2118 I'ON AVENUE
(NW CORNER OF INTERSECTION W/ STATION 22 STREET)

TMS# 529-09-00-022
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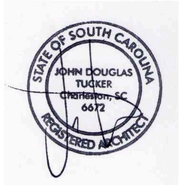


John Douglas Tucker, Architect, P.O. Box 1873, Johns Island SC 29457, 843.303.1594

PROPOSED: SOUTH (ION AVENUE) ELEVATION

1/2" = 1'-0"

PROPOSED: EAST (STATION 22 STREET) ELEVATION

1/2" = 1'-0"

PROPOSED: NORTH (REAR) ELEVATION

1/2" = 1'-0"

PROPOSED: WEST (POOL SIDE) ELEVATION

1/2" = 1'-0"

StormWATCH PROTECTION

A-SERIES DOUBLE-HUNG WINDOWS

ANDERSEN WINDOWS & DOORS

Table of Double-Hung Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Notes on the next page also apply to this page.

Unit Dimension	1'-7 1/4" (489)	1'-11 1/4" (591)	2'-3 1/4" (692)	2'-5 1/4" (743)	2'-7 1/4" (794)	2'-9 1/4" (845)	2'-11 1/4" (895)	3'-1 1/4" (946)	3'-3 1/4" (997)	3'-7 1/4" (1099)	3'-11 1/4" (1200)
Minimum Rough Opening	1'-8" (508)	2'-0" (610)	2'-4" (711)	2'-6" (762)	2'-8" (813)	2'-10" (864)	3'-0" (914)	3'-2" (965)	3'-4" (1016)	3'-8" (1118)	4'-0" (1219)
Unobstructed Glass (lower sash only)	12 7/8" (321)	16 7/8" (422)	20 7/8" (524)	22 7/8" (575)	24 7/8" (625)	26 7/8" (676)	28 7/8" (727)	30 7/8" (778)	32 7/8" (829)	36 7/8" (930)	40 7/8" (1032)

2:3 cottage or 3:2 reverse cottage sash ratio available for all standard widths and heights up to 6' 7 1/4" (2013). Custom sizes available. See page 3.

CUSTOM SIZES AVAILABLE

2'-11 1/4" (895) 3'-0" (914)	ADH1830	ADH2030	ADH2430	ADH2630	ADH2830	ADH3030	ADH3230	ADH3430	ADH3830	ADH4030	
3'-3 1/4" (997) 3'-4" (1016)	ADH1834	ADH2034	ADH2434	ADH2634	ADH2834	ADH3034	ADH3234	ADH3434	ADH3834	ADH4034	
3'-7 1/4" (1099) 3'-8" (1118)	ADH1838	ADH2038	ADH2438	ADH2638	ADH2838	ADH3038	ADH3238	ADH3438	ADH3838	ADH4038	
3'-11 1/4" (1200) 4'-0" (1219)	ADH1840	ADH2040	ADH2440	ADH2640	ADH2840	ADH3040	ADH3240	ADH3440	ADH3840	ADH4040	
4'-3 1/4" (1302) 4'-4" (1321)	ADH1844	ADH2044	ADH2444	ADH2644	ADH2844	ADH3044	ADH3244	ADH3444	ADH3844	ADH4044	
4'-7 1/4" (1400) 4'-8" (1422)	ADH1848	ADH2048	ADH2448	ADH2648	ADH2848	ADH3048	ADH3248	ADH3448	ADH3848	ADH4048	
4'-11 1/4" (1500) 5'-0" (1524)	ADH1850	ADH2050	ADH2450	ADH2650	ADH2850	ADH3050	ADH3250[§]	ADH3450[§]	ADH3850[§]	ADH4050[§]	
5'-3 1/4" (1607) 5'-4" (1626)	ADH1854	ADH2054	ADH2454	ADH2654	ADH2854	ADH3054[§]	ADH3254[§]	ADH3454[§]	ADH3854[§]	ADH4054[§]	
5'-7 1/4" (1700) 5'-8" (1727)	ADH1858	ADH2058	ADH2458	ADH2658	ADH2858	ADH3058[§]	ADH3258[§]	ADH3458[§]	ADH3858[§]	ADH4058[§]	
5'-11 1/4" (1800) 6'-0" (1829)	ADH1860	ADH2060	ADH2460	ADH2660	ADH2860[§]	ADH3060[§]	ADH3260[§]	ADH3460[§]	ADH3860[§]	ADH4060[§]	
6'-3 1/4" (1911) 6'-4" (1930)	ADH1864	ADH2064	ADH2464	ADH2664[§]	ADH2864[§]	ADH3064[§]	ADH3264[§]	ADH3464[§]	ADH3864[§]	ADH4064[§]*	

Cottage | Reverse Cottage

continued on next page

StormWATCH PROTECTION

A-SERIES AWNING WINDOWS

ANDERSEN WINDOWS & DOORS

Table of Awning Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Notes on the next page also apply to this page.

Window Dimension	1'-7 1/4" (489)	1'-11 1/4" (591)	2'-3 1/4" (692)	2'-5 1/4" (743)	2'-7 1/4" (794)	2'-9 1/4" (845)	2'-11 1/4" (895)	3'-1 1/4" (946)	3'-3 1/4" (997)	3'-7 1/4" (1099)	3'-11 1/4" (1200)	4'-3 1/4" (1302)
Minimum Rough Opening	1'-8" (508)	2'-0" (610)	2'-4" (711)	2'-6" (762)	2'-8" (813)	2'-10" (864)	3'-0" (914)	3'-2" (965)	3'-4" (1016)	3'-8" (1118)	4'-0" (1219)	4'-4" (1321)
Unobstructed Glass	12 7/8" (320)	16 7/8" (422)	20 7/8" (523)	22 7/8" (574)	24 7/8" (625)	26 7/8" (676)	28 7/8" (727)	30 7/8" (778)	32 7/8" (828)	36 7/8" (930)	40 7/8" (1031)	44 7/8" (1133)

(continued)

CUSTOM SIZES AVAILABLE

2'-3 1/4" (692) 2'-4" (711)	AAN1814	AAN2014	AAN2414	AAN2614	AAN2814	AAN2014[B]	AAN3014	AAN3214	AAN3414	AAN3814	AAN4014	AAN4414
2'-7 1/4" (794) 2'-8" (813)	AAN1818	AAN2018	AAN2418	AAN2618	AAN2818	AAN2018	AAN3018	AAN3218	AAN3418	AAN3818	AAN4018	AAN4418
2'-11 1/4" (895) 3'-0" (914)	AAN18110	AAN20110	AAN24110	AAN26110	AAN28110	AAN20110	AAN30110	AAN32110	AAN34110	AAN38110	AAN40110	AAN44110
3'-3 1/4" (997) 3'-4" (1016)	AAN1820	AAN2020	AAN2420	AAN2620	AAN2820	AAN2020	AAN3020	AAN3220	AAN3420	AAN3820	AAN4020	AAN4420
3'-7 1/4" (1099) 3'-8" (1118)	AAN1824	AAN2024	AAN2424	AAN2624	AAN2824	AAN2024	AAN3024	AAN3224	AAN3424	AAN3824	AAN4024	AAN4424
3'-11 1/4" (1200) 4'-0" (1219)	AAN1828	AAN2028	AAN2428	AAN2628	AAN2828	AAN2028	AAN3028	AAN3228	AAN3428	AAN3828	AAN4028	AAN4428
4'-3 1/4" (1302) 4'-4" (1321)	AAN1830*	AAN2030*	AAN2430*	AAN2630*	AAN2830*	AAN2030*	AAN3030*	AAN3230*	AAN3430*	AAN3830*	AAN4030*	AAN4430*
4'-7 1/4" (1400) 4'-8" (1422)	AAN1834*	AAN2034*	AAN2434*	AAN2634*	AAN2834*	AAN2034*	AAN3034*	AAN3234*	AAN3434*	AAN3834*	AAN4034*	AAN4434[H]
4'-11 1/4" (1500) 5'-0" (1524)	AAN1838*	AAN2038*	AAN2438*	AAN2638*	AAN2838*	AAN2038*	AAN3038*	AAN3238*	AAN3438*	AAN3838*	AAN4038*	AAN4438[H]
5'-3 1/4" (1607) 5'-4" (1626)	AAN1840*	AAN2040*	AAN2440*	AAN2640*	AAN2840*	AAN2040*	AAN3040*	AAN3240*	AAN3440*	AAN3840*	AAN4040*	AAN4440[H]

* "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.**
•Dimensions in parentheses are in millimeters.
*Multi-point locks are standard.
[H]Factory-applied operator slide shoe bracket.

Andersen ARCHITECTURAL COLLECTION | A-SERIES WINDOWS & DOORS

Double-Hung Windows

Andersen® A-Series double-hung windows feature traditional styling that includes a tall bottom rail and a spoon-style lock. A-Series double-hung windows are available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free. A sophisticated one-touch release allows the sash to tilt in for easy cleaning from the inside.

DURABLE
- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode*
- Exteriors are protected by a Fibrex® material and fiberglass for long-lasting* performance

ENERGY-EFFICIENT
- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL
- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options

ASK ABOUT ENERGY STAR

*Visit andersenwindows.com/warranty for details.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

StormWATCH PROTECTION

A-SERIES CASEMENT WINDOWS

ANDERSEN WINDOWS & DOORS

Table of Casement Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Notes on the next page also apply to this page.

Window Dimension	1'-7 1/4" (489)	1'-11 1/4" (591)	2'-3 1/4" (692)	2'-5 1/4" (743)	2'-7 1/4" (794)	2'-9 1/4" (845)	2'-11 1/4" (895)	3'-1 1/4" (946)	3'-3 1/4" (997)	3'-5 1/4" (1048)	3'-7 1/4" (1099)	3'-9 1/4" (1149)	3'-11 1/4" (1200)
Minimum Rough Opening	1'-8" (508)	2'-0" (610)	2'-4" (711)	2'-6" (762)	2'-8" (813)	2'-10" (864)	3'-0" (914)	3'-2" (965)	3'-4" (1016)	3'-6" (1067)	3'-8" (1118)	3'-10" (1168)	4'-0" (1219)
Unobstructed Glass	12 7/8" (320)	16 7/8" (422)	20 7/8" (523)	22 7/8" (574)	24 7/8" (625)	26 7/8" (676)	28 7/8" (726)	30 7/8" (777)	32 7/8" (828)	34 7/8" (879)	36 7/8" (930)	38 7/8" (980)	40 7/8" (1031)

CUSTOM SIZES AVAILABLE

2'-3 1/4" (692) 2'-4" (711)	ACW1824	ACW2024	ACW2424	ACW2624	ACW2824								
2'-7 1/4" (794) 2'-8" (813)	ACW1828	ACW2028	ACW2428	ACW2628	ACW2828	ACW2028	ACW3028						
2'-11 1/4" (895) 3'-0" (914)	ACW1830	ACW2030	ACW2430	ACW2630	ACW2830	ACW2030	ACW3030[E]	ACW3230[§]	ACW3430[§]				
3'-3 1/4" (997) 3'-4" (1016)	ACW1834	ACW2034	ACW2434	ACW2634	ACW2834	ACW2034	ACW3034	ACW3234[§]	ACW3434[§]	ACW3634[§]	ACW3834[§]*		
3'-7 1/4" (1099) 3'-8" (1118)	ACW1838	ACW2038	ACW2438	ACW2638[§]	ACW2838[§]	ACW2038[§]	ACW3038[§]	ACW3238[§]	ACW3438[§]	ACW3638[§]	ACW3838[§]	ACW3138[§]	ACW4038[§]
3'-11 1/4" (1200) 4'-0" (1219)	ACW1840	ACW2040	ACW2440[§]	ACW2640[§]	ACW2840[§]	ACW2040[§]	ACW3040[§]	ACW3240[§]	ACW3440[§]	ACW3640[§]	ACW3840[§]	ACW3140[§]	ACW4040[§]
4'-3 1/4" (1302) 4'-4" (1321)	ACW1844	ACW2044	ACW2444[§]	ACW2644[§]	ACW2844[§]	ACW2044[§]	ACW3044[§]	ACW3244[§]	ACW3444[§]	ACW3644[§]	ACW3844[§]	ACW3144[§]	ACW4044[§]
4'-7 1/4" (1400) 4'-8" (1422)	ACW1848	ACW2048	ACW2448[§]	ACW2648[§]	ACW2848[§]	ACW2048[§]	ACW3048[§]	ACW3248[§]	ACW3448[§]	ACW3648[§]	ACW3848[§]	ACW3148[§]	ACW4048[§]
4'-11 1/4" (1500) 5'-0" (1524)	ACW1850	ACW2050	ACW2450[§]	ACW2650[§]	ACW2850[§]	ACW2050[§]	ACW3050[§]	ACW3250[§]	ACW3450[§]	ACW3650[§]	ACW3850[§]	ACW3150[§]	ACW4050[§]
5'-3 1/4" (1607) 5'-4" (1626)	ACW1854	ACW2054	ACW2454[§]	ACW2654[§]	ACW2854[§]	ACW2054[§]	ACW3054[§]	ACW3254[§]	ACW3454[§]	ACW3654[§]	ACW3854[§]	ACW3154[§]	ACW4054[§]
5'-7 1/4" (1700) 5'-8" (1727)	ACW1858	ACW2058	ACW2458[§]	ACW2658[§]	ACW2858[§]	ACW2058[§]	ACW3058[§]	ACW3258[§]	ACW3458[§]	ACW3658[§]	ACW3858[§]	ACW3158[§]	ACW4058[§]

continued on next page

* "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.**
•Dimensions in parentheses are in millimeters.
§Must or exceed clear opening area of 5.7 sq. ft. or 0.53 m^2, clear opening width of 20" (508) and clear opening height of 24" (610).
*Hinged for widest clear opening. All other sizes have hinge with wash mode only.
†Engaged control bracket restricts opening to 72 degrees. Control bracket can be disengaged to allow sash to open to 90 degrees.
§Operator track stop restricts opening between 31 and 52 degrees. Operator track stop cannot be disengaged.

StormWATCH PROTECTION

A-SERIES HINGED INSWING PATIO DOORS

ANDERSEN WINDOWS & DOORS

Table of Frenchwood® Hinged Inswing Patio Door Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Notes on the next page also apply to this page.

Door Dimension	2'-0 1/8" (612)	3'-11 1/8" (1200)	3'-11 1/8" (1200)	2'-6 1/8" (764)	2'-6 1/8" (764)	2'-6 1/8" (764)	4'-11 1/8" (1505)	4'-11 1/8" (1505)	4'-11 1/8" (1505)
Minimum Rough Opening	2'-1" (638)	4'-0" (1219)	4'-0" (1219)	2'-7" (787)	2'-7" (787)	2'-7" (787)	5'-0" (1524)	5'-0" (1524)	5'-0" (1524)
Unobstructed Glass (single panel only)	12 7/8" (327)	12 7/8" (327)	12 7/8" (327)	18 7/8" (479)	18 7/8" (479)	18 7/8" (479)	18 7/8" (479)	18 7/8" (479)	18 7/8" (479)

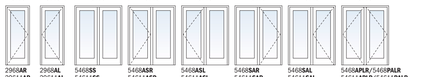
(continued)

4 heights

1 FWHID 2168S*	4068SS	5068ASR	5068ASL	2768S	2768AR	2768AL	5068SS	5068ASR	5068ASL
2 FWHID 21611S	40611SS	50611ASR	50611ASL	27611S	27611AR	27611AL	50611SS	50611ASR	50611ASL
3 FWHID 2180S*	4080SS	5080ASR	5080ASL	2780S	2780AR	2780AL	5080SS	5080ASR	5080ASL
4 FWHID 21100S*		50100APLR/50100PALR		27100S	27100AR	27100AL			

Door Dimension	2'-8 1/8" (815)	2'-8 1/8" (815)	2'-8 1/8" (815)	5'-3 1/4" (1607)	5'-3 1/4" (1607)	5'-3 1/4" (1607)	5'-3 1/4" (1607)	5'-3 1/4" (1607)	5'-3 1/4" (1607)
Minimum Rough Opening	2'-9" (838)	2'-9" (838)	2'-9" (838)	5'-4" (1626)	5'-4" (1626)	5'-4" (1626)	5'-4" (1626)	5'-4" (1626)	5'-4" (1626)
Unobstructed Glass (single panel only)	20 1/8" (530)	20 1/8" (530)	20 1/8" (530)	20 1/8" (530)	20 1/8" (530)	20 1/8" (530)	20 1/8" (530)	20 1/8" (530)	20 1/8" (530)

4 heights



1 FWHID 2968S	2968AR	2968AL	5468SS	5468ASR	5468ASL	5468ASR	5468ASL	5468APLR/5468PALR
2 FWHID 29611S	29611AR	29611AL	54611SS	54611ASR	54611ASL	54611ASR	54611ASL	54611APLR/54611PALR
3 FWHID 2980S	2980AR	2980AL	5480SS	5480ASR	5480ASL	5480ASR	5480ASL	5480APLR/5480PALR
4 FWHID 29100S	29100AR	29100AL						54100APLR/54100PALR

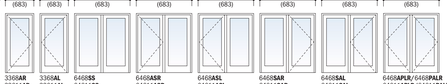
Door Dimension	3'-0 1/8" (917)	3'-0 1/8" (917)	3'-0 1/8" (917)	5'-11 1/4" (1810)	5'-11 1/4" (1810)	5'-11 1/4" (1810)	5'-11 1/4" (1810)	5'-11 1/4" (1810)	5'-11 1/4" (1810)
Minimum Rough Opening	3'-1" (940)	3'-1" (940)	3'-1" (940)	6'-0" (1829)	6'-0" (1829)	6'-0" (1829)	6'-0" (1829)	6'-0" (1829)	6'-0" (1829)
Unobstructed Glass (single panel only)	24 1/8" (632)	24 1/8" (632)	24 1/8" (632)	24 1/8" (632)	24 1/8" (632)	24 1/8" (632)	24 1/8" (632)	24 1/8" (632)	24 1/8" (632)

4 heights

1 FWHID 3168S	3168AR	3168AL	6068SS	6068ASR	6068ASL	6068SAR	6068SAL	6068APLR/6068PALR
2 FWHID 31611S	31611AR	31611AL	60611SS	60611ASR	60611ASL	60611SAR	60611SAL	60611APLR/60611PALR
3 FWHID 3180S	3180AR	3180AL	6080SS	6080ASR	6080ASL	6080SAR	6080SAL	6080APLR/6080PALR
4 FWHID 31100S	31100AR	31100AL						60100APLR/60100PALR

Door Dimension	3'-2 1/8" (968)	3'-2 1/8" (968)	3'-2 1/8" (968)	6'-3 1/4" (1911)	6'-3 1/4" (1911)	6'-3 1/4" (1911)	6'-3 1/4" (1911)	6'-3 1/4" (1911)	6'-3 1/4" (1911)
Minimum Rough Opening	3'-3" (991)	3'-3" (991)	3'-3" (991)	6'-4" (1930)	6'-4" (1930)	6'-4" (1930)	6'-4" (1930)	6'-4" (1930)	6'-4" (1930)
Unobstructed Glass (single panel only)	26 1/8" (663)	26 1/8" (663)	26 1/8" (663)	26 1/8" (663)	26 1/8" (663)	26 1/8" (663)	26 1/8" (663)	26 1/8" (663)	26 1/8" (663)

4 heights



1 FWHID 3368S	3368AR	3368AL	6468SS	6468ASR	6468ASL	6468SAR	6468SAL	6468APLR/6468PALR
2 FWHID 33611S	33611AR	33611AL	64611SS	64611ASR	64611ASL	64611SAR	64611SAL	64611APLR/64611PALR
3 FWHID 3380S	3380AR	3380AL	6480SS	6480ASR	6480ASL	6480SAR	6480SAL	6480APLR/6480PALR
4 FWHID 33100S	33100AR	33100AL						64100APLR/64100PALR

DOOR SCHEDULE

CLAD WOOD DOOR UNITS, FULL DIVIDED LIGHTS (AS SHOWN ON ELEV'S)
VERIFY INTERIOR FINISH, VERIFY HAZARDOUS LOCATIONS AS PER CODE.

COLOR/ # OF UNITS:		Mark	Door Dim. wxh	Type	Glazing	Hardware	Remarks
WHITE	4	DOOR-A	(2) 2'-0"x8'-0"	FRENCH (inswing)	Low-E insulated/impact	entry/ lockset	existing 2x4 wall
WHITE	1	DOOR-B	3'-0"x7'-0"	GLASS (inswing)	Low-E insulated/impact	entry/ lockset	existing 2x4 wall

WINDOW SCHEDULE

CLAD WOOD WINDOW UNITS, FULL DIVIDED LIGHTS (AS SHOWN ON ELEV'S)
VERIFY INTERIOR FINISH, VERIFY HAZARDOUS LOCATIONS AS PER CODE.

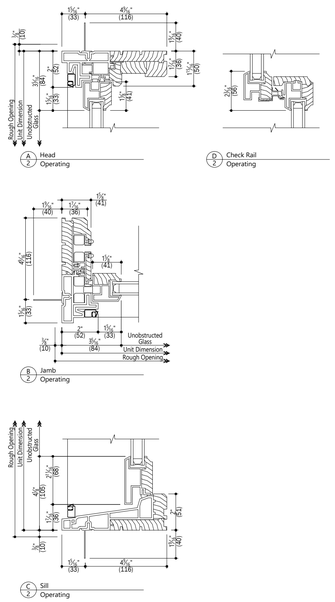
		Mark	Window Dim. wxh	Type	Glazing	Notes	
WHITE	10	A	2'-10"x5'-0"	DOUBLE HUNG	Low-E insulated/impact	existing 2x4 wall	*mulled on-site (@ paired units & transom locations)*
WHITE	6	B	2'-10"x1'-4"	AWNING (fixed)	Low-E insulated/impact	existing 2x4 wall	*mulled on-site (@ paired units & transom locations)*
WHITE	4	C	2'-6"x4'-0"	DOUBLE HUNG	Low-E insulated/impact	existing 2x4 wall	
WHITE	2	D	2'-6"x3'-0"	DOUBLE HUNG	Low-E insulated/impact	existing 2x4 wall	
WHITE	4	E	3'-0"x3'-4"	CASEMENT	Low-E insulated/impact	existing 2x4 wall	*mulled on-site (@ paired units)*

GLAZING PROTECTION FOR WIND BLOWN DEBRIS: IMPACT-RESISTANT GLAZING (TO MEET CODE)

Contractor to verify all openings in field prior to placing order and prior to installation.
Provide all necessary operating hardware, latches, lifts, etc., for operation of window.
Verify finishes surfaces, hardware, etc., w/ Owner.

A-Series
Double-Hung
Dual-Pane, Chamfer Glass Stop

ANDERSEN WINDOWS & DOORS



Scale: 3" (76) = 1' (305)

Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

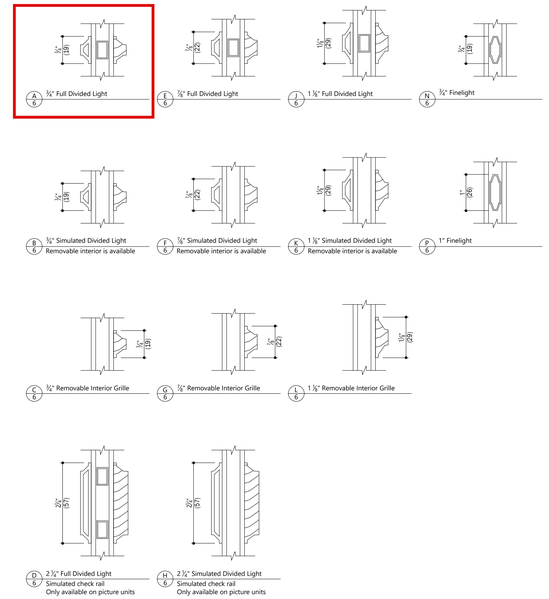
Date: 07/10/24

File	AW	A-Series	Sections	DualPaneChamferGlassStop	Double-Hung	Page 02 of 06

DOUBLE HUNG DETAILS

A-Series
Double-Hung
Dual-Pane, Chamfer Glass Stop

ANDERSEN WINDOWS & DOORS



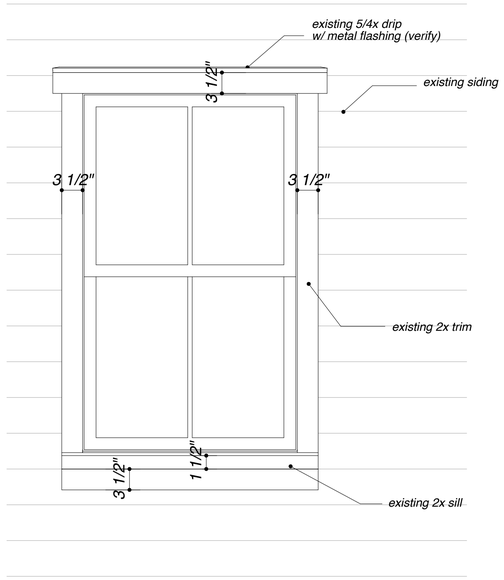
Scale: 6" (152) = 1' (305)

Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 07/10/24

File	AW	A-Series	Sections	DualPaneChamferGlassStop	Double-Hung	Page 06 of 06

DIVIDED LIGHT DETAIL



WINDOW- DETAIL

EXTERIOR ELEVATION: EXISTING, repair only as required

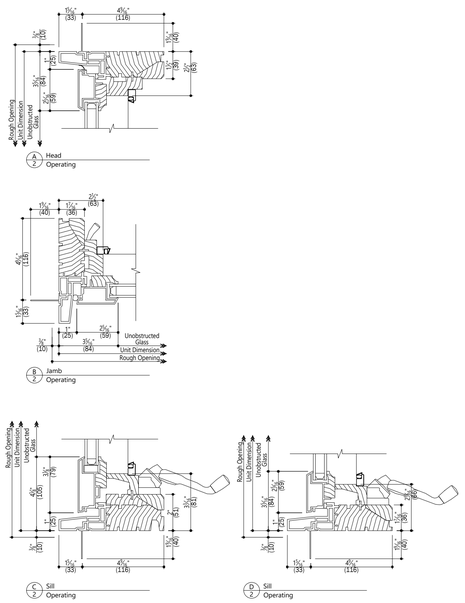
***ALL GLAZING PROTECTION FOR WIND BLOWN DEBRIS:**
IMPACT-RESISTANT GLAZING (AS PER 2021 IRC R301.2.1.2)

R301.2.1.2 Protection of Openings

Exterior glazing in buildings located in *windborne debris regions* shall be protected from windborne debris. Glazed opening protection for windborne debris shall meet the requirements of the Large Missile Test of ASTM E1886 and ASTM E1996 as modified in Section 301.2.1.2.1. Garage door glazed opening protection for windborne debris shall meet the requirements of an *approved* impact-resisting standard or ANSI/DASMA 115.

A-Series
Casement and Awning
Dual-Pane, Chamfer Glass Stop

ANDERSEN WINDOWS & DOORS



Scale: 3" (76) = 1' (305)

Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

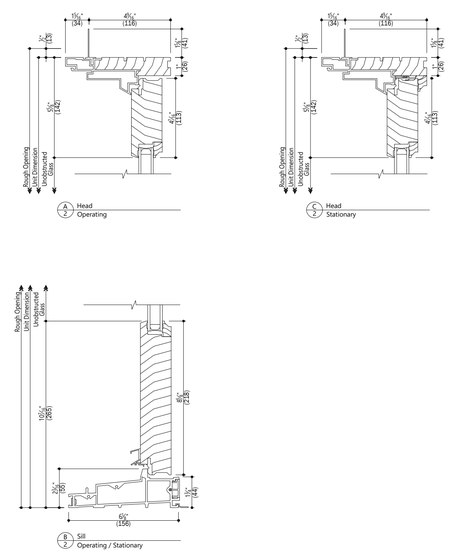
Date: 07/10/24

File	AW	A-Series	Sections	DualPaneChamferGlassStop	CasementAwning	Page 02 of 06

CASEMENT DETAILS

A-Series
Hinged Inswing Patio Door
Dual-Pane, Traditional Panel, 4 9/16" Frame Depth

ANDERSEN WINDOWS & DOORS



Scale: 3" (76) = 1' (305)

Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

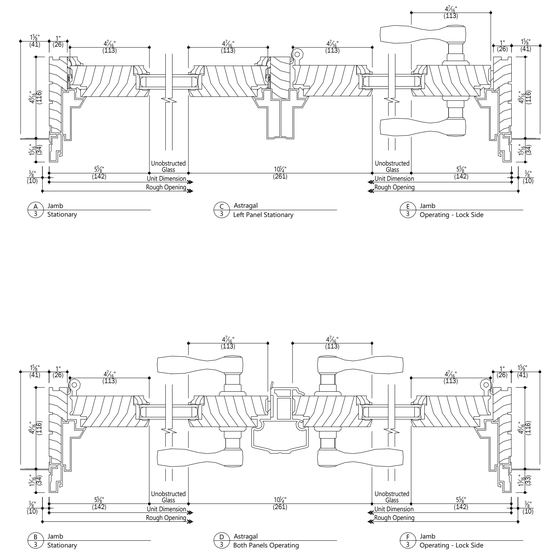
Date: 07/10/24

File	AW	A-Series	Sections	DualPaneTraditionalPanel4r6Frame	InswingDoor	Page 02 of 08

DOOR DETAILS

A-Series
Hinged Inswing Patio Door
Dual-Pane, Traditional Panel, 4 9/16" Frame Depth

ANDERSEN WINDOWS & DOORS



Scale: 3" (76) = 1' (305)

Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 07/10/24

File	AW	A-Series	Sections	DualPaneTraditionalPanel4r6Frame	InswingDoor	Page 03 of 08

DOOR DETAILS

SOUTH (ION AVENUE) VIEW

SOUTH (ION AVENUE) VIEW

EAST (STATION 22 STREET) VIEW

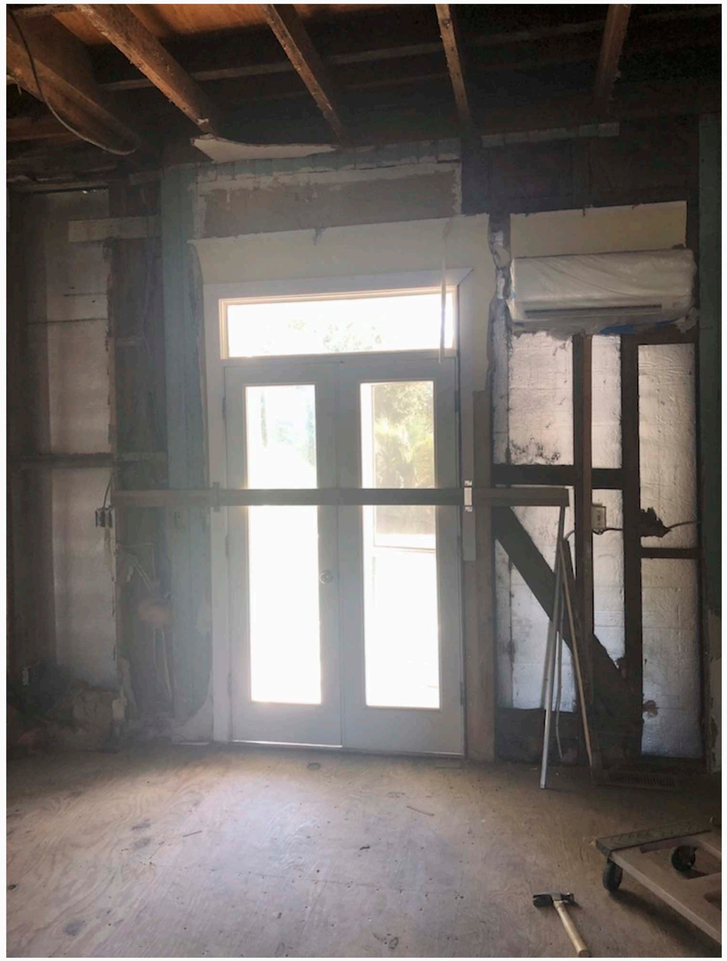
NORTH (MIDDLE STREET) VIEW

NORTH (REAR) VIEW

NORTH-WEST (REAR) VIEW

WEST (SIDE) VIEW

WEST (SIDE) VIEW



NONHISTORIC FIBERGLASS DOORS @ FRONT (ION AVENUE)

NONHISTORIC VINYL WINDOWS @ FRONT (ION AVENUE)

NONHISTORIC VINYL WINDOWS @ SIDE (STATION 22 STREET)

NONHISTORIC FIBERGLASS DOOR
@ REAR (MIDDLE STREET)

NONHISTORIC VINYL WINDOWS, TYP.
****note the simulated muntins/grilles: located between insulated glass***

NONHISTORIC VINYL WINDOW, TYP.
****note the simulated muntins/grilles: located between insulated glass***

VIEW FROM ION AVENUE

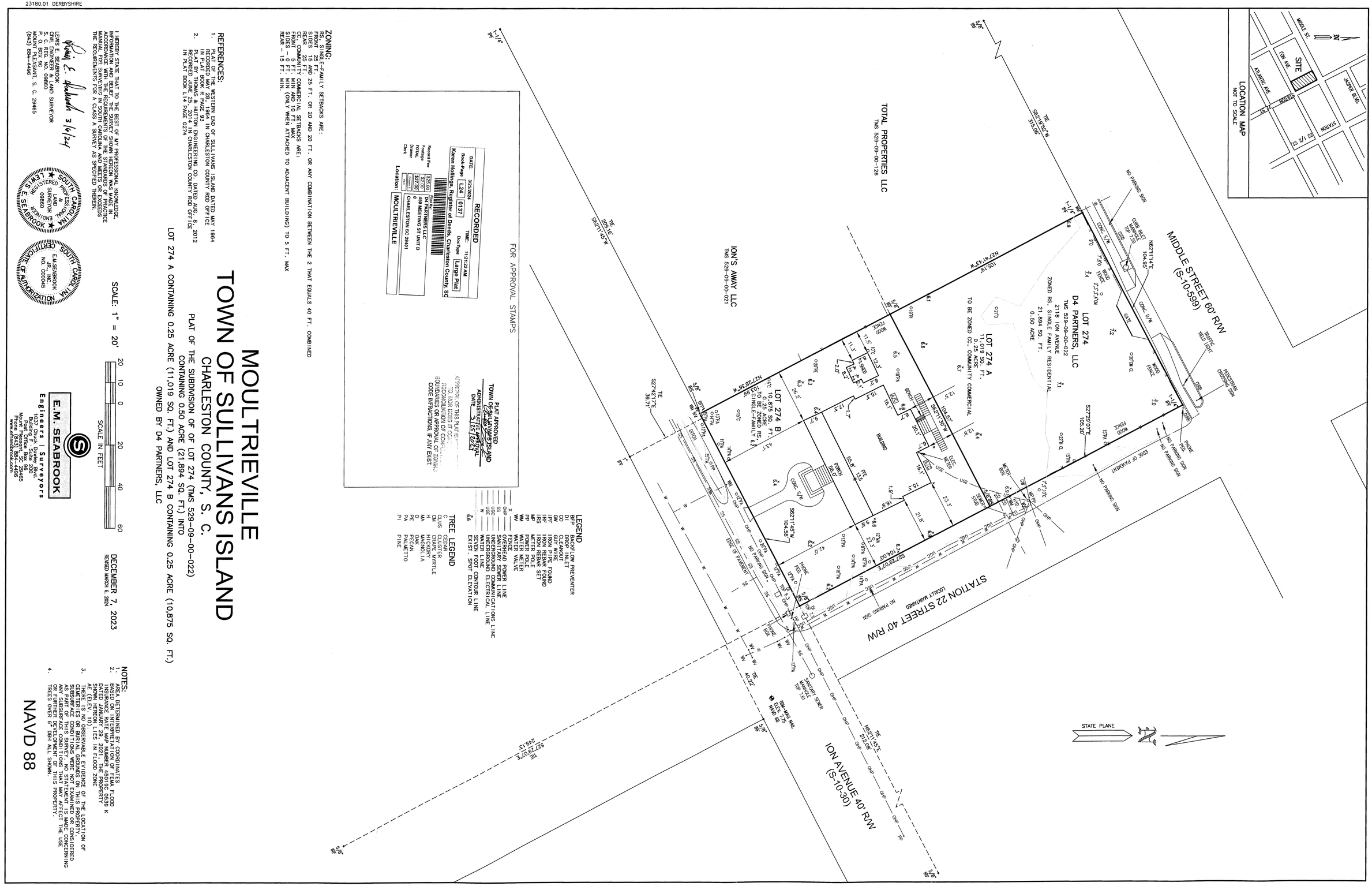
VIEW FROM ION AVENUE

VIEW FROM REAR OF HOUSE

VIEW FROM REAR OF HOUSE

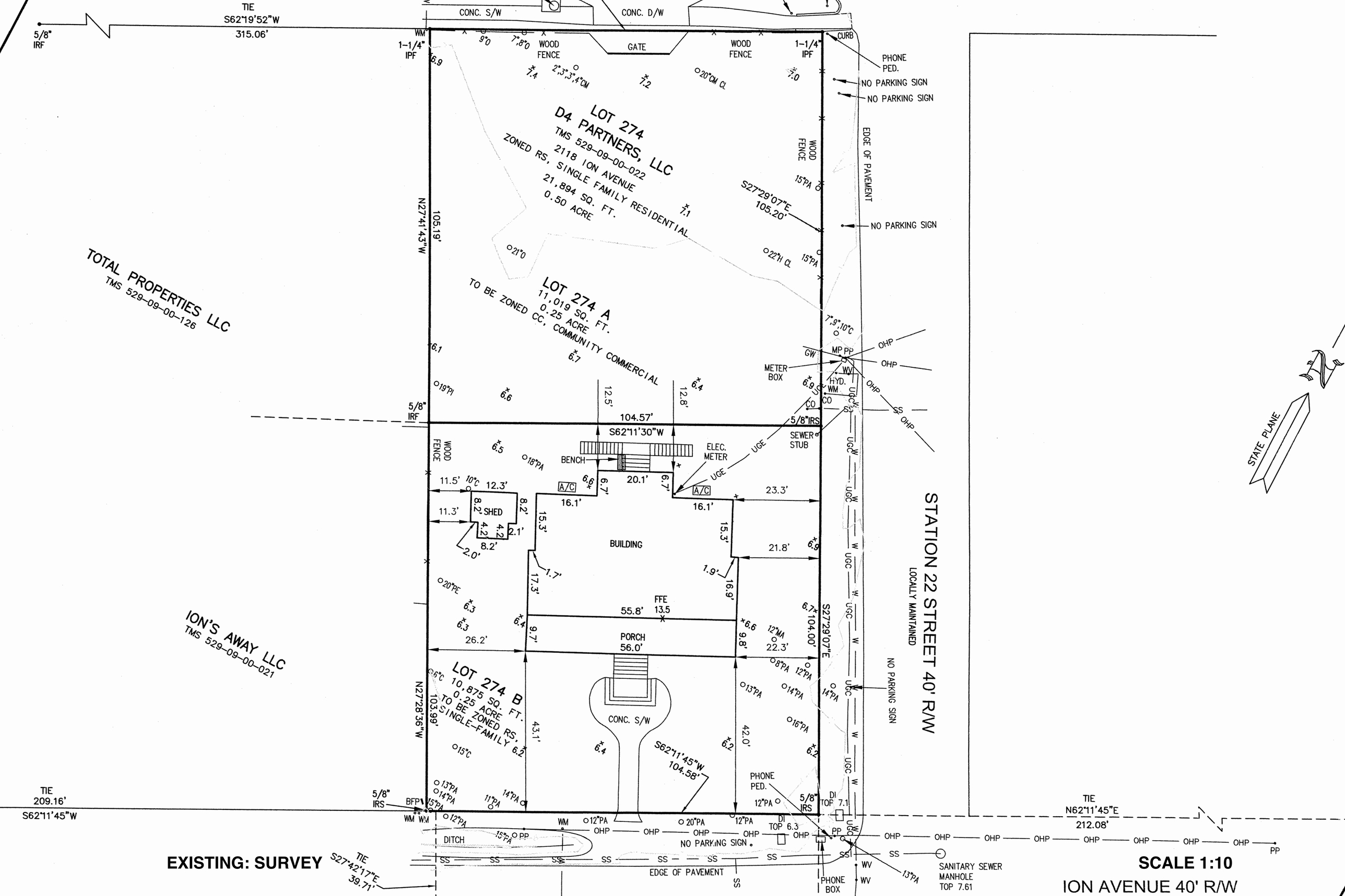
EXISTING NONHISTORIC SHED: TO BE REMOVED (FOR NEW POOL & POOL PATIO AREA)

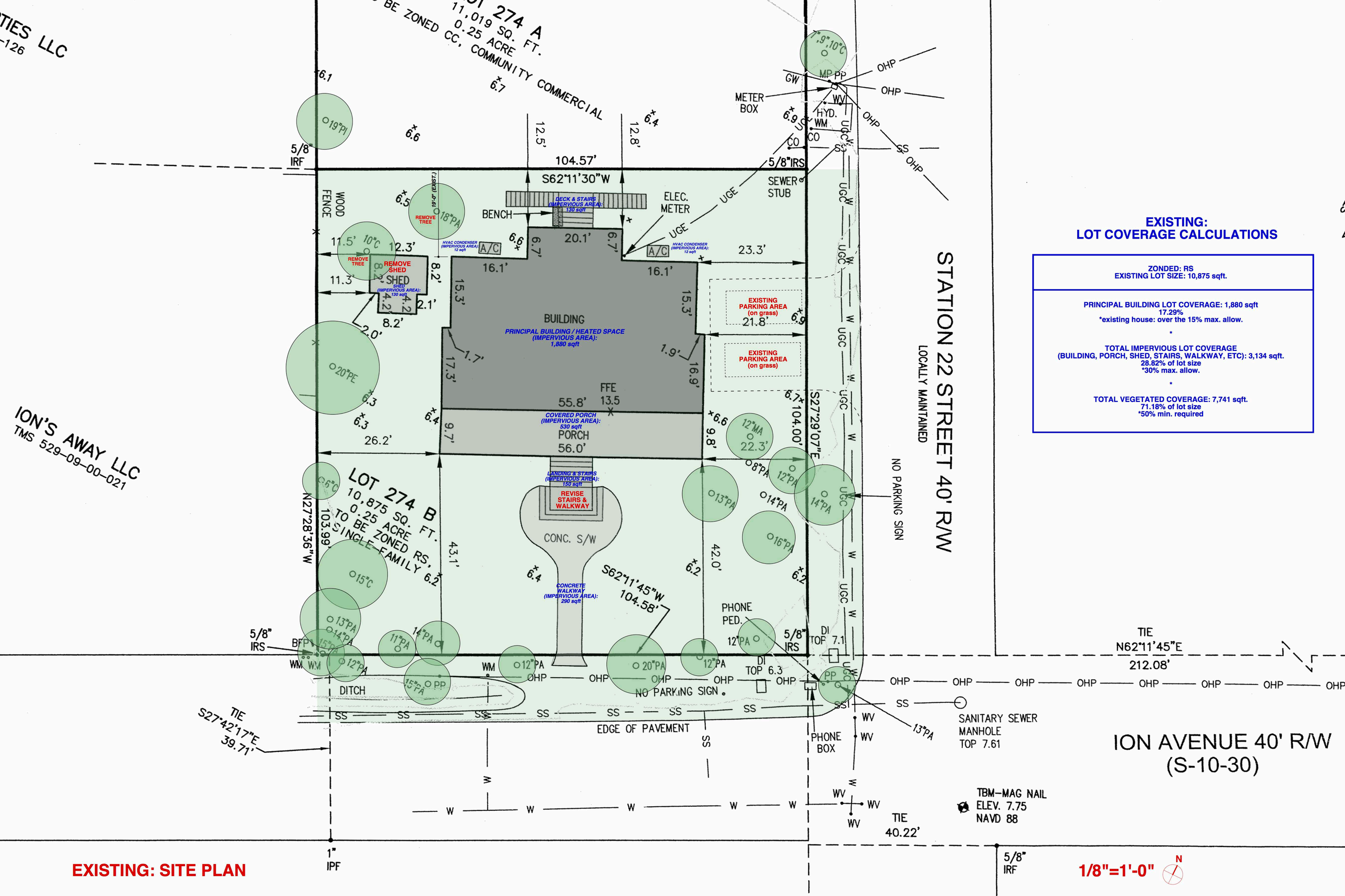
23180.01 DERBYSHIRE



EXISTING: SURVEY

SCALE 1:20


TIE
S62°19'52"W
315.06'
5/8" IRF
CONC. S/W
CONC. D/W
WM
1-1/4" IPF
WOOD FENCE
GATE
WOOD FENCE
1-1/4" IPF
CURB
PHONE PED.
NO PARKING SIGN
NO PARKING SIGN
LOT 274
D4 PARTNERS, LLC
TMS 529-09-00-022
2118 ION AVENUE
ZONED RS, SINGLE FAMILY RESIDENTIAL
21,894 SQ. FT.
0.50 ACRE
WOOD FENCE
EDGE OF PAVEMENT
S27°29'07"E
105.20'
NO PARKING SIGN
N27°41'43"W
105.19'
TOTAL PROPERTIES LLC
TMS 529-09-00-126
LOT 274 A
11,019 SQ. FT.
0.25 ACRE
TO BE ZONED CC, COMMUNITY COMMERCIAL
METER BOX
MP PP
OHP
HYD.
WM
CO
SS
5/8" IRF
104.57'
S62°11'30"W
5/8" IRS
SEWER STUB
ELEC. METER
UGE
BENCH
A/C
A/C
20.1'
16.1'
16.1'
23.3'
11.5'
12.3'
11.3'
8.2' SHED
8.2'
4.2'
4.2
2.1'
8.2'
2.0'
15.3'
15.3'
BUILDING
21.8'
1.7'
1.9'
17.3'
16.9'
FFE
13.5
55.8'
PORCH
56.0'
26.2'
9.7'
9.8'
22.3'
S27°29'07"E
104.00'
STATION 22 STREET 40' R/W
LOCALLY MAINTAINED
NO PARKING SIGN
STATE PLANE
ION'S AWAY LLC
TMS 529-09-00-021
LOT 274 B
10,875 SQ. FT.
0.25 ACRE
TO BE ZONED RS, SINGLE-FAMILY
N27°28'36"W
103.99'
43.1'
CONC. S/W
42.0'
S62°11'45"W
104.58'
PHONE PED.
5/8" IRS
DI TOP 7.1
TIE
209.16'
S62°11'45"W
5/8" IRS
BFP
WM
DITCH
PP
WM
OHP
NO PARKING SIGN
DI TOP 6.3
PP
OHP
TIE
N62°11'45"E
212.08'
SS
EDGE OF PAVEMENT
PHONE BOX
WV
SANITARY SEWER MANHOLE TOP 7.61
TIE
S27°42'17"E
39.71'
EXISTING: SURVEY
SCALE 1:10
ION AVENUE 40' R/W



EXISTING: LOT COVERAGE CALCULATIONS

ZONDED: RS
EXISTING LOT SIZE: 10,875 sqft.

PRINCIPAL BUILDING LOT COVERAGE: 1,880 sqft
17.29%
*existing house: over the 15% max. allow.

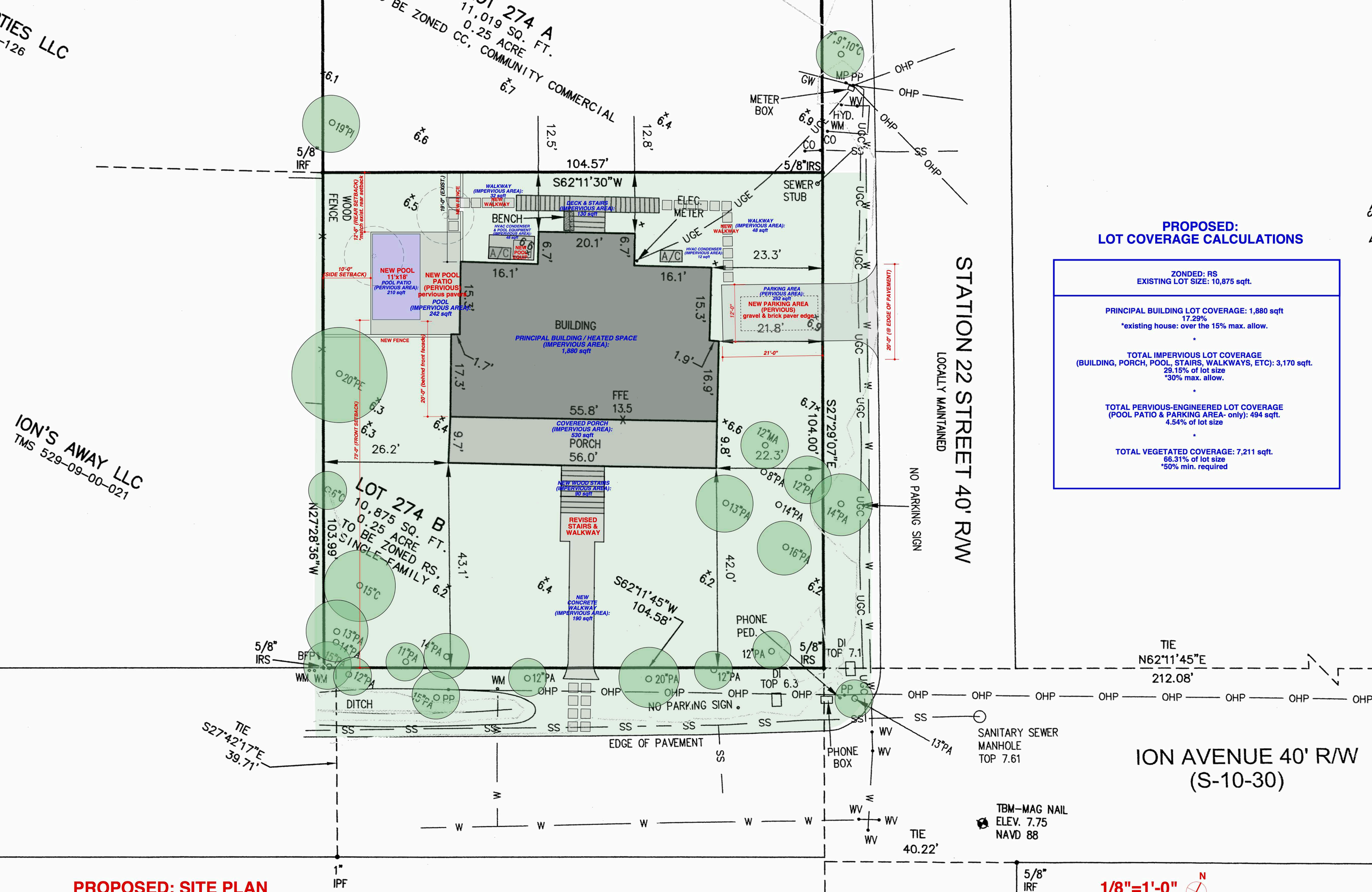
*

TOTAL IMPERVIOUS LOT COVERAGE
(BUILDING, PORCH, SHED, STAIRS, WALKWAY, ETC): 3,134 sqft.
28.82% of lot size
*30% max. allow.

*

TOTAL VEGETATED COVERAGE: 7,741 sqft.
71.18% of lot size
*50% min. required

EXISTING: SITE PLAN



PROPOSED: LOT COVERAGE CALCULATIONS

ZONDED: RS
EXISTING LOT SIZE: 10,875 sqft.

PRINCIPAL BUILDING LOT COVERAGE: 1,880 sqft
17.29%
*existing house: over the 15% max. allow.

*

TOTAL IMPERVIOUS LOT COVERAGE
(BUILDING, PORCH, POOL, STAIRS, WALKWAYS, ETC): 3,170 sqft.
29.15% of lot size
*30% max. allow.

*

TOTAL PERVIOUS-ENGINEERED LOT COVERAGE
(POOL PATIO & PARKING AREA- only): 494 sqft.
4.54% of lot size

*

TOTAL VEGETATED COVERAGE: 7,211 sqft.
66.31% of lot size
*50% min. required

PROPOSED: SITE PLAN

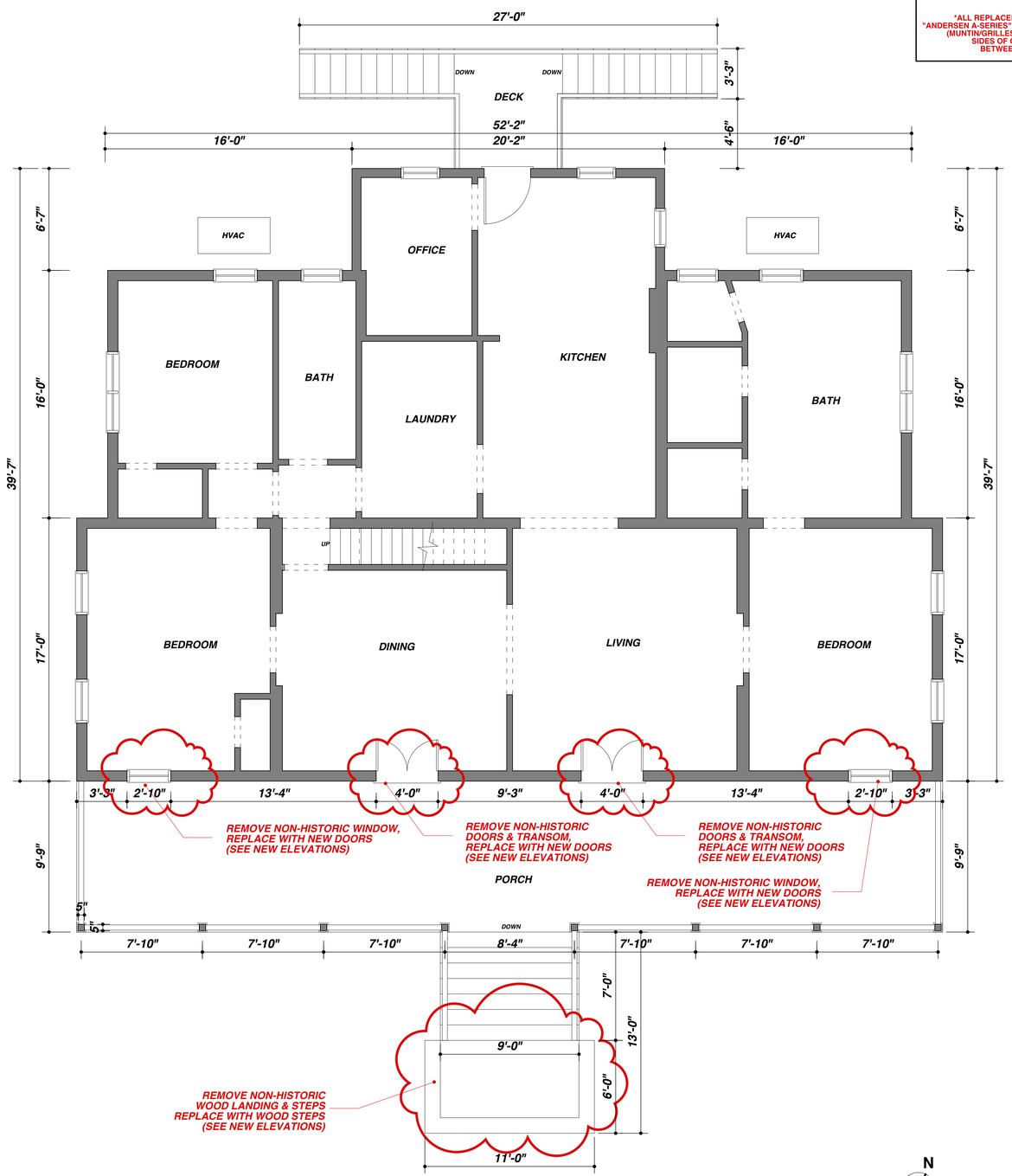
1/8"=1'-0"

ALL EXISTING WINDOWS & DOORS TO BE REPLACED
(ALL ARE NONHISTORIC)

EXISTING WINDOWS ARE VINYL CONSTRUCTION
WITH THE MUNTIN/SPACER BARS LOCATED ONLY
IN THE SPACE BETWEEN THE INSULATED GLASS
(NOT ON THE EXTERIOR SIDES OF GLASS)

EXISTING DOORS ARE FIBERGLASS

*ALL REPLACEMENT WINDOWS & DOORS TO BE
"ANDERSEN A-SERIES" CLAD WOOD WITH FULL DIVIDED LIGHTS
(MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH
SIDES OF GLASS & THE SPACER BARS
BETWEEN THE INSULATED GLASS

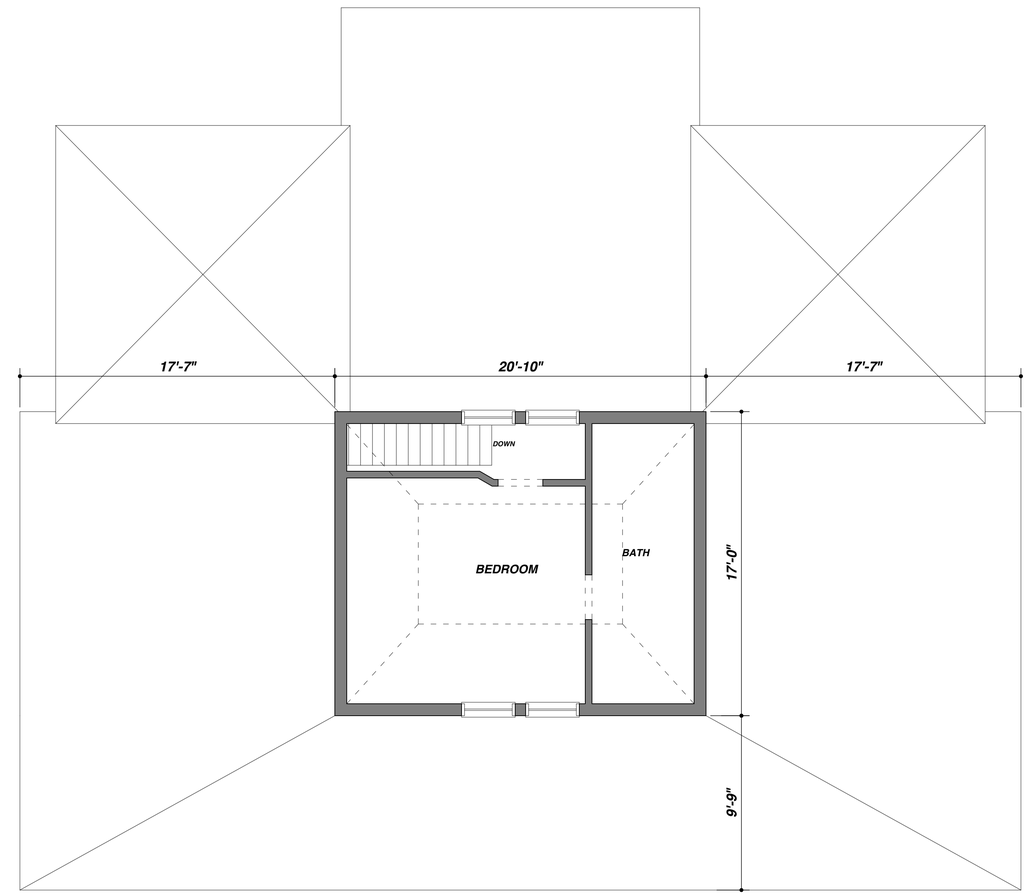


EXISTING: FIRST FLOOR PLAN

1,880 sqft: heated (Total heated: 2,230 sqft)

1/4" = 1'-0"

EXISTING WALLS



EXISTING: SECOND FLOOR PLAN

350 sqft: heated (Total heated: 2,230 sqft)

1/4" = 1'-0"

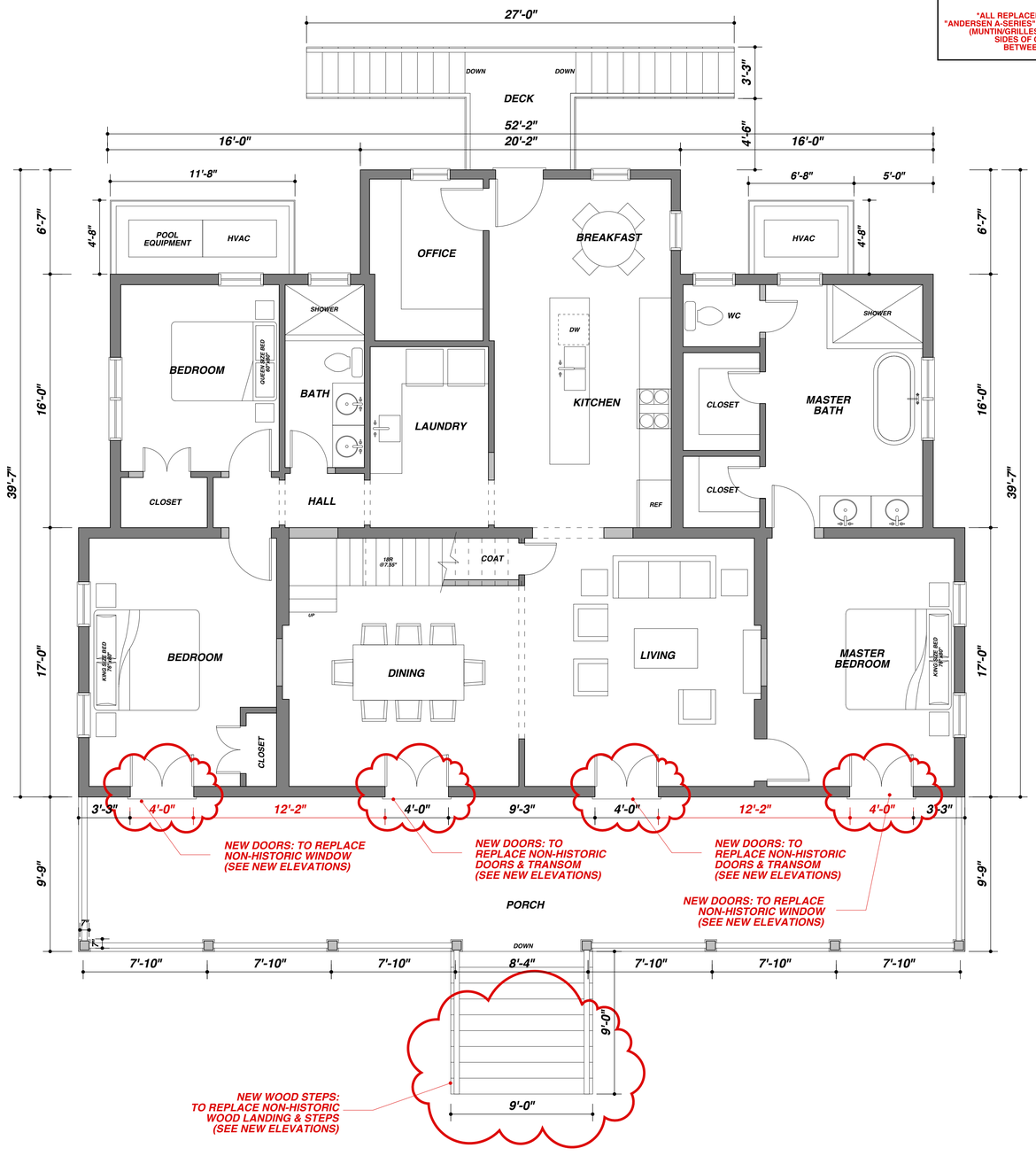
EXISTING WALLS

ALL EXISTING WINDOWS & DOORS TO BE REPLACED
(ALL ARE NONHISTORIC)

EXISTING WINDOWS ARE VINYL CONSTRUCTION
WITH THE MUNTIN/SPACER BARS LOCATED ONLY
IN THE SPACE BETWEEN THE INSULATED GLASS
(NOT ON THE EXTERIOR SIDES OF GLASS)

EXISTING DOORS ARE FIBERGLASS

*ALL REPLACEMENT WINDOWS & DOORS TO BE
"ANDERSEN A-SERIES" CLAD WOOD WITH FULL DIVIDED LIGHTS
(MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH
SIDES OF GLASS & THE SPACER BARS
BETWEEN THE INSULATED GLASS



N

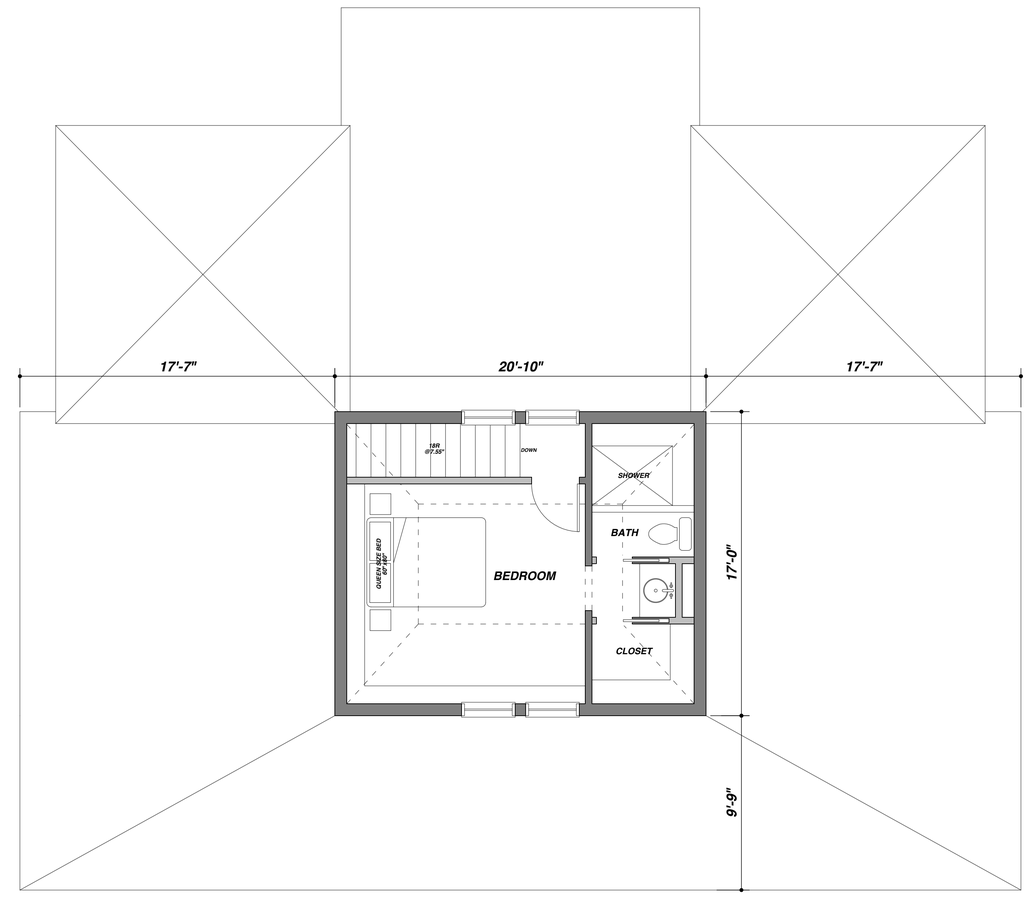
1/4" = 1'-0"

PROPOSED: FIRST FLOOR PLAN

1,880 sqft: heated (Total heated: 2,230 sqft)

NEW WALLS (interior only)

EXISTING WALLS



N

1/4" = 1'-0"

PROPOSED: SECOND FLOOR PLAN

350 sqft: heated (Total heated: 2,230 sqft)

NEW WALLS (interior only)

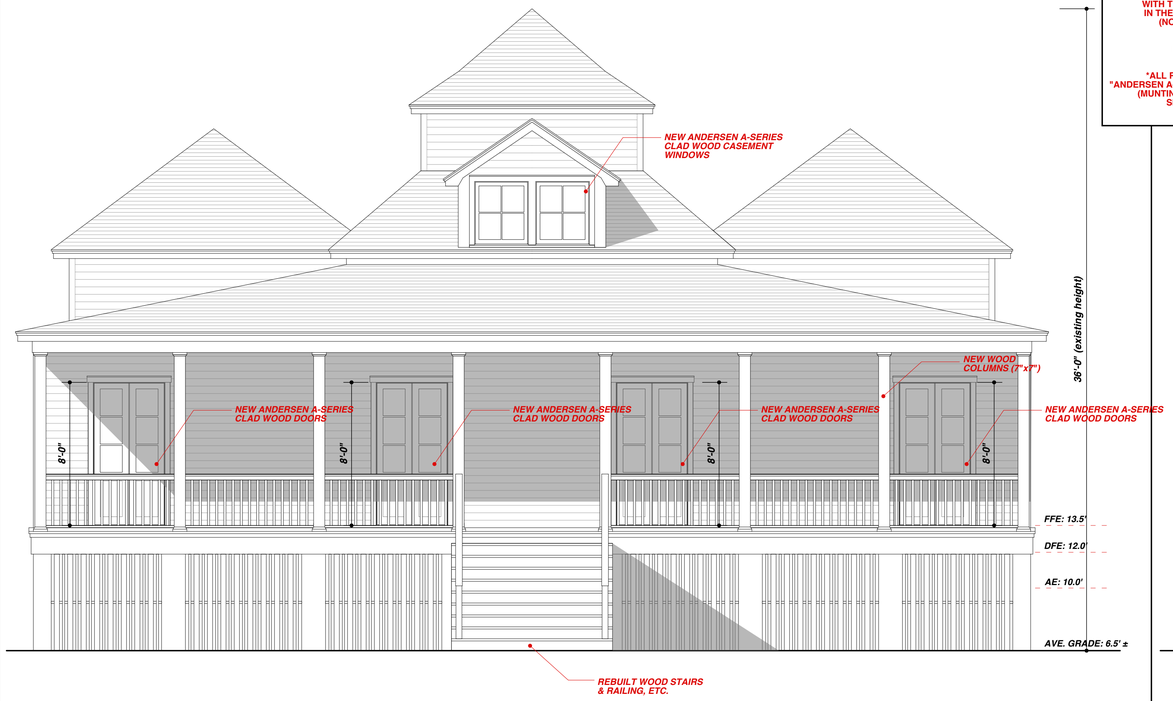
EXISTING WALLS

ALL EXISTING WINDOWS & DOORS TO BE REPLACED
(ALL ARE NONHISTORIC)

EXISTING WINDOWS ARE VINYL CONSTRUCTION
WITH THE MUNTIN/SPACER BARS LOCATED ONLY
IN THE SPACE BETWEEN THE INSULATED GLASS
(NOT ON THE EXTERIOR SIDES OF GLASS)

EXISTING DOORS ARE FIBERGLASS

*ALL REPLACEMENT WINDOWS & DOORS TO BE
"ANDERSEN A-SERIES" CLAD WOOD WITH FULL DIVIDED LIGHTS
(MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH
SIDES OF GLASS & THE SPACER BARS
BETWEEN THE INSULATED GLASS



PROPOSED: SOUTH (ION AVENUE) ELEVATION 1/4" = 1'-0"

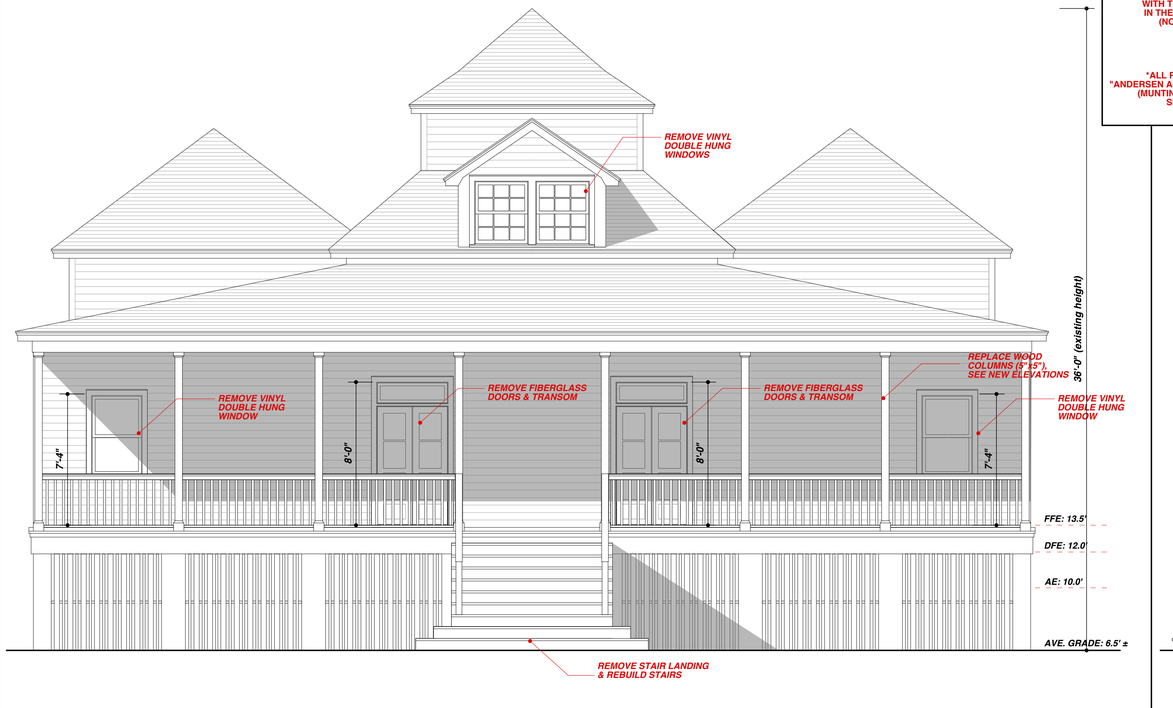
PROPOSED: EAST (STATION 22 STREET) ELEVATION 1/4" = 1'-0"

ALL EXISTING WINDOWS & DOORS TO BE REPLACED
(ALL ARE NONHISTORIC)

EXISTING WINDOWS ARE VINYL CONSTRUCTION
WITH THE MUNTIN/SPACER BARS LOCATED ONLY
IN THE SPACE BETWEEN THE INSULATED GLASS
(NOT ON THE EXTERIOR SIDES OF GLASS)

EXISTING DOORS ARE FIBERGLASS

*ALL REPLACEMENT WINDOWS & DOORS TO BE
"ANDERSEN A-SERIES" CLAD WOOD WITH FULL DIVIDED LIGHTS
(MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH
SIDES OF GLASS & THE SPACER BARS
BETWEEN THE INSULATED GLASS



EXISTING: SOUTH (ION AVENUE) ELEVATION 1/4" = 1'-0"

EXISTING: EAST (STATION 22 STREET) ELEVATION 1/4" = 1'-0"

ALL EXISTING WINDOWS & DOORS TO BE REPLACED
(ALL ARE NONHISTORIC)

EXISTING WINDOWS ARE VINYL CONSTRUCTION
WITH THE MUNTIN/SPACER BARS LOCATED ONLY
IN THE SPACE BETWEEN THE INSULATED GLASS
(NOT ON THE EXTERIOR SIDES OF GLASS)

EXISTING DOORS ARE FIBERGLASS

*ALL REPLACEMENT WINDOWS & DOORS TO BE
"ANDERSEN A-SERIES" CLAD WOOD WITH FULL DIVIDED LIGHTS
(MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH
SIDES OF GLASS & THE SPACER BARS
BETWEEN THE INSULATED GLASS

PROPOSED: NORTH (REAR) ELEVATION 1/4" = 1'-0"

PROPOSED: WEST (POOL SIDE) ELEVATION 1/4" = 1'-0"

ALL EXISTING WINDOWS & DOORS TO BE REPLACED
(ALL ARE NONHISTORIC)

EXISTING WINDOWS ARE VINYL CONSTRUCTION
WITH THE MUNTIN/SPACER BARS LOCATED ONLY
IN THE SPACE BETWEEN THE INSULATED GLASS
(NOT ON THE EXTERIOR SIDES OF GLASS)

EXISTING DOORS ARE FIBERGLASS

*ALL REPLACEMENT WINDOWS & DOORS TO BE
"ANDERSEN A-SERIES" CLAD WOOD WITH FULL DIVIDED LIGHTS
(MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH
SIDES OF GLASS & THE SPACER BARS
BETWEEN THE INSULATED GLASS

EXISTING: NORTH (REAR) ELEVATION 1/4" = 1'-0"

EXISTING: WEST (POOL SIDE) ELEVATION 1/4" = 1'-0"

EXISTING: SOUTH (ION AVENUE) ELEVATION **1/4" = 1'-0"**

GENERAL NOTE:

ALL EXISTING WINDOWS & DOORS TO BE REPLACED (ALL ARE NONHISTORIC)

-

EXISTING WINDOWS ARE VINYL CONSTRUCTION WITH THE MUNTIN/SPACER BARS LOCATED ONLY IN THE SPACE BETWEEN THE INSULATED GLASS (NOT ON THE EXTERIOR SIDES OF GLASS)

-

EXISTING DOORS ARE FIBERGLASS

-

***ALL REPLACEMENT WINDOWS & DOORS TO BE ALUMINUM CLAD WOOD WITH FULL DIVIDED LIGHTS (MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH SIDES OF GLASS & THE SPACER BARS BETWEEN THE INSULATED GLASS**

EXISTING: SOUTH (ION AVENUE) ELEVATION ***1/4" = 1'-0"***

GENERAL NOTE:

ALL EXISTING WINDOWS & DOORS TO BE REPLACED (ALL ARE NONHISTORIC)

-

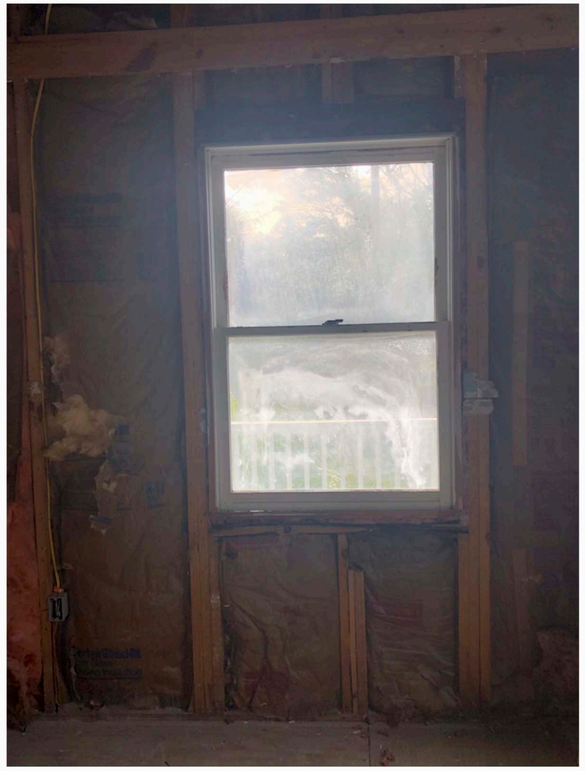
EXISTING WINDOWS ARE VINYL CONSTRUCTION WITH THE MUNTIN/SPACER BARS LOCATED ONLY IN THE SPACE BETWEEN THE INSULATED GLASS (NOT ON THE EXTERIOR SIDES OF GLASS)

-

EXISTING DOORS ARE FIBERGLASS

-

***ALL REPLACEMENT WINDOWS & DOORS TO BE ALUMINUM CLAD WOOD WITH FULL DIVIDED LIGHTS (MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH SIDES OF GLASS & THE SPACER BARS BETWEEN THE INSULATED GLASS**



EXISTING: SOUTH (ION AVENUE) ELEVATION **1/4" = 1'-0"**

GENERAL NOTE:

ALL EXISTING WINDOWS & DOORS TO BE REPLACED (ALL ARE NONHISTORIC)

-

EXISTING WINDOWS ARE VINYL CONSTRUCTION WITH THE MUNTIN/SPACER BARS LOCATED ONLY IN THE SPACE BETWEEN THE INSULATED GLASS (NOT ON THE EXTERIOR SIDES OF GLASS)

-

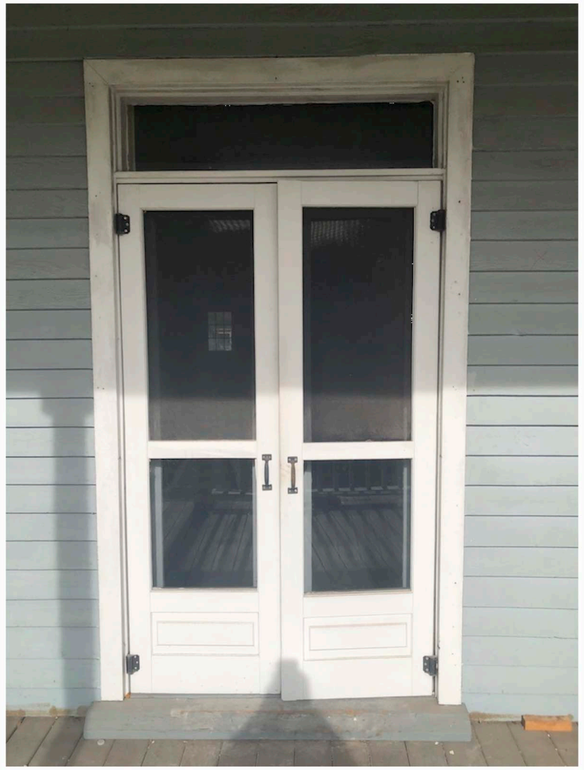
EXISTING DOORS ARE FIBERGLASS

-

*ALL REPLACEMENT WINDOWS & DOORS TO BE ALUMINUM CLAD WOOD WITH FULL DIVIDED LIGHTS (MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH SIDES OF GLASS & THE SPACER BARS BETWEEN THE INSULATED GLASS

EXISTING: SOUTH (ION AVENUE) ELEVATION

1/4" = 1'-0"



GENERAL NOTE:

ALL EXISTING WINDOWS & DOORS TO BE REPLACED
(ALL ARE NONHISTORIC)

-

EXISTING WINDOWS ARE VINYL CONSTRUCTION
WITH THE MUNTIN/SPACER BARS LOCATED ONLY
IN THE SPACE BETWEEN THE INSULATED GLASS
(NOT ON THE EXTERIOR SIDES OF GLASS)

-

EXISTING DOORS ARE FIBERGLASS

-

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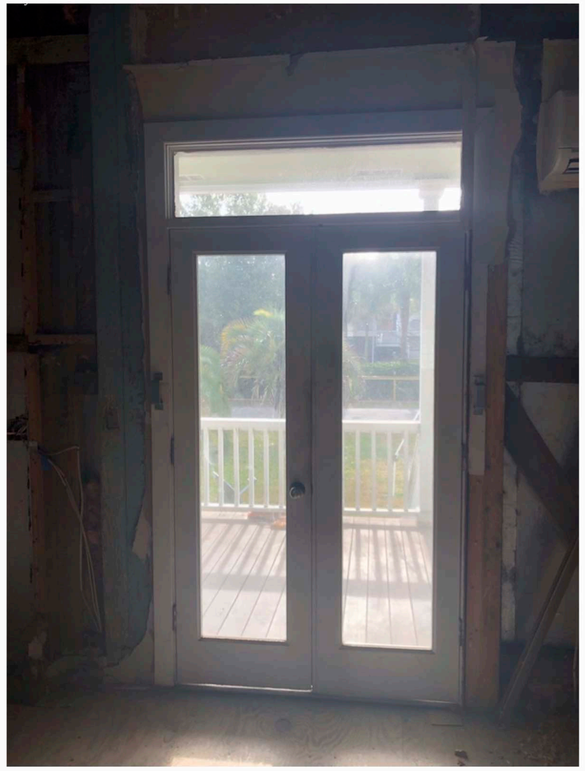
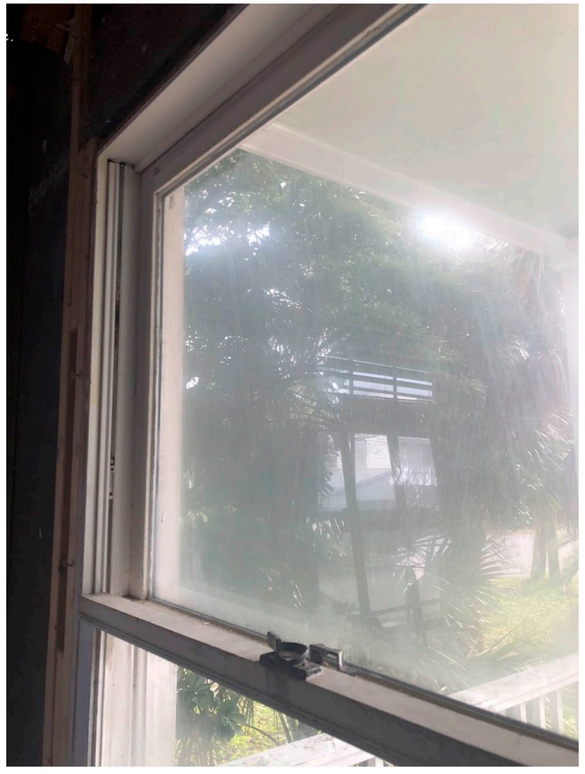
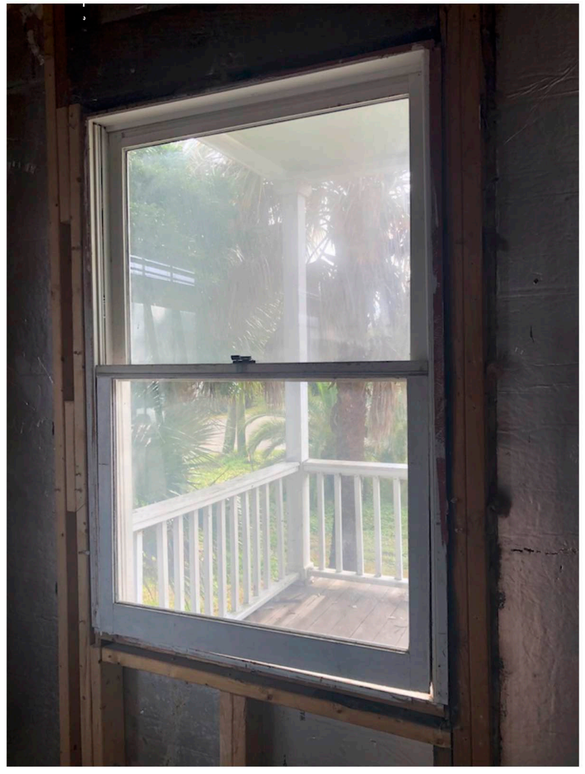
ALUMINUM CLAD WOOD WITH FULL DIVIDED LIGHTS
(MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH
SIDES OF GLASS & THE SPACER BARS
BETWEEN THE INSULATED GLASS



EXISTING: SOUTH (ION AVENUE) ELEVATION ***1/4" = 1'-0"***





GENERAL NOTE:

ALL EXISTING WINDOWS & DOORS TO BE REPLACED (ALL ARE NONHISTORIC)

-

EXISTING WINDOWS ARE VINYL CONSTRUCTION WITH THE MUNTIN/SPACER BARS LOCATED ONLY IN THE SPACE BETWEEN THE INSULATED GLASS (NOT ON THE EXTERIOR SIDES OF GLASS)

-

EXISTING DOORS ARE FIBERGLASS

-

***ALL REPLACEMENT WINDOWS & DOORS TO BE ALUMINUM CLAD WOOD WITH FULL DIVIDED LIGHTS (MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH SIDES OF GLASS & THE SPACER BARS BETWEEN THE INSULATED GLASS**

EXISTING: EAST (STATION 22 STREET) ELEVATION ***1/4" = 1'-0"***

GENERAL NOTE:

ALL EXISTING WINDOWS & DOORS TO BE REPLACED (ALL ARE NONHISTORIC)

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EXISTING WINDOWS ARE VINYL CONSTRUCTION WITH THE MUNTIN/SPACER BARS LOCATED ONLY IN THE SPACE BETWEEN THE INSULATED GLASS (NOT ON THE EXTERIOR SIDES OF GLASS)

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EXISTING DOORS ARE FIBERGLASS

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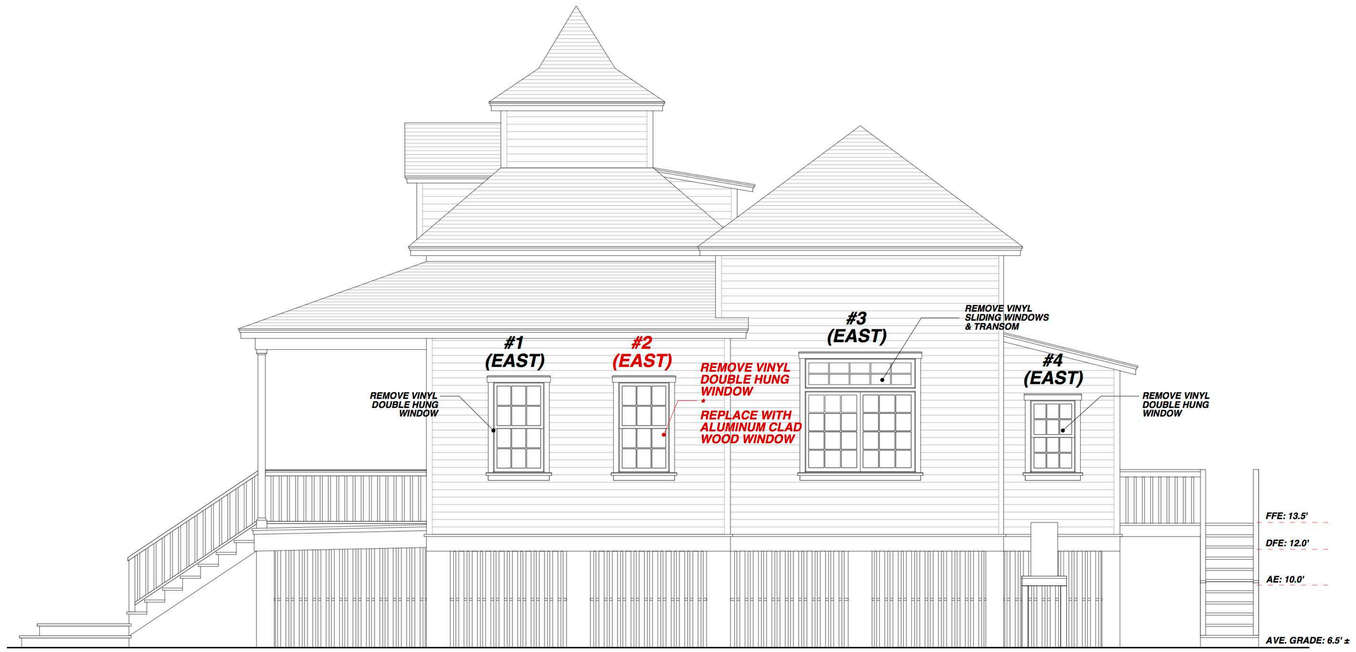
***ALL REPLACEMENT WINDOWS & DOORS TO BE ALUMINUM CLAD WOOD WITH FULL DIVIDED LIGHTS (MUNTIN/GRILLES ON THE EXTERIOR SIDE OF BOTH SIDES OF GLASS & THE SPACER BARS BETWEEN THE INSULATED GLASS**



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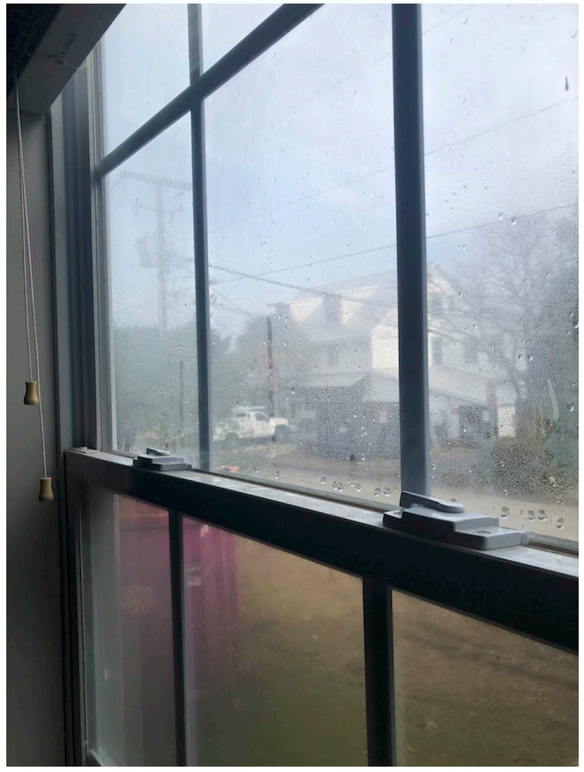

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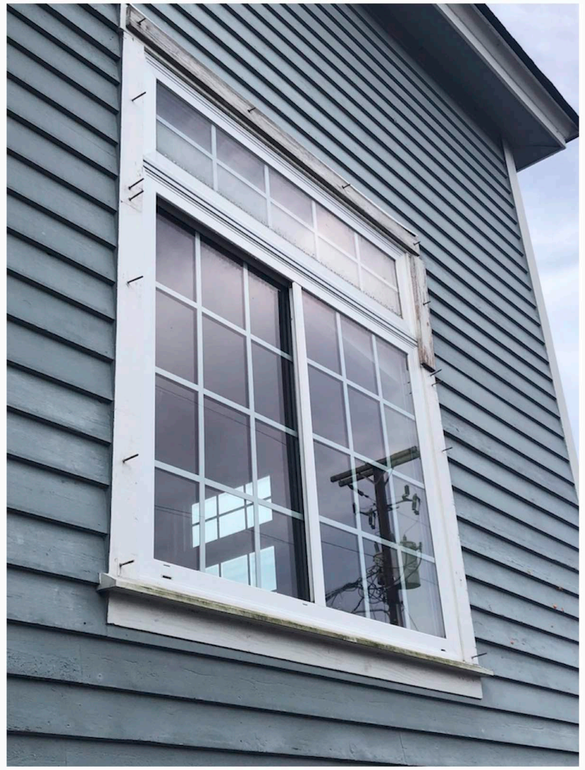

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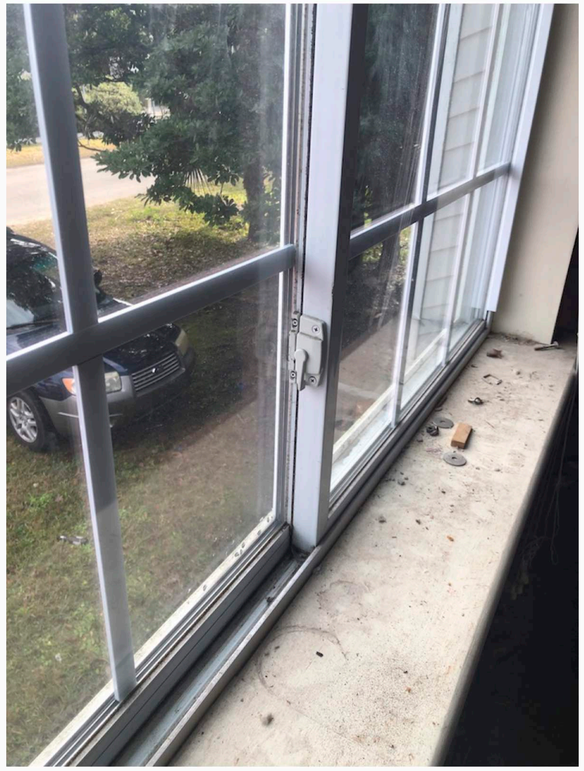

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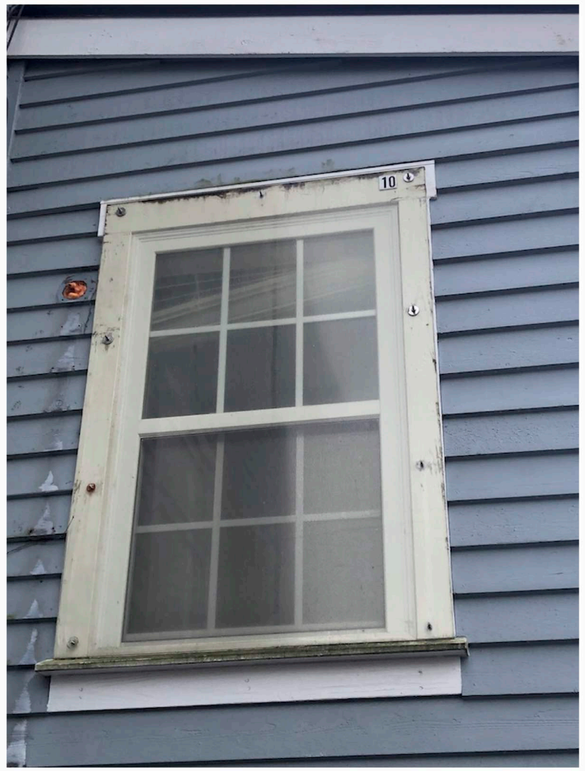

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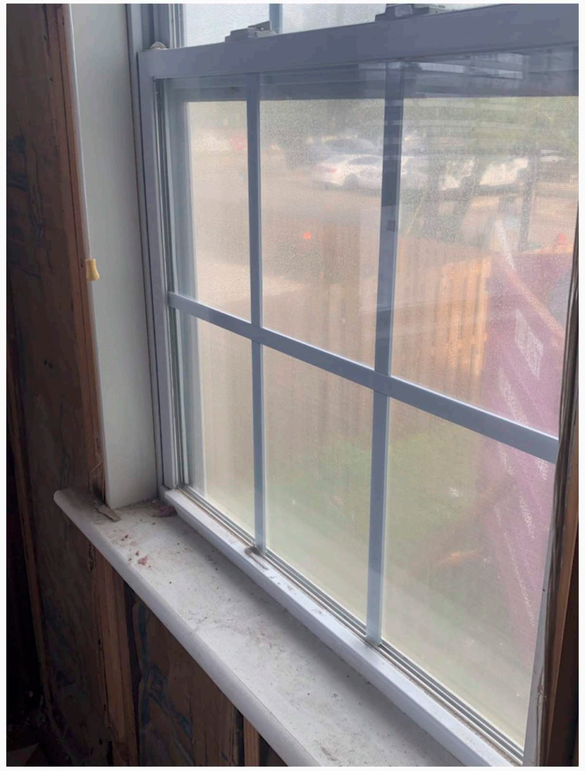

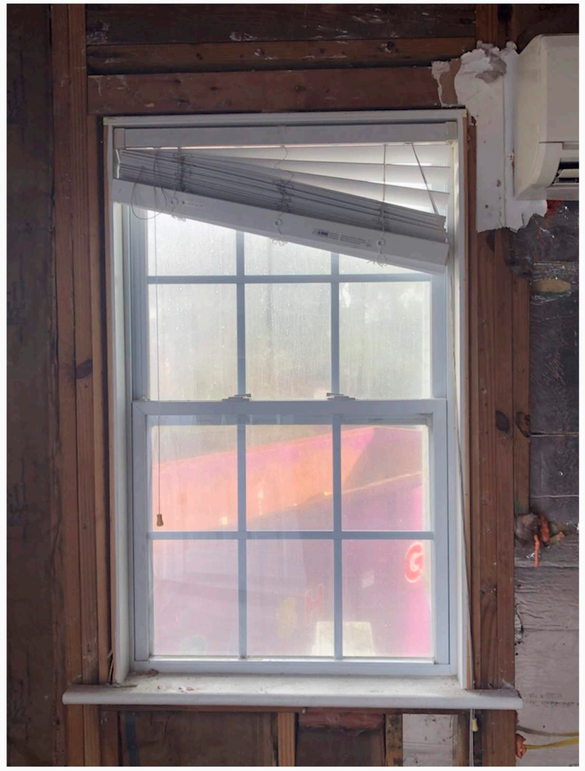

EXISTING: NORTH (REAR) ELEVATION

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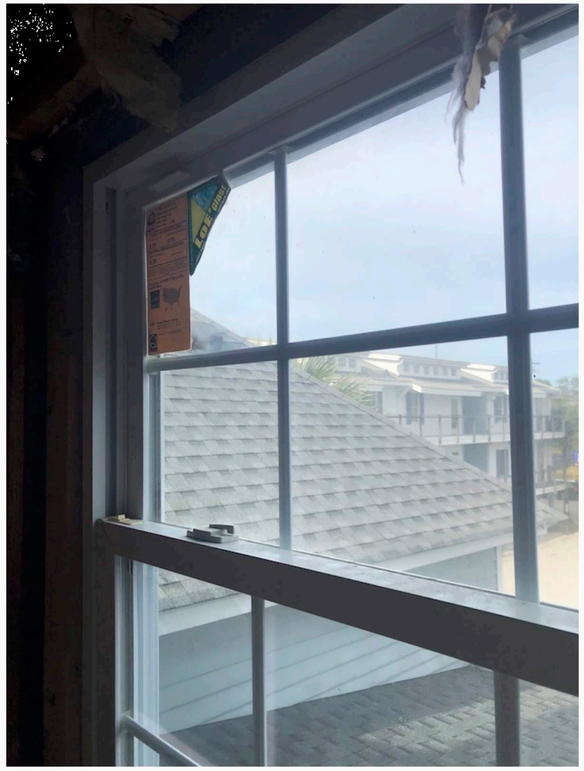

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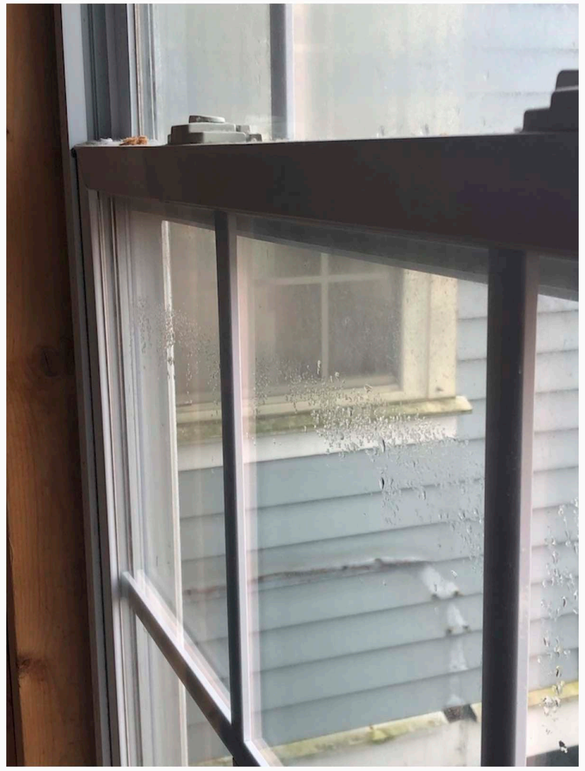

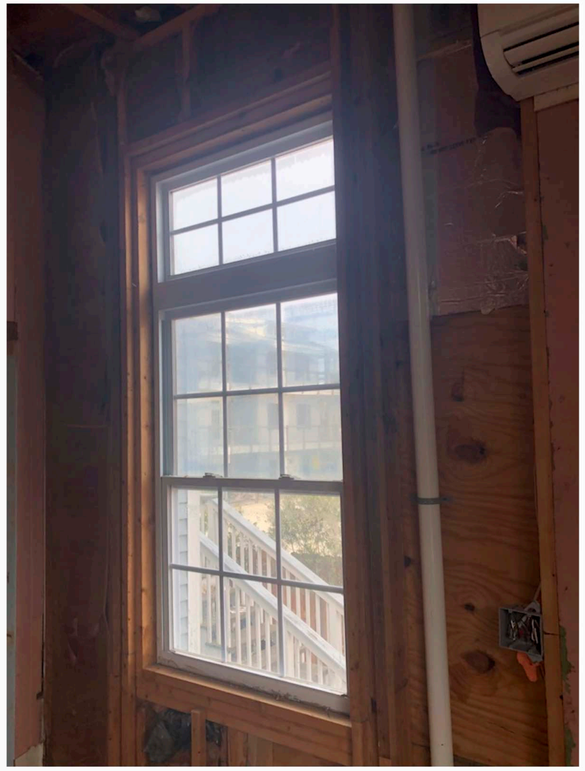

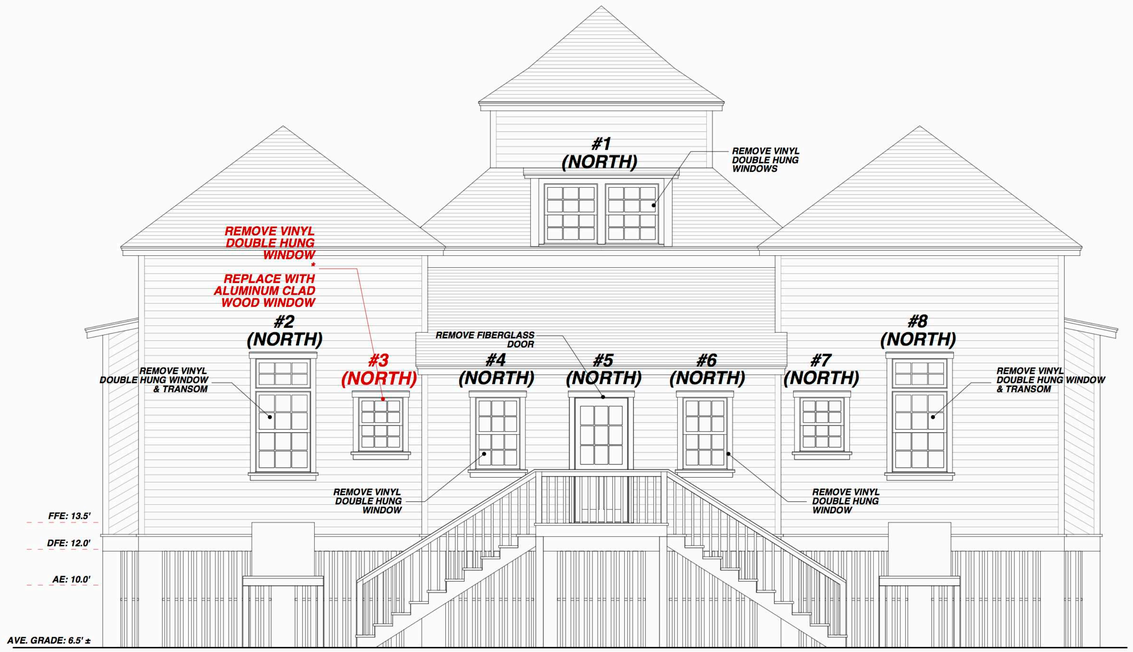

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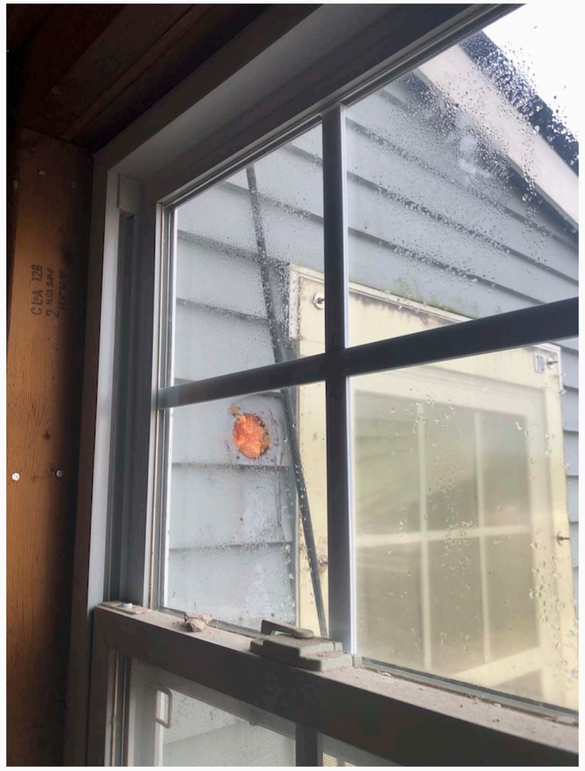

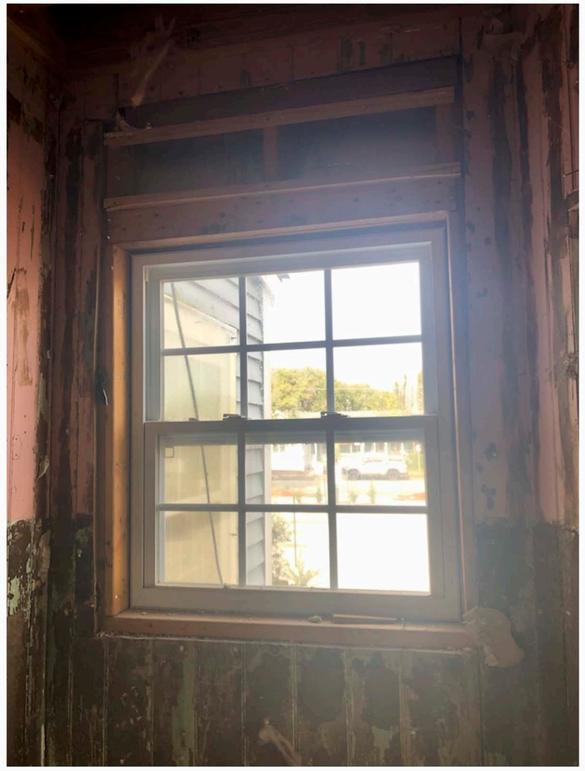

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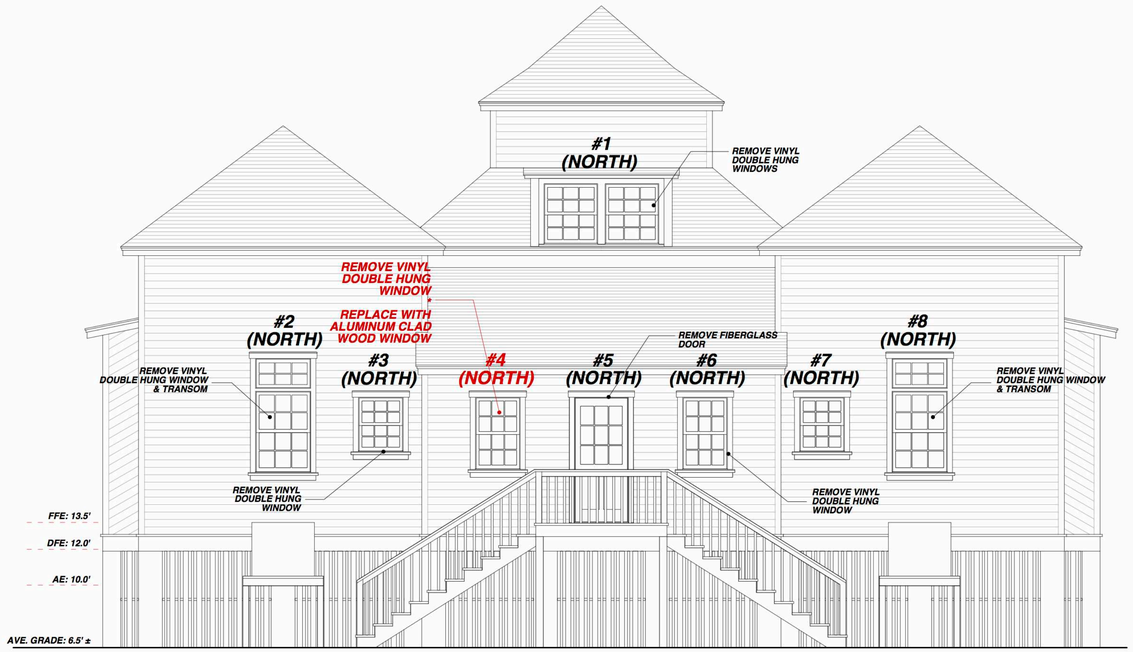

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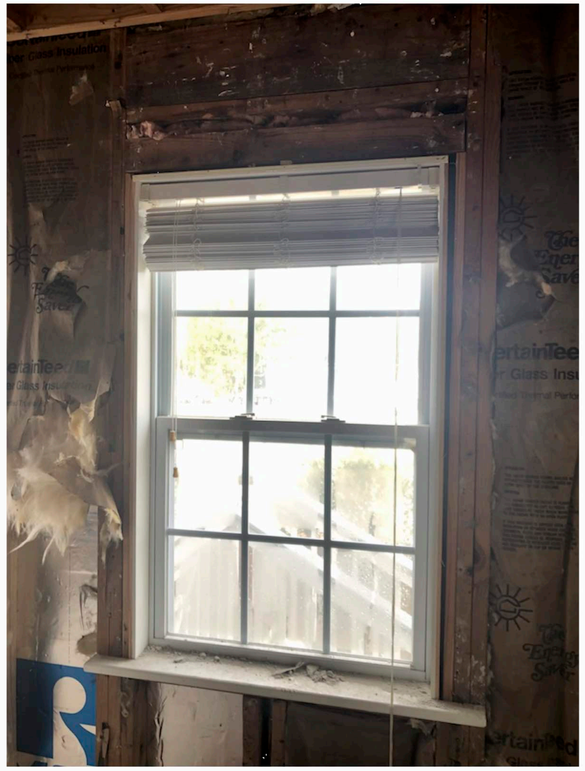

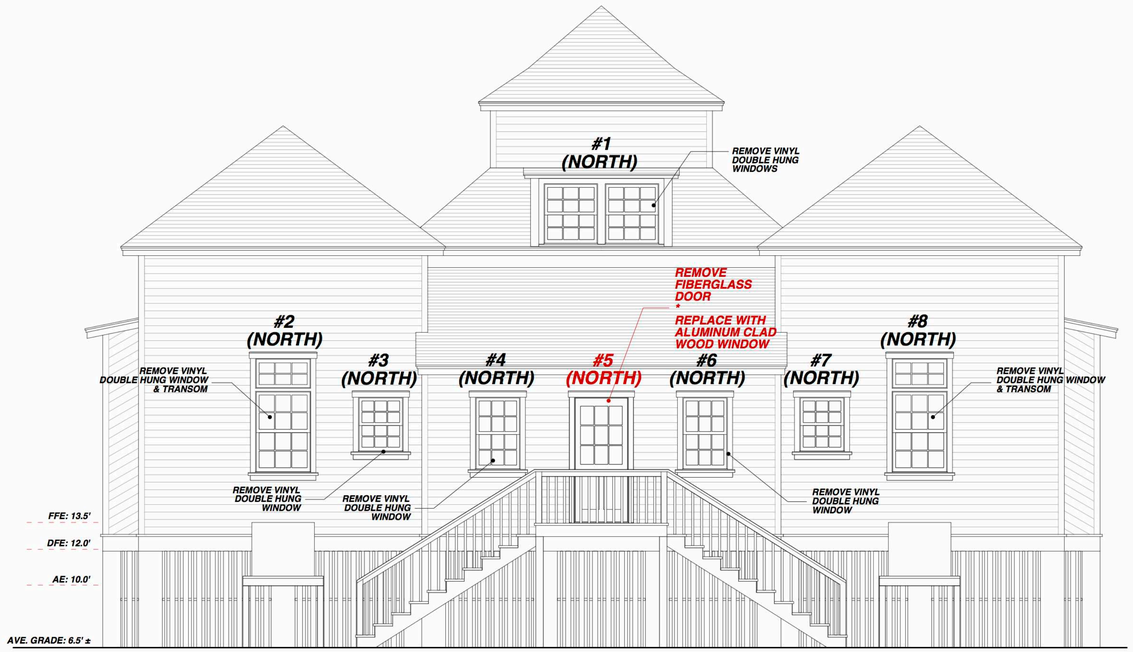

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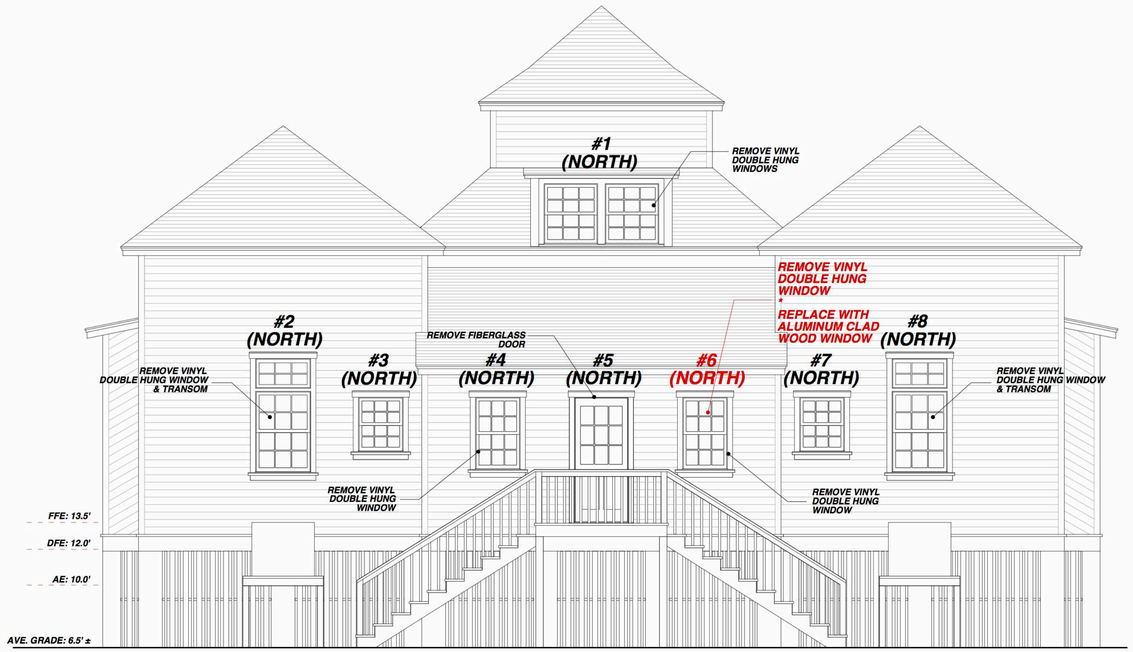

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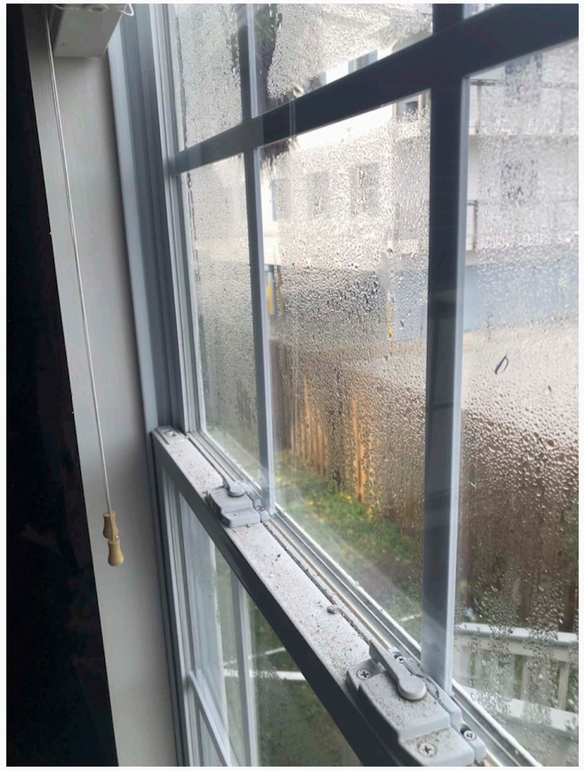

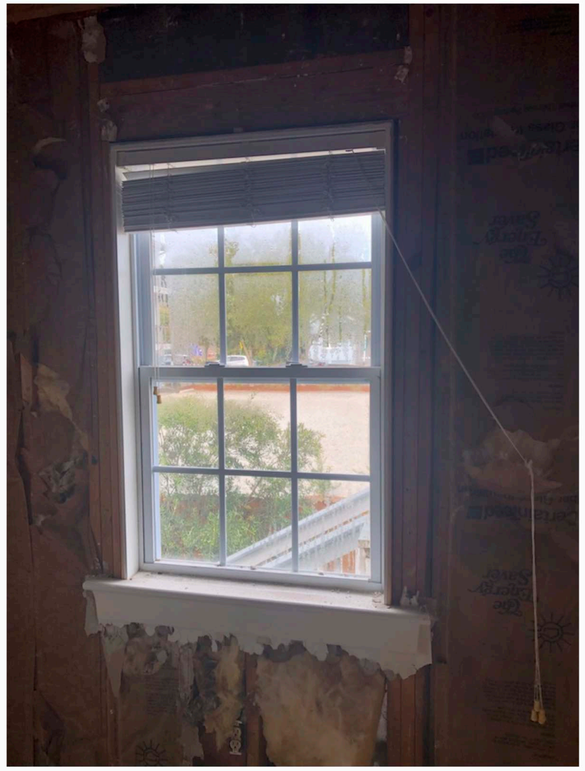

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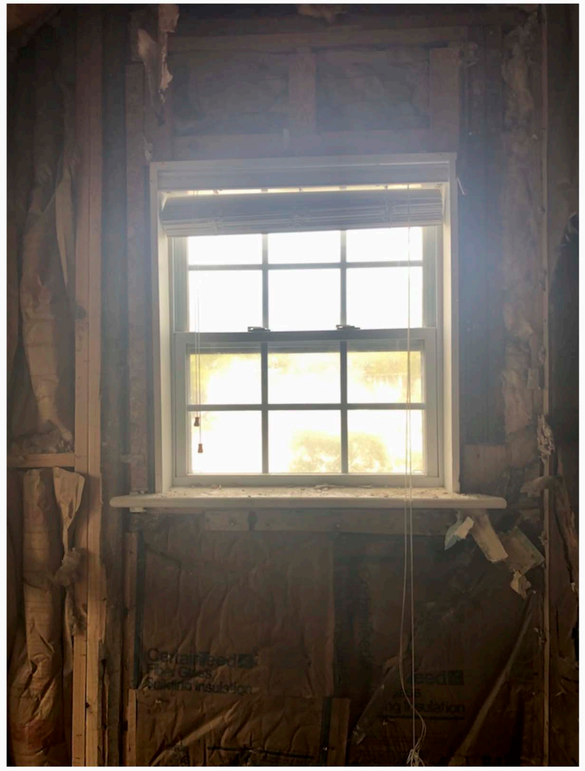

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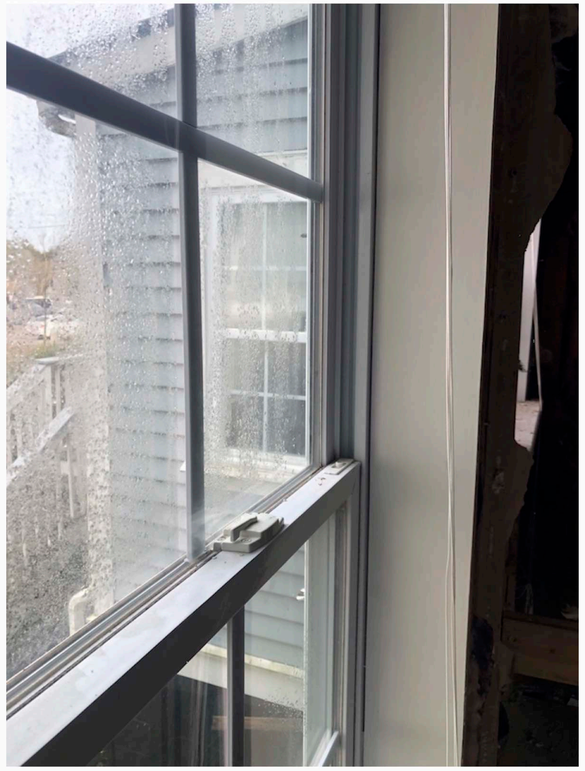
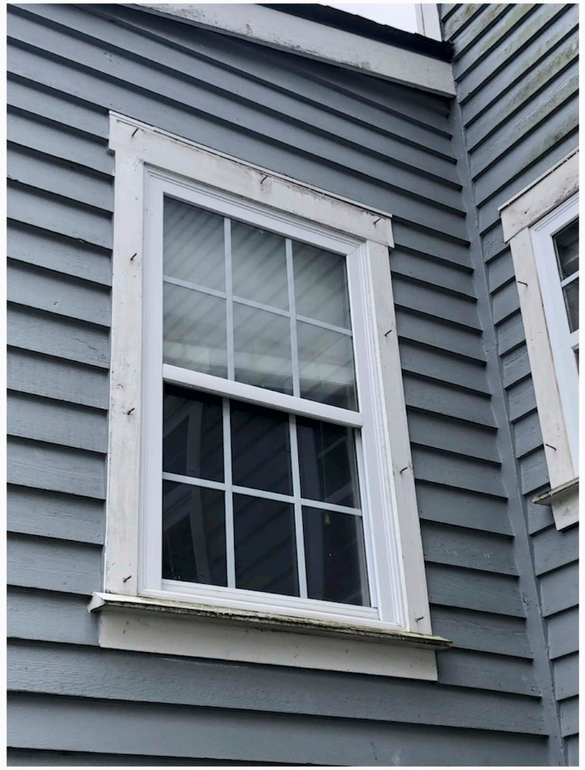
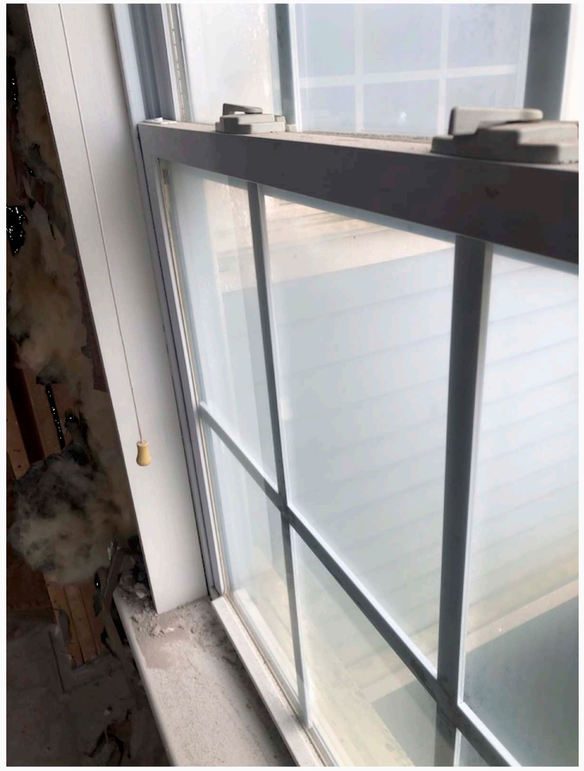


EXISTING: WEST (POOL SIDE) ELEVATION ***1/4" = 1'-0"***





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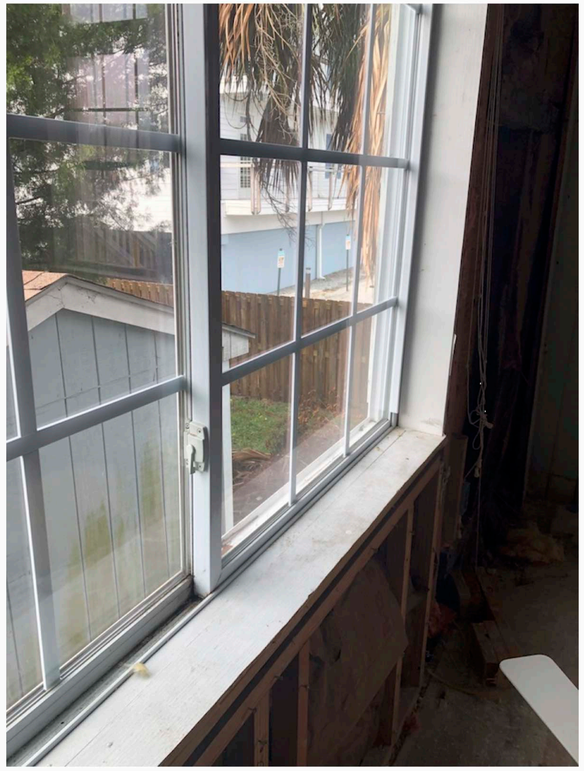

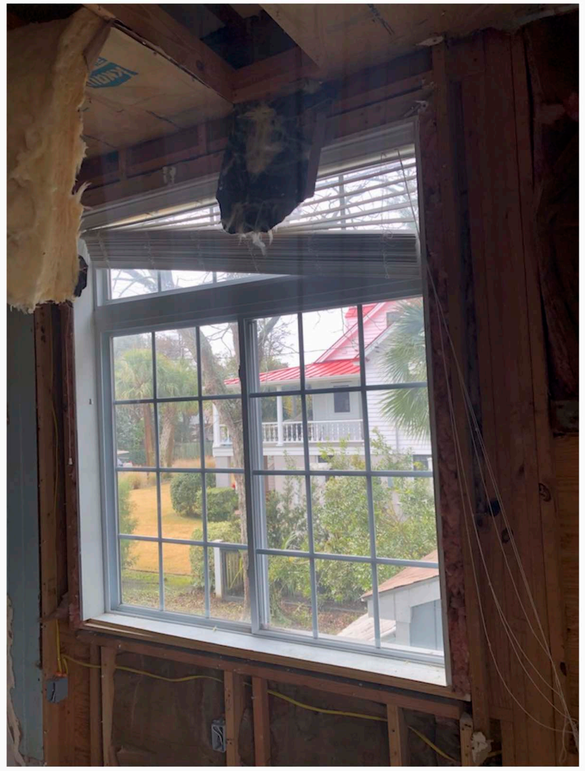

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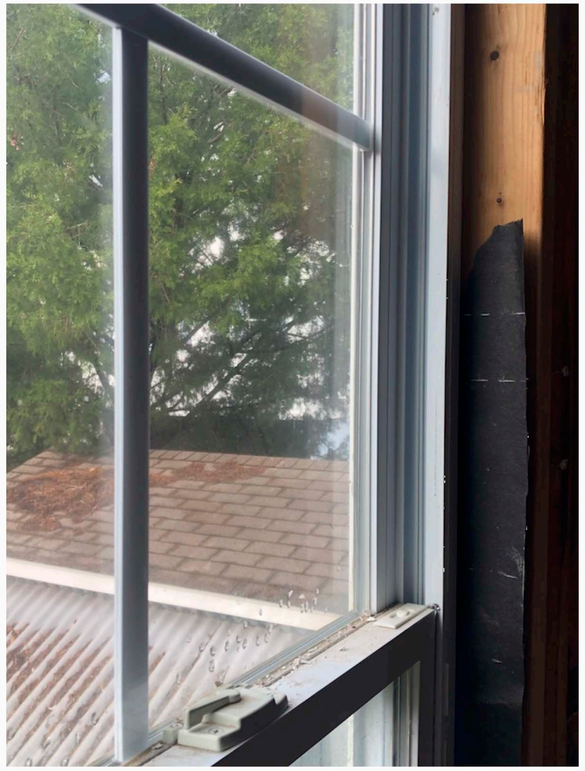

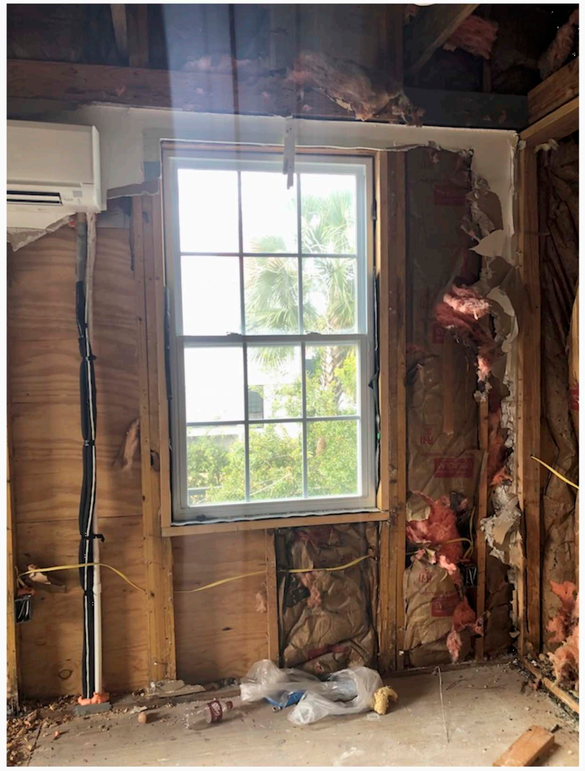

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