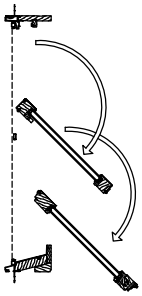
When the sash are unlocked, the lower sash may travel vertically, while the upper sash is stationary.



Sash Closed & Locked | Lower Sash Operating

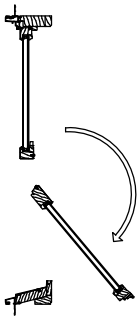
Sash Tilt for Washing

The Custom™ Double-Hung window will allow the sashes to be tilted or removed for easy cleaning.

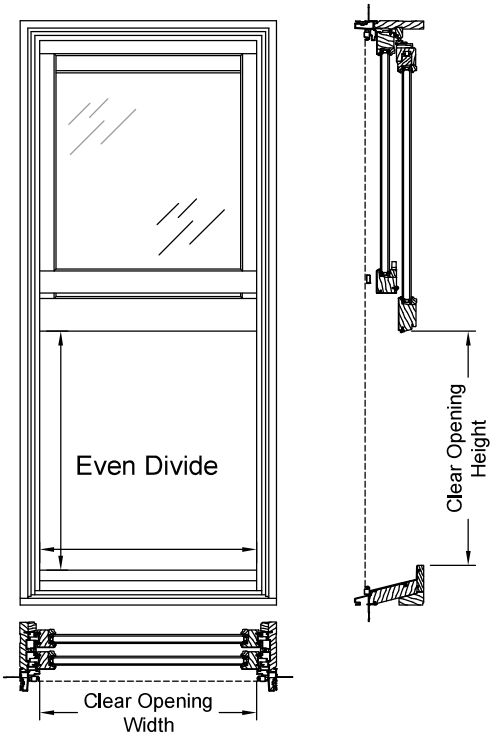


Sash Tilting

The Custom™ Clad-Wood Single-Hung window allows the lower sash to be tilted or removed for easy cleaning.



CLEAR OPENING LAYOUT



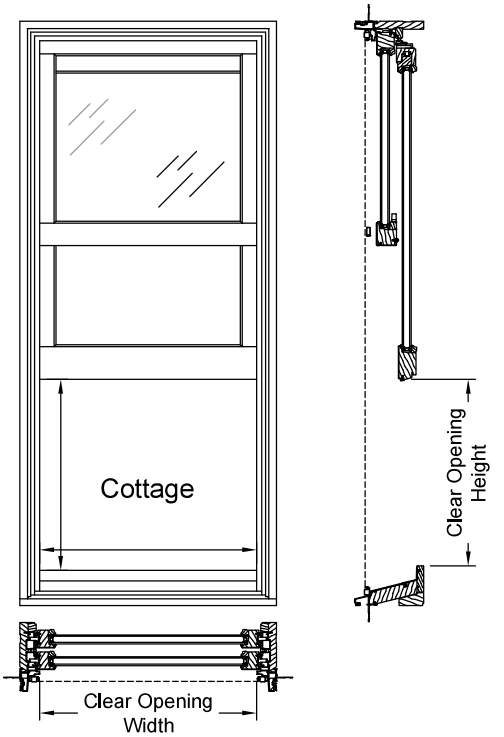
Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = (Frame Height / 2) - 4 13/16"

Note:
Values given are for WZ3 Non-Impact PG35 units. If other ratings are selected, subtract the required value as below:

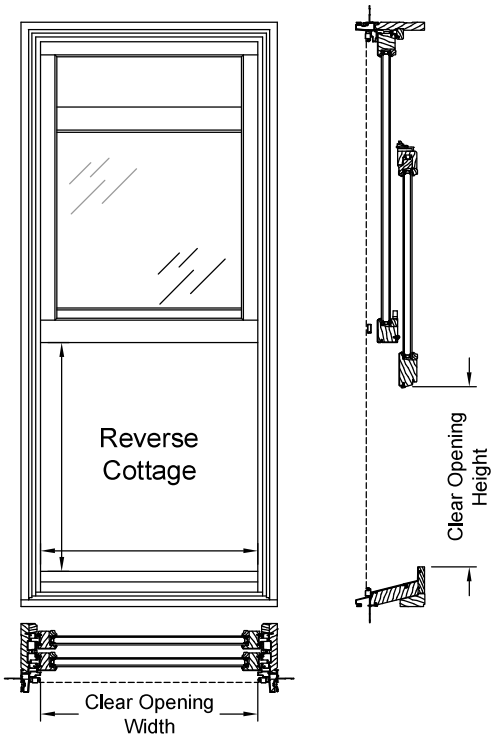
WZ3 Non-Impact PG50
WZ4 Non-Impact
WZ3 Impact
Clear Opening Height - 3/8"

WZ4 Impact
Clear Opening Height - 25/32"

*Bottom Vent dimension as shown in Quick Quote ordering system.



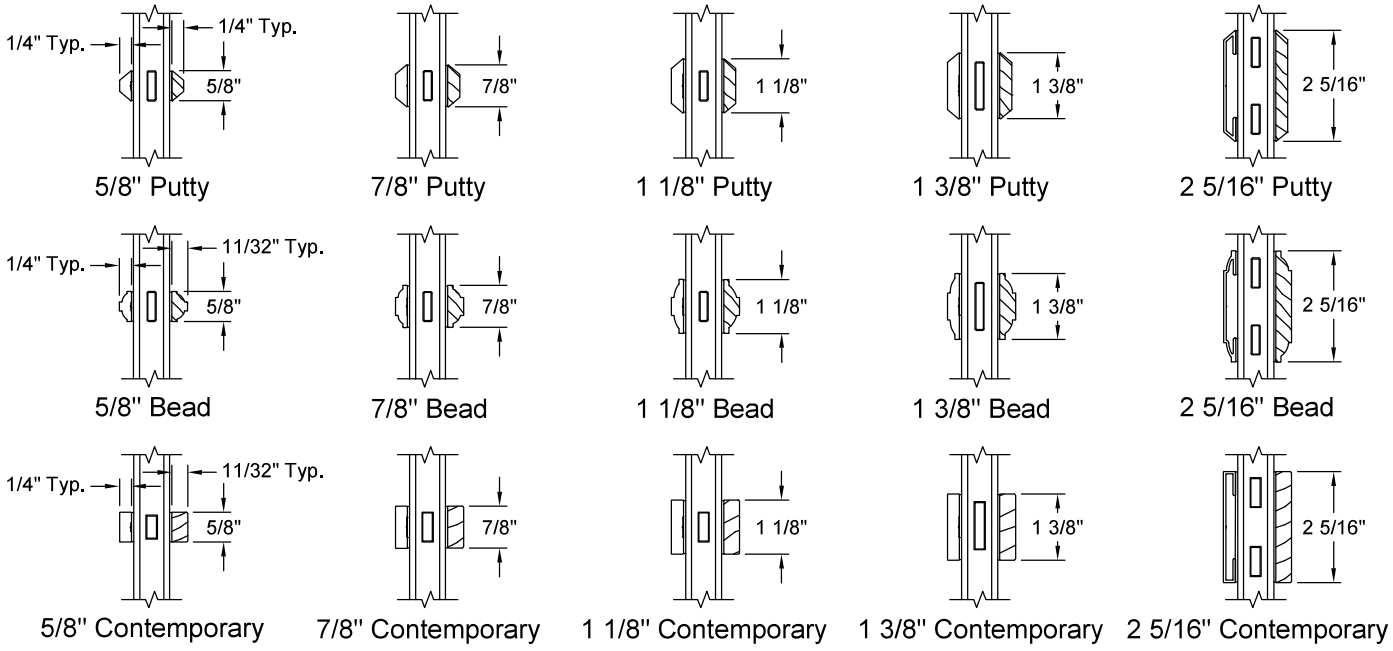
Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Frame Height - Bottom Vent* - 5 15/32"



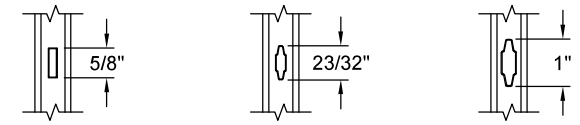
Clear Opening Width = Frame Width - 3 9/32"
Clear Opening Height = Bottom Vent* - 4 27/32"

GRID OPTIONS

Exterior ← SDL Options → Interior



GBG Options

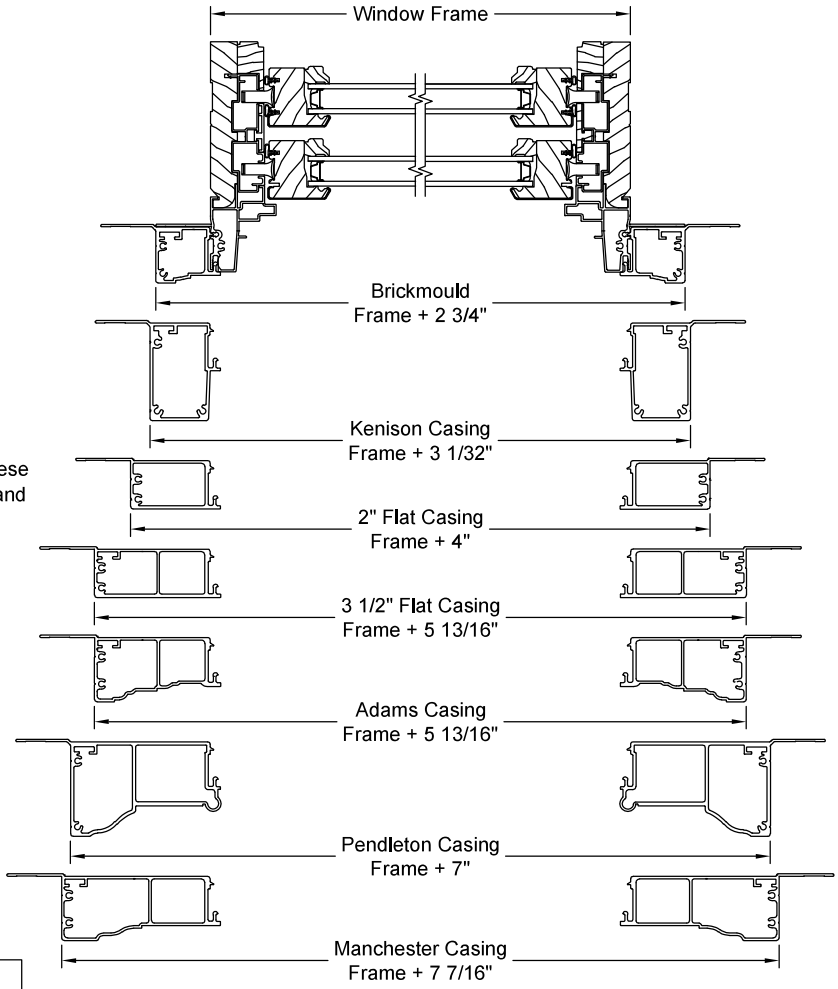


Various combinations of the SDL bars shown are available

UNIT SIZING

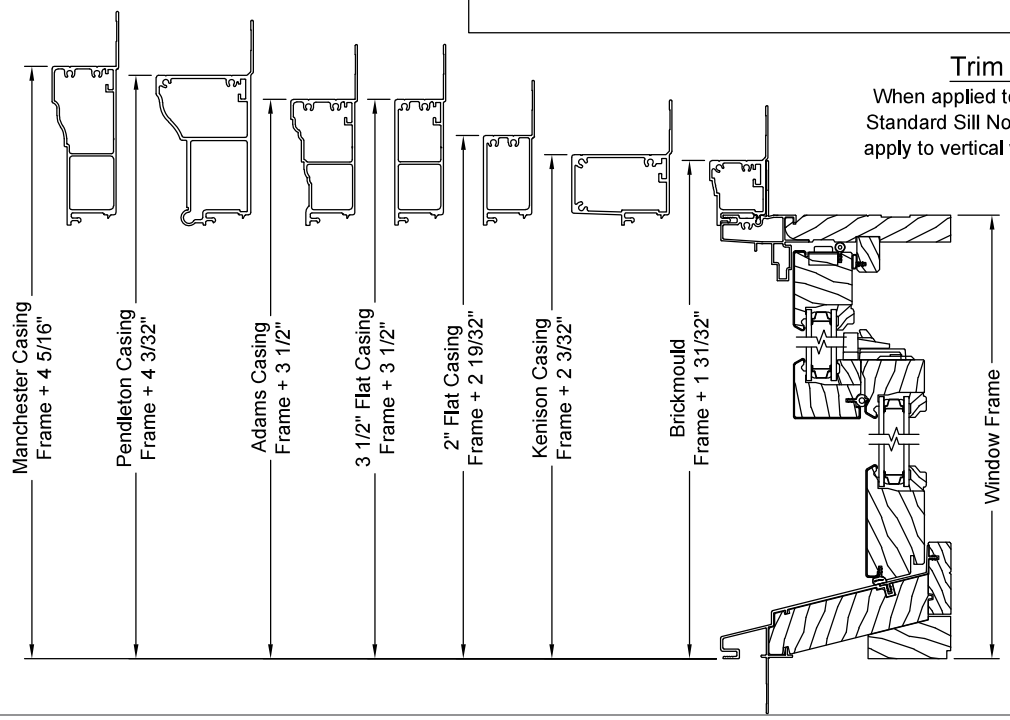
Rough Opening
The frame size of the window plus 3/4"

Masonry Opening
The overall size of the window, including trim, plus 1/2".



Trim - 4 Sides

When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.

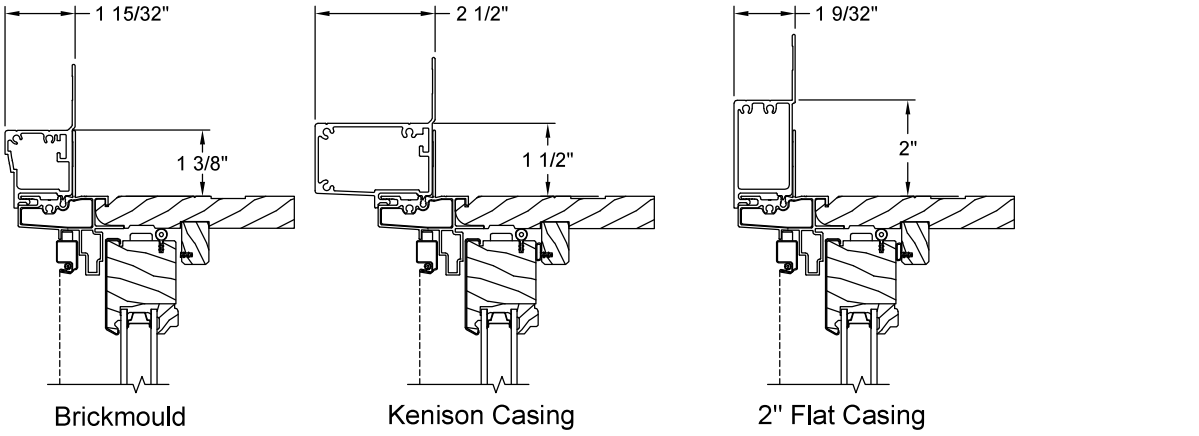


Trim - 3 Sides

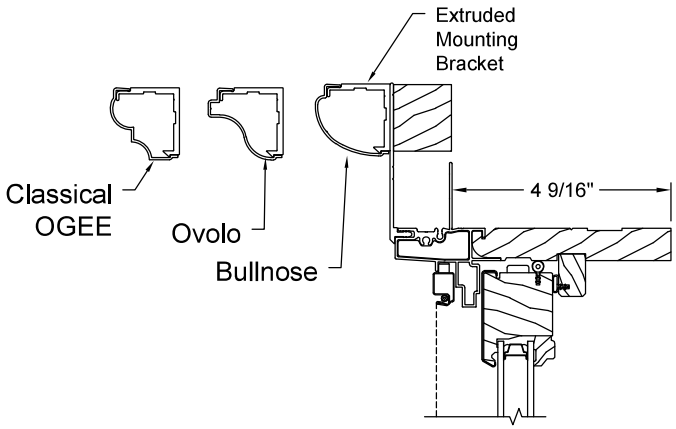
When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.

TRIM OPTIONS

Trim Options

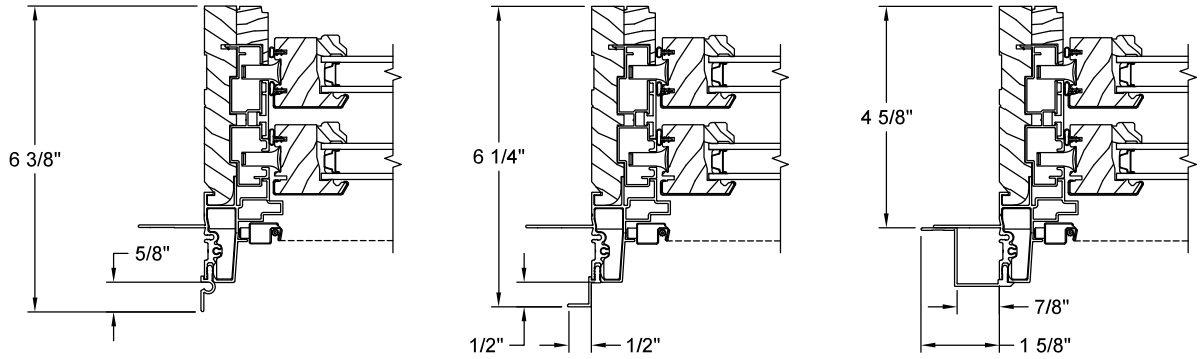


Snap Trim Options



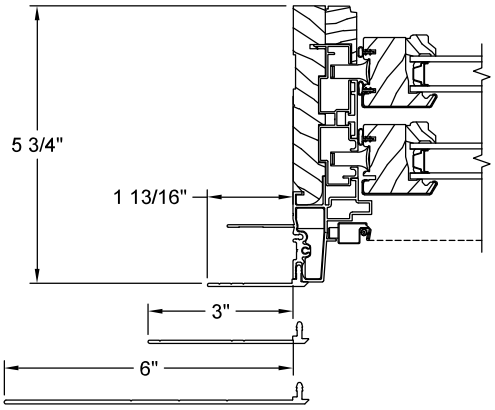
FRAME EXTENSION, EXPANDER & SILL NOSE OPTIONS

Frame Extensions & Returns



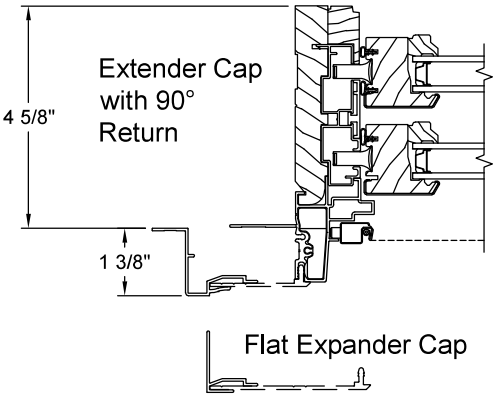
Frame Expanders

Straightline Only



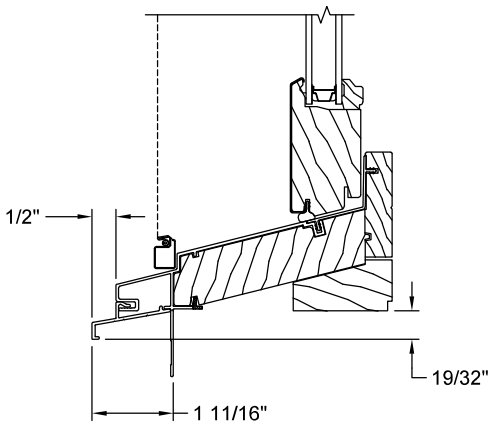
Frame Expander Caps

Straightline Only

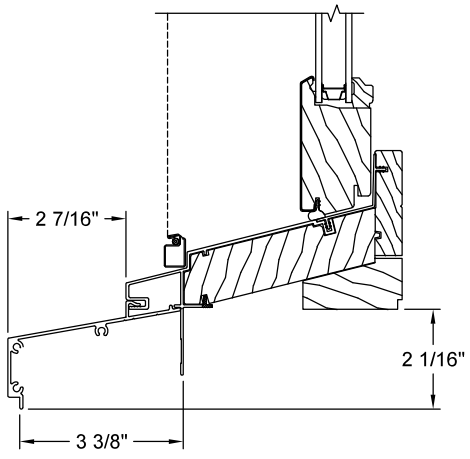


Sill Nose Options

Standard Sill Nose



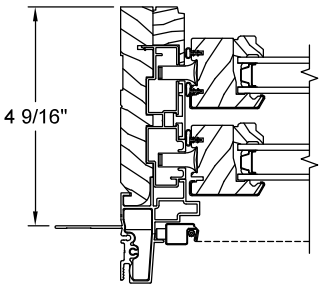
Extended Sill Nose



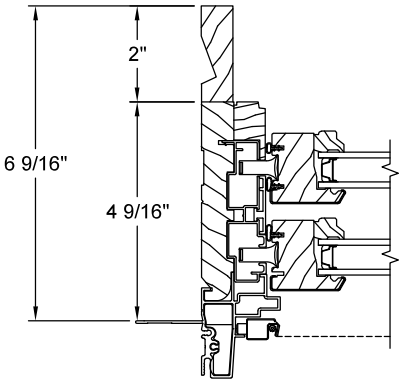
Note: Sill Nose Can Be Used With All Available Exterior Trim.

JAMB EXTENDER & PREP FOR STOOL OPTIONS

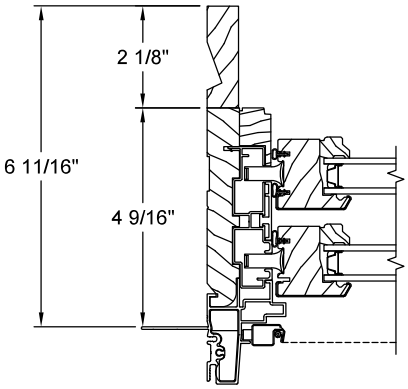
Jamb Extender Options



4 9/16" Jamb Width
4/4 Jamb Thickness

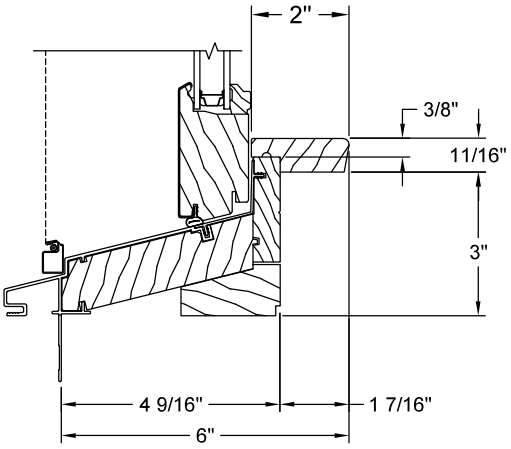


6 9/16" Jamb Width
4/4 Jamb Thickness

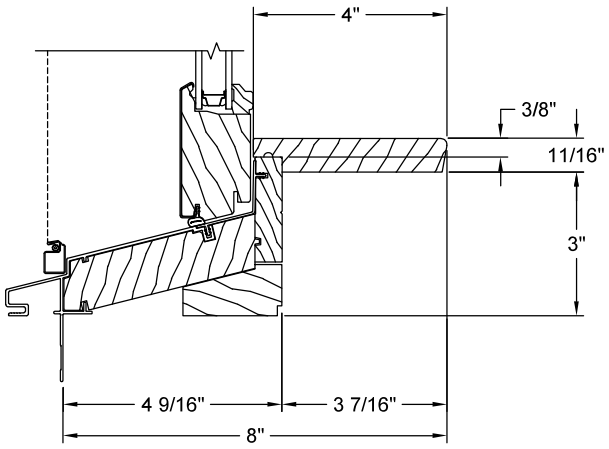


6 11/16" Jamb Width
4/4 Jamb Thickness

Prep for Stool Options



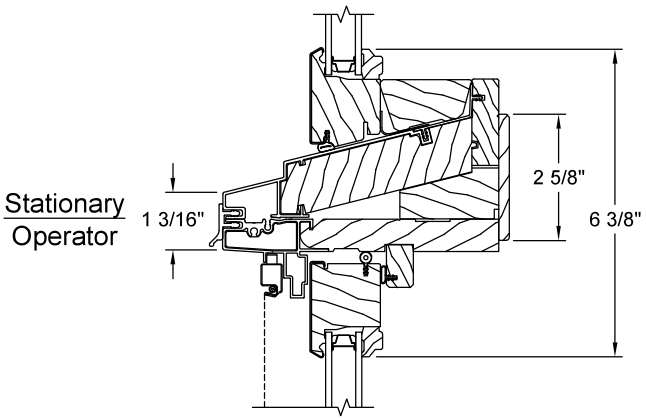
2" Stool

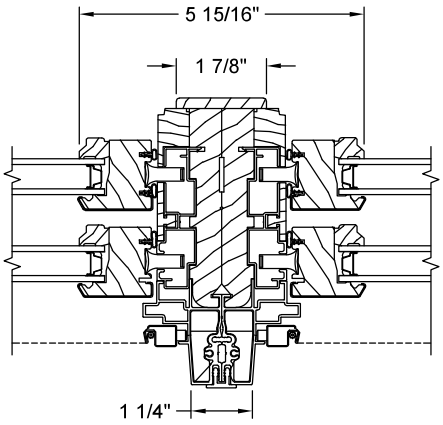


4" Stool

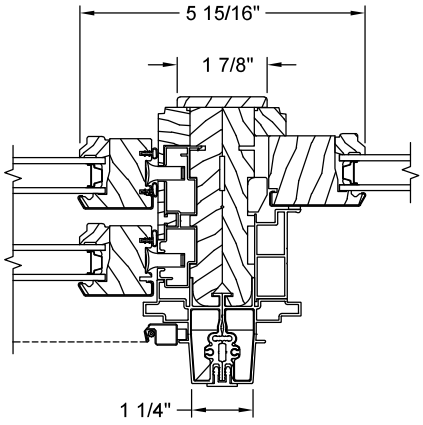
MULLION OPTIONS

Standard Mullions



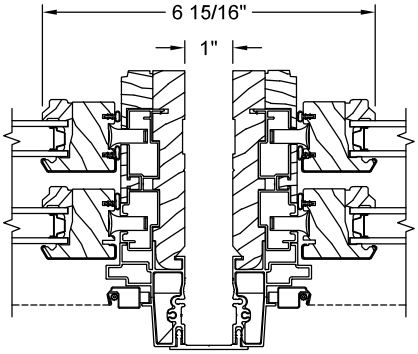


Operator | Operator

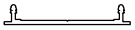


Operator | Stationary

Exterior Spread Mullions & Stud Pocket Covers



1" Mullion Cover

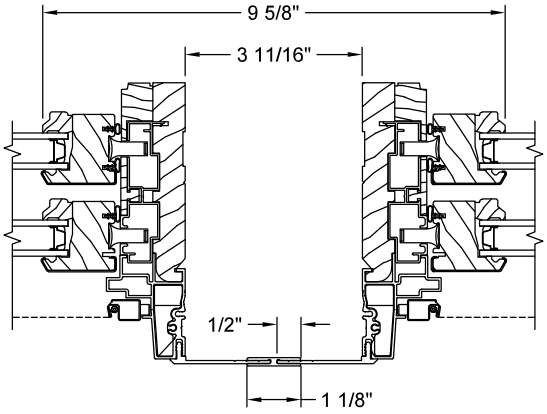


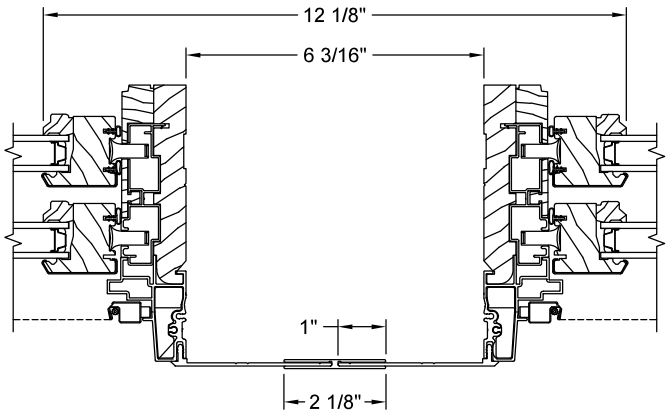
2" Mullion Cover

3 1/2" Mullion Cover

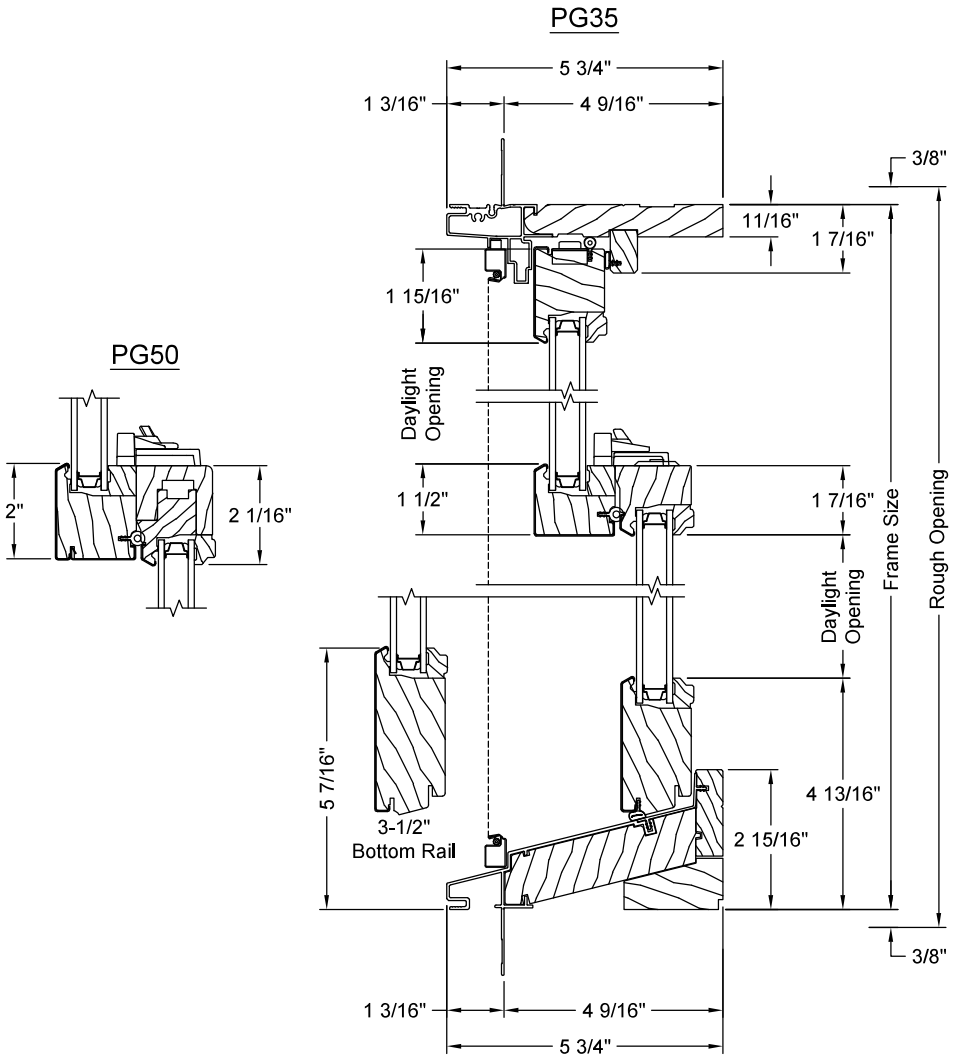
6 " Mullion Cover

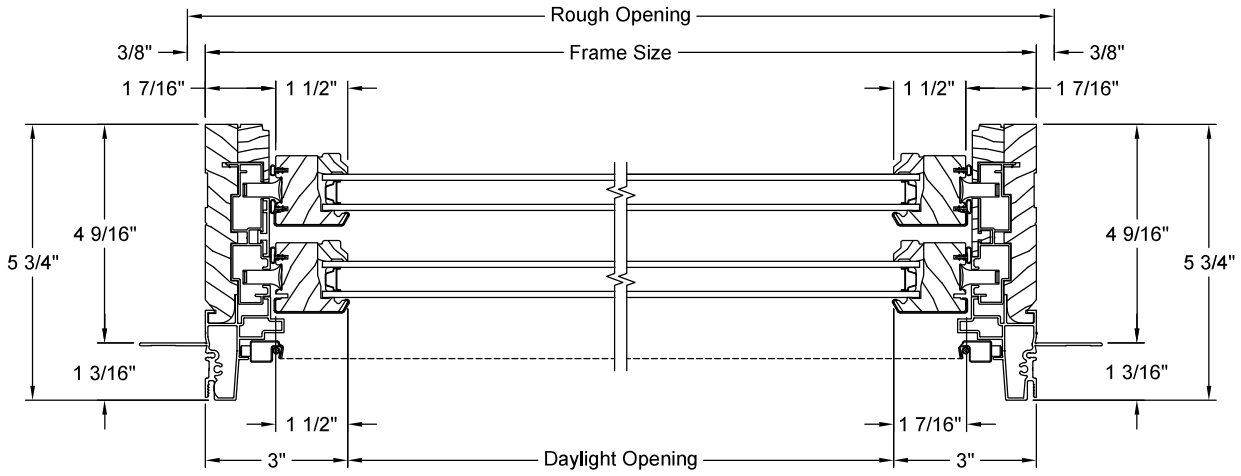
Mullion Expanders





OPERATOR SECTIONS



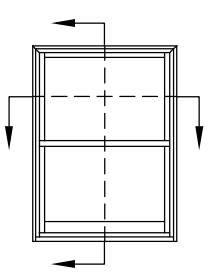


Single-Hung option has fixed upper sash.

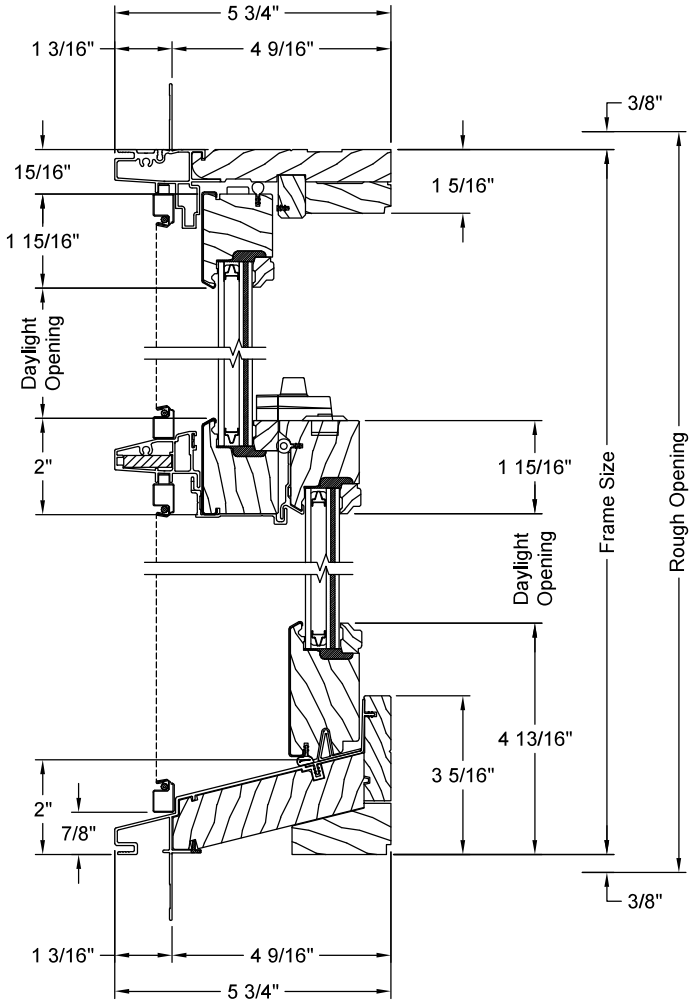
JELD-WEN

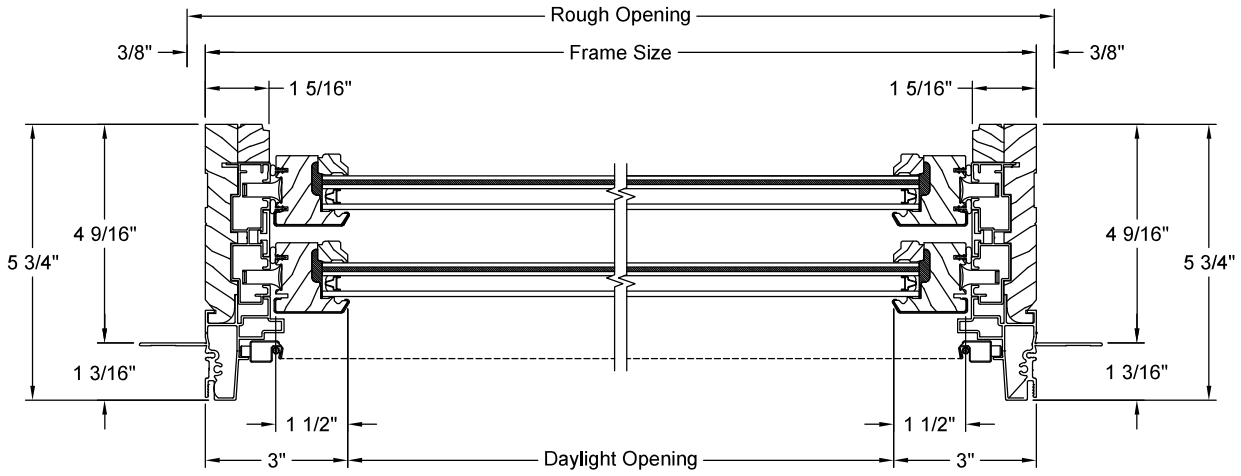
CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR IMPACT SECTIONS



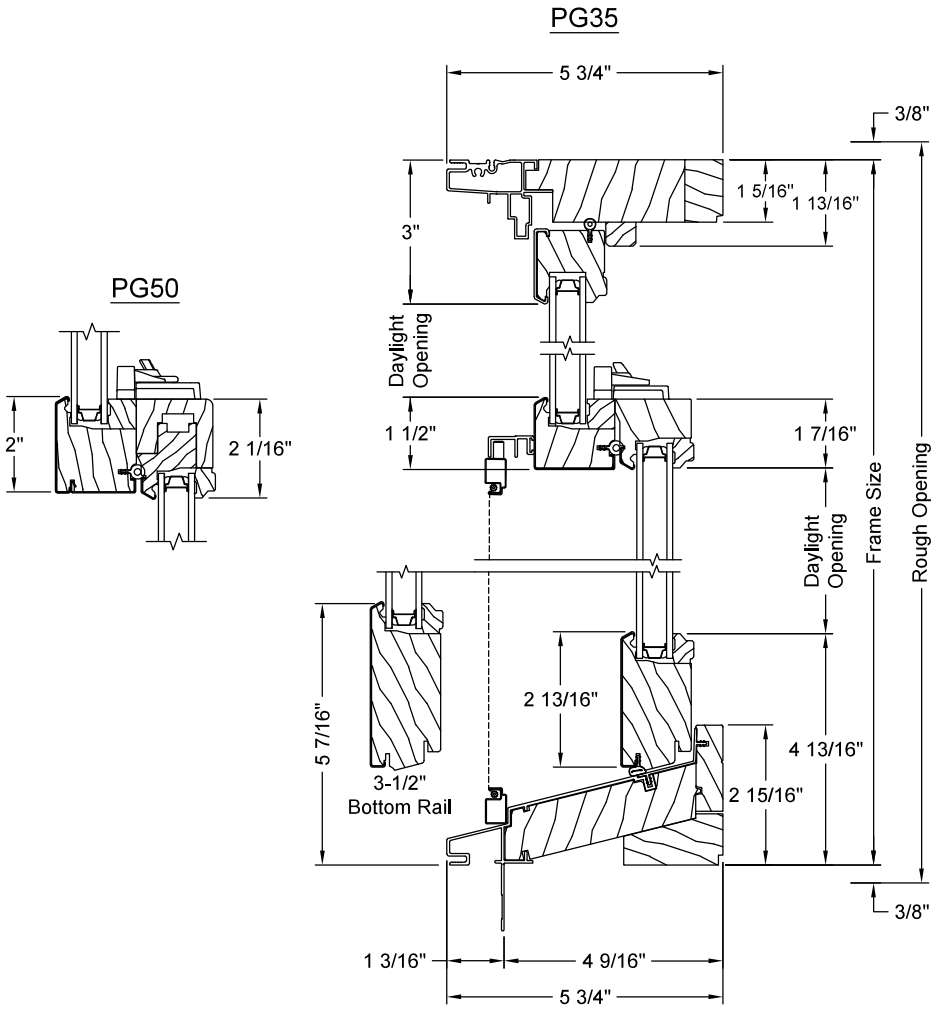
Not To Scale - Reference Only

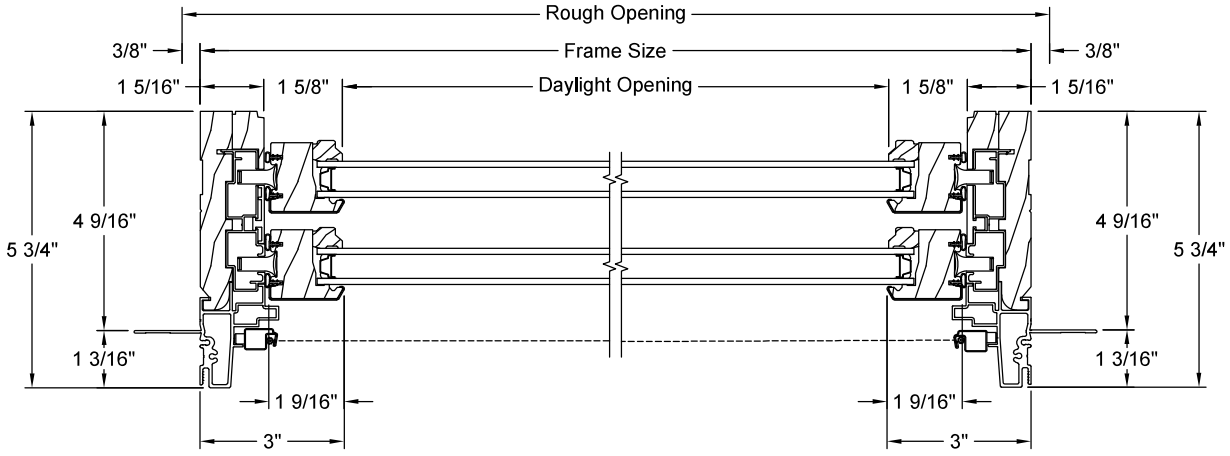




Single-Hung option has fixed upper sash.

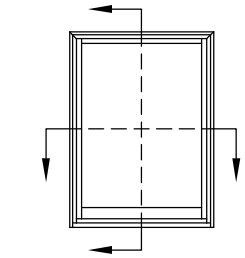
OPERATOR RADIUS HEAD SECTIONS



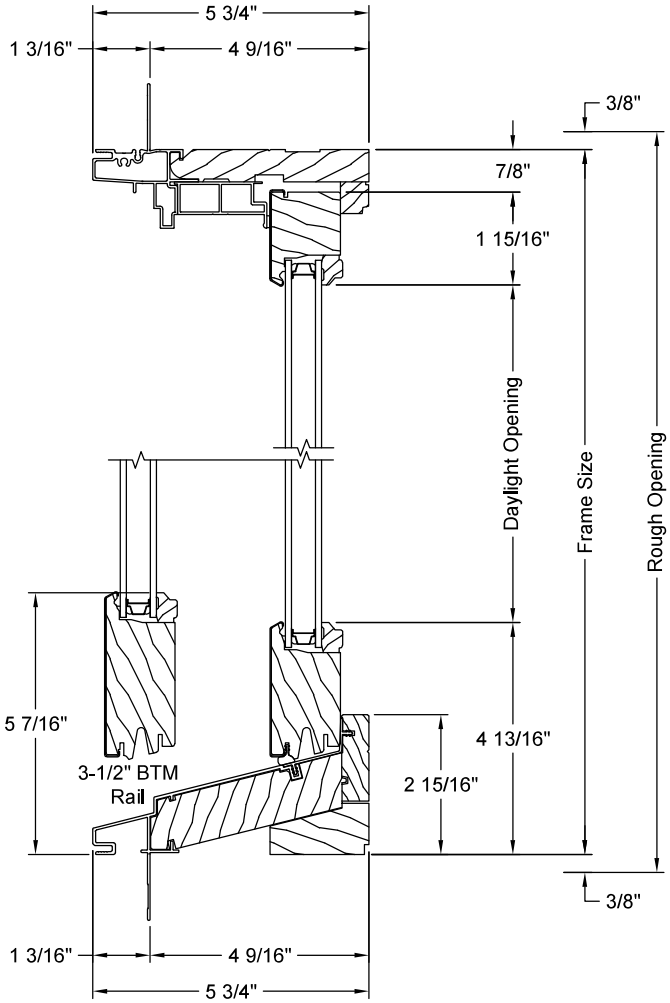


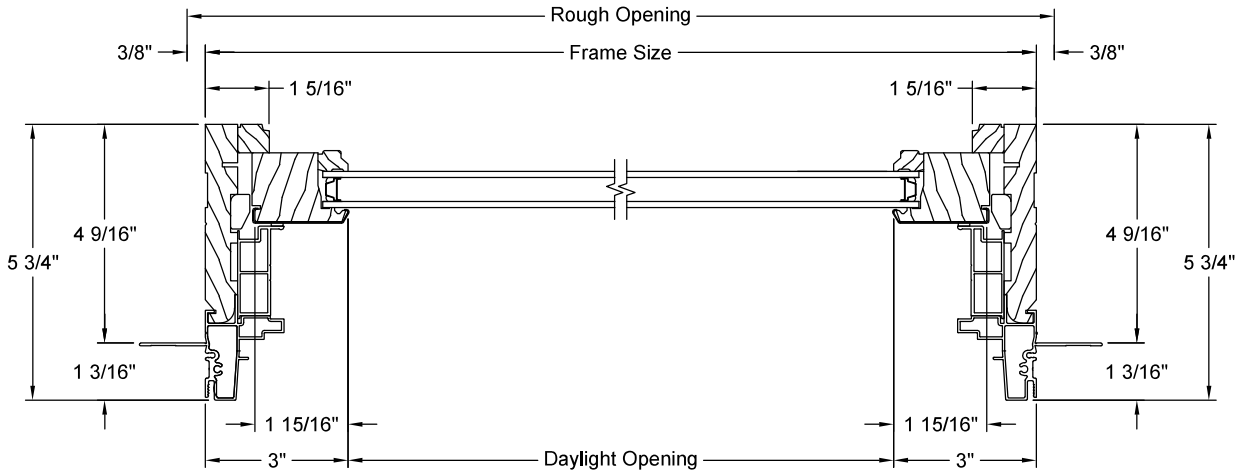
Note: Top sash is fixed on Radius Units.

STATIONARY SECTIONS



Not To Scale - Reference Only





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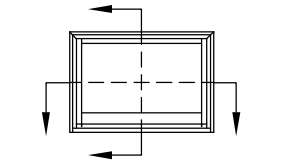
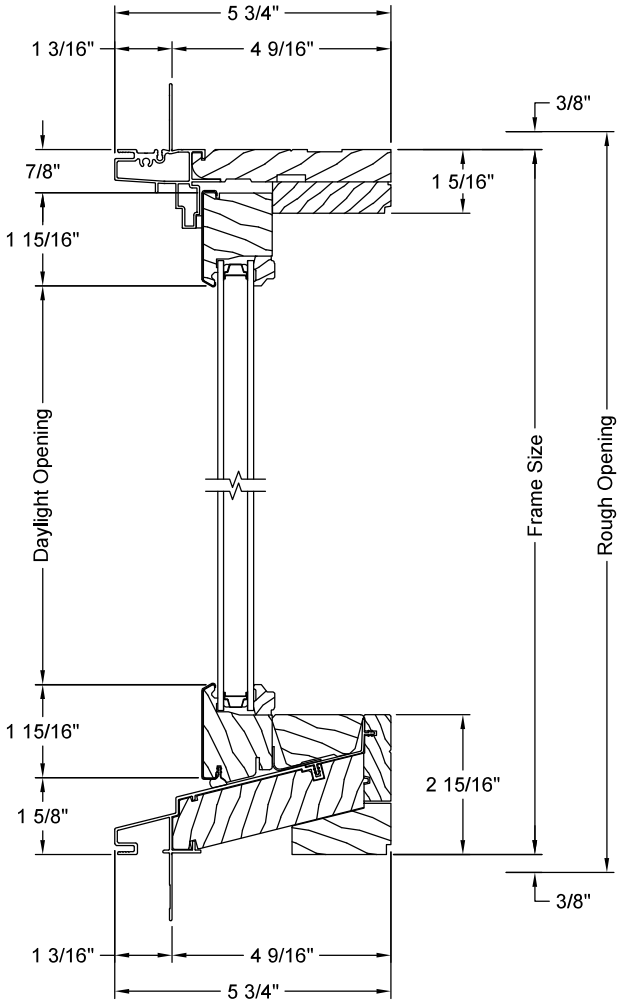
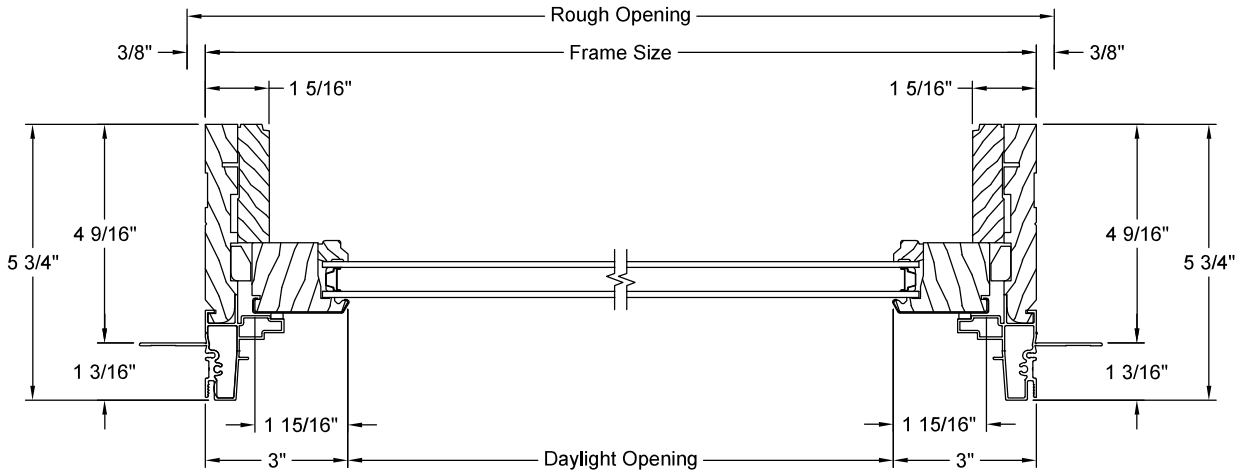
TRANSOM SECTIONS

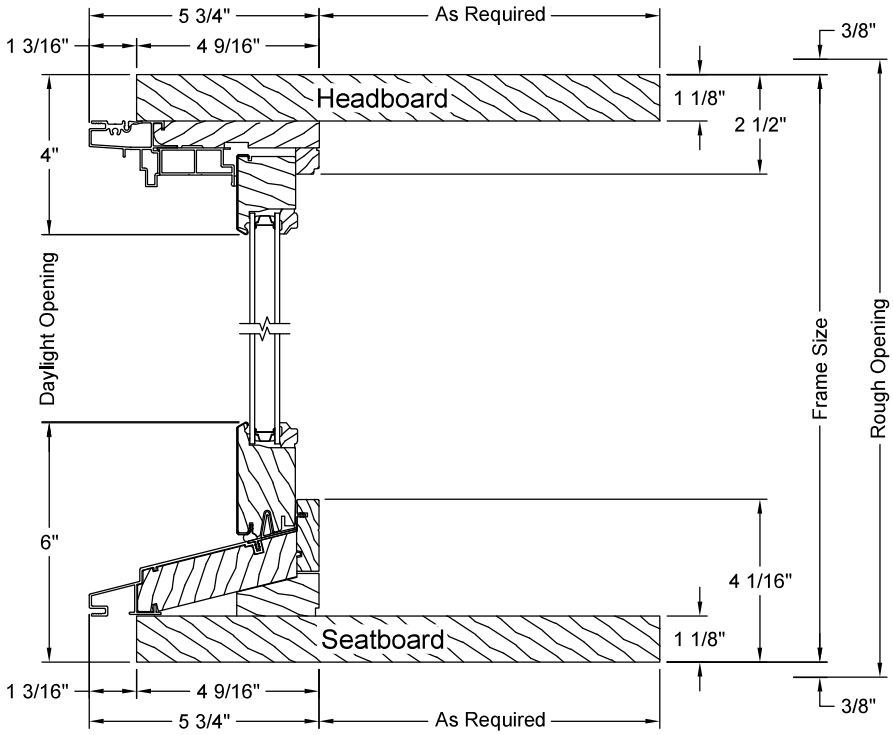


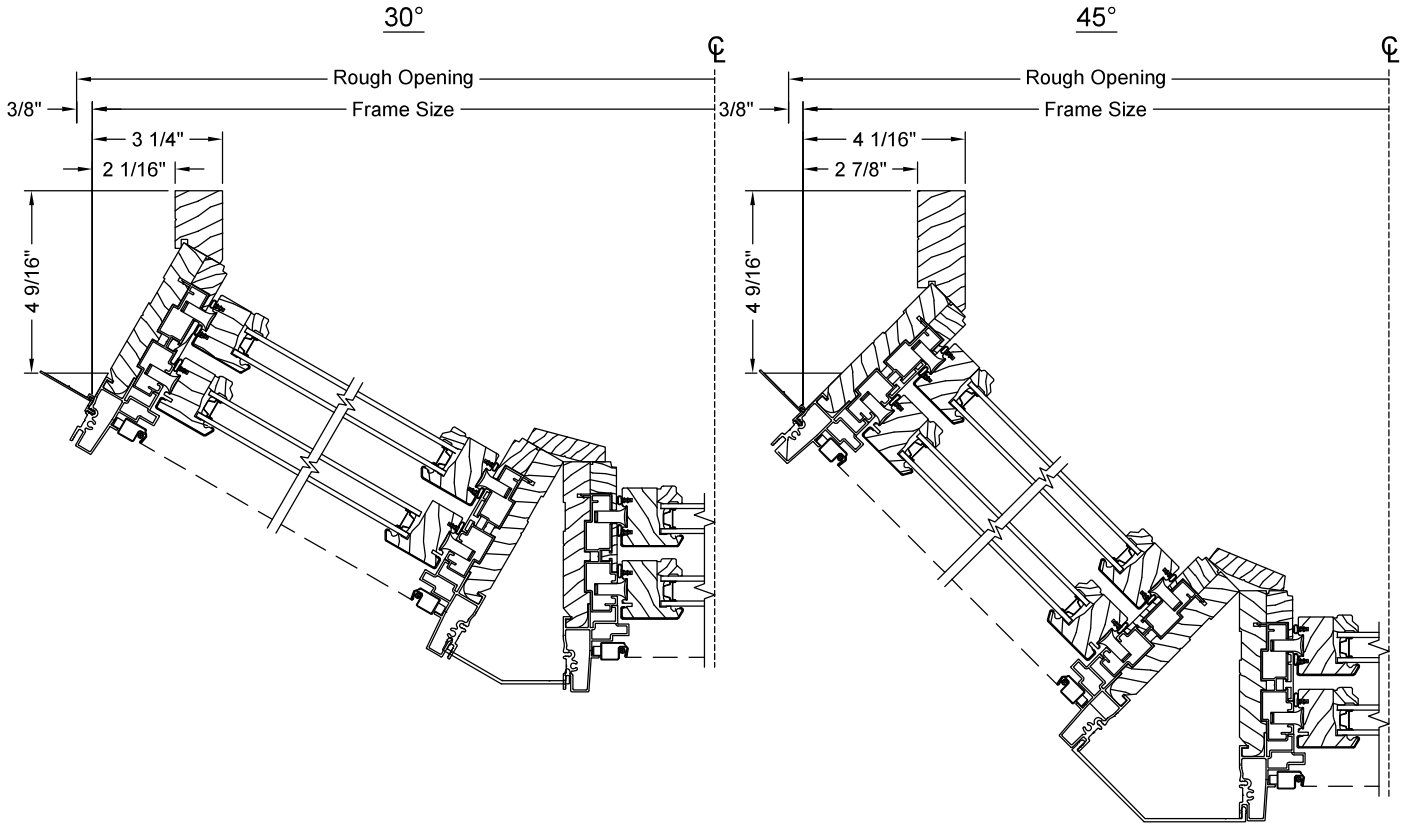
Not To Scale - Reference Only





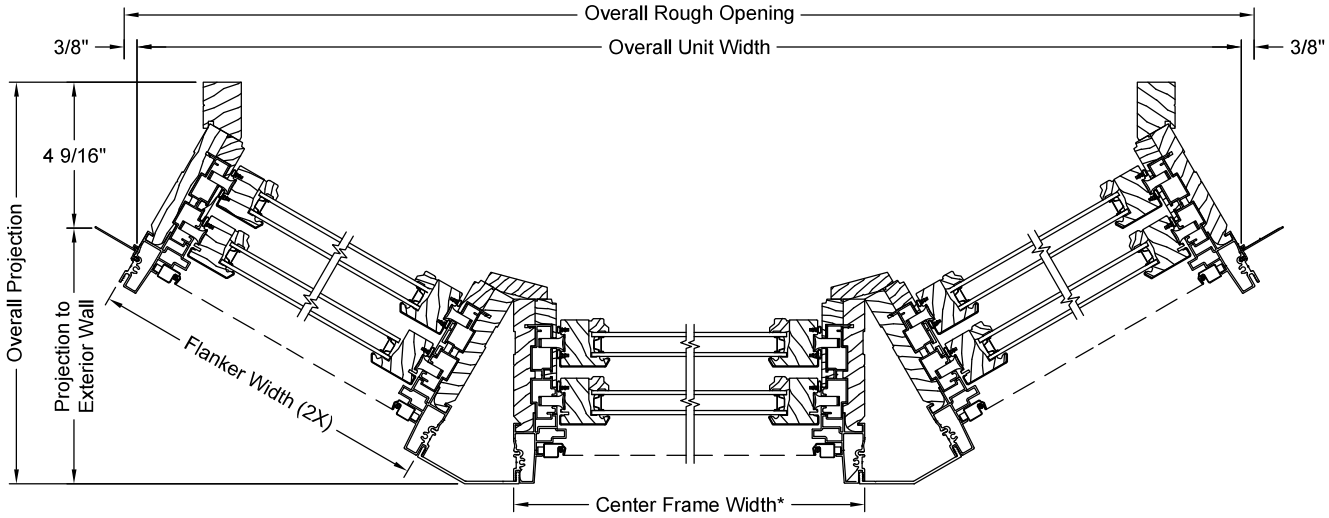
BAY SECTIONS





JELD-WEN

BAY STANDARD SECTIONS



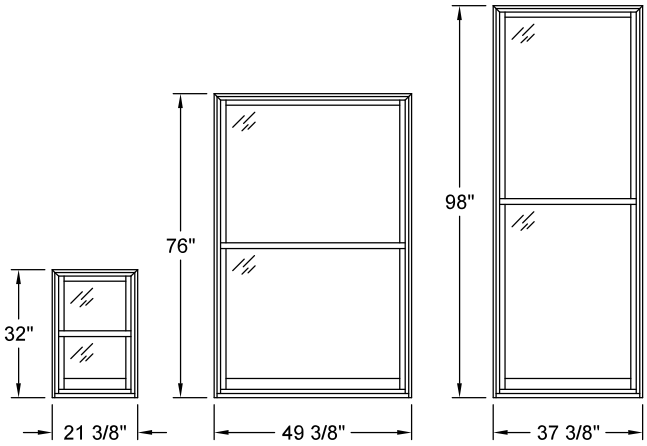
30° Bay				
Frame Width	Overall Unit Width	Overall Rough Opening	Projection to Exterior Wall	Overall Projection
18"	77 11/16"	78 7/16"	10 1/4"	14 13/16"
24"	88 1/16"	88 13/16"	13 1/4"	17 13/16"
28"	93 11/16"	94 7/16"	15 1/4"	19 13/16"

45° Bay				
Frame Width	Overall Unit Width	Overall Rough Opening	Projection to Exterior Wall	Overall Projection
18"	73 13/16"	74 9/16"	14 13/16"	19 5/16"
24"	82 5/16"	83 1/16"	19 1/32"	23 9/16"
28"	97 31/32"	98 23/32"	21 7/8"	26 3/8"

Note: 30° bay shown for reference only.
Table values calculated using 4 9/16" jamb depths and standard nail fin.
* Overall Unit Width and Overall Rough Opening calculated using a 42" Center Frame Width. To calculate the values with a different Center Frame Width, add the difference of the Center Frame Widths to the overall width values.

MIN-MAX STANDARD SIZING

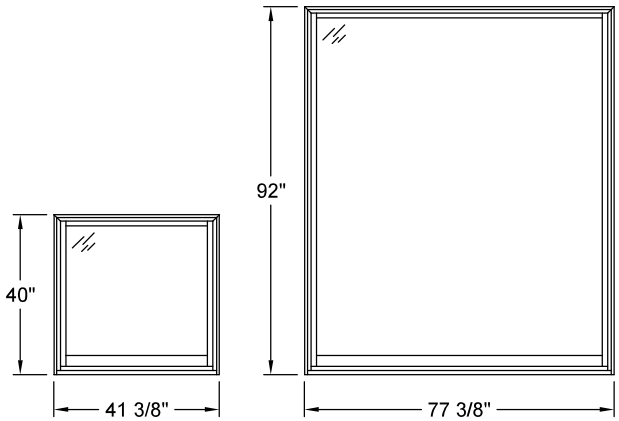
Rectangle - Operator



Minimum Size: 21 3/8" X 32"
Maximum Width: 49 3/8" X 76"
Maximum Height: 37 3/8" X 98"

Standard Operator Widths				
21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"	45 3/8"	49 3/8"
Standard Heights Operator Heights				
32"	36"	40"	44"	48"
52"	56"	60"	64"	68"
72"	76"	80"	88"	92"
96"	98"			

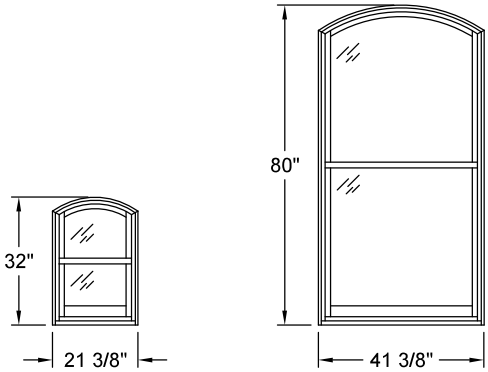
Rectangle - Stationary



Minimum Size: 41 3/8" X 40"
Maximum Size: 77 3/8" X 92"

Standard Stationary Widths				
41 3/8"	45 3/8"	49 3/8"	53 3/8"	61 3/8"
69 3/8"	77 3/8"			
Standard Stationary Heights				
40"	44"	48"	52"	56"
60"	64"	68"	72"	76"
80"	88"	92"		

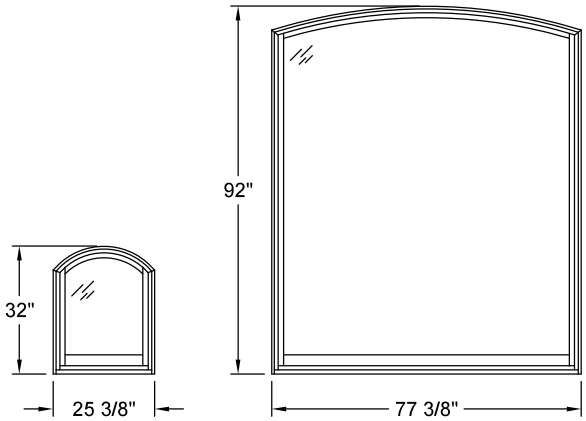
Extended Circle Segment - Operator



Minimum Size: 21 3/8" X 32"
Maximum Size: 41 3/8" X 80"

Standard Extended Circle Segment Widths				
21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"		
Standard Extended Circle Segment Heights				
32"	36"	40"	44"	48"
52"	56"	60"	64"	68"
72"	76"	80"	88"	92"
96"	98"			

Extended Circle Segment - Operator



Minimum Size: 25 3/8" X 32"
Maximum Size: 77 3/8" X 92"

Standard Extended Circle Segment Widths				
25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"
37 3/8"	41 3/8"	45 3/8"	49 3/8"	53 3/8"
61 3/8"	69 3/8"	77 3/8"		
Standard Extended Circle Segment Heights				
32"	36"	40"	44"	48"
52"	56"	60"	64"	68"
72"	76"	80"	88"	92"

Unit elevations are shown without exterior trim.
Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

FORMULAS

Understanding JELD-WEN Book Codes:

Custom™ Clad-Wood Double-Hung Product	Prefix	Width Code	Height Code
Rectangular Operating	CCD	WW	HH
Rectangular Stationary	CCDP		
Extended Circle Segment Operating	CCDS		
Extended Circle Segment Stationary	CCDSP		

Custom™ Clad-Wood Double-Hung Sample Book Codes:
CCD2980 = Rectangular Operating, 29 3/8" x 80" Frame Size
CCDSP4544 = Extended Circle Segment Stationary, 54 3/8" x 44" Frame Size

Formulas	
Rough Opening	(Frame Width + 3/4") x (Frame Height + 3/4")
Masonry Opening	(Overall Width + 1/2") x (Overall Height + 1/2")
Daylight Opening ft² - Operator	((Frame Width - 5 15/16") x (Frame Height - 9 7/8"))/144
Daylight Opening ft² - Stationary	((Frame Width - 5 15/16") x (Frame Height - 7 11/16"))/144
Clear Opening ft²	((Frame Width - 3 9/32") x (Frame Height / 2 - 4 13/16"))/144

JELD-WEN

EGRESS CHARTS

PG 35 WZ3 Non-Impact

Height \ Width	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	41 3/8"	45 3/8"	49 3/8"
32"	1.41 ft²	1.72 ft²	2.03 ft²	2.18 ft²	2.34 ft²	2.49 ft²	2.65 ft²	2.96 ft²	3.27 ft²	3.58 ft²
36"	1.66 ft²	2.02 ft²	2.39 ft²	2.57 ft²	2.76 ft²	2.94 ft²	3.12 ft²	3.49 ft²	3.85 ft²	4.22 ft²
40"	1.91 ft²	2.33 ft²	2.75 ft²	2.96 ft²	3.17 ft²	3.38 ft²	3.60 ft²	4.02 ft²	4.44 ft²	4.86 ft²
44"	2.16 ft²	2.64 ft²	3.11 ft²	3.35 ft²	3.59 ft²	3.83 ft²	4.07 ft²	4.55 ft²	5.02 ft²	5.50 ft²
48"	2.41 ft²	2.94 ft²	3.48 ft²	3.74 ft²	4.01 ft²	4.28 ft²	4.54 ft²	5.08 ft²	5.61 ft²	6.14 ft²
52"	2.66 ft²	3.25 ft²	3.84 ft²	4.13 ft²	4.43 ft²	4.72 ft²	5.02 ft²	5.60 ft²	6.19 ft²	6.78 ft²
56"	2.91 ft²	3.56 ft²	4.20 ft²	4.52 ft²	4.85 ft²	5.17 ft²	5.49 ft²	6.13 ft²	6.78 ft²	7.42 ft²
60"	3.16 ft²	3.86 ft²	4.56 ft²	4.91 ft²	5.26 ft²	5.61 ft²	5.96 ft²	6.66 ft²	7.36 ft²	8.06 ft²
64"	3.42 ft²	4.17 ft²	4.93 ft²	5.30 ft²	5.68 ft²	6.06 ft²	6.44 ft²	7.19 ft²	7.95 ft²	8.70 ft²
68"	3.67 ft²	4.48 ft²	5.29 ft²	5.69 ft²	6.10 ft²	6.51 ft²	6.91 ft²	7.72 ft²	8.53 ft²	9.34 ft²
72"	3.92 ft²	4.79 ft²	5.65 ft²	6.08 ft²	6.52 ft²	6.95 ft²	7.38 ft²	8.25 ft²	9.12 ft²	9.98 ft²
76"	4.17 ft²	5.09 ft²	6.01 ft²	6.47 ft²	6.94 ft²	7.40 ft²	7.86 ft²	8.78 ft²	9.70 ft²	10.62 ft²
80"	4.42 ft²	5.40 ft²	6.38 ft²	6.86 ft²	7.35 ft²	7.84 ft²	8.33 ft²	9.31 ft²	10.29 ft²	11.26 ft²
88"	4.92 ft²	6.01 ft²	7.10 ft²	7.65 ft²	8.19 ft²	8.73 ft²	9.28 ft²	10.37 ft²	11.46 ft²	12.54 ft²
92"	5.18 ft²	6.32 ft²	7.46 ft²	8.04 ft²	8.61 ft²	9.18 ft²	9.75 ft²	10.90 ft²	12.04 ft²	13.18 ft²
96"	5.43 ft²	6.63 ft²	7.83 ft²	8.43 ft²	9.03 ft²	9.63 ft²	10.23 ft²	11.42 ft²	12.62 ft²	13.82 ft²
98"	5.55 ft²	6.78 ft²	8.01 ft²	8.62 ft²	9.23 ft²	9.85 ft²	10.46 ft²	11.69 ft²	12.92 ft²	14.14 ft²

PG 50 WZ3/WZ4 Non-Impact

Height \ Width	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	41 3/8"	45 3/8"	49 3/8"
32"	1.36 ft²	1.66 ft²	1.96 ft²	2.11 ft²	2.26 ft²	2.41 ft²	2.56 ft²	2.86 ft²	3.16 ft²	3.46 ft²
36"	1.61 ft²	1.97 ft²	2.32 ft²	2.50 ft²	2.68 ft²	2.86 ft²	3.03 ft²	3.39 ft²	3.75 ft²	4.10 ft²
40"	1.86 ft²	2.27 ft²	2.68 ft²	2.89 ft²	3.10 ft²	3.30 ft²	3.51 ft²	3.92 ft²	4.33 ft²	4.74 ft²
44"	2.11 ft²	2.58 ft²	3.05 ft²	3.28 ft²	3.51 ft²	3.75 ft²	3.98 ft²	4.45 ft²	4.91 ft²	5.38 ft²
48"	2.36 ft²	2.89 ft²	3.41 ft²	3.67 ft²	3.93 ft²	4.19 ft²	4.45 ft²	4.98 ft²	5.50 ft²	6.02 ft²
52"	2.62 ft²	3.19 ft²	3.77 ft²	4.06 ft²	4.35 ft²	4.64 ft²	4.93 ft²	5.51 ft²	6.08 ft²	6.66 ft²
56"	2.87 ft²	3.50 ft²	4.13 ft²	4.45 ft²	4.77 ft²	5.08 ft²	5.40 ft²	6.03 ft²	6.67 ft²	7.30 ft²
60"	3.12 ft²	3.81 ft²	4.50 ft²	4.84 ft²	5.19 ft²	5.53 ft²	5.87 ft²	6.56 ft²	7.25 ft²	7.94 ft²
64"	3.37 ft²	4.11 ft²	4.86 ft²	5.23 ft²	5.60 ft²	5.98 ft²	6.35 ft²	7.09 ft²	7.84 ft²	8.58 ft²
68"	3.62 ft²	4.42 ft²	5.22 ft²	5.62 ft²	6.02 ft²	6.42 ft²	6.82 ft²	7.62 ft²	8.42 ft²	9.22 ft²
72"	3.87 ft²	4.73 ft²	5.58 ft²	6.01 ft²	6.44 ft²	6.87 ft²	7.30 ft²	8.15 ft²	9.01 ft²	9.86 ft²
76"	4.12 ft²	5.03 ft²	5.95 ft²	6.40 ft²	6.86 ft²	7.31 ft²	7.77 ft²	8.68 ft²	9.59 ft²	10.50 ft²
80"	4.37 ft²	5.34 ft²	6.31 ft²	6.79 ft²	7.28 ft²	7.76 ft²	8.24 ft²	9.21 ft²	10.18 ft²	11.14 ft²
88"	4.88 ft²	5.95 ft²	7.03 ft²	7.57 ft²	8.11 ft²	8.65 ft²	9.19 ft²	10.27 ft²	11.35 ft²	12.42 ft²
92"	5.13 ft²	6.26 ft²	7.40 ft²	7.96 ft²	8.53 ft²	9.10 ft²	9.66 ft²	10.80 ft²	11.93 ft²	13.06 ft²
96"	5.38 ft²	6.57 ft²	7.76 ft²	8.35 ft²	8.95 ft²	9.54 ft²	10.14 ft²	11.33 ft²	12.51 ft²	13.70 ft²
98"	5.51 ft²	6.72 ft²	7.94 ft²	8.55 ft²	9.16 ft²	9.76 ft²	10.37 ft²	11.59 ft²	12.81 ft²	14.02 ft²

###	Meets 2nd floor and above egress specifications ≥ to 20" width, 24" height, and 5.7 ft².
###	Meets 1st floor egress specifications ≥ to 20" width, 24" height, and 5.0 ft².
###	Indicates Clear Opening square footage (ft²).

Refer to local building codes for egress requirements.

JELD-WEN

EGRESS CHARTS

WZ3 Impact

Height \ Width	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"	41 3/8"
32"	1.23 ft²	1.51 ft²	1.78 ft²	1.91 ft²	2.05 ft²	2.19 ft²	2.32 ft²	2.60 ft²
36"	1.48 ft²	1.81 ft²	2.14 ft²	2.30 ft²	2.47 ft²	2.63 ft²	2.80 ft²	3.12 ft²
40"	1.74 ft²	2.12 ft²	2.50 ft²	2.69 ft²	2.89 ft²	3.08 ft²	3.27 ft²	3.65 ft²
44"	1.99 ft²	2.43 ft²	2.87 ft²	3.08 ft²	3.30 ft²	3.52 ft²	3.74 ft²	4.18 ft²
48"	2.24 ft²	2.73 ft²	3.23 ft²	3.48 ft²	3.72 ft²	3.97 ft²	4.22 ft²	4.71 ft²
52"	2.49 ft²	3.04 ft²	3.59 ft²	3.87 ft²	4.14 ft²	4.42 ft²	4.69 ft²	5.24 ft²
56"	2.74 ft²	3.35 ft²	3.95 ft²	4.26 ft²	4.56 ft²	4.86 ft²	5.16 ft²	5.77 ft²
60"	2.99 ft²	3.65 ft²	4.31 ft²	4.65 ft²	4.98 ft²	5.31 ft²	5.64 ft²	6.30 ft²
64"	3.24 ft²	3.96 ft²	4.68 ft²	5.04 ft²	5.39 ft²	5.75 ft²	6.11 ft²	6.83 ft²
68"	3.49 ft²	4.27 ft²	5.04 ft²	5.43 ft²	5.81 ft²	6.20 ft²	6.58 ft²	7.36 ft²
72"	3.75 ft²	4.57 ft²	5.40 ft²	5.82 ft²	6.23 ft²	6.64 ft²	7.06 ft²	7.89 ft²
76"	4.00 ft²	4.88 ft²	5.76 ft²	6.21 ft²	6.65 ft²	7.09 ft²	7.53 ft²	8.42 ft²

WZ4 Impact

Height \ Width	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"
32"	1.34 ft²	1.64 ft²	1.94 ft²	2.09 ft²	2.24 ft²	2.39 ft²	2.53 ft²
36"	1.60 ft²	1.95 ft²	2.30 ft²	2.48 ft²	2.65 ft²	2.83 ft²	3.01 ft²
40"	1.85 ft²	2.26 ft²	2.66 ft²	2.87 ft²	3.07 ft²	3.28 ft²	3.48 ft²
44"	2.10 ft²	2.56 ft²	3.03 ft²	3.26 ft²	3.49 ft²	3.72 ft²	3.95 ft²
48"	2.35 ft²	2.87 ft²	3.39 ft²	3.65 ft²	3.91 ft²	4.17 ft²	4.43 ft²
52"	2.60 ft²	3.18 ft²	3.75 ft²	4.04 ft²	4.33 ft²	4.61 ft²	4.90 ft²
56"	2.85 ft²	3.48 ft²	4.11 ft²	4.43 ft²	4.74 ft²	5.06 ft²	5.38 ft²
60"	3.10 ft²	3.79 ft²	4.48 ft²	4.82 ft²	5.16 ft²	5.51 ft²	5.85 ft²
64"	3.36 ft²	4.10 ft²	4.84 ft²	5.21 ft²	5.58 ft²	5.95 ft²	6.32 ft²
68"	3.61 ft²	4.40 ft²	5.20 ft²	5.60 ft²	6.00 ft²	6.40 ft²	6.80 ft²
72"	3.86 ft²	4.71 ft²	5.56 ft²	5.99 ft²	6.42 ft²	6.84 ft²	7.27 ft²
76"	4.11 ft²	5.02 ft²	5.93 ft²	6.38 ft²	6.83 ft²	7.29 ft²	7.74 ft²

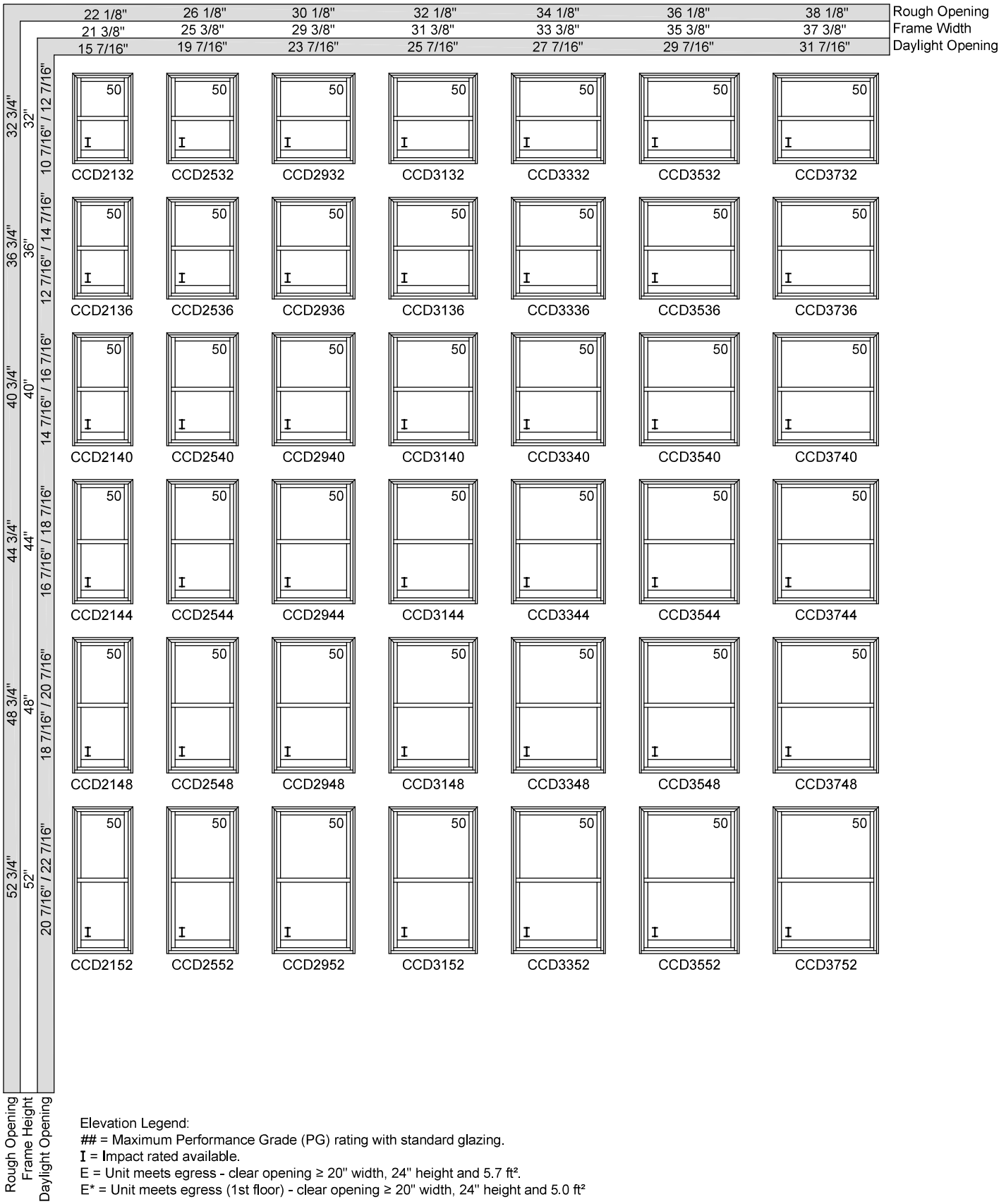
###	Meets 2nd floor and above egress specifications ≥ to 20" width, 24" height, and 5.7 ft².
###	Meets 1st floor egress specifications ≥ to 20" width, 24" height, and 5.0 ft².
###	Indicates Clear Opening square footage (ft²).

Refer to local building codes for egress requirements.

JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR RECTANGLE UNITS

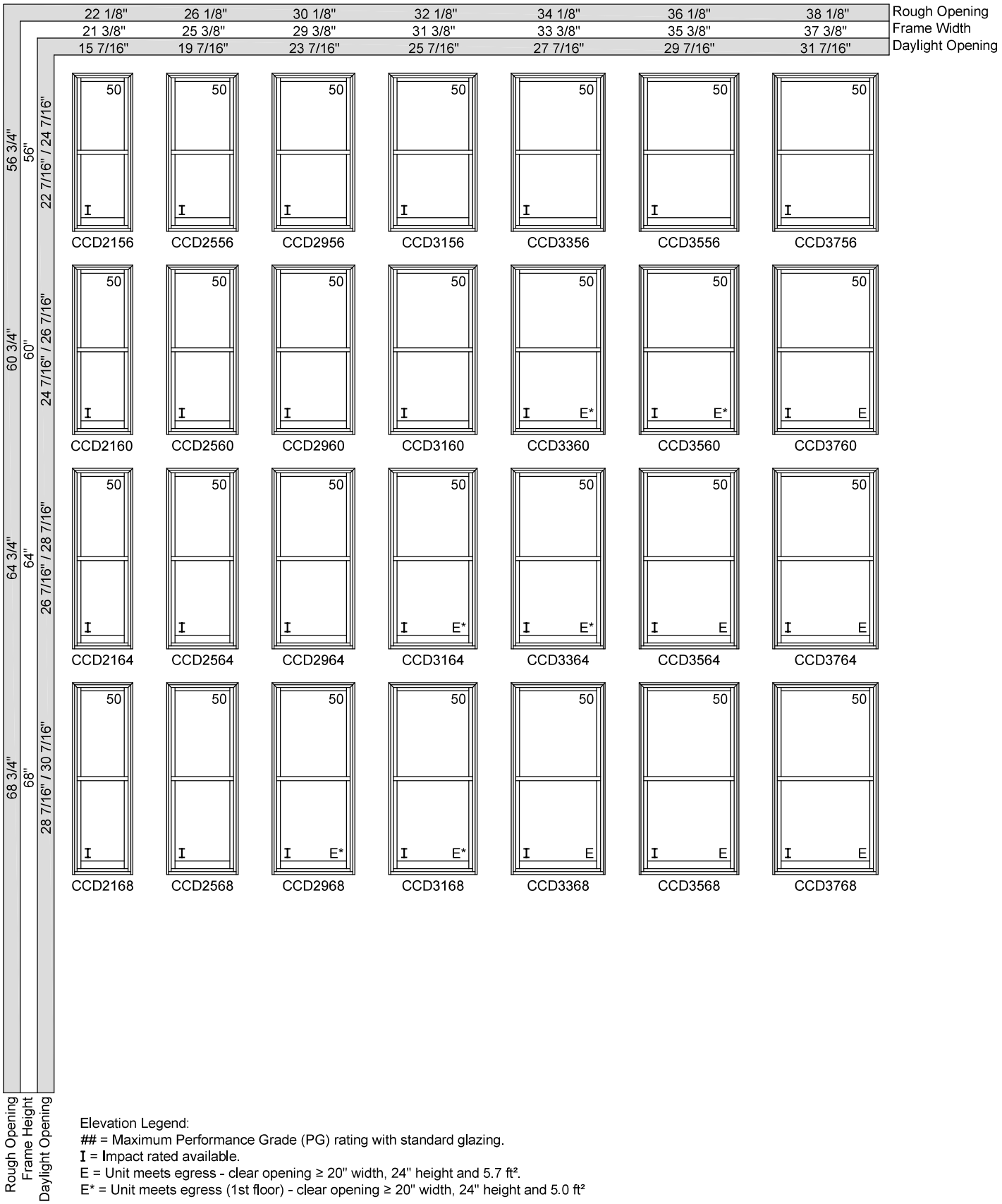


Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR RECTANGLE UNITS

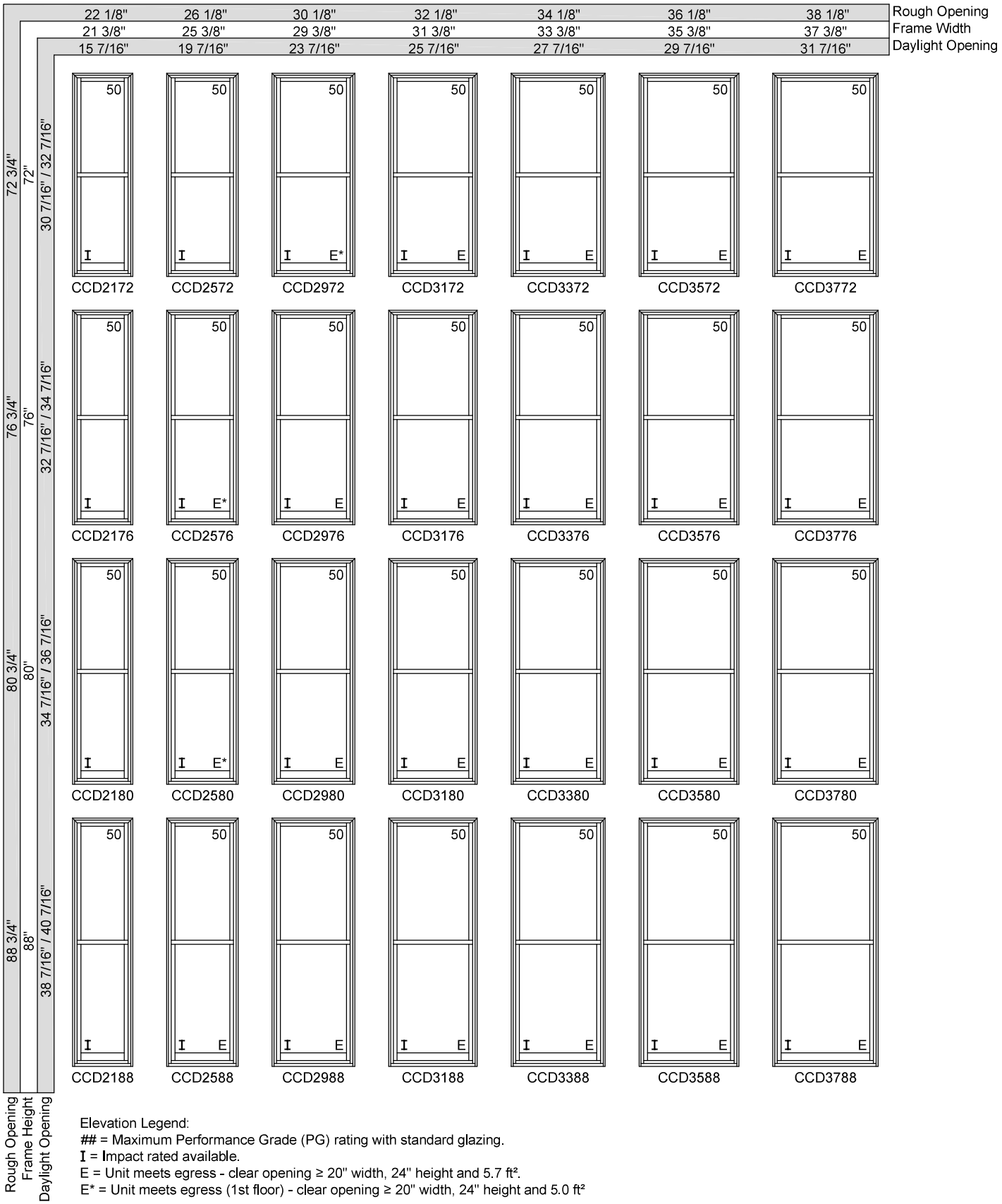


Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR RECTANGLE UNITS

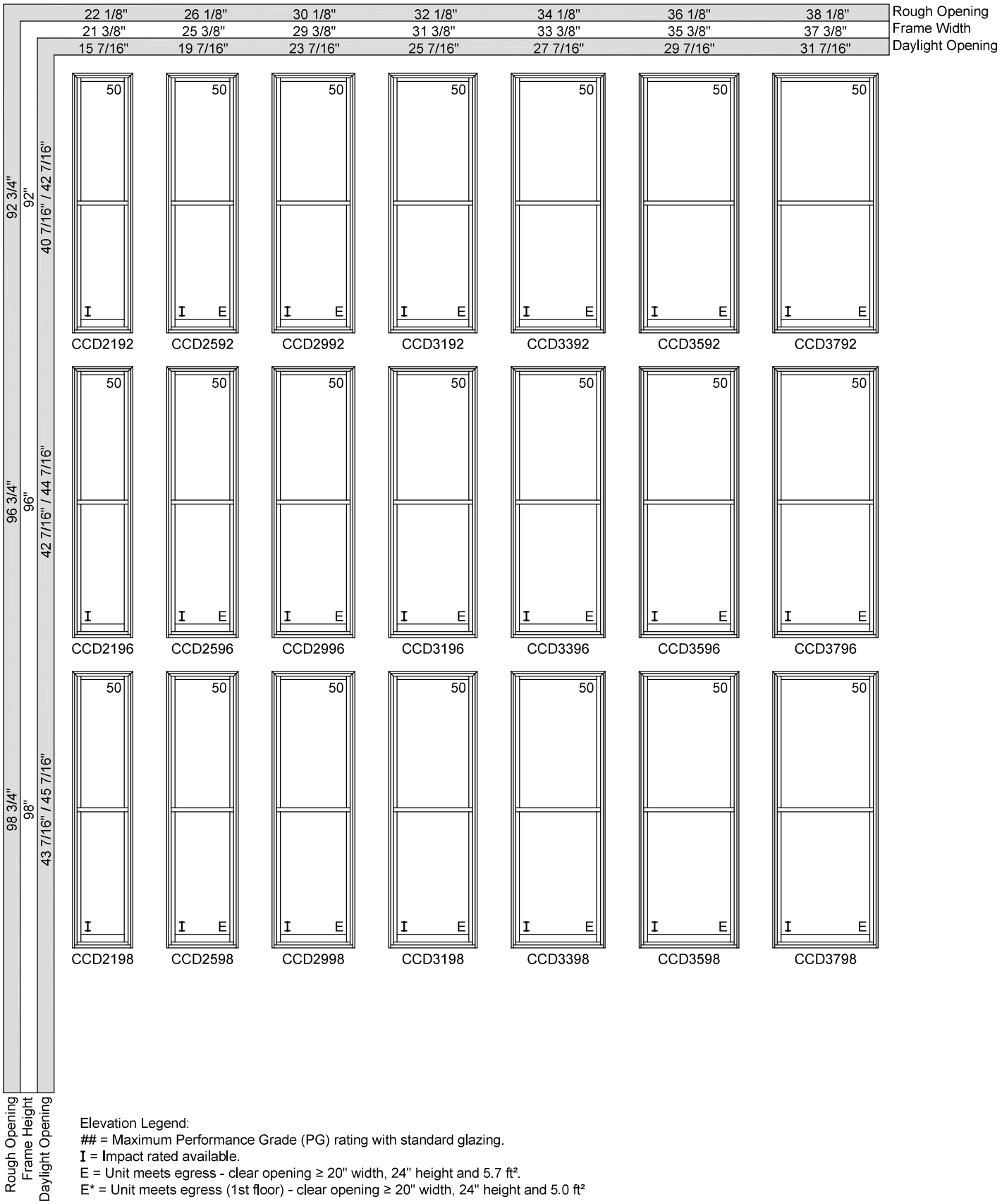


Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR RECTANGLE UNITS

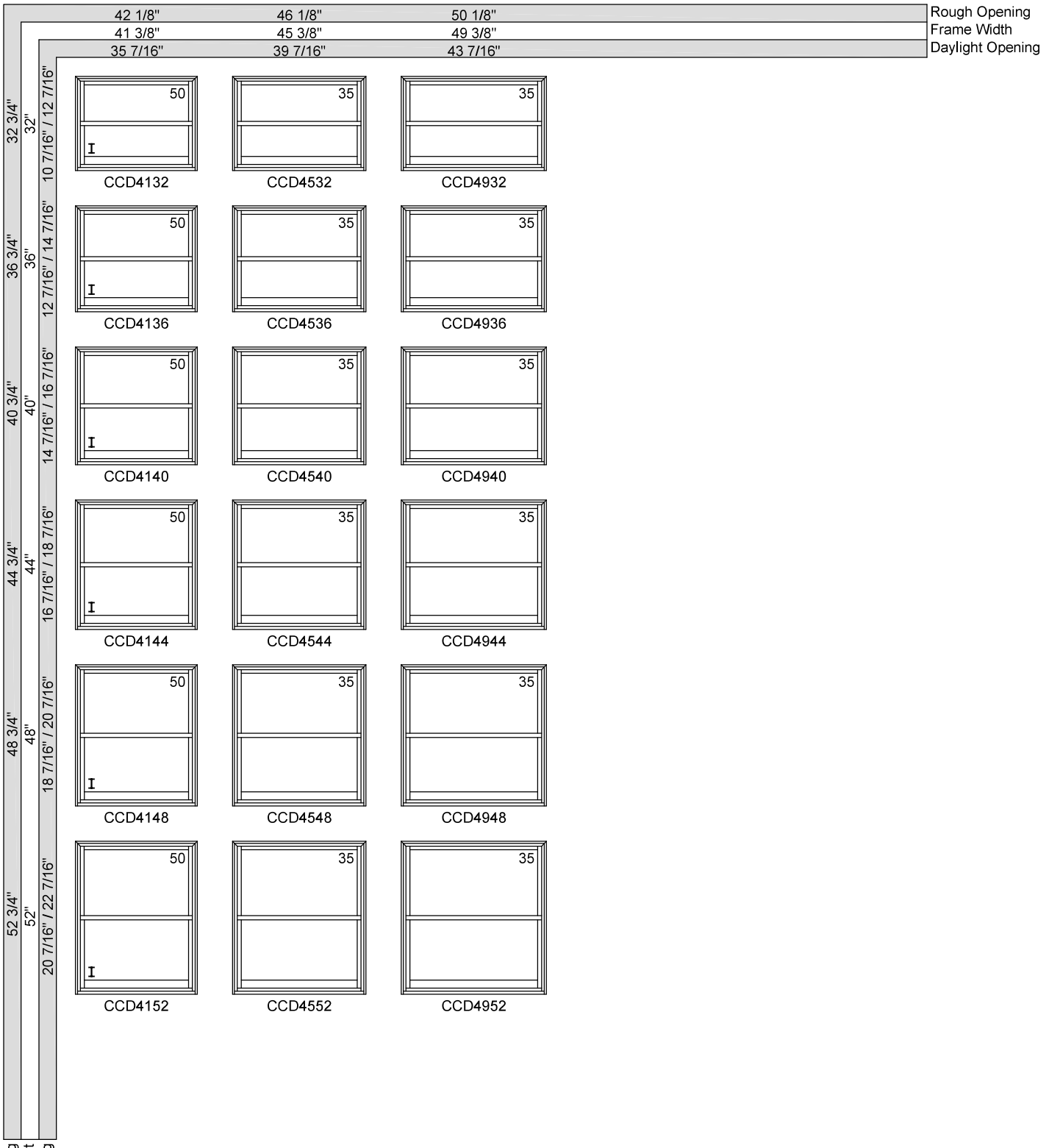


Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR RECTANGLE UNITS

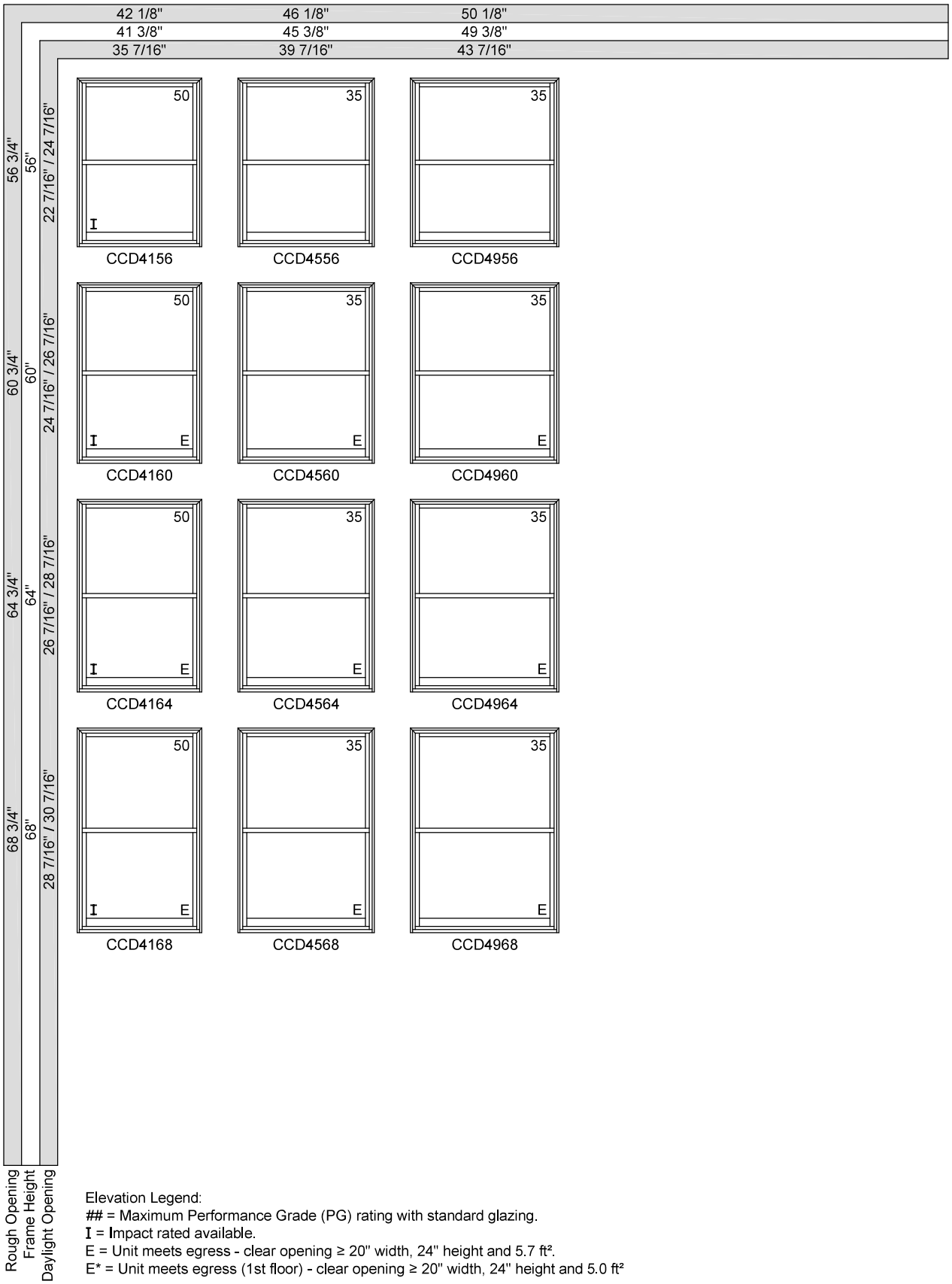


Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR RECTANGLE UNITS

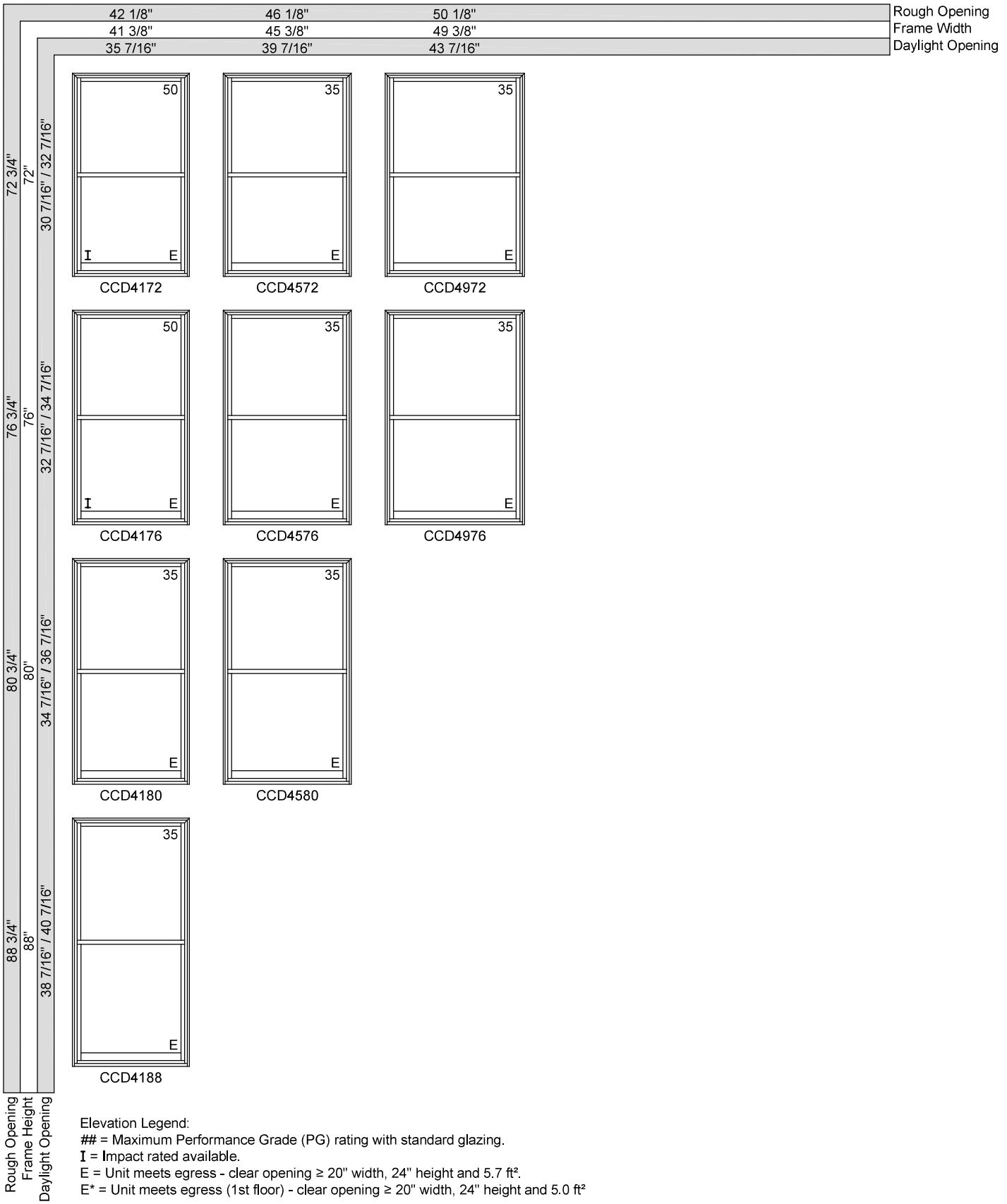


Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR RECTANGLE UNITS



Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

JELD-WEN

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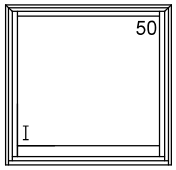
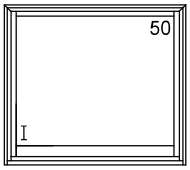
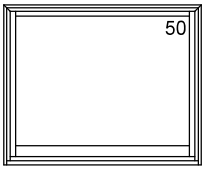
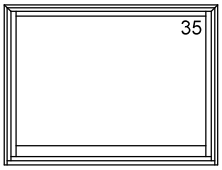
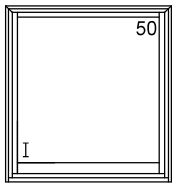
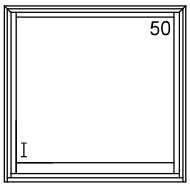
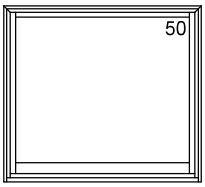
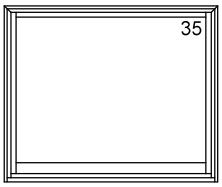
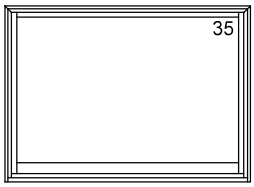
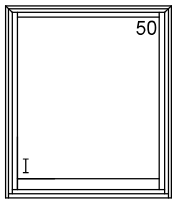
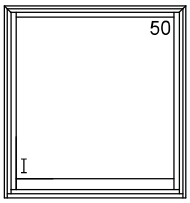
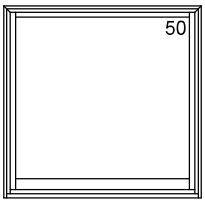
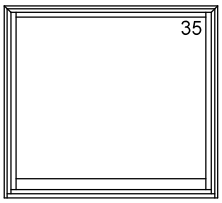
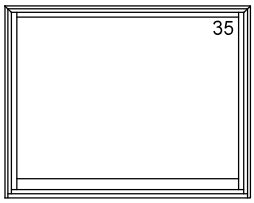
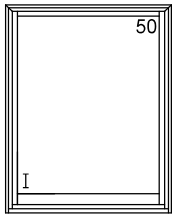
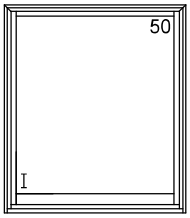
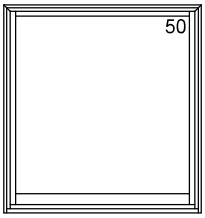
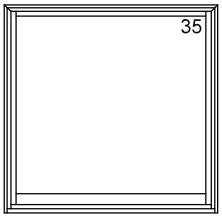
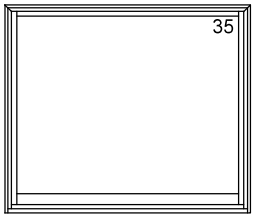
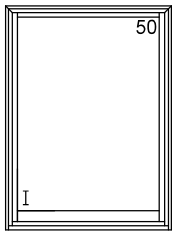
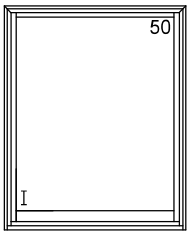
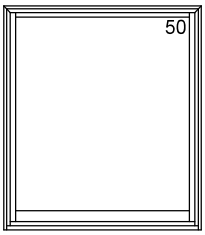
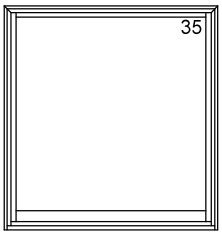
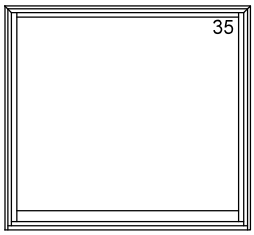
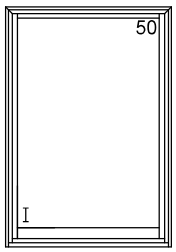
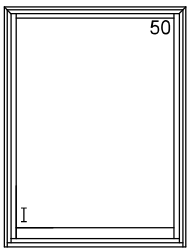
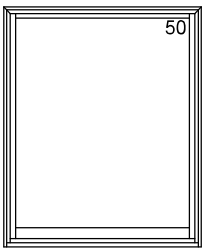
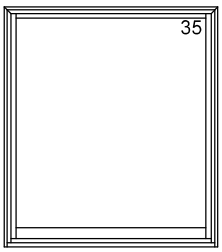
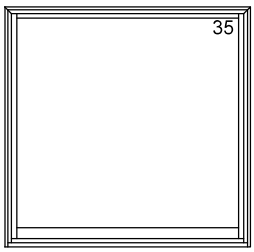
CLAD-WOOD WINDOWS

STATIONARY RECTANGLE UNITS

Rough Opening	42 1/8"	46 1/8"	50 1/8"	54 1/8"	62 1/8"
Frame Width	41 3/8"	45 3/8"	49 3/8"	53 3/8"	61 3/8"
Daylight Opening	35 7/16"	39 7/16"	43 7/16"	47 7/16"	55 7/16"
Rough Opening 40 3/4" / Frame Height 40" / Daylight Opening 32 3/8"	 50 I CCDP4140	 50 I CCDP4540	 50 CCDP4940	 35 CCDP5340	 35 CCDP6140
Rough Opening 44 3/4" / Frame Height 44" / Daylight Opening 36 3/8"	 50 I CCDP4144	 50 I CCDP4544	 50 CCDP4944	 35 CCDP5344	 35 CCDP6144
Rough Opening 48 3/4" / Frame Height 48" / Daylight Opening 40 3/8"	 50 I CCDP4148	 50 I CCDP4548	 50 CCDP4948	 35 CCDP5348	 35 CCDP6148
Rough Opening 52 3/4" / Frame Height 52" / Daylight Opening 44 3/8"	 50 I CCDP4152	 50 I CCDP4552	 50 CCDP4952	 35 CCDP5352	 35 CCDP6152
Rough Opening 56 3/4" / Frame Height 56" / Daylight Opening 48 3/8"	 50 I CCDP4156	 50 I CCDP4556	 50 CCDP4956	 35 CCDP5356	 35 CCDP6156
Rough Opening 60 3/4" / Frame Height 60" / Daylight Opening 52 3/8"	 50 I CCDP4160	 50 I CCDP4560	 50 CCDP4960	 35 CCDP5360	 35 CCDP6160

Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY RECTANGLE UNITS

Rough Opening	Frame Height	Daylight Opening	42 1/8"	46 1/8"	50 1/8"	54 1/8"	62 1/8"
			41 3/8"	45 3/8"	49 3/8"	53 3/8"	61 3/8"
			35 7/16"	39 7/16"	43 7/16"	47 7/16"	55 7/16"
64 3/4"	64"	56 3/8"	50 I CCDP4164	50 I CCDP4564	50 CCDP4964	35 CCDP5364	35 CCDP6164
68 3/4"	68"	60 3/8"	50 I CCDP4168	50 I CCDP4568	50 CCDP4968	35 CCDP5368	35 CCDP6168
72 3/4"	72"	64 3/8"	50 I CCDP4172	35 I CCDP4572	35 CCDP4972	35 CCDP5372	35 CCDP6172
76 3/4"	76"	68 3/8"	50 I CCDP4176	35 I CCDP4576	35 CCDP4976	35 CCDP5376	35 CCDP6176

Elevation Legend:
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I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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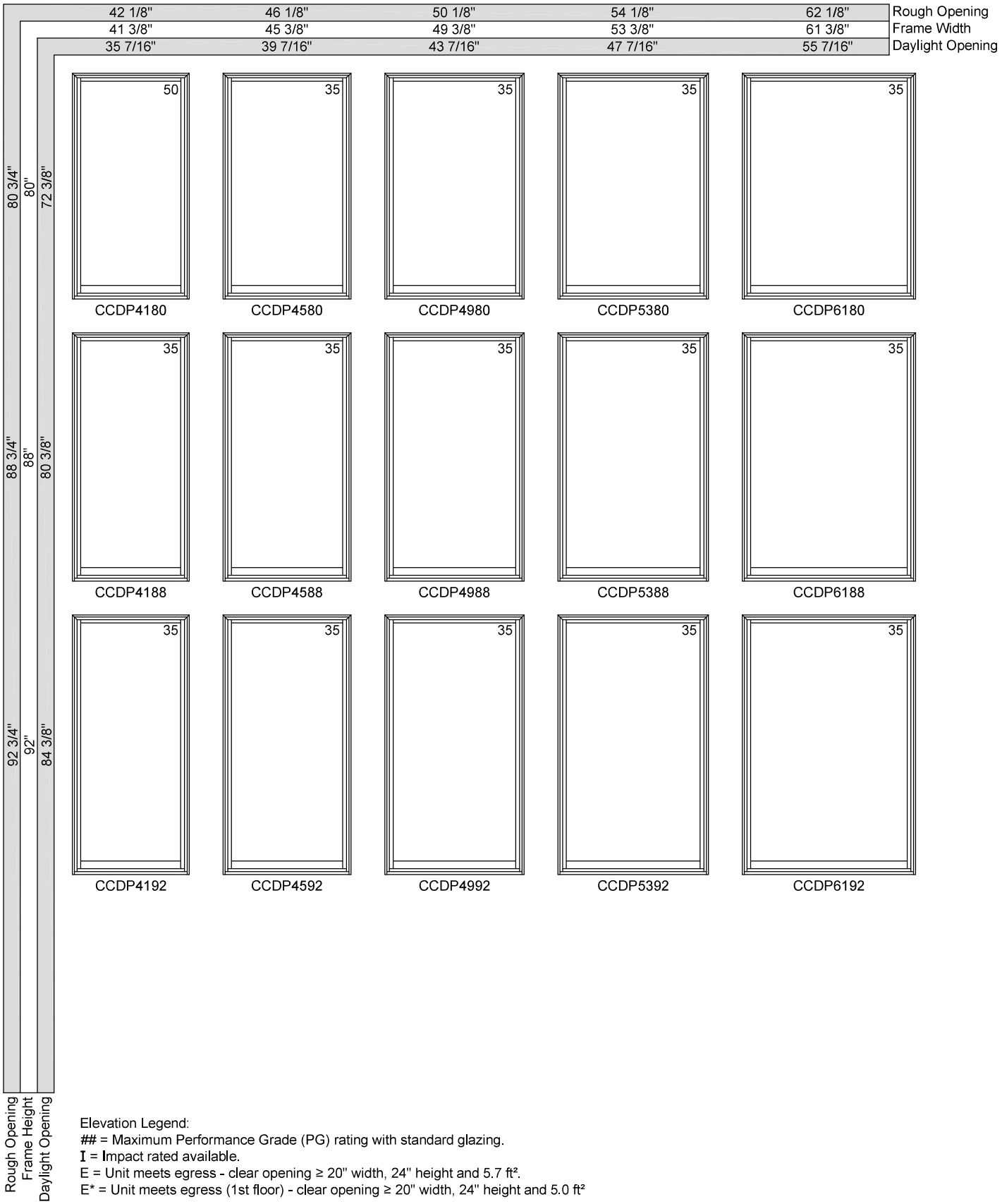
CLAD-WOOD WINDOWS

STATIONARY RECTANGLE UNITS



Elevation Legend:
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E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY RECTANGLE UNITS

Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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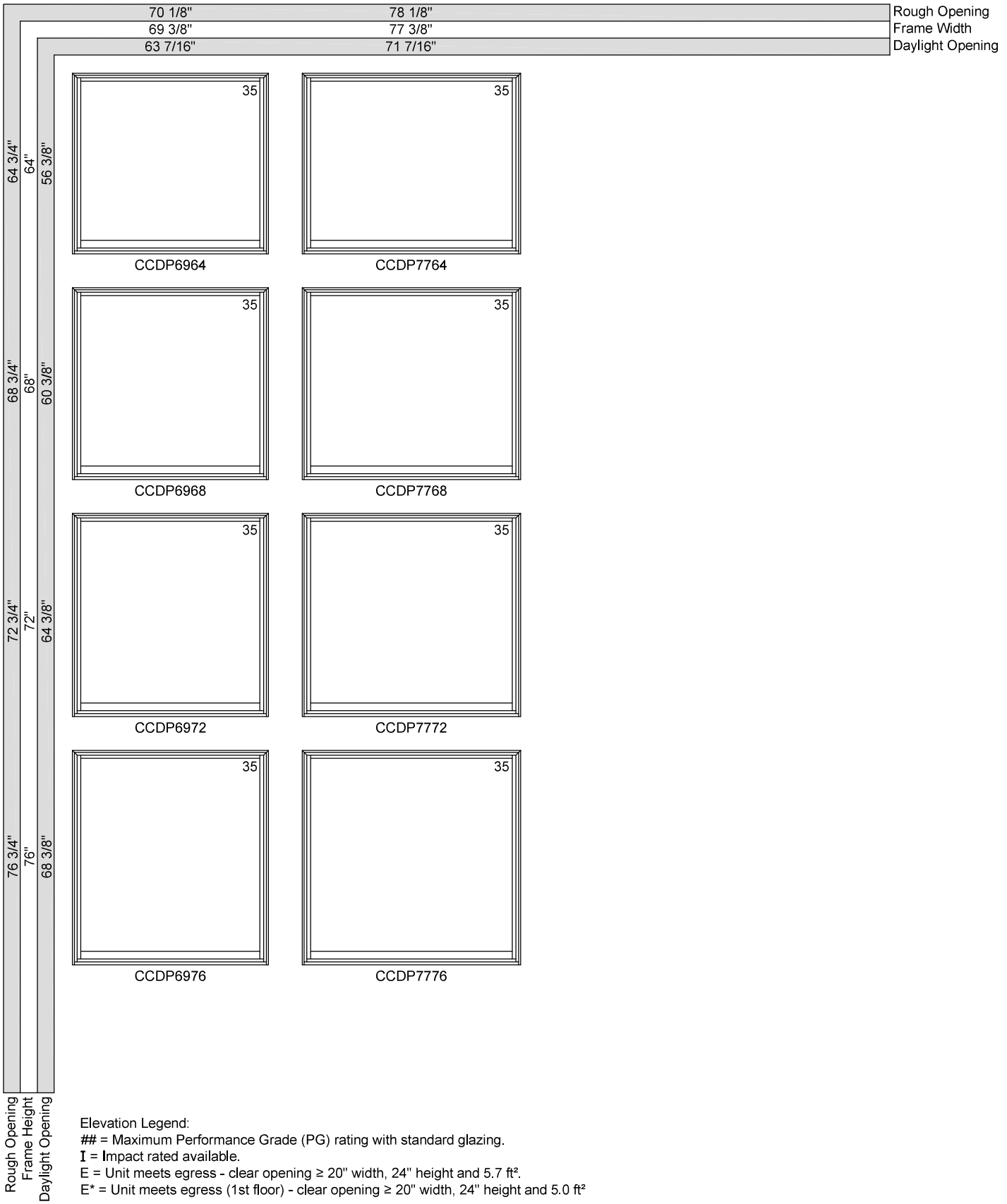
CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY RECTANGLE UNITS



Elevation Legend:
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I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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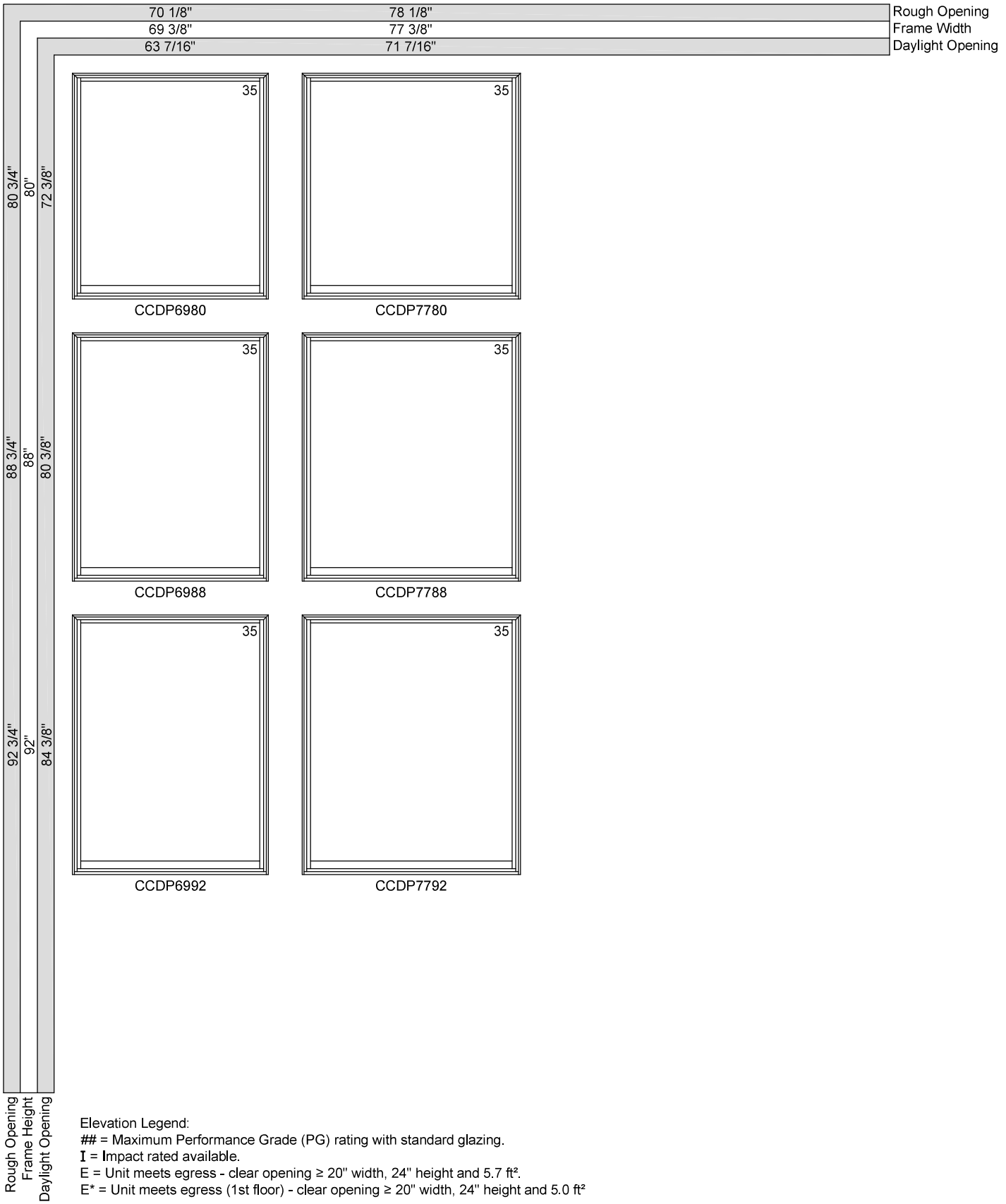
STATIONARY RECTANGLE UNITS



Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR EXTENDED CIRCLE SEGMENT UNITS

Rough Opening	22 1/8"	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"
Frame Width	21 3/8"	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"
Daylight Opening	15 7/16"	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"
Rough Opening 32 3/4" / Frame Height 32" / Daylight Opening 22 3/16"	CCDS2132	CCDS2532	CCDS2932	CCDS3132	CCDS3332	CCDS3532	CCDS3732
Rough Opening 36 3/4" / Frame Height 36" / Daylight Opening 26 3/16"	CCDS2136	CCDS2536	CCDS2936	CCDS3136	CCDS3336	CCDS3536	CCDS3736
Rough Opening 40 3/4" / Frame Height 40" / Daylight Opening 30 3/16"	CCDS2140	CCDS2540	CCDS2940	CCDS3140	CCDS3340	CCDS3540	CCDS3740
Rough Opening 44 3/4" / Frame Height 44" / Daylight Opening 34 3/16"	CCDS2144	CCDS2544	CCDS2944	CCDS3144	CCDS3344	CCDS3544	CCDS3744
Rough Opening 48 3/4" / Frame Height 48" / Daylight Opening 38 3/16"	CCDS2148	CCDS2548	CCDS2948	CCDS3148	CCDS3348	CCDS3548	CCDS3748
Rough Opening 52 3/4" / Frame Height 52" / Daylight Opening 42 3/16"	CCDS2152	CCDS2552	CCDS2952	CCDS3152	CCDS3352	CCDS3552	CCDS3752

Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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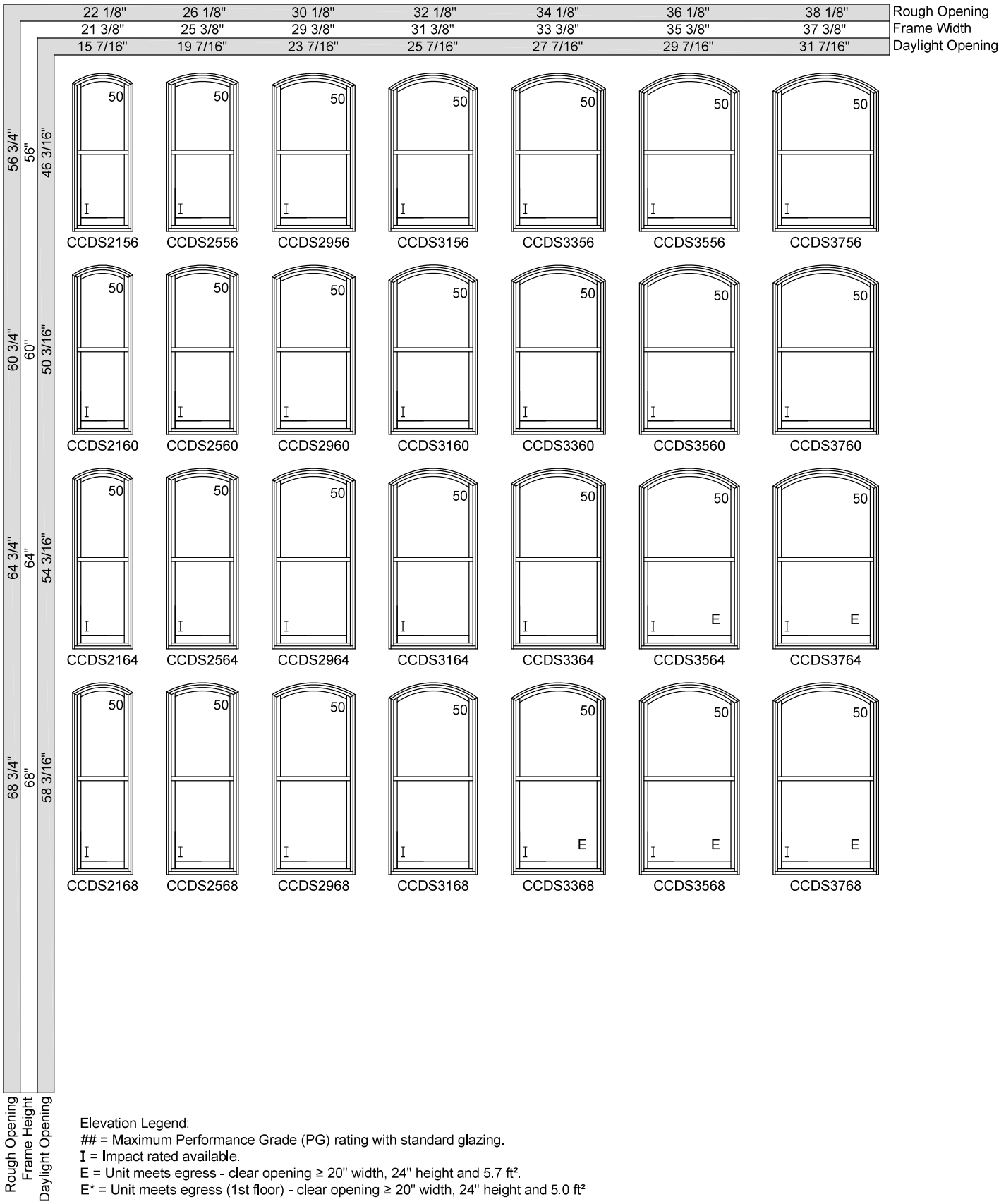
CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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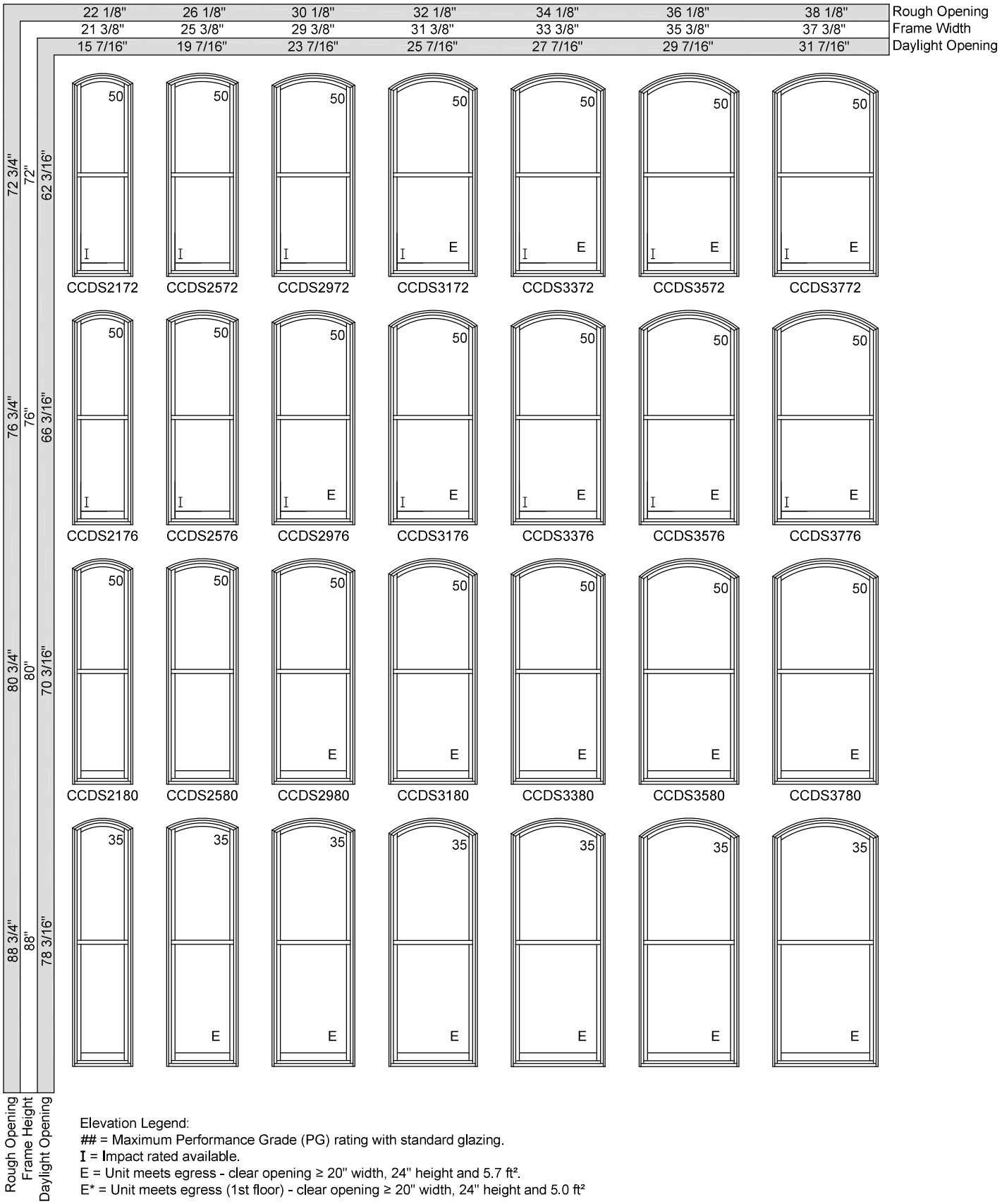
CLAD-WOOD WINDOWS

OPERATOR EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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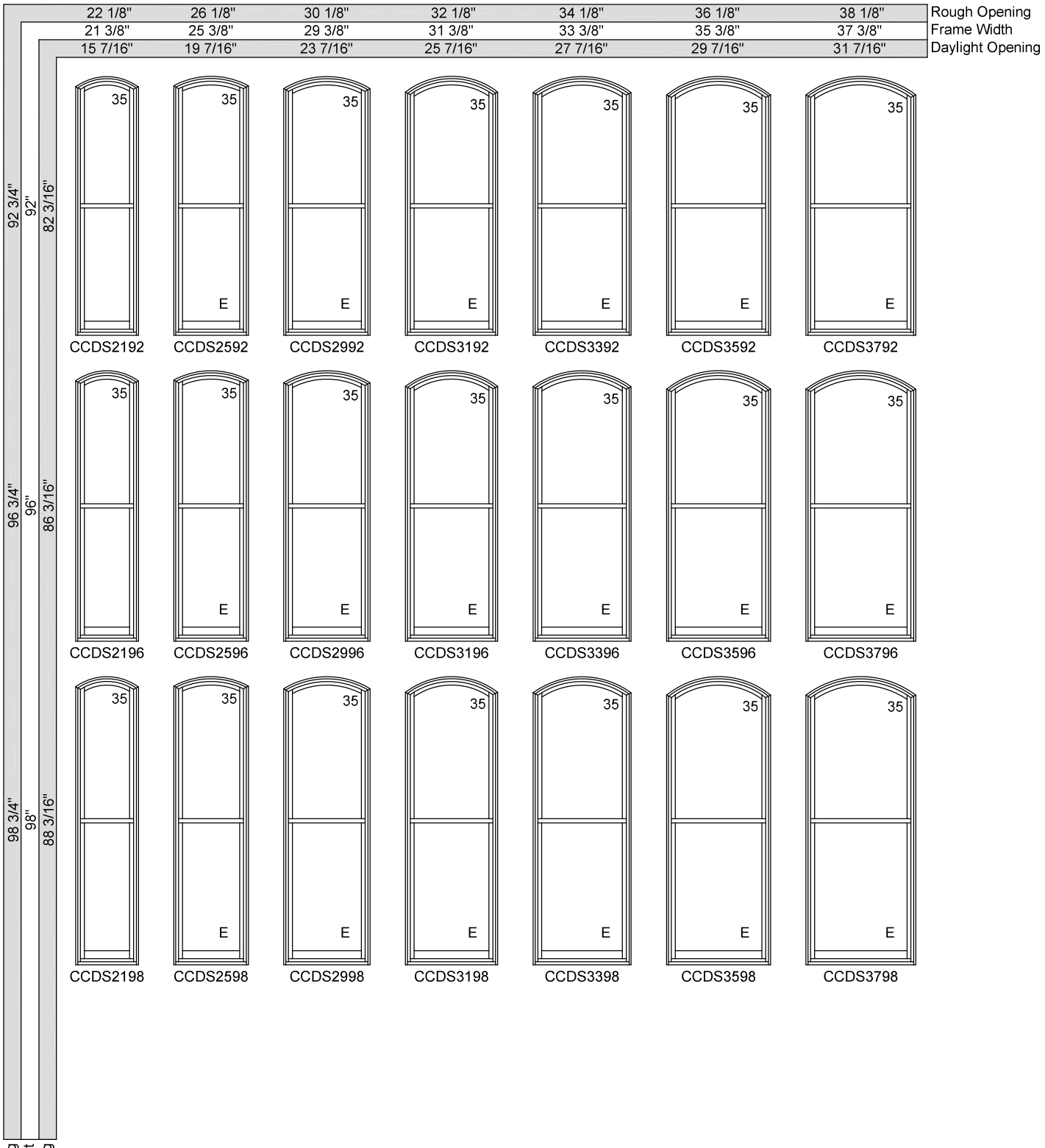
CLAD-WOOD WINDOWS

OPERATOR EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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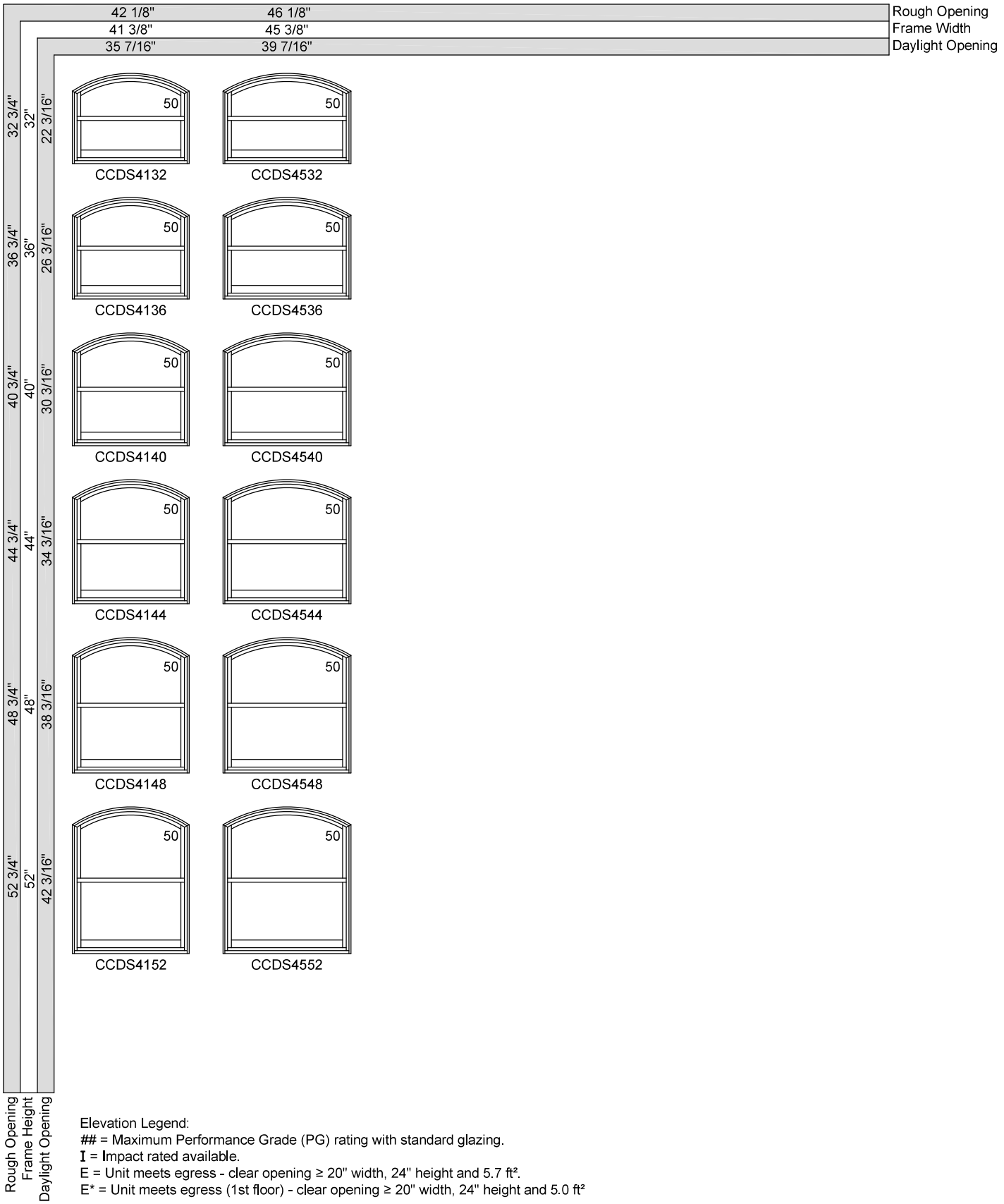
CLAD-WOOD WINDOWS

OPERATOR EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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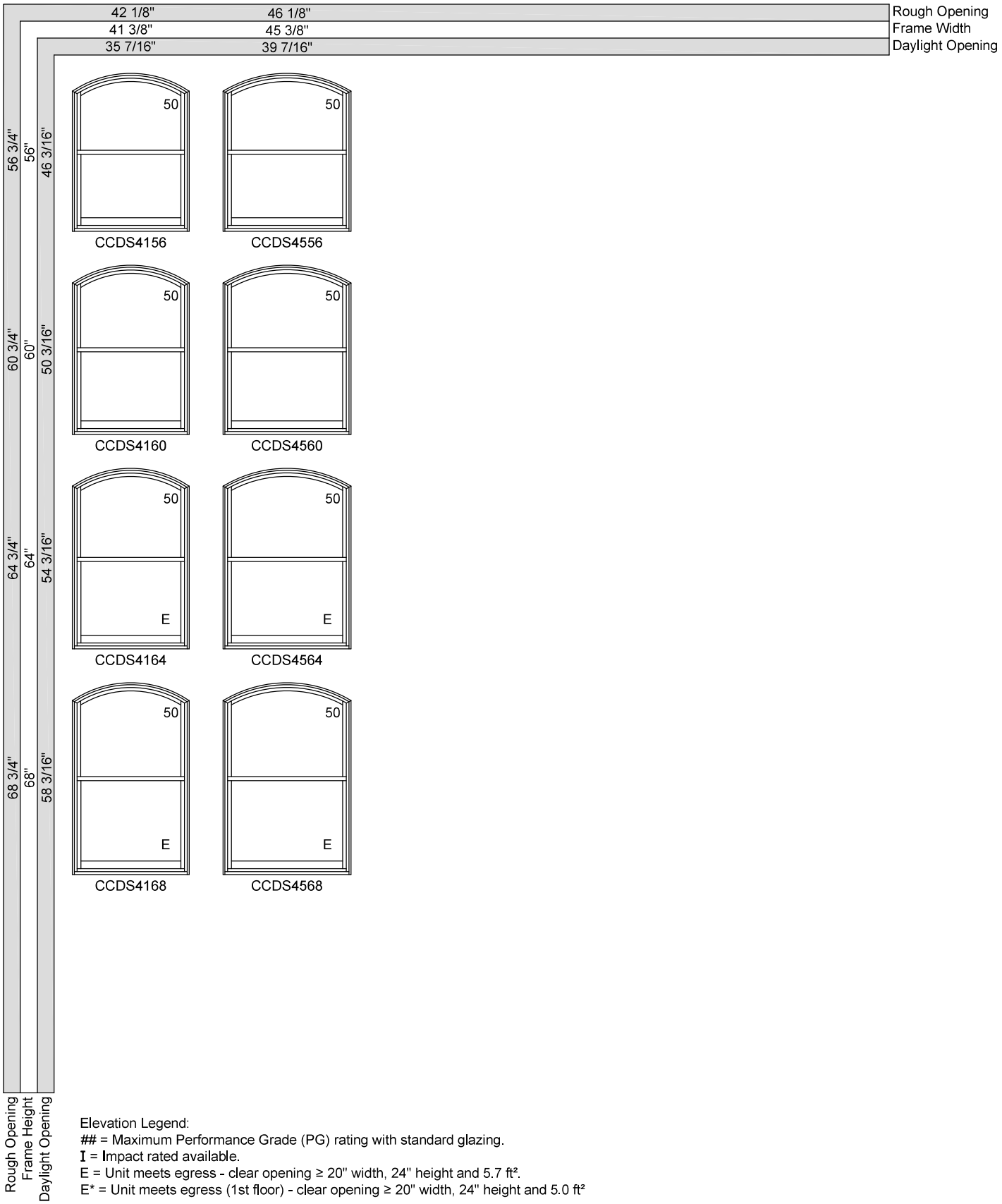
CLAD-WOOD WINDOWS

OPERATOR EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
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I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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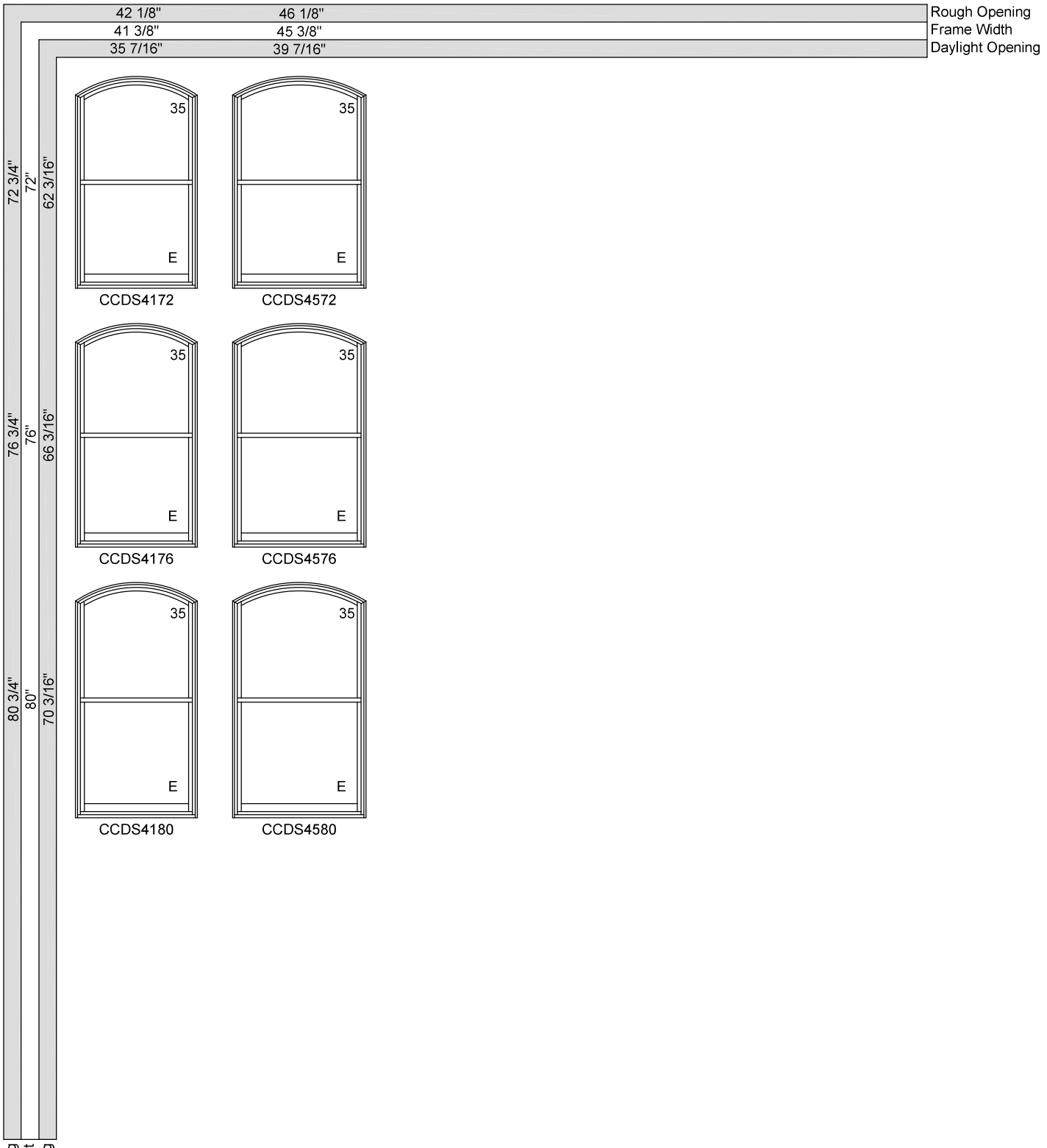
CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

OPERATOR EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS

Rough Opening	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"
Frame Width	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"
Daylight Opening	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"
Rough Opening 32 3/4" / Frame Height 32" / Daylight Opening 24 3/8"	CCDSP2532	CCDSP2932	CCDSP3132	CCDSP3332	CCDSP3532	CCDSP3732
Rough Opening 36 3/4" / Frame Height 36" / Daylight Opening 28 3/8"	CCDSP2536	CCDSP2936	CCDSP3136	CCDSP3336	CCDSP3536	CCDSP3736
Rough Opening 40 3/4" / Frame Height 40" / Daylight Opening 32 3/8"	CCDSP2540	CCDSP2940	CCDSP3140	CCDSP3340	CCDSP3540	CCDSP3740
Rough Opening 44 3/4" / Frame Height 44" / Daylight Opening 36 3/8"	CCDSP2544	CCDSP2944	CCDSP3144	CCDSP3344	CCDSP3544	CCDSP3744
Rough Opening 48 3/4" / Frame Height 48" / Daylight Opening 40 3/8"	CCDSP2548	CCDSP2948	CCDSP3148	CCDSP3348	CCDSP3548	CCDSP3748
Rough Opening 52 3/4" / Frame Height 52" / Daylight Opening 44 3/8"	CCDSP2552	CCDSP2952	CCDSP3152	CCDSP3352	CCDSP3552	CCDSP3752

Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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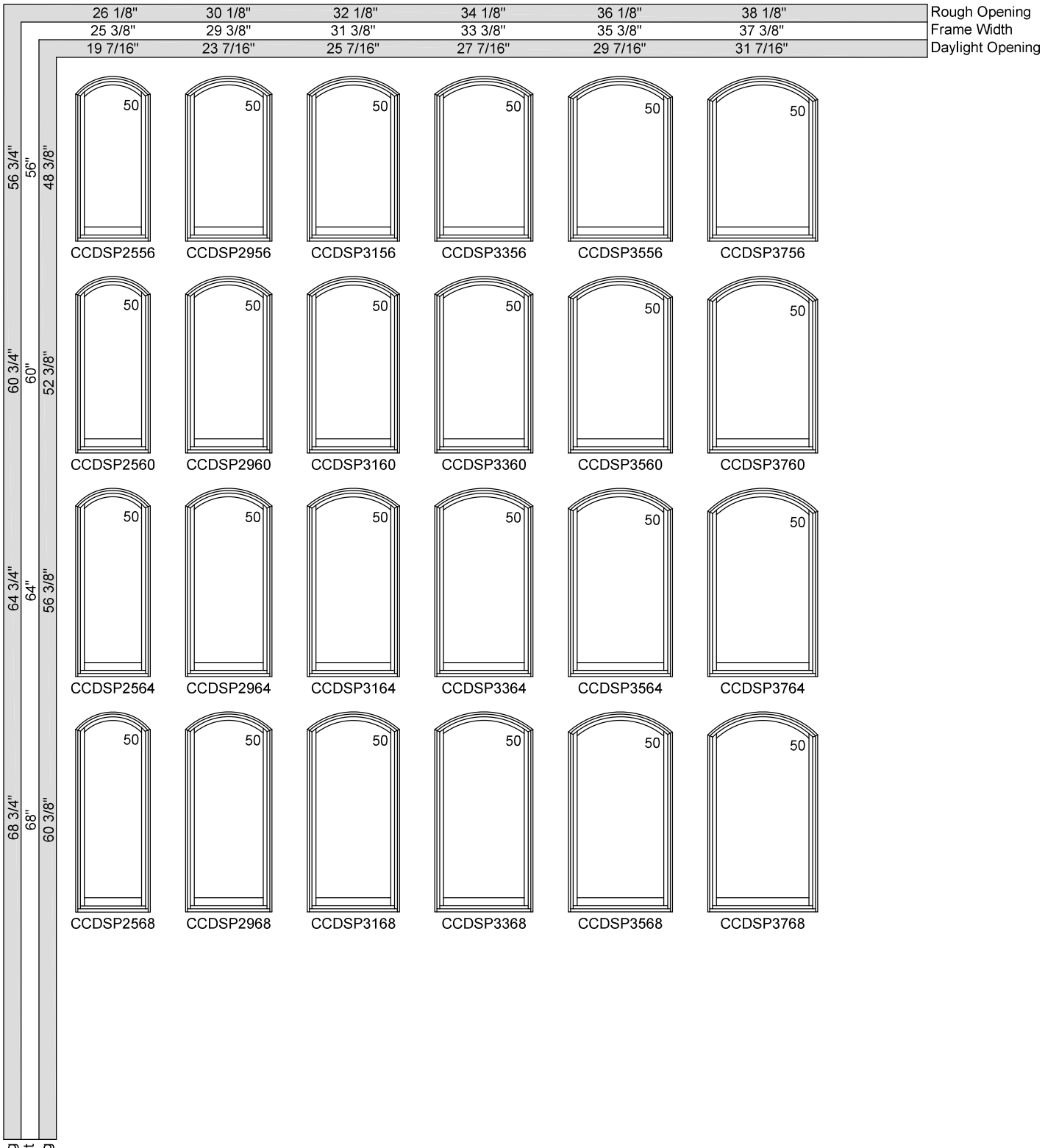
CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS

Rough Opening	26 1/8"	30 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"
Frame Width	25 3/8"	29 3/8"	31 3/8"	33 3/8"	35 3/8"	37 3/8"
Daylight Opening	19 7/16"	23 7/16"	25 7/16"	27 7/16"	29 7/16"	31 7/16"
56 3/4" / 56" / 48 3/8"	CCDSP2556	CCDSP2956	CCDSP3156	CCDSP3356	CCDSP3556	CCDSP3756
60 3/4" / 60" / 52 3/8"	CCDSP2560	CCDSP2960	CCDSP3160	CCDSP3360	CCDSP3560	CCDSP3760
64 3/4" / 64" / 56 3/8"	CCDSP2564	CCDSP2964	CCDSP3164	CCDSP3364	CCDSP3564	CCDSP3764
68 3/4" / 68" / 60 3/8"	CCDSP2568	CCDSP2968	CCDSP3168	CCDSP3368	CCDSP3568	CCDSP3768



Rough Opening
Frame Height
Daylight Opening

Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

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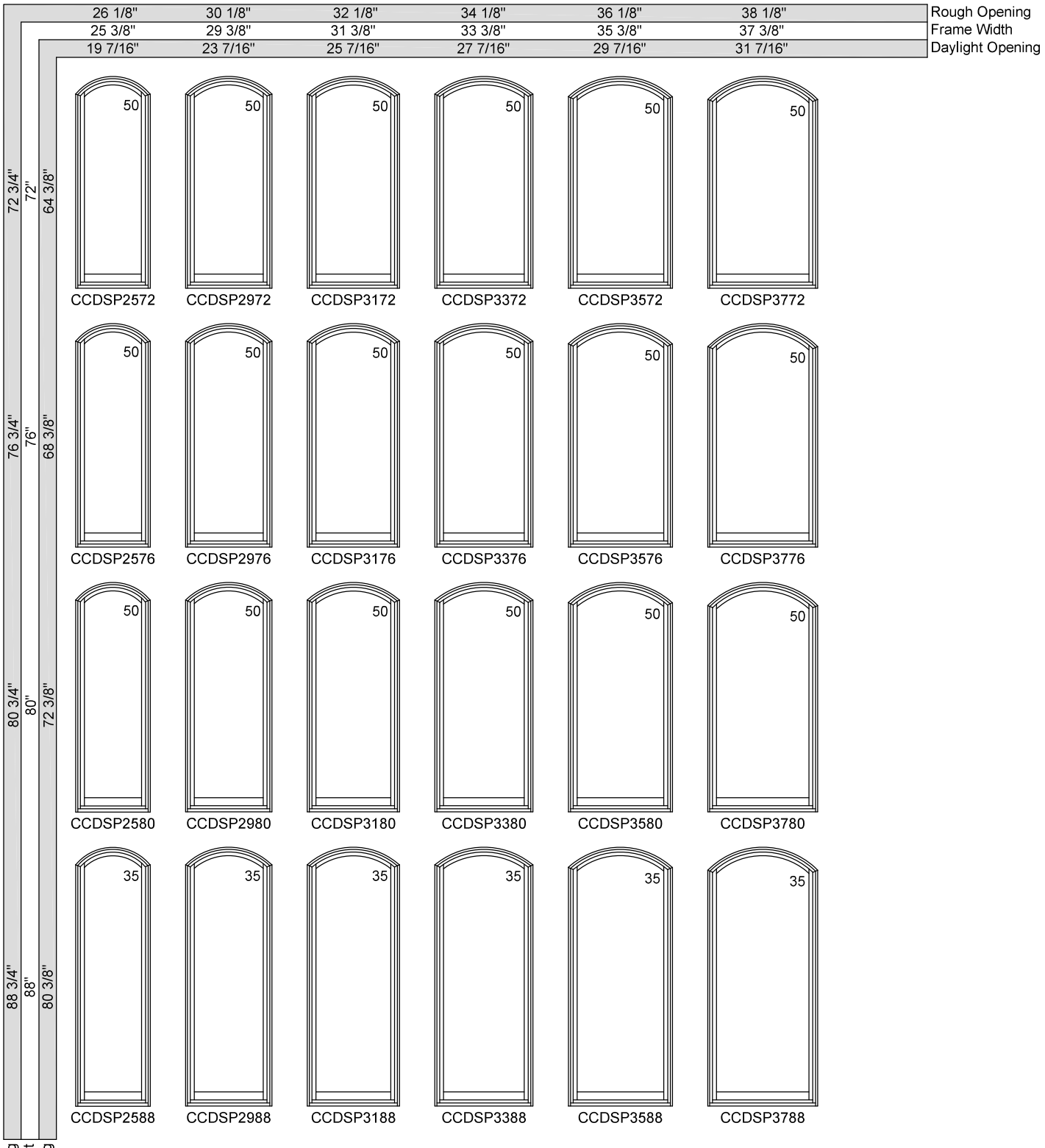
CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
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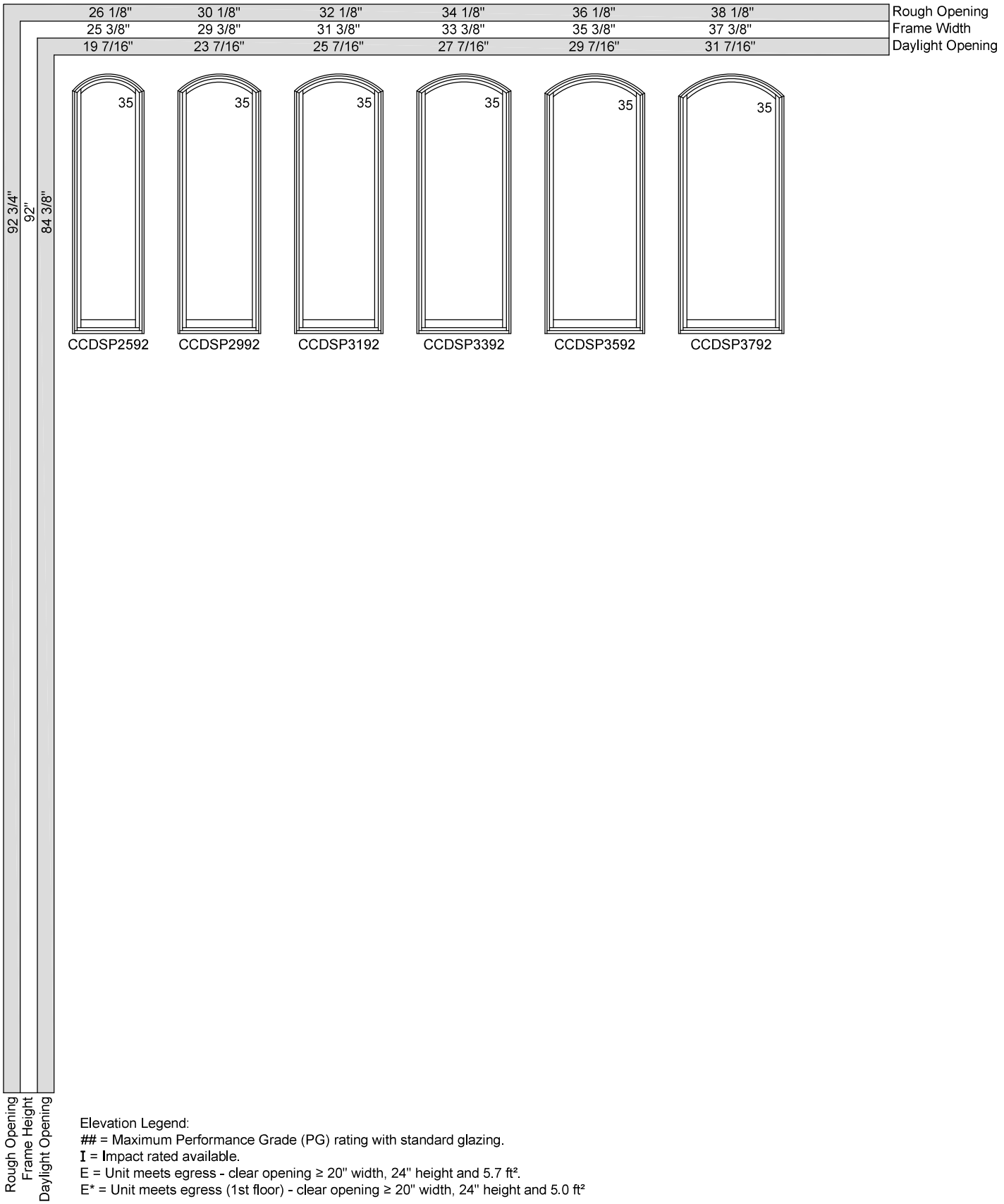
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
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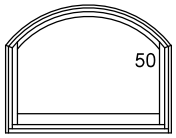
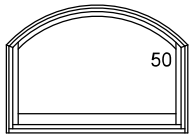
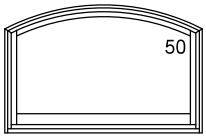
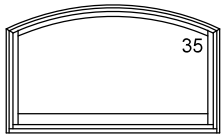
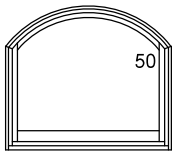
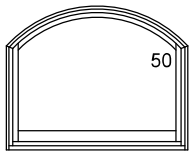
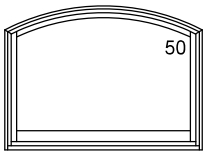
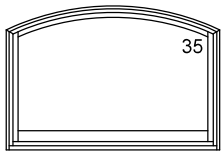
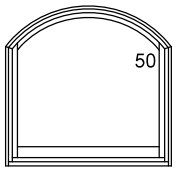
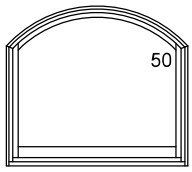
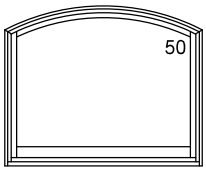
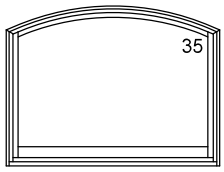
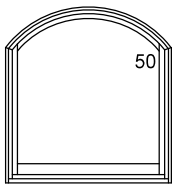
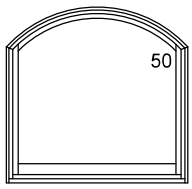
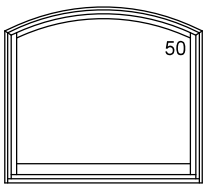
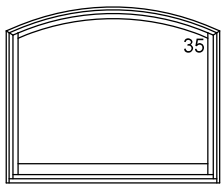
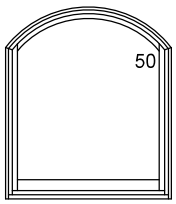
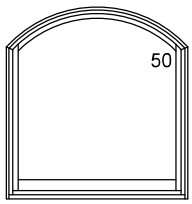
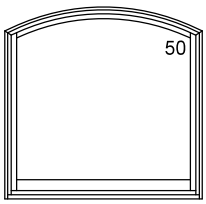
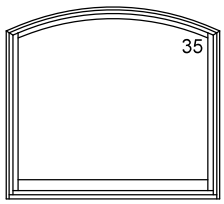
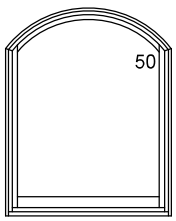
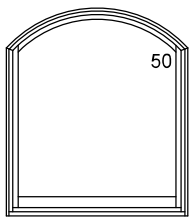
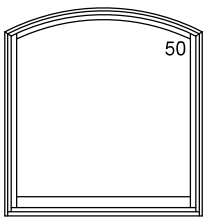
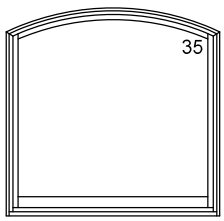
CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS

Rough Opening	Frame Width	Daylight Opening	42 1/8"	46 1/8"	50 1/8"	54 1/8"
			41 3/8"	45 3/8"	49 3/8"	53 3/8"
			35 7/16"	39 7/16"	43 7/16"	47 7/16"
32 3/4"	32"	24 3/8"	 CCDSP4132	 CCDSP4532	 CCDSP4932	 CCDSP5332
36 3/4"	36"	28 3/8"	 CCDSP4136	 CCDSP4536	 CCDSP4936	 CCDSP5336
40 3/4"	40"	32 3/8"	 CCDSP4140	 CCDSP4540	 CCDSP4940	 CCDSP5340
44 3/4"	44"	36 3/8"	 CCDSP4144	 CCDSP4544	 CCDSP4944	 CCDSP5344
48 3/4"	48"	40 3/8"	 CCDSP4148	 CCDSP4548	 CCDSP4948	 CCDSP5348
52 3/4"	52"	44 3/8"	 CCDSP4152	 CCDSP4552	 CCDSP4952	 CCDSP5352

Rough Opening
Frame Height
Daylight Opening

Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

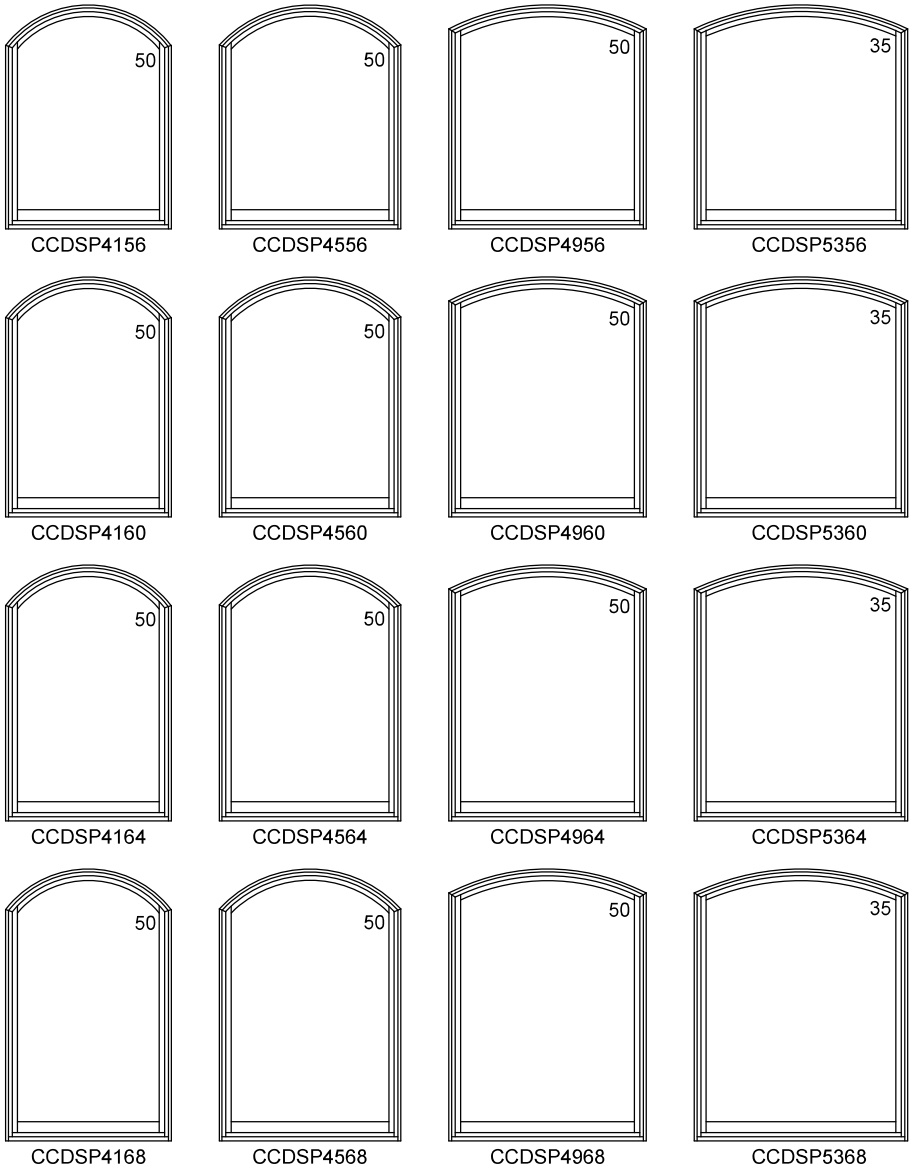
JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS

Rough Opening	Frame Width	Daylight Opening
42 1/8"	41 3/8"	35 7/16"
46 1/8"	45 3/8"	39 7/16"
50 1/8"	49 3/8"	43 7/16"
54 1/8"	53 3/8"	47 7/16"

Rough Opening	Frame Height	Daylight Opening
56 3/4"	56"	48 3/8"
60 3/4"	60"	52 3/8"
64 3/4"	64"	56 3/8"
68 3/4"	68"	60 3/8"



Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

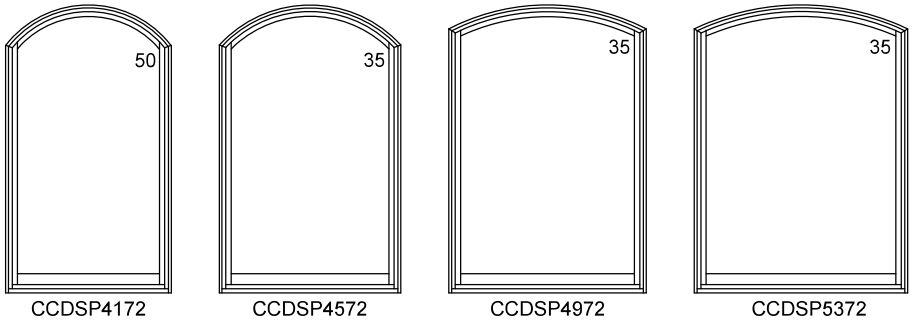
JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS

Rough Opening	Frame Width	Daylight Opening
42 1/8"	41 3/8"	35 7/16"
46 1/8"	45 3/8"	39 7/16"
50 1/8"	49 3/8"	43 7/16"
54 1/8"	53 3/8"	47 7/16"

Rough Opening	Frame Height	Daylight Opening
72 3/4"	72"	64 3/8"
76 3/4"	76"	68 3/8"
80 3/4"	80"	72 3/8"
88 3/4"	88"	80 3/8"



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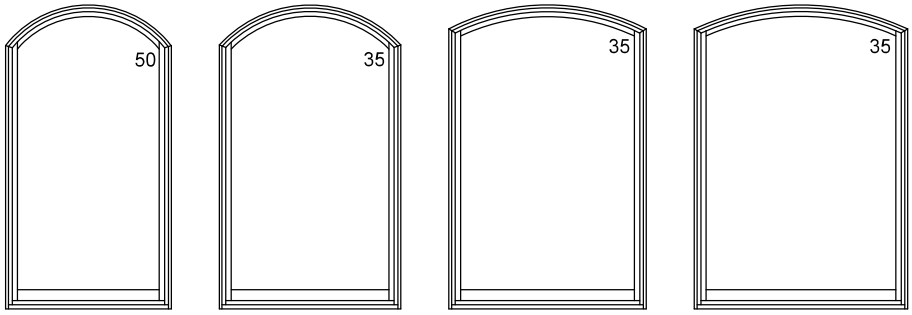

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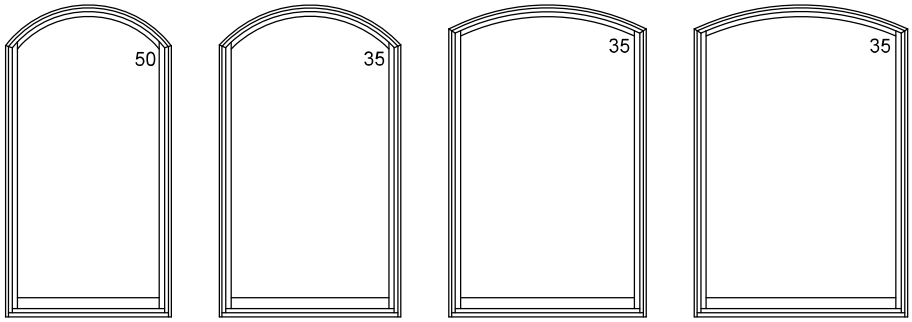

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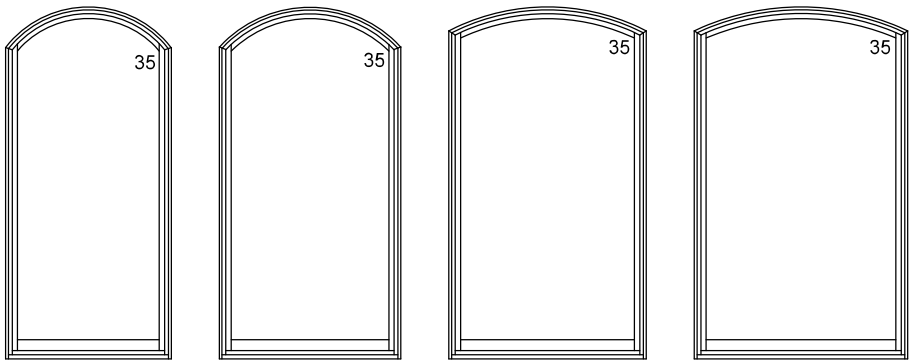


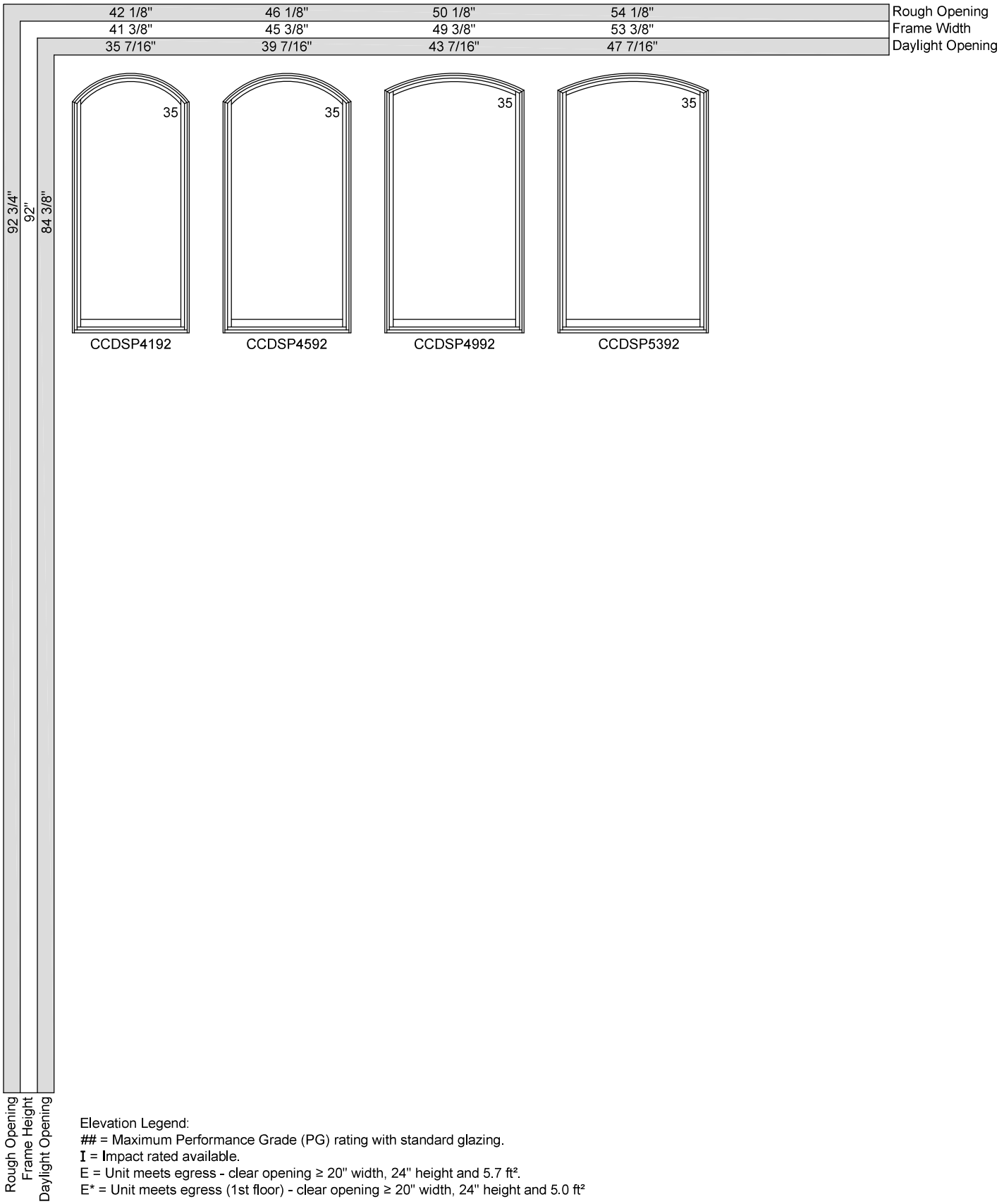
CCDSP4188 CCDSP4588 CCDSP4988 CCDSP5388

Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
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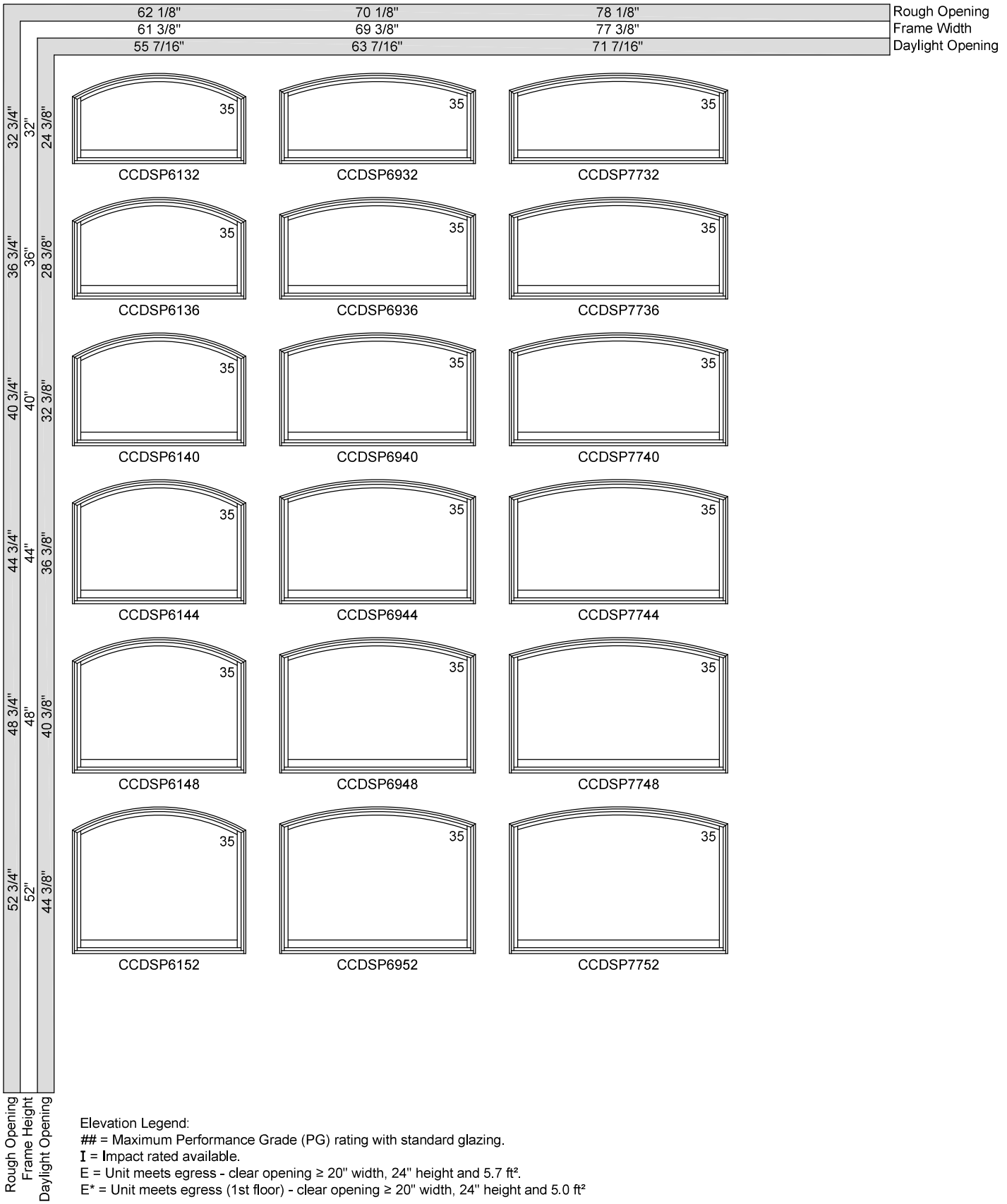
JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
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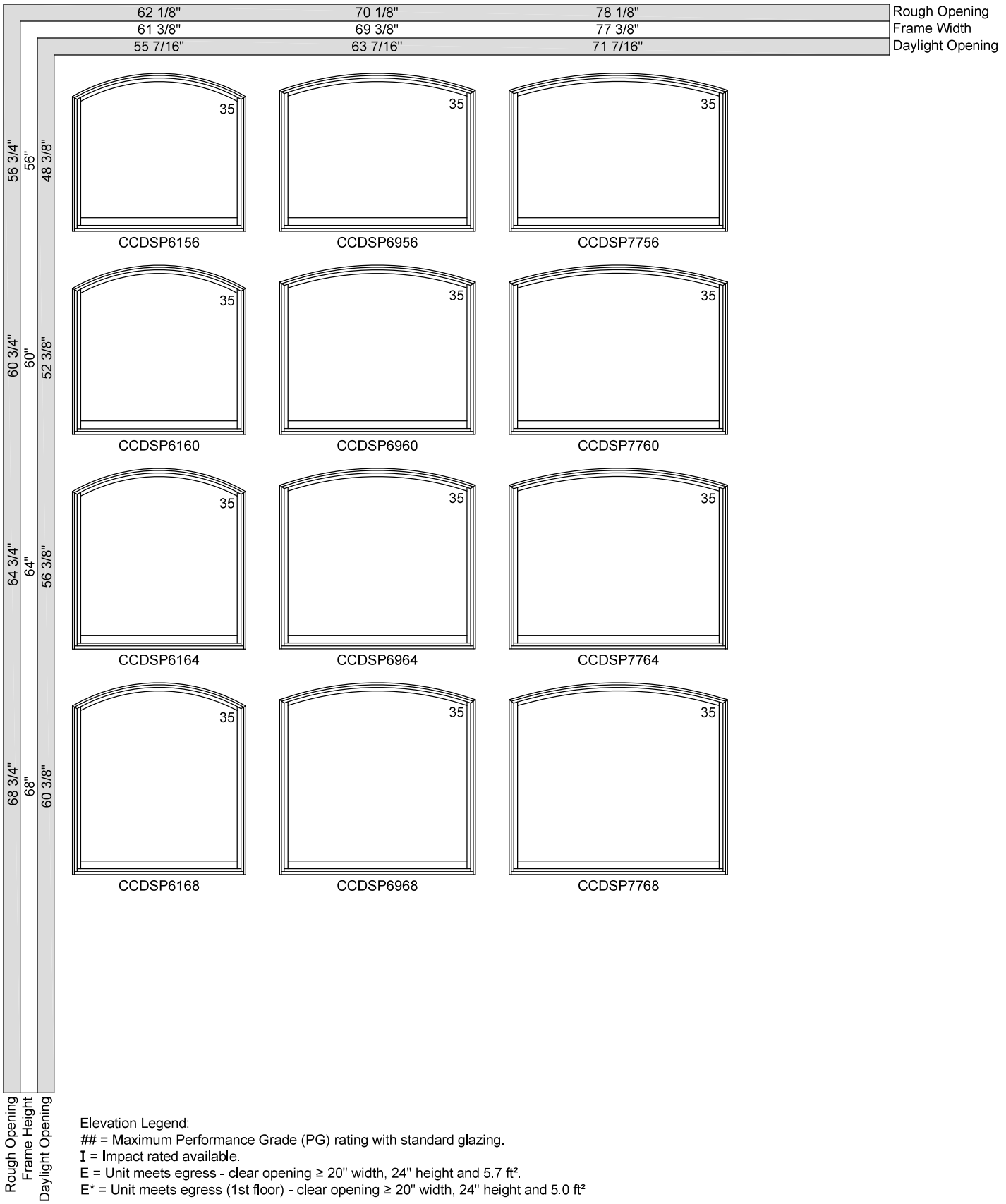
JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
= Maximum Performance Grade (PG) rating with standard glazing.
I = Impact rated available.
E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

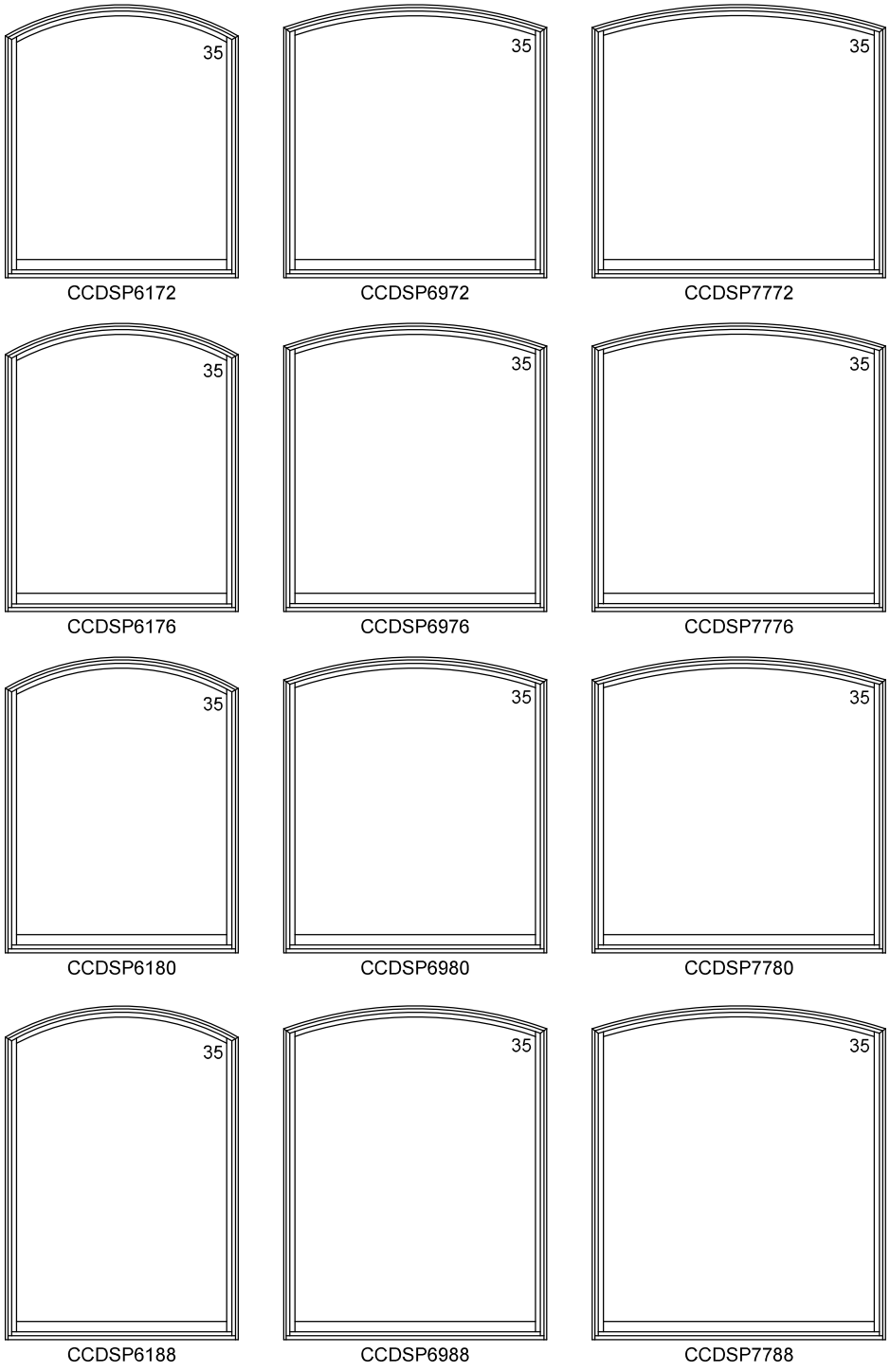
JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS

Rough Opening	62 1/8"	70 1/8"	78 1/8"
Frame Width	61 3/8"	69 3/8"	77 3/8"
Daylight Opening	55 7/16"	63 7/16"	71 7/16"

Rough Opening	Frame Height	Daylight Opening
72 3/4"	72"	64 3/8"
76 3/4"	76"	68 3/8"
80 3/4"	80"	72 3/8"
88 3/4"	88"	80 3/8"



Elevation Legend:
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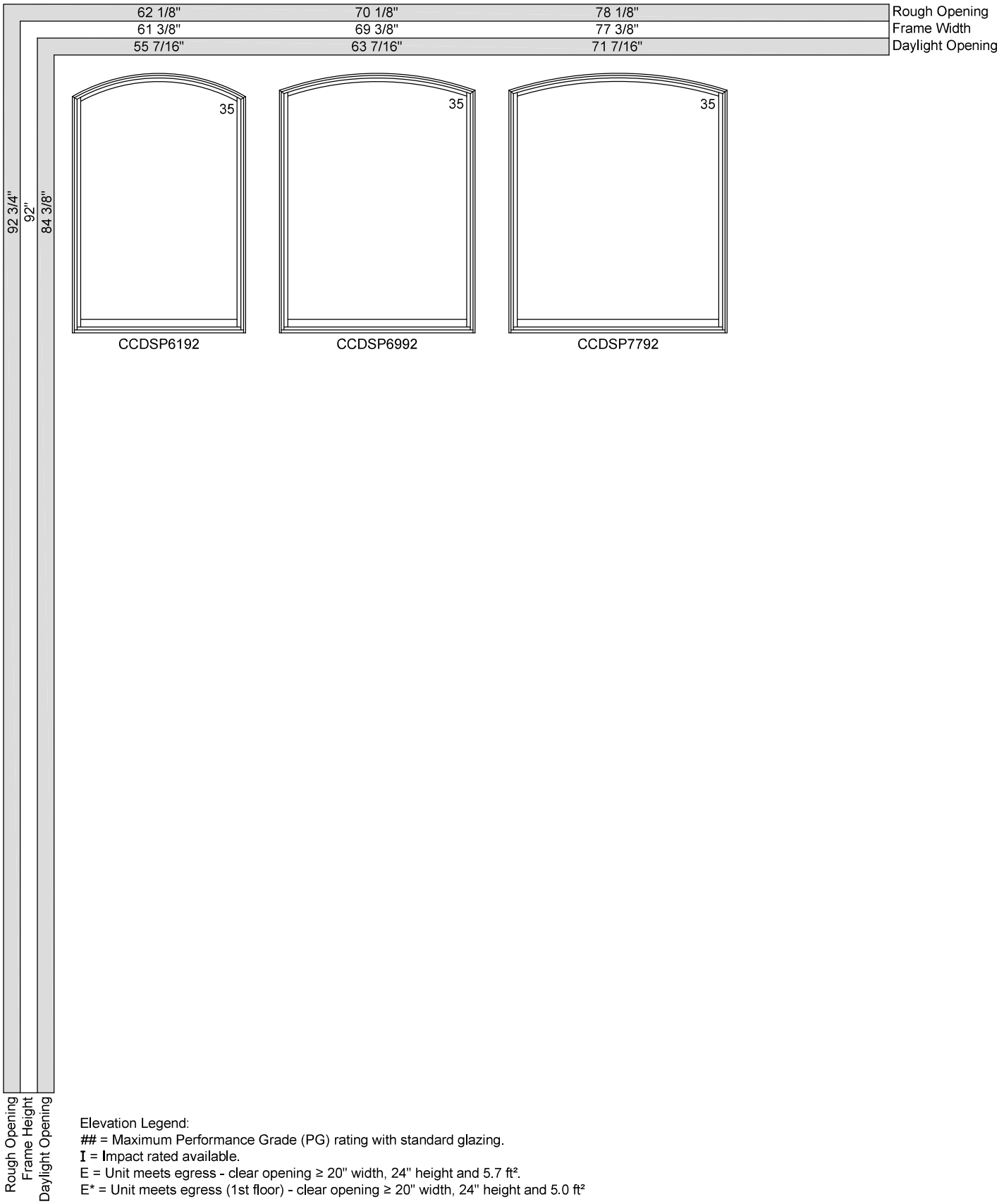
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

JELD-WEN

CUSTOM™ | DOUBLE-HUNG
CLAD-WOOD WINDOWS

STATIONARY EXTENDED CIRCLE SEGMENT UNITS



Elevation Legend:
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E = Unit meets egress - clear opening ≥ 20" width, 24" height and 5.7 ft².
E* = Unit meets egress (1st floor) - clear opening ≥ 20" width, 24" height and 5.0 ft²

36240 | DIE NUMBER | A-43731 | DRAWING NUMBER

sapa:

7933 NE 21st Ave
Portland, OR 97211-0263
(800) 547-0790

A

JELD-WEN (BEND DIVISION)

CUSTOMER NAME A

PART NAME

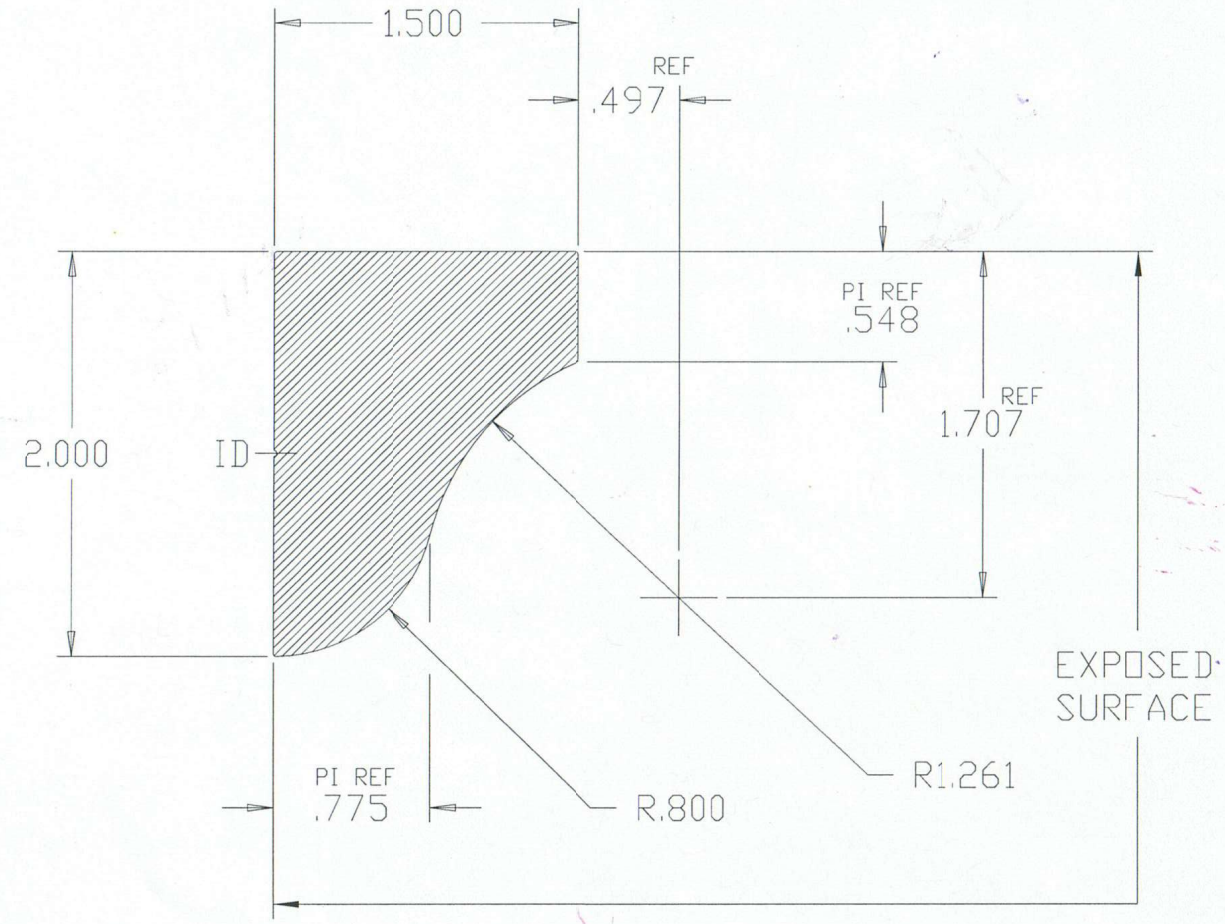
PART NO PDH-24 JCD-960 DATE 9-18-2007

✳ DENOTES CRITICAL DIMENSION OR TOLERANCE

ALUMINUM ASSOCIATION STANDARD TOLERANCES APPLY U.O.S.

36240	
DIE NUMBER	
A-43731	
DRAWING NUMBER	
LB/FT	2.442
AREA	2.035
PERI	6.256
ADJ PERI	----
CCIFAC	2.5 | 3
TYPE	SOLID
TIE.VOL	----
DRN BY	TEG
DIE SIZE	13
FD PLT	25297
BACKER	16189
BOLSTER	44
SUB BOL	13
HOLES	1
BILIR/R	10 | 42

ID = Sapa Profiles, Inc. I.D. MARK: .015 R. x .015 DEEP U.O.S. TYP WALL U.O.S.: ---- TYP RAD U.O.S.: .016



ACTUAL SIZE

REV | -

COMMUNITY DEVELOPMENT
333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Decision

Historic Review of Exterior Alterations and Use of Substitute Materials

HI-09-22 **August 9, 2022**

Application Information

Type of Application:	Historic Review of Exterior Alterations and Use of Substitute Materials for a commercial structure. The applicant proposes to remove and replace the existing membrane roof covering, complete maintenance on the roof, remove and replace portions of the façade, restore upper residential windows, reconstruct the original first floor windows, renovate existing roof well, add new ventilation penetrations, construct a penthouse addition, reinstall the St. Francis sign, and add seismic updates.
Review Body:	Landmarks Commission (Type III review)
Property Owner/Applicant:	Sable Drive LLC, Scott Lepman; 100 Ferry Street NW, Albany, OR 97321
Representative:	Laura LaRoque; Udell Engineering and Land Surveying, LLC 63 E Ash Street Lebanon, OR 97355
Address/Location:	410 First Avenue SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-06CC; Tax Lot 8100
Zoning & Historic District:	Historic Downtown (HD) Zoning District, Downtown National Historic District Overlay

Decision

On August 3, 2022, the Albany Landmarks Commission **APPROVED WITH CONDITIONS** the application described above. The Landmarks Commission based its decision upon consideration of findings within staff report, public testimony, and review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Alyssa Schrems, project planner, at Alyssa.Schrems@cityofalbany.net, 541-791-0176

This approval expires in three years, unless a valid approved building permit exists for new construction or improvements and work has commenced, or unless an extension has been granted pursuant to ADC 1.083. The issuance of this approval by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Landmarks Commission Vice-Chair

Must be Appealed by Date: **August 19, 2022**
Approval Expiration Date (if not appealed): **August 9, 2025**

Conditions of Approval

Condition 1 The penthouse addition shall be no taller than 10 feet from grade to highest point.

Condition 2 The ventilation penetrations shall be either through the alley, the roof, or west side of the building. No penetrations shall face Ferry Street SW or First Avenue SW.

Condition 3 The headers on the E.H. Rhodes building shall be redesigned without height change to more closely resemble the original headers of the building.

Appeal Procedure

Appeal procedures are found in the Albany Development Code 1.410. The City's decision may be appealed to the City Council if a person with standing files a completed notice to appeal application and the associated filing fee no later than 10 days from the date the City mails the notice of decision. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Building (Building Official Manager, Johnathan Balkema, 541-791-0199)

Permits

1. Obtain building permits prior to any construction.

Plan Review for Permits

2. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at cd.customerservice@cityofalbany.net for details and instructions prior to submittal.

Public Works – Engineering (Gordon Steffensmeier, 541-917-7647)

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

Attachments

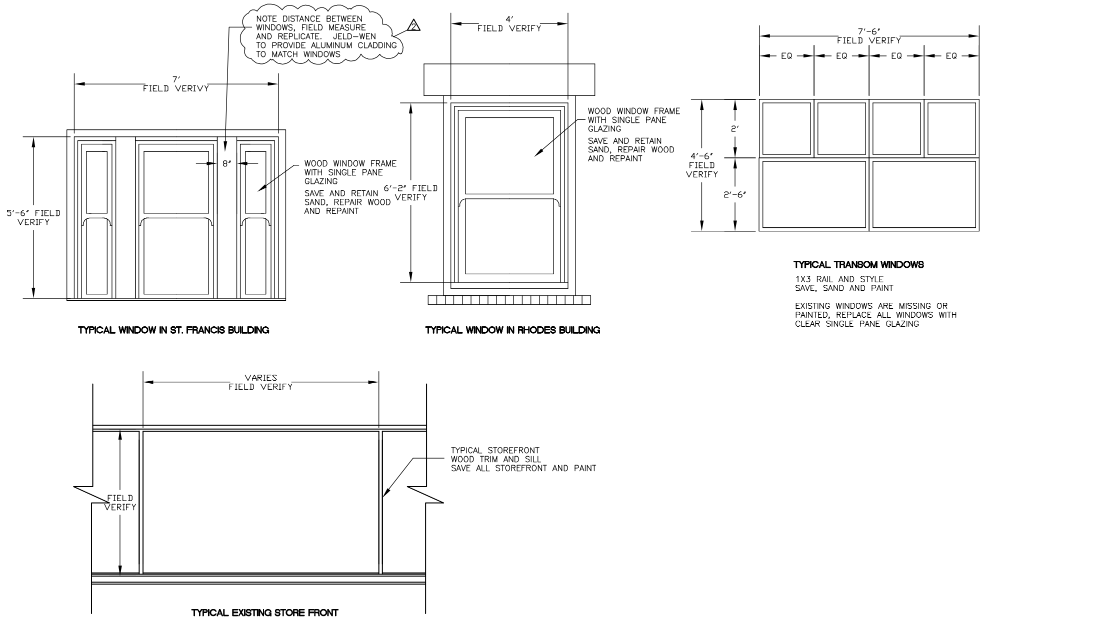
A. Location Map

G:\Community Development\Planning\Land Use Cases\2020s\2022\Historic (HI)\HI-09-22 (St. Francis - 410 1st Ave SW)\Public Notice\406 1st Ave.mxd

406 1st Ave W

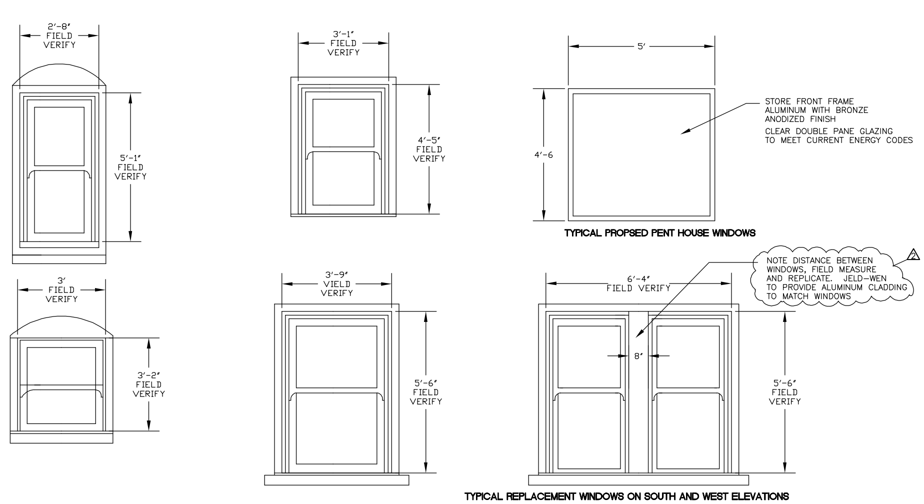
Date: 6/10/2022 Map Source: City of Albany

Location Map


NOTE DISTANCE BETWEEN WINDOWS, FIELD MEASURE AND REPLICATE. JELD-WEN TO PROVIDE ALUMINUM CLADDING TO MATCH WINDOWS
7' FIELD VERIVY
5'-6" FIELD VERIFY
8"
WOOD WINDOW FRAME WITH SINGLE PANE GLAZING
SAVE AND RETAIN SAND, REPAIR WOOD AND REPAINT
TYPICAL WINDOW IN ST. FRANCIS BUILDING
4' FIELD VERIFY
6'-2" FIELD VERIFY
WOOD WINDOW FRAME WITH SINGLE PANE GLAZING
SAVE AND RETAIN SAND, REPAIR WOOD AND REPAINT
TYPICAL WINDOW IN RHODES BUILDING
7'-6" FIELD VERIFY
EQ EQ EQ EQ
4'-6" FIELD VERIFY
2'
2'-6"
TYPICAL TRANSOM WINDOWS
1X3 RAIL AND STYLE SAVE, SAND AND PAINT
EXISTING WINDOWS ARE MISSING OR PAINTED, REPLACE ALL WINDOWS WITH CLEAR SINGLE PANE GLAZING
VARIES FIELD VERIFY
FIELD VERIFY
TYPICAL STOREFRONT WOOD TRIM AND SILL SAVE ALL STOREFRONT AND PAINT
TYPICAL EXISTING STORE FRONT

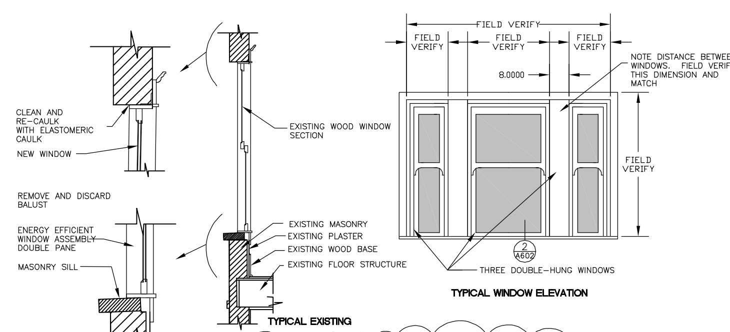
2 DETAIL OF EXISTING WINDOW — TYPICAL DOUBLE HUNG WINDOW SEE DETAIL 1/602

SCALE: 1/2" = 1' - 0" DTL045 24


2'-8" FIELD VERIFY
5'-1" FIELD VERIFY
3'-1" FIELD VERIFY
4'-5" FIELD VERIFY
5'
4'-6
STORE FRONT FRAME ALUMINUM WITH BRONZE ANODIZED FINISH
CLEAR DOUBLE PANE GLAZING TO MEET CURRENT ENERGY CODES
TYPICAL PROPSED PENT HOUSE WINDOWS
3' FIELD VERIFY
3'-2" FIELD VERIFY
3'-9" VIELD VERIFY
5'-6" FIELD VERIFY
6'-4" FIELD VERIFY
8"
5'-6" FIELD VERIFY
NOTE DISTANCE BETWEEN WINDOWS, FIELD MEASURE AND REPLICATE. JELD-WEN TO PROVIDE ALUMINUM CLADDING TO MATCH WINDOWS
TYPICAL REPLACEMENT WINDOWS ON SOUTH AND WEST ELEVATIONS

2 PROPOSED REPLACEMENT WINDOWS — 400 SERIES WOODWRIGHT DOUBLE-HUNG INSERT SEE DETAIL 2/A602

SCALE: 1/2" = 1' - 0" DTL045 24

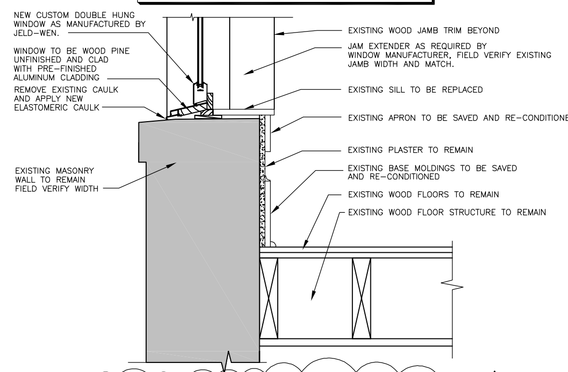

CLEAN AND RE-CAULK WITH ELASTOMERIC CAULK
NEW WINDOW
REMOVE AND DISCARD BALUST
ENERGY EFFICIENT WINDOW ASSEMBLY DOUBLE PANE
MASONRY SILL
EXISTING WOOD WINDOW SECTION
EXISTING MASONRY
EXISTING PLASTER
EXISTING WOOD BASE
EXISTING FLOOR STRUCTURE
TYPICAL EXISTING
FIELD VERIFY
FIELD VERIFY
FIELD VERIFY
FIELD VERIFY
8.0000
NOTE DISTANCE BETWEEN WINDOWS. FIELD VERIFY THIS DIMENSION AND MATCH
FIELD VERIFY
2 A602
THREE DOUBLE-HUNG WINDOWS
TYPICAL WINDOW ELEVATION

1 DETAIL OF EXISTING WINDOW

SCALE: 1/2" = 1' - 0" DTL044 24

NOTES:

1. EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH JELD-WEN CUSTOM DOUBLE-HUNG CLAD-WOOD WINDOWS.
2. REMOVE EXISTING WINDOW SILL AND JAMBS IN PREPARATION FOR NEW WINDOW.
3. EXISTING CASING TO BE RETAINED, RE-FINISH.
4. NEW JAMBS AND SILLS TO BE STAINED AND FINISHED TO BLEND WITH EXISTING JAMBS AND SILLS
5. WINDOWS TO BE INSTALLED INTO INDIVIDUAL ROUGH OPENINGS SO DISTANCE BETWEEN WINDOWS MATCHES THE EXISTING BUILDING. IF THE WINDOW MANUFACTURE CAN MULL TOGETHER WINDOWS THEN IT SHALL MATCH THE PROFILE OF THE EXISTING WINDOWS.
6. FOLLOW JELD-WEN ARCHITECTURAL DESIGN MANUAL/JUNE 2024 ADDITION.


NEW CUSTOM DOUBLE HUNG WINDOW AS MANUFACTURED BY JELD-WEN.
WINDOW TO BE WOOD PINE UNFINISHED AND CLAD WITH PRE-FINISHED ALUMINUM CLADDING
REMOVE EXISTING CAULK AND APPLY NEW ELASTOMERIC CAULK
EXISTING MASONRY WALL TO REMAIN FIELD VERIFY WIDTH
EXISTING WOOD JAMB TRIM BEYOND
JAM EXTENDER AS REQUIRED BY WINDOW MANUFACTURER, FIELD VERIFY EXISTING JAMB WIDTH AND MATCH.
EXISTING SILL TO BE REPLACED
EXISTING APRON TO BE SAVED AND RE-CONDITIONED
EXISTING PLASTER TO REMAIN
EXISTING BASE MOLDINGS TO BE SAVED AND RE-CONDITIONED
EXISTING WOOD FLOORS TO REMAIN
EXISTING WOOD FLOOR STRUCTURE TO REMAIN

2 REPLACEMENT WINDOW DETAIL

SCALE: NTS DTL114 8

REVISION		
NO.	DATE/DESCRIPTION	
1	REVISED DOOR AND WINDOW SCHEDULE	
2	REVISED WINDOW SCHEDULE 8/14/2025	

WINDOW SCHEDULE

ST FRANCIS HOTEL

REMODEL PLANS

406 W 1ST AVE. ALBANY, OR 97321

REGISTERED ARCHITECT — DON JOHNSON — ALBANY, OREGON — STATE OF OREGON — 12/31/2025

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