

Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB Meeting April 17, 2024, CoA 24-09

2725 23rd Rd. N.: Request to build rear and side addition to connect the house with the existing garage.

COE RESIDENCE
ADDITION

2725 23RD RD N
ARLINGTON, VA 22201



GENERAL

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGN-BUILDER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

CODES AND STANDARDS

THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT. USE THE LATEST EDITIONS UNLESS NOTED OTHERWISE.

MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ANSI/ASCE 7), AMERICAN SOCIETY OF CIVIL ENGINEERS.

BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318), AMERICAN CONCRETE INSTITUTE.

CODE REQUIREMENTS FOR RESIDENTIAL CONCRETE (ACI 332), AMERICAN CONCRETE INSTITUTE.

ACI MANUAL OF CONCRETE PRACTICE - PARTS 1 THROUGH 5.

MANUAL OF STANDARD PRACTICE, CONCRETE REINFORCING STEEL INSTITUTE.

MANUAL OF STEEL CONSTRUCTION - ALLOWABLE STRESS DESIGN - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (INCLUDING SPECIFICATIONS FOR STRUCTURAL JOISTS USING ATSM A325 OR A490 BOLTS AND AISC CODE OF STANDARD PRACTICE WITH EXCEPTION, IF ANY, AS INDICATED IN THE SPECIFICATIONS).

MANUAL OF STEEL CONSTRUCTION, VOLUME II - CONNECTIONS - AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

DETAILING FOR STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

STRUCTURAL WELDING CODE (ANSI/AWS 1.1-92), AMERICAN WELDING SOCIETY.

DESIGN MANUAL FOR FLOOR DECKS AND ROOF DECKS, STEEL DECK INSTITUTE.

SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, AMERICAN IRON AND STEEL INSTITUTE.

BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/TMS 402) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530/ ASCE 7/TMS 602).

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)

MISCELLANEOUS NOTES

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

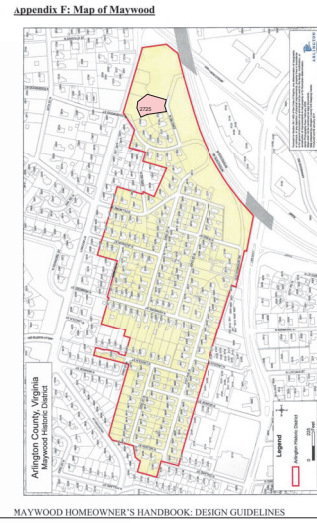
DRAWING SCHEDULE	
NUMBER	SHEET NAME
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A102	DEMOLITION PLAN BASEMENT LEVEL
A103	DEMOLITION PLAN FIRST LEVEL
A104	DEMOLITION PLAN SECOND LEVEL
A105	DEMOLITION ROOF PLAN
A111	PROPOSED GARAGE BASEMENT PLAN
A112	PROPOSED BASEMENT PLAN
A113	PROPOSED FIRST LEVEL PLAN
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A504	ROOF DETAILS
A505	STAIR DETAILS
A506	TYPICAL WALL DETAILS
A902	PROPOSED INTERIOR PERSPECTIVES

MC3 DESIGN
1308 VINCENT PLACE, MCLEAN, VA 22102
INFO@MC3.DESIGN

DWELL BUILD
1308 VINCENT PLACE, MCLEAN, VA 22102
INFO@DWELLBUILD.COM

PROJECT INFORMATION

ZONING DISTRICT: R-6
LOT NUMBER: 213
LOT SQUARE FOOTAGE: 28651 SF
BUILDING SQUARE FOOTAGE: 2073 SF



CODE

PROJECT SHALL CONFORM TO THE 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND 2018 VIRGINIA INTERNATIONAL RESIDENTIAL CODE.

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MC3 DESIGN

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DRAWN BY:
JOHN MCKENNA, AIA
NCARB ARCHITECT

1308 VINCENT PLACE
MCLEAN, VA 22101

SCALE 12" = 1'-0"

DATE 2024.04.09

SHEET NO. A001

COVER PAGE

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT
COE RESIDENCE
2725 23RD RD N
ARLINGTON, VA 22201

CODE
2018 VIRGINIA RESIDENTIAL CODE (IRC)

SHEET TITLE

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SITE WORK

BUILDER TO LOCATE ALL SURFACE AND SUBSURFACE UTILITIES IN THE AREA OF THE CONSTRUCTION PRIOR TO COMMENCING WORK. CALL MISS UTILITY PRIOR TO BEGINNING WORK.

THE BUILDER SHALL STORE MATERIALS IN A SAFE AREA ON SITE WITH PROTECTION FROM WEATHER. DO NOT STACK BUILDING MATERIALS IN A MANNER THAT COULD CREATE CONCENTRATED LOADS ON NEW OR EXISTING WORK.

BUILDER SHALL RETAIN A GEOTECHNICAL ENGINEER TO TEST SOIL BEARING CAPACITY IF FIELD INSPECTION INDICATES A NEED.

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

MATERIAL

W AND WT SHAPES: ASTM A 992; FT = 50 KSI
 M, MT, S, ST, HP, C, MC AND L SHAPES: ASTM A 36; FT = 36 KSI
 STEEL PIPE: ASTM A 53, GRADE B; FT = 35 KSI
 STEEL HSS SECTIONS (ROUND, SQUARE, RECTANGULAR):
 COLD ROLLED: ASTM A 500, GRADE B; FT = 46 KSI
 HOT ROLLED: ASTM A 501
 STEEL PLATES: ASTM A 36; FT = 36 KSI
 HEADED STUDS: ASTM A 108, GRADES 1010 THROUGH 1016 INCLUSIVE.
 CONNECT ALL MEMBERS WITH HIGH-STRENGTH BOLTS.
 BEARING TYPE CONNECTIONS, TYPE W
 PROVIDE ASTM A 325, TYPE N BOLTS AT ALL LOCATIONS NOT NOTED ON DRAWINGS AS TYPE SC.
 PROVIDE HARDENED WASHERS CONFORMING TO ASTM F 436 UNDER ELEMENTS TO BE TIGHTENED.
 PROVIDE NUTS CONFORMING TO ASTM A 563.
 TIGHTEN TYPE W BEARING BOLTS TO A SNUG TIGHT CONDITION.
 OVER-TAP NUTS TO CLASS 2A FIT BEFORE GALVANIZING.
 DO NOT WELD TO HIGH-STRENGTH BOLTS.
 GALVANIZED BOLTS (WHERE SHOWN ON DRAWINGS):
 HOT-DIPPED GALVANIZED ACCORDING TO ASTM A 153, CLASS C.
 ANCHOR BOLTS:
 ASTM A 307, GRADE A.
 PROVIDE WITH STANDARD WASHERS AND NUTS.
 OVER-TAP NUTS TO CLASS 2A FIT BEFORE GALVANIZING.
 ACCORDING TO ASTM A 563.
 PROVIDE BEVELED WASHERS AT BOLT HEADS OR NUTS BEARING ON SLOPING SURFACES.
 WELDING:
 CONFORM WITH AWS WABO SPECIFICATIONS.
 WELDERS TO BE QUALIFIED UNDER AWS WABO SPECIFICATIONS.
 WELDS MATERIAL: 70 KSI FILLER METAL, UNLESS NOTED OTHERWISE.
 PROVIDE LOW-HYDROGEN FILLER METALS AT MOMENT FRAME WELDS.
 WELDS TO METAL DECK, METAL STUDS OR OTHER COLD-FORMED METALS:
 CONFORM TO AWS D.13.

DESIGN LOADS

GROUND SNOW LOAD = 25 psf
 WIND SPEED = 115 MPH
 SEISMIC DESIGN CATEGORY = B
 WEATHERING PROBABILITY OF CONCRETE = SEVERE
 FROST LINE = 24"
 TERMITES INFESTATION PROBABILITY = MODERATE TO HEAVY
 DECAY PROBABILITY = SLIGHT TO MODERATE
 WINTER DESIGN TEMPERATURE = 17° F
 ICE SHIELD UNDERLAYMENT REQUIRED = YES
 FIRM HAZARDS = FIRM-2013
 AIR FREEZING INDEX = 250
 MEAN ANNUAL TEMPERATURE = 55° F
 FLOOR LIVE LOADS (PER VRC2015 - TABLE R301.5)
 LIVING AREAS = 40 psf
 SLEEPING AREAS = 30 psf
 EXTERIOR BALCONIES & DECKS = 40 psf
 HABITABLE ATTICS & ATTICS SERVED W/ FIXED STAIRS = 30 psf
 UNCHARITABLE ATTICS W/ STORAGE = 10 psf
 FLOOR DEAD LOAD = 10 psf U.N.O.
 ROOF LIVE LOAD = 30 psf
 ROOF DEAD LOAD = 20 psf
 SOIL BEARING CAPACITY = 1,500 psf V.I.F.
 WATER TABLE = 2'-0" MIN. BELOW BOTTOM OF ALL CONCRETE FOOTINGS & SLABS

BACKFILL = 30 psf U.N.O.

NAILING NOTES PER IRC TABLE R602.3

JOIST TO SILL OR GIRDER BRIDGING TO JOIST SOLE PLATE TO JOIST OR BLK'G STUD TO SOLE PLATE
 TOP PLATE TO STUD
 DOUBLE STUDS
 DOUBLE TOP PLATES
 CONTINUOUS HEADER, TWO PIECES
 BUILT-UP HEADER, TWO PIECES
 W/ 1/2" SPACER
 TOP PLATES, LAPS AND INTERSECTIONS
 CEILING JOISTS TO PLATE
 CONTINUOUS HEADER TO STUD
 CEILING JOISTS, LAPS OVER PARTITIONS
 CEILING JOISTS TO PARALLEL RAFTERS
 RAFTER TO PLATE
 1" BRACE TO EACH STUD AND PLATE
 BUILT-UP CORNER STUDS
 2" PLANKS
 1/2" PLYWOOD ROOF AND WALL SHEATHING
 3/4" PLYWOOD SUBFLOOR

2x MULTIPLE JOISTS - STAGGER @ 15" OC W/ (2) @ EA. END OR SPLICE (3) OR FEWER (4) OR MORE

16d NAILS
 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

A. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTH AS SHOWN, 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20D COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
 B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.
 C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
 D. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY.
 E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
 F. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8D DEFORMED (2 1/2" x 0.120) NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48-INCH DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM.
 G. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER, WHEN BASIC WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.
 H. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.
 I. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY.
 J. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS ON THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

STAIRWAY AND RAILING

STAIRWAY SHALL NOT BE LESS THAN 36" IN WIDTH.
 STAIRWAY RISER SHALL NOT BE GREATER THAN 6 1/4".
 STAIRWAY TREAD DEPTH SHALL NOT BE LESS THAN 9".
 THE LENGTH OF RUN AND HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE ENTIRE RUN OF STAIR.
 OPEN RISER PERMITTED IF OPENING IS LESS THAN 4".
 MINIMUM 3/4" NOSING.
 POST / BALUSTERS OPENING NOT GREATER THAN 4".
 STAIRWAY HEADROOM HEIGHT SHALL NOT BE LESS THAN 6'-8".
 STAIRWAY HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" AND NO MORE THAN 38".
 ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
 STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING SLAB AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
 HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
 STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
 3/4" MIN. HEIGHT GUARDRAIL SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, 15) STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.
 RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4"
 THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.
 EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

MECHANICAL REQUIREMENTS

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTION M1507.3.

ELECTRICAL

ELECTRICAL, DATA, & AUDIO NOTES:
 HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:
 LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR.
 AUDIO SPEAKERS SHALL BE APPROVED BY HOME OWNER.
 LOCATE JACKS AS INDICATED IN THE PLAN. INSTALL DATA / CABLE PANEL SIMILAR TO "ON C". SYSTEM TO BE APPROVED BY HOME OWNER.
 DATA / CABLE:
 LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

PLUMBING

HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR.
 THE FURNACE AND WATER HEATER ON FLOOR 3 SHALL SERVE FLOORS 1 & 2.
 METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
 DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
 ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING. "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
 TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
 WATER SUPPLY UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
 EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
 HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
 INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE WASTE DRAINS.
 INSULATE WASTER LINES FOR SOUND CONTROL.
 INSTALL CENTRAL VACUUM SYSTEM & PIPING. CONFIRM BRAND WITH HOMEOWNER.

VENTILATION

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

INSULATION REQUIREMENTS

REFER TO TABLE N1102.1.2 (R402.1.2)

CLIMATE ZONE: 4
 FENESTRATION U-FACTOR: 0.32
 SKYLIGHT U-FACTOR: 0.55
 GLAZED FENESTRATION SHGC: 0.40
 CEILING R-VALUE: 49
 WOOD FRAME WALL R-VALUE: 15
 MASS WALL R-VALUE: 8 (CONTINUOUS) / 13 (CAVITY).
 FLOOR R-VALUE: 19
 BASEMENT WALL R-VALUE: 10 (CONTINUOUS) / 13 (CAVITY).
 UNHEATED SLAB R-VALUE AND DEPTH: 10 / 2"
 HEATED SLAB R-VALUE: R-5
 CRAWL SPACE WALL R-VALUE: 10 (CONTINUOUS) / 13 (CAVITY).

MECHANICAL REQUIREMENTS

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH IRC SECTION M1507.3.

GRAPHIC SYMBOLS

SEE DISCIPLINE SHEETS FOR DISCIPLINE SPECIFIC SYMBOLS

A001 SHEET NO.
 SHEET NO. SEQUENCE
 SHEET TYPE
 DISCIPLINE

SHEET NUMBER

NORTH ARROW

GRID BUBBLES **EXISTING GRID BUBBLES**

PLAN OR DETAIL CALLOUT

PLAN OR DETAIL TITLE

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

DOOR TAG

WINDOW TAG

STAIR TAG

CEILING TAG

LEVEL HEADS

FINISH TAG

CASEWORK TAG

FLOOR/ROOF TAG

KEYNOTE

SPOT ELEVATION

CENTERLINE TAG

MATCHLINE REFERENCE

ALIGN SYMBOL

APARTMENT NUMBERS

MC3 DESIGN

1308 VINCENT PLACE
 MCLEAN, VA 22101

202.599.7779
 JMKENNA@MC3.DESIGN

DRAWN BY:
 JOHN MCKENNA, AIA
 NCARB ARCHITECT

1308 VINCENT PLACE
 MCLEAN, VA 22101

SEAL

CODE

2018 VIRGINIA RESIDENTIAL CODE (IRC)

PROJECT

COE RESIDENCE

2725 23RD RD N
 ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

GENERAL NOTES

SCALE As indicated

DATE 2024.04.09

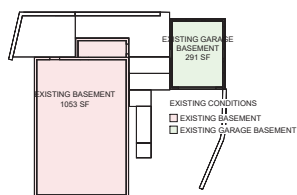
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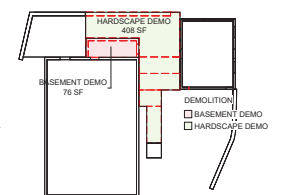


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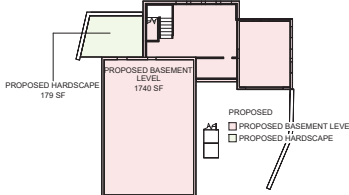
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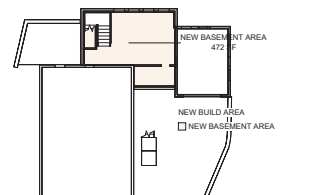
1 BASEMENT LEVEL EXISTING AREA
1/16" = 1'-0"



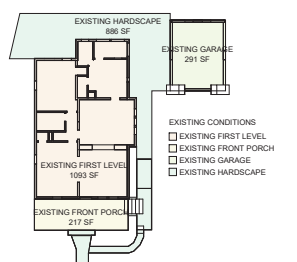
4 BASEMENT LEVEL AREA DEMOLITION
1/16" = 1'-0"



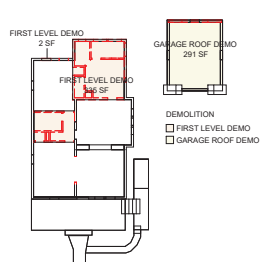
3 BASEMENT LEVEL PROPOSED
1/16" = 1'-0"



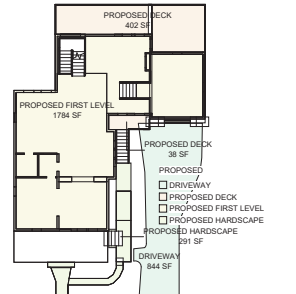
11 BASEMENT LEVEL NEW BUILD
1/16" = 1'-0"



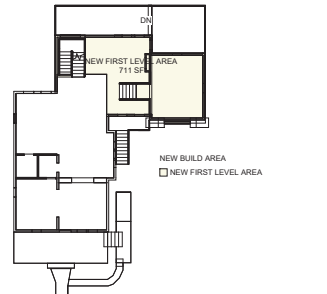
2 FIRST LEVEL EXISTING AREA
1/16" = 1'-0"



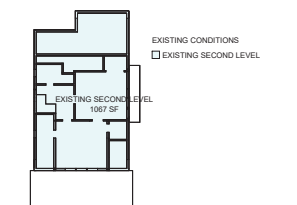
5 FIRST LEVEL DEMOLITION AREA
1/16" = 1'-0"



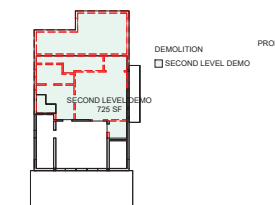
9 FIRST LEVEL PROPOSED
1/16" = 1'-0"



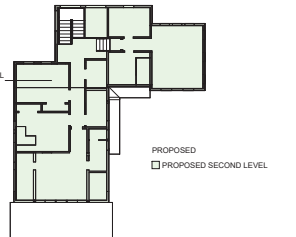
12 FIRST LEVEL NEW BUILD
1/16" = 1'-0"



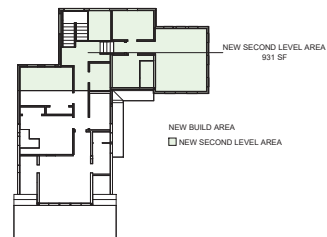
3 SECOND LEVEL EXISTING AREA
1/16" = 1'-0"



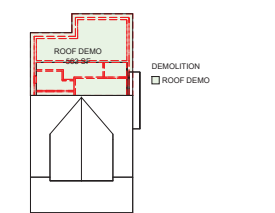
6 SECOND LEVEL DEMOLITION AREA
1/16" = 1'-0"



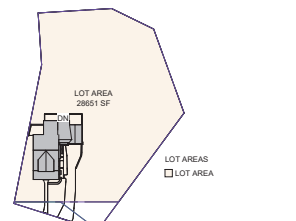
10 SECOND LEVEL PROPOSED
1/16" = 1'-0"



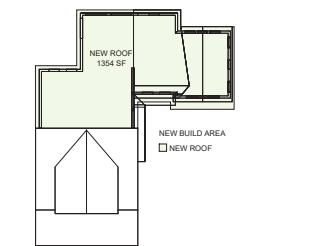
13 SECOND LEVEL NEW BUILD
1/16" = 1'-0"



7 ROOF PLAN DEMOLITION AREA
1/16" = 1'-0"



15 LOT AREA
1/64" = 1'-0"



14 NEW ROOF RIDGE NEW BUILD
1/16" = 1'-0"

EXISTING CONDITION AREA		
NAME	AREA	LEVEL
EXISTING BASEMENT	1053 SF	BASEMENT LEVEL
EXISTING GARAGE BASEMENT	291 SF	BASEMENT LEVEL
EXISTING GARAGE	291 SF	FIRST LEVEL
EXISTING FIRST LEVEL	1093 SF	FIRST LEVEL
EXISTING HARDSCAPE	886 SF	FIRST LEVEL
EXISTING FRONT PORCH	217 SF	FIRST LEVEL
EXISTING SECOND LEVEL	1067 SF	SECOND LEVEL
TOTAL	4898 SF	

DEMOLITION AREA		
NAME	AREA	LEVEL
HARDSCAPE DEMO	408 SF	BASEMENT LEVEL
BASEMENT DEMO	76 SF	BASEMENT LEVEL
FIRST LEVEL DEMO	335 SF	FIRST LEVEL
GARAGE ROOF DEMO	291 SF	FIRST LEVEL
FIRST LEVEL DEMO	2 SF	FIRST LEVEL
SECOND LEVEL DEMO	725 SF	SECOND LEVEL
ROOF DEMO	563 SF	NEW ROOF RIDGE
TOTAL	2398 SF	

NEW BUILD AREA		
TITLE	AREA	LEVEL
NEW BASEMENT AREA	472 SF	BASEMENT LEVEL
NEW FIRST LEVEL AREA	711 SF	FIRST LEVEL
NEW SECOND LEVEL AREA	931 SF	SECOND LEVEL
NEW ROOF	1354 SF	NEW ROOF RIDGE
TOTAL	3468 SF	

PROPOSED AREA PLAN		
NAME	AREA	LEVEL
PROPOSED BASEMENT LEVEL	1740 SF	BASEMENT LEVEL
PROPOSED FIRST LEVEL	1784 SF	FIRST LEVEL
PROPOSED DECK	402 SF	FIRST LEVEL
PROPOSED DECK	38 SF	FIRST LEVEL
PROPOSED HARDSCAPE	291 SF	FIRST LEVEL
PROPOSED HARDSCAPE	179 SF	BASEMENT LEVEL
PROPOSED SECOND LEVEL	1741 SF	SECOND LEVEL
DRIVEWAY	844 SF	FIRST LEVEL
TOTAL	7018 SF	

LOT AREA		
NAME	AREA	
LOT AREA	28651 SF	



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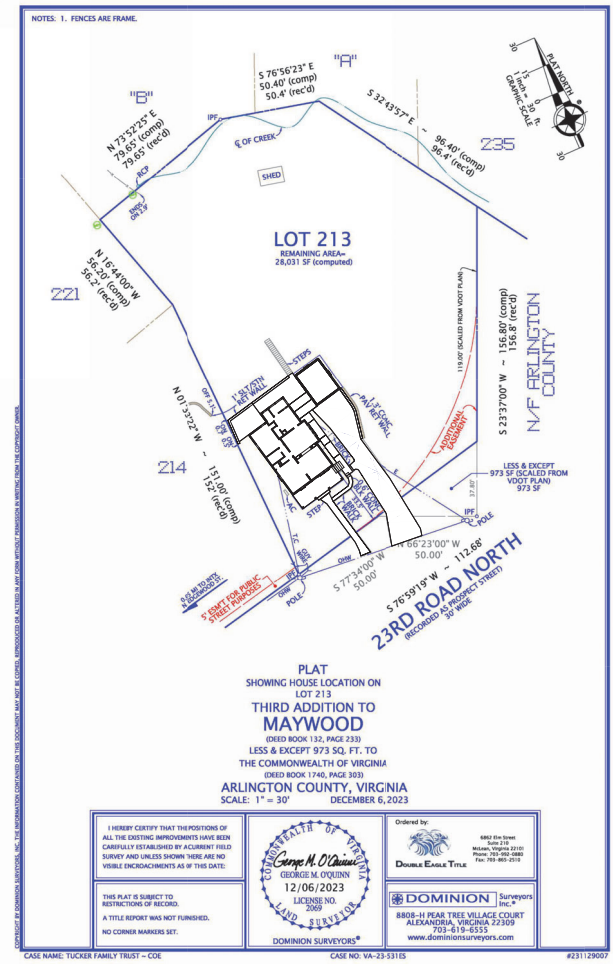
REVISIONS		
NO.	DESCRIPTION	DATE

SHEET TITLE
AREA PLANS

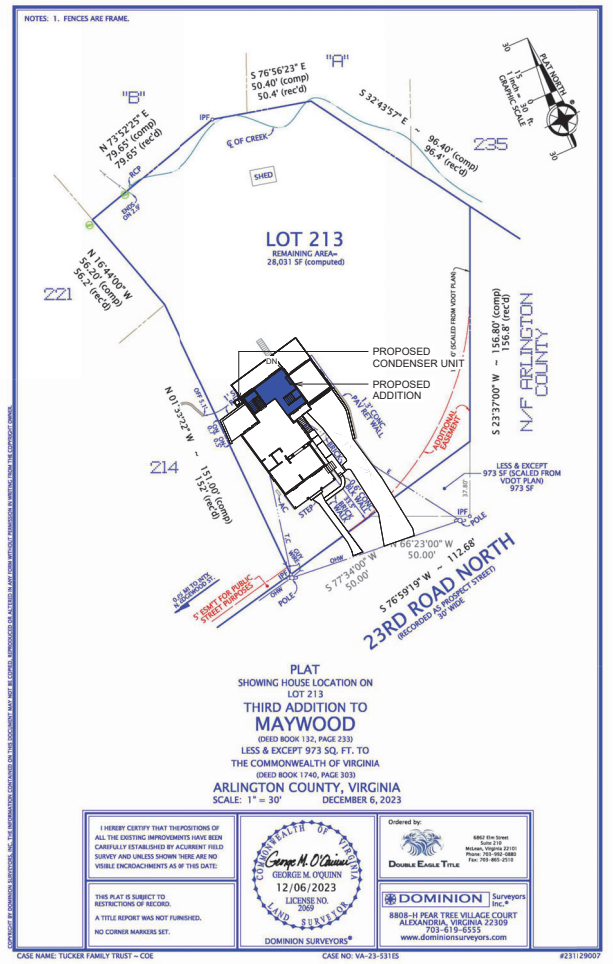
SCALE As indicated
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A003



1 EXISTING CONDITION PLAT
1" = 30'-0"



2 PROPOSED PLAT
1" = 30'-0"



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SHEET TITLE
**SURVEY
PLAT**

SCALE 1" = 30'-0"
DATE 2024.04.09
SHEET NO.

A004

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MATCH EXISTING EXTERIOR SIDING PROPORTIONS ON PROPOSED EXTENSION. PROPOSED NAVY BLUE COLOR ON ALL SIDING.

ANY NEW ROOF OVERHANGS SHOULD DISPLAY FAUX RAFTERS AS DOES EXISTING HOUSE.

FOUNDATION WALLS ON EXTENSION TO MATCH EXISTING

WINDOWS ON PROPOSED EXTENSION SHOULD MATCH EXISTING WINDOW LITE PROPORTION AND STYLE

MATCH CORNER AND WINDOW TRIM ON PROPOSED EXTENSION

ANY NEW HARDSCAPE TO MATCH EXISTING BRICK PAVER



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**EXISTING
STUDY**

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SHEET NO.

A005

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BRICK PAVER TO BE REPAIRED AS NEEDED IN AREAS WHERE DESIGNATED TO REMAIN



PROPOSED FRONT FOUNDATION WALLS TO MATCH EXISTING TEXTURED CMU, PAINTED WHITE



PORTION OF GABLE ROOF TO REMAIN

EXTERIOR WALL TO REMAIN

REPLACE EXISTING GARAGE DOOR WITH FAUX DOUBLE DOOR STYLE WOOD GARAGE DOOR TO BE INSTALLED



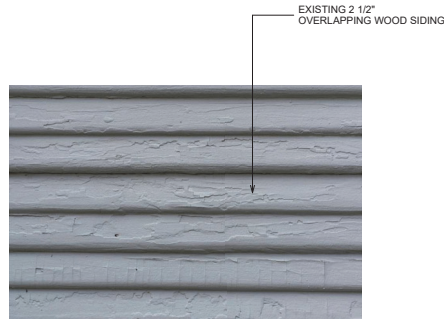
PROPOSED ROOF OVERHANGS MATCH EXPOSED RAFTER STYLE

EXISTING WOOD SIDING TO BE PAINTED NAVY BLUE

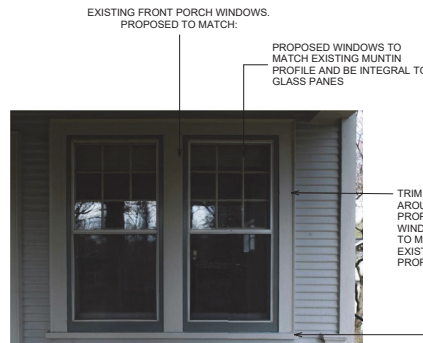
PROPOSED TO MATCH EXISTING CORNER TRIM PROPORTIONS, PAINT WHITE



PROPOSED BATHROOM WINDOWS TO MATCH PROPORTION AND STYLE OF THESE EXISTING WINDOWS



EXISTING 2 1/2" OVERLAPPING WOOD SIDING



EXISTING FRONT PORCH WINDOWS. PROPOSED TO MATCH:

PROPOSED WINDOWS TO MATCH EXISTING MUNTIN PROFILE AND BE INTEGRAL TO GLASS PANES

TRIM AROUND PROPOSED WINDOWS TO MATCH EXISTING PROFILE

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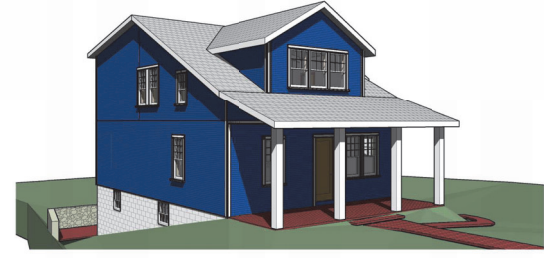
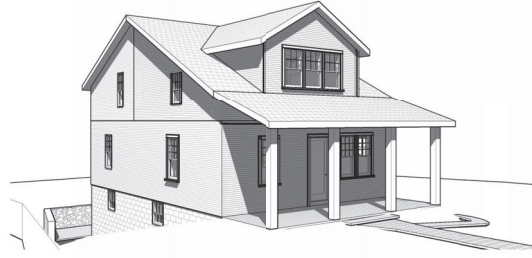
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 SITE
 PHOTOS**

SCALE
 DATE 2024.04.09
 SHEET NO.

PHOTO:

EXISTING:

PROPOSED:



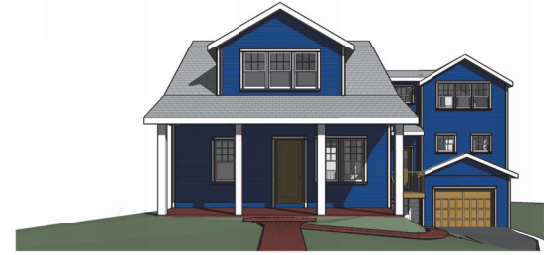
7 EXISTING - EXTERIOR VIEW 01

1 PROPOSED - EXTERIOR VIEW 01



2 EXISTING - EXTERIOR VIEW 03

3 PROPOSED - EXTERIOR VIEW 03



5 EXISTING - EXTERIOR VIEW 04

4 PROPOSED - EXTERIOR VIEW 04



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PERSPECTIVES

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DATE 2024.04.09

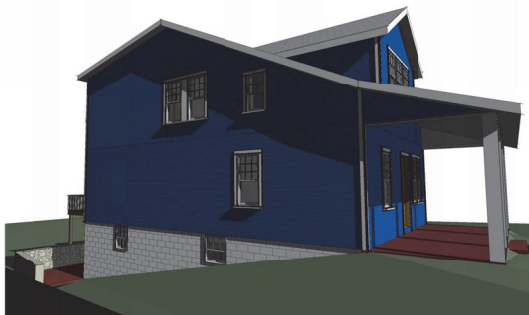
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1 EXTERIOR - FRONT PERSPECTIVE VIEW 01



2 EXTERIOR - LEFT PERSPECTIVE 01



5 EXTERIOR - FRONT PERSPECTIVE 02



3 EXTERIOR - BACK PERSPECTIVE 01



4 EXTERIOR - RIGHT PERSPECTIVE 01



6 EXTERIOR - BACK PERSPECTIVE 02

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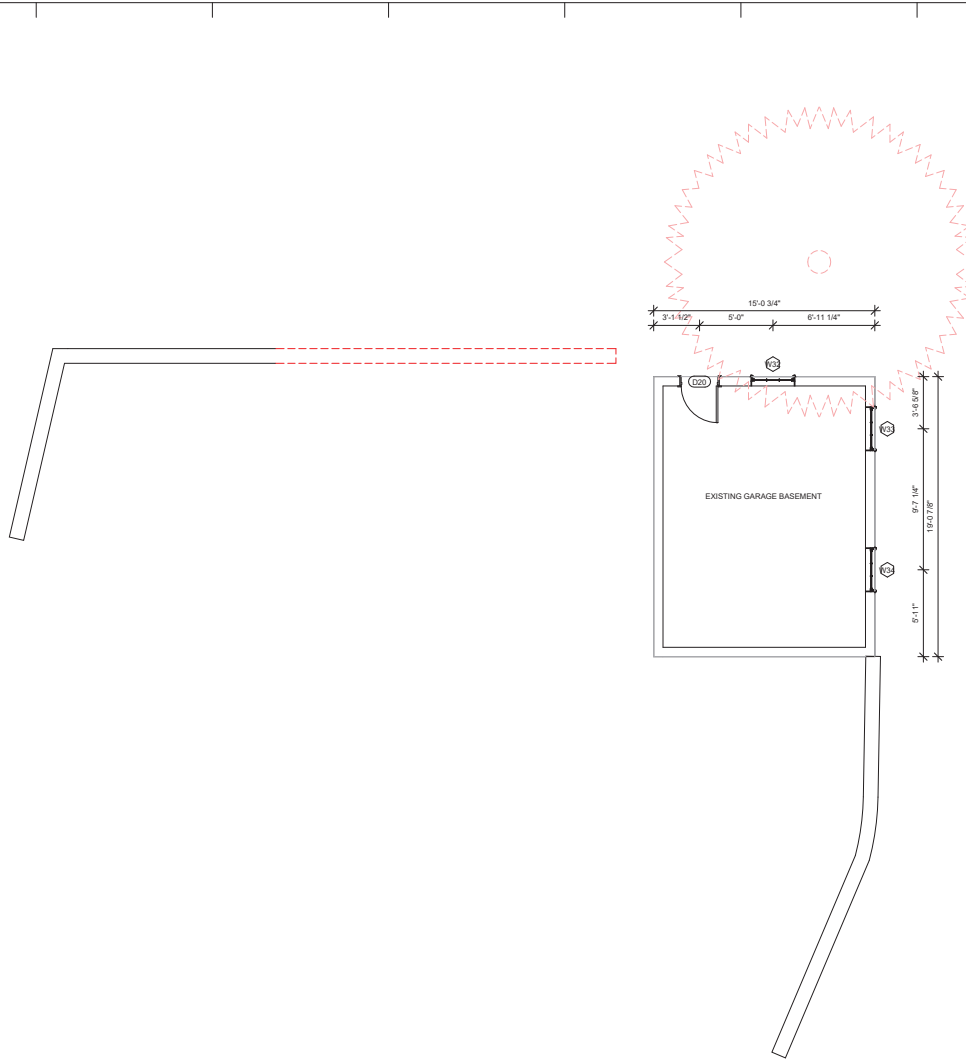
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**PROPOSED
PERSPECTIVES**

SCALE
DATE 2024.04.09
SHEET NO.

A008

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1-00 - GARAGE BASEMENT LEVEL DEMOLITION PLAN
 1/4" = 1'-0"

A101 - EXISTING GARAGE BASEMENT DOOR SCHEDULE						
DOOR NUMBER	HEADER HEIGHT	WIDTH	EXISTING OR NEW		DEMO	
D20	84	30	EXISTING		None	
A101 - EXISTING GARAGE BASEMENT WINDOW SCHEDULE						
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	CREATED	DEMO
W33	36	35	49	84	EXISTING	None
W34	36	35	49	84	EXISTING	None
W32	36	35	49	84	EXISTING	None
TOTAL: 3						
A101 - GARAGE BASEMENT WALL DEMOLITION TAKEOFF						
MATERIAL NAME		AREA	LINEAR FOOTAGE			
EXISTING RETAINING WALL		219 SF	23.208 LF			



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SHEET TITLE
**DEMOLITION
 PLAN
 GARAGE
 BASEMENT
 LEVEL**

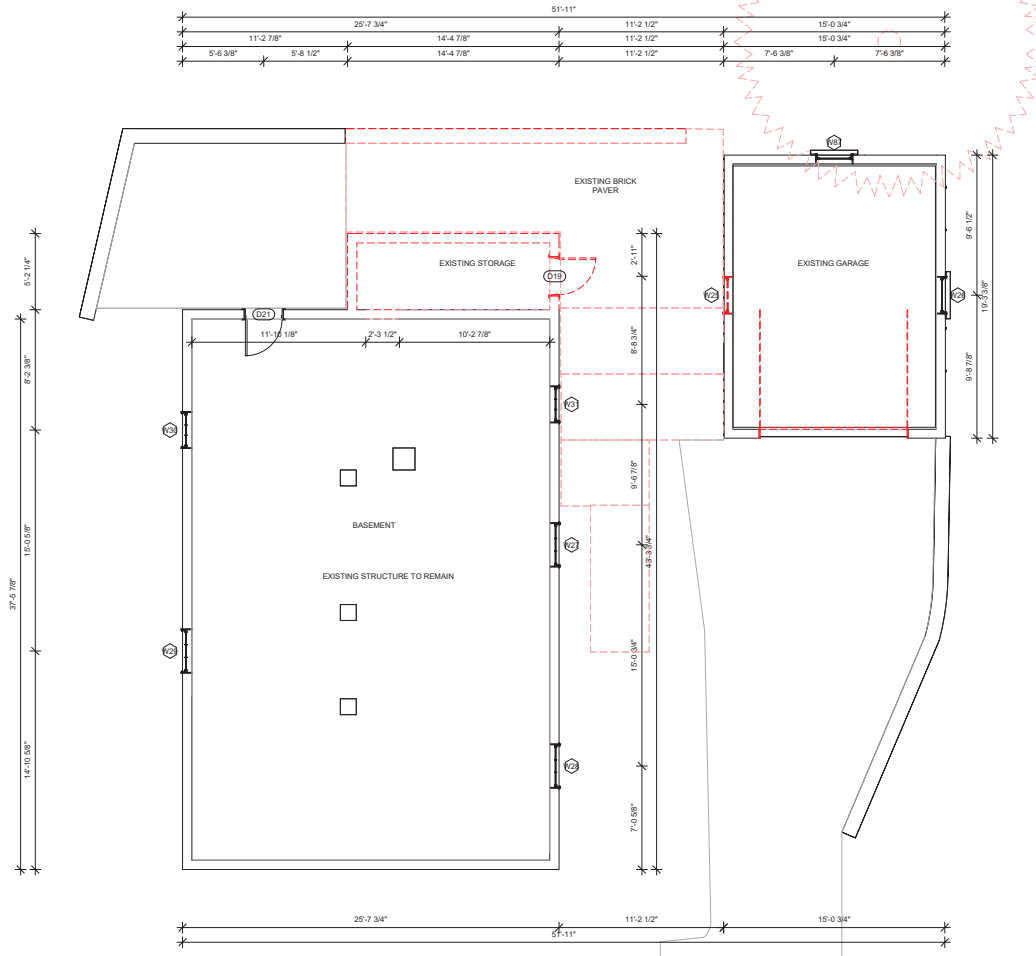
SCALE 1/4" = 1'-0"
 DATE 2024.04.09
 SHEET NO.



A101

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1 01 - BASEMENT LEVEL DEMOLITION PLAN
1/4" = 1'-0"

A102 - EXISTING BASEMENT DOOR SCHEDULE					
DOOR NUMBER	HEADER HEIGHT	WIDTH	EXISTING OR NEW	DEMO	
D19	84	30	EXISTING	NEW CONSTRUCTION	
D21	84	30	EXISTING	None	

A102 - EXISTING GARAGE DOOR SCHEDULE					
DOOR NUMBER	HEADER HEIGHT	WIDTH	EXISTING OR NEW	DEMO	
D45	84	120	EXISTING	NEW CONSTRUCTION	

A102 - EXISTING BASEMENT WINDOW SCHEDULE						
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	DEMO	CREATED
W27	36	35	60	95	None	EXISTING
W28	36	35	60	95	None	EXISTING
W29	36	35	60	95	None	EXISTING
W30	30	35	60	95	None	EXISTING
W31	30	35	48	83	None	EXISTING
TOTAL: 5						

A102 - EXISTING GARAGE WINDOW SCHEDULE						
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	DEMO	CREATED
W25	31	54	24	78	NEW CONSTRUCTION	EXISTING
W26	31	54	24	78	None	EXISTING
W87	31	54	24	78	None	EXISTING
TOTAL: 3						

A102 - BASEMENT FLOORING DEMOLITION TAKEOFF			
MATERIAL NAME	AREA	COMMENTS	
BRICK PAVEMENT HERRINGBONE	315 SF		
CONCRETE	60 SF		

A102 - BASEMENT WALL DEMOLITION TAKEOFF			
MATERIAL NAME	AREA	LINEAR FOOTAGE	
TEXTURED 8" CMU	171 SF	24,623 LF	

A102 - BASEMENT CEILING DEMOLITION TAKEOFF			
MATERIAL NAME	AREA	COMMENT	
GYPSUM WALL BOARD 1/2"	60 SF		



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SHEET TITLE
**DEMOLITION
PLAN
BASEMENT
LEVEL**

SCALE 1/4" = 1'-0"

DATE 2024.04.09

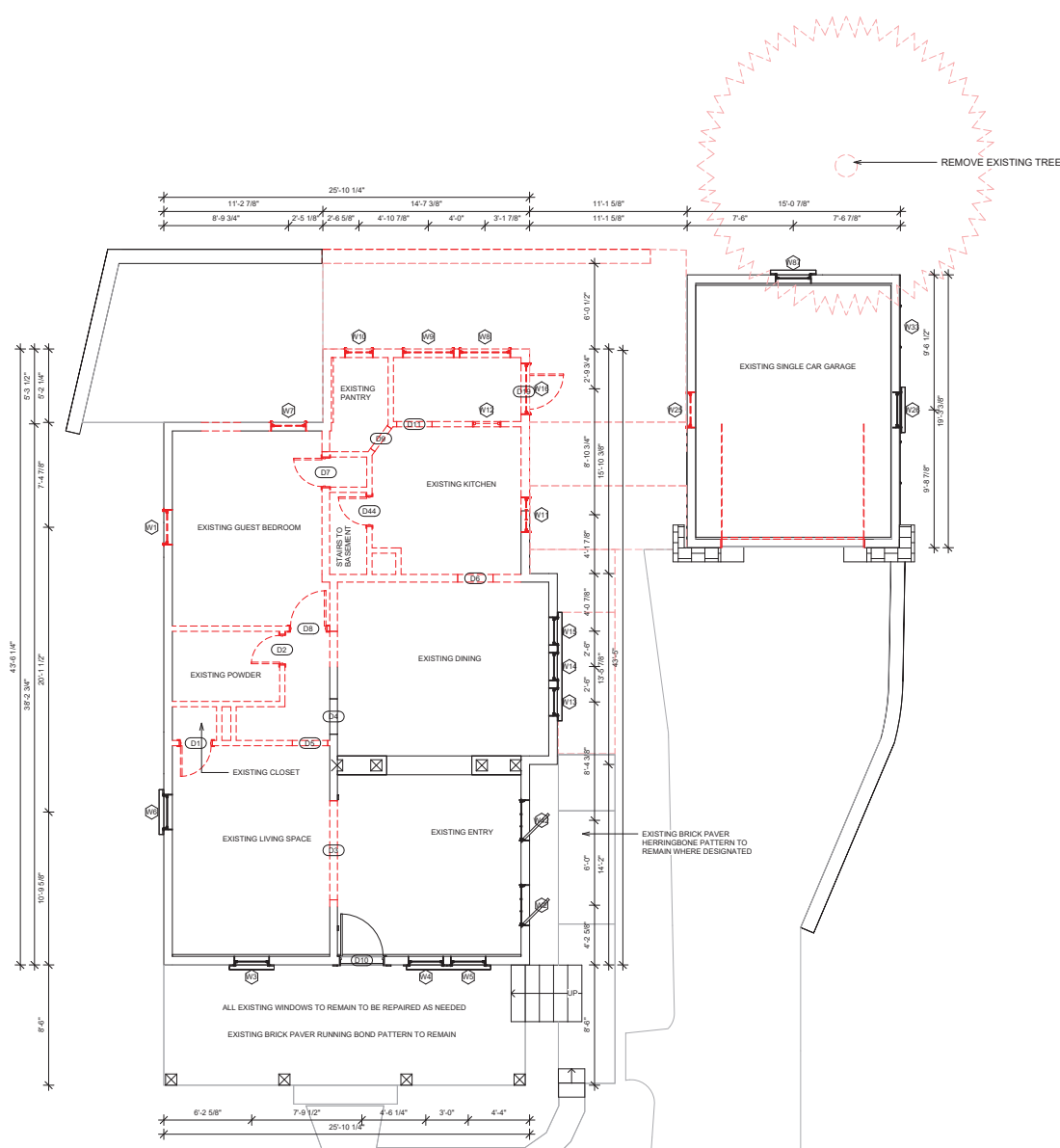
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A102



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1 02 - FIRST LEVEL DEMOLITION PLAN
1/4" = 1'-0"

A103 - EXISTING FIRST LEVEL DOOR SCHEDULE					
DOOR NUMBER	HEADER HEIGHT	WIDTH	EXISTING OR NEW	DEMO	
D1	80	26	EXISTING	NEW CONSTRUCTION	
D3	0	84	EXISTING	NEW CONSTRUCTION	
D2	77	24	EXISTING	NEW CONSTRUCTION	
D5	0	0	EXISTING	NEW CONSTRUCTION	
D6	0	0	EXISTING	NEW CONSTRUCTION	
D7	77	24	EXISTING	NEW CONSTRUCTION	
D8	80	30	EXISTING	NEW CONSTRUCTION	
D9	0	0	EXISTING	NEW CONSTRUCTION	
D11	0	48	EXISTING	NEW CONSTRUCTION	
D44	77	24	EXISTING	NEW CONSTRUCTION	
D4	0	0	EXISTING	None	
D10	90	36	EXISTING	None	

A103 - EXISTING FIRST LEVEL WINDOW SCHEDULE						
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	CREATED	DEMO
W1	30	60	30	90	EXISTING	NEW CONSTRUCTION
W7	30	60	30	90	EXISTING	NEW CONSTRUCTION
W8	44	45	30	75	EXISTING	NEW CONSTRUCTION
W9	44	45	30	75	EXISTING	NEW CONSTRUCTION
W10	24	48	30	78	EXISTING	NEW CONSTRUCTION
W12	24	24	36	60	EXISTING	NEW CONSTRUCTION
W11	30	48	45	93	EXISTING	NEW CONSTRUCTION
W16	44	45	30	75	EXISTING	NEW CONSTRUCTION
W3	30	60	30	90	EXISTING	None
W4	30	62	30	92	EXISTING	None
W5	30	62	30	92	EXISTING	None
W6	30	60	30	90	EXISTING	None
W13	24	62	30	92	EXISTING	None
W14	24	62	30	92	EXISTING	None
W15	24	62	30	92	EXISTING	None
W42	35	32	55	87	EXISTING	None
W2	35	32	55	87	EXISTING	None

TOTAL: 17

A103 - FIRST LEVEL FLOORING DEMOLITION TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
BRICK PAVEMENT HERRINGBONE	67 SF	

A103 - FIRST LEVEL WALL DEMOLITION TAKEOFF			
MATERIAL NAME	AREA	LINEAR FOOTAGE	
1/2" WALL SHEATHING PLYWOOD	256 SF	30.633 LF	
2X4 DIMENSIONAL LUMBER	504 SF	78.404 LF	
2X6 DIMENSIONAL LUMBER	456 SF	61.719 LF	
AIR FILTRATION BARRIER	256 SF	30.633 LF	
EXTERIOR SIDING	256 SF	30.633 LF	
GYPSUM WALL BOARD 1/2"	1661 SF	140.123 LF	
VAPOR RETARDER	256 SF	30.633 LF	

A103 - FIRST LEVEL CEILING DEMOLITION TAKEOFF		
MATERIAL NAME	AREA	COMMENT



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SHEET TITLE
**DEMOLITION
PLAN FIRST
LEVEL**

SCALE 1/4" = 1'-0"

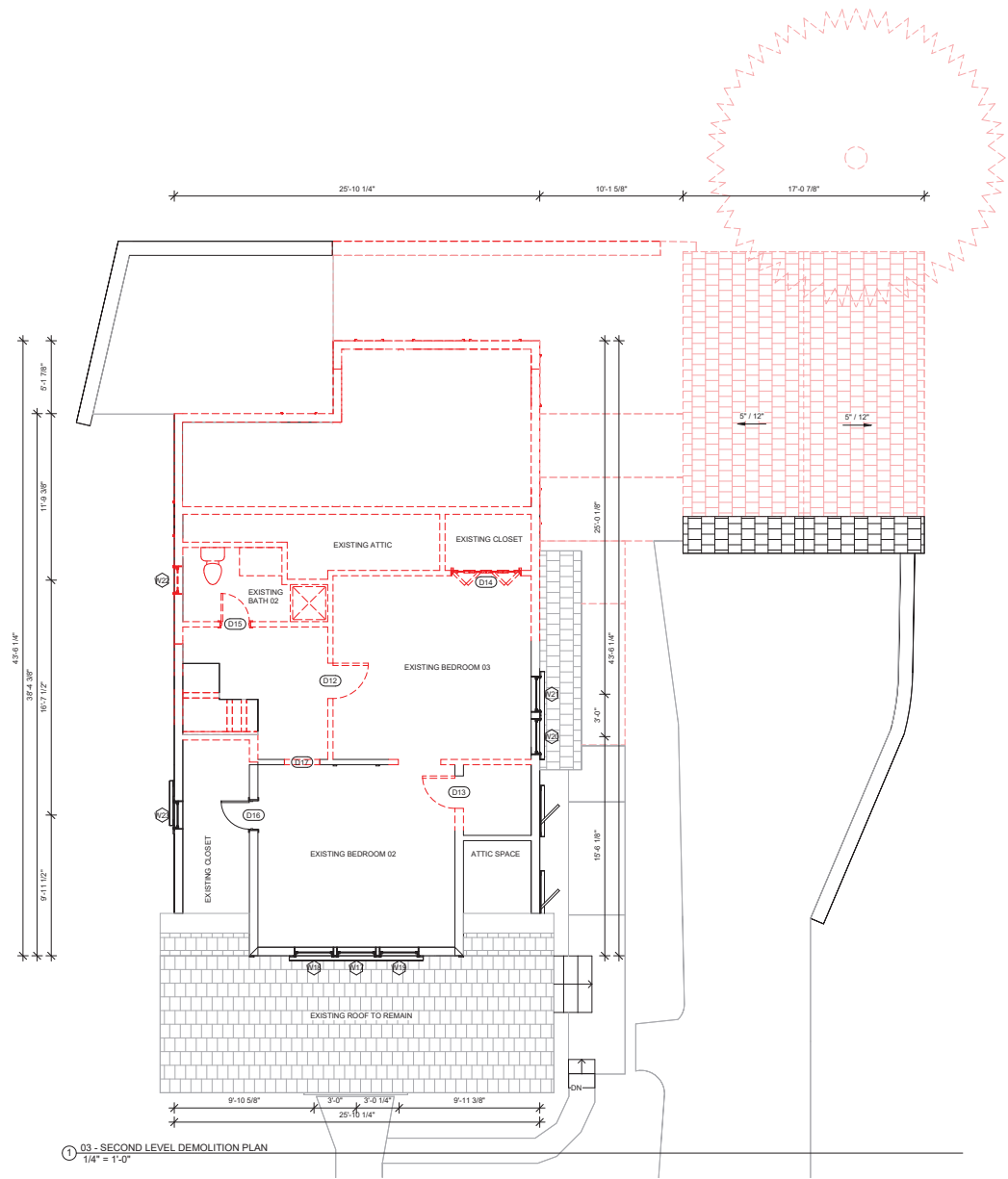
DATE 2024.04.09

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A103

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03 - SECOND LEVEL DEMOLITION PLAN
1/4" = 1'-0"

A104 - EXISTING SECOND LEVEL DOOR SCHEDULE						
DOOR NUMBER	HEADER HEIGHT	WIDTH	EXISTING OR NEW		DEMO	
D12	80	30	EXISTING		NEW CONSTRUCTION	
D13	80	28	EXISTING		NEW CONSTRUCTION	
D14	96	60	EXISTING		NEW CONSTRUCTION	
D15	77	24	EXISTING		NEW CONSTRUCTION	
D17	0	0	EXISTING		NEW CONSTRUCTION	
D25	80	36	EXISTING		NEW CONSTRUCTION	
D16	77	24	EXISTING		None	

A104 - EXISTING SECOND LEVEL WINDOW SCHEDULE						
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	CREATED	DEMO
W22	24	80	24	84	EXISTING	NEW CONSTRUCTION
W17	34	54	47	101	EXISTING	None
W18	34	54	47	101	EXISTING	None
W19	34	54	47	101	EXISTING	None
W23	24	46	24	70	EXISTING	None
W20	31	62	34	95	EXISTING	None
W21	31	62	34	95	EXISTING	None

A104 - SECOND LEVEL FLOORING DEMOLITION TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
A104 - SECOND LEVEL WALL DEMOLITION TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	468 SF	69,094 LF
2X4 DIMENSIONAL LUMBER	569 SF	72,119 LF
2X6 DIMENSIONAL LUMBER	698 SF	94,344 LF
AIR FILTRATION BARRIER	474 SF	69,094 LF
EXTERIOR SIDING	467 SF	69,094 LF
GYPSUM WALL BOARD 1/2"	2054 SF	166,462 LF
VAPOR RETARDER	474 SF	69,094 LF

A104 - SECOND LEVEL CEILING DEMOLITION TAKEOFF		
MATERIAL NAME	AREA	COMMENT
TOTAL: 7		



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NO.	DESCRIPTION	DATE

SHEET TITLE
**DEMOLITION
PLAN
SECOND
LEVEL**

SCALE 1/4" = 1'-0"

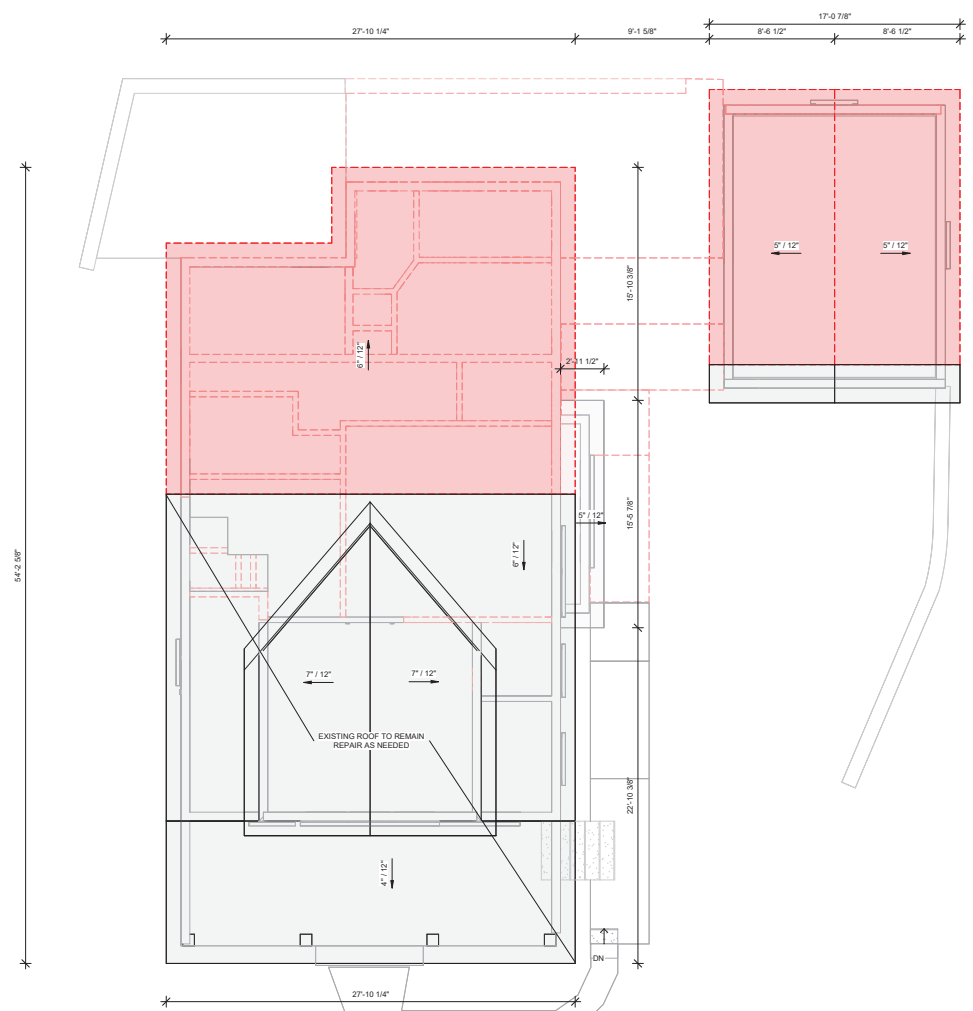
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A104

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A105 - ROOF DEMOLITION TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	975 SF	
GYPSUM WALL BOARD 1/2"	975 SF	



04 - ROOF DEMOLITION PLAN
 1/4" = 1'-0"



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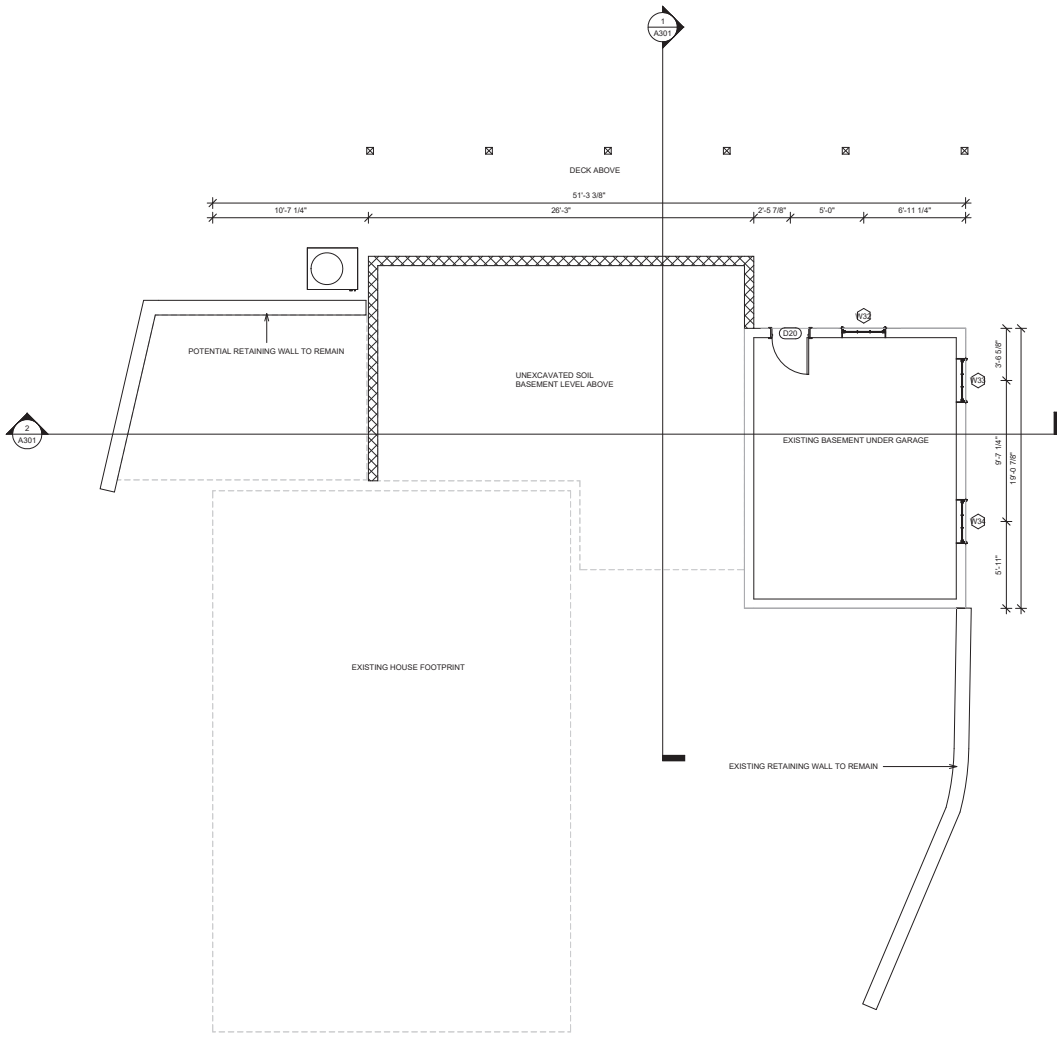
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**DEMOLITION
 ROOF PLAN**

SCALE 1/4" = 1'-0"
 DATE 2024.04.09

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① 00 - PROPOSED GARAGE BASEMENT LEVEL
 1/4" = 1'-0"



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SHEET TITLE
**PROPOSED
 GARAGE
 BASEMENT
 PLAN**

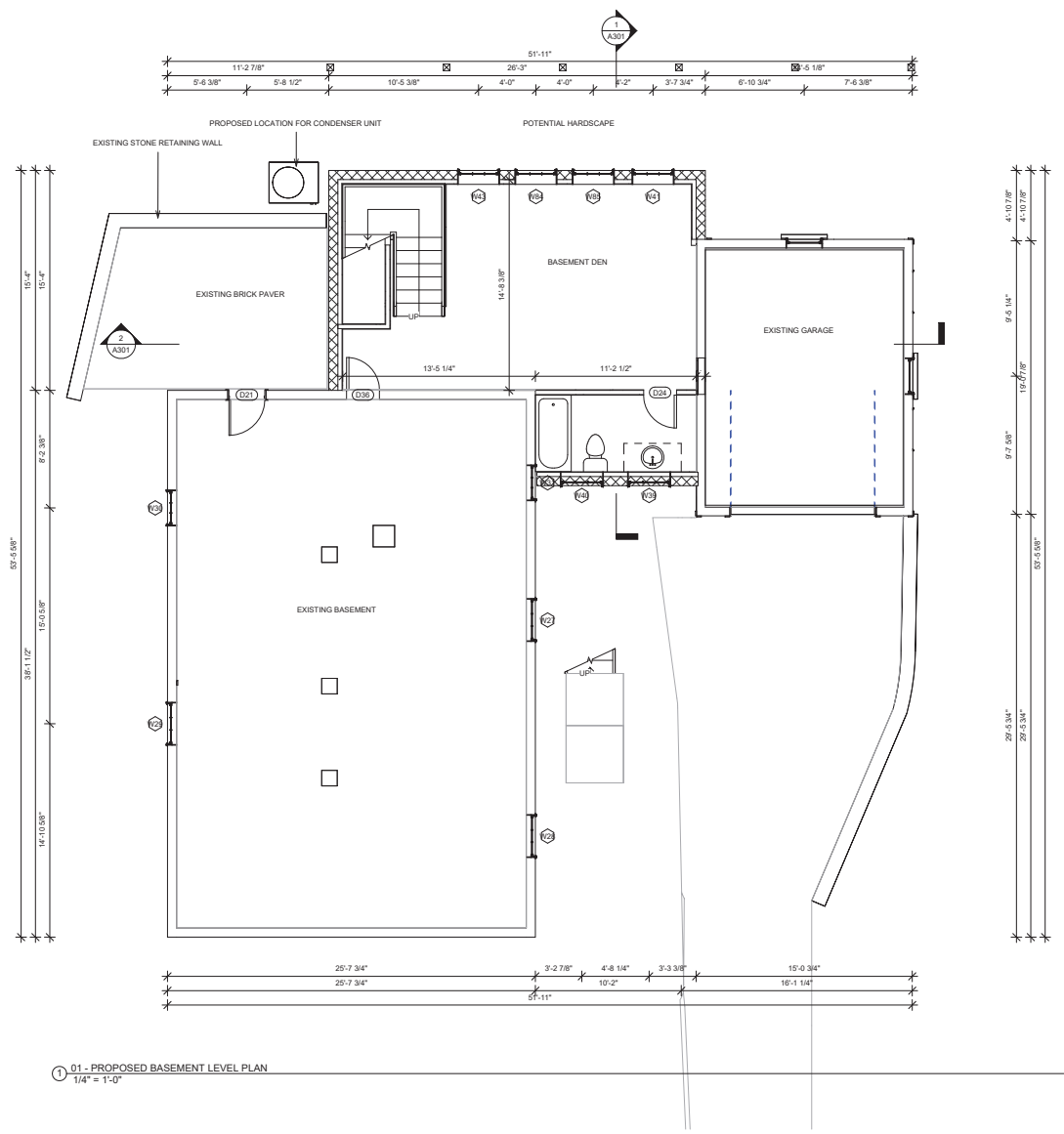
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A111

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01 - PROPOSED BASEMENT LEVEL PLAN
1/4" = 1'-0"

A112 - BASEMENT LEVEL NEW DOOR SCHEDULE				
DOOR NUMBER	HEADER HEIGHT	WIDTH		
D24	80	28		
D36	80	28		
TOTAL: 2				
A112 - BASEMENT LEVEL NEW WINDOW SCHEDULE				
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT
W39	36	35	49	84
W40	36	35	49	84
W41	35	35	42	77
W43	35	35	42	77
W84	35	35	42	77
W85	35	35	42	77
TOTAL: 6				
A112 - BASEMENT LEVEL NEW FLOORING TAKEOFF				
MATERIAL NAME	AREA	COMMENTS		
CONCRETE	434 SF			
A112 - BASEMENT LEVEL NEW WALL TAKEOFF				
MATERIAL NAME	AREA	LINEAR FOOTAGE		
2X4 DIMENSIONAL LUMBER	566 SF	94.621 LF		
GYP SUM WALL BOARD 1/2"	729 SF	94.621 LF		
TEXTURED 8" CMU	414 SF	58.094 LF		
A112 - BASEMENT LEVEL NEW CEILING TAKEOFF				
MATERIAL NAME	AREA	COMMENT		



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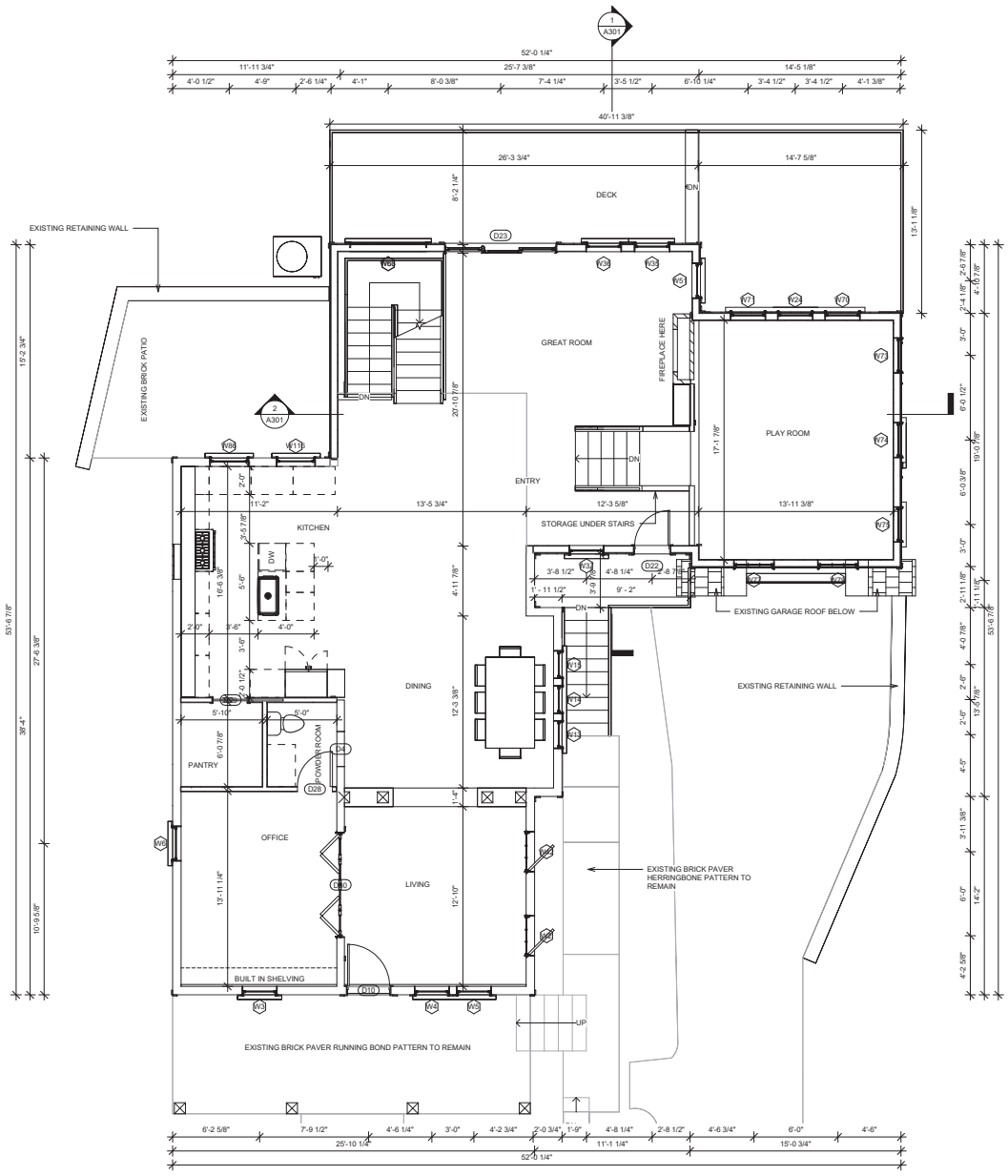
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SHEET TITLE
**PROPOSED
BASEMENT
PLAN**

SCALE 1/4" = 1'-0"
DATE 2024.04.09
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A112

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1 02 - PROPOSED FIRST LEVEL PLAN
 1/4" = 1'-0"

A113 - FIRST LEVEL NEW DOOR SCHEDULE			
DOOR NUMBER	HEADER HEIGHT	WIDTH	
D22	84	30	
D23	96	96	
D28	84	30	
D29	80	30	
D30	96	90	
TOTAL: 5			

A113 - FIRST LEVEL NEW WINDOW SCHEDULE					
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	
W35	31	62	35	96	
W36	31	62	35	96	
W37	30	62	23	85	
W51	31	62	35	96	
W63	66	52	78	130	
W66	66	32	12	44	
W86	34	48	42	90	
W116	34	48	42	90	
TOTAL: 8					

A113 - FIRST LEVEL OFFSET NEW WINDOW SCHEDULE					
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	
W24	31	62	23	84	
W70	31	62	23	84	
W71	31	62	23	84	
W73	31	62	23	84	
W74	31	62	23	84	
W75	31	62	23	84	
W77	35	35	49	84	
W79	35	35	49	84	
TOTAL: 8					

A113 - FIRST LEVEL NEW FLOORING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
BRICK PAVEMENT HERRINGBONE	15 SF	
DECK FRAMING VOLUME	446 SF	
DECKING FINISH	446 SF	
FLOOR SHEATHING PLYWOOD	310 SF	
WOOD FINISH FLOOR	310 SF	

A113 - FIRST LEVEL OFFSET NEW FLOORING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
FLOOR SHEATHING PLYWOOD	278 SF	
WOOD FINISH FLOOR	278 SF	

A113 - FIRST LEVEL NEW WALL TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	413 SF	57,990 LF
2X4 DIMENSIONAL LUMBER	257 SF	51,765 LF
2X6 DIMENSIONAL LUMBER	416 SF	57,990 LF
AIR FILTRATION BARRIER	416 SF	57,990 LF
EXTERIOR SIDING	413 SF	57,990 LF
GYPSUM WALL BOARD 1/2"	930 SF	109,755 LF
STONE 01	112 SF	11,969 LF
VAPOR RETARDER	416 SF	57,990 LF

A113 - FIRST LEVEL OFFSET NEW WALL TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	297 SF	47,797 LF
2X4 DIMENSIONAL LUMBER	28 SF	3,359 LF
2X6 DIMENSIONAL LUMBER	296 SF	47,797 LF
AIR FILTRATION BARRIER	297 SF	47,797 LF
EXTERIOR SIDING	297 SF	47,797 LF
GYPSUM WALL BOARD 1/2"	348 SF	51,156 LF
VAPOR RETARDER	297 SF	47,797 LF

A113 - FIRST LEVEL NEW CEILING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
GYPSUM WALL BOARD 1/2"	1297 SF	

A113 - FIRST LEVEL OFFSET NEW CEILING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
GYPSUM WALL BOARD 1/2"	237 SF	



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 FIRST LEVEL
 PLAN**

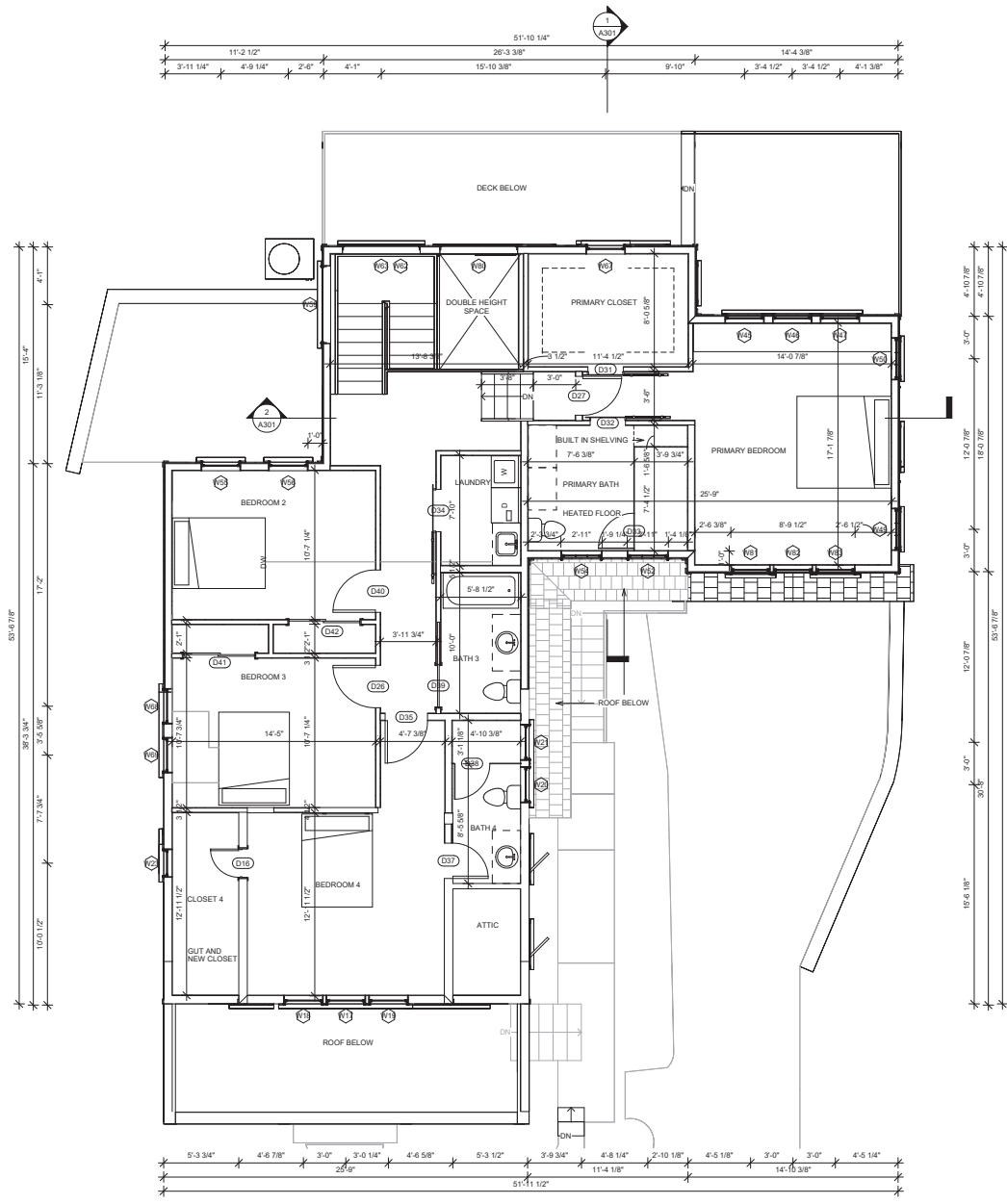
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03 - PROPOSED SECOND LEVEL PLAN
1/4" = 1'-0"

A114 - SECOND LEVEL NEW DOOR SCHEDULE			
DOOR NUMBER	HEADER HEIGHT	WIDTH	
D26	80	36	
D34	64	36	
D35	80	36	
D37	80	30	
D38	80	30	
D39	80	36	
D40	80	36	
D41	80	60	
D42	80	60	
TOTAL: 9			

A114 - SECOND LEVEL OFFSET NEW DOOR SCHEDULE			
DOOR NUMBER	HEADER HEIGHT	WIDTH	
D27	80	33	
D31	80	30	
D32	80	30	
D33	84	30	
TOTAL: 4			

A114 - SECOND LEVEL NEW WINDOW SCHEDULE					
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	
W55	34	54	43	36	96
W56	34	54	43	36	96
W59	66	32	34	36	66
W62	66	32	34	36	66
W68	30	60	24	84	84
W69	30	60	24	84	84
W80	66	32	34	36	66
TOTAL: 7					

A114 - SECOND LEVEL OFFSET NEW WINDOW SCHEDULE					
LABEL	WIDTH	HEIGHT	SILL HEIGHT	HEADER HEIGHT	
W45	34	54	31	84	84
W46	34	54	31	84	84
W47	34	54	31	84	84
W49	36	35	31	66	66
W50	36	35	31	66	66
W52	35	35	43	78	78
W54	35	35	43	78	78
W67	34	54	12	66	66
W81	34	54	31	84	84
W82	34	54	31	84	84
W83	34	54	31	84	84
TOTAL: 11					

A114 - SECOND LEVEL NEW FLOORING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
FLOOR SHEATHING PLYWOOD	272 SF	
WOOD FINISH FLOOR	272 SF	

A114 - SECOND LEVEL OFFSET NEW FLOORING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
FLOOR SHEATHING PLYWOOD	492 SF	
WOOD FINISH FLOOR	492 SF	

A114 - SECOND LEVEL NEW WALL TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	819 SF	101,702 LF
2X4 DIMENSIONAL LUMBER	709 SF	90,033 LF
2X6 DIMENSIONAL LUMBER	1103 SF	134,349 LF
AIR FILTRATION BARRIER	827 SF	101,702 LF
EXTERIOR SIDING	818 SF	101,702 LF
GYPSON WALL BOARD 1/2"	2798 SF	224,382 LF
SHOWER GLASS	27 SF	5,396 LF
VAPOR RETARDER	827 SF	101,702 LF

A114 - SECOND LEVEL OFFSET NEW WALL TAKEOFF		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	208 SF	32,328 LF
2X4 DIMENSIONAL LUMBER	189 SF	27,018 LF
2X6 DIMENSIONAL LUMBER	296 SF	45,454 LF
AIR FILTRATION BARRIER	209 SF	32,328 LF
EXTERIOR SIDING	208 SF	32,328 LF
GYPSON WALL BOARD 1/2"	760 SF	72,473 LF
SHOWER GLASS	65 SF	11,677 LF
VAPOR RETARDER	209 SF	32,328 LF



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SHEET TITLE
**PROPOSED
SECOND
LEVEL PLAN**

SCALE 1/4" = 1'-0"

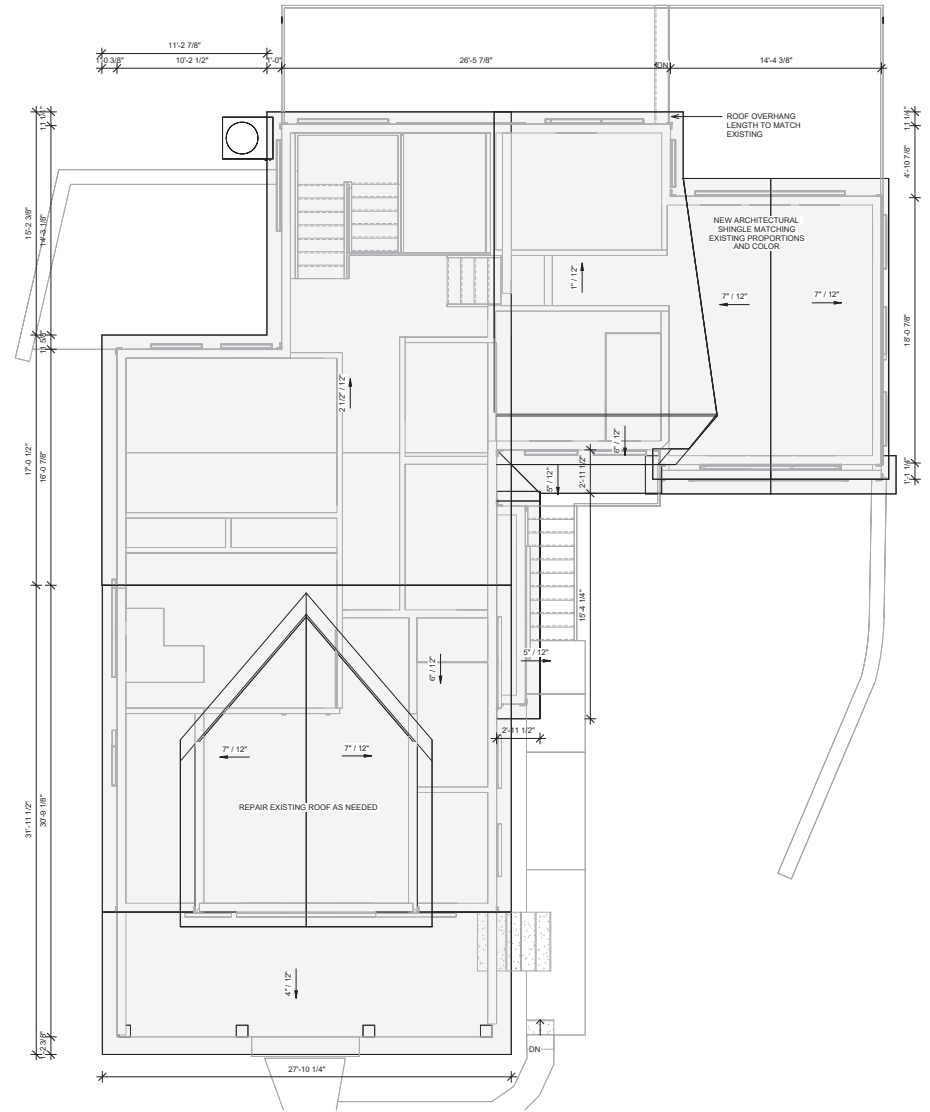
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A115 - NEW ROOF AND CEILING TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	1433 SF	
GYPSUM WALL BOARD 1/2"	1431 SF	



① 04 - PROPOSED ROOF PLAN
 1/4" = 1'-0"



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SHEET TITLE
**PROPOSED
 ROOF PLAN**

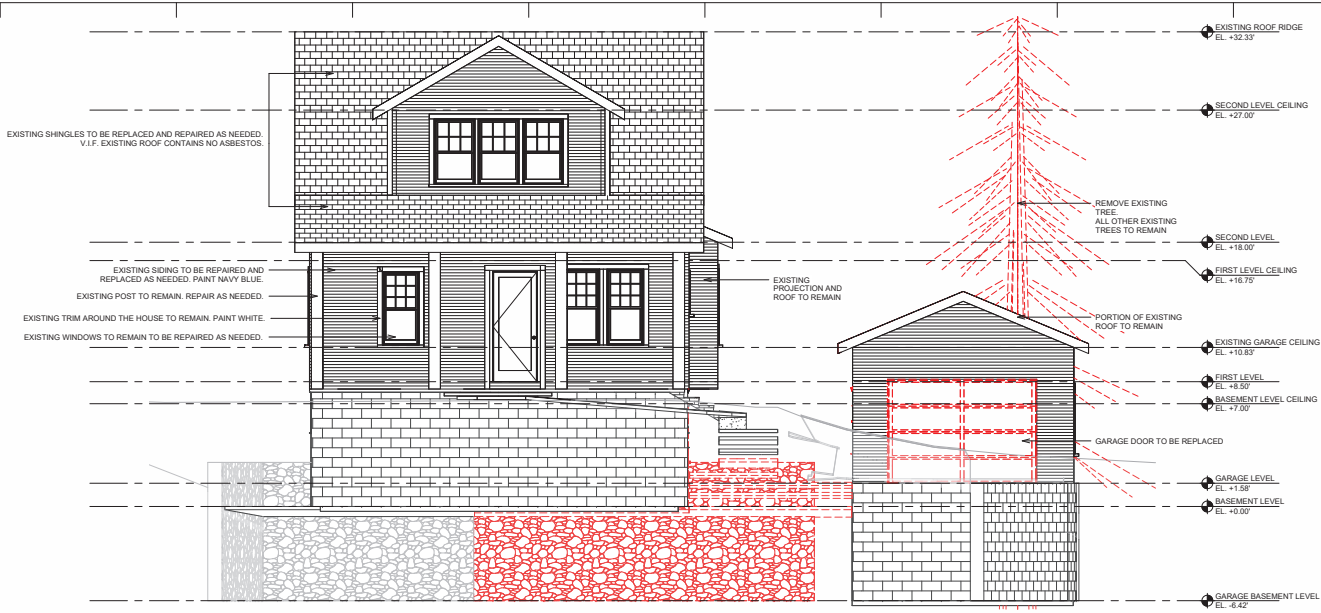
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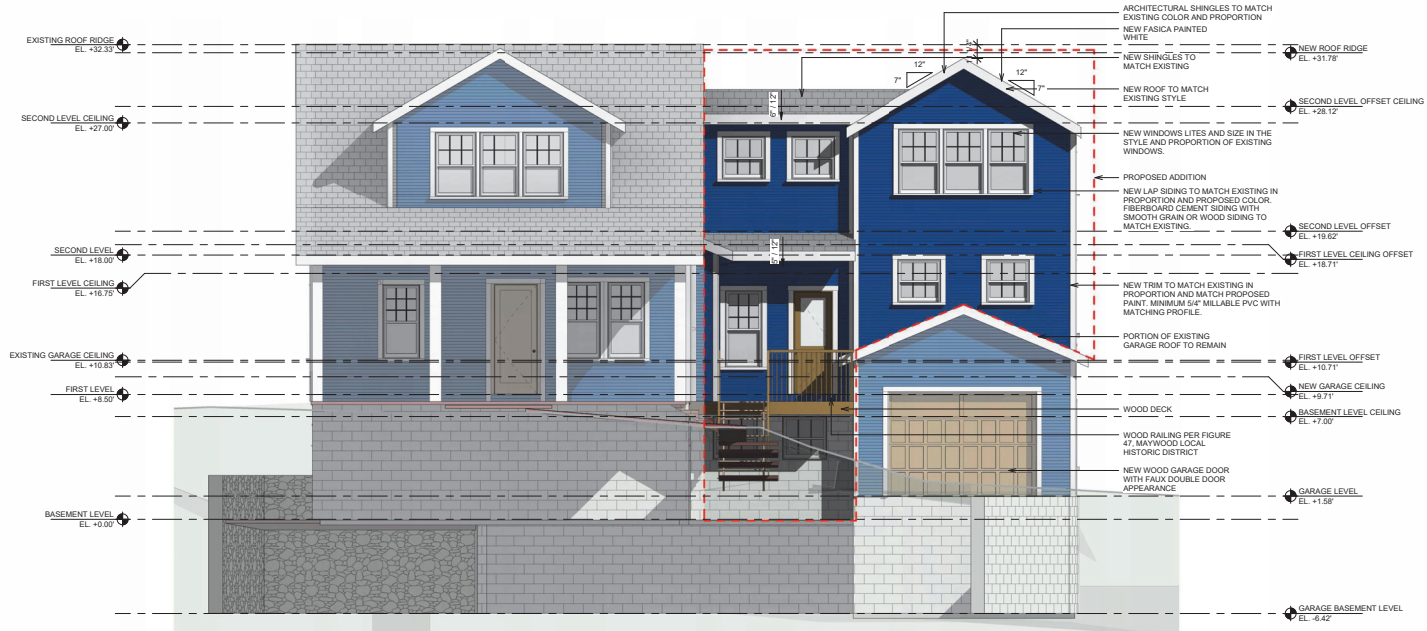
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1 DEMO - FRONT ELEVATION
 1/4" = 1'-0"



2 PROPOSED - FRONT ELEVATION
 1/4" = 1'-0"



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SHEET TITLE
**FRONT
 ELEVATION**

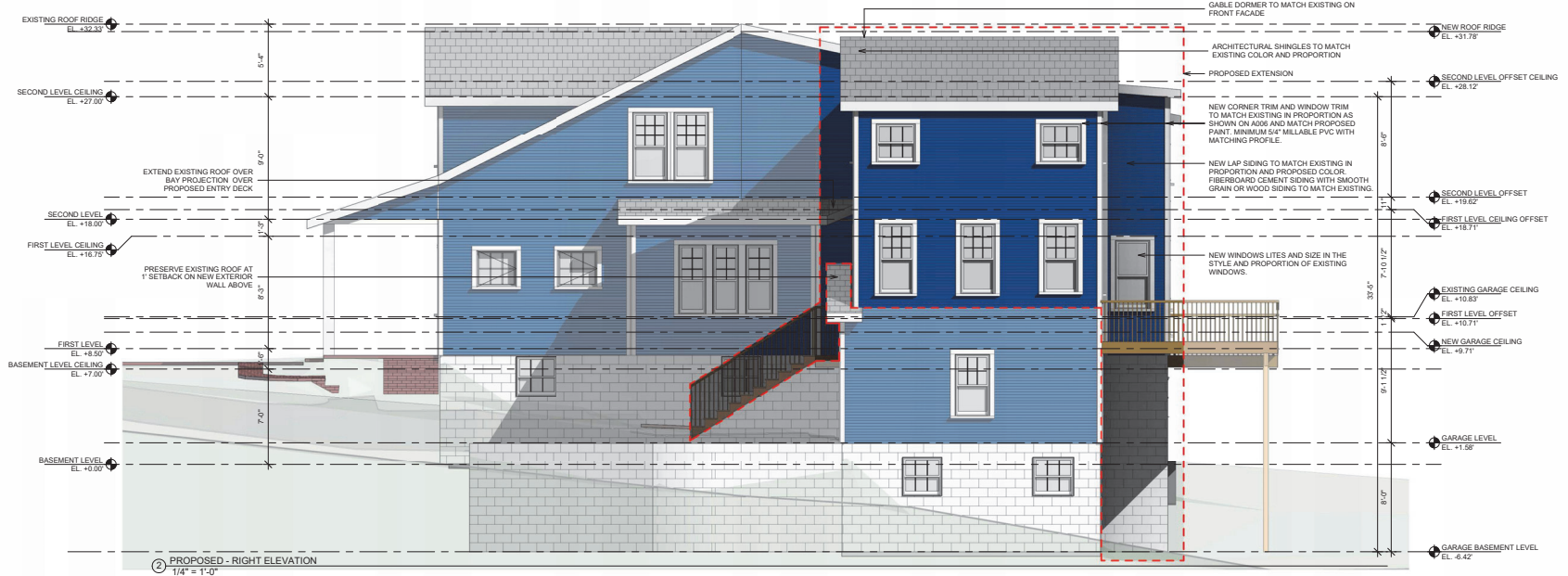
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A201

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1 DEMO - RIGHT ELEVATION
 1/4" = 1'-0"



2 PROPOSED - RIGHT ELEVATION
 1/4" = 1'-0"



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**RIGHT
 ELEVATION**

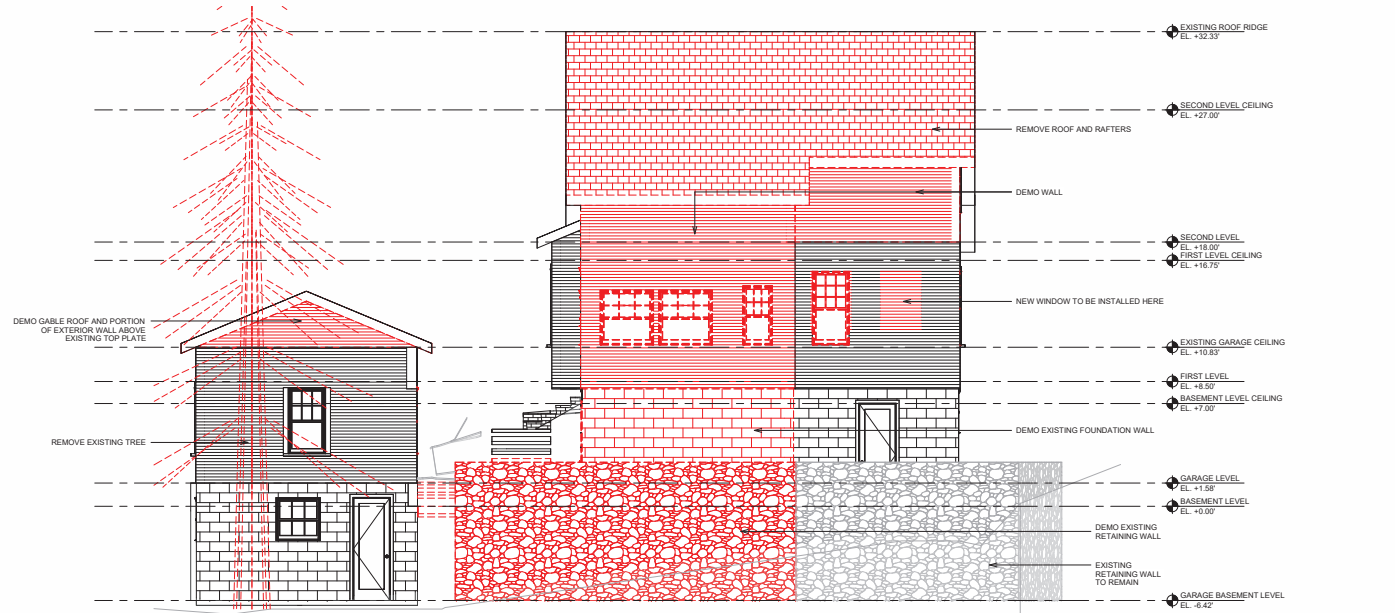
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① DEMO - BACK ELEVATION
 1/4" = 1'-0"



② PROPOSED - BACK ELEVATION
 1/4" = 1'-0"



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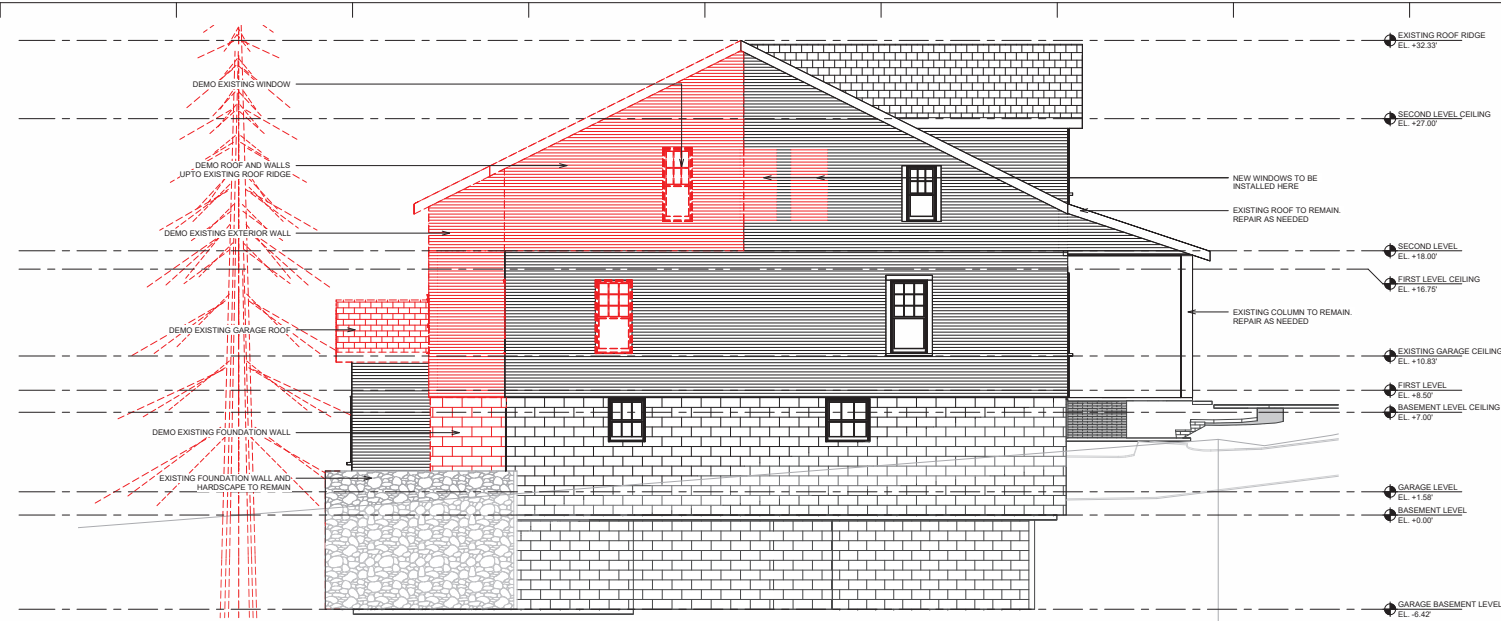
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**BACK
 ELEVATION**

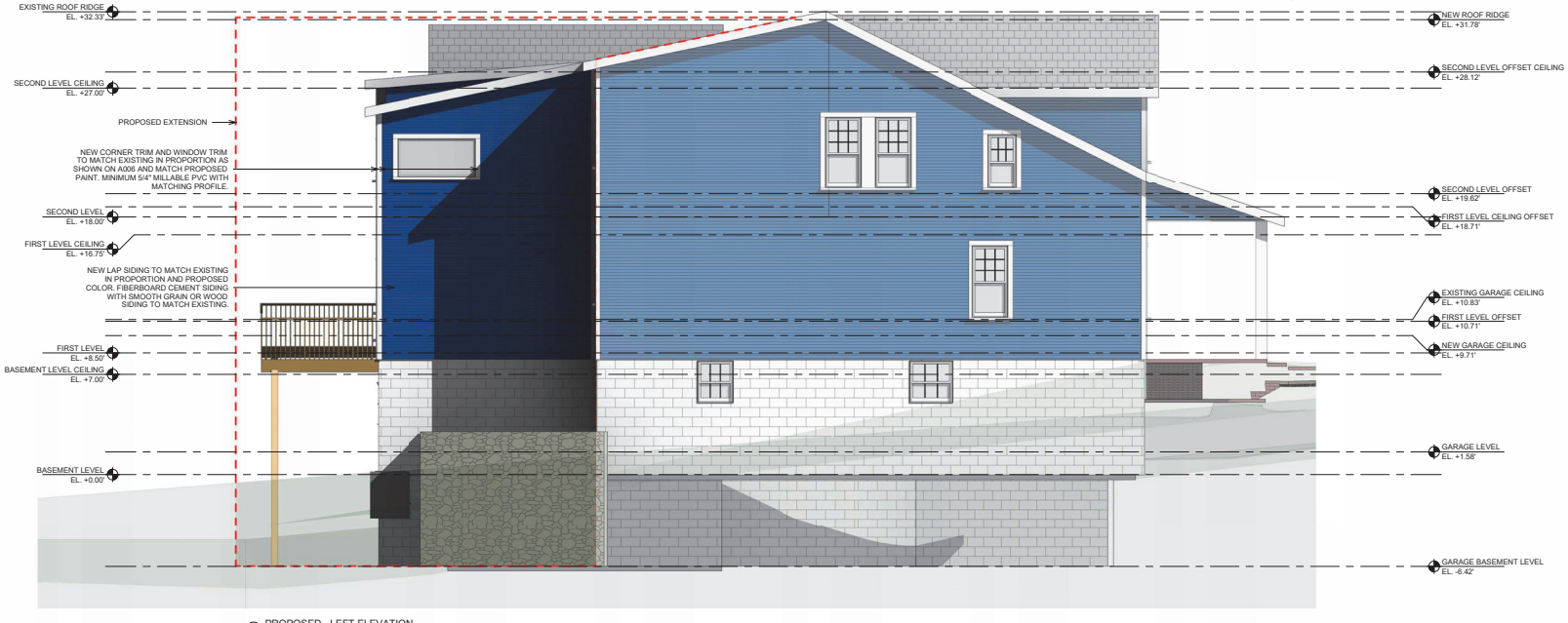
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① DEMO - LEFT ELEVATION
 1/4" = 1'-0"



② PROPOSED - LEFT ELEVATION
 1/4" = 1'-0"



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SHEET TITLE
**LEFT
 ELEVATION**

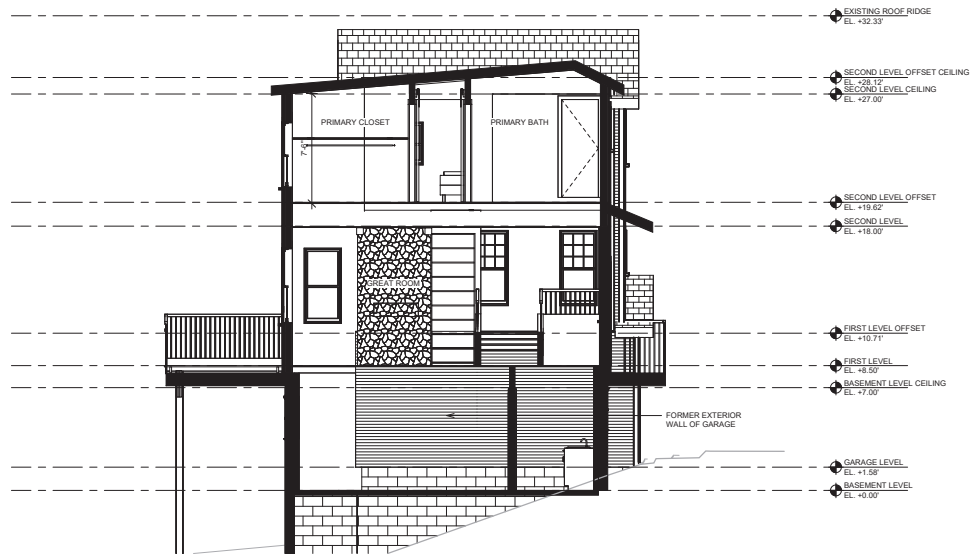
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2 PROPOSED SECTION 01
 1/4" = 1'-0"



1 PROPOSED SECTION 02 - HYPHEN
 1/4" = 1'-0"



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SHEET TITLE
SECTION 01

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02 - COMPLETE DEMOLITION FLOORING MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
BRICK PAVER HERRINGBONE	382 SF	
CONCRETE	60 SF	
02 - COMPLETE DEMOLITION WALL MATERIAL TAKEOFFS		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	796 SF	114.378 LF
2X4 DIMENSIONAL LUMBER	1073 SF	150.523 LF
2X6 DIMENSIONAL LUMBER	1238 SF	170.714 LF
AIR FILTRATION BARRIER	802 SF	114.378 LF
EXISTING RETAINING WALL	219 SF	23.208 LF
EXTERIOR SIDING	795 SF	114.378 LF
GYPSUM WALL BOARD 1/2"	3809 SF	321.237 LF
TEXTURED 8" CMU	187 SF	24.623 LF
VAPOR RETARDER	802 SF	114.378 LF
02 - COMPLETE DEMOLITION CEILING MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENT
GYPSUM WALL BOARD 1/2"	60 SF	
02 - COMPLETE DEMOLITION ROOF MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	975 SF	
GYPSUM WALL BOARD 1/2"	975 SF	

03 - COMPLETE NEW FLOORING MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
BRICK PAVER HERRINGBONE	15 SF	
CONCRETE	434 SF	
DECK FRAMING VOLUME	446 SF	
DECKING FINISH	446 SF	
FLOOR SHEATHING PLYWOOD	1352 SF	
WOOD FINISH FLOOR	1352 SF	
03 - COMPLETE NEW WALL MATERIAL TAKEOFFS		
MATERIAL NAME	AREA	LINEAR FOOTAGE
1/2" WALL SHEATHING PLYWOOD	1860 SF	267.003 LF
2X4 DIMENSIONAL LUMBER	1825 SF	275.276 LF
2X6 DIMENSIONAL LUMBER	2236 SF	312.776 LF
AIR FILTRATION BARRIER	1876 SF	267.003 LF
EXTERIOR SIDING	1860 SF	267.003 LF
GYPSUM WALL BOARD 1/2"	5905 SF	648.759 LF
SHOWER GLASS	92 SF	17.073 LF
STONE 01	112 SF	11.969 LF
TEXTURED 8" CMU	704 SF	103.592 LF
VAPOR RETARDER	1876 SF	267.003 LF
03 - COMPLETE NEW CEILING MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENT
GYPSUM WALL BOARD 1/2"	1785 SF	
03 - COMPLETE NEW ROOF MATERIAL TAKEOFF		
MATERIAL NAME	AREA	COMMENTS
ASPHALT SHINGLES	1433 SF	
GYPSUM WALL BOARD 1/2"	1431 SF	



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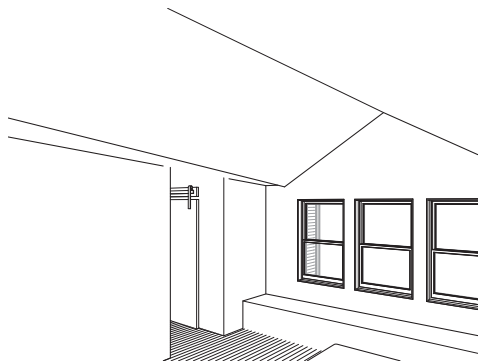
NO.	DESCRIPTION	DATE

SHEET TITLE
**MATERIAL
TAKEOFFS**

SCALE
DATE 2024.04.09
SHEET NO.

A402

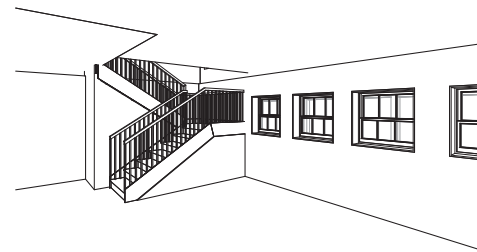
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G:\Shared\dwg\mc3_Arch_Model\23045 - 2725 23rd Rd N\23045 - 2725 23rd Rd N - 20.dwg (3) PROPOSED.dwg



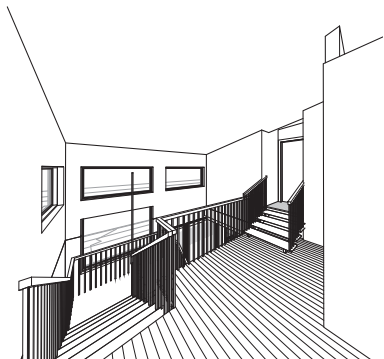
1 INTERIOR - PRIMARY BEDROOM



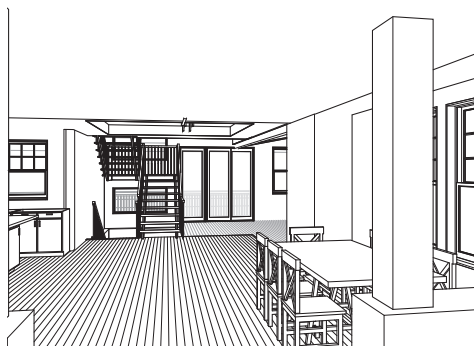
2 INTERIOR - INTO PLAY ROOM VIEW



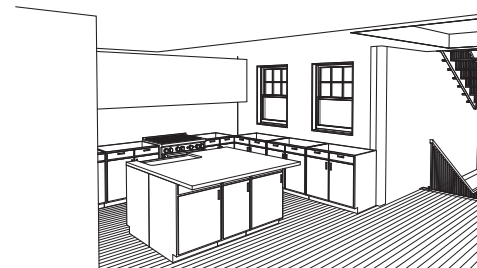
6 INTERIOR - BASEMENT DEN STAIRS 01



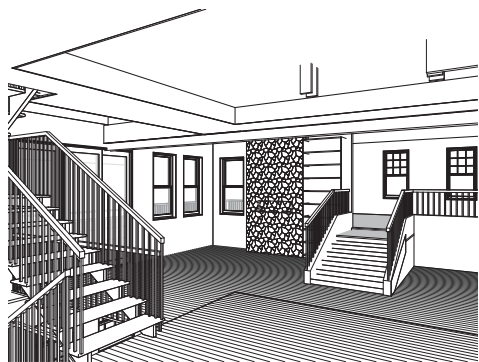
3 INTERIOR - LOFT 01



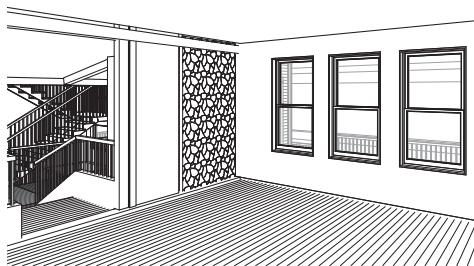
5 INTERIOR - FIRST LEVEL PERSPECTIVE 01



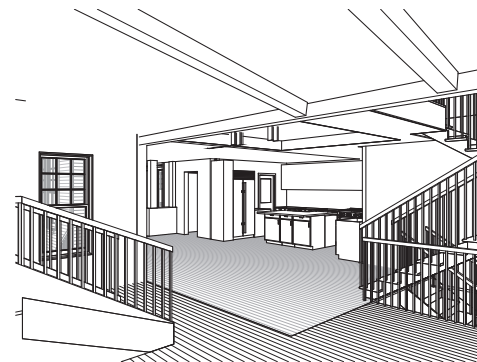
4 INTERIOR - KITCHEN



7 INTERIOR - GREAT ROOM



8 INTERIOR - PLAY ROOM



9 INTERIOR - GREAT ROOM 02

MC3 DESIGN



MC3 DESIGN
1308 VINCENT PLACE
MCLEAN, VA 22101
202.599.7779
JMCKENNA@MC3.DESIGN

DRAWN BY:
JOHN MCKENNA, AIA
NCARB ARCHITECT
1308 VINCENT PLACE
MCLEAN, VA 22101
SEAL

CODE
2018 VIRGINIA RESIDENTIAL
CODE (IRC)

PROJECT
**COE
RESIDENCE**
2725 23RD RD N
ARLINGTON, VA 22201

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE
**PROPOSED
INTERIOR
PERSPECTIVES**

SCALE
DATE 2024.04.09
SHEET NO.

A902

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve - Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified¹**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Reserve products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2021.¹

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty²**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.

^{1,2} See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-3/4"	13-3/4"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Awning	17"	17"	53"	29"	R45-CW50	0.28-0.32	0.18-0.47	27-30	Pocket Replacement
Casement	13-3/4"	13-3/4"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Casement	17"	17"	35"	73"	R35-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Fixed Casement	17"	17"	59"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-1/2"	23-3/4"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-3/4"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	199-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-3/4"	74"	60-3/4"	119-1/2"	LC40-LC70	0.29-0.32	0.15-0.42	-	
Sliding Patio Door (OX, XO)	59-1/4"	74"	119-1/2"	119-1/2"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-1/2"	LC30-LC45	0.29-0.32	0.15-0.42	-	
Sliding Patio Door (OXXO)	116-1/8"	74"	236-1/8"	119-1/2"	LC25-LC40	0.29-0.32	0.15-0.42	-	
Multi-Slide Patio Door	40-1/4"	50-1/2"	701-5/8"	119-1/2"	R15-LC25 ³	0.30 - 0.36	0.15 - 0.46	31	
Bifold Patio Door	31-3/4"	55-1/2"	312"	119-1/2"	R15-LC25 ³	0.26-0.44	0.13-0.45	-	For more info visit PellaADM.com

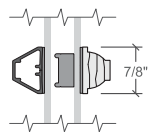
Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

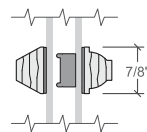
Grilles

Integral Light Technology[®]

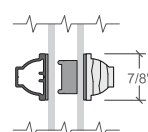
Choose the look of true divided light featuring the industry's only foam spacer.



Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



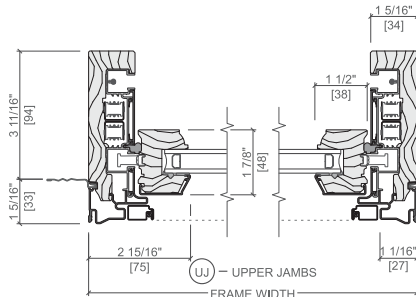
Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3,4} See back cover for disclosures.

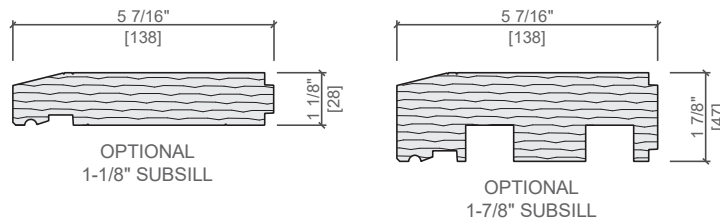
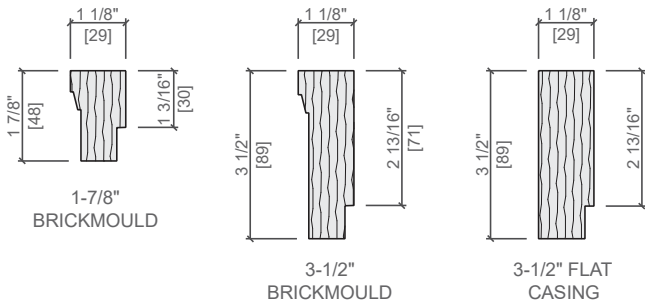
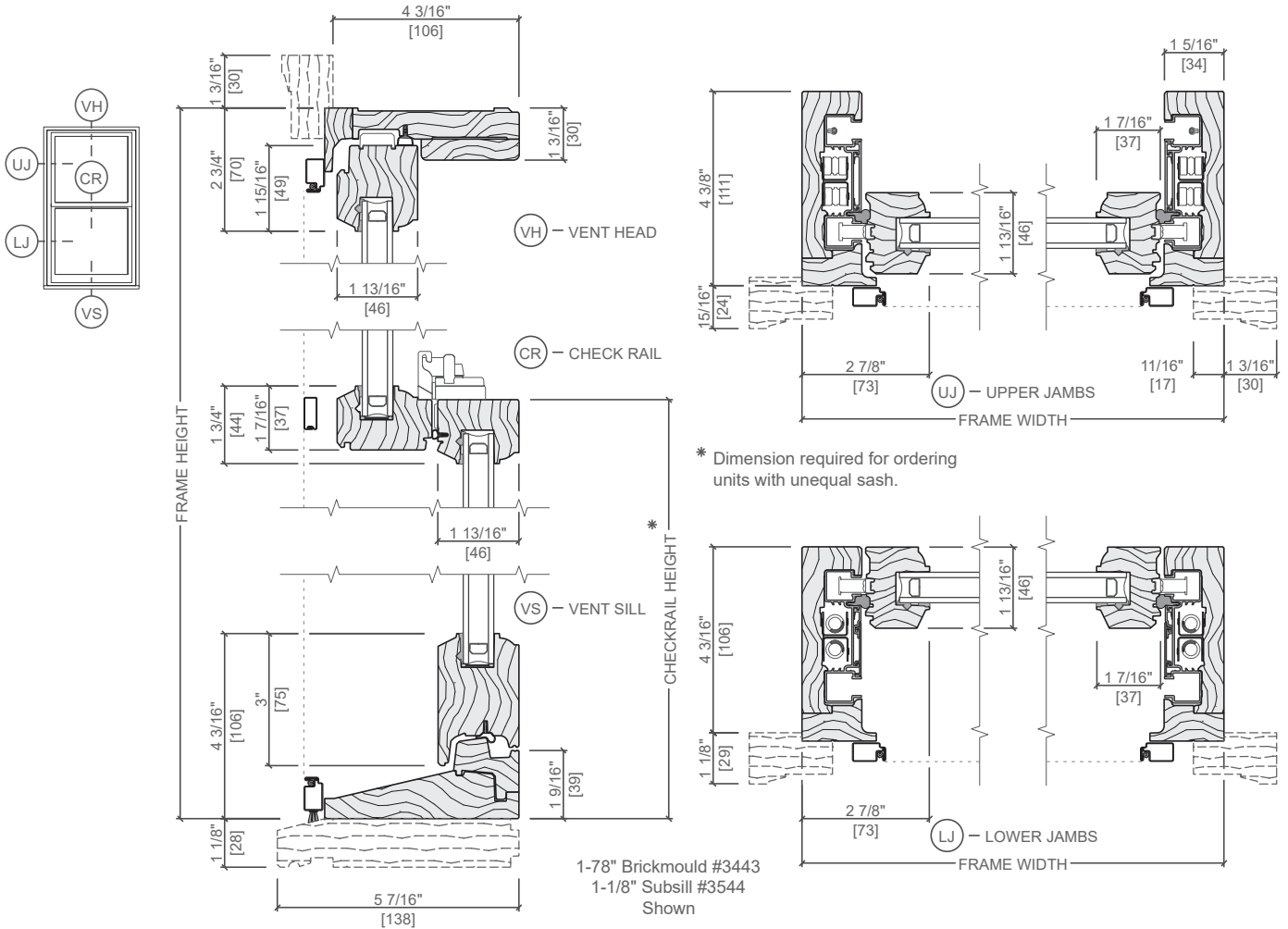


HUNG

UNIT SECTIONS

Wood Exterior

Vent - Putty Glaze Exterior Profile



Scale 3" = 1' 0"

All dimensions are approximate.



Unit Features

Maximum Sizes:

Pre-hung doors:

- Maximum: 42" wide × 96" high

Slab doors:

- Maximum: 48" wide × 120" high

Sidelites:

- Maximum: 36" wide × 120" high

Transoms:

- Maximum: 120" wide × 48" high

Overall Entry System:

Factory assembled maximum: 93" wide × 96" high

Certified units: Rules TBD

System layouts: See page 4 to choose from available configurations

Available Frame Types:

Uniframe:

- Minimum: 4-⁹/₁₆"
- Maximum: 6-⁹/₁₆"

Single Rabbet:

- Minimum: 4-⁹/₁₆"
- Maximum: 9"

Double Rabbet:

- Minimum: 4-⁹/₁₆"
- Maximum: 9"
- With screen door minimum: 6-⁹/₁₆" – maximum: 9"

Frame Mulling Options:

Prep for field mull

Factory mull

Spread mull:

- Minimum: 1"
- Maximum: 6"

Reinforced mull:

- Minimum: 1" LVL,
- Maximum: 2" LVL

Sill Options:

Available as continuous up to 120"

Available with sill horns:

Depth

- Minimum: 1-¹/₁₆"
- Maximum: 3-⁷/₁₆"

Length

- Minimum: 1"
- Maximum: 6"

Oak adjustable

Hydrosill

- Sill horns not available for Hydrosill™.

ADA sill

Solid honduran mahogany

Solid plain sawn white oak

Solid honduran mahogany with bronze interlock

Solid plain sawn white oak with bronze interlock

Sidelite Options:

600+ Door styles can be configured as sidelites

Available in-sash or direct set

Transom Options:

Choose from 23 glass or panel transom options

Available in-sash or direct set

Note: all transoms ship separately for field mulling

Natural Wood Species:

Standard ¹/₁₆" flitch veneers

Optional ¹/₈" veneers

- Stain-grade genuine mahogany
- Stain-grade mahogany
- Paint-grade mahogany
- Douglas fir
- Cherry
- White oak
- Walnut
- Paint-grade douglas fir
- Alder

Sticking Profiles

Styles (see pages 22-23)

- OG – Roman Ogee
- SS – Square Stick
- QB – Quarter Bead
- QR – Quarter Round
- CB – Cove and Bead
- BV – Bevel
- OS – One Step
- LP – Low Profile Bolection Moulding
- CV – Cove Moulding
- BBM – Big Bolection Moulding
- BM – Bolection Moulding

Custom profiles available upon request

Panel Profiles:

Styles (see pages 24-25)

- A – Raised
- B – Scoop
- C – Flat
- D – Double Hip
- E – Senior Raised
- F – Senior Bevel

Custom profiles with size limitations — contact your Sales Rep for more information

Unit Features

Glass Types

Standard insulated glass:

- LoE 272 w/Argon (default)
- LoE 366
- LoE 340 (ELR)
- LoE 180
- White Lami
- Clear Lami
- Satin Etched
- Low Iron
- Frosted
- English Reeded
- Glue Chip
- Rain
- Obscure
- Aqualite
- Seedy Wash
- Bevel

Simulated Divided Lite (SDL) Options

Available in $\frac{3}{8}$ ", $\frac{7}{8}$ ", and 1- $\frac{1}{8}$ " wide bars

- OG – Roman Ogee
- SS – Square Stick
- QB – Quarter Bead
- QR – Quarter Round
- CB – Cove and Bead
- BV – Bevel
- OS – One Step

True Divided Lite (TDL) Options

Only offered in 1- $\frac{5}{8}$ " wide bars

- OG – Roman Ogee
- SS – Square Stick
- QB – Quarter Bead
- QR – Quarter Round
- CB – Cove and Bead
- BV – Bevel
- OS – One Step

Factory Finishing

Stain-grade: High-quality, exterior-grade factory finishing available. See <https://www.trustile.com/finishing-options/factory-finishing> for finish options by species

Paint-grade: High-quality, exterior-grade primer standard.

Hardware

Handle sets not provided

- Ability to machine for any cylindrical or mortise handle set

GU Security Automatic Multipoint available upon request

GU Security Rhino Multipoint lock available upon request

Note: multipoint locks are highly recommended on pair units and doors over 8' tall.

Hinges

4" x 4" ball bearing, square corner TruStile branded architectural hinges standard

Colors:

- US19 Flat Black
- US3 Bright Brass
- US4 Satin Brass
- US5 Antique Brass
- US10A Antique Bronze
- US10B Oil-Rubbed Bronze
- US14 Polished Nickel
- US15 Satin Nickel
- US15A Antique Nickel
- US26 Polished Chrome
- US26D Satin Chrome

Emtek and Baldwin hinges available upon request

Screen Door/Storm Door

Manufactured to match/complement the entry system

Screen options:

- Fiberglass
- Aluminum
- Bronze
- Hi-vis
- Pet

Options:

- Black hydraulic closer (default)
- Screen door handle sets from Emtek and Deltana available as standard options.

Casing options

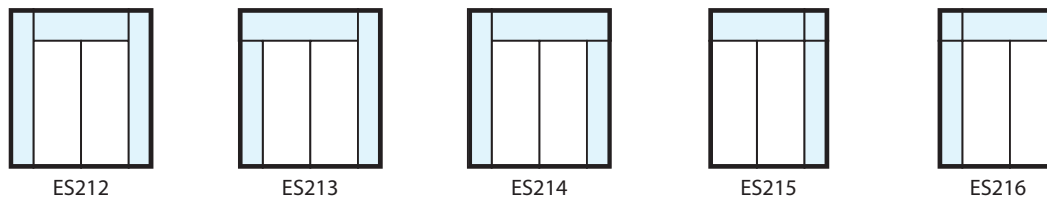
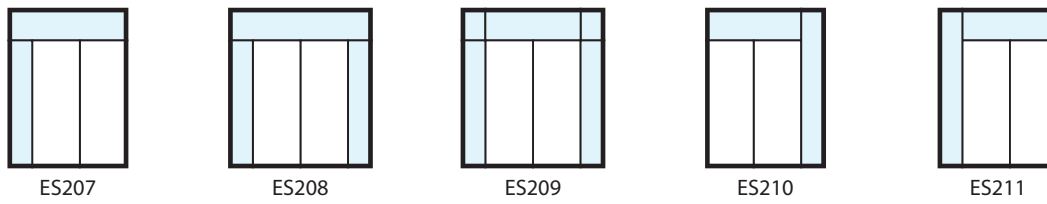
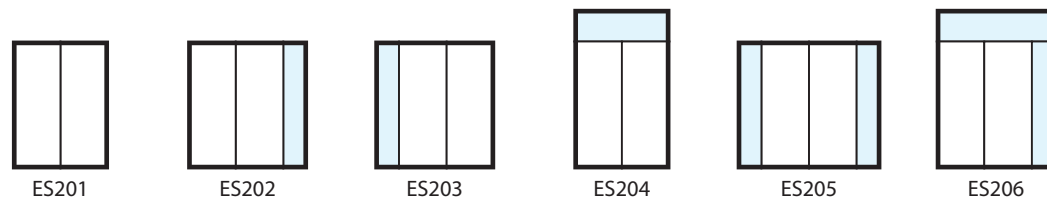
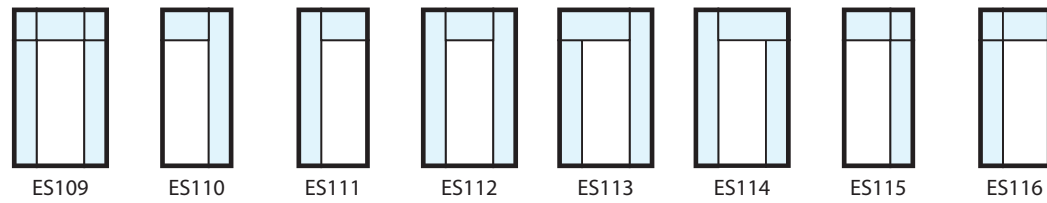
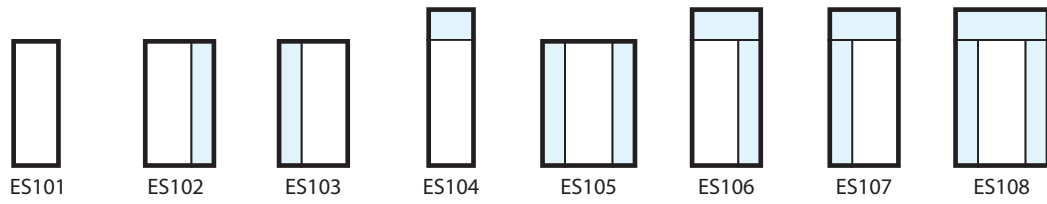
WM180 – Brick Mould:

1- $\frac{1}{4}$ " thick x 2" wide

Configurable S4S:

Available in all species in both $\frac{3}{4}$ " and 1" thicknesses

Entry System Codes – Square-Top



400 SERIES



THE WINDOWS
CONTRACTORS
TRUST THE MOST.*

*2020 Andersen brand survey of U.S. contractors.

RELIABLE & ENERGY EFFICIENT

As our best-selling products, the 400 Series product line offers a distinct blend of design, reliability and trade confidence. Designed for easy installation for replacement, remodel or new construction projects, 400 Series products feature our Perma-Shield® exterior cladding that revolutionized the window industry. They're also backed by our renowned limited warranty and the largest service network in the industry.

ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 6.0 certified throughout the United States.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.



RIGOROUSLY TESTED

The exclusive Andersen Perma-Shield system gives our windows and doors a tough, protective shell that safeguards the wood inside. It repels water, resists dents* and stays beautiful for years.

LOW MAINTENANCE, NEVER NEEDS PAINTING

The Perma-Shield exteriors on Andersen 400 Series windows and doors offer superior weather resistance and are virtually maintenance free.



OPTIONS FOR THE HARSHTEST WEATHER

400 Series windows with Stormwatch® Protection meet building code requirements in coastal areas.** Products with Stormwatch Protection are energy efficient, resist the effects of salt water, and stand up to hurricane-force winds and wind-borne debris.** For details, visit andersenwindows.com/coastal.



QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

OWNER2OWNER® LIMITED WARRANTY

BUILT FOR YEARS TO COME*

Our products are built strong to last long.* We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give our windows and doors superior strength, stability and long-term beauty.

KEEPS THE WEATHER OUT

Our weather-resistant construction and careful selection of weatherstrip by product type seals out drafts, wind and water whatever the weather.

*Visit andersenwindows.com/warranty for details.

**See your local code official for code requirements in your area.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

REPLACEMENT SOLUTIONS

Homeowners and realtors agree that Andersen products increase the value of a home by at least 10%*. So you're not just replacing their windows, you're upgrading their home.

INSERT WINDOWS



400 Series Woodwright® Double-Hung Insert Windows

The classic, traditional style of Woodwright full-frame windows in a time-saving insert.



400 Series Tilt-Wash Double-Hung Insert Windows

Our best-selling double-hung windows in an insert for easy replacement.

REPLACEMENT WINDOWS



400 Series Replacement Casement & Awning Windows

Available without an installation flange for easy window replacement from inside or outside. Feature predrilled, through-the-jamb installation holes for quick installation.

Our insert and replacement windows include flat self-hanging shims, backer rod, installation screws and complete instructions.



CUSTOM-SIZE FULL-FRAME WINDOWS

When the existing window frame is rotted or deteriorated, or you're modifying the size or shape of the existing window opening, our full-frame double-hung, casement, awning and specialty windows are available in custom sizes to fit your project.



CUSTOM-SIZE PATIO DOORS

Whether you need a hinged or gliding patio door for replacement, Andersen has a number of custom-size options to fit your project.



*2020 Andersen brand surveys of U.S. realtors and homeowners.

PRODUCT OVERVIEW



Double-Hung Windows

Choose Woodwright® double-hung windows that replicate the look of traditional architecture or our best-selling tilt-wash double-hung windows that are extremely energy efficient. Both are available as full-frame or insert windows, and can be part of bay window combinations. Coordinating picture and transom windows are also available.



Specialty Windows

A collection of stylish shapes to help distinguish a home's style or create a delicate accent.



Woodwright full-frame windows come in a variety of shapes.



Our **Narroline® double-hung window conversion kit** can upgrade Andersen® Narroline double-hung windows to tilt-wash windows.



Complementary specialty windows offer 35 additional shapes and custom sizes.



Casement & Awning Windows

Casement and awning windows are energy efficient, and are built with our low-maintenance Perma-Shield® cladding. Available for new construction or replacement, as integral twin or triple units, or as part of bay or bow window combinations. Coordinating picture and transom windows are also available.



Gliding Windows

Superior energy efficiency, reliable performance and uncommon beauty. Both sash on our gliding windows open for improved ventilation.

Complementary casement windows come in a variety of shapes and in French casement options.



Frenchwood® Gliding & Hinged Inswing Patio Doors

Wide wood profiles provide the authentic craftsmanship of traditional French doors, and our Perma-Shield exterior cladding protects the unit and offers low maintenance. Add blinds-between-the-glass to conveniently control light and privacy. To learn more about other traditional- and contemporary-style Andersen door options, visit andersenwindows.com/doors.

Frame any Frenchwood patio door with **Frenchwood patio door sidelights and transoms.**



Complementary curved top patio doors, including Springline™ and arch hinged doors, are handcrafted and complement our 400 Series products.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want. From SmartSun™ glass with HeatLock® coating that’s ENERGY STAR® certified in all climate zones* to PassiveSun® glass that helps heat homes in northern areas, there’s an option for every climate, project and customer. Check with your supplier for selections that meet ENERGY STAR requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor <small>How well a product prevents heat from escaping.</small>	Solar Heat Gain Coefficient <small>How well a product blocks heat caused by sunlight.</small>	Visible Light Transmittance <small>How much visible light comes through a product.</small>	UV Protection <small>How well a product blocks ultraviolet rays.</small>
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR map and NFRC total unit performance data.

HEATLOCK TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

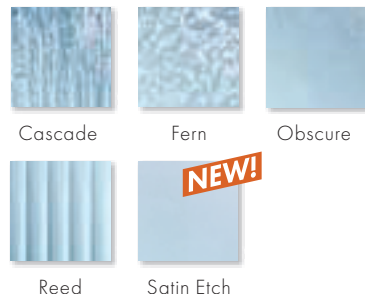


ADDITIONAL GLASS OPTIONS

Tempered safety glass is standard on patio doors and required for larger window sizes.

Laminated glass is available for added strength, enhanced security and sound control.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



ART GLASS

With art glass panels from Andersen, you can add interest, create focal points and make your work stand out. See page 173 or visit andersenwindows.com/artglass for more information.

TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

For more details on our glass options, visit andersenwindows.com/glass.

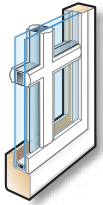


*Andersen 400 Series products only with SmartSun glass with HeatLock coating (argon gas blend), no grilles, no capillary breather tubes. Excludes patterned/textured glass. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

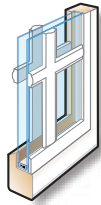


GRILLE OPTIONS

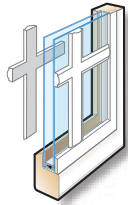
Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.



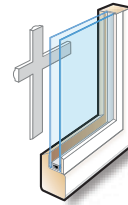
Permanent exterior
Permanent interior
with spacer



Permanent exterior
Permanent interior



Permanent exterior
Removable interior



Removable interior



Finelight
grilles-
between-
the-glass

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of the window, with a spacer between the glass.

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior, with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes, and feature a contoured profile in 1" (25) and 3/4" (19) widths.

Grille Bar Widths & Patterns



3/4" (19)



7/8" (22)



1 1/8" (29)



2 1/4" (57)

Actual width shown.

Our 2 1/4" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide.



*7/8" (22), 1 1/8" (29) and 2 1/4" (57) are not available in Finelight grilles-between-the-glass. Dimensions in parentheses are in millimeters.



CASEMENT & AWNING WINDOWS

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CUSTOM SIZING
in 1/8" (3) increments 
CUSTOM SIZES

Dimensions in parentheses are in millimeters.

CASEMENT & AWNING WINDOWS

FEATURES

FRAME

A A seamless one-piece, rigid vinyl frame cover is secured to the exterior of the frame to protect the wood frame from moisture and maintain an attractive appearance while minimizing maintenance.

B The seamless rigid vinyl cover extends 1 3/8" (35) around the perimeter of the unit, creating a flange to help seal the unit to the structure.

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

D Interior stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black** interiors are also available.

SASH

E Rigid vinyl encases the entire sash – a vinyl weld protects each sash corner for superior weathertightness. It maintains an attractive appearance and minimizes maintenance.

F Wood core members provide excellent structural stability and energy efficiency.

G Vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

GLASS

H In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

I A glazing bead and silicone provide superior weathertightness and durability.

J High-Performance options include:

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

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.



HARDWARE

Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy operation. Units with a wash mode have hinges that move the sash away from the frame to provide easier glass

cleaning. CXW15, CXW155, CXW16 and CXW25 sizes not available with wash mode. Hardware option and finish must be specified. Operator handle and cover sold separately.

Single-Actuation Casement Lock



On casement windows, a single-actuation lock easily releases all locking points on the casement sash while the reach-out action eliminates binding when closing. The lock handle is offered in finishes that coordinate with your specified hardware option.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Hardware style and finish options are compatible with Andersen® casement windows to ensure consistency in appearance when used in window combination designs.

StormWATCH[®] PROTECTION

400 Series casement and awning windows are available with Stormwatch® Protection. For more details, visit andersenwindows.com/coastal.

Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact casement and awning windows,

allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. Visit andersenwindows.com for up-to-date performance information of individual products. Contact your Andersen supplier for availability.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE OPTIONS Sold Separately



CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | **Satin Nickel**
Stone | White



TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.



CLASSIC SERIES™

Stone | **White**



ESTATE™

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

Bold name denotes finish shown.

HARDWARE FINISHES



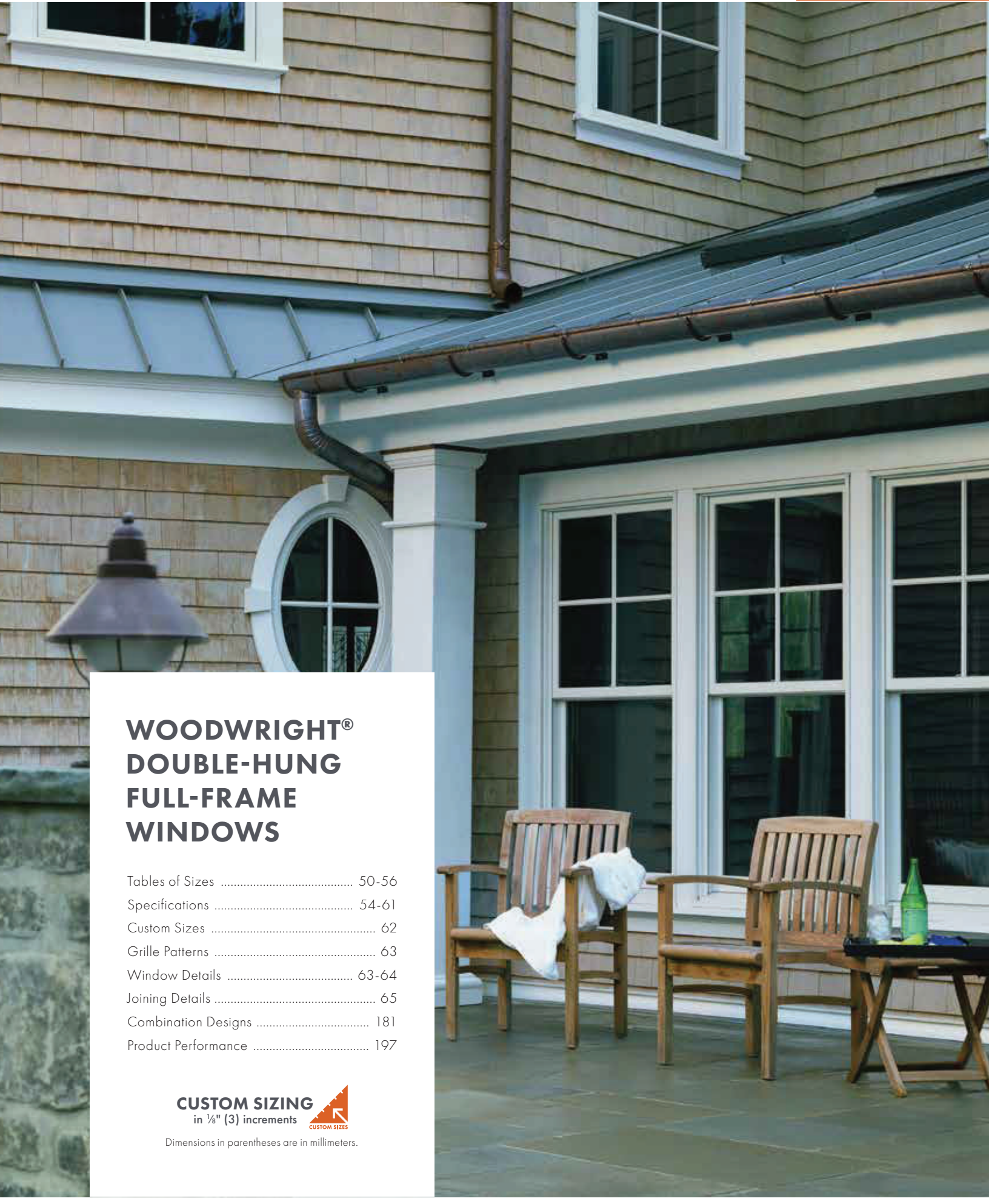
*Visit andersenwindows.com/warranty for details.

**Products with dark bronze and black interiors have matching exteriors.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



WOODWRIGHT[®] DOUBLE-HUNG FULL-FRAME WINDOWS

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CUSTOM SIZING
in 1/8" (3) increments 

Dimensions in parentheses are in millimeters.

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

- A** Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*
- B** For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior.
- C** Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.
- D** A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.
- E** Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.
- F** For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

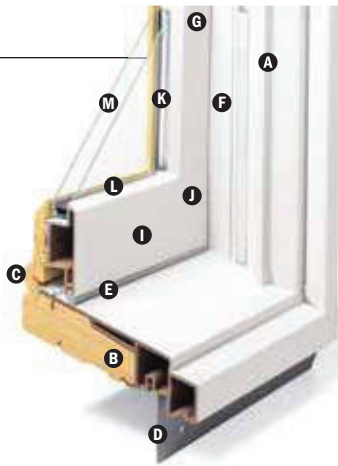
SASH

- G** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

Wood Jamb Liner



- H** Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.
- I** Low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include Fibrex material.
- J** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

- K** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.
- L** Silicone bed glazing provides superior weathertightness and durability.
- M** High-Performance options include:

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

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE



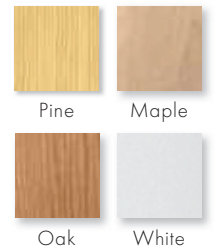
Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass
 Brushed Chrome | Distressed Bronze
 Distressed Nickel | Gold Dust
 Oil Rubbed Bronze | Polished Chrome
 Satin Nickel | Stone | White

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

ESTATE™



Hand Lift

Finger Lifts

Available in all hardware finishes.
 Shown in **Distressed Nickel**.

Antique Brass | Bright Brass
 Brushed Chrome | Distressed Bronze
 Distressed Nickel | Oil Rubbed Bronze
 Polished Chrome | **Satin Nickel**

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
 Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
 Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES



*Visit andersenwindows.com/warranty for details.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

StormWATCH
PROTECTION

Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact Woodwright® windows allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, visit andersenwindows.com. Use of this option will subtract 5/8" (16) from clear opening height. Contact your Andersen supplier for availability.

Visit andersenwindows.com/coastal for more information on Stormwatch® Protection.

SHAPES

Woodwright windows are available in the following shapes.



Double-Hung

Springline™
Single-Hung



Arch Double-Hung

Unequal Leg Arch
Double-Hung

SASH OPTIONS*



Cottage

Reverse Cottage

ACCESSORIES Sold Separately

FRAME

Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/8" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool



A clear pine stool is available and ready for finishing. The Woodwright stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133) and 6 9/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths. Shown above on a 400 Series tilt-wash double-hung window.

HARDWARE

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

STORM/INSECT SCREEN COMBINATION UNIT**



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4® glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 63.

EXTERIOR TRIM

Available with Andersen® exterior trim. See exterior trim section starting on page 175.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows with white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

400 Series Woodwright®
Double-Hung Full-Frame
Windows

*Shown on 400 Series tilt-wash double-hung windows.

**Do not add combination units to windows with Low-E4 Sun glass unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

†TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

Table of Woodwright® Double-Hung Window Sizes
Scale 1/8" (3) = 1'-0" (305) – 1:96

Notes on the next page also apply to this page.

Window Dimension	1'-9 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)
Minimum Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
Unobstructed Glass (lower sash only)	15 5/8" (397)	19 5/8" (498)	23 5/8" (600)	25 5/8" (651)	27 5/8" (702)	29 5/8" (752)	31 5/8" (803)	35 5/8" (905)	39 5/8" (1006)

CUSTOM WIDTHS – 16 1/2" to 45 5/8"

3'-0 7/8" (937)	3'-0 7/8" (937)	13 3/8" (340)									
3'-4 7/8" (1038)	3'-4 7/8" (1038)	15 3/8" (391)									
3'-8 7/8" (1140)	3'-8 7/8" (1140)	17 3/8" (441)									
4'-0 7/8" (1241)	4'-0 7/8" (1241)	19 3/8" (492)									
4'-4 7/8" (1343)	4'-4 7/8" (1343)	21 3/8" (543)									
4'-8 7/8" (1445)	4'-8 7/8" (1445)	22 3/4" (577)									
5'-0 7/8" (1546)	5'-0 7/8" (1546)	25 3/8" (645)									
5'-4 7/8" (1648)	5'-4 7/8" (1648)	27 3/8" (695)									
5'-8 7/8" (1749)	5'-8 7/8" (1749)	29 3/8" (746)									
6'-0 7/8" (1851)	6'-0 7/8" (1851)	31 3/8" (797)									
6'-4 7/8" (1953)	6'-4 7/8" (1953)	33 3/8" (848)									

CUSTOM HEIGHTS – 32" to 76 7/8"

2:3 cottage or 3:2 reverse cottage sash ratio available for all widths and heights. Size tables for windows with cottage or reverse cottage sash are available at andersenwindow.com/sizing.
CUSTOM WIDTHS – 1'-4 1/2" (419) to 3'-9 5/8" (1159)
CUSTOM HEIGHTS – 3'-0 7/8" (937) to 6'-4 7/8" (1953)

Cottage	Reverse Cottage

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

Table of Woodwright® Transom Window Sizes
Scale 1/8" (3) = 1'-0" (305) – 1:96

Notes on the next page also apply to this page.

Window Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"	3'-11 5/16"
Minimum Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)	3'-11 7/8" (1215)
Unobstructed Glass	15 5/8" (397)	19 5/8" (498)	23 5/8" (600)	25 5/8" (651)	27 5/8" (702)	29 5/8" (752)	31 5/8" (803)	35 5/8" (905)	39 5/8" (1006)	41 1/4" (1048)

CUSTOM WIDTHS – 12" to 75 5/16"										
CUSTOM HEIGHTS – 12" to 39 5/16"	Window Dimension									
	1'-0"	WTR1810 (305)	WTR2010 (651)	WTR2410 (752)	WTR2610 (803)	WTR2810 (854)	WTR21010 (905)	WTR3010 (956)	WTR3410 (1057)	WTR3810 (1159)
1'-7 5/16"	WTR1815 (491)	WTR2015 (644)	WTR2415 (745)	WTR2615 (796)	WTR2815 (847)	WTR21015 (898)	WTR3015 (949)	WTR3415 (1050)	WTR3815 (1151)	WTR31015 (1194)
1'-9 5/16"	WTR1817 (541)	WTR2017 (694)	WTR2417 (795)	WTR2617 (846)	WTR2817 (897)	WTR21017 (948)	WTR3017 (999)	WTR3417 (1100)	WTR3817 (1201)	WTR31017 (1244)
2'-1 5/16"	WTR18111 (643)	WTR20111 (796)	WTR24111 (897)	WTR26111 (948)	WTR28111 (999)	WTR210111 (1050)	WTR30111 (1101)	WTR34111 (1202)	WTR38111 (1303)	WTR310111 (1346)
2'-3 5/16"	WTR1821 (694)	WTR2021 (847)	WTR2421 (948)	WTR2621 (999)	WTR2821 (1050)	WTR21021 (1101)	WTR3021 (1152)	WTR3421 (1253)	WTR3821 (1354)	WTR31021 (1397)
2'-5 5/16"	WTR1823 (745)	WTR2023 (898)	WTR2423 (999)	WTR2623 (1050)	WTR2823 (1101)	WTR21023 (1152)	WTR3023 (1203)	WTR3423 (1304)	WTR3823 (1405)	WTR31023 (1448)
2'-9 5/16"	WTR1827 (846)	WTR2027 (999)	WTR2427 (1100)	WTR2627 (1151)	WTR2827 (1202)	WTR21027 (1253)	WTR3027 (1304)	WTR3427 (1405)	WTR3827 (1506)	WTR31027 (1549)
3'-3 5/16"	WTR1831 (947)	WTR2031 (1100)	WTR2431 (1201)	WTR2631 (1252)	WTR2831 (1303)	WTR21031 (1354)	WTR3031 (1405)	WTR3431 (1506)	WTR3831 (1607)	WTR31031 (1650)

- "Window Dimension" always refers to outside frame-to-frame dimension.
- "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.
- Dimensions in parentheses are in millimeters.

Woodwright® Transom Window Area Specifications

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
WTR1810	0.74 (0.07)	1.80 (0.17)
WTR1815	1.53 (0.14)	2.90 (0.27)
WTR1817	1.75 (0.16)	3.20 (0.30)
WTR18111	2.18 (0.20)	3.80 (0.35)
WTR1821	2.40 (0.22)	4.10 (0.38)
WTR1823	2.62 (0.24)	4.40 (0.41)
WTR1827	3.05 (0.28)	5.00 (0.46)
WTR1831	3.70 (0.34)	5.90 (0.55)
WTR2010	0.93 (0.09)	2.14 (0.20)
WTR2015	1.93 (0.18)	3.44 (0.32)
WTR2017	2.20 (0.20)	3.79 (0.35)
WTR20111	2.74 (0.25)	4.50 (0.42)
WTR2021	3.02 (0.28)	4.86 (0.45)
WTR2023	3.29 (0.31)	5.22 (0.48)
WTR2027	3.83 (0.36)	5.93 (0.55)
WTR2031	4.65 (0.43)	7.00 (0.65)
WTR2410	1.12 (0.10)	2.47 (0.23)
WTR2415	2.32 (0.22)	3.97 (0.37)
WTR2417	2.65 (0.25)	4.38 (0.41)
WTR24111	3.30 (0.31)	5.21 (0.48)

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
WTR2421	3.63 (0.34)	5.62 (0.52)
WTR2423	3.96 (0.37)	6.03 (0.56)
WTR2427	4.61 (0.43)	6.85 (0.64)
WTR2431	5.60 (0.52)	8.09 (0.75)
WTR2610	1.21 (0.11)	2.64 (0.24)
WTR2615	2.51 (0.23)	4.24 (0.39)
WTR2617	2.87 (0.27)	4.68 (0.43)
WTR26111	3.58 (0.33)	5.56 (0.52)
WTR2621	3.94 (0.37)	6.00 (0.56)
WTR2623	4.29 (0.40)	6.44 (0.60)
WTR2627	5.00 (0.46)	7.32 (0.68)
WTR2631	6.07 (0.56)	8.63 (0.80)
WTR2810	1.31 (0.12)	2.80 (0.26)
WTR2815	2.71 (0.25)	4.51 (0.42)
WTR2817	3.09 (0.29)	4.98 (0.46)
WTR28111	3.86 (0.36)	5.91 (0.55)
WTR2821	4.24 (0.39)	6.38 (0.59)
WTR2823	4.63 (0.43)	6.84 (0.64)
WTR2827	5.40 (0.50)	7.78 (0.72)
WTR2831	6.55 (0.61)	9.18 (0.85)

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
WTR21010	1.40 (0.13)	2.97 (0.28)
WTR21015	2.91 (0.27)	4.78 (0.44)
WTR21017	3.32 (0.31)	5.27 (0.49)
WTR210111	4.14 (0.38)	6.26 (0.58)
WTR21021	4.55 (0.42)	6.76 (0.63)
WTR21023	4.96 (0.46)	7.25 (0.67)
WTR21027	5.79 (0.54)	8.24 (0.77)
WTR21031	7.02 (0.65)	9.73 (0.90)
WTR3010	1.50 (0.14)	3.14 (0.29)
WTR3015	3.10 (0.29)	5.05 (0.47)
WTR3017	3.54 (0.33)	5.57 (0.52)
WTR30111	4.42 (0.41)	6.61 (0.61)
WTR3021	4.86 (0.45)	7.14 (0.66)
WTR3023	5.30 (0.49)	7.66 (0.71)
WTR3027	6.18 (0.57)	8.70 (0.81)
WTR3031	7.49 (0.70)	10.27 (0.95)
WTR3410	1.69 (0.16)	3.47 (0.32)
WTR3415	3.49 (0.32)	5.58 (0.52)

• Dimensions in parentheses are in square meters.

continued on next page

4'-3 5/16" (1303)	4'-11 5/16" (1506)	5'-7 5/16" (1710)	6'-3 5/16" (1913)
4'-3 7/8" (1317)	4'-11 7/8" (1520)	5'-7 7/8" (1724)	6'-3 7/8" (1927)
45 1/4" (1149)	53 1/4" (1353)	61 1/4" (1556)	69 1/4" (1745)



Custom-size windows are available in 1/8" (3) increments. See page 62 for custom sizing.

Grille patterns shown on page 63.



*"Window Dimension" always refers to outside frame-to-frame dimension.
 **"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.
 *Dimensions in parentheses are in millimeters.

400 Series Woodwright® Double-Hung Full-Frame Windows

Woodwright® Transom Window Area Specifications *(continued)*

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
WTR3417	3.99 (0.37)	6.16 (0.57)
WTR34111	4.98 (0.46)	7.32 (0.68)
WTR3421	5.47 (0.51)	7.90 (0.73)
WTR3423	5.97 (0.55)	8.47 (0.79)
WTR3427	6.96 (0.65)	9.63 (0.89)
WTR3431	8.44 (0.78)	11.36 (1.06)
WTR3810	1.87 (0.17)	3.80 (0.35)
WTR3815	3.89 (0.36)	6.12 (0.57)
WTR3817	4.44 (0.41)	6.75 (0.63)
WTR38111	5.54 (0.51)	8.02 (0.75)
WTR3821	6.09 (0.57)	8.65 (0.80)
WTR3823	6.64 (0.62)	9.29 (0.86)
WTR3827	7.74 (0.72)	10.55 (0.98)
WTR3831	9.39 (0.87)	12.46 (1.16)
WTR31010	1.95 (0.18)	3.94 (0.37)
WTR31015	4.05 (0.38)	6.35 (0.59)
WTR31017	4.63 (0.43)	7.00 (0.65)
WTR310111	5.77 (0.54)	8.32 (0.77)
WTR31021	6.35 (0.59)	8.97 (0.83)
WTR31023	6.92 (0.64)	9.63 (0.89)

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
WTR31027	8.07 (0.75)	10.95 (1.02)
WTR31031	9.79 (0.91)	12.92 (1.20)
WTR4210	2.14 (0.20)	4.28 (0.40)
WTR4215	4.44 (0.41)	6.88 (0.64)
WTR4217	5.07 (0.47)	7.59 (0.71)
WTR42111	6.33 (0.59)	9.02 (0.84)
WTR4221	6.96 (0.65)	9.73 (0.90)
WTR4223	7.59 (0.71)	10.45 (0.97)
WTR4227	8.85 (0.82)	11.87 (1.10)
WTR4231	10.74 (1.00)	14.01 (1.30)
WTR41010	2.52 (0.23)	4.94 (0.46)
WTR41015	5.23 (0.49)	7.95 (0.74)
WTR41017	5.97 (0.55)	8.78 (0.82)
WTR410111	7.45 (0.69)	10.43 (0.97)
WTR41021	8.19 (0.76)	11.25 (1.05)
WTR41023	8.93 (0.83)	12.07 (1.12)
WTR41027	10.41 (0.97)	13.72 (1.27)
WTR41031	12.63 (1.17)	16.19 (1.50)
WTR5610	2.90 (0.27)	5.61 (0.52)
WTR5615	6.01 (0.56)	9.03 (0.84)

Window Number	Glass Area Sq. Ft./ (m ²)	Overall Window Area Sq. Ft./ (m ²)
WTR5617	6.87 (0.64)	9.96 (0.93)
WTR56111	8.57 (0.80)	11.83 (1.10)
WTR5621	9.42 (0.88)	12.77 (1.19)
WTR5623	10.27 (0.95)	13.70 (1.27)
WTR5627	11.98 (1.11)	15.57 (1.45)
WTR5631	14.53 (1.35)	18.38 (1.71)
WTR6210	3.28 (0.30)	6.28 (0.58)
WTR6215	6.80 (0.63)	10.10 (0.94)
WTR6217	7.76 (0.72)	11.15 (1.04)
WTR62111	9.69 (0.90)	13.24 (1.23)
WTR6221	10.65 (0.99)	14.28 (1.33)
WTR6223	11.61 (1.08)	15.33 (1.42)
WTR6227	13.54 (1.26)	17.42 (1.62)
WTR6231	16.43 (1.53)	20.56 (1.91)

* Dimensions in parentheses are in square meters.



WOODWRIGHT[®] DOUBLE-HUNG INSERT WINDOWS

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CUSTOM SIZING
in 1/8" (3) increments 

Dimensions in parentheses are in millimeters.

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

FEATURES

FRAME

A A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*

B For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex material exterior.

C Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

E Exterior stop covers are specially designed to allow easy application of high-quality sealant.

3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

F For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

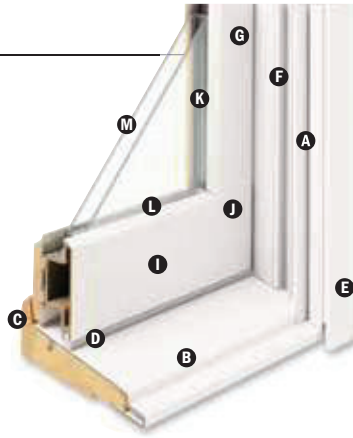
Wood Jamb Liner



H Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

I Low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

K In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

L Silicone bed glazing provides superior weathertightness and durability.

M High-Performance options include:

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

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

SILL ANGLES

Three sill angles are available – 0°, 8° and 14° – to closely match the existing sill in window replacement applications. See page 71 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

INSTALLATION

Exterior Stop Cover



An exterior stop cover provides a clean transition from the new window to the existing window casing.

Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at andersenwindows.com/measure.

SASH OPTIONS**



Cottage

Reverse Cottage

*Visit andersenwindows.com/warranty for details.

**Shown on 400 Series tilt-wash double-hung full-frame windows.

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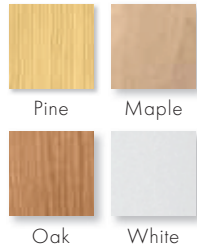
Dimensions in parentheses are in millimeters.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

Available in all hardware finishes.
Shown in **Distressed Nickel**.

ESTATE™



Hand Lift Finger Lifts

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES



ACCESSORIES Sold Separately

FRAME

Wood Interior Stop



Optional interior stop with matching chamfer is available.

SASH

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air* and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 72.

INSTALLATION

Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 1/4" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb./454 kg boxes.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

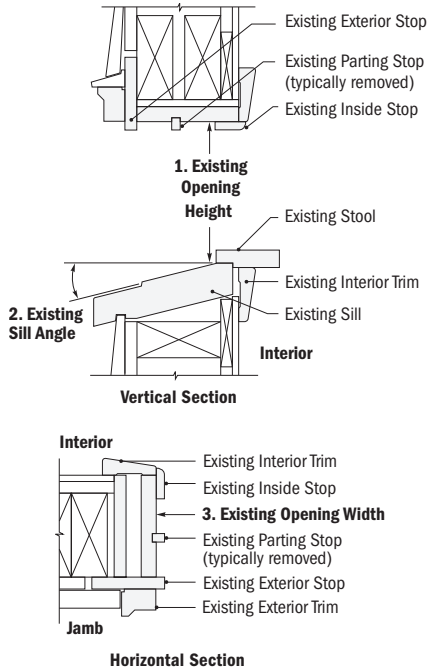
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

400 Series Woodwright® Double-Hung Insert Windows

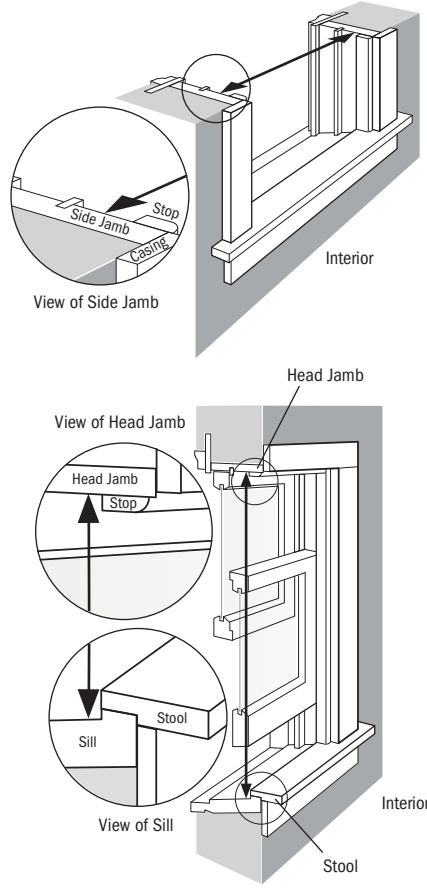
Existing Window Measurements

Required measurements:

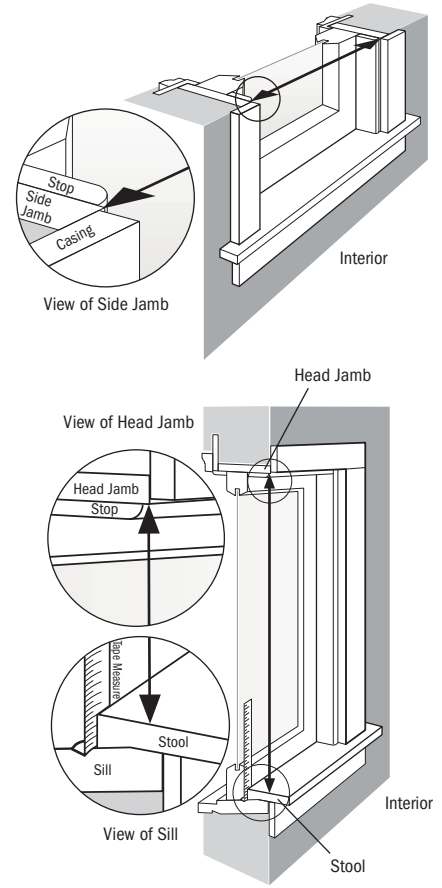
1. Existing Opening Height
2. Existing Sill Angle
3. Existing Opening Width



Existing Double-Hung Window



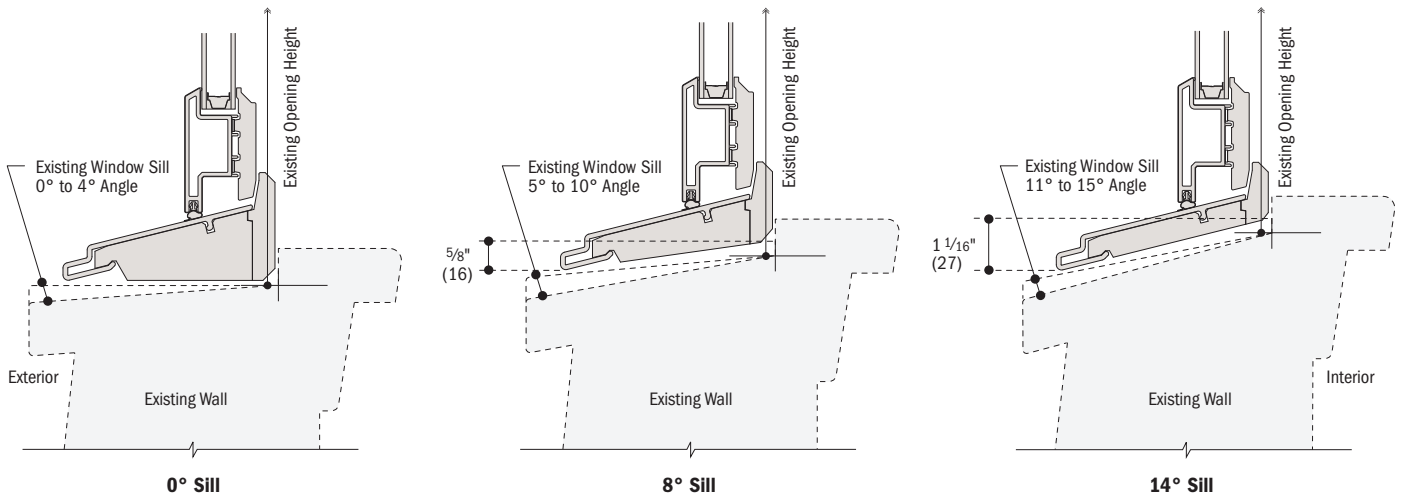
Existing Picture Window



Sill Angle Details

Scale 3" (76) = 1'-0" (305) – 1:4

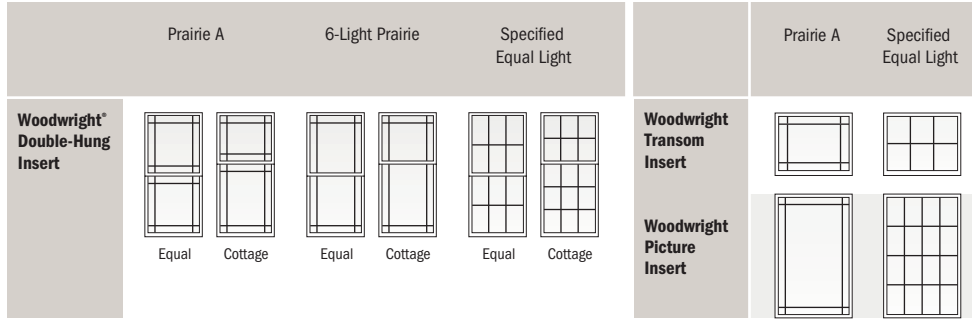
Select a sill angle that most closely matches your existing sill angle.
Windows with a smaller sill angle will have a larger maximum height.
A "Sill Angle Finder App" is available; see page 68.



*Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
*Dimensions in parentheses are in millimeters.
*Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

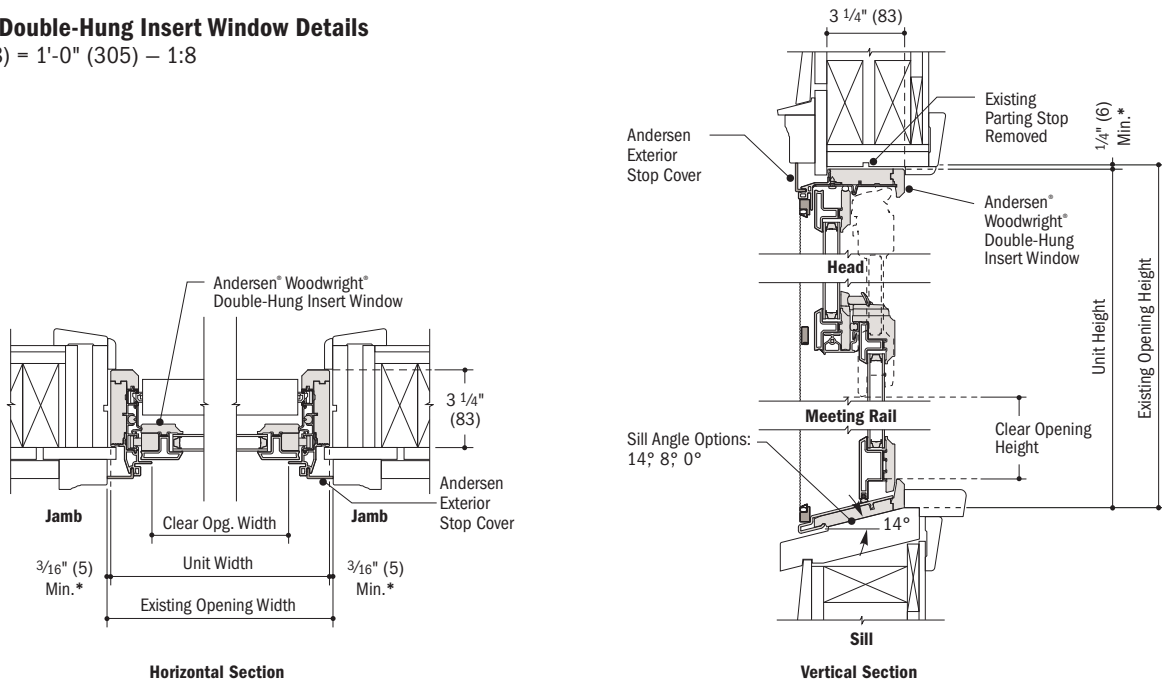
Grille Patterns



Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.** For more grille options, see page 14 or visit andersenwindows.com/grilles.

Woodwright® Double-Hung Insert Window Details

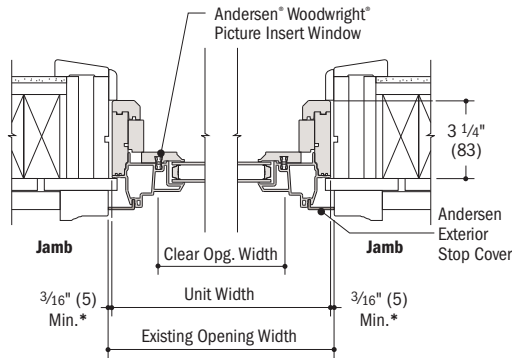
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



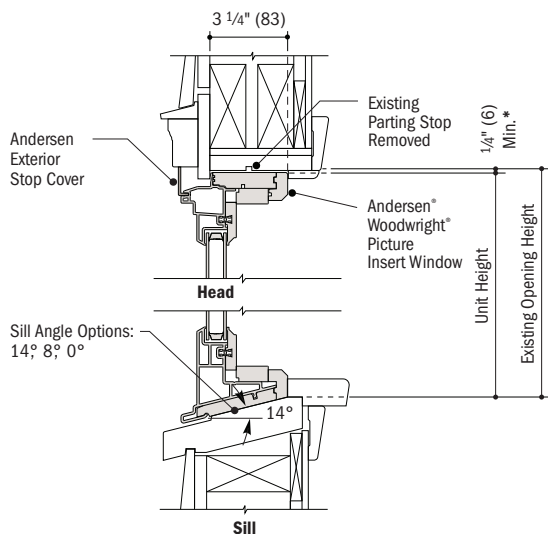
* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
 * Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
 * Dimensions in parentheses are in millimeters.
 * Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

Woodwright® Picture Insert Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



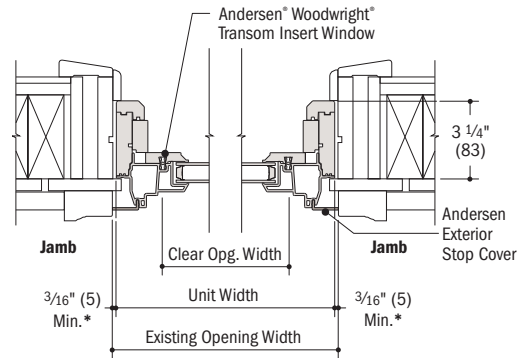
Horizontal Section



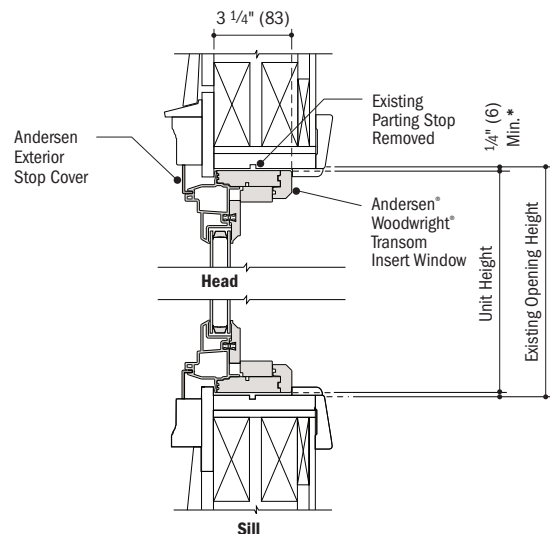
Vertical Section

Woodwright® Transom Insert Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section

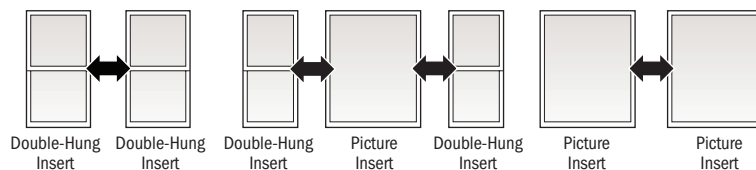
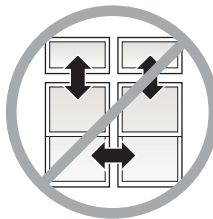
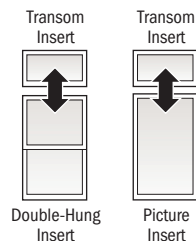


Vertical Section

Joining Combinations

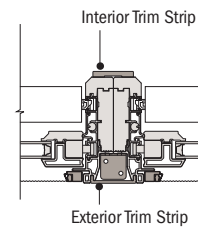
Join insert windows in one-way horizontal (stack) or vertical (ribbon) combinations.

Do not join insert windows in two-way combinations.



Vertical (ribbon) Joining Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section

Woodwright® Double-Hung Insert to Woodwright Double-Hung Insert

For more joining information, see the combination designs section starting on page 181.

* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
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 * Dimensions in parentheses are in millimeters.
 * Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.