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(REPLACEMENT) BUILDING AT #43 HOLMES CRT., PORTSMOUTH, NH.**

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PROPOSED NEW (REPLACEMENT) BUILDING AT 43 HOLMES CRT., PORTSMOUTH, NH. 4.12.2022.

NARRATIVE

City information Tax card information suggests that this house dates to 1749. Considerable work and changes have occurred since the original build. The core gable structure is generally intact although the original roof geometry has been changed to accommodate gable dormers, probably late 1800's? Additions and enclosures have occurred.

The existing structure is quite close to the Piscataqua River (+/-30'). The new flood maps, effective 1.29.2021 have the house and property in the AE Zone with a flood elevation of 8'. Therefore the existing structure is very prone to flood damage and should have the main structure, and any materials and systems not flood resistant, elevated to above 11'. Therefore a foundation/floor raise is required along with a foundation designed for flood requirements. A complete survey has been contracted but is yet unavailable.

Full code compliance will be required for any work done on this structure that exceeds 50% of the structure's stated value (\$158,000). Therefore code compliance will be required for any proposed work that exceeds \$79,000. The cost of elevation would exceed this amount.

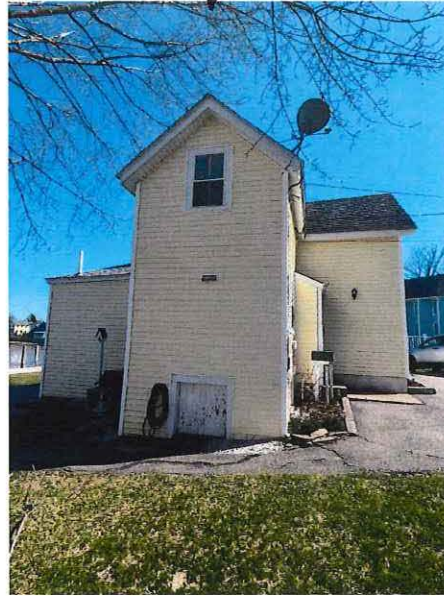
Further to this, the diminutive dimensions of the existing structure (14' wide gable) precludes the meeting of dimensional code compliance for a stair, or even appropriate 2nd Floor headroom.

What is proposed is to demolish the existing structure and re-build a slightly larger and flood protected version of this house. A house that remains quite small ((2) Bedrooms), but is fully code compliant, including meeting the requirements of FEMA and Coastal Construction practices.

WEST SIDE, VIEW FROM HOLMES CRT.
(14' WIDE GABLE END)



NORTH SIDE, VIEW
FROM GANDERS LOBSTER CO.
(10' WIDE GABLE)



SOUTH SIDE, (RIGHT
SIDE) NOTE DORMERS



SOUTH EAST VIEW,
REAR, WATER SIDE



SOUTH WEST VIEW,
REAR WATER SIDE

PROPOSED NEW STRUCTURE TITLE: PHOTOS, EXIST' CONDITIONS .

AT 43 HOLMES COURT SCALE : -

PORTSMOUTH, NH DATE : 4.12.2022

REVISIONS :



Property Information
 Property ID 0101-0014-0000
 Location 43 HOLMES CT
 Owner 43 HOLMES COURT LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
 Data updated 7/17/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

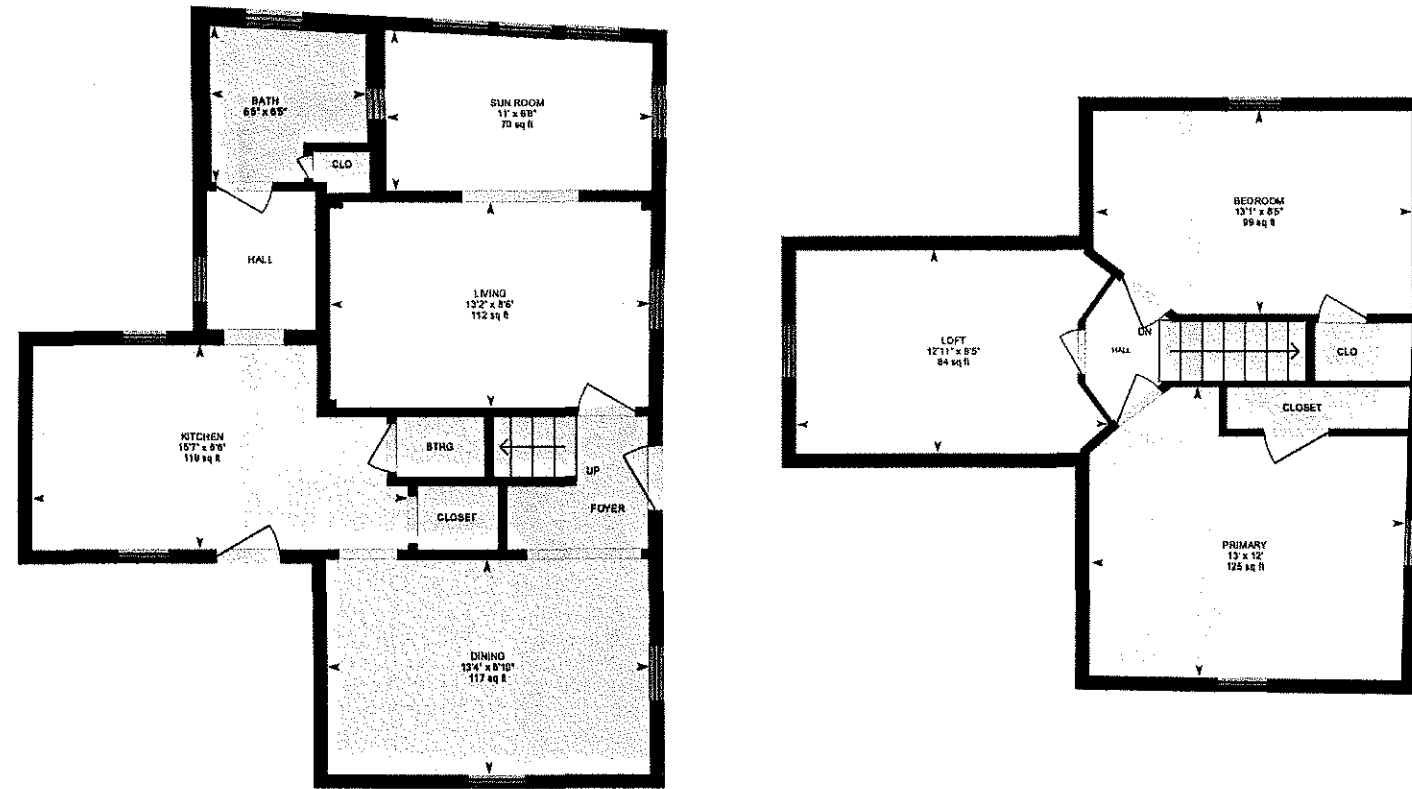
LOCATION MAP



FLOOD MAP

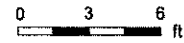
43 Holmes Ct, Portsmouth, NH

Main Building



Main Floor
Interior Area 574.78 sq ft

2nd Floor
Interior Area 369.05 sq ft



PREPARED: 2021/11/05

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

EXISTING CONDITIONS

$\pm 1/8" = 1'0"$



LOCUS
(N.T.S.)

ZONING SUMMARY

ZONE: WATERFRONT BUSINESS (WB) – SINGLE FAMILY RESIDENCE – EXISTING, TO BE REPLACED WITH SINGLE FAMILY RESIDENCE *
EXISTING LOT AREA: 5,353 S.F.± (0.12 AC.±)

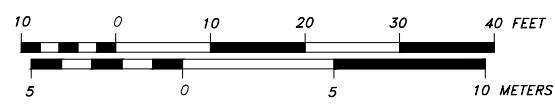
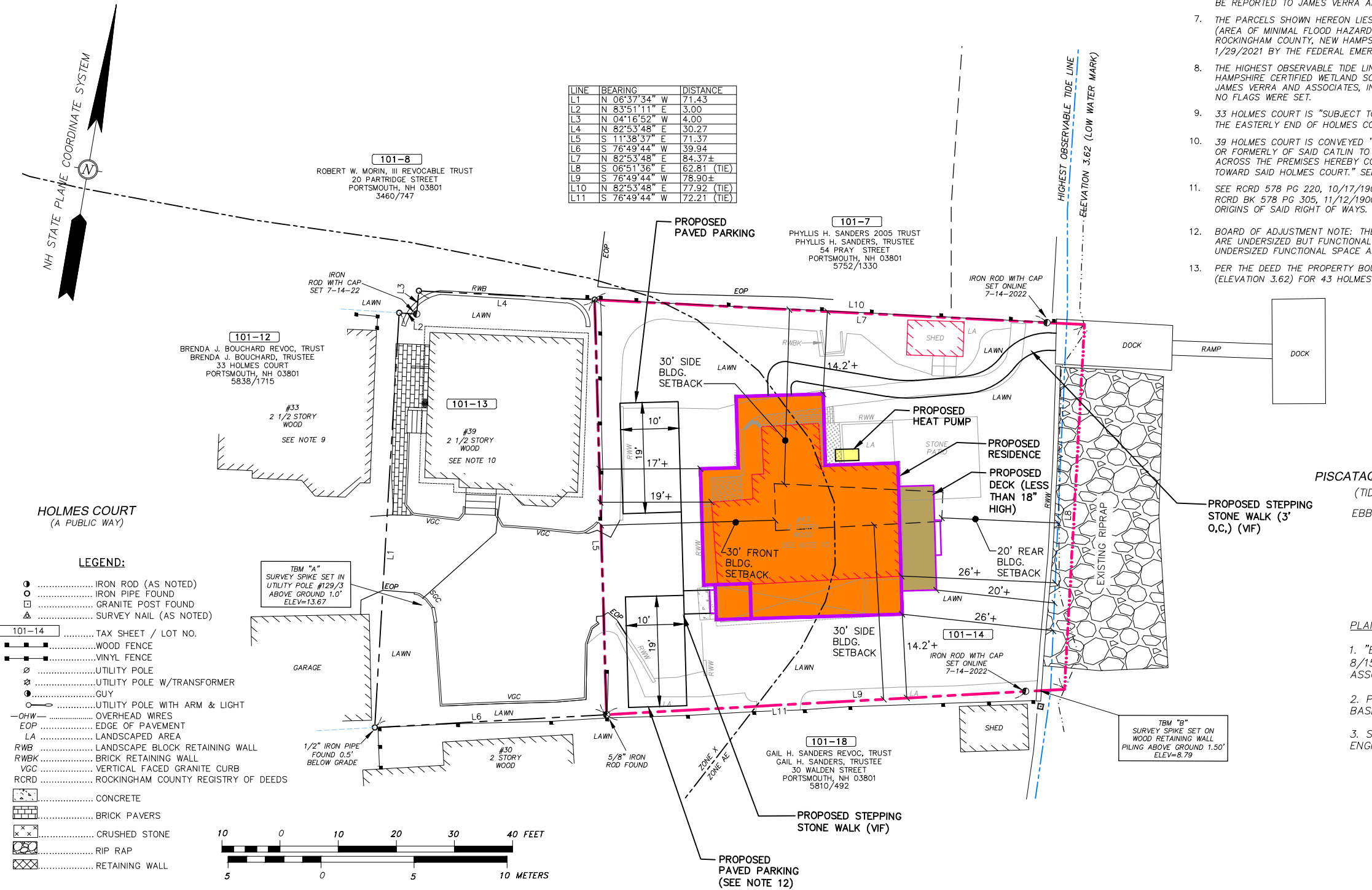
DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	20,000 S.F.	±5,353 S.F.	±5,353 S.F.
MIN. STREET FRONTAGE:	100'	0' (EX.) (HOLMES)	±0' (EXISTING) (NON-CONFORMING)
DEPTH:	100'	±75'	±75'
FRONT SETBACK:	30'	19'+ (EX.)	17'+ (PROPOSED) *
SIDE SETBACK:	30'	±14.2' (EX.)	±14.2' (PROPOSED) *
REAR SETBACK:	20'	±26'+ (EX.)	±26'+ (PROPOSED RESIDENCE)/20'+ (PR. DECK) *
MAX. HEIGHT:	35'	<25' (EX.)	<25' (PROP. RESIDENCE)
MAX. BUILDING COVERAGE:	30%	±16.7% (EX.)(±895 SF)	±21.9% (±1,172 S.F.)
MIN. OPEN SPACE:	20%	±59.1% (±3,164 SF)	±64.1% (±3,434 SF)

* ZONING RELIEF REQUIRED

NOTES:

- OWNER OF RECORD.....43 HOLMES COURT, LLC.
ADDRESS.....30 WALDEN STREET, PORTSMOUTH, NH 03801
DEED REFERENCE.....5829/1407
TAX SHEET / LOT.....101-14
PARCEL AREA.....5,353 S.F.±(TO ELEV. 3.62)
- ZONED:.....WATERFRONT BUSINESS FRONT YARD SETBACK.....30'
MINIMUM LOT AREA.....20,000 S.F. SIDE YARD SETBACK.....30'
FRONTAGE.....100' REAR YARD SETBACK.....20'
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ROBE".
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC..
- THE PARCELS SHOWN HEREON LIES WITHIN ZONE AE (ELEVATION 8) & ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0278F, EFFECTIVE DATE 1/29/2021 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE HIGHEST OBSERVABLE TIDE LINE WAS DELINEATED BY MICHAEL CUOMO, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #004 ON MAY 20, 2022 & RECORDED BY JAMES VERRA AND ASSOCIATES, INC. UNDER THE DIRECTION OF MICHAEL CUOMO. NO FLAGS WERE SET.
- 33 HOLMES COURT IS "SUBJECT TO THE RIGHT OF WAY ACROSS SAID PREMISES FROM THE EASTERLY END OF HOLMES COURT." SEE RCRD BK 5838 PG 1715.
- 39 HOLMES COURT IS CONVEYED "TOGETHER WITH A RIGHT OF WAY ACROSS LAND NOW OR FORMERLY OF SAID CATLIN TO HOLMES COURT AND SUBJECT TO THE RIGHT OF WAY ACROSS THE PREMISES HEREBY CONVEYED FROM LAND NOW OR FORMERLY OF DOWNS TOWARD SAID HOLMES COURT." SEE RCRD BK 5829 PG 1412.
- SEE RCRD 578 PG 220, 10/17/1900, J. CORNELIUS COAKLEY TO JAMES FAY AND RCRD BK 578 PG 305, 11/12/1900, J. CORNELIUS COAKLEY TO MARGARET FOX FOR THE ORIGINS OF SAID RIGHT OF WAYS.
- BOARD OF ADJUSTMENT NOTE: THE TWO EXISTING PARKING SPACES ON THE PARCEL ARE UNDERSIZED BUT FUNCTIONAL SPACES. THEY ARE BEING REPLACED WITH ONE UNDERSIZED FUNCTIONAL SPACE AND ONE STANDARD SIZE PARKING SPACE.
- PER THE DEED THE PROPERTY BOUNDARY LINE EXTENDS TO THE LOW WATER MARK (ELEVATION 3.62) FOR 43 HOLMES COURT.

LINE	BEARING	DISTANCE
L1	N 06°37'34" W	71.43
L2	N 83°51'11" E	3.00
L3	N 04°16'52" W	4.00
L4	N 82°53'48" E	30.27
L5	S 11°38'37" E	71.37
L6	S 76°49'44" W	39.94
L7	N 82°53'48" E	84.37±
L8	S 06°51'36" E	62.81 (TIE)
L9	S 76°49'44" W	78.90±
L10	N 82°53'48" E	77.92 (TIE)
L11	S 76°49'44" W	72.21 (TIE)



- LEGEND:**
- IRON ROD (AS NOTED)
 - IRON PIPE FOUND
 - GRANITE POST FOUND
 - △ SURVEY NAIL (AS NOTED)
 - 101-14 TAX SHEET / LOT NO.
 - WOOD FENCE
 - VINYL FENCE
 - UTILITY POLE
 - UTILITY POLE W/TRANSFORMER
 - GUY
 - UTILITY POLE WITH ARM & LIGHT
 - OHV— OVERHEAD WIRES
 - EOP EDGE OF PAVEMENT
 - LA LANDSCAPED AREA
 - RWB LANDSCAPE BLOCK RETAINING WALL
 - RWBK BRICK RETAINING WALL
 - VGC VERTICAL FACED GRANITE CURB
 - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
 - CONCRETE
 - BRICK PAVERS
 - CRUSHED STONE
 - RIP RAP
 - RETAINING WALL

- PLAN REFERENCES:**
- "EXISTING CONDITIONS PLAN" DATED 8/15/22, BY JAMES VERRA AND ASSOCIATES, INC.
 - PORTSMOUTH G.I.S. (MAPGEO) DATA BASE.
 - SITE OBSERVATIONS BY ALTUS ENGINEERING, INC. OCTOBER 2022.

ENGINEER:

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

ISSUED FOR:
BOARD OF ADJUSTMENT

ISSUE DATE:
OCTOBER 25, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EBS	10/25/22

DRAWN BY: _____ RLH

APPROVED BY: _____ EBS

DRAWING FILE: _____ 5328-BOADWG

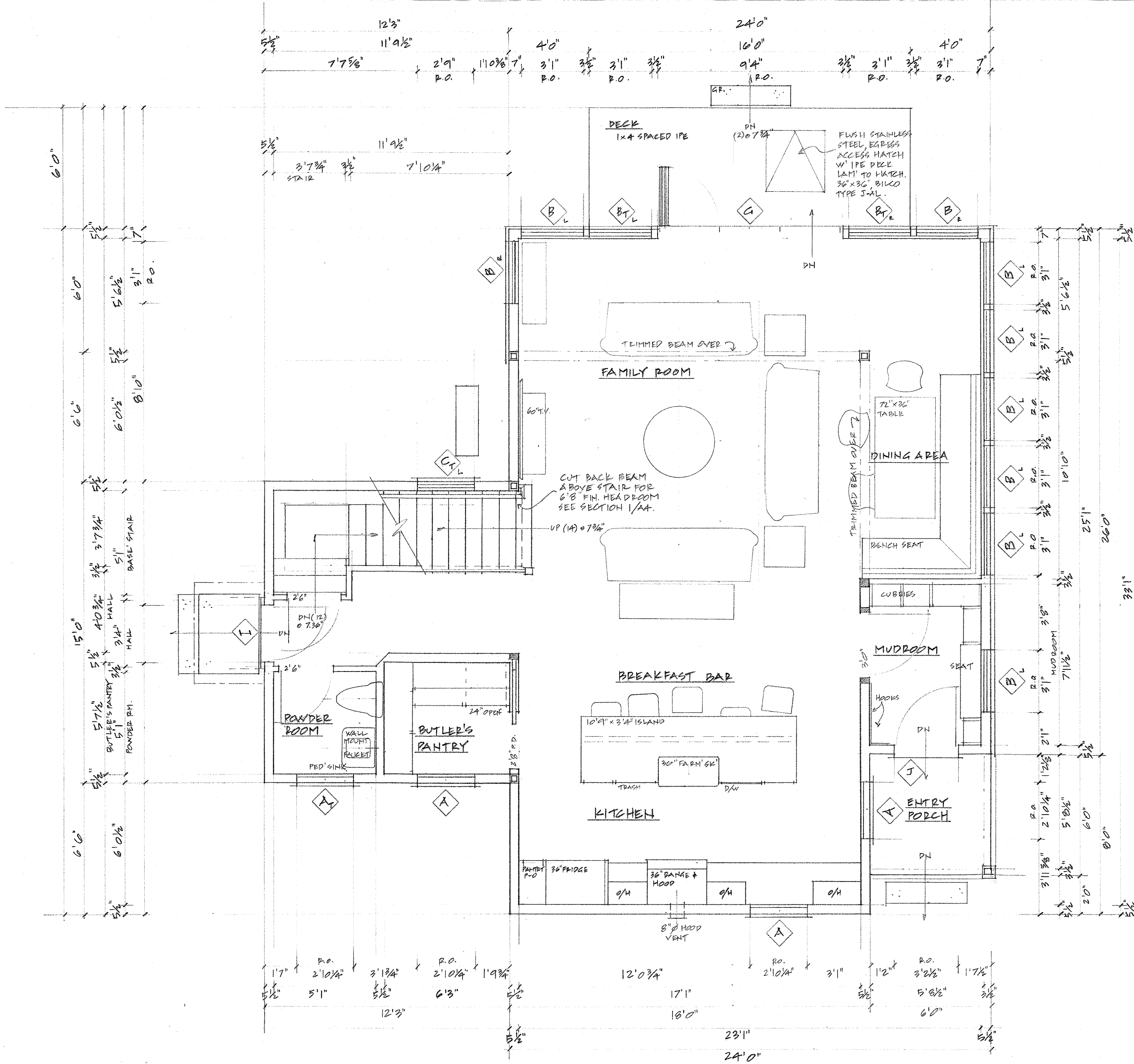
SCALE:
11" x 17" - 1" = 20'

OWNER/APPLICANT:
**43 HOLMES COURT, LLC
30 WALDREN STREET
PORTSMOUTH, NH 03801**

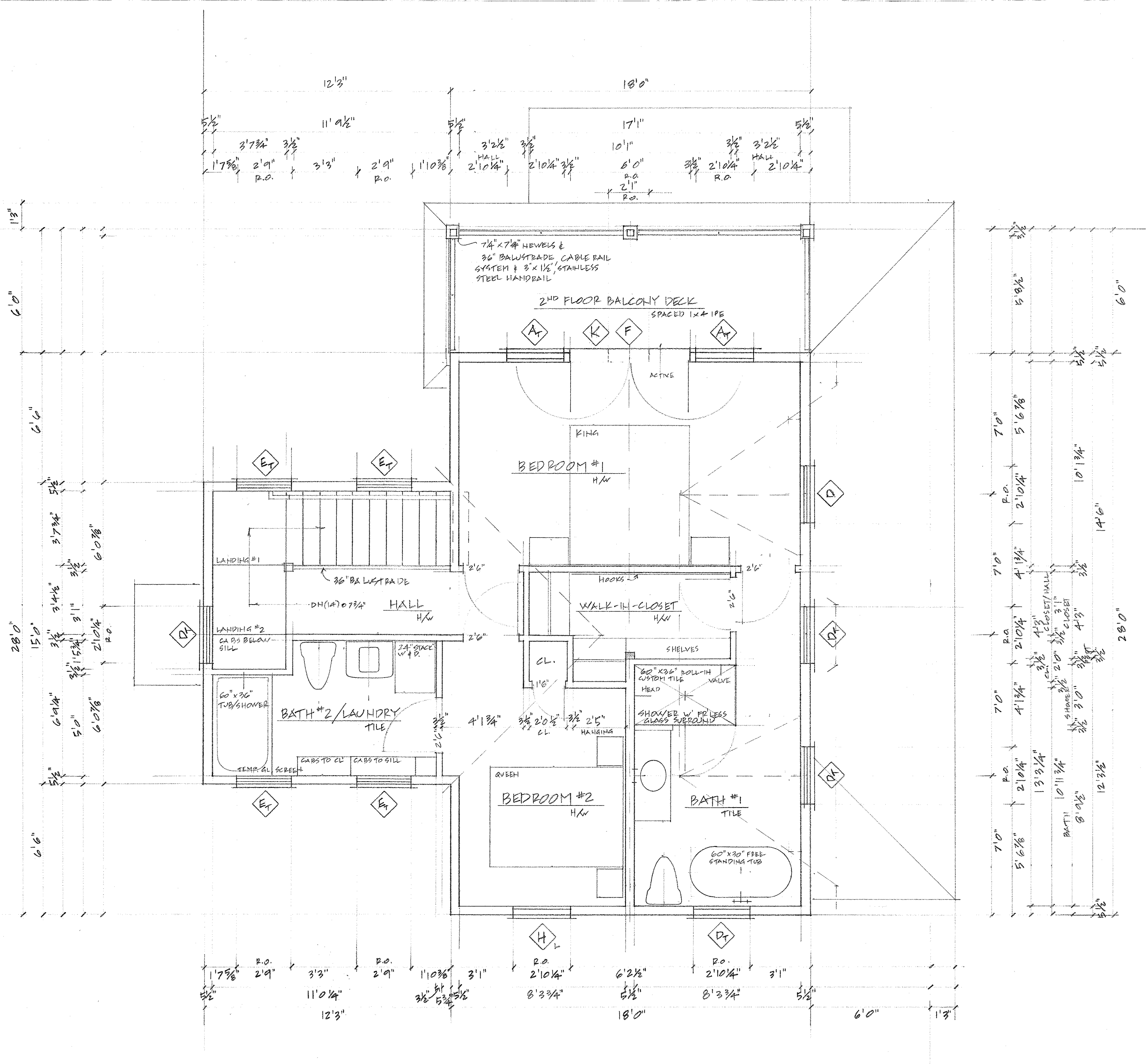
PROJECT:
**PROPOSED SITE DEVELOPMENT PLANS
#43 HOLMES COURT
PORTSMOUTH, NH
ASSESSOR'S PARCEL MAP 101-L0T 14**

TITLE:
BOARD OF ADJUSTMENT SITE PLAN

SHEET NUMBER:
1 OF 1



PROPOSED FIRST FLOOR PLAN AREA = 952 sq



PROPOSED SECOND FLOOR PLAN AREA = 688 sq

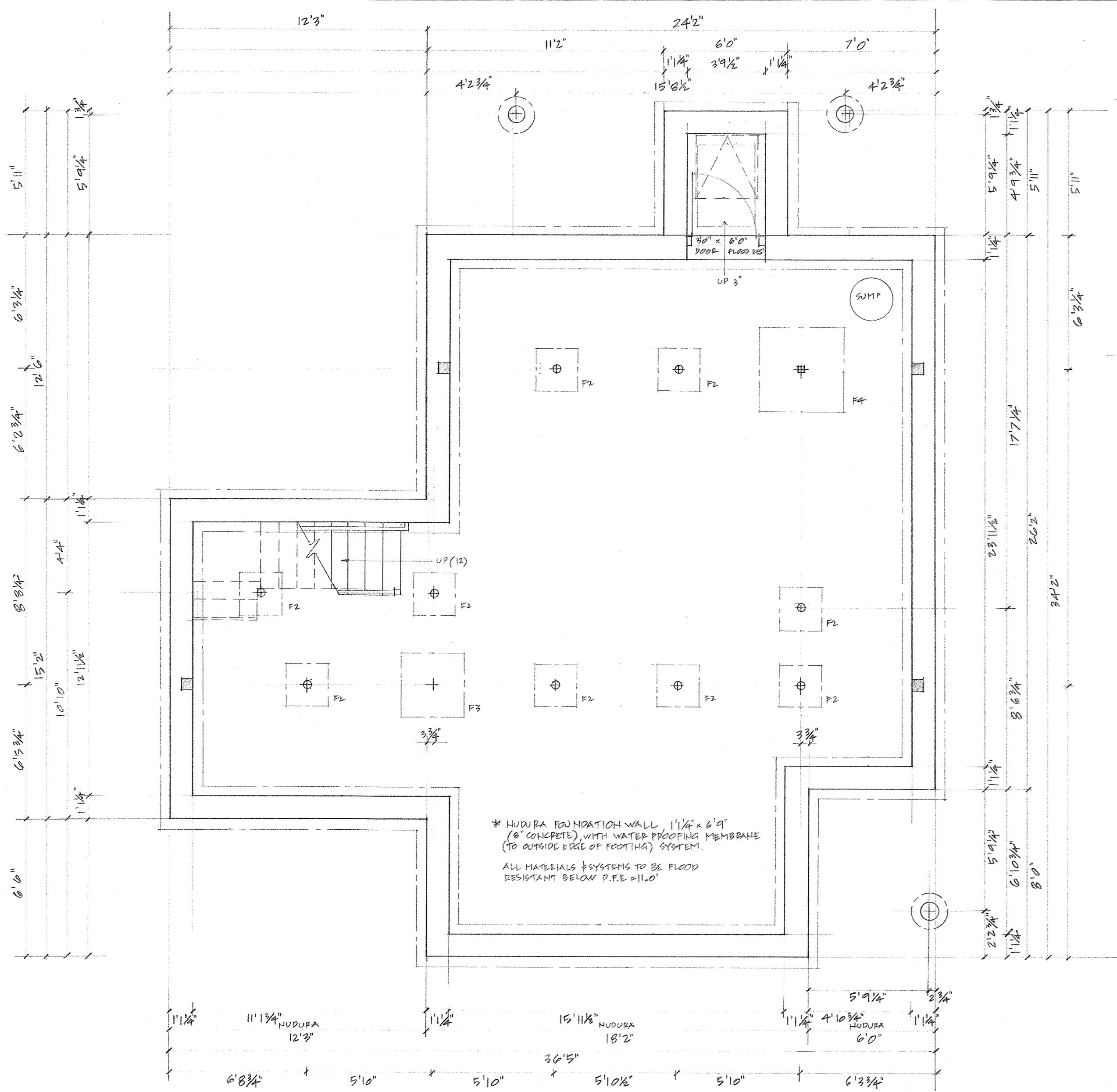
No.	R.O. (W x H)	HEADER HT	LITE PATTERN	GREEN MT MILESTONE OPS	NOTES (HINGE SIDE FROM EXTERIOR)	JAMB SIZE	QTY.
A	2'10 1/4" x 4'5 3/8"	7'5 3/8"	6/6	MDH 2822	DOUBLE HUNG WITH 1/2 SCREENS	4 1/2"	3
A _T	"	7'5 3/8"	6/6	"	" " TEMPERED GLASS	"	3
B	3'1" x 5'1 1/4"	7'6 3/8"	3/1	MCM 3660	CASEMENTS, SHORT FRACTIONAL, W' SCREENS (1)L, (2)R	"	9
B _T	"	"	3/1	"	" " (TEMP. GLASS) (1)L, (1)R	"	2
C	2'9" x 2'9 1/4"	"	3x2	MCM 3232	CASEMENT, W' SCREEN, TEMP. GLASS. (1)L	"	1
D	2'10 1/4" x 4'1 3/8"	6'11"	6/6	MDH 2820	DOUBLE HUNG, WITH 1/2 SCREENS.	"	1
D _T	"	"	6/6	"	" " TEMPERED GLASS	"	4
E _T	2'9" x 2'9 1/4"	5'4"	3x2	MANV 3232	AWNINGS, WITH SCREENS, TEMPERED GLASS	"	4
F	2'1" x 2'1 1/4"	10'8"	2x2	MANV 2424	FIXED AWNING	"	1
G	9'4" x (FRAME 7'4 3/8")	7'4 3/8"	3/1	ANDERSEN 'X' SERIES	FOLDING OUTSWING, (3) PANEL DOOR, TRAP W' SH. FRACT #179 SEE ELEVATIONS. SEPARATE INTERNAL SCREENS	6 9/16"	1
H	2'10 1/4" x 4'1 3/8"	6'11"	6/6	MILESTONE BARBERS	CASEMENT EXPRESS TO MATCH 'D' WINDOW (LEFT HINGE)	4 9/16"	1
I	2'10 1/2" x 7'2 1/2"	7'2 1/2"	PANELS	ANDERSEN ENTRANCE	AEHD 2870 INSWING, LEFT HINGE #180	6 9/16"	1
J	3'2 1/2" x (FRAME 7'4 3/8")	7'4 3/8"	1/4x1/4x1/4	"	AEHD 3076 INSWING, RIGHT HINGE #179	6 9/16"	1
K	6'0" x 6'11"	6'11"	1/1	ANDERSEN INSWING FD.	AEHD 8088 INSWING, LEFT ACTIVE, SHORT FRACTIONAL W' 6/2"	6 9/16"	1

NOTE DIMENSIONAL ODDITY TO ALIGN DOOR TRIM TO GREEN MOUNTAIN WINDOW HEAD CASING.

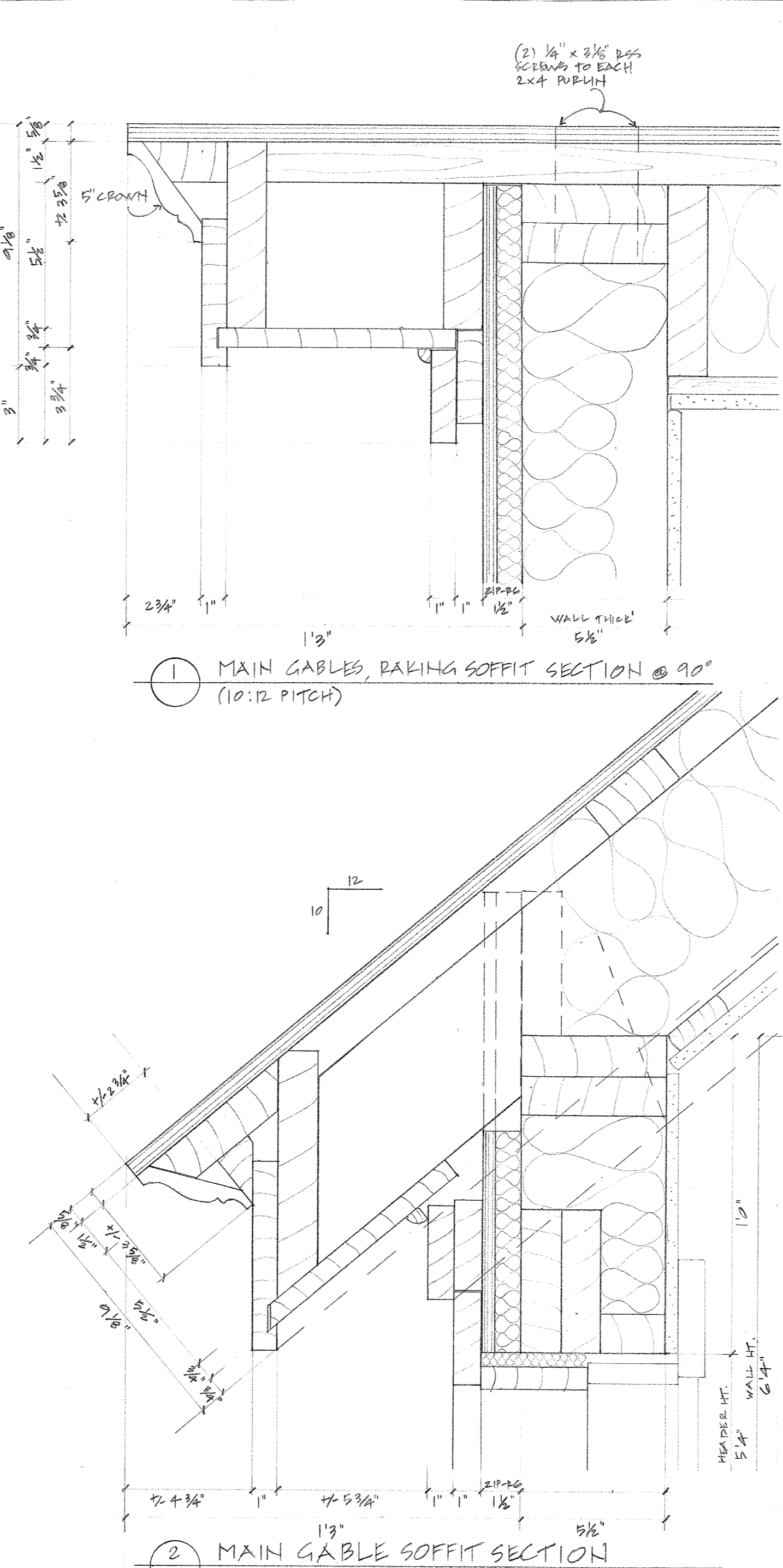
SAME ISSUE AS PER 'G'

EXTERIOR: WHITE. INTERIOR: WHITE. GRILLS: SGL W' SPACED BAR, 3/4" CHAMFER
 HARDWARE: OIL RUBBED BRONZE. SCREENS: HIGH TRANS PARENCEY, TO ALL AS INDICATED.
 STAINLESS STEEL OPERATING HARDWARE, COASTAL. SILLS: TYPE 'E', 3/4" HISTORIC

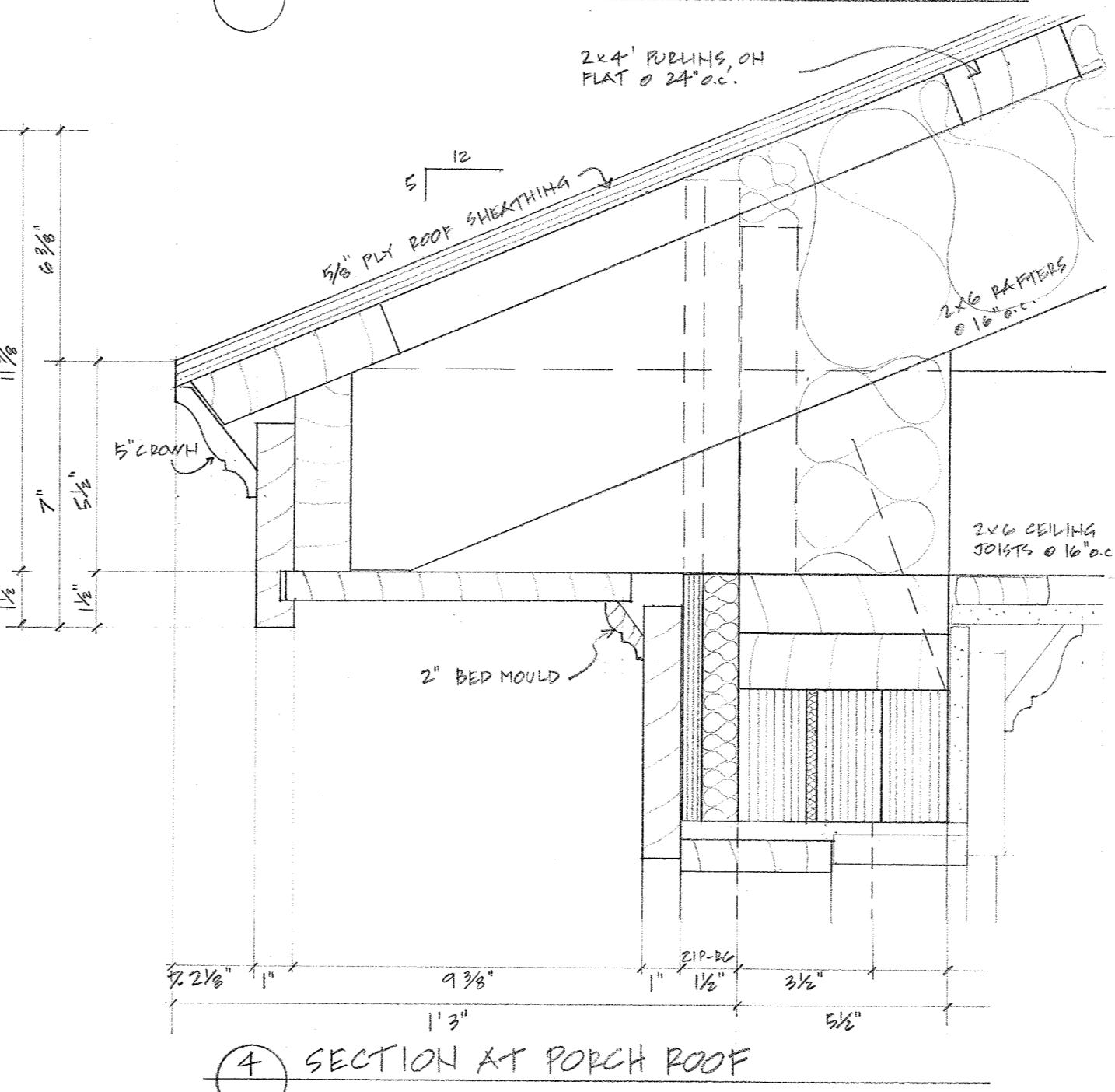
PROPOSED NEW STRUCTURE TITLE: PROPOSED ELEVATIONS, EXTERIOR WINDOW & DOOR SCHED.
 AT 43 HOLMES COURT, SCALE: 1/4"=1'-0"
 PORTSMOUTH, NH DATE: 2.6.2023
 REVISIONS:



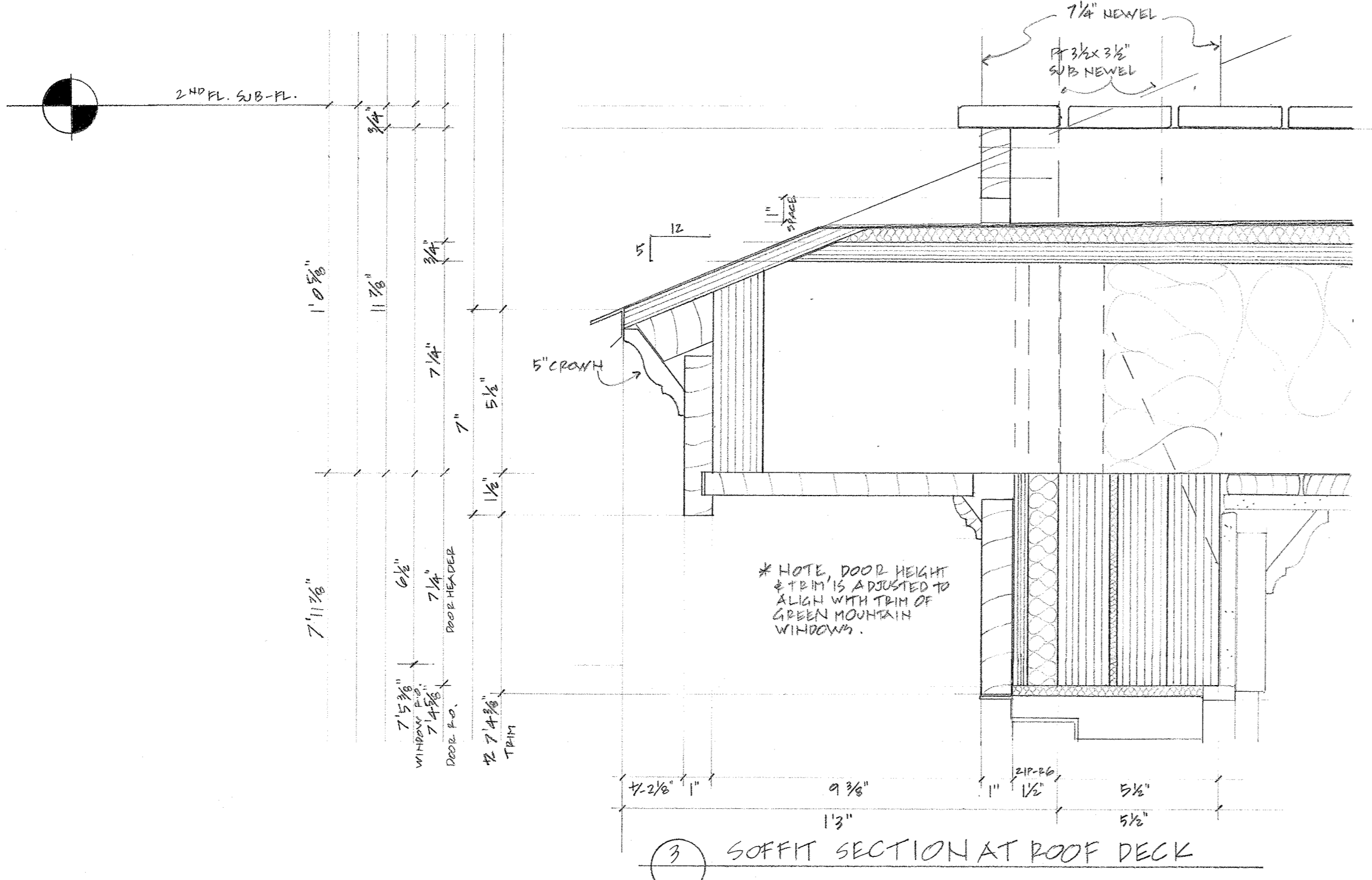
PROPOSED MECHANICAL & STORAGE BASEMENT FLOOR PLAN
 FLOOD PROOFED + ONLY FLOOD RESISTANT MATERIALS BELOW D.F.E. = 11.0'



① MAIN GABLE, RAKING SOFFIT SECTION @ 90° (10:12 PITCH)



② MAIN GABLE SOFFIT SECTION



③ SOFFIT SECTION AT ROOF DECK



④ SECTION AT PORCH ROOF

INSULATION SCHEDULE:

INSULATION INSTALLATION IS TO MEET, OR EXCEED, THAT DESCRIBED IN THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2015) AS DEFINED FOR ZONE 5A.

USE "VALUE ENGINEERING" FRAMING TECHNIQUES WHERE POSSIBLE TO ENSURE ACCESSIBILITY FOR SPRAYFOAM APPLICATION.
 NOTE 2" RIGID FOAM AS HEADER SHIMS OR 1/2" TO 'LVL' HEADERS. FILL ANY VOIDS IN FRAMING THAT OCCUR WITH RIGID FOAM TO ELIMINATE ANY AIRSPACE.
 SEE SECTIONS FOR GRAPHICAL DESCRIPTION.

EXTERIOR: CLOSED CELL, POLYURETHANE SPRAYFOAM, RATED TO 6.8R/INCH MINIMUM. ALLOW 21 DAYS BEFORE COVERING WITH SHEETROCK TO MONITOR SHRINKAGE.

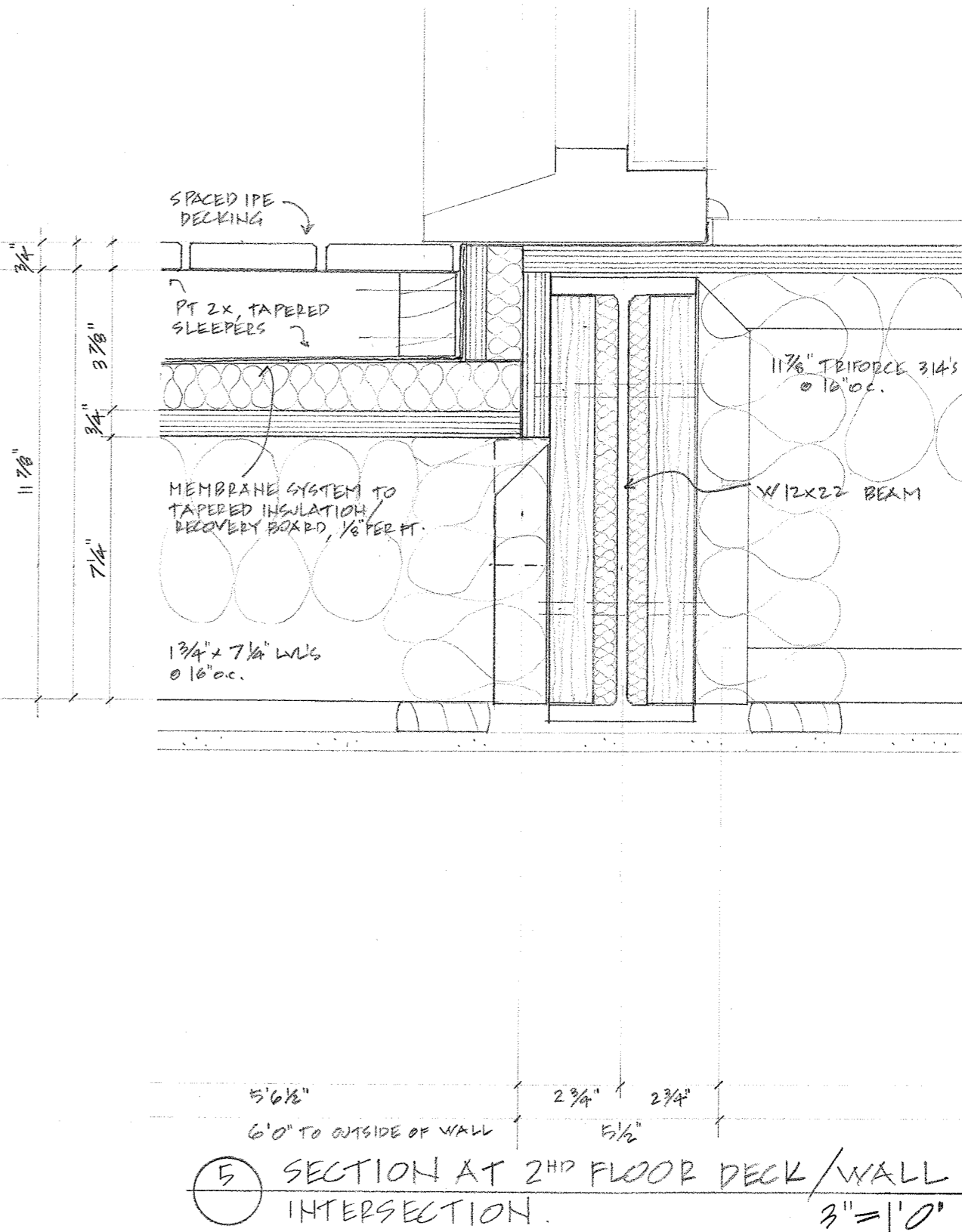
ROOF: R42, NOTE PURLIN DETAIL. NOTE THE ATTIC MECHANICAL AREA WILL NEED TO HAVE SPRAY FOAM COVERED BY FLAME RESISTANT COATING.

WALLS AND RIM/JOISTS: R21, MINIMUM, NOTE THE USE OF ZIP-R6 AS EXTERIOR WALL SHEATHING.

WINDOWS AND DOORS: LOW EXPANSION FOAM TO ALL OPENINGS, ENSURE COMPLETE FILL (4 9/16"), WITHOUT EFFECTING WINDOW/DOOR OPERATION.

INTERIOR: R11 AND R19 ROXUL (OR SIMILAR, OR BETTER) TO ALL INTERIOR WALLS FOR SOUND. USE TO SUIT 2X4 AND 2X6 WALL THICKNESS. R19 TO 2ND FLOOR JOIST SYSTEM AND ATTIC CEILING JOISTS.

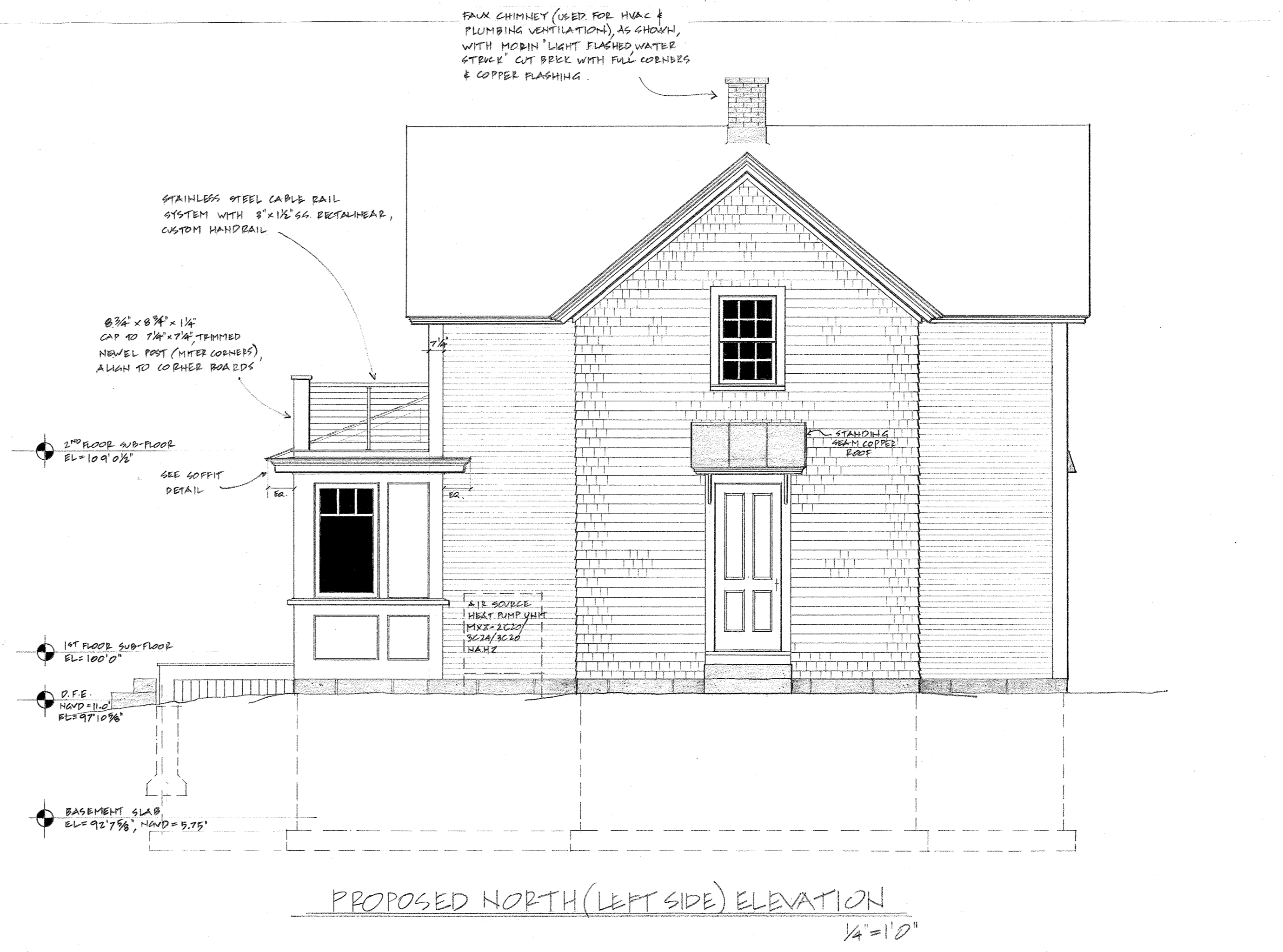
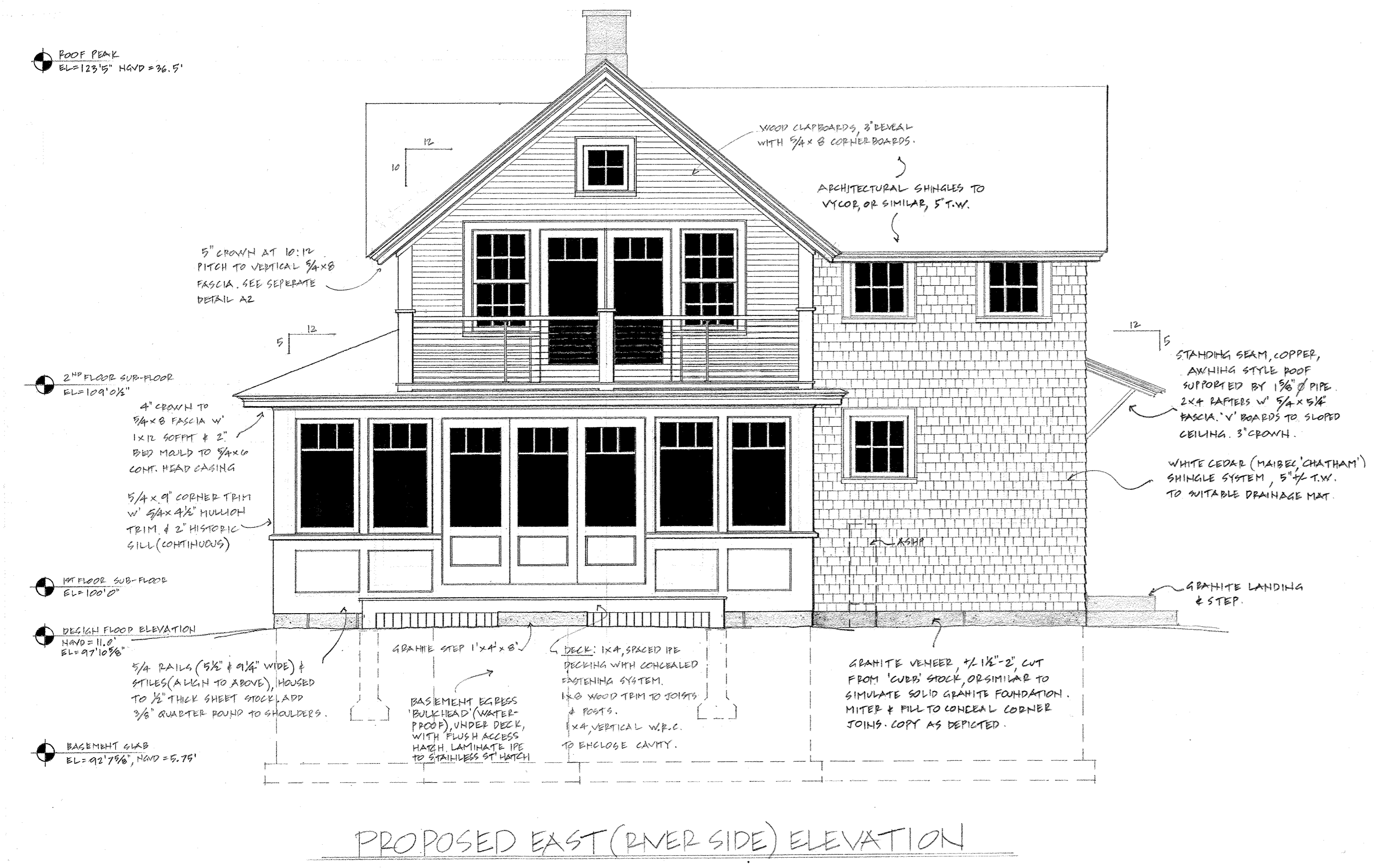
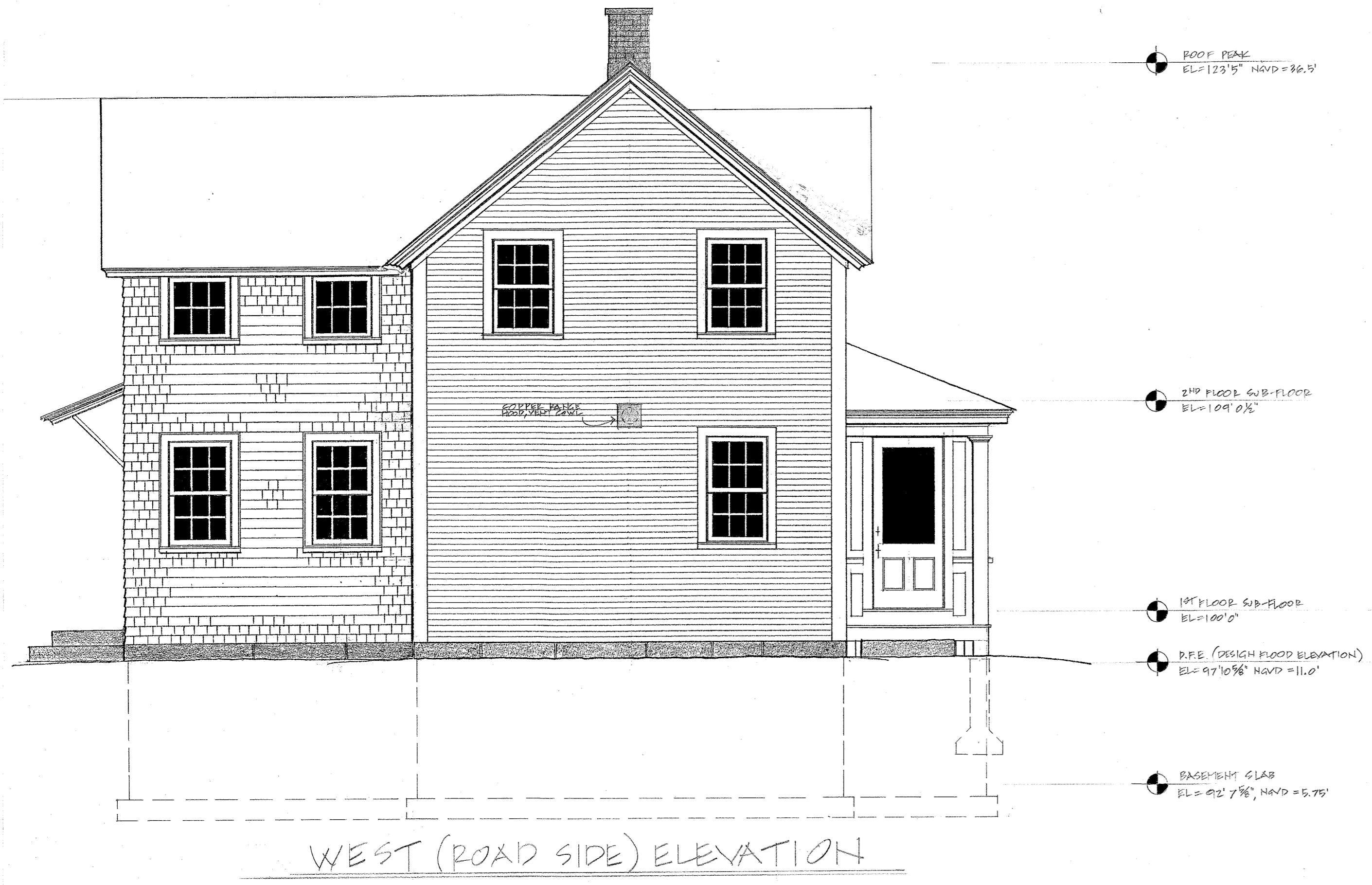
AIR INFILTRATION: FROM BLOWER DOOR TEST, THE BUILDING MUST ACHIEVE A MINIMUM OF 0.25 ACH. CAULK ALL "GANGED" FRAMING MEMBERS AND PLATE/FLOOR CONNECTIONS. SEAL ALL PENETRATIONS AS PER MANUFACTURERS REQUIREMENTS. AN ENERGY RECOVERY VENTILATION SYSTEM WILL BE INSTALLED AND UTILIZED FOR BATHROOM VENTILATION WHERE POSSIBLE.



⑤ SECTION AT 2ND FLOOR DECK/WALL INTERSECTION.

TITLE: PROP. BASEMENT/FDN FLOOR PLAN, SOFFIT SECTIONS
 SCALE: 1/4" = 1'-0"
 DATE: 2.6.2023
 REVISIONS:

PROPOSED NEW STRUCTURE
 AT 43 HOLMES COURT,
 PORTSMOUTH, NH.



TITLE: PROPOSED ELEVATIONS
SCALE: 1/4"=1'0"
DATE: 2.6.2023
REVISIONS:

PROPOSED NEW STRUCTURE
AT 43 HOLMES COURT,
PORTSMOUTH, NH.



① SECTIONAL VIEW, NORTH/SOUTH (LEFT/RIGHT) 1/2"=1'0"

PROPOSED NEW STRUCTURE TITLE: PROPOSED SECTIONAL VIEW, NORTH/SOUTH
 AT 43 HOLMES COURT, SCALE : 1/2"=1'0"
 PORTSMOUTH, NH. DATE : 2.6.2023
 REVISIONS:

	5/8" wide SDL	3/4" wide SDL	7/8" wide SDL	1 1/4" wide SDL	
SDL Interior Profiles					Flat Airspace
					Profile Airspace
SDL Exterior Profiles			Wood 		Pencil Bar
			View 		
TDL Options					
	5/8" TDL		15/16" TDL		

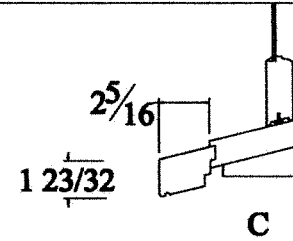
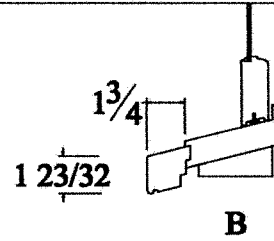
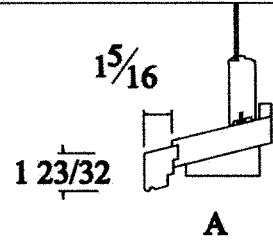
Simulated Check Rail For Casements: Interior

Exterior

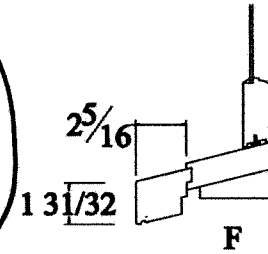
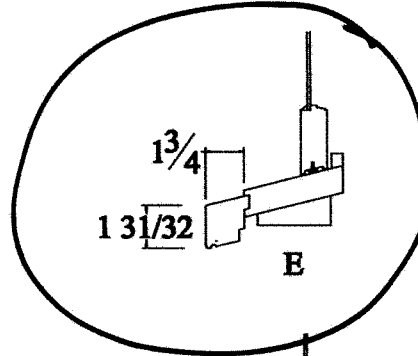
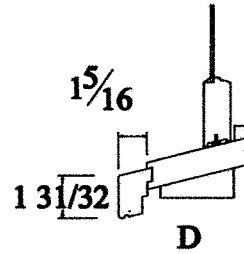
SDL & TDL Divided Light Options

Green Mountain Window
92 Park Street, Rutland, Vermont

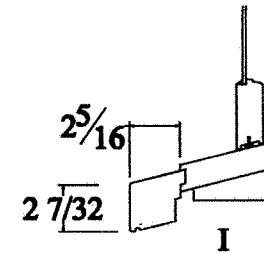
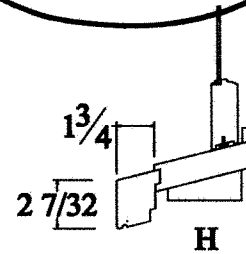
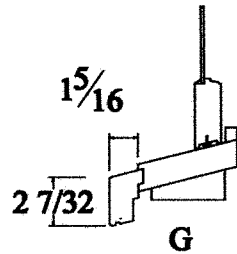
**GMW
Historic**



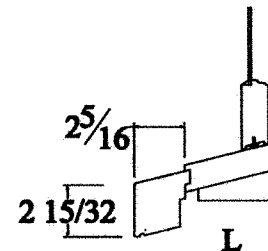
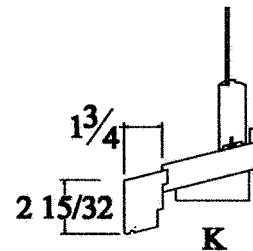
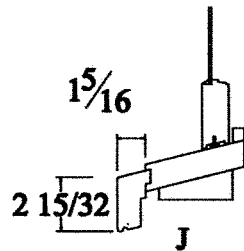
8/4 Options:



10/4 Options:



12/4 Options:

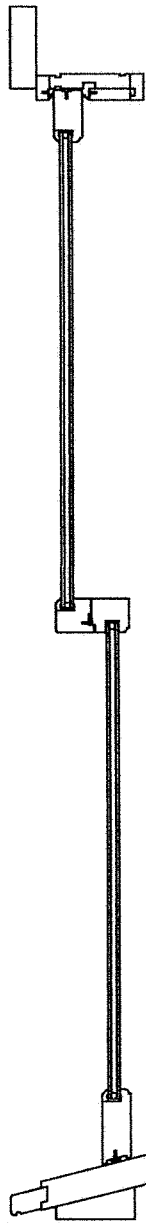


Order #:	
Line #:	
Date:	12-05
CAD:	ARK

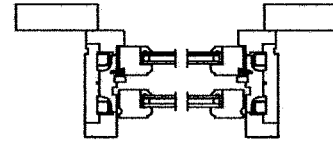
Sill Nose Options

Green Mountain Window Compan

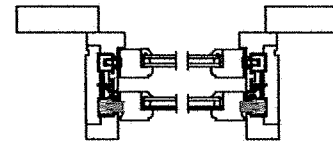
92 Park Street Rutland, Vermont



MDH Cross Sections



Top Jamb Section

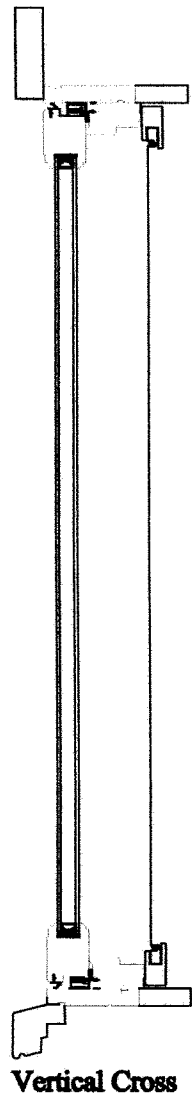


Bottom Jamb Section

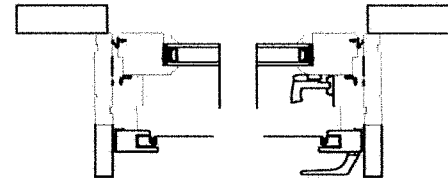
1.10

Green Mountain Window and Door Co.

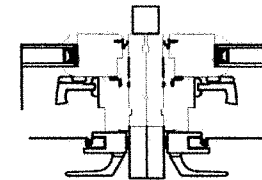
92 Park Street, Rutland, Vermont 05701



Vertical Cross



Horizontal Cross



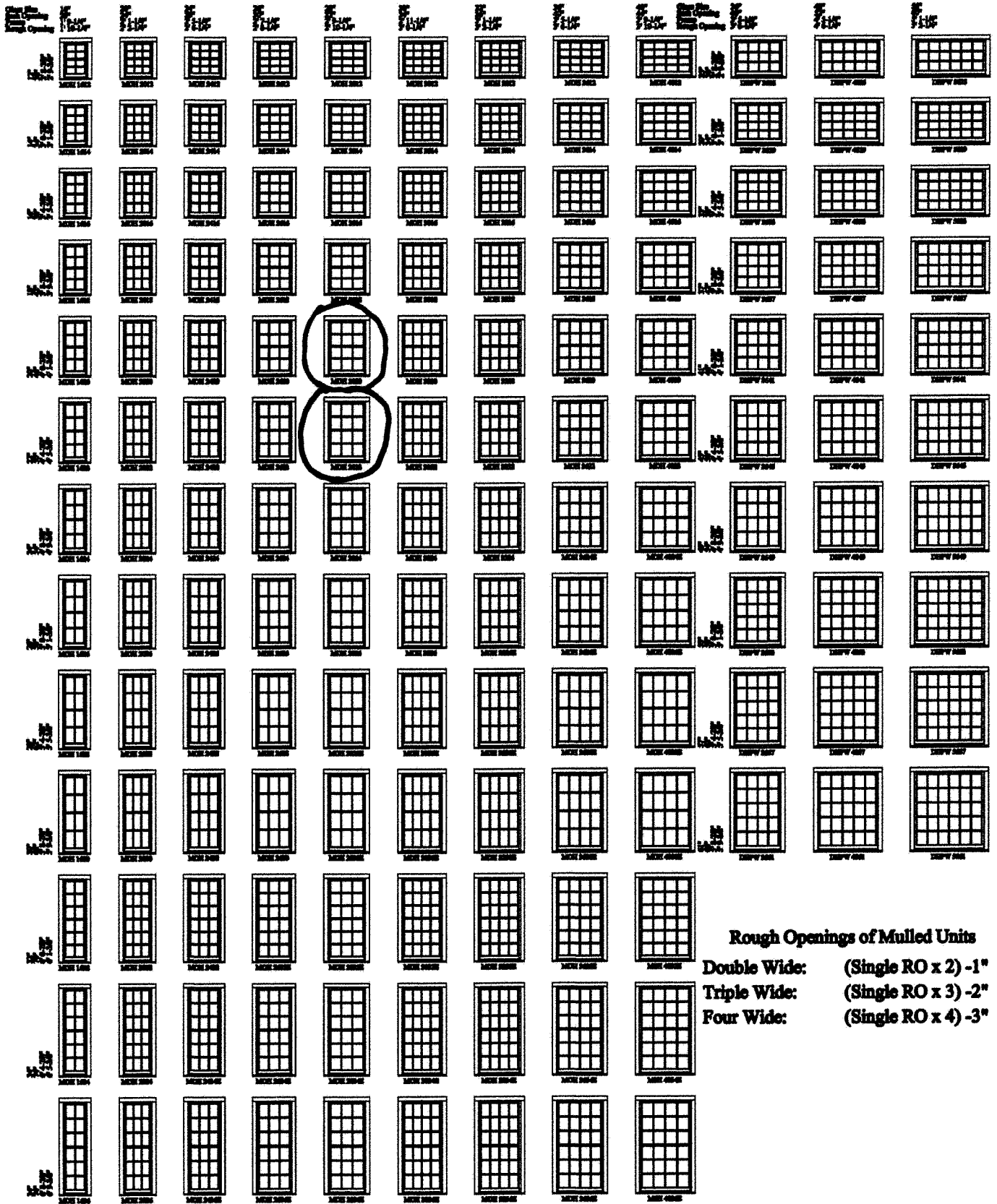
Mullion

1.9

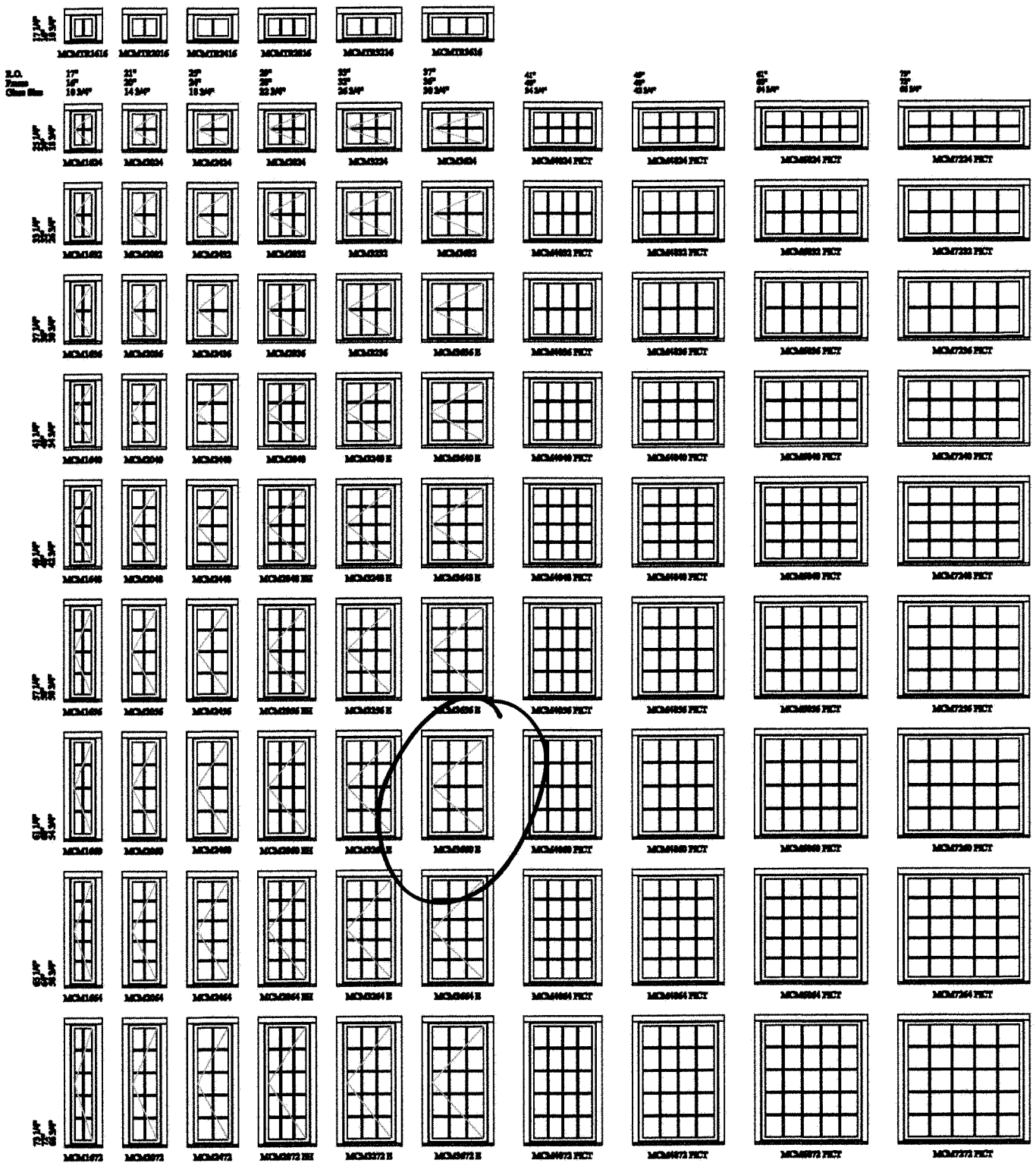
Awning Cross Section with Jambs

Green Mountain Window

















































92 Park Street, Rutland, Vermont



Rough Openings of Mullied Units
 Double Wide: (Single RO x 2) -1"
 Triple Wide: (Single RO x 3) -2"
 Four Wide: (Single RO x 4) -3"



E = Meets national egress codes.
EH = Meets egress codes only with egress hinges.
All units depicting hinges can be either left hinge, right hinge, or stationary center.
Ex: Left hinge has hinge on left side of frame from the exterior view.
Note: All frame heights listed do not include 3/4" sub sill.

R.O. Frame Glass Size	17 1/4" 17" 16 3/4"	21" 20" 19 1/2"	25" 24" 23 1/2"	29" 28" 27 1/2"	33" 32" 31 1/2"	37" 36" 35 1/2"	41" 40" 39 1/2"	45" 44" 43 1/2"
	 MAWTR1612	 MAWTR2012	 MAWTR2412	 MAWTR2812	 MAWTR3212	 MAWTR3612	 MAWTR4012	 MAWTR4812
	 MAW1620	 MAW2020	 MAW2420	 MAW2820	 MAW3220	 MAW3620	 MAW4020	 MAW4820
	 MAW1624	 MAW2024	 MAW2424	 MAW2824	 MAW3224	 MAW3624	 MAW4024	 MAW4824
	 MAW1628	 MAW2028	 MAW2428	 MAW2828	 MAW3228	 MAW3628	 MAW4028	 MAW4828
	 MAW1632	 MAW2032	 MAW2432	 MAW2832	 MAW3232	 MAW3632	 MAW4032	 MAW4832
	 MAW1636	 MAW2036	 MAW2436	 MAW2836	 MAW3236	 MAW3636	 MAW4036	 MAW4836

FEATURES

FRENCHWOOD® HINGED INSWING PATIO DOORS

Frame

A Frame constructed with a wood core and a fiberglass exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

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

The interior wood jamb has an extension jamb kerf, making it easy to add interior extension jambs matching wall thicknesses.

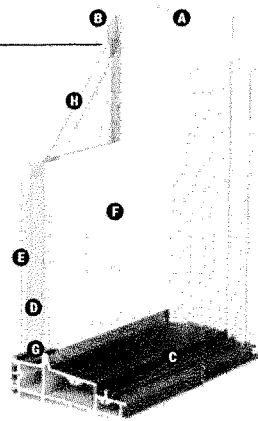
Frenchwood hinged inswing patio doors are available in 4 3/8" (116) and 6 1/8" (167) jamb depths.

Sill

C One-piece fiberglass design provides superior water management. The nonconductive fiberglass construction enhances energy performance, and its superior strength eliminates the need for a sill support.

Slip- and wear-resistant poly bead finish available in either neutral gray or dark bronze color.

A factory-applied drop-nose channel attachment is optional for enhanced water performance. See below for details.



Panel

D Panel stiles and rails are constructed of an engineered LVL core. This LVL core provides strength and helps prevent warping for consistent smooth operation.

E Interior panel surfaces are constructed from premium wood veneer available in pine, maple, oak, cherry, mahogany** and vertical grain douglas fir. All prefinished interior options use water-based paints and stains.

F The exterior of the wood panel is protected with a Flexacron® paint system; this stabilized polyester paint is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous, low-maintenance finish.

G Factory-applied, one-piece (welded corners), compression-type weatherstrip made from a durable thermoplastic material is attached directly to the panel, not the frame, creating a continuous plane around the panel to provide maximum effectiveness against air and water infiltration. This system provides a long-lasting, energy-efficient barrier against wind, water and dust.

Two-panel doors are available with one or two active panels. For doors with one active panel, hinges can be located along either the jamb or astragal.

Adjustable Hinges

Adjustable hinges have ball-bearing pivots for smooth, frictionless movement and feature easy horizontal and vertical adjustments, plus a quick-release feature for easy panel removal. This release

feature is ideal for transporting large units up stairs or to other hard-to-reach areas. Gold dust finish is standard on wood interior doors. For units with a prefinished White interior, white finish hinges are standard. Also available in finishes that coordinate with most hardware.

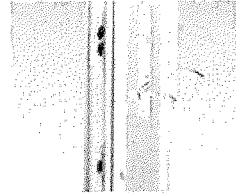


Glass

See below for details.

Hardware

Multi-Point Locking System



The Frenchwood hinged patio door has a multi-point locking system with a hook bolt above and below the center deadbolt. This system provides added weathertightness and enhanced security.

Optional Corrosion-Resistant Hardware

Optional corrosion-resistant locking mechanism is available and recommended for applications within two miles of the coast and other harsh environments.*

A-Series
Frenchwood
Patio Door Overview

COMMON FEATURES

Glass

Panels are silicone bed glazed and finished with an interior wood glass stop.

High-Performance dual-pane glass options include:

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

For even greater energy performance, triple-pane glass is available in these glass options:

- Low-E4 tempered glass
- Low-E4 Enhanced tempered glass
- Low-E4 Enhanced HeatLock tempered glass
- Low-E4 SmartSun tempered glass
- Low-E4 SmartSun Enhanced tempered glass
- Low-E4 SmartSun Enhanced HeatLock tempered glass

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and also simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 18 for more details.

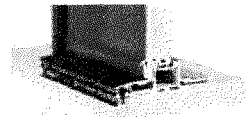
Taller Heights

A-Series Frenchwood patio doors and patio door sidelights are available in 10' (3028) heights.

StormWATCH[®] PROTECTION

Frenchwood patio doors are available with Stormwatch® protection. For a copy of the Andersen® Coastal Product Guide, go to andersenwindows.com/coastal or contact your Andersen supplier.

Performance Grade (PG) Upgrade Optional Drop-Nose Channel



A factory-applied, patented drop-nose channel is available when higher product performance is required. Drop-nose channel provides enhanced water performance without increasing interior sill height. Shown on a Frenchwood hinged inswing patio door. Details shown for gliding door on page 133 and hinged inswing door on page 139.

* Visit andersenwindows.com/warranty for details.

** Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. "Flexacron" is a registered trademark of PPG Industries, Inc. Dimensions in parentheses are in millimeters.

FRENCHWOOD® PATIO DOORS

FEATURES

FRENCHWOOD® HINGED OUTSWING PATIO DOORS

Frame

A Frame constructed with a wood core and a fiberglass exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

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

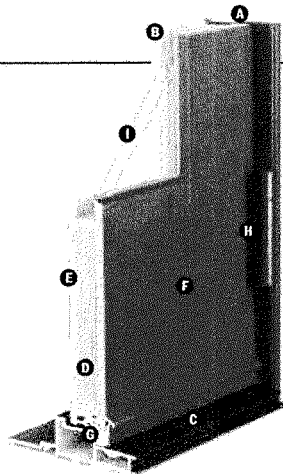
The interior wood jamb has an extension jamb kerf, making it easy to add interior extension jambs matching wall thicknesses.

Sill

C One-piece non-conductive fiberglass construction enhances energy performance, and its superior strength eliminates the need for a sill support. An innovative sill design provides superior water management.

Slip- and wear-resistant poly bead finish available in either neutral gray or dark bronze color.

A factory-applied drop-nose channel attachment is optional for enhanced water performance. See page 146 for details.



Panel

D Panel stiles and rails are constructed of an engineered LVL core. This LVL core provides strength and helps prevent warping for consistent smooth operation.

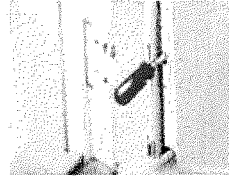
E Interior panel surfaces are constructed from premium wood veneer available in pine, maple, oak, cherry, mahogany** and vertical grain douglas fir. All prefinished interior options use water-based paints and stains.

F The exterior of the wood panel is protected with a Flexacron® paint system; this stabilized polyester paint is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous, low-maintenance finish.

G Factory-applied one-piece (welded corners), compression-type weatherstrip made from a durable thermoplastic material is attached directly to the panel, not the frame, creating a continuous plane around the panel to provide maximum effectiveness against air and water infiltration. The weatherstripping creates a strong, long-lasting* seal that stands up to harsh weather.

Hinged outswing operating panels are available in either single left- or right-hand active or two-panel active/passive jamb-hinged.

Removable Panels



Removable panels simplify finishing and allow for easy storage during construction. Release tabs are covered with a cap for a clean appearance. The panels can be easily removed with the unique panel release tab on the hinge. This release feature is ideal for transporting large units up stairs or to other hard-to-reach areas.

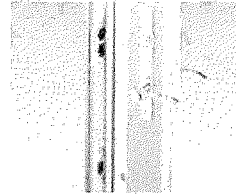
H The ball-bearing hinges are covered with a corrosion-resistant powder-coat finish. Hinges are color-matched to the panel exterior and can be adjusted up/down and left/right after installation.

Glass

See page 127 for details.

Hardware

Multi-Point Locking System



The Frenchwood hinged patio door has a multi-point locking system with a hook bolt above and below the center deadbolt. This system provides added weathertightness and enhanced security.

Optional Corrosion-Resistant Hardware

Optional corrosion-resistant locking mechanism and hinges are available and recommended for applications within two miles of the coast and other harsh environments.*

* Visit andersenwindows.com/warranty for details.

** Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. "Flexacron" is a registered trademark of PPG Industries, Inc.



FEATURES

When closed, these folding outswing doors create a stately wall of light. When open, they transform a room into a gateway to the world outside. With standard or custom panel designs, configurations up to 48' (14630) wide and operating modes that let you open the doors from the left, right or center, Andersen® folding outswing doors will impress even the most demanding customers.

Frame

A Heavy-duty extruded aluminum cladding protects the exterior from the elements. Both frame and panels are available with wood exteriors as a special product request.

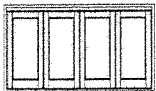
B The engineered wood frame members are treated with a water-repellent wood preservative for long-lasting* protection and performance.

Panel

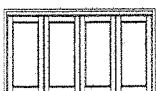
The aluminum-clad panel has a dual weatherstrip design at the bottom and along the panel edges, providing a weathertight seal. Available in traditional style with two bottom rail heights of 8" (203) and 12" (305) and a contemporary style with 4 11/16" (119) stiles and rails.

Panel Styles

Available in two traditional styles with bottom rail heights of 8" (203) and 12" (305) and a contemporary style with equal stiles and rails.



Traditional, 8" (shown) or 12" Bottom Rail



Contemporary

Glass

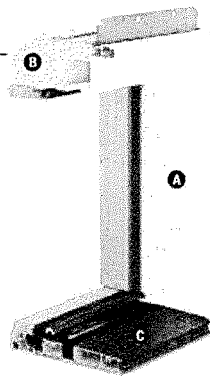
Panels are silicone bed glazed and finished with an interior wood stop.

High-Performance glass options include:

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

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and also simplifies finishing at the jobsite.



Exterior Finish

The aluminum exterior frame and clad panels feature a durable, low-maintenance AAMA 2605 finish.

Sill

Three sill options are available:

C The on-floor drainage sill offers a PG 40 rating for sizes up to 24' (7315) wide and 8' (2438) and PG 30 rating for sizes up to 24' (7315) wide and 10' (3048) tall, and is available in painted gray or dark bronze.

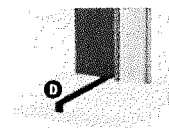
D The flush sill option places the track even with the finished floor.

E The on-floor low-threshold sill option provides easy accessibility. Available in painted gray or dark bronze.

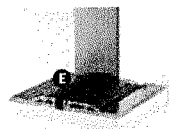
On-Floor Drainage Sill



Flush Sill

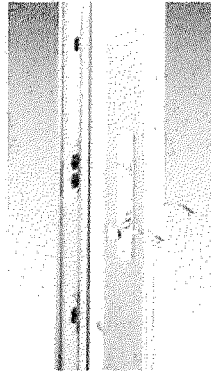


On-Floor Low-Threshold Sill



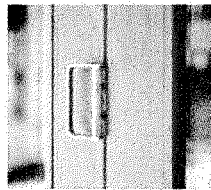
Hardware

Multi-Point Locking System

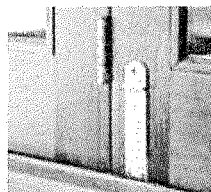


The folding door has a multi-point locking system with a hook bolt above and below the center deadbolt along with flush bolts on the non-active panels that lock into the head and sill. This system provides a weathertight seal and enhanced security. The flush bolts and pull handles are available in a matte black or satin stainless steel finish.

Pull Handle



Flush Bolt



Exterior Trim

Wood Brick Mould

Wood brick mould is pre-applied and comes standard on wood folding doors. See page 183 for details.

ACCESSORIES Sold Separately

Frame

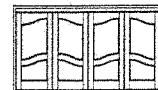
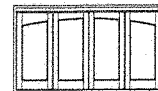
Extension Jamb

Standard jamb depth is 6 3/16" (167). Interior extension jamb are available in 1/16" (1.5) increments between 5 1/16" (129) and 12" (305).

Custom Panels**

Rectangular panels are available with virtually any design. See your Andersen supplier for details.

Custom Panel Examples



Exterior Trim

Aluminum Brick Mould

Aluminum brick mould is optional for clad folding doors. See page 183 for details.

Insect Screens

Retractable insect screens are available, contact your Andersen supplier for details.

Hardware

See pages 10-11 for hardware styles and finish options, including new FSB® hardware.

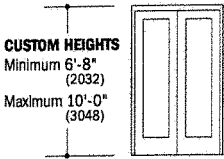
* Visit andersenwindows.com/warranty for details.

** Custom panels utilize a different product design that includes the use of a proud glazing bead. Dimensions in parentheses are in millimeters

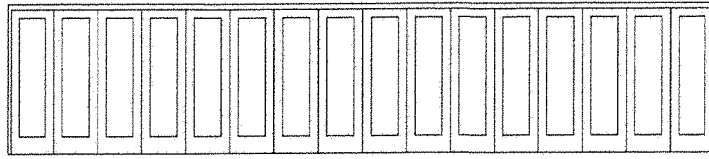
FOLDING DOORS

Folding Door Styles and Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96



2-Panels to
16-Panels



Custom sized in 1/8" (3) increments. Contact your Andersen supplier for additional dimensions and specifications.

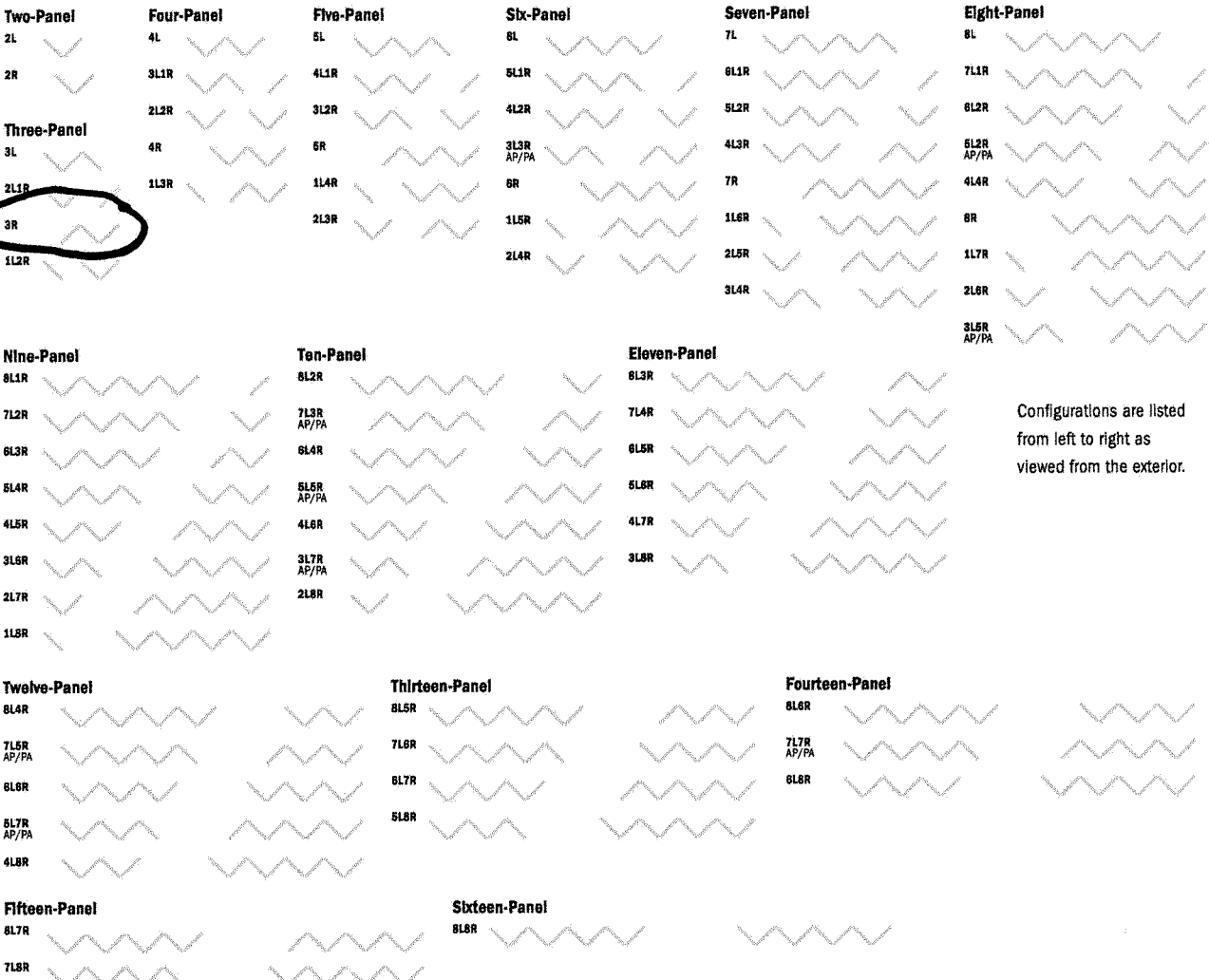
CUSTOM WIDTHS

Number of Panels	Minimum to Maximum	Number of Panels	Minimum to Maximum	Number of Panels	Minimum to Maximum
2-Panel	3'-2 1/4" (972) to 6'-8 1/8" (2035)	7-Panel	10'-9 1/8" (3283) to 22'-11 7/8" (7007)	12-Panel	18'-5 1/8" (5617) to 39'-4 1/8" (11992)
3-Panel	4'-8 5/8" (1438) to 9'-11 1/4" (3029)	8-Panel	12'-4 1/2" (3772) to 26'-3 1/8" (8004)	13-Panel	19'-10 1/4" (6052) to 42'-7 1/8" (12983)
4-Panel	6'-3 7/8" (1927) to 13'-2 1/4" (4029)	9-Panel	13'-9 5/8" (4207) to 29'-6 1/2" (9004)	14-Panel	21'-5 3/8" (6537) to 45'-10 1/2" (13983)
5-Panel	7'-9" (2382) to 16'-5 5/8" (5020)	10-Panel	15'-4 3/4" (4693) to 32'-9 7/8" (10004)	15-Panel	22'-10 1/4" (6966) to 48'-0" (14630)
6-Panel	9'-9 1/8" (2975) to 19'-8 3/4" (6013)	11-Panel	16'-9 7/8" (5126) to 36'-0 3/4" (10992)	16-Panel	24'-4 1/8" (7439) to 48'-0" (14630)

- Minimum to Maximum* door width dimensions refers to frame to frame dimension.
- Dimensions in parentheses are in millimeters.

Doors open to the exterior. Traditional panel shown, see page 181 for additional panel styles.

Panel Configurations



Configurations are listed from left to right as viewed from the exterior.

Design Criteria

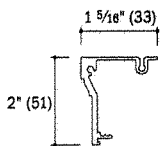
To allow for proper performance and operation, verify the structural integrity of the header such that the maximum deflection with live and dead loads is limited to the lesser of L/750 of the span and 1/4" (6). The maximum weight per panel with Low-E4*, SmartSun™ or Sun glass is 200 pounds or 90 kg. Weights using alternate glazings will need to be provided by Andersen.

Construction

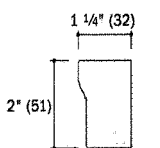
The standard construction of the folding door is an aluminum clad exterior with a rich wood interior. Clad folding door details are shown. Wood folding doors are also available, visit andersenwindows.com/foldingdoors for more information.

Exterior Trim

Choose optional aluminum brick mould for clad folding doors; wood brick mould is standard on wood folding doors.



Optional Aluminum Brick Mould
Clad Folding Doors

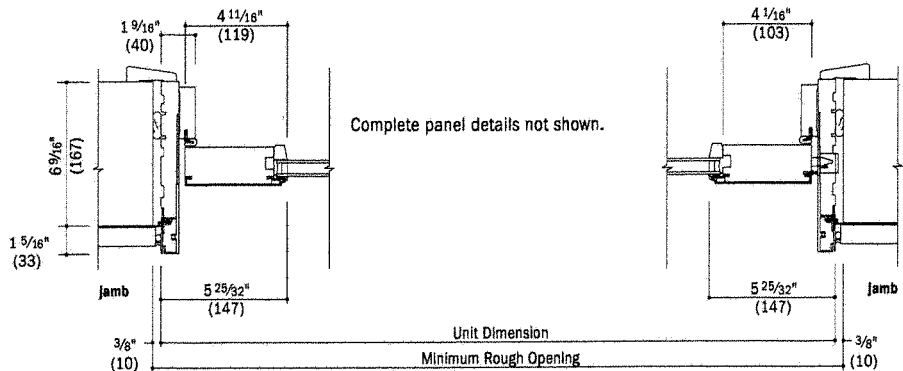


Wood Brick Mould
Wood Folding Doors

- 6 9/16" (167) jamb depth measurement is from backside of installation flange to inside edge of door frame.
- Light-colored areas are included with the door unit. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown and must be specified.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 236-237.
- Details are for illustration only and are not intended to represent complete or appropriate product installation methods or materials for application. Refer to product installation guide.
- Dimensions in parentheses are in millimeters.
- Clad folding door details are shown. Wood folding door details are available at andersenwindows.com/foldingdoors.

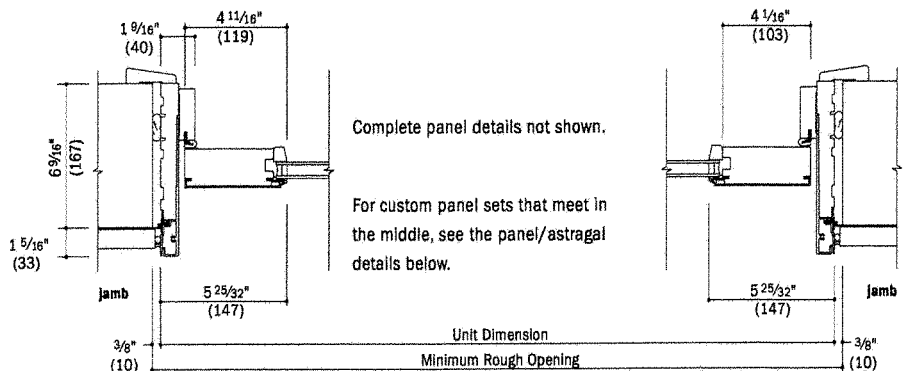
Folding Doors – Traditional/Contemporary Panel Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Complete panel details not shown.

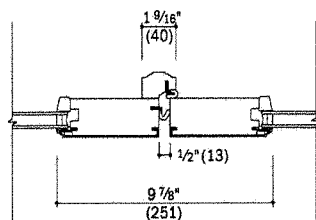
Horizontal Section
Stationary Jamb/Operating Jamb



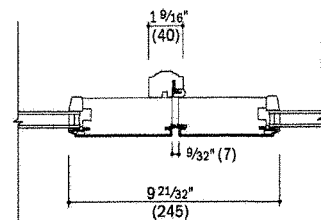
Complete panel details not shown.

For custom panel sets that meet in the middle, see the panel/ astragal details below.

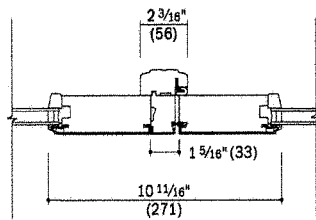
Horizontal Section
Stationary Jamb/Stationary Jamb



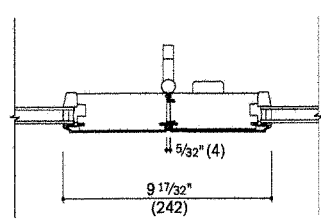
Horizontal Section
Astragal, Leading/Leading



Horizontal Section
Astragal, Leading/Active



Horizontal Section
Astragal, Passive/Active



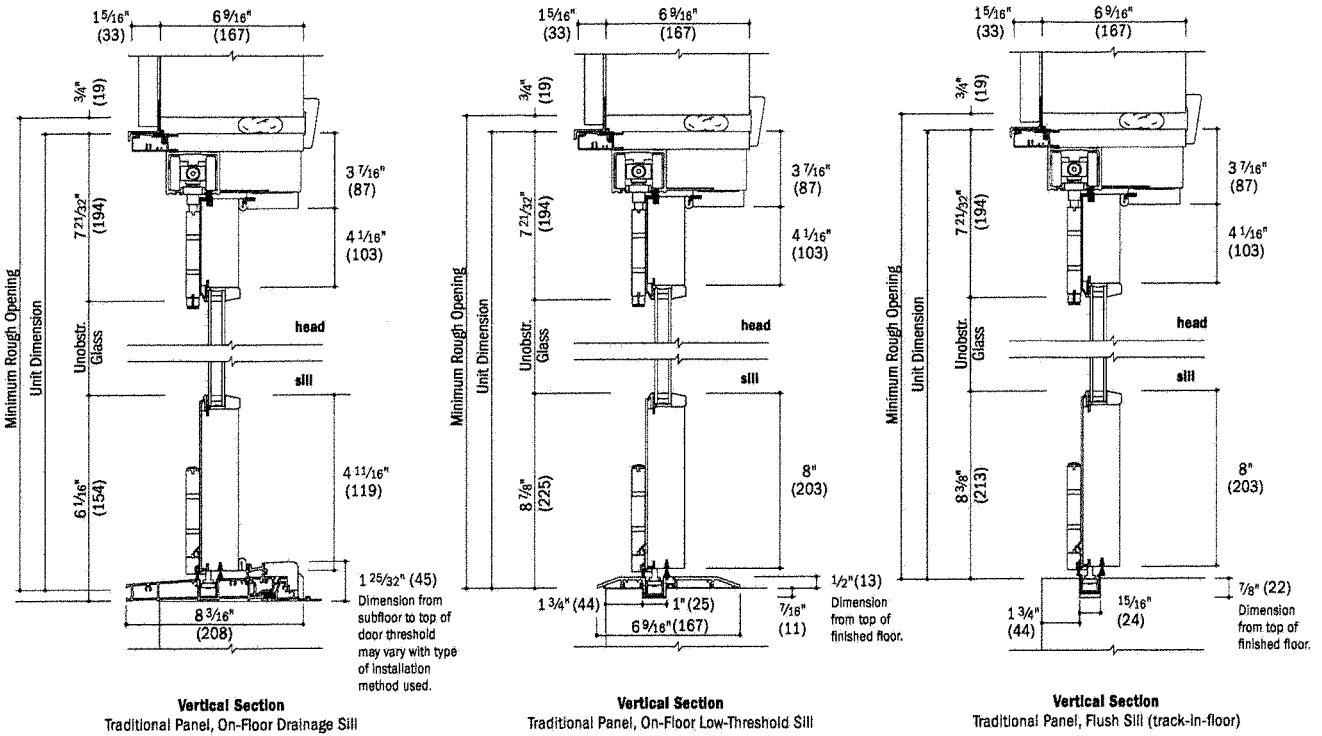
Horizontal Section
Hinge

Folding Doors

FOLDING DOORS

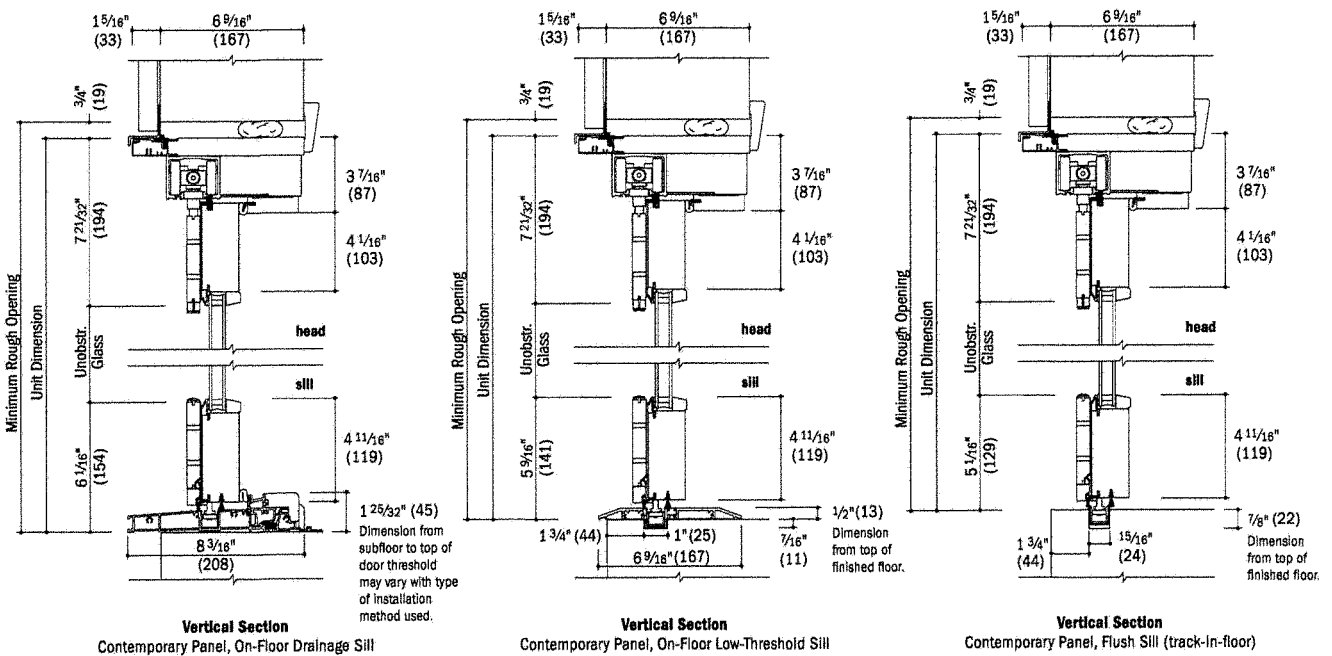
Folding Doors – Traditional Panel Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Folding Doors – Contemporary Panel Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- 6 9/16" (167) jamb depth measurement is from back side of installation flange to inside edge of door frame.
- Light-colored areas are included with the door unit. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown and must be specified.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See Installation Information on pages 236-237.**
- Details are for illustration only and are not intended to represent complete or appropriate product installation methods or materials for application. Refer to product installation guide.
- Dimensions in parentheses are in millimeters.
- Clad folding door details are shown. Wood folding door details are available at andersenwindows.com/foldingdoors.

RESIDENTIAL ENTRY DOORS

FEATURES

Frame

A Heavy-duty extruded aluminum cladding protects the frame exterior, providing low-maintenance durability. Standard cladding finish meets AAMA 2604. An optional finish that meets the AAMA 2605 standard is also available.

Installation flange extends 1 1/2" (38) around three sides of the unit to help properly position the unit in the opening. Installation clips are standard for increased structural anchoring to building members. Mounted around the frame perimeter, the clips rotate into position and can be bent into place against the framing members to suit all jamb conditions.

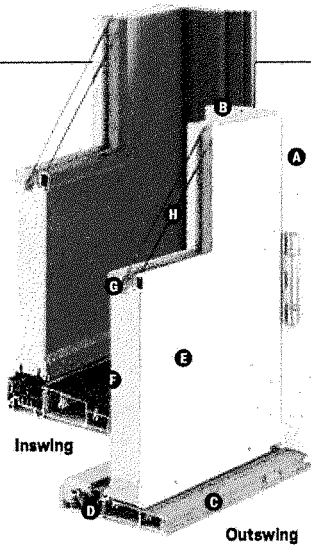
B Wood frame members are treated with a water-repellent wood preservative for long-lasting protection and performance. Radii are made of laminated continuous veneers. Lineal components are engineered wood with a pine core.

C Extruded aluminum sill is thermally broken and available in painted bronze or gray finish. Innovative sill design provides superior water management. Standard outswing sills have an oak cap. Maple or mahogany* are optional. Inswing sills have an interior wood trim strip to match the interior finish.

D One-piece compression weatherstripping at the frame sides and head protects against air and water infiltration. Flexible thermoplastic sweep is featured at the bottom of the panel on inswing units. Outswing doors also feature a polypropylene rain skirt at the panel sides and top for added protection.

Panel

E Heavy-duty extruded aluminum cladding protects the panel exterior, providing low-maintenance durability. Panels also available without cladding.



F Panel interior surfaces are unfinished wood veneers. Available species are pine, maple, oak, alder, cherry, mahogany,** hickory, walnut, along with mixed and vertical grain douglas fir. Available prefinished in all interior color options.

G Silicone glazing bead combined with two-sided silicone tape provides superior weathertightness.

Glass

H High-Performance glass options include: Low-E4* tempered glass, Low-E4 HeatLock* tempered glass, Low-E4 Sun tempered glass, Low-E4 SmartSun™ tempered glass, Low-E4 SmartSun HeatLock tempered glass. Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and also simplifies finishing at the jobsite.

Hardware

Multi-Point Locking System/Expanded Offering

Residential entry doors have a multi-point locking option with a hook bolt above and below the center deadbolt. This system provides a weathertight seal and enhanced security. Mix-and-match style and finish options are available to get just the right look inside and out. See pages 10-11.

Hinges

Ball-bearing hinges are standard on outswing entry doors and are available in stainless steel, dark bronze and white finishes to complement hardware trim sets.

Adjustable hinges are standard on inswing entry doors and have ball-bearing pivots for smooth, frictionless movement and feature easy horizontal and vertical adjustments, plus a quick-release feature for easy panel removal. This feature is ideal for transporting large units up stairs or to other hard-to-reach areas.

Gold dust finish is standard on wood interior doors. For units with a prefinished White interior, white finish hinges are standard. Also available in finishes that coordinate with most hardware.

Aftermarket Hardware

For hardware purchased separately, doors can be ordered predrilled for easy on-site installation. They can also be specified without hardware drilling.

Operation

Inswing and outswing units are available. Choose left-hinged, right-hinged or stationary as viewed from the exterior.

Sill

A low-threshold commercial sill is also available. See page 201.

ACCESSORIES Sold Separately

Frame

Extension Jamb

Inswing and outswing standard jamb depth is 4 1/8" (116). Inswing is also available in a 6 1/8" (167) jamb depth. Interior extension jamba are available in 1/8" (1.5) increments between 4 1/8" (116) and 7 1/8" (181). Additional dimensions are available. Contact your Andersen supplier for more information.

Interior extension jamba on inswing units will restrict the full opening of the door.

Casings

Curved interior casings are available in the same profiles as other Andersen® products. Curved exterior aluminum and wood casings are available in matching radii and a variety of profiles. See page 73.

Hardware

Handle Extension

Handle extensions extend interior door handles an additional 1" (25) from the door panel to accommodate interior blinds or shades. A second extender may be added to the spindle to increase the length an additional 1" (25) to a 2" (51) total extension. Extenders and spindles are sold separately. Extenders are available in finishes that coordinate with hardware.

Exterior Keyed Lock

A six-pin key cylinder lock is available in styles and finishes that coordinate with hardware. This lock allows the door to be locked and unlocked from the exterior.

Hardware Options

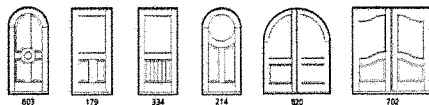
See pages 10-11 for hardware styles and finish options, including new FSB® hardware. Hardware sold separately.

Grilles & Art Glass

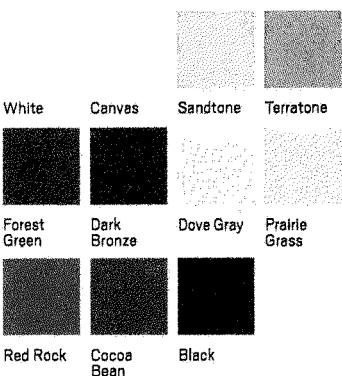
Grilles are available in a variety of configurations and widths. Decorative insulated art glass designs are available.

Panel Designs

For custom panel design ideas, visit andersenwindows.com/entrydoors.

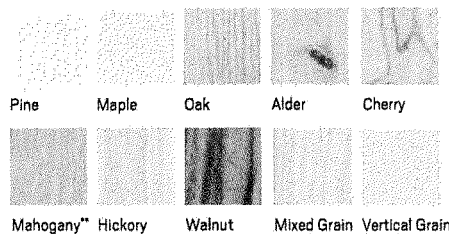


EXTERIOR CLAD Custom colors available.



EXTERIOR/INTERIOR

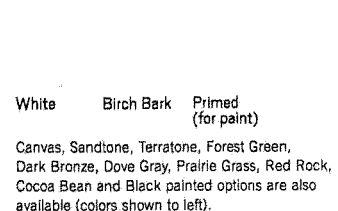
WOOD SPECIES Additional wood species available.



Naturally occurring variations in grain, color and texture of wood make each door one-of-a-kind. All wood interiors are unfinished unless a painted option is specified. Printing limitations prevent exact duplication of colors and finishes. See your Andersen supplier for actual color and finish samples.

INTERIOR

PAINTED OPTIONS Available on pine.



* Visit andersenwindows.com/warranty for details.
 ** Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
 Dimensions in parentheses are in millimeters.
 "FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

SUBMITTAL DATA: MXZ-3C24NAHZ
MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM

Job Name:

System Reference:

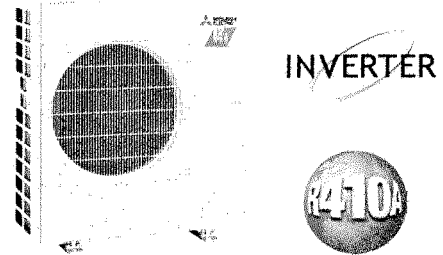
Date:

GENERAL FEATURES

- Highly energy-efficient system that features 100% heating capacity at 5° F with guaranteed capacity down to -13° F
- Quiet operation
- Built-in base pan heater to prevent ice in drain pan
- Limited warranty: five years parts and seven years compressors

ACCESSORIES

- 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- M-NET Adapter (PAC-IF01MNT-E)
- Drain Socket (PAC-SG60DS-E)
- Airflow Guide (PAC-SH96SG-E)



Outdoor Unit: MXZ-3C24NAHZ

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-3C24NAHZ
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	22,000 / 23,600
	Capacity Range	Btu/h	6,000 - 23,600
	Rated Total Input	W	1,630 / 2,360
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	25,000 / 24,600
	Capacity Range	Btu/h	7,200 - 30,600
	Rated Total Input	W	1,725 / 1,871
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	14,000 / 14,000
	Maximum Capacity	Btu/h	25,000 / 24,600
	Rated Total Input	W	1,622 / 1,635
Heating at 5°F*	Maximum Capacity	Btu/h	25,000
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	40
	MCA	A	30
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			DC INVERTER-driven Twin Rotary
Fan Motor (ECM)		F.L.A.	1.9
Sound Pressure Level (Non-ducted/Ducted)	Cooling	dB(A)	54
	Heating		58
External Dimensions (H x W x D)		In / mm	41-9/32 x 37-13/32 x 13 1048 x 950 x 330
Net Weight		Lbs / kg	189 / 86
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D. — Eight Ports	Liquid (High Pressure)	In / mm	1/4 / 6.35
	Gas (Low Pressure)		A: 1/2 / 12.7 ; B,C: 3/8 / 9.52
Max. Refrigerant Line Length		Ft / m	230 / 70
Max. Piping Length for Each Indoor Unit		Ft / m	82 / 25
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 / 15
	If IDU is Below ODU		49 / 15
Connection Method			Flared/Flared
Refrigerant			R410A

* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB

Cooling | Outdoor: 95° F (35° C) DB / W.B. 23.9° C (75° F)

Heating at 47° F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB

Heating at 47° F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB

Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

Type J-AL-Channel Frame-300 PSF

Constructed with a channel frame for use in exterior applications or in those situations where there is concern of water or other liquids entering the access opening. Type J-AL floor access doors feature aluminum construction, type 316 stainless steel hardware, and engineered lift assistance for easy one-hand operation. Available in a number of standard single leaf and double leaf (Type JD-AL) sizes and special sizes can be specified to meet unique access requirements.

[Description](#) [Sales Contact](#) [Documents](#) [Accessory Products](#)

Floor Access Door Models

Type J-AL, JD-AL (double leaf)

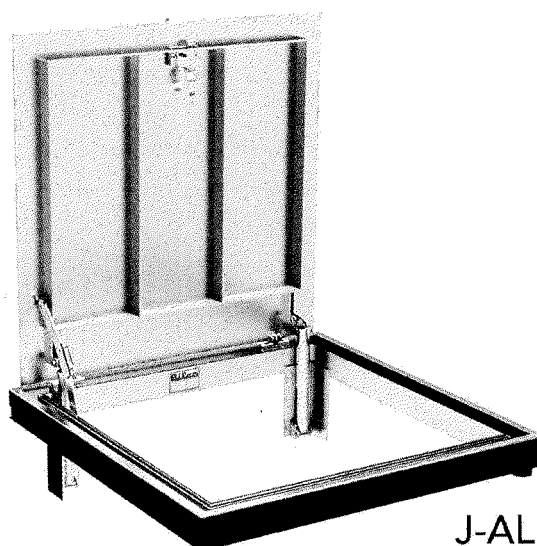
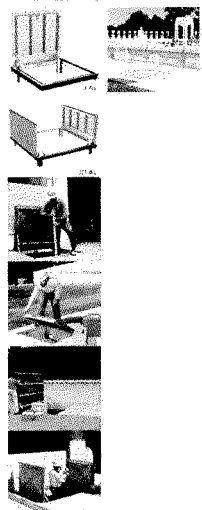
Standard Features and Benefits

- Standard Type 316 Stainless Steel Hardware
- Engineered with lift assistance for smooth, easy one-hand door operation, regardless of size
- Automatic hold-open arm locks the cover in the open position to ensure safe egress
- Constructed with corrosion resistant materials to provide many years of trouble free, dependable service
- Heavy-duty construction and positive latching mechanism help to prevent unauthorized access
- Exclusive 25-year warranty
- Available in a number of standard and special sizes to satisfy any requirement

Guide Specifications

- Material: 1/4" (6mm) aluminum cover and extruded aluminum frame
- Cover: Diamond-pattern tread plate reinforced for 300 psf (1464 kg/m²) live load
- Frame: Extruded aluminum channel frame with bend down anchor tabs around the perimeter. A 1-1/2" (38mm) drain coupling is welded under the frame for a pipe connection to a dry well or disposal system
- Hinges: Heavy forged Type 316 stainless steel hinges with 1/4" (6 mm) type 316 stainless steel hinge pins
- Latch: Type 316 stainless steel slam lock with fixed interior handle and removable exterior turn/lift handle. Latch release is protected by a flush, gasketed, removable screw plug
- Lift Assistance: Compression spring operators enclosed in telescopic tubes. Automatic hold-open arm with release handle automatically locks cover(s) in the open position.
- Finish: Mill Finish aluminum with a bituminous coating applied to the exterior of the frame
- Hardware: Type 316 stainless steel throughout

U.S. Patents 6,041,553 6,260,305



J-AL