ARCHITECTURAL REVIEW BOARD MEETING

Thursday, April 23, 2026 at 6:30 AM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. DRAFT February 26, 2026 ARB Meeting Minutes
2. DRAFT March 26, 2026 ARB Meeting Minutes

NEW BUSINESS

3. Submission for proposed kitchen addition along the rear elevation. (Resubmission previously COA 26-2)

UPDATES.

BOARD MEMBERS TIME.

ADJOURN.

ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, February 26, 2026, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON FEBRUARY 26, 2026

Regular Meeting

PRESENT	Mr. Michael Beidler, Chair; Mr. Steve Wojcik, Vice-Chair; Mr. William Hemmingson; Mr. John Scoggin; Ms. Casey S, Planning Manager; Mr. Matthew Cute, Permit Technician
PRESENT VIA ELECTRONIC MEANS	
ABSENT	Mr. Tim Burch;

REGULAR MEETING – 6:30 PM

Mr. Michael Beidler reads the purpose statement and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES

1. **ARB Meeting Minutes Draft – October 23, 2025**

   Mr. Beidler opens the floor to comments.

   Mr. Hemmingson indicates a discussion he would like clarified in the minutes.

   Mr. Beidler clarifies the need to capture discussed items in the motion.

   Ms. DeHaven adds further details from conversations with the contractor performing the work.

   Mr. Beidler suggests amendments to the minutes on page 6 and page 7 and asks for any updates on one of the products.

   Ms. DeHaven provides what information she has on the project.

   Mr. Hemmingson moves to approve the October 23, 2025, draft minutes with the proposed changes.

Mr. Wojcik seconds the motion

Vote is as follows.
Ayes: Mr. Michael Beidler, Chair; Mr. Steve Wojcik, Vice-Chair; Mr. William Hemmingson;
Nays:
Abstained: Mr. John Scoggin;
Absent; Mr. Tim Burch;

2. **ARB Meeting Minutes Draft – December 4, 2025**

Mr. Beidler opens the floor to comments.

Mr. Hemmingson expresses his concerns with the implementation of the work approved.

Ms. DeHaven responds clarifying the inspection and enforcement process.

Mr. Hemmingson moves to approve the December 4, 2025, draft minutes as presented.

Mr. Wojcik seconds the motion.

Vote is as follows.
Ayes: Mr. Michael Beidler, Chair; Mr. Steve Wojcik, Vice-Chair; Mr. William Hemmingson;
Nays:
Abstained: Mr. John Scoggin;
Absent; Mr. Tim Burch;

3. **ARB Meeting Minutes Draft – January 22, 2026**

Mr. Beidler opens the floor to comments.

Mr. Scoggin moves to approve the January 22, 2026, draft minutes as presented.

Mr. Hemmingson seconds the motion.

Vote is as follows.
Ayes: Mr. Michael Beidler, Chair; Mr. Steve Wojcik, Vice-Chair; Mr. William Hemmingson; Mr. John Scoggin;
Nays:
Abstained:
Absent; Mr. Tim Burch;

Mr. Beidler takes a moment to comment on the need to increase the specificity of motions for better clarity during the inspection and enforcement process.

NEW BUSINESS.

1. **COA 2026-2: 86 Culpeper Street**

Request to construct a proposed kitchen addition, measuring 12'x33', to be located across the rear elevation of the dwelling.

Mr. Cute provides a brief overview of the application.

Mr. Juan Mendez, applicant's contractor, comes forward to speak, providing further information on the project.

Mr. Beidler opens the floor to questions.

Mr. Hemmingson asks the applicants to introduce themselves.

Mr. Mendez provides introductions for himself and the Homeowners.

Mr. Hemmingson asks for clarification on the planned scope and design of the addition.

Ms. Natalie Keithley responds providing the requested details and indicating design was influenced by and existing tree.

Mr. Hemmingson asks about the removal of two of the existing trees.

Ms. Keithley responds outlining the trees being removed.

Mr. Hemmingson asks for further clarifications on the proposed porch.

Ms. Keithley responds, clarifying the points requested.

Mr. Hemmingson asks for further details on an existing structure.

Ms. Keithley and Mr. Mendez respond clarifying the nature and condition of the structure and the proposed alterations.

Mr. Scott Keithley provides further context on the surrounding properties.

Mr. Hemmingson expresses the need for further clarity.

Mr. Mendez adds further information. Mostly inaudible.

Ms. Keithley also adds further clarification.

Mr. Beidler comments on the lack of clarity in the submitted plans and need for clarity prior to approval of any proposed work.

A brief discussion between Mr. Beidler and the applicants ensues regarding information missing from the submitted plans.

Mr. Mendez states that their architect is making recommended changes to the plans and can add further items.

Mr. Hemmingson recommends some further items that would be helpful if shown on the plans.

DRAFT

Ms. DeHaven informs the applicant that there is a pointer available.

Mr. Beidler details the reasons clarity is needed in the presented plans.

Mr. Mendez and Ms. Keithly Speak, audio unintelligible.

Mr. Beidler asks that they speak into the microphone.

Mr. Mendez provides a detailed description of the proposed work and walks through what he will have the architect add.

Mr. Scoggin asks that the basement floor plan show the added entry.

Mr. Wojcik requests additional photographs of the existing site and provides his suggestion for additional information shown on the plans.

Mr. Wojcik asks about the existing and proposed basement entries and window conversion on the second floor.

Mr. Mendez responds, providing details.

Mr. Wojcik asks for further details on the proposed deck.

Mr. Mendez responds, providing details.

Mr. Wojcik, Mr. Hemmingson, and Mr. Scoggin outline changes they would like to see to the plans provided.

Mr. Beidler asks for thoughts from the Board members on the proposed spiral staircase.

Mr. Mendez provides some details about the stairs.

Mr. Scoggin asks for a photo of the style.

Mr. Hemmingson discusses whether the staircase fits with the character of the home and asks for details on the deck railings.

Mr. Wojcik comments on a previously approved spiral staircase.

Mr. Mendez states that the stairs will be custom made.

Mr. Beidler advises that all existing structures should be shown on the plans.

Mr. Wojcik expands upon what information should be shown.

Mr. Mendez asks about submitting the updated plans prior to next meeting.

DRAFT

Mr. Biedler acknowledges that they can be submitted prior to and offers to meet with the applicants to review them before the March meeting.

Mr. Beidler asks for clarification on the proposed base of the addition.

Mr. Mendez responds advising that the plan is to match existing.

Mr. Beidler asks for clarification on the proposed siding.

Mr. Mendez responds, outlining proposed siding.

Mr. Beidler adds further recommended clarification for the plans.

Mr. Beidler asks how the space under the porch will be enclosed.

Mr. Mendez responds outlining the use of lattice.

Mr. Beidler adds further recommendations for clarity on the plans.

Mr. Keithley asks about allowable styles of gutter.

Mr. Beidler responds.

Ms. Keithley further clarifies the question.

A brief discussion occurs regarding the proposed reusage of the copper roofing.

Mr. Keithley rephrases his question and adds further reasoning.

A brief discussion regarding gutters and downspouts occurs.

Mr. Wojcik advises that the Boards recommendation would be that gutters should match existing.

Mr. Hemmingson adds his thoughts on the proposed gutter.

Discussion of the gutters continues.

Mr. Beidler asks the applicant to clarify the details of the proposed windows and doors.

Mr. Mendez provides the requested details.

A discussion of the proposed doors and windows occurs.

Mr. Hemmingson asks about the sample provided, recommends clarification of the plans, and asks about the triple window shown.

Ms. Keithley responds providing the reasons for the choice.

DRAFT

Mr. Hemmingson asks about the proposed second floor door and windows.

Ms. Keithley responds providing the requested information.

Mr. Beidler recommends adding a better photograph of a references window in the record and indicating existing and new windows in the plans.

Mr. Hemmingson recommends further additional labeling for the plans.

Mr. Wojcik recommends that any removed windows be retained.

Mr. Keithley asks about efficiency upgrades to the existing windows.

Mr. Squyres provides guidance and a recommended product.

Mr. Keithley asks for recommendations on shutters.

Mr. Keithley asks about picket styles.

Mr. Beidler responds, recommending that they match existing and directs questions to staff.

Mr. Beidler asks for any remaining comments.

Mr. Hemmingson asks about the design of the existing porch posts.

Ms. Keithley responds.

A brief discussion of the posts occurs.

Mr. Beidler outlines the requested clarifications to the plans.

Mr. Beidler asks for input from board members.

Mr. Hemmingson adds what clarifications he would recommend.

Ms. Keithley asks for guidance on the best way to add the clarifications.

Mr. Beidler recommends how to showcase some of the requested clarifications.

Mr. Wojcik adds his recommended clarifications.

A brief discussion on the scope of the basement plans occurs.

Mr. Hemmingson asks about the board's oversight of tree removals.

Ms. DeHaven provides the requested clarification and advises that deferment is a course of action open to the board.

Mr. Beidler asks for clarification on the difference between denial and deferment.

Mr. DeHaven responds, providing the requested information.

Mr. Wojcik moves to defer COA-26-2 pending submission of additional information, Seconded by Mr. Scoggin.

The vote was as follows:

Ayes: Mr. Michael Beidler, Chair, Mr. Steve Wojcik, Vice Chair; Mr. William Hemmingson; Mr. John Scoggin
Nays:
Abstention: Mr. Tim Burch;
Absent:

COA 2026-2 Deferred 4-0-1.

A brief discussion occurs post deferment.

UPDATES.

No updates from staff.

BOARD MEMBERS TIME.

Mr. Scoggin asks for clarification on post approval enforcement.

Ms. DeHaven responds, providing a brief summary of the process.

Mr. Scoggin expresses his thoughts on the structuring of approval conditions in relation to enforcement.

Mr. Beidler provides his thoughts.

Mr. Scoggin comments on the use of in kind on the previous application in reference to the deck.

Ms. DeHaven advises staff's interpretation of the applicants' use in reference to the proposed work, and staff's recommendation to the applicants for a work session.

Mr. Scoggin asks for clarification on the nature of a work session.

Ms. DeHaven outlines the process.

Mr. Scoggin asks about a method to offer more guidance to the applicants at the start of the process.

Ms. DeHaven clarifies the process prior to going before the board.

Mr. Wojcik comments that the architect may have been helpful for the discussion.

A brief discussion on the previous application occurs.

Mr. Wojcik mentions some information that could have influenced a prior approval and lack of referenced context in the surrounding area.

DRAFT

Mr. Scoggin asks for clarification on what is captured in the meeting minutes.

Ms. DeHaven directs the question to Mr. Cute.

Mr. Cute responds briefly outlining the current process for meeting minutes.

Mr. Wojcik cites a previous application designed around an existing tree and the information's use as a point of context.

Mr. Scoggin comments on the level of detail captured.

Mr. Beidler advises that board members should comment on points that they would like specifically captured.

Mr. Cute advises that the minutes are currently a rough synapsis of the meeting to indicate where in the recorded meeting a point can be found.

Mr. Beidler reiterates his previous point.

Mr. Cute clarifies the process to amend meeting minutes with recommended changes upon approval.

ADJOURNMENT.

Mr. Beidler moves to adjourn the meeting, seconded by Mr. Wojcik. There was no discussion.

With no further business, this meeting was adjourned at 8:03 PM on Thursday, February 26, 2026.

DRAFT

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 26-10

April 23, 2026

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 26-10** for the request to add a rear addition and relocate the rear porch, all as described and depicted within the application and plans, at **86 Culpeper Street** with the following conditions:

1) All necessary permits are acquired.

2) New construction shall respect the established architectural character of the historic district.

3) Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district.

4) Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact.

5) Any additional conditions…

Motion to Approve By:

Seconded By:

For: Against: Abstained:

Community Development Department

STAFF REPORT

Meeting Date:	April 23, 2026
Agenda Title:	COA 26-10 – 86 Culpeper St
Requested Action:	Review of request to construct a proposed kitchen addition along the rear elevation of the dwelling.
Department / Agency Lead:	Community Development
Staff Lead:	Matthew Cute

EXECUTIVE SUMMARY

The applicant is proposing the following modifications to the ca. 1903 house located at 86 Culpeper Street:

- Rear Kitchen Addition
    - 12'x33' addition to rear elevation of house.
    - Applicant plans to utilize the following construction materials:
    - Windows – Anderson – to match profiles of existing windows on main dwelling
    - Doors – Reeb – wood (sapele mahogany)
    - Roofing – standing seam metal to match main dwelling
    - Siding - Hardie Plank Panel Siding in a cream/white color to match the main house
    - Relocation of Rear Porch - Removal of existing porch to be replaced in-kind once new kitchen addition is constructed.
- Please refer to Attachment A for additional plans and photos.

BACKGROUND

This house was constructed sometime between 1903 and 1908, and is in good condition. The north bay windows and rear porch were added by 1915, and the rear porch was expanded by 1947. The two-story rear addition and one-room shed addition were added onto the northwest corner sometime post-1947. As a Colonial Revival house, it represents a typical early twentieth-century building within the residential areas of the district. It retains integrity of location, design, setting, materials, workmanship, feeling, and association. This resource falls within the district's period of significance and contributes to the residential character of the district.

Although the dwelling does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C, for architecture.

This late 19th-century frame, Colonial Revival is a good example of residential architecture of the period. The house and well-maintained grounds add a picturesque quality to Culpeper Street. The Sanborn Map of 1908 indicates a rebuilding of the rear wing and an addition of a polygonal bay.

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	
7. NEW CONSTRUCTION **A. Context**		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	3.63	
New construction will be evaluated based on the project's relationship to its surroundings (context) and to the details of its site (materials, cornices, trim, porches, landscaping, rhythm).	3.63	
A1. Setback		

Historic District Guideline	Page No.	
1 . Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.	3.64	
A2. Spacing		
1. Space new construction according to the historic precedence in the immediate surroundings of the proposed new construction. This includes sites adjacent to as well as across the street from the proposed new construction.	3.65	
A4. Massing		
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.	3.67	
A5. Height and Width		
1. The height and width of a new building must be compatible with historic buildings within a 360-degree range of visibility of the new building.	3.68	
2. The height of a proposed building should be no taller than the tallest historic building on the block within a 360-degree range of visibility of the same type (e.g. single family to single family, multifamily to multi-family). The height of the historic structure should be calculated from the original historic ridge line (not any later additions that may be taller).	3.68	

Historic District Guideline	Page No.	
3. Design new buildings to respect the existing width of original structures in the district. The space should be no more than ten percent of the average spacing of other historic buildings within the subject block. Larger apartment buildings or newer dwellings that do not contribute to the existing historic character should not be included within this calculation.	3.68	
A6. Scale		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	3.69	
B. NEW BUILDING		
1. New construction shall respect the established architectural character of the historic district.	3.70	
2. The new building should be recognized as a product of its period of construction, design, materials and craftsmanship and consistent with the architecture of the Historic District. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district. In this way, an interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new. Allow for the contemporary design of new buildings, when such design is compatible with the size, scale, color, material, and character of the neighborhood, or environment.	3.70	

Historic District Guideline	Page No.	
4. RHYTHM: Incorporate traditional façade rhythm and articulation techniques in a new design. Design a new building to replicate the rhythm of fenestration patterning found in the historic district. Arrange windows to reflect the traditional rhythm and general alignment of others in the area. Incorporate windows, doors, and other openings at a consistent ratio to those found on nearby historic buildings. Use durable window materials. Appropriate window materials include metal, wood, and various composites, as deemed appropriate by the preservation industry standards and the Architectural Review Board. Inappropriate window materials include aluminum and vinyl with plastic snap-in muntins. Use detailing to articulate a façade including window and door framing, sills, water tables and belt courses, canopies, moldings, cornices, columns, and pilasters	3.70	
5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an intended finish over time or acquire a patina. Use high-quality, durable, materials. Use new siding that is similar to the lap exposure, texture, and finish of traditional wood siding. Use trim boards that show depth and typify high-quality traditional construction.	3.70	The applicant plans to use standing seam metal roofing to match existing on main house. The applicant plans to use Hardie Plank Panel siding in a cream/white color to match with main house.

Historic District Guideline	Page No.	
6. DOORS AND WINDOWS: Respect the size, proportion, spacing and rhythm of door and window openings on all stories of contributing buildings in the subject block or neighborhood when designing and constructing new commercial or residential buildings. Avoid horizontal strip windows or square openings and doors wider than doubleleaf. a. Respect the relationship between wall surface area and window opening area of contributing commercial and residential buildings in the block or neighborhood. b. True divided lights are encouraged but windows may have simulated divided light sashes.	3.71	The applicant plans to use Anderson windows to match existing on main house in design.

Historic District Guideline	Page No.	
7. STYLE: Style cannot be guided inasmuch as they emerge with good design by architects, art, implementation by builders, lifestyles, function, fashion, the economy and industrial evolution. Contemporary expression with respect of historic precedence, context, significance and architectural heritage is encouraged. a. Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with contributing buildings. b. Decks built of unpainted pressure-treated lumber have appeared on houses more often than porches since the late twentieth century. When visible from a public right of way, one-and- one-half-inch square vertical picket balustrades and painting all wood is recommended on decks on new houses or commercial buildings.	3.71	
C. ADDITIONS TO EXISTING BUILDINGS		
1. Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size, scale and architectural features.	3.72	
2. Additions will cause the least possible diminution or loss of the historic character of the existing building including its materials, craftsmanship, design, location and setting.	3.72	
3. Locate additions that increase the interior footprint as inconspicuously as possible by setting them back from the front and side of the building.	3.72	

Historic District Guideline	Page No.	
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	
7. Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact. For example, a small connector passage or hyphen to join a side or rear addition to the original building is less invasive and destroys less fabric than a full elevation connection.	3.72	
8. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.	3.72	
9. Unpainted, pressure-treated wood or vinyl decks are inappropriate porch additions. Traditional historic style painted wood porches are preferred. Expanded porches shall continue the original design and treatment.	3.72	
10. Respect the size, proportion, spacing and rhythm of existing door and window openings on the existing building. Respect the spatial relationship between the wall surface and window opening of the existing building	3.72	

STAFF RECOMMENDATION

Staff recommends approval of Certificate of Appropriateness 26-2 for the requested rear addition and relocation of rear porch, all as described and depicted within the application and plans, at 86 Culpeper Street with the following conditions:

1) All necessary permits are acquired.

2) New construction shall respect the established architectural character of the historic district.

3) Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district.

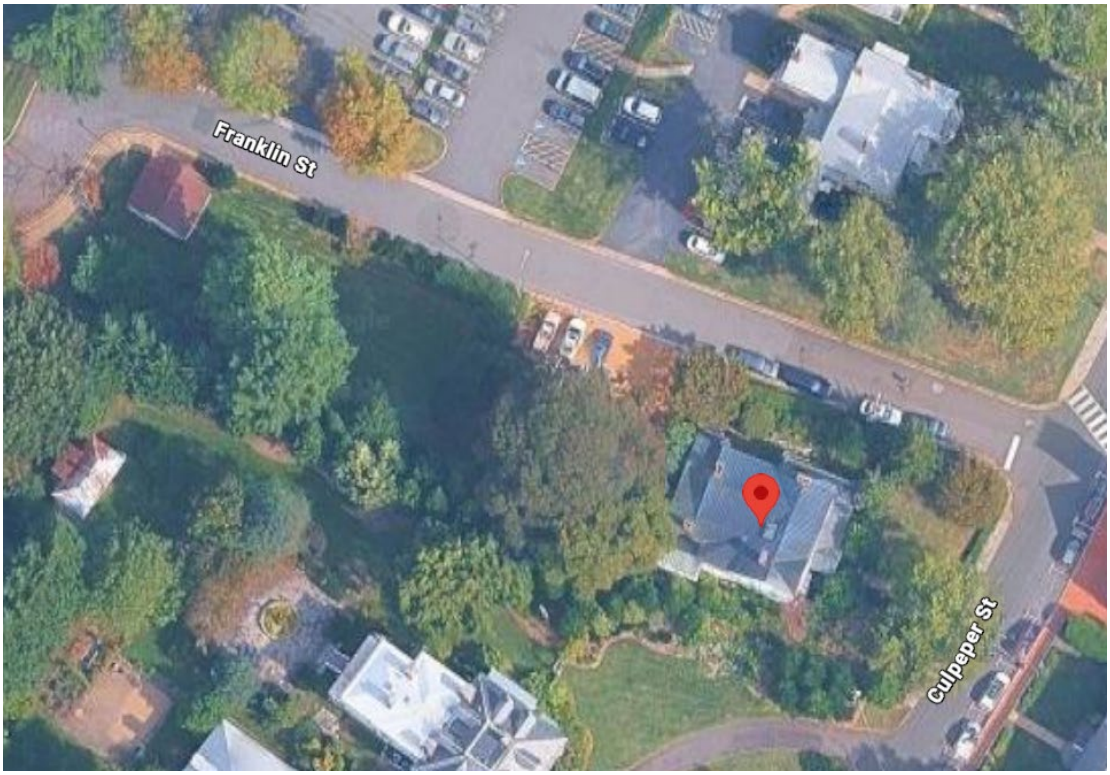
4) Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact.

7) Any additional conditions...

ATTACHMENTS

1. Attachment 1 – Photos and Plans

Site Map:

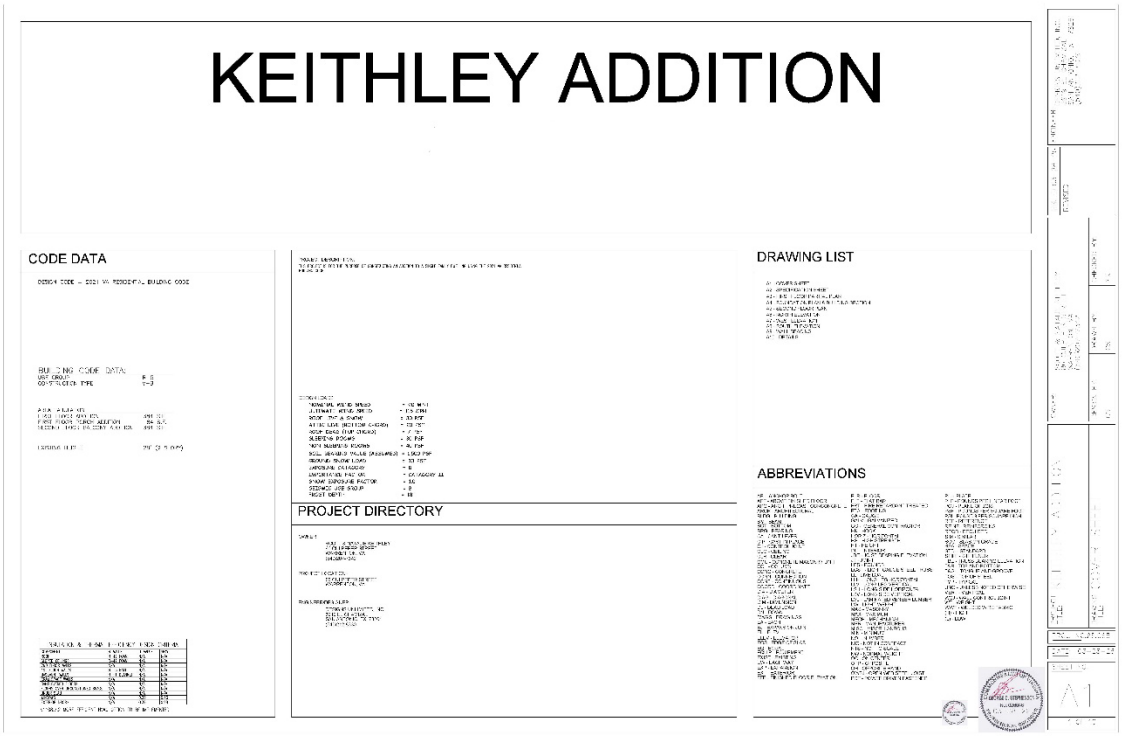

Franklin St
Culpeper St

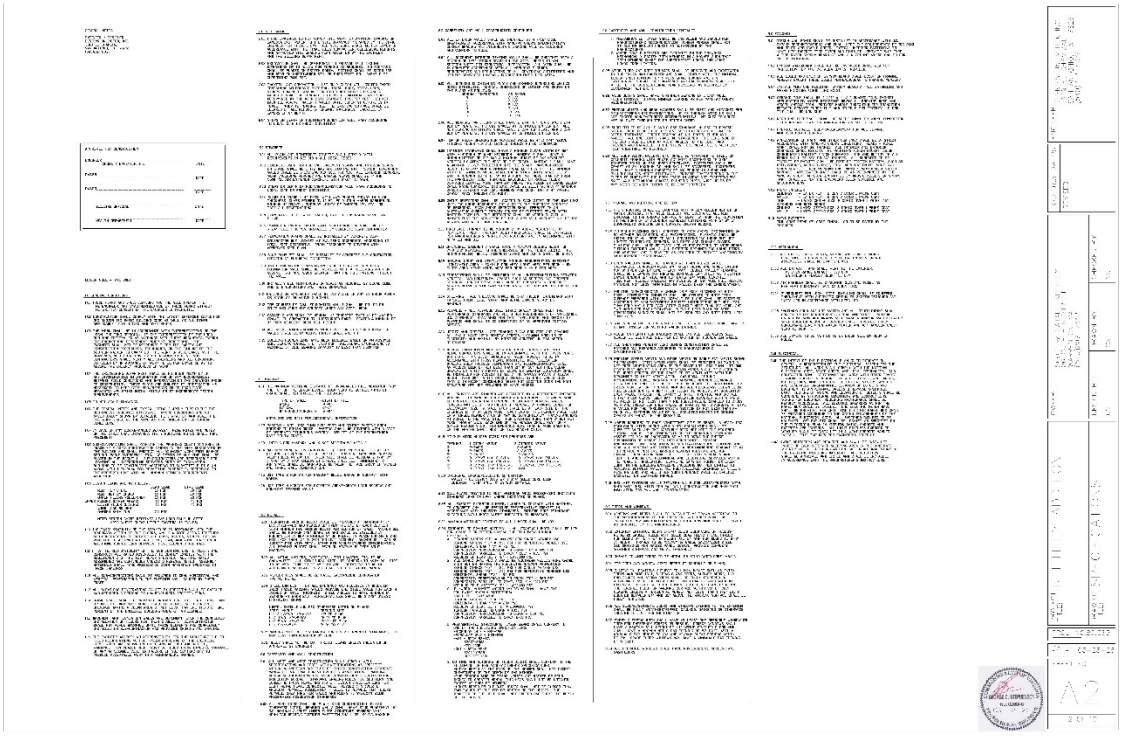

FRANKLIN ST
CULPEPER ST
CULPEPER ST

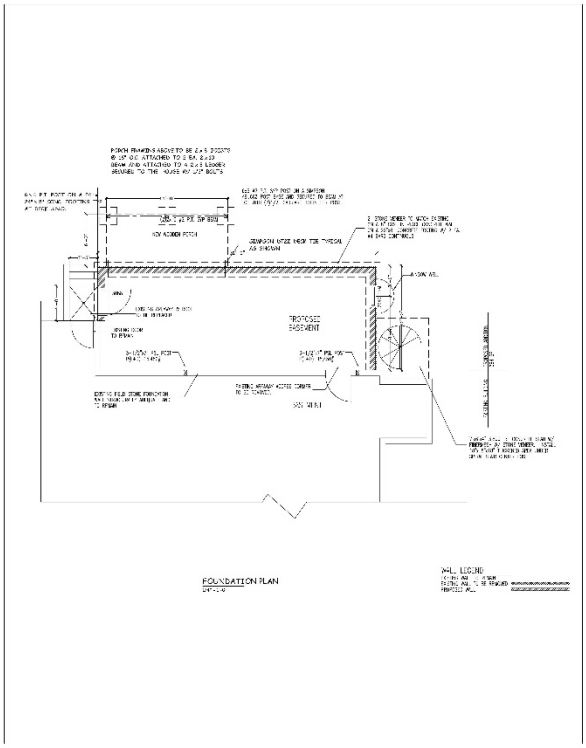
Street View:

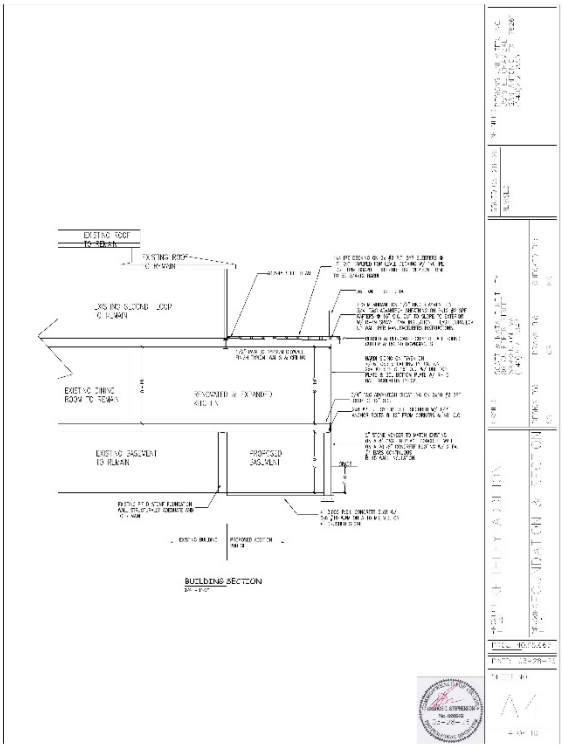
Rear Elevation:

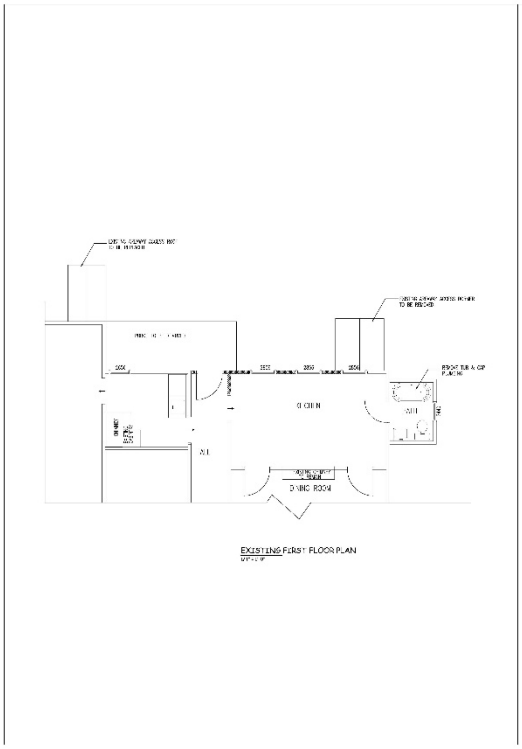
Plans:

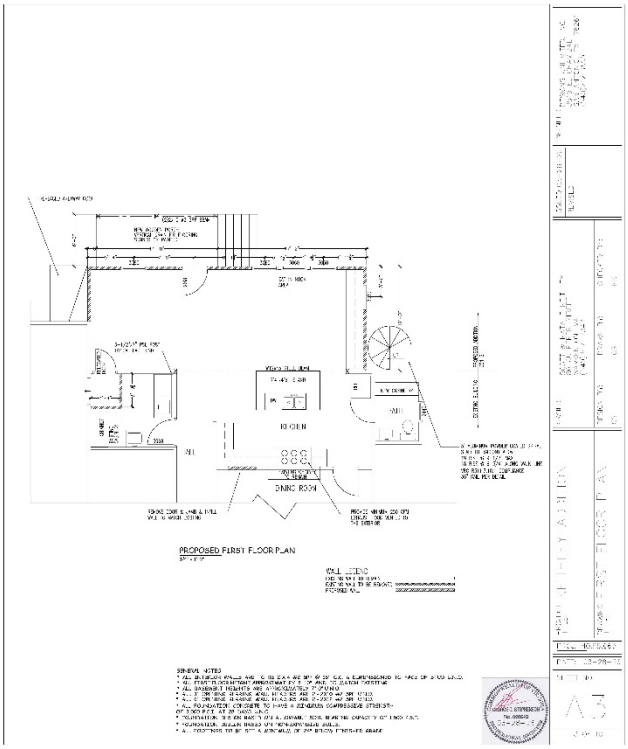

KEITHLEY ADDITION
CODE DATA
PROJECT DIRECTORY
DRAWING LIST
ABBREVIATIONS

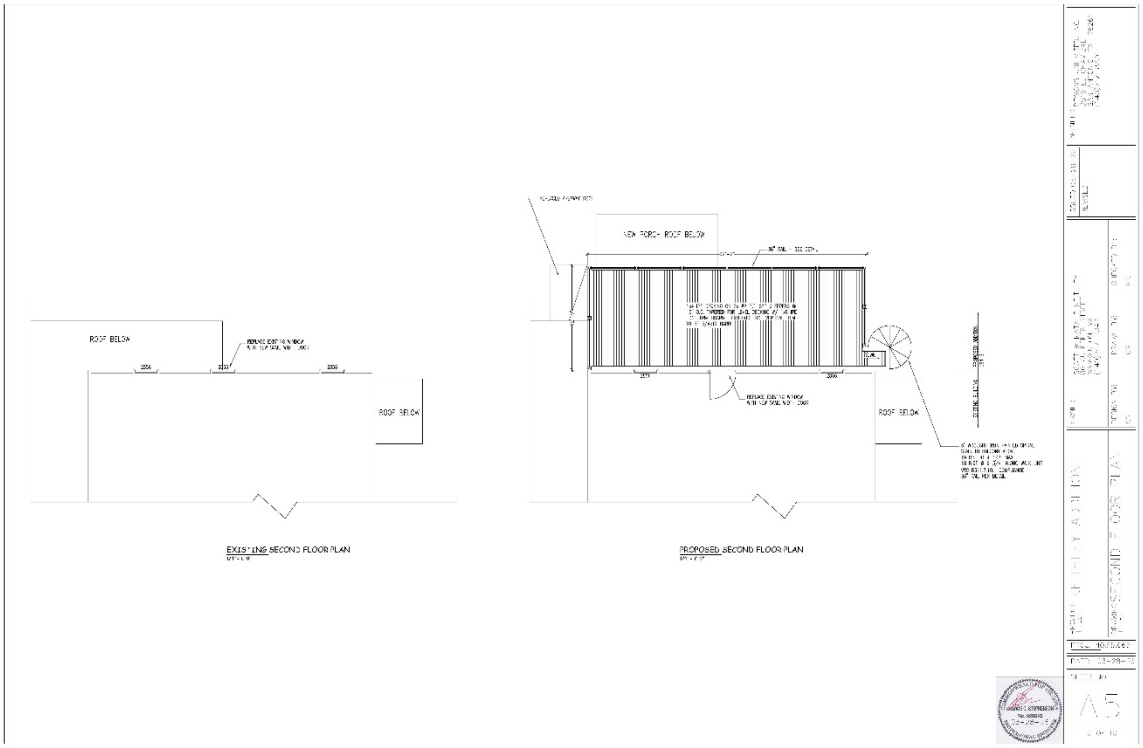



PROPOSED BASEMENT
FOUNDATION PLAN
WALL LEGEND


EXISTING ROOF TO REMAIN
EXIST'G DINING ROOM TO REMAIN
EXIST'G BASEMENT TO REMAIN
PROPOSED BASEMENT
BUILDING SECTION

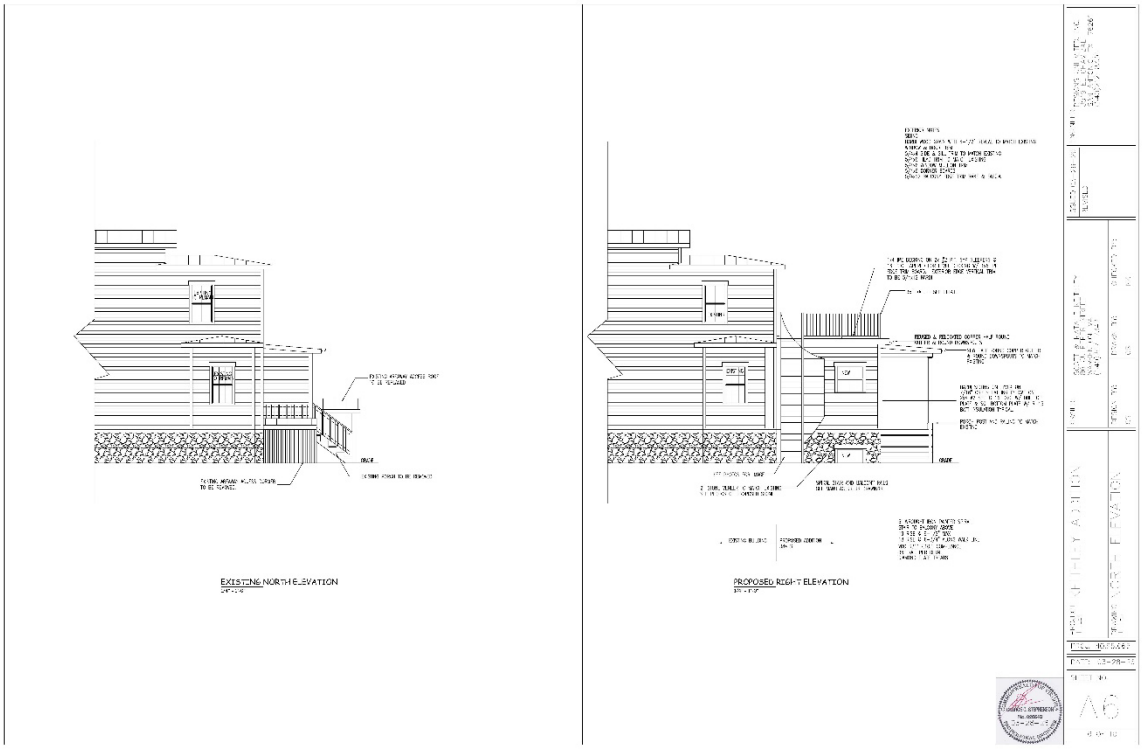

KITCHEN
DINING ROOM
EXISTING FIRST FLOOR PLAN


KITCHEN
DINING ROOM
PROPOSED FIRST FLOOR PLAN
WALL LEGEND



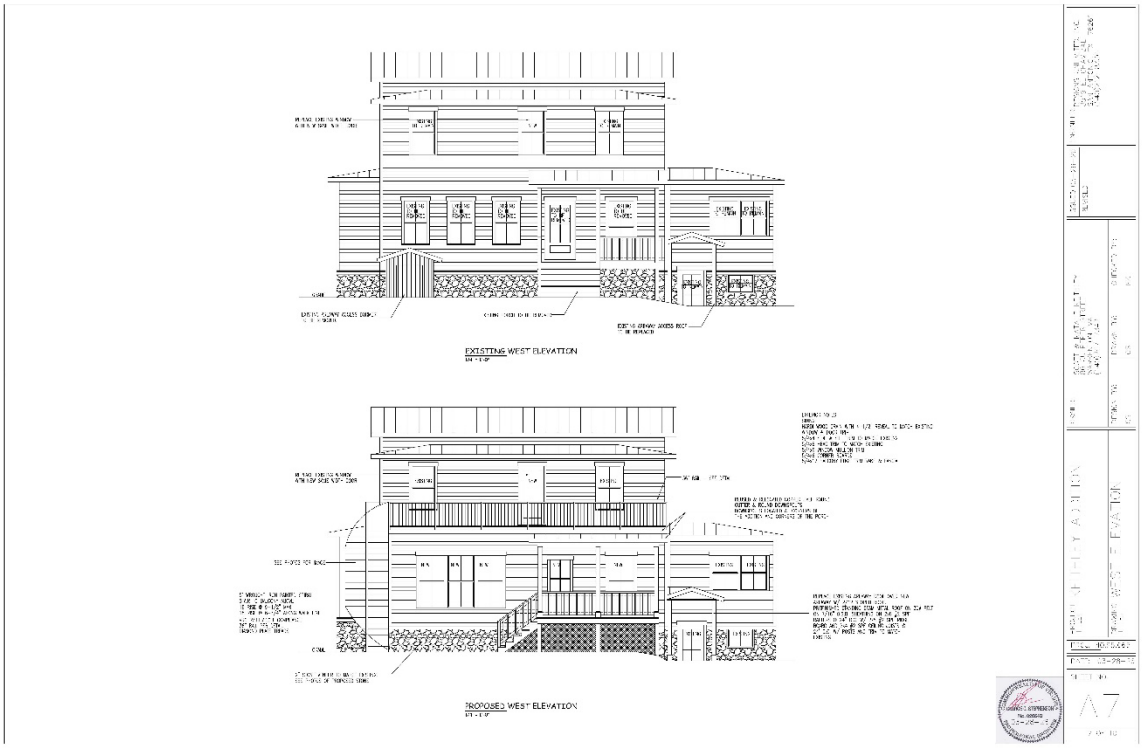
EXISTING SECOND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN



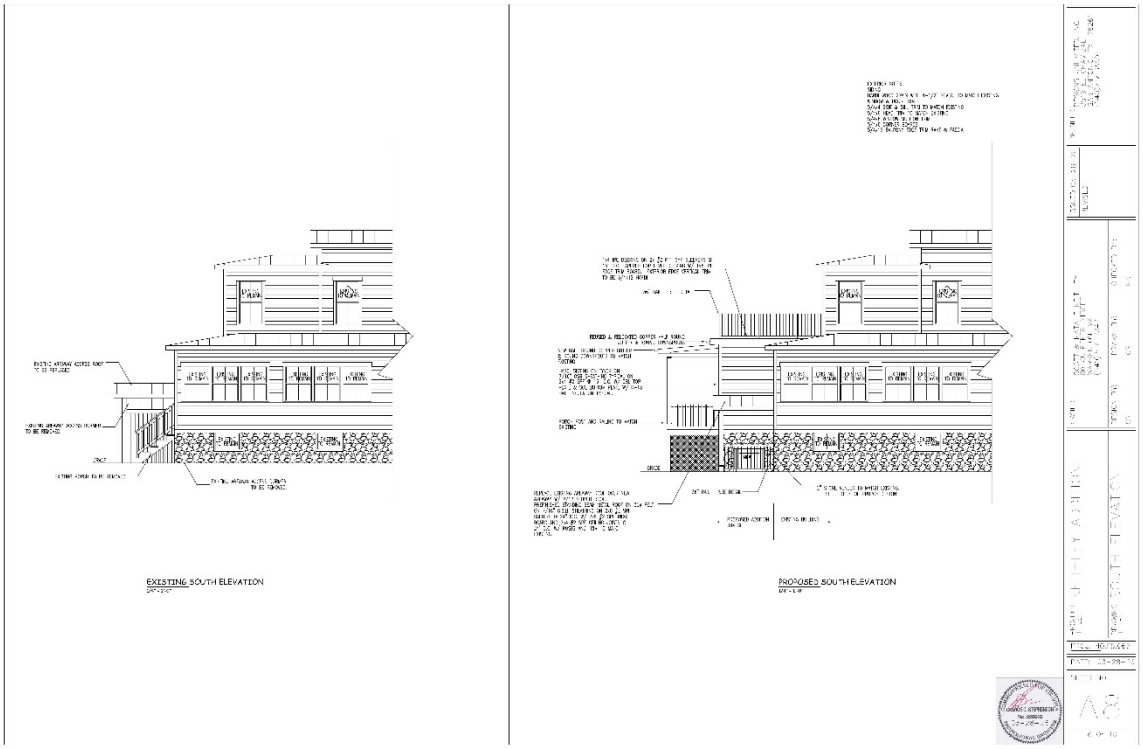
EXISTING NORTH ELEVATION

PROPOSED RIGHT ELEVATION



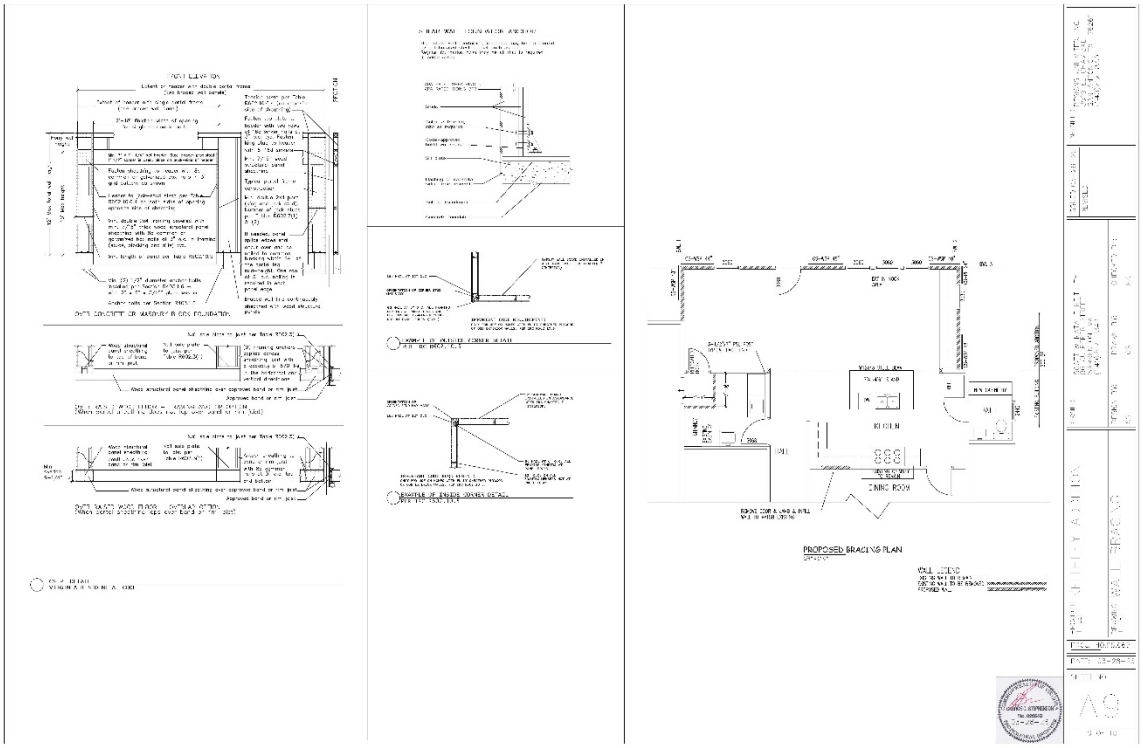
EXISTING WEST ELEVATION

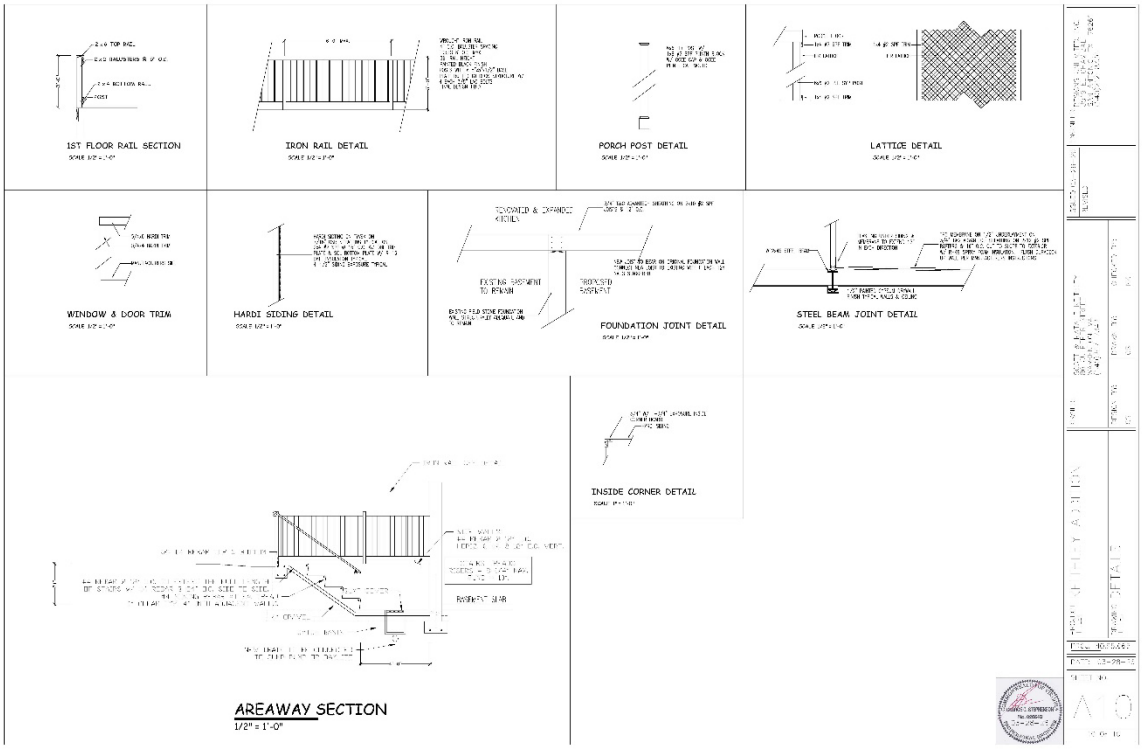
PROPOSED WEST ELEVATION



EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION


PROPOSED BRACING PLAN

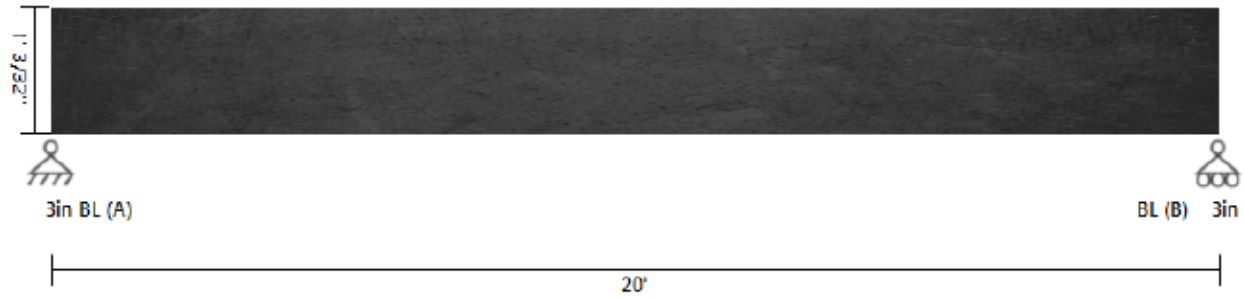

1ST FLOOR RAIL SECTION
IRON RAIL DETAIL
PORCH POST DETAIL
LATTICE DETAIL
WINDOW & DOOR TRIM
HARDI SIDING DETAIL
FOUNDATION JOINT DETAIL
STEEL BEAM JOINT DETAIL
INSIDE CORNER DETAIL
AREAWAY SECTION
1/2" = 1'-0"

PASS

DATE:	6/8/2025	COMPANY:	Designs Unlimited, Inc.
STRUCALC BUILD:	StruCalc Pro	DESIGNED BY:	Chuck Stephenson
CUSTOMER:		REVIEWED BY:	--
PROJ. ADDRESS:	--	PROJECT NAME:	Keithley Addition 6-8-25
	--		
LEVEL:	Main Floor	LOADING:	ASD
MEMBER NAME:	New Kitchen Beam Steel Option	CODE:	2021 International Building Code
MEMBER TYPE:	FLOOR BEAM	AISC:	AISC 360-16
MATERIAL:	Steel		

W Shapes	W12x45	A36-36			

New Kitchen Beam Steel Option DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 20 Member Slope (in): 0/12 Actual Length (ft): 20

Es x 10^6	Fy x 10^4	Fu x 10^5	Area	Depth	tw	tf	bf	Ix	Iy	Zx	Zy	J	Cw
(psi)	(psi)	(psi)	(in^2)	(in)	(in)	(in)	(in)	(in^4)	(in^4)	(in^3)	(in^3)	(in^4)	(in^6)
29000	36	58	13.1	12.1	0.335	0.575	8.05	348	50	64.2	19	1.26	1650

DESIGN PROPERTIES

Lp	Lr	Flange	Web	Flange	Web		
(in)	(in)	Flexure	Flexure	Compression	Compression	Cv	Cv_WA
97	349	Compact	Compact	Non-Slender	Non-Slender	1	1

BEAM DATA

		Unbraced Length		Beam End								
Span	Length (ft)	Top	Bottom	Elev. Diff	Pnt/Ω	Pnc/Ω	Mn/Ω	Mn-OOP/Ω	Vn/Ω	Vn-OOP/Ω	Cb	Cb-OOP
1	20	0	20	0	0	0	115.33	34.13	58.37	99.98	1.136	1

PASS-FAIL

	PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	AISC CODE	LOAD COMBO
Shear Force Y (lbf)	PASS (83.0%)	9900.0	58370.4	0	G2-1	D+0.75L+0.75S
Moment Y (lbf-ft)	PASS (57.1%)	49500.0	115329.3	10	F2-1	D+0.75L+0.75S
Deflection Y (in)	PASS (72.7%)	0.273	1.000 (=L/240)	10		D+Lr

REACTIONS

Units for V: lbf Units for M: lbf-ft

Y axis	DEAD	LIVE	LIVE ROOF	SNOW	TOTAL
A	4050	2400	3600	5400	15450
B	4050	2400	3600	5400	15450

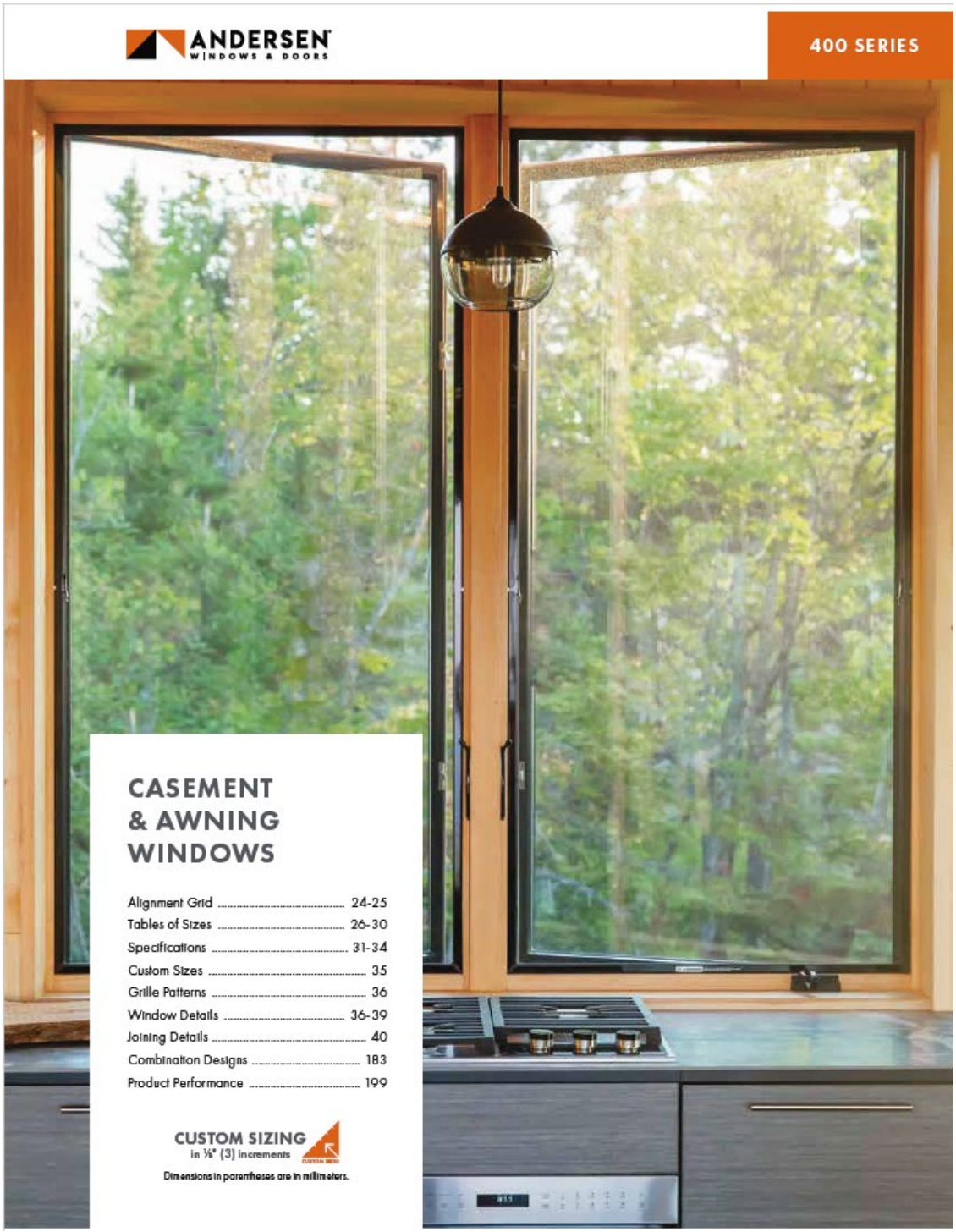
Reaction Location

A B

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-09-26
PROFESSIONAL ENGINEER

Product Specifications:

Windows:



CASEMENT & AWNING WINDOWS

FEATURES

FRAME

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

B The seamless rigid vinyl frame cover extends 1 ⅜" (35) around the perimeter of the unit, creating an installation 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 Traditional or contemporary interior trim stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black** interiors are also available. Matching contemporary grilles are available for windows with contemporary stops.

SASH

E Rigid vinyl encases the entire sash, and a vinyl weld protects each sash corner for superior weathertightness. This 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 Glass spacers are available in black, stainless steel and white.

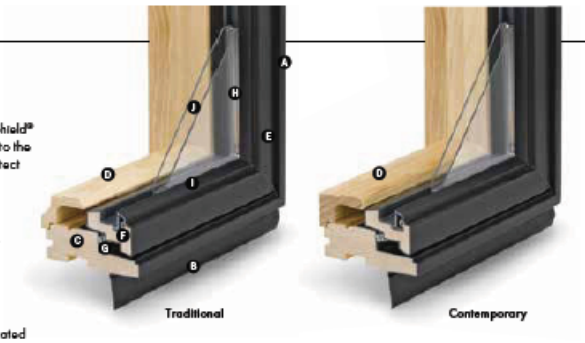
I A glazing bead and silicone provide superior weathertightness and durability.

J High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass
- Low-E4 PassiveSun® HeatLock 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 11 for more details.

HARDWARE

Smooth Control Hardware System

The smooth control hardware system employs a worm gear drive for easy operation. Units with wash mode have hinges that move the sash away from the frame to provide easier glass cleaning. CXW15, CXW155, CXW16 and CXW25 sizes are not available with wash mode. Hardware style and finish must be specified. Operator handle and cover are sold separately.

Single-Action Casement Lock

On casement windows, a single-action lock easily releases all concealed locking points on the sash, while the reach-out action eliminates binding when closing. The lock handle finish matches the specified hardware finish.

*Visit andersenwindows.com/warranty for details.

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

†These finishes are "living finishes" that will change with time and use, see limited warranty for details.

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.

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

Dimensions in parentheses are in millimeters.

EXTERIORS & INTERIORS

EXTERIOR COLORS

INTERIOR OPTIONS

HARDWARE Sold Separately

CONTEMPORARY FOLDING

Black | Bright Brass
Oil Rubbed Bronze | Satin Nickel
Stone | White

TRADITIONAL FOLDING

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

Folding handles avoid interference with window treatments.

CLASSIC SERIES™

Stone | **White**

ESTATE™

Antique Brass | **Bright Brass**
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel

Bold name denotes finish shown.

HARDWARE FINISHES

ANDERSEN WINDOWS & DOORS

ACCESSORIES Sold Separately

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 combination designs.

PERFORMANCE OPTIONS

Performance Grade (PG) Upgrades

PG upgrade is available for select sizes of standard non-impact casement and awning windows, allowing these units to achieve higher performance ratings. 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. Contact your Andersen supplier for availability.

Coastal Windows

400 Series casement and awning windows are available with Stormwatch® Protection. Visit andersenwindows.com/coastal or refer to the Andersen 400 Series Coastal Product Guide for more information.

StormWATCH PROTECTION

CAUTION: Painting and staining may cause damage to rigid vinyl. 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. See page 223 for a complete list of cautions.

*Visit andersenwindows.com/warranty for details.

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

FRAME

Extension Jambs

The base jamb depth is 2 7/8" (73). Extension jambs are available in unfinished pine, maple and oak, or prefinished white, dark bronze and black. Some sizes may be veneered.

Factory-applied and non-applied extension jambs are available in 1/16" (1.5) increments between 4 9/16" (116) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron) or four sides (picture frame casing).

For overall jamb depths greater than 7 1/8" (181), interior extension jambs are available in 1/16" (1.5) increments between 7 1/8" (181) and 9" (229) for field application. They are available in 8' (2438) and 12' (3658) lineals.

Thick Replacement Extension Jambs

To help preserve original alignment of trim and paint lines in replacement situations, special 1 1/8" (29)-thick replacement extension jambs are available. Factory-applied and non-applied extension jambs are available in 1/16" (1.5) increments between 4 9/16" (116) and 7 1/8" (181). Non-applied extension jambs are available in 12' (3658) lineals. Shown on page 43. Detail on page 36.

Drywall Return Bead

A narrow or wide drywall return bead is available with unfinished pine, or prefinished white, dark bronze and black interiors. Can be ordered factory applied or in non-applied lineals. Detail on page 36.

HARDWARE

Corrosion-Resistant Components

Corrosion-resistant hinge and operator arm hardware is designed for applications in harsh and corrosive environments such as heavy industrial or coastal areas.*

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 black, stone and white.

Power Operator for Awning Windows

Awning windows can be ordered with an operator enhanced by PowerAssist™ technology that opens and closes the window with the touch of a button, and eliminates the need for sash locks. Easy to install, the 24-volt system features a concealed window power drive, battery backup and a moisture sensor that closes the window when it rains. It is controlled by a wall-mounted console that includes a power box, battery, touch pad and mounting bracket. A remote control is sold separately. Windows can be ordered factory prepped or as a field-applied kit. Power driver requires field installation. Available for windows up to 5' (1524) wide. Not available for windows with Stormwatch Protection or PG upgrade.

SPECIAL OPERATOR HANDLES

Available in Classic Series™ design only.

Compact Operator Handle

Specially designed for situations where window treatments interfere with handle operation. Available in a stone or white finish.

Operator Spline Cover

An operator spline cover is an attractive cap that covers the roto operator stud when the handle that controls access or operation of the window has been removed. The operator spline cover should not be used on any window designated or intended for emergency escape or rescue. Consult your local building code official for egress code requirements in your area.

Metal T-Handle

Our smallest operator handle, the metal T-handle, may make it more difficult for young children aged 5 and under to open the window. For more information on child safety, write:

Andersen Corporation
LookOut For Kids® Program
100 Fourth Avenue North
Bayport, MN 55003
Call: 800-313-8889
Email: lofk@andersencorp.com
Website: andersenwindows.com/windowsafety

Easy-Grip Handle

A larger knob makes it easier to grip and operate. Available in a stone or white finish.

ANDERSEN® ART GLASS

Andersen art glass panels come in a variety of original patterns. For more information, see the Art Glass section starting on page 175 or visit andersenwindows.com/artglass.

INSECT SCREENS

TruScene® Insect Screens

Our 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. For casement and awning windows, frames are available in white, stone, dark bronze and black, or with pine veneer frame interiors to blend with the wood interior of the window.

Conventional Insect Screens

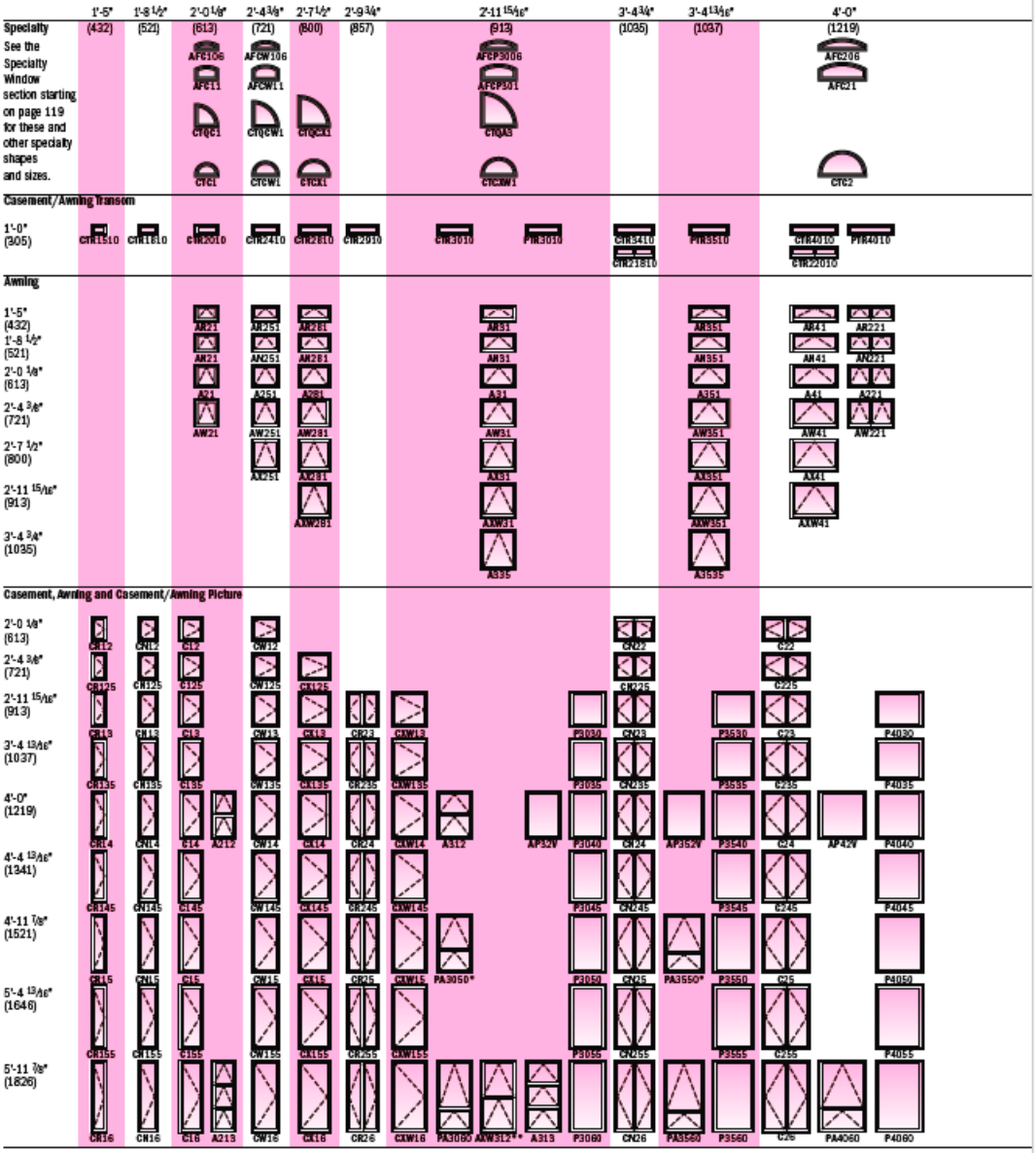
Conventional insect screens have charcoal gray powder-coated aluminum screen mesh. Frames are available in white, stone, dark bronze and black.

GRILLES & EXTERIOR TRIM

Grilles are available in a variety of configurations and widths. See page 18 for details. Available with Andersen exterior trim. See the Exterior Trim section starting on page 177.

CASEMENT & AWNING WINDOWS

Alignment Grid for Casement, Awning, Casement/Awning Picture and Transom, and Specialty Windows

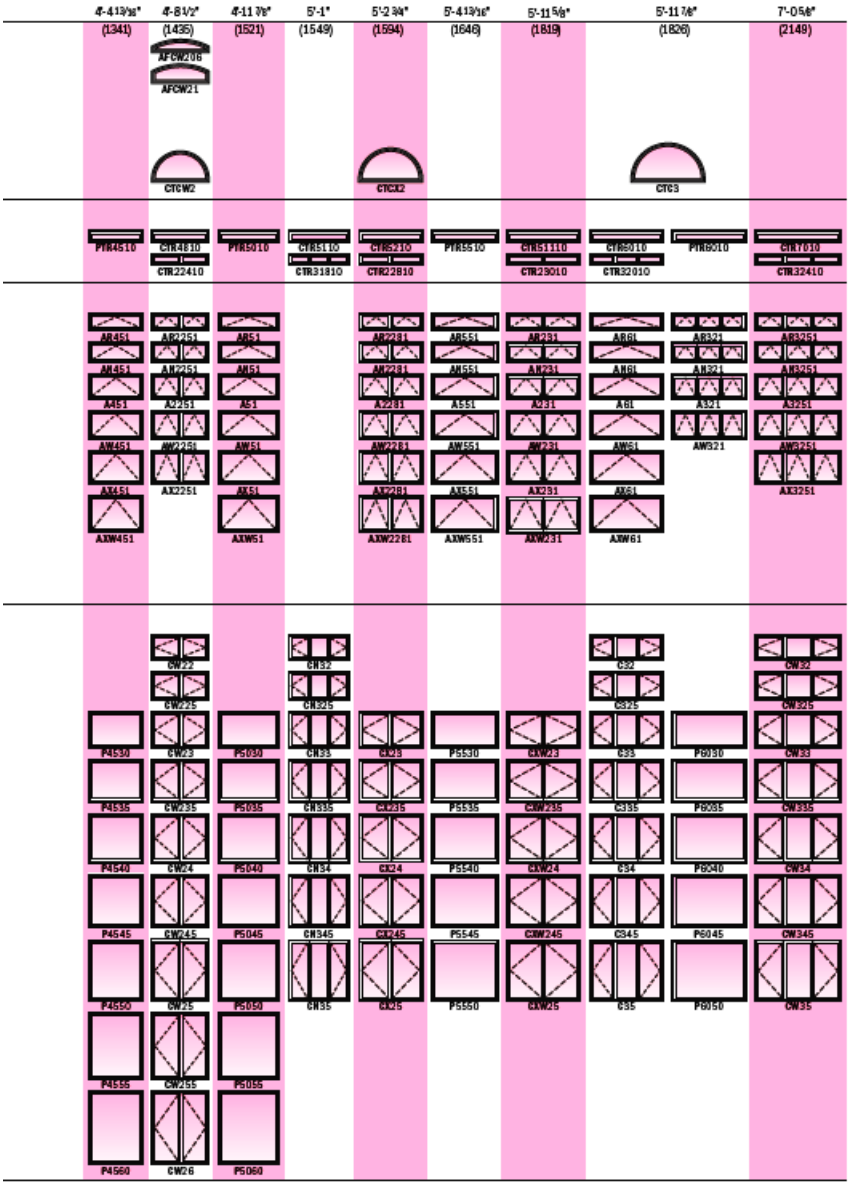


* Dimensions in parentheses are in millimeters.
*Actual height of 4'-11 $^{13}/_{16}$" (1510).
**Actual height of 5'-11 $^{5}/_{16}$" (1819).

ANDERSEN WINDOWS & DOORS

400 SERIES

400 Series Casement & Awning Windows



* Dimensions in parentheses are in millimeters.

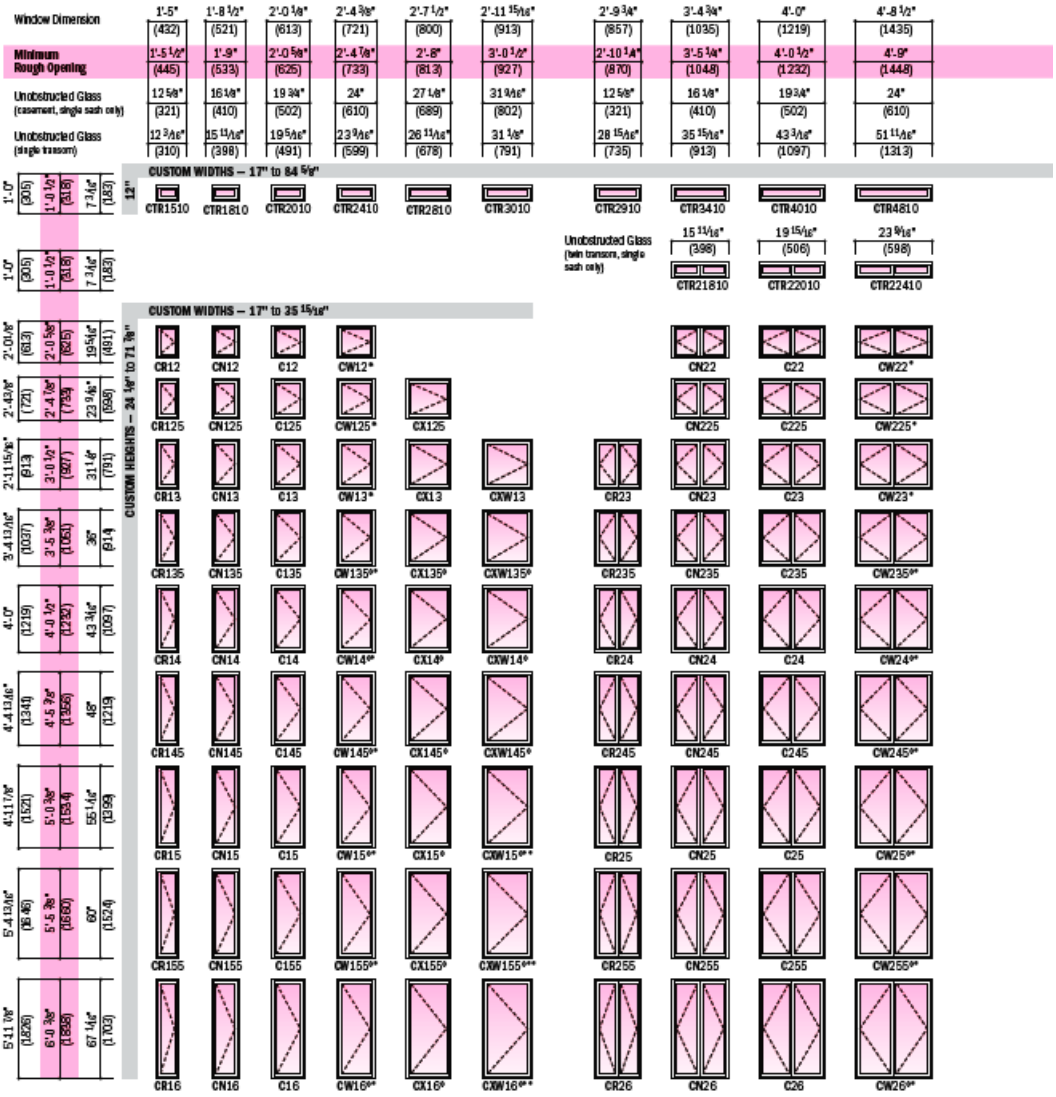
Similar jamb profiles enable these standard-size windows to be combined in multiple combinations. Custom-size windows are also available.

Window widths and heights shown. See individual size charts for additional dimensions.

In addition to venting configurations shown, other standard configurations are available.

CASEMENT & AWNING WINDOWS

Table of Sizes for Casement and Casement/Awning Transom Windows
Scale ⅛" (3) = 1'-0" (305) – 1:96

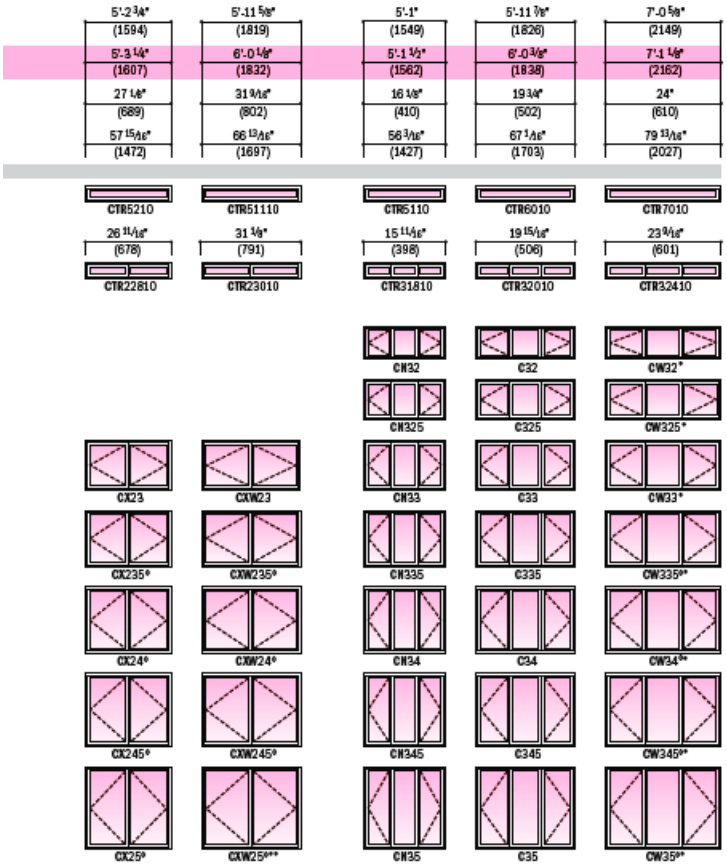


* Window Dimension always refers to outside frame-to-frame dimension.
* Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill pansing, brackets, fasteners or other items. See pages 222-223 for more details.
* Dimensions in parentheses are in millimeters.
◊Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hinge specified. See tables on pages 31-32.
*Meets clear opening width of 20" (508) using hinge with wash mode and control bracket (bracket can be pivoted for cleaning position) and meets clear opening width of 22" (559) using hinge for widest clear opening.
** Available with straight-arm operators (hinged for widest clear opening) only.

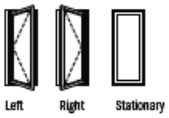
ANDERSEN WINDOWS & DOORS

400 SERIES

400 Series Casement & Awning Windows



Custom-size windows are available in 1/8" (3) increments. Windows can also be custom sized to match standard sizes ending in 1/16" (1.5). **Single windows only.** See page 35 for custom sizes and specifications.



Choose left, right or stationary as viewed from the exterior. In addition to venting shown in table, other standard configurations are available for single, twin and triple windows. Transom (CTR) windows are stationary only.

Twin and triple windows shown have one continuous outer frame.

Transom (CTR) windows can be used over casement or awning windows, and may be rotated 90° and used as a sidelight with casement, awning or picture windows.

Available with traditional or contemporary trim stops. Grille patterns shown on page 36. Details shown on pages 36-39.

• 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 pansing, brackets, fasteners or other items. See pages 222-223 for more details.**
• Dimensions in parentheses are in millimeters.
◊Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hinge specified. See tables on pages 31-32.
*Meets clear opening width of 20" (508) using hinge with wash mode and control bracket (bracket can be pivoted for cleaning position) and meets clear opening width of 22" (559) using hinge for widest clear opening.
**Available with straight-arm operators (hinged for widest clear opening) only.

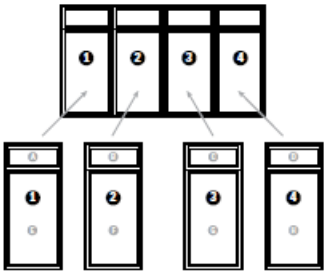
EASY CONNECT JOINING SYSTEM

Our Easy Connect Joining System* provides enhanced performance, design flexibility, and job site conveniences. Choose from three options — partially assembled factory-prepped combinations, fully assembled factory-joined combinations or on-site joining kits — to achieve monumental window combinations. These joining options utilize the strength and durability of fiberglass construction, and offer the design flexibility of achieving both one-way and two-way combinations. Visit **andersenwindows.com/joining** for more information.

Innovative patented joining system utilizes 5 3/4" (146) interlocking fiberglass joining plates for 4 9/16" (116) base jamb depths. 7 3/4" (197) interlocking fiberglass joining plates are available for higher performance and are required for hinged inswing patio doors with 6 9/16" (167) base jamb depths. They are available in 14' (4267) lengths, and are field cut and applied.

Factory-Prepped Combinations

Receive lighter, easier-to-handle, pre-assembled smaller combinations that join as you install them into the rough opening, making it easier to install large combinations. In fact, most contractors surveyed said they could reduce the number of installers by 50% using the Andersen® Easy Connect Joining System.**



Factory-Joined Combinations

Eliminate the need for job site assembly and receive fully joined, factory-assembled window combinations to fit rough openings up to 12' (3658) x 8' (2438) or 8' (2438) x 12' (3658).

	ASSEMBLY	READY TO INSTALL	NUMBER OF INSTALLERS**	HALLMARK CERTIFIED†	TESTED TO AAMA 450	PERFORMANCE	COMBINATION SIZE LIMITATIONS
FACTORY-PREPPED COMBINATIONS	IN THE OPENING	•	FEWER	•	•	Extensive unit combination size options available certified to PG70† High Velocity Hurricane Zone (HVHZ) approved	ROUGH OPENING MAX: 12' (3658) in one direction with no maximum in the other direction
FACTORY-JOINED COMBINATIONS	FACTORY	•	MORE	•	•	Extensive unit combination size options available certified to PG70† High Velocity Hurricane Zone (HVHZ) approved	ROUGH OPENING MAX: 12' x 8' or 8' x 12' (3658 x 2438 or 2438 x 3658)
JOINING KITS	JOB SITE		MORE	•	•	Extensive unit combination size options available certified to PG70† High Velocity Hurricane Zone (HVHZ) approved	ROUGH OPENING MAX: 12' (3658) in one direction with no maximum in the other direction

*Available on select windows, see your Andersen supplier for details.
**69% of 156 builders/general contractors in a 2018 survey said they could reduce the number of installers by half using the Easy Connect Joining System when comparing the installation of a 12' (3658) wide x 8' (2438) high pre-assembled window combination unit with four 3' (914) wide x 8' (2438) high window combination units.

†Easy Connect and other fiberglass joins are certified up to PG70 when installed according to Andersen installation instructions. Structural performance of any combination is only as high as the lowest structural performance of any individual unit or joining material in the combination. Dimensions in parentheses are in millimeters.

Doors:


ANDERSEN
WINDOWS & DOORS
400 SERIES
FRENCHWOOD®
HINGED INSWING
PATIO DOORS
Table of Sizes 154-155
Specifications 156
Custom Sizes 157
Grille Patterns 157
Door Details 158-160
Joining Details 160
Combination Designs 183
Product Performance 199
CUSTOM SIZING
in ⅛" (3) increments
Dimensions in parentheses are in millimeters.

FRENCHWOOD® HINGED INSWING PATIO DOORS

FEATURES

FRAME

Ⓐ All basic exterior frame members are fiberglass reinforced composite that maintains an attractive appearance while minimizing maintenance.

Ⓑ The exterior frame members are attached to a water-repellent preservative-treated wood subframe for long-lasting† protection and performance. The subframe is grooved to accept extension jambs.

SILL

Ⓒ The sill is made with three-piece construction. The subsill is made of Fibrex® material, and the sill step is solid oak. The exterior sill member is made of extruded aluminum with an attractive wear-resistant heat-baked finish in neutral gray. This combination of materials combines durability and low maintenance with excellent insulating characteristics.

PANEL

Ⓓ Panel interior surfaces are unfinished pine veneer. Unfinished maple or oak veneers are available as options. Low-maintenance prefinished white interiors are also available.

Hinged inswing operating panels are left-hand active, right-hand active or two-panel active-passive jamb hinged.

Ⓔ The exterior of the wood door panel is protected with a long-lasting† urethane base finish available in white, Sandtone, Terratone and forest green.

Ⓕ A factory-applied one-piece compression-type rubber weatherstrip continues in one plane around the panel to provide maximum effectiveness against water and air infiltration. Corners of the weatherstrip are welded to eliminate gaps between the panel and the frame/sill shoulder.

GLASS

Ⓖ Glass spacers are available in black, stainless steel and white.

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

Ⓘ High-Performance dual-pane glass options include:

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

For even greater energy performance, 1" (25) triple-pane glass is available in these options:

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

Additional glass options are available. Contact your Andersen supplier.

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

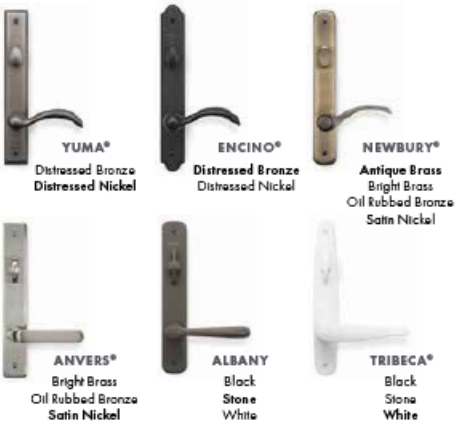
Patterned glass options are available. See page 11 for more details.

EXTERIORS & INTERIORS

EXTERIOR COLORS

INTERIOR OPTIONS

ANDERSEN® HARDWARE Sold Separately



Bold name denotes finish shown.

HARDWARE FINISHES

DESIGNER HARDWARE Sold Separately

See pages 16-17 for designer hinged patio door hardware options.

In addition to Andersen hardware, Andersen also offers Ashley Norton,® Baldwin® and FSB® designer hardware, which is available in an extensive variety of styles and finishes for hinged patio doors.

* Visit andersenwindows.com/warranty for details.

** Bright brass and satin nickel finishes have a Physical Vapor Deposition (PVD) finish for improved durability, and feature a 10-year limited warranty.

† These finishes are "living finishes" that will change with time and use, see limited warranty for details.

Albany and Tribeca hardware are zinc die cast with a durable powder-coated finish. Other hardware is solid forged brass.

Mix-and-match interior and exterior style and finish options are available.

Matching hinges are available in most finishes for inswing patio doors.

Andersen patio doors are not intended for use as entry doors.

All trademarks where denoted are marks of their respective owners.

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.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples. Dimensions in parentheses are in millimeters.

ANDERSEN WINDOWS & DOORS

400 SERIES

Blinds-Between-the-Glass

Blinds-between-the-glass are available for select hinged patio door sizes when ordered with Low-E4® tempered glass, and a pine or prefinished white door interior and any of our four exterior colors. White ½" (13) aluminum slat blinds come mounted between two panes of insulated glass. Blinds are magnetically controlled and can be tilted, raised and lowered using low-profile controls. Available in 2768, 2761 1, 3168, 3161 1, 5068, 5061 1, 6068, 6061 1, 9068 and 9061 1 door sizes. Contact your Andersen supplier for more information.

HARDWARE

PVD Finish

Andersen® bright brass and satin nickel patio door hardware finishes have a Physical Vapor Deposition (PVD) coating. High-quality PVD finishes are especially resistant to corrosion, scratches, and fading for improved hardware durability and extended lifespan.

Multi-Point Locking System

The multi-point locking system, with a hook bolt above and below the center dead bolt, provides a weathertight seal and enhanced security.

Adjustable Hinges

Adjustable hinges have ball-bearing pivots for smooth, frictionless movement, and feature easy horizontal and vertical adjustments, plus release tabs for easy panel removal. Available in finishes that coordinate with Anderson hardware trim sets.

*Exterior extension jambs for hinged inswing patio doors must be applied before installing into opening.
**Visit andersenwindows.com/warranty for details.
"Delrin" is a registered trademark of E.I. du Pont de Nemours and Company.
Dimensions in parentheses are in millimeters.

ACCESSORIES Sold Separately

FRAME

Interior Extension Jambs

The base jamb depth is 4 9/16" (116). Pine, maple and oak veneers, or prefinished white interior extension jambs are available in 1/16" (1.5) increments between 5 1/16" (129) and 7 1/16" (181). Interior extension jambs will restrict the full opening of the inswing door. See page 157.

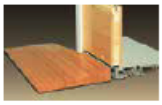
Exterior Extension Jambs*

An exterior extension jamb system is available for 5 1/4" (133), 6 9/16" (167) and 7 9/16" (192) wall thicknesses. For walls over 4 1/2" (114), the exterior sill extender and exterior extension jamb system allows the door to be installed flush to the interior, so the hinged door will open flat against the interior wall. Color matched to the exterior of the finished door, this system provides a low-maintenance finished exterior appearance. Exterior extension jambs can also be used with the double screen track.

Threshold

A maple or oak threshold is available for finishing the interior of the sill.

Ramped Sill Insert



Ramped sills in maple or oak provide a smooth transition from interior to exterior. Ramped sills cannot be used with insect screens. Check with local and federal officials to determine if product meets accessibility codes. Shown with a gliding patio door.

Sill Support

An aluminum sill support is designed to lock into a channel under the sill and tie back into the wall. This will offer support to the outermost sill section when needed. Available in a neutral gray finish.

HARDWARE

Exterior Keyed Lock

A six-pin key cylinder lock allows the door to be locked and unlocked from the exterior. Available in styles and finishes that coordinate with Andersen hardware trim sets.

Handle Extension

Extends interior door handle an additional 1" (25) from the door interior panel to accommodate blinds or shades. Kit includes one handle extender and spindle. A second extender may be added to the spindle to increase the length an additional 1" (25) to a 2" (51) total extension. Extenders are available in finishes that coordinate with Andersen hardware trim sets.

Strike Plate Extensions

Antique brass, bright brass, oil rubbed bronze and satin nickel strike plate extensions are available for 5 1/4" (133), 6 9/16" (167), 7 1/8" (181) and 7 9/16" (192) wall depths.

Construction Lock

This hardware can be used to help secure the structure during the construction phase of the project. It features an undersized escutcheon plate, which makes on-site finishing easier.

Panel Stop

A hinged door panel stop helps prevent wall damage when opening an inswing door. Available in finishes that coordinate with Andersen door hardware.

ANDERSEN® ART GLASS

Andersen art glass panels come in a variety of original patterns. For more information, see the Art Glass section starting on page 175 or visit andersenwindows.com/artglass.

INSECT SCREENS

Screens have a long-lasting™ fiberglass screen mesh with a charcoal gray finish. Frames are color matched to the exterior of the door.

Gliding Screen

Available for all two- and three-panel doors. Features Delrin® material injection-molded bottom rollers with self-contained leveling adjusters. Gliding screens are not available for 4' (1219)-wide doors. A double-screen track is required for some two-panel doors, see below.

Double-Screen Track

A double-screen track is required to install gliding insect screens on two-panel doors when both panels open.

Hinged Screens

Available for single-panel doors and two-panel doors when both panels open.

GRILLES

Grilles are available in a variety of configurations and widths. See page 18 for details.

EXTERIOR TRIM

Available with Andersen exterior trim. See the Exterior Trim section starting on page 175.

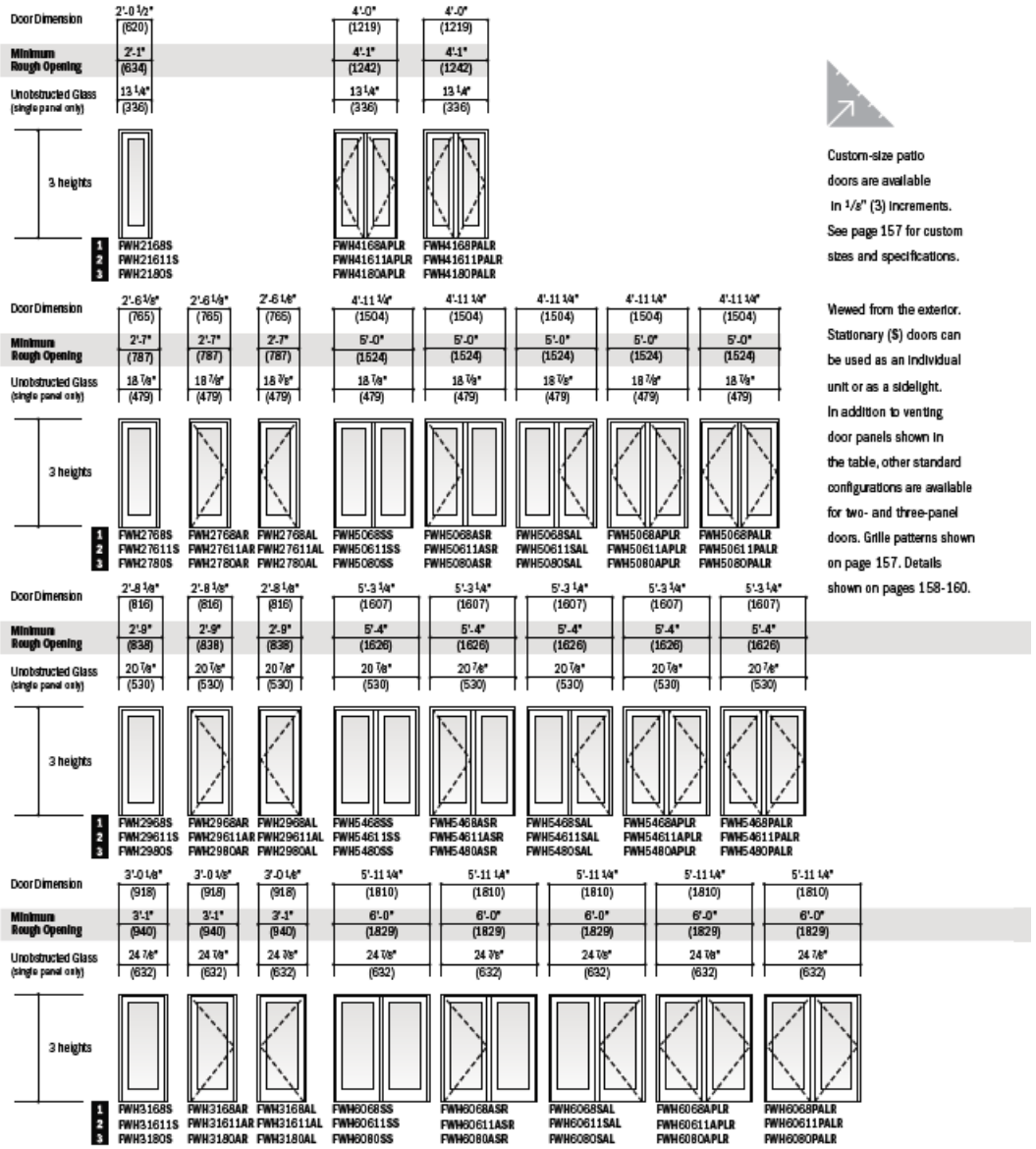
SIDELIGHTS & TRANSOMS

Andersen Frenchwood® patio door sidelights and transoms feature elegant lines that match our Frenchwood hinged patio doors. See pages 161-164 for details.

CAUTION: Painting and staining may cause damage to rigid vinyl. 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. See page 223 for a complete list of cautions.

FRENCHWOOD® HINGED INSWING PATIO DOORS

Table of Sizes for Frenchwood® Hinged Inswing Patio Doors
Scale 1/8" (3) = 1'-0" (305) – 1:96



Custom-size patio doors are available in 1/8" (3) increments. See page 157 for custom sizes and specifications.

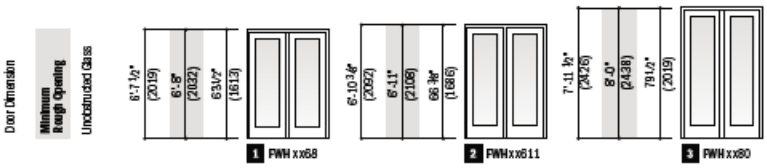
Viewed from the exterior. Stationary (S) doors can be used as an individual unit or as a sidelight. In addition to venting door panels shown in the table, other standard configurations are available for two- and three-panel doors. Grille patterns shown on page 157. Details shown on pages 158-160.

* Door 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 pansing, brackets, fasteners or other items. See pages 222-223 for more details.
* Dimensions in parentheses are in millimeters.

ANDERSEN WINDOWS & DOORS

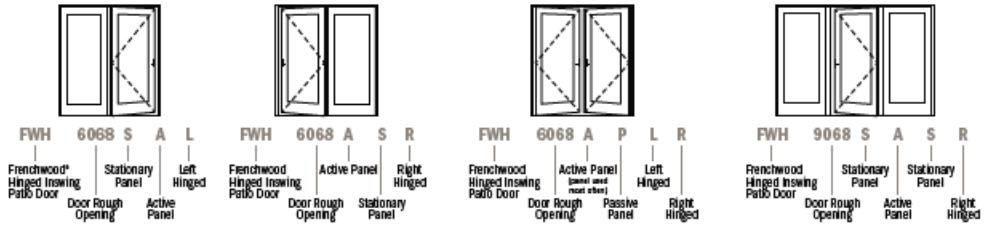
400 SERIES

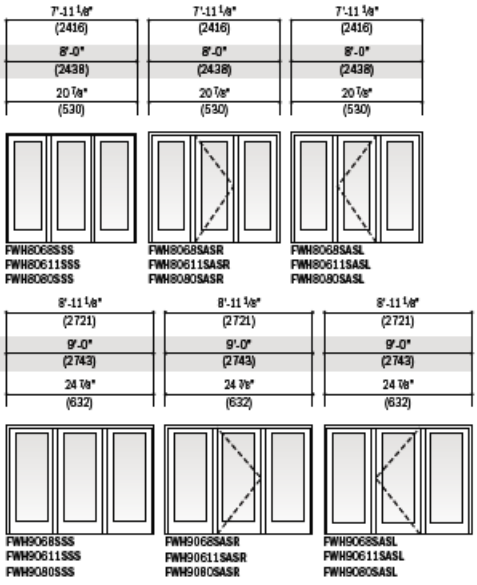
Patio Door Heights



Order Designation Description

Viewed from the exterior.





* Door 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 pansing, brackets, fasteners or other items. See pages 222-223 for more details.
* Dimensions in parentheses are in millimeters.

400 Series Frenchwood® Hinged Inswing Patio Doors

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FRENCHWOOD® HINGED INSWING PATIO DOORS

Opening and Area Specifications for Frenchwood® Hinged Inswing Patio Doors

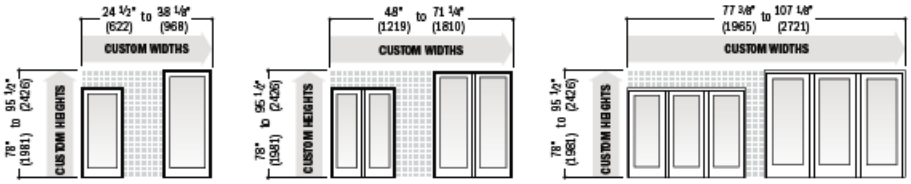
Door Number	Number of Panels in Open Position*	Clear Opening Maximums								Glass Area		Vent Area		Overall Door Area	
		Clear Opening Area Sq. Ft./(m²)		90° Open Position Width Inches/(mm)		Full Open Position Width Inches/(mm)		Height Inches/(mm)		Sq. Ft./(m²)		Sq. Ft./(m²)		Sq. Ft./(m²)	
FWW21688	-	-		-		-		-		5.74	(0.53)	-		13.39	(1.24)
FWW2768	1	12.98	(1.21)	24 15/16"	(630)	26"	(660)	75 1/4"	(1911)	8.32	(0.77)	12.98	(1.21)	16.63	(1.55)
FWW2968	1	14.02	(1.30)	26 9/16"	(681)	28"	(711)	75 1/4"	(1911)	9.20	(0.86)	14.02	(1.30)	17.74	(1.65)
FWW3168	1	16.11	(1.50)	30 9/16"	(783)	32"	(813)	75 1/4"	(1911)	10.96	(1.02)	16.11	(1.50)	19.95	(1.85)
FWW4168	2	21.43	(1.99)	41"	(1099)	43 7/8"	(1112)	75 1/4"	(1911)	11.68	(1.09)	21.43	(1.99)	26.50	(2.46)
FWW4168	1	11.01	(1.02)	19 7/8"	(505)	21 1/16"	(535)	75 1/4"	(1911)	11.68	(1.09)	11.01	(1.02)	26.50	(2.46)
FWW5068	1 - AS/SA	12.98	(1.21)	24 15/16"	(630)	26"	(660)	75 1/4"	(1911)	16.64	(1.55)	12.98	(1.21)	32.71	(3.04)
FWW5068	2 - AP/PA	27.30	(2.54)	52 1/16"	(1327)	55 1/8"	(1400)	75 1/4"	(1911)	16.64	(1.55)	27.30	(2.54)	32.71	(3.04)
FWW5068	1 - AP/PA	13.32	(1.23)	25 1/2"	(647)	26 11/16"	(678)	75 1/4"	(1911)	16.64	(1.55)	13.32	(1.23)	32.71	(3.04)
FWW5468	1 - AS/SA	14.02	(1.30)	26 9/16"	(681)	28"	(711)	75 1/4"	(1911)	18.39	(1.71)	14.02	(1.30)	34.92	(3.24)
FWW5468	2 - AP/PA	29.39	(2.73)	56 1/16"	(1429)	59 1/8"	(1502)	75 1/4"	(1911)	18.39	(1.71)	29.39	(2.73)	34.92	(3.24)
FWW5468	1 - AP/PA	14.37	(1.33)	27 1/2"	(698)	28 11/16"	(729)	75 1/4"	(1911)	18.39	(1.71)	14.37	(1.33)	34.92	(3.24)
FWW6068	1 - AS/SA	16.11	(1.50)	30 9/16"	(783)	32"	(813)	75 1/4"	(1911)	21.92	(2.04)	16.11	(1.50)	39.34	(3.66)
FWW6068	2 - AP/PA	33.58	(3.12)	64 1/16"	(1682)	67 1/8"	(1705)	75 1/4"	(1911)	21.92	(2.04)	33.58	(3.12)	39.34	(3.66)
FWW6068	1 - AP/PA	16.46	(1.52)	31 1/2"	(800)	32 11/16"	(830)	75 1/4"	(1911)	21.92	(2.04)	16.46	(1.52)	39.34	(3.66)
FWW8068	1	14.02	(1.30)	26 9/16"	(681)	28"	(711)	75 1/4"	(1911)	27.60	(2.56)	14.02	(1.30)	52.52	(4.88)
FWW9068	1	16.11	(1.50)	30 9/16"	(783)	32"	(813)	75 1/4"	(1911)	32.88	(3.06)	16.11	(1.50)	59.14	(5.49)
FWW216118	-	-		-		-		-		6.01	(0.56)	-		13.89	(1.29)
FWW27611	1	13.48	(1.25)	24 15/16"	(630)	26"	(660)	78 1/4"	(1984)	8.69	(0.81)	13.48	(1.25)	17.21	(1.60)
FWW29611	1	14.55	(1.35)	26 9/16"	(681)	28"	(711)	78 1/4"	(1984)	9.61	(0.89)	14.55	(1.35)	18.36	(1.71)
FWW31611	1	16.72	(1.55)	30 9/16"	(783)	32"	(813)	78 1/4"	(1984)	11.45	(1.06)	16.72	(1.55)	20.64	(1.92)
FWW41611	2	22.24	(2.07)	41"	(1099)	43 7/8"	(1112)	78 1/4"	(1984)	12.20	(1.13)	22.24	(2.07)	27.46	(2.55)
FWW41611	1	11.43	(1.06)	19 7/8"	(505)	21 1/16"	(535)	78 1/4"	(1984)	12.20	(1.13)	11.43	(1.06)	27.46	(2.55)
FWW50611	1 - AS/SA	13.48	(1.25)	24 15/16"	(630)	26"	(660)	78 1/4"	(1984)	17.38	(1.62)	13.48	(1.25)	33.89	(3.15)
FWW50611	2 - AP/PA	28.34	(2.63)	52 1/16"	(1327)	55 1/8"	(1400)	78 1/4"	(1984)	17.38	(1.62)	28.34	(2.63)	33.89	(3.15)
FWW50611	1 - AP/PA	13.83	(1.28)	25 1/2"	(647)	26 11/16"	(678)	78 1/4"	(1984)	17.38	(1.62)	13.83	(1.28)	33.89	(3.15)
FWW54611	1 - AS/SA	14.55	(1.35)	26 9/16"	(681)	28"	(680)	78 1/4"	(1984)	19.22	(1.79)	14.55	(1.35)	36.18	(3.36)
FWW54611	2 - AP/PA	30.51	(2.83)	56 1/16"	(1429)	59 1/8"	(1502)	78 1/4"	(1984)	19.22	(1.79)	30.51	(2.83)	36.18	(3.36)
FWW54611	1 - AP/PA	14.91	(1.58)	27 1/2"	(698)	28 11/16"	(729)	78 1/4"	(1984)	19.22	(1.79)	14.91	(1.58)	36.18	(3.36)
FWW60611	1 - AS/SA	16.72	(1.55)	30 9/16"	(783)	32"	(813)	78 1/4"	(1984)	22.91	(2.13)	16.72	(1.55)	40.76	(3.79)
FWW60611	2 - AP/PA	34.86	(3.24)	64 1/16"	(1682)	67 1/8"	(1705)	78 1/4"	(1984)	22.91	(2.13)	34.86	(3.24)	40.76	(3.79)
FWW60611	1 - AP/PA	17.08	(1.68)	31 1/2"	(800)	32 11/16"	(830)	78 1/4"	(1984)	22.91	(2.13)	17.08	(1.68)	40.76	(3.79)
FWW80611	1	14.55	(1.35)	26 9/16"	(681)	28"	(680)	78 1/4"	(1984)	28.83	(2.68)	14.55	(1.35)	54.43	(5.06)
FWW90611	1	16.72	(1.55)	30 9/16"	(783)	32"	(813)	78 1/4"	(1984)	34.36	(3.19)	16.72	(1.55)	61.30	(5.70)
FWW21808	-	-		-		-		-		7.19	(0.67)	-		16.08	(1.49)
FWW2780	1	15.73	(1.46)	24 15/16"	(630)	26"	(660)	91 1/4"	(2318)	10.41	(0.97)	15.73	(1.46)	19.98	(1.86)
FWW2980	1	17.00	(1.58)	26 9/16"	(681)	28"	(711)	91 1/4"	(2318)	11.52	(1.07)	17.00	(1.58)	21.31	(1.98)
FWW3180	1	19.54	(1.82)	30 9/16"	(783)	32"	(813)	91 1/4"	(2318)	13.72	(1.28)	19.54	(1.82)	25.96	(2.23)
FWW4180	2	25.98	(2.41)	41"	(1099)	43 7/8"	(1112)	91 1/4"	(2318)	14.62	(1.36)	25.98	(2.41)	31.83	(2.96)
FWW4180	1	13.35	(1.24)	19 7/8"	(505)	21 1/16"	(535)	91 1/4"	(2318)	14.62	(1.36)	13.35	(1.24)	31.83	(2.96)
FWW5080	1 - AS/SA	15.73	(1.46)	24 15/16"	(630)	26"	(660)	91 1/4"	(2318)	20.82	(1.93)	15.73	(1.46)	39.30	(3.65)
FWW5080	2 - AP/PA	33.11	(3.08)	52 1/16"	(1327)	55 1/8"	(1400)	91 1/4"	(2318)	20.82	(1.93)	33.11	(3.08)	39.30	(3.65)
FWW5080	1 - AP/PA	16.15	(1.50)	25 1/2"	(647)	26 11/16"	(678)	91 1/4"	(2318)	20.82	(1.93)	16.15	(1.50)	39.30	(3.65)
FWW5480	1 - AS/SA	17.00	(1.58)	26 9/16"	(681)	28"	(680)	91 1/4"	(2318)	23.03	(2.14)	17.00	(1.58)	41.95	(3.90)
FWW5480	2 - AP/PA	35.64	(3.31)	56 1/16"	(1429)	59 1/8"	(1502)	91 1/4"	(2318)	23.03	(2.14)	35.64	(3.31)	41.95	(3.90)
FWW5480	1 - AP/PA	17.42	(1.61)	27 1/2"	(698)	28 11/16"	(729)	91 1/4"	(2318)	23.03	(2.14)	17.42	(1.61)	41.95	(3.90)
FWW6080	1 - AS/SA	19.54	(1.82)	30 9/16"	(783)	32"	(813)	91 1/4"	(2318)	27.44	(2.55)	19.54	(1.82)	47.25	(4.39)
FWW6080	2 - AP/PA	40.71	(3.78)	64 1/16"	(1682)	67 1/8"	(1705)	91 1/4"	(2318)	27.44	(2.55)	40.71	(3.78)	47.25	(4.39)
FWW6080	1 - AP/PA	19.96	(1.85)	31 1/2"	(800)	32 11/16"	(830)	91 1/4"	(2318)	27.44	(2.55)	19.96	(1.85)	47.25	(4.39)
FWW8080	1	17.00	(1.58)	26 9/16"	(681)	28"	(680)	91 1/4"	(2318)	34.55	(3.21)	17.00	(1.58)	63.09	(5.86)
FWW9080	1	19.54	(1.82)	30 9/16"	(783)	32"	(813)	91 1/4"	(2318)	41.16	(3.82)	19.54	(1.82)	71.05	(6.60)

* Dimensions in parentheses are in millimeters or square meters.
*For two-panel active-passive or passive-active patio doors with one panel open, clear opening is based on active panel open and passive panel closed.

ANDERSEN WINDOWS & DOORS

400 SERIES

Custom Sizes and Specification Formulas

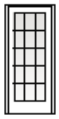
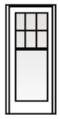
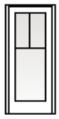


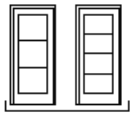
Clear Opening	Minimum R.O.	Unobst. Glass
Height = height − 4.22" (107)	Width = width + 3/4" (19)	Single-Panel Width = width − 11.22" (285) Height = height − 16.05" (408)
Single-Panel Width = width − 5.744" (145)	Height = height + 1/2" (13)	Two-Panel Width = width − 21.5" (546) Height = height − 16.05" (408)
Two-Panel, two panels open Width = width − 7.394" (187)		Three-Panel Width = width − 32.55" (827) Height = height − 16.05" (408)
Two-Panel, one panel open Width = (width − 10.550" (267)) ÷ 2		
Three-Panel Width = (width − 16.106" (409)) ÷ 3		

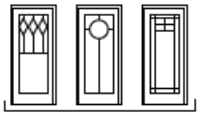
Available in 1/8" (3) increments between minimum and maximum widths and heights. Some restrictions apply; contact your Andersen supplier. Measurement guide can be found at andersenwindows.com/measure.

* **Clear Opening** formulas provide dimensions for determining area available for egress. Vent opening, or area available for passage of air, is equal to clear opening. **Minimum R.O.** (minimum rough opening) formulas provide minimum rough opening width and height dimensions. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.
* Clear opening width formulas are based on panel(s) in a 90° open position.
* Dimensions in parentheses are in millimeters.

Grille Patterns

	Prairie A	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail
Frenchwood® Gliding and Hinged Inswing Patio Doors								

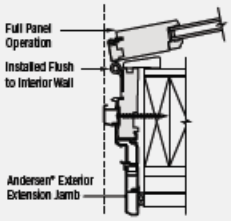

Specified Equal Light Examples


Custom Pattern Examples

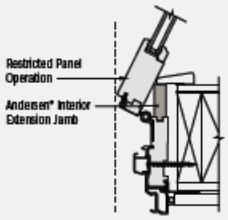
Number of lights and overall pattern varies with panel size. Patterns may not be available in all configurations. Specified equal light and custom patterns are also available. For more grille options, see page 18 or visit **andersenwindows.com/grilles.**

Interior Extension Jambs

Use of interior extension jambs or drywall return will restrict panel operation on jamb-hinged patio doors. Jamb-hinged patio doors must be installed flush to the interior to achieve full panel operation.



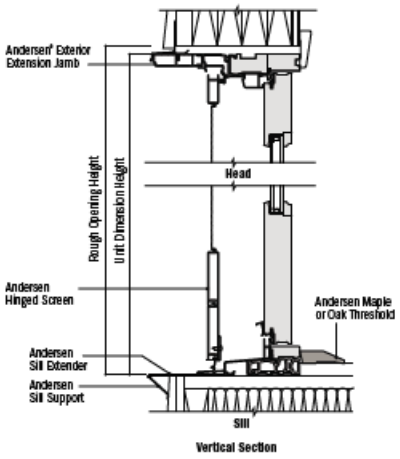
Jamb-Hinged Patio Door in 2 x 6 Wall Without Interior Extension Jambs



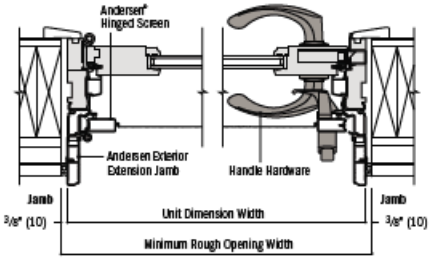
Jamb-Hinged Patio Door in 2 x 6 Wall With Interior Extension Jambs

FRENCHWOOD® HINGED INSWING PATIO DOORS

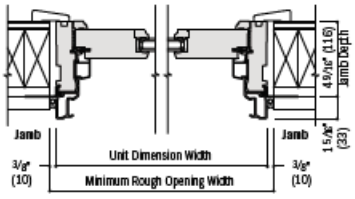
Details for Frenchwood® Hinged Inswing Patio Doors
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



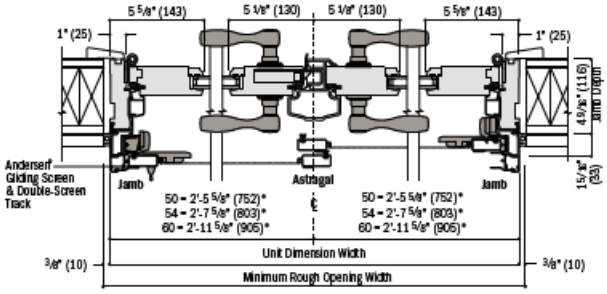
Vertical Section



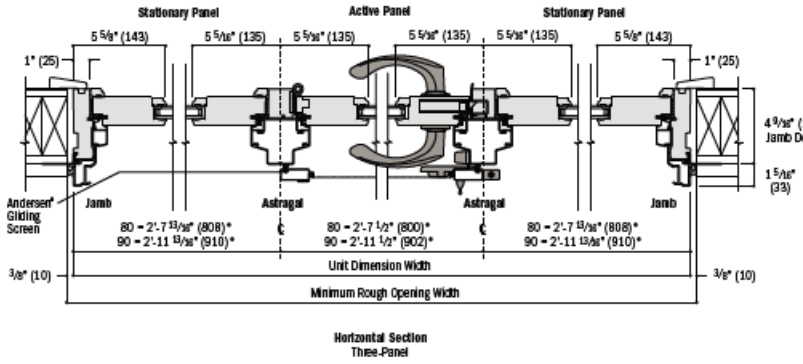
Horizontal Section
Active



Horizontal Section
Stationary



Horizontal Section
Two-Panel



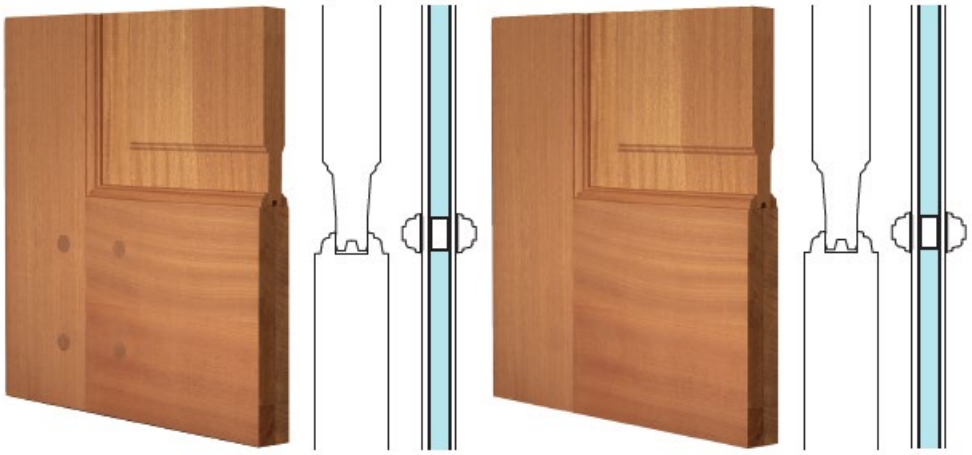
Horizontal Section
Three-Panel

• 4 9/16" (116) overall jamb depth measurement is from back side of installation flange.
• Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
• **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See Installation Information on pages 222-223.**
* 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.
*Dimension indicates location of astragal centerline.

Sapele Mahogany

SASH DOORS 7/8" SDL BAR & 1-7/16" DOUBLE HIP RAISED PANEL

Nantucket® Standard Joinery 7/8" SDL Bar & 1-7/16" Double Hip Raised Panel with Low-E Glass



NANTUCKET® BEST DURABILITY

STANDARD JOINERY

SM77506
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout
3/0 x 6/8

SM77803
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
1/2 x 6/8

SM77944
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout
3/0 x 6/8

SM77703
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
1/2 x 6/8

SM77662
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout
3/0 x 6/8

SM77663
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
1/2 x 6/8

NANTUCKET® BEST DURABILITY

OPTIONAL JOINERY

SM77504G
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout
3/0 x 6/8 3/0 X 7/0
3/6 X 6/8 3/6 X 7/0

SM77802G
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout
1/2 x 6/8 1/2 X 7/0

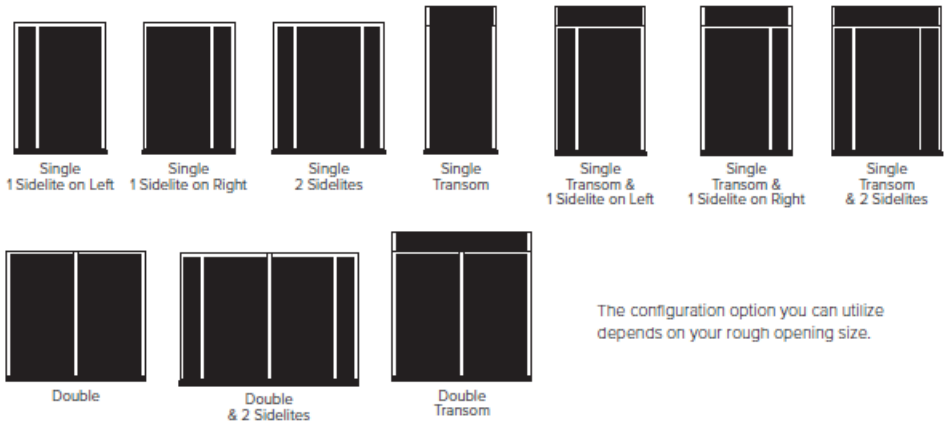
SM77506G
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout
3/0 x 6/8 3/0 X 7/0
3/6 X 6/8 3/6 X 7/0

SM77803G
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout
1/2 x 6/8 1/2 X 7/0

SM77664G
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout
3/0 x 6/8 3/0 X 7/0
3/6 X 6/8 3/6 X 7/0

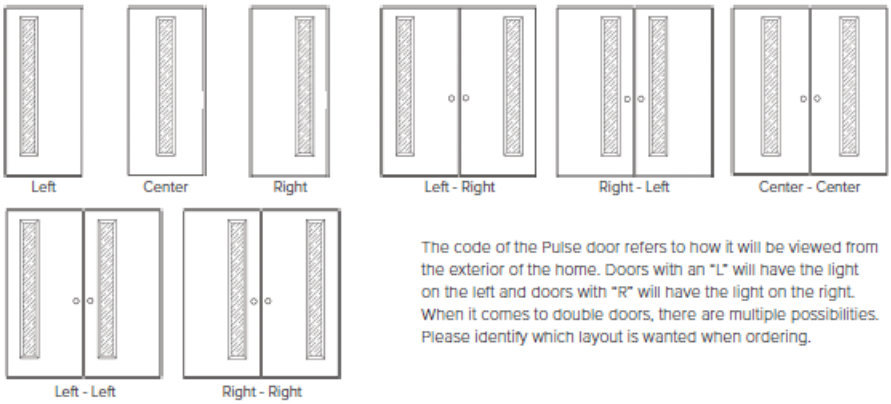
SM77663G
Low-E
7/8" SDL Bar
1-7/16" Double Hip
Raised Panel
Ovolo Sticking
Wide Layout
1/2 x 6/8 1/2 X 7/0

EASY STAINABILITY



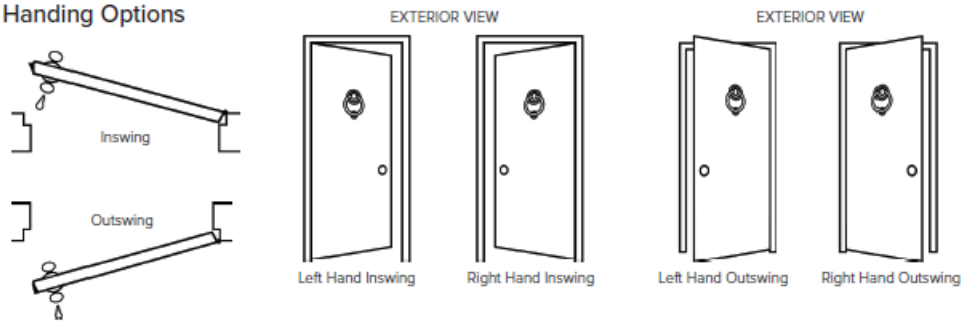
The configuration option you can utilize depends on your rough opening size.

Pulse® Unit Configurations



The code of the Pulse door refers to how it will be viewed from the exterior of the home. Doors with an "L" will have the light on the left and doors with "R" will have the light on the right. When it comes to double doors, there are multiple possibilities. Please identify which layout is wanted when ordering.

Handing Options

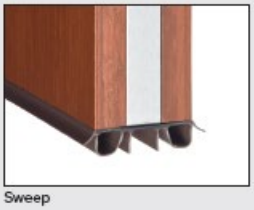


Anatomy of an Exterior Door

Purchasing a door unit can be an overwhelming process given the many options available. However, reviewing the information in The Anatomy of an Exterior Door Unit will help in the understanding of which components make up a door unit and how each one is necessary in the life span of a door.


Hinges


Weatherstrip


Sweep


Sill

❶ Self-lubricating locks.
❷ 1" premium stainless steel deadbolt.
❸ Integrated mishandling device.

Lever-Style MPLS

Lever-style handlesets bring form and function together with decorative styles. A convenient upward turn of the handle is required before all three points will engage. An integrated mishandling device helps protect the door and frame from accidental damage. Features deadbolt below the handleset.

(Highly recommended for 8'0" and double fiberglass doors. Not recommended for steel doors. Strike plate packages available to meet the installation needs of various MPLS applications.)

Standard Door MPLS

Tongue
Heights:
6'6"
6'8"
7'0"
8'0"

Configurations:
Inswing
Outswing

Shootbolt
(For door systems with an astragal.)

Heights:
6'6"
6'8"
7'0"
8'0"

Configurations:
Inswing
Outswing

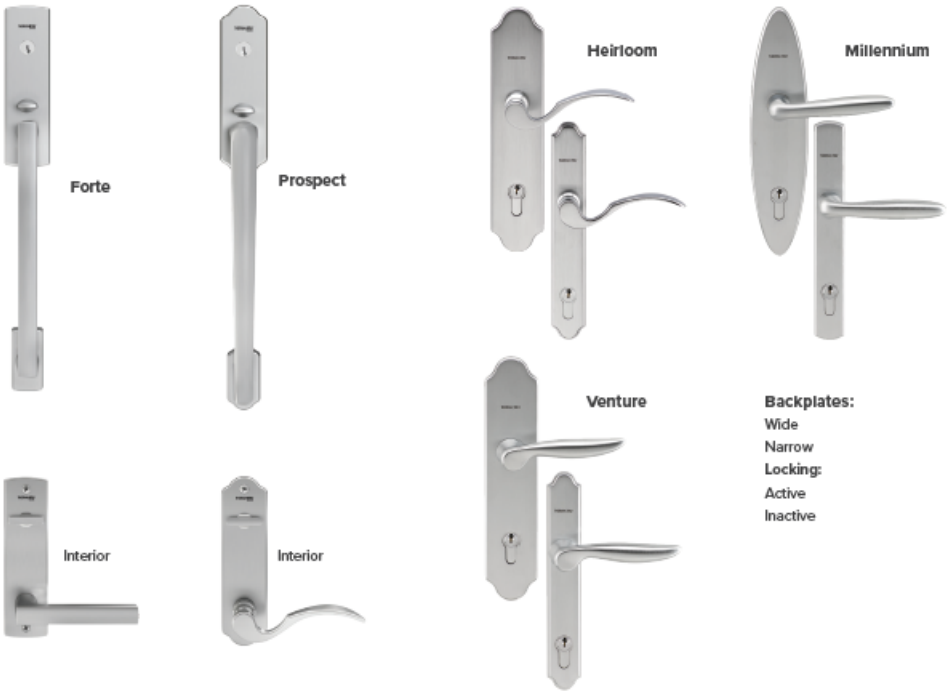
Vented Sidelite MPLS

Tongue
(Included in vented sidelite units.)
Heights:
6'6"
6'8"
8'0"

Hardware

Handleset Options for Standard Door MPLS

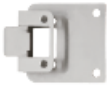
Designed to complement Therma-Tru door styles from traditional to contemporary.



Finish Options for Handlesets & Hinges

*Not available for Forte and Prospect handlesets.

Hinges & Strike Plate

HINGES							
■ = Available	Adjustable	Classic-Craft Ball-Bearing	Self-Aligning Ball-Bearing	Self-Aligning	Self-Aligning NRP (Non-Removable Pin)	Spring-Loaded	Adjustable Security Strike Plate (For Latch & Deadbolt)
Hinge Finish Options							
Bright Brass	■	■	■				
Brushed Nickel	■	■	■	■	■	■	■
Black Nickel	■	■	■		■	■	■
Polished Chrome		■	■		■	■	■
Oil-Rubbed Bronze	■	■	■	■	■	■	■
Stainless Steel		■	■	■	■	■	■
Zinc Dichromate		■	■	■	■	■	■

Hinges position the door to properly compress the weatherstrip and help ensure smooth operation. Features options to suit various applications and mate with mortise pockets machined into our doors. Adjustable security strike plate wraps around the jamb and engages the frame for added support and strength, and resistance against forced entry.

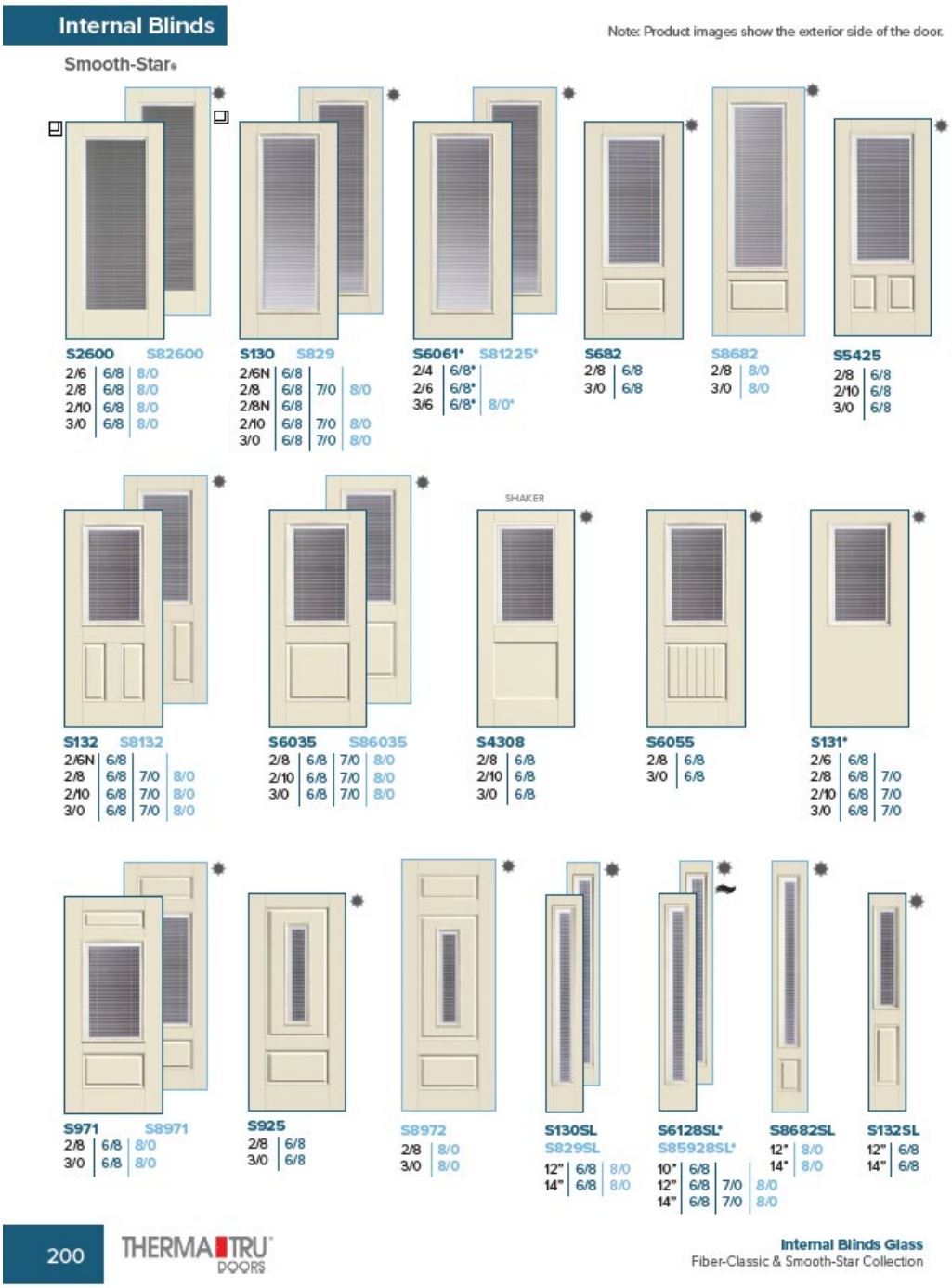
Additional Accessories


Kickplate


Mailslot

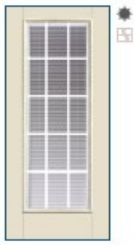

Door Viewer

Internal Blinds:



Internal Blinds

Reeb® Specialty Products



RSS130RT

2/8	6/8	7/0
2/10	6/8	7/0
3/0	6/8	7/0

RSS132RT

2/8	6/8	7/0
2/10	6/8	7/0
3/0	6/8	7/0

Note: Product images show exterior side of the door.

*Between-the-glass blinds are a perfect choice for people who value energy savings and quiet. Grilles between the glass add a warm aesthetic. The blind slats disappear behind the valance when they are fully raised for a clean, finished look. Blinds tilt, and raise and lower the entire length of the door glass.

S6061 Painted in Alaskan Storm

Low-E Glass (LE)
Contour White (CW) GBG

Flush-Glazed (FG)
* This door style is made from a flush door and will not have stile lines.

Vented Sidelite

REEB SPECIALTY PRODUCTS

Quote Form

TW PERRY - LEESBURG
41 CATOCTIN CIRCLE
LEESBURG VA 20176
703-777-3030

Project Information (ID #9893642 Revision #14364501)

Hide

Project Name: A TO Z HOME NATALIE PREFINISHED DOORS
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:

Quote Date: 12/26/2025
Submitted Date:
PO#: QQ000

Sales Rep Name: Jonathan Perez-cruz
Salesperson:

Delivery Information

Hide

Shipping Contact:
Shipping Address:
City:
State:
Zip:

Comments:

Unit Detail

Hide All Configuration Options

Item: 0001: Ext 36" x 80" S2600-LE LHO 6 9/16" On-Guard Primed **Location:** **Quantity: 1**

Smooth Star 36"x80" Single Door 1,999.73

Exterior View

Interior View

Configuration Options Hide

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** Yes
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Full Lite

EXTERIOR
Left-Hand Outswing

Generate NFRC Label

- **Glass Type:** Clear
- **Glass Style:** Blinds
- **Glazing Type:** Flush Glazed
- **Insulation:** Low E
- **Grille Type:** None
- **Model:** S2600-LE
- **Finish Door Exterior Color:** PrismaGuard Paint By Therma Tru
- **Exterior Door Color:** Cabernet / Dahlia
- **Finish Door Interior Color:** PrismaGuard Paint By Therma Tru
- **Interior Door Color:** Cabernet / Dahlia
- **Frame Material:** On-Guard Primed
- **Include Matching Cortex Hidden Screw System:** No
- **Finish Frame Exterior Color:** Unfinished
- **Finish Frame Interior Color:** Unfinished
- **Handing:** Left Hand Outswing
- **Casing/Brickmould Pattern:** None
- **Hinge Type:** NRP
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Oil Rubbed Bronze
- **Jamb Depth:** 6 9/16"
- **Sill:** Composite Outswing
- **Sill Finish:** Bronze Finish w Dark Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Sill Cover:** No
- **Sill Pan:** No
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 81 5/8"
- **Total Unit Width(Includes Exterior Casing):** 37 5/8"
- **Total Unit Height(Includes Exterior Casing):** 81 1/8"
- **Energy Star Zone:** Not Qualified
- **CPD:** THC-M-5-04304-00001
- **U-Factor:** 0.33
- **Solar Heat Gain Coefficient:** 0.26
- **Visible Transmittance:** 0.26
- **Air Leakage:** 0.3

Item Total: $ 1,999.73
Item Quantity Total: $ 1,999.73

Item: 0003: Ext 36" x 80" SM77504G RHO 6 9/16" On-Guard Primed **Location:** **Quantity: 1**

Exterior View

Sapele Mahogany 36"x80" Single Door 3,191.09

Configuration Options Hide

EXTERIOR
Right-Hand Outswing

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Wood Exterior
- **Product Type:** Exterior
- **Region:** East
- **Product Material:** Nantucket Series Wood Grip Tenon - No Pins
- **Material Type:** Sapele Mahogany
- **Configuration (Units viewed from Exterior):** Single Door
- **Factory Finish Option:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** 3/4 Lite
- **Glass Type:** Clear
- **Panel Type:** 1-7/16" Double Hip Raised
- **Grille Type:** 7/8" SDL
- **Insulation:** Low E
- **Model:** SM77504G
- **Sticking:** Ovolo
- **Handing:** Right Hand Outswing
- **Frame Material:** On-Guard Primed
- **Jamb Depth:** 6 9/16"
- **Casing/Brickmould Pattern:** None
- **Hinge Type:** NRP
- **Hinge Brand:** Reeb
- **Hinge Finish:** US1D Flat Black
- **Sill:** Composite Outswing
- **Sill Finish:** Bronze Finish w Dark Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Kick Plate:** None
- **Mail Slot:** None
- **Finish Frame Exterior Color:** Unfinished
- **Finish Frame Interior Color:** Unfinished
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 81 5/8"
- **Total Unit Width(Includes Exterior Casing):** 37 5/8"
- **Total Unit Height(Includes Exterior Casing):** 81 1/8"

Unfinished Door Option:

Quote Form

TW PERRY - LEESBURG
41 CATOCTIN CIRCLE
LEESBURG VA 20176
703-777-3030

Project Information (ID #9908294 Revision #14378594) Hide

Project Name: A TO Z HOME NATALIE UNFINISHED DOORS
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:
Quote Date: 12/26/2025
Submitted Date:
PO#:
Sales Rep Name: Mark Timberlake
Salesperson:

Delivery Information Hide

Shipping Contact:
Shipping Address:
City:
State:
Zip:
Comments:

Unit Detail Hide All Configuration Options

Item: 0001: Ext 36" x 80" S2600-LE LHO 6 9/16" On-Guard Primed	Location:	Quantity: 1
Smooth Star 36"x80" Single Door		1,491.12

Exterior View

Interior View

Configuration Options Hide

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Full Lite

https://2g.syndigo.com/ViewProjects/GetBasicQuote?ProjectId=9908294 1/4

Window Quote:

ANDERSEN WINDOWS & DOORS

SOLD BY:

TW Perry - BMC Gaithersburg
8131 Snouffer School Rd
Gaithersburg, MD 20879-1505
Fax: 240-403-2235

SOLD TO:

,

CREATED DATE
12/16/2025

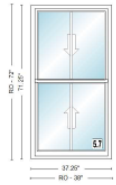
LATEST UPDATE
12/26/2025

OWNER
Jonathan Perez-cruz

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
A TO Z HOME. NATALIE A SER WINDOWS	A TO Z HOME NATALIE A SER WINDOWS	8586655		217060

ORDER NOTES: **DELIVERY NOTES:**



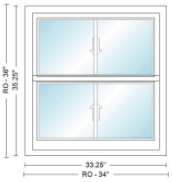
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	4	AA	A SERIES WINDOWS	$1,473.14	$5,892.56

RO Size = 38" x 72" **Unit Size = 37 1/4" x 71 1/4"**

ADH3260, Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Bar Lift, Traditional, Black, Traditional, 1 Sash Locks Black, White, Half Screen, TruScene
Wrapping: 6 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

Sash Lift: ADH Bar Lift Traditional Black PN:9159469
Insect Screen 1: A Series Double-Hung, ADH3260 8 Degrees - Moderate Half Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.27	NO	A1	33.1875	31.0000	7.14000



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	AA	A SERIES WINDOWS	$1,069.13	$1,069.13

RO Size = 34" x 36" **Unit Size = 33 1/4" x 35 1/4"**

ADH21030, Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Bar Lift, Traditional, Black, Traditional, 1 Sash Locks Black, White, Half Screen, TruScene
Wrapping: 6 9/16" Interior Extension Jamb Pine / Primed Standard Complete Unit Extension Jambs, Factory Applied

Sash Lift: ADH Bar Lift Traditional Black PN:9159469
Insect Screen 1: A Series Double-Hung, ADH21030 8 Degrees - Moderate Half Screen TruScene White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.27	NO	A1	29.1875	13.0000	2.63000

SUB-TOTAL:	$6,961.69
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$417.70
TOTAL:	$7,379.39

TOWN OF WARRENTON
PO BOX 341
WARRENTON, VIRGINIA 20188
http://www.warrentonva.gov
planning@warrentonva.gov
(540) 347-2405

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

COA # _____ Assoc. Permit # _____

The Architectural Review Board (ARB) meets every **4th Thursday at 7:00pm** in Town Hall (21 Main Street). Applications requiring ARB are due by the **1st day of each month** (or the first business day immediately following) prior to the meeting. Each applicant or a representative, who has the authority to commit the applicant to changes as recommended or required by the ARB are required to attend this meeting or the application will be deferred. Please read the Warrenton Historic District Guidelines for additional information Historic District requirements.

The following materials are required in addition to a complete, signed application (check if submitted):

- ☐ Photographs of the area of work.
- ☐ Plans, drawings, product information sheets, and/or samples (Two hard/one digital copy).
- ☐ Accompanying permit applications (if required; this application also serves as a zoning permit).

Project Owner

Address/Location: 86 Culpeper Street GPIN: _____

Name: Scott & Natalie Keithley Email: nbkeithley@gmail.com

Address: 86 Culpeper St, Warrenton VA 20186 Phone: 540-207-7342

Applicant (If different then above)

Name: _____ Email: _____

Address: _____ Phone: _____

Applicant's Representative (If different then above. Must have authority to commit the applicant to make changes that may be suggested or required by the ARB)

Name: _____ Email: _____

Address: _____ Phone: _____

Complete description of each modification or improvement

Kitchen Addition / Expansion / Remodel of ~12'x32' across the back of the house. Removal of existing porch to be replaced with new porch behind the addition (porch ~6'x14')

Is there an application relevant to this property pending or contemplated before anther Town Board?
Yes ☐ No ☒ If so, specify: _____

Signature of Property Owner

Natalie B. Keithley
Name (Print or Type)

Signature of Applicant/Agent

Natalie B. Keithley
Name (Print or Type)

KEITHLEY ADDITION

CODE DATA

DESIGN CODE = 2021 VA RESIDENTIAL BUILDING CODE

BUILDING CODE DATA:

USE GROUP	R-5
CONSTRUCTION TYPE	V-B

AREA TABULATION

FIRST FLOOR ADDITION	384 S.F.
FIRST FLOOR PORCH ADDITION	84 S.F.
SECOND FLOOR BALCONY ADDITION	384 S.F.

EXISTING HEIGHT 28' (2 STORY)

INSULATION & THERMAL EFFICIENCY DESIGN CRITERIA

COMPONENT	R-VALUE	U-VALUE	SHGC
ROOF	R-49 FOAM	N/A	N/A
SLOPED CEILINGS	R-49 FOAM	N/A	N/A
2ND FLOOR WALLS	N/A	N/A	N/A
1ST FLOOR WALLS	R-15 BATT	N/A	N/A
BASEMENT WALLS	R-11 BLANKET	N/A	N/A
CRAWLSPACE WALLS	N/A	N/A	N/A
CANTILEVERED FLOORS	N/A	N/A	N/A
FLOORS OVER UNCONDITIONED SPACE	N/A	N/A	N/A
UNDER SLAB	N/A	N/A	N/A
WINDOWS	N/A	0.30	0.23
EXTERIOR DOORS	N/A	0.30	0.28

N1108.2.2 MORE EFFICIENT HVAC OPTION TO BE IMPLEMENTED

PROJECT DESCRIPTION:

THIS PROJECT IS FOR THE PURPOSE OF CONSTRUCTING AN ADDITION TO A SINGLE FAMILY DWELLING USING THE 2021 VA RESIDENTIAL BUILDING CODE.

DESIGN LOADS

NOMINAL WIND SPEED	= 90 MPH
ULTIMATE WIND SPEED	= 115 MPH
ROOF LIVE & SNOW	= 30 PSF
ATTIC LIVE (BOTTOM CHORD)	= 20 PSF
ROOF DEAD (TOP CHORD)	= 7 PSF
SLEEPING ROOMS	= 30 PSF
NON SLEEPING ROOMS	= 40 PSF
SOIL BEARING VALUE (ASSUMED)	= 1,500 PSF
GROUND SNOW LOAD	= 30 PSF
EXPOSURE CATAGORY	= B
IMPORTANCE FACTOR	= CATAGORY II
SNOW EXPOSURE FACTOR	= 1.0
SEISMIC USE GROUP	= B
FROST DEPTH	= 18"

PROJECT DIRECTORY

OWNER:

SCOTT & NATALIE KEITHLEY
86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

PROJECT LOCATION:

86 CULPEPER STREET
WARRENTON, VA

ENGINEER/DESIGNER:

DESIGNS UNLIMITED, INC.
3919 EL CHAMIZAL
SAN ANTONIO, TX 78261
(540)212-8330

DRAWING LIST

A1 - COVER SHEET
A2 - SPECIFICATION SHEET
A3 - FIRST FLOOR PARTIAL PLAN
A4 - FOUNDATION PLAN & BUILDING SECTION
A5 - SECOND FLOOR PLAN
A6 - NORTH ELEVATION
A7 - WEST ELEVATION
A8 - SOUTH ELEVATION
A9 - WALL BRACING
A10 - DETAILS

ABBREVIATIONS

AB - ANCHOR BOLT
AFF - ABOVE FINISHED FLOOR
APC - ARCH. PRECAST CONCONCRETE
ARCH - ARCHITECTURAL
BLDG - BUILDING
BM - BEAM
BOT - BOTTOM
BRG - BEARING
CA - CANTILEVER
CIP - CAST IN PLACE
CJ - CONTROL JOINT
CLG - CEILING
CLR - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
CONC - CONCRETE
CONN - CONNECTION
CONT - CONTINUOUS
COORD - COORDINATE
DIA - DIAMETER
DIAG - DIAGONAL
DIM - DIMENSION
DL - DEAD LOAD
DN - DOWN
DWGS - DRAWINGS
EA - EACH
EJ - EXPANSION JOINT
EL - ELEV
ELEV - ELEVATOR
EOS - EDGE OF SLAB
EQ - EQUAL
EQUIP - EQUIPMENT
EXIST - EXISTING
EW - EACH WAY
EXP - EXPANSION
EXT - EXTERIOR
FFE - FINISHED FLOOR ELEVATION
FLR - FLOOR
FLT - FLAT BAR
FRT - FIRE RETARDANT TREATED
FTG - FOOTING
GA - GAUGE
GALV - GALVANIZED
GC - GENERAL CONTRACTOR
HK - HOOK
HORIZ - HORIZONTAL
HS - HIGH STRENGTH
HT - HEIGHT
INT - INTERIOR
JBE - JOIST BEARING ELEVATION
JT - JOINT
LBS - POUNDS
LGST - LIGHT GAUGE STEEL TRUSS
LL - LIVE LOAD
LLH - LONG LEG HORIZONTAL
LLV - LONG LEG VERTICAL
LSH - LONG SIDE HORIZONTAL
LSV - LONG SIDE VERTICAL
LVL - LAMINATED VENEER LUMBER
LW - LIGHT WEIGHT
MAS - MASONRY
MAX - MAXIMUM
MECH - MECHANICAL
MFR - MANUFACTURER
MISC - MISCELLANEOUS
MIN - MINIMUM
NO. - NUMBER
NIC - NOT IN CONTRACT
NTS - NOT TO SCALE
NW - NORMAL WEIGHT
OC - ON CENTER
OPP - OPPOSITE
OH - OPPOSITE HAND
OWSJ - OPEN WEB STEEL JOIST
PDF - POWER DRIVEN FASTENER
PL - PLATE
PLF - POUNDS PER LINEAR FOOT
POJ - PLANE OF JOIST
PSF - POUNDS PER SQUARE FOOT
PSI - POUNDS PER SQUARE INCH
REF - REFERENCE
REINF - REINFORCING
REQD - REQUIRED
SIM - SIMILAR
SOG - SLAB ON GRADE
SPA - SPACE
STD - STANDARD
STIFF - STIFFENER
TBE - TRUSS BEARING ELEVATION
T&B - TOP AND BOTTOM
T&G - TONGUE AND GROOVE
TOS - TOP OF STEEL
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
VERT - VERTICAL
WCJ - WALL CONTROL JOINT
WT - WEIGHT
WWF - WELDED WIRE FABRIC
(H) - HIGH
(L) - LOW

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER

ENGINEER: DESIGNS UNLIMITED, INC.
3919 EL CHAMIZAL
SAN ANTONIO, TX 78261
(540)212-8330

ISSUED 03-28-26
REVISED

OWNER: SCOTT & NATALIE KEITHLEY
86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: COVER SHEET

PROJ. NO.25.065

DATE: 03-28-26

SHEET NO. A1

1 OF 10

GENERAL NOTES

ENGINEER / DESIGNER
DESIGNS UNLIMITED, INC.
3919 EL CHAMIZAL
SAN ANTONIO, TX 78261
(540)212-8330

APPROVED FOR CONSTRUCTION

ENGINEER________________________________ ________
CHUCK STEPHENSON, P.E. DATE

OWNER________________________________ ________
DATE

OWNER________________________________ ________
DATE

________________________________ ________
BUILDING OFFICIAL DATE

________________________________ ________
HEALTH DEPARTMENT DATE

DESIGN CODE = VRC 2021

1.0 GENERAL CONDITIONS

1.01 THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE ENGINEER, ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED.

1.02 CONSTRUCTION SHALL COMPLY WITH THE LATEST ENFORCED EDITION OF IRC AND/OR IBC BASIC BUILDING CODE AS WELL AS ALL OTHER APPLICABLE LOCAL CODES AND AMENDMENTS.

1.03 THE WORK SHALL BE IN ACCORDANCE WITH INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE DOCUMENTS, INFORM THE ENGINEERING DEPARTMENT PRIOR TO PROCEEDING. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, OR THE REQUIRED CODES. SUB-CONTRACTOR'S SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED SO AS TO ASSURE THE ORDERLY PROGRESS OF WORK.

1.04 THE ENGINEERING DEPARTMENT SHALL BE NOTIFIED PROMPTLY OF ANY DISCREPENCIES IN INFORMATION AND OF ANY DISCREPENCIES BETWEEN FIELD CONDITIONS AND INFORMATION ON THE DRAWINGS PRIOR TO CONSTRUCTION. THESE PLANS ARE SUBJECT TO MODIFICATION AS NECESSARY TO MEET CODE REQUIREMENTS OR TO FACILITATE MECHANICAL/PLUMBING INSTALLATIONS OR TO INCORPORATE DESIGN IMPROVEMENTS.

1.05 DO NOT SCALE DRAWINGS.

1.06 THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS INDICATED OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN OR DETAILED, THE CHARACTER AND QUALITY OF THE WORK SHALL BE THE SAME AS THAT INDICATED FOR SIMILAR CONDITIONS.

1.07 IN CASE OF ANY DISCREPANCIES BETWEEN THESE NOTES AND NOTES ON THE STRUCTURAL DRAWINGS, THE STRUCTURAL NOTES SHALL TAKE PRECEDENT.

1.08 SUB-CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH BY PLACING CONSTRUCTION DEBRIS IN THE AREA DESIGNATED BY THE BUILDER AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. NO DEBRIS OF ANY KIND SHALL BE PLACED IN THE BACKFILL. SUB-CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION. BUILDING TO BE CONSTRUCTED ACCORDING TO SUBMITTED PLOT PLAN ALONG WITH THIS PLAN FOR PERMITTING PURPOSE IN REFERENCE TO THE PROPERTY LINE WITH ALL MINIMUM SETBACK REQUIREMENTS ACHIEVED.

1.09 DESIGN LOADS ARE AS FOLLOWS

	DEAD LOAD	LIVE LOAD
ROOF TOP CHORD	10 PSF	30 PSF
ROOF BOTTOM CHORD	10 PSF	20 PSF
UPPER FLOORS (SLEEPING)	10 PSF	30 PSF
UPPER FLOORS (OTHER AREAS)	10 PSF	40 PSF
LOWER FLOOR (LIVING)	10 PSF	40 PSF
WIND LOAD 90 MPH		
GARDEN BATH TUB	50 PSF	

NOTE: BOTTOM CHORD RECEIVES LIVE LOAD ONLY IN ATTIC AREA WHERE CLEAR HEIGHT EXCEEDS 42 INCHES.

1.10 THE BASIC STABILITY OF THE STRUCTURE IS DEPENDANT UPON THE DIAPHRAGM ACTION OF THE FLOORS, WALLS & ROOF ACTING TOGETHER. SUB-CONTRACTORS TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD, AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

1.11 IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTORS TO VERIFY AND CONSTRUCT ALL RATED ASSEMBLIES TO COMPLY EXACTLY WITH THE REQUIREMENTS OF THE TEST REPORTS LISTED. ALL FIRE RATED ASSEMBLIES ARE CONTINUOUS UNLESS OTHERWISE NOTED. ASSEMBLY MATERIALS SHALL TAKE PRECEDENCE OVER MATERIALS SPECIFIED IN THESE DRAWINGS.

1.12 ALL SUB-CONTRACTORS SHALL BE REQUIRED TO SEAL HORIZONTAL AND VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE.

1.13 ALL SHEATHING PENETRATIONS CAUSED BY ERECTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

1.14 CRAWL SPACE SHALL BE PROVIDED UNDER FLOOR JOISTS NOT LESS THAN 18" IN DEPTH AND SUCH SPACE SHALL BE VENTED WITH SCREENED OPENINGS HAVING A CLEAR AREA OF NOT LESS THAN ONE THIRD OF ONE PERCENT OF THE ENCLOSED BUILDING AREA. (IF APPLICABLE)

1.15 BASEMENT AND FOUNDATION WALLS ARE DEPENDANT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY. SUB-CONTRACTOR SHALL NOT PLACE BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED OR SUB-CONTRACTOR HAS PROVIDED SHORING AND BRACING.

1.16 THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURE DUE TO FIELD MODIFICATIONS WITHOUT PRIOR APPROVAL OF THE ENGINEER, ITEMS WHICH ARE SHOWN ON THE PLANS BUT NOT ADHERED TO, VARIANCE FROM SEALED ROOF TRUSS OR FLOOR TRUSS LAYOUTS, VARIANCE OF ANY APPLICABLE CODE, OR FAILURE OF SUB-CONTRACTORS TO PRODUCE ACCEPTABLE WORK IN A WORKMANLIKE MANNER.

2.0 SITE WORK

2.01 THESE DRAWINGS DO NOT COVER SITE WORK, EXCAVATION, GRADING OR LANDSCAPING. REFER TO THE SITE DRAWINGS PREPARED BY THE CIVIL ENGINEER FOR THESE ITEMS. ALL SITE WORK WHALL BE PERFORMED IN ACCORDANCE WITH THE FINAL SOILS COMPACTION, GEOLOGICAL REPORTS AND APPROVED SITE GRADING PLAN ACCEPTED BY THE ENGINEER AND THE BUILDING DEPARTMENT.

2.02 EXCAVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON FROZEN EARTH. FOOTING SHALL BE SIZED FOR AND BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUPPORTING 2000 PSF.

2.03 BACKFILL AND COMPACTION - USE ONLY CLEAN WELL GRADED EARTH CONTAINING NO ORGANIC MATERIAL, TRASH, MUCK, ROOTS, LOGS, STUMPS, CONCRETE, ASPHALT OR OTHER DETERIOUS SUBSTANCES. BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE ASTM D698 STANDARD PROCTOR TEST. DO NOT BACKFILL AGAINST MASONRY WALLS UNTIL SUPER STRUCTURE IS IN PLACE. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. BACKFILL IN LAYERS OF 8" DEPTH.

2.04 STEPS ON DEPTH OF FOOTINGS/FOUNDATION WILL VARY ACCORDING TO LOCAL SITE OR FROST CONDITIONS.

3.0 CONCRETE

3.01 ALL PLAIN AND REINFORCED CONRETE SHALL COMPLY WITH REQUIREMENTS IN ACI 318 & ALL LOCAL CODES.

3.02 CONCRETE USED FOR FOOTING, BASEMENT SLABS, AND INTERIOR SLABS ON GRADE SHALL BE 5 1/2 BAG MIX 3000 PSI MIN. POURED FOUNDATION WALLS SHALL BE 5 1/2 BAG MIX 3000 PSI MIN. ALL EXTERIOR CONCRETE WORK INCLUDING PORCHES AND GARAGE SLABS SHALL BE 4" MIN. 3500 PSI AIR ENTAINED CONCRETE WITH 6"x6" #10 WWM.

3.03 STEPS OR DEPTH OF FOOTING/FOUNDATION WILL VARY ACCORDING TO LOCAL SITE OR FROST CONDITIONS.

3.04 SLABS ON GRADE - 4" THICK WITH WWM PLACED MIDWAY IN SLAB THICKNESS, SLABS POURED ON 10 MIL POLY FILM VAPOR BARRIER ON MINIMUM 4" GRAVEL, OVERLAP JOINTS OF BARRIER 12", SEAL OR TAPE ALL PENETRATIONS.

3.05 FORM WORK TO BE WELL BRACED, TRUE TO DIMENSION, LEVEL AND PLUMB.

3.06 PERIMETER INSULATION ON GRADE SLAB CONDITION SHALL BE 2" x 24" RIGID R-10 MIN. INSTALLED BY CONCRETE SLAB CONTRACTOR.

3.07 FOUNDATION DRAINS SHALL BE INSTALLED BY CONCRETE SUB-CONTRACTOR BUT LOCATED AT BUILDER'S DISCRETION ACCORDING TO LOCAL SITE CONDITIONS. DRAIN DISCHARGE TO CONFORM WITH APPROVED SITE PLAN.

3.08 SUMP PUMP PIT SHALL BE INSTALLED BY CONCRETE SUB-CONTRACTOR, LOCATED AT BUILDER'S DISCRETION.

3.09 ANY PLUMBING PIPE PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH OR SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL.

3.10 INSTALL STEEL REINFORCING IN SLABS AS REQUIRED BY LOCAL CODE AND SITE CONDITIONS AND THESE DRAWINGS.

3.11 RAILINGS OR HANDRAILS SHALL BE INSTALLED ON ANY EXTERIOR PORCH OR STAIR AT OR ABOVE 3 RISERS.

3.12 TOP COURSES OF C.M.U. FOUNDATION WALLS SHALL BE FILLED OR SOLID INCLUDING THE COURSES UNDER ANY STEEL BEAM.

3.13 GARAGE SLABS SHALL BE NOMINAL 4" CONCRETE OVER 4" OF WASHED GRAVEL ON COMPACTED OR UNDISTURBED EARTH LOCATED A MINIMUM OF 4" FROM ADJACENT DOOR SILL HEIGHT.

3.14 ALL WOOD FRAMING MEMBERS WHICH REST ON EXTERIOR FOUNDATION WALLS SHALL BE 8" ABOVE FINISH GRADE AND P.T.

3.15 BUILDING FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 1,500 PSF. ADDITIONAL ENGINEERING IS REQUIRED IF SOIL BEARING CAPACITY IS LESS THAN 1,500 PSF.

4.0 MASONRY

4.01 THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FILL MEASURED FROM THE TOP OF THE LOWER LEVEL FLOOR SLAB TO OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING

TYPE OF WALL	HEIGHT OF FILL
8"CMU	4'-0"
12" CMU	6'-0"
8" POURED CONCRETE	6'-0"

NOTE: SEE IRC R404 FOR ADDITIONAL INFORMATION

4.02 PARGING - NOT LESS THAN 3/8" PORTLAND CEMENT PARGING FROM FOOTING TO FINISH GRADE. PARGING SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE BELOW GRADE.

4.03 LINTELS FOR MASONRY WALLS SEE SECTION 5.0 METALS.

4.04 MASONRY VENEER CONSTRUCTION - TO HAVE VERTICAL TIES AT 16" O.C. AND HORIZONTAL TIES AT 32" O.C. FLASH AT BASE AND PROVIDE WEEP HOLES AT 24" O.C. BRICK SIZE SHALL BE MODULAR 2 1/4" BY 3 5/8" BY 7 5/8" UNLESS OTHERWISE SPECIFIED. MINIMUM OF 1" AIR SPACE SHALL BE MAINTAINED BETWEEN THE FACE BRICK OF VENEER AND FRAME WALL CONSTRUCTION.

4.05 USE TYPE S MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.

4.06 USE TYPE N MORTAR FOR EXTERIOR ABOVE-GRADE LOAD BEARING AND NON-LOAD BEARING WALLS.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 4'-0" O.C. INTERVALS AND PLACED 12" FROM THE END OF EACH SECTION WITH MINIMUM TWO ANCHOR BOLTS PER SECTION OF WALL. ANCHOR BOLT SHALL BE MINIMUM 1/2" DIAMETER AND SHALL BE EMBEDDED IN FOUNDATION IN DEPTH MINIMUM 8" OF POURED IN PLACE CONCRETE AND NOT LESS THAN 15" IN GROUTED UNIT MASONRY. ANCHOR BOLT CAN BE SUBSTITUTED WITH METAL STRAP PER MANUFACTURERS SPECIFICATION. ALL BEARING PLATES SHALL BEAR ON MINIMUM 8" DEEP SOLID MASONRY.

5.02 ALL METAL ANCHORS, FASTENERS, JOIST HANGERS, ETC. TO BE GALVANIZED. ALL STRUCTURAL STEEL TO CONFORM TO ASTM 36. PIPE TO BE A53. TUBE TO BE A500 OR A501. DETAILING TO BE IN ACCORDANCE WITH AISC STRUCTURAL STEEL DETAILING MANUAL.

5.03 VENEER TIES SHALL BE 22 GAUGE GALVANIZED, CORRUGATED 7/8 WD METAL.

5.04 STEEL LINTELS - FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY WALLS PROVIDE ONE STEEL ANGLE FOR EACH 4 INCHES OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM 6" BEARING AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2" UNLESS OTHERWISE SHOWN.

LINTEL SHEDULE (UNLESS OTHERWISE NOTED ON PLANS)

STEEL ANGLE	OPENING SIZE
L-1 3 1/2"x3 1/2"x1/4"	UP TO 3'-0"
L-2 4"x3 1/2"x5/16"	3'-0" TO 5'-0"
L-3 5"x3 1/2"x3/8"	5'-0" TO 7'-0"
L-4 6"x4"x5/8"	7'-0" TO 9'-0"

5.05 NAILING SCHEDULE PER MANUFACTURER'S RECOMMENDED STANDARDS, BUT NOT LESS THAN REQUIRED BY CODE.

5.06 HOLES SHALL NOT BE CUT THROUGH BEAMS UNLESS INDICATED OR APPROVED BY ENGINEER

6.0 CARPENTRY AND WALL CONSTRUCTION

6.01 ALL WOOD AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES WITH MODIFICATIONS AS SPECIFIED WITHIN: A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (STANDARD MANUAL) B. NATIONAL FOREST PRODUCTS ASSOCIATION - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION C. SOUTHERN PINE INSPECTION BUREAU - STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER D. TRUSS PLATE INSTITUTE - DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI-1985) E. AMERICAN PLYWOOD ASSOCIATION - GUIDE TO PLYWOOD FOR FLOORS, PLYWOOD SHEATHING FOR WALLS AND ROOFS. F. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS.

6.02 ALL PARTITIONS SHALL BE 2 x 4 STUD CONSTRUCTION UNLESS OTHERWISE NOTED. BEARING WALLS SHALL HAVE STUD PLACEMENT 16" O.C. MAXIMUM ALIGNED UNDER FLOOR STRUCTURE MEMBERS V-1" NON-LOAD BEARING INTERIOR PARTITION SHALL BE 16" O.C. MAXIMUM.

6.0 CARPENTRY AND WALL CONSTRUCTION CONTINUED

6.03 ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" O.S.B. SHEATHING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CORNER BRACING AND INTERMEDIATE BRACING WILL BE REQUIRED AND CONFORM TO CODE.

6.04 ALL BASEMENT INTERIOR BEARING WALLS SHALL BE SHEATHED WITH A MINIMUM OF 1/2" GYPSUM BOARD ON ONE SIDE. REFER TO WALL SECTION SHEET FOR STRUCTURAL INFORMATION. ALL WORK SHALL BE IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES. REQUIREMENTS AND REGULATIONS OF ALL GOVERNING AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS WORK.

6.05 ALL DIMENSIONS SHOWN ON PLANS ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE. NOMINAL DIMENSIONS OF LUMBER ARE SHOWN ON THE PLANS AS FOLLOWS:

NOMINAL DIMENSIONS	AS SHOWN
3	2 1/2
4	3 1/2
6	5 1/2
8	7 1/4
10	9 1/4
12	11 1/4

6.06 ALL BEARING PARTITIONS SHALL HAVE 2-2x4 TOP PLATE AND 1-2x4 BOTTOM PLATE WITH STUDS SPACED AT 16 INCHES ON CENTER. ALL NON-BEARING PARTITIONS SHALL HAVE 2-2x4 TOP PLATE AND 1-2x4 BOTTOM PLATE WITH STUDS SPACED AT 16 INCHES ON CENTER.

6.07 TOP OF ROUGH OPENING FOR WINDOWS SHALL BE 6' 11 1/4" ABOVE FINISHED FLOOR FOR ALL LEVELS, UNLESS NOTED OTHERWISE.

6.08 INTERIOR STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" WITH A MINIMUM OF 6'-8" HEADROOM. HANDRAILS SHALL HAVE A MINIMUM HEIGHT OF 30" AND A MAXIMUM HEIGHT OF 34" MEASURED VERTICALLY ABOVE THE NOSE OF THE TREAD. HANDRAILS SHALL HAVE A MAXIMUM 3 1/2" PROJECTION INTO THE STAIR. MAXIMUM RISER HEIGHT IS 8 1/4" AND A MINIMUM TREAD DEPTH IS 9". THE MINIMUM WIDTH OF WINDERS WHERE REQUIRED IN STAIR UNITS SHALL BE 6" WITH A MINIMUM DEPTH OF 9" AT A POINT NOT MORE THAN 12" FROM THE NARROWEST SIDE. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 24" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAIL SYSTEMS, SHALL BE BUILT WITH A 4" MAXIMUM SPACING BETWEEN VERTICAL MEMBERS AND SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY POINT.

6.09 SMOKE DETECTORS SHALL BE LOCATED IN EACH STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS AND ALSO IN THE IMMEDIATE VICINITY OF BEDROOMS. EACH SMOKE DETECTOR SHALL OPERATE ON AN ALTERNATING CURRENT PRIMARY SOURCE OF ELECTRIC POWER WITH BATTERY BACK UP. THE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT THE ACTUATION OF THE ALARM WILL ACTUATE ALL OF THE ALARMS WITHIN THE DWELLING UNIT.

6.10 FIREPLACE CHIMNEY TO BE MINIMUM 2'-0" ABOVE NEAREST 10'-0" PORTION OF ROOF. FACTORY BUILT FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S PRINTED INSTRUCTIONS AND IN ACCORDANCE WITH NFPA 211 AND U.L.

6.11 UNFINISHED BASEMENTS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-9 1/2" MEASURED TO THE UNDERSIDE OF THE FLOOR JOISTS. THE MINIMUM HEIGHT BELOW BASEMENT BEAMS AND DUCTS SHALL BE 6'-10".

6.12 NATURAL LIGHT AND VENTILATION MINIMUM REQUIREMENTS: BASEMENT LIGHT/VENT AREA = 2%/1% FLOOR AREA LIGHT AREA PER ROOM = 8% FLOOR AREA VENTILATION AREA PER ROOM = 4% FLOOR AREA.

6.13 FIRESTOPPING SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS AND DROPPED CEILINGS. FIRESTOPPING SHALL ALSO BE PROVIDED IN CONCEALED SPACES BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

6.14 SHELVING - ALL SHELVING SHALL BE 5/8" FILLED FLAKEBOARD WITH TAPERED FRONT EDGE, STRAP AND METAL BRACKETS, 42" O.C. MAXIMUM.

6.15 PLYWOOD - ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THAT TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY.

6.16 JOISTS AND GIRDERS - SEE FRAMING PLANS FOR SIZE AND SPACING ALL SHALL HAVE 1150# BENDING STRESS, 1,400,000# MODULUS OF ELASTICITY AND MAXIMUM 19% MOISTURE CONTENT UNLESS NOTED OTHERWISE.

6.17 DESIGN, FABRICATION AND INSTALLATION OF TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE - TPI-2002. BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE, INC. PUBLICATION: BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS: BCSI. AN ACCESS DOOR OF NOT LESS THAN 21" BY 30" NET FREE CLEAR OPENING OR ATTIC STAIRWAY OF EQUAL OR GREATER DIMENSION SHALL BE INSTALLED FOR ACCESS TO ALL ATTIC SPACES HAVING A CLEAR HEIGHT OVER 30". ATTIC SPACES CREATED BY KNEE WALLS LESS THAN 5' IN HEIGHT CONCEALING AREAS NOT LOCATED OVER THE MAIN STRUCTURE ARE NOT REQUIRED TO HAVE ACCESS.

6.18 ALL TRUSSES ARE STAMPED AND CERTIFIED BY A REGISTERED ENGINEER AND MEET TPI MANUFACTURER MINIMUM REQUIREMENTS. HEADERS SHALL BE PROVIDED OVER EACH OPENING IN EXTERIOR BEARING WALLS. HEADERS MAY BE OF TWO PIECES OF NOMINAL 2" FRAMING LUMBER OF EQUIVALENT SIZE. A WALL STUD SHALL BE AT EACH SIDE OF THE OPENINGS OF 3' OR LESS WIDE. EACH END OF THE HEADER SHALL REST ON A SINGLE HEADER STUD OR MAY BE SUPPORTED BY FRAMING ANCHORS ATTACHED TO THE WALL STUD. FOR OPENINGS MORE THAN 3' BUT NOT MORE THAN 6' WIDE, EACH END OF THE HEADER SHALL REST ON A SINGLE HEADER STUD. FOR OPENINGS MORE THAN 6' WIDE EACH END OF THE HEADER SHALL REST ON TWO HEADER STUDS.

6.19 MINIMUM WOOD HEADER SIZES FOR OPENINGS ARE:

OPENING	1 STORY ABOVE	2 STORIES ABOVE
3'	2-2x6'S	2-2x8'S
4'	2-2x8'S	2-2x10'S
5'	2-2x10'S	2-2x12'S
6'	3 1/2"x7 1/4" PLS/LVL	3 1/2"x9 1/4" PSL/LVL
7'	3 1/2"x9 1/4" PSL/LVL	3 1/2"x11 1/4" PSL/LVL
8'	3 1/2"x11 1/4" PSL/LVL	3 1/2"x11 1/4" PSL/LVL
9'	3 1/2"x11 1/4" PSL/LVL	N/A

6.20 INTERGRAL GARAGE/DWELLING SEPERATION:
WALLS - UL DESIGN U305 W/ 1 3/4" SOLID CORE DOOR
CEILINGS - 5/8" TYPE 'X' GYPSUM DRYWALL

6.21 SILL PLATE TREATED TO MEET AMERICAN WOOD PRESERVERS INSTITUTE STANDARD LP-2 OR LP-4 WHERE INCIDATED ON PLANS.

6.22 ALL EXPOSED EXTERIOR LUMBER, LUMBER IN CONTACT WITH MASONRY, OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH INDUSTRY STANDARDS. PROVIDE FIRE RETARDANT SHEATHING AND LUMBER WHERE INDICATED ON DRAWINGS.

6.23 MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL BE 19%.

6.24 STRENGTH OF FRAMING MATERIAL - ALL FRAMING LUMBER SHALL BE HEM FIR, GRADE 2 OR BETTER HAVING THE FOLLOWING MINIMUM PROPERTIES:
A. BENDING STRESS "FB" = 1000 PSI FOR SINGLE MEMBER USE
BENDING STRESS "FB" = 1500 PSI FOR REPETITIVE MEMBER USE
HORIZONTAL SHEAR "FV" = 75 PSI
COMPRESSION PERPENDICULAR TO GRAIN "FC" = 405 PSI
COMPRESSION PARALLEL TO GRAIN "FCLL" = 875 PSI
MODULUS OF ELASTICITY "E" = 1,400,000 PSI
B. ALL STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE GRADE 2 OR BETTER HAVING THE FOLLOWING MINIMUM PROPERTIES:
BENDING STRESS "FB" = 1200 PSI FOR SINGLE MEMBER USE
BENDING STRESS "FB" = 1400 PSI FOR REPETITIVE MEMEBER USE
HORIZONTAL SHEAR "FV" = 90 PSI
COMPRESSION PERPENDICULAR TO GRAIN "FC" = 565 PSI
COMPRESSION PARALLEL TO GRAIN "FCLL" = 1000 PSI
MODULUS OF ELASTICITY "E" = 1,600,000 PSI
C. PLYWOOD LAMINATED (MICROLAM) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
SHALL BE 1-3/4" WIDE
BENDING STRESS "FB" = 2700 PSI
HORIZONTAL SHEAR "FV" = 250 PSI
MODULUS OF ELASTICITY "E" = 2,000,000 PSI
TENSION PARALLEL TO GRAIN = 1850 PSI
COMPRESSION PERPENDICULAR TO GRAIN = 550 PSI
COMPRESSION PARALLEL TO GRAIN 2700 PSI

D. PREFABRICATED STRUCTURAL TIMBER BEAMS SHALL CONFORM TO ONE OF THE FOLLOWING SPECIFICATIONS:
-MICROLAM (ML) - NRB-126
-PARALLAM (PL) - NER-296
-ASI - BOCA 82-47,
SBCCI-8302
KBO-4035
-GNI - BOCA 85-5
SBCCI-8525
HUD SEB-1091

E. CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING: OR PER MANUFACTURER'S SPECIFICATIONS.
-NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER.
-THE TENSION SIDE OF BEAMS, JOISTS AND RAFTER OR FOUR INCHES OR GREATER NOMIAL THICHNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
-HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOISTS.

6.0 CARPENTRY AND WALL CONSTRUCTION CONTINUED

F. PREFABRICATED TIMBER SHALL BE INSTALLED AND BRACED PER MANUFACTURER'S RECOMMENDATION. TIMBER MEMBER SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE MANUFACTURER.
G. WHERE DOUBLE MEMBERS ARE INDICATED ON THE DRAWINGS, MECHANICALLY FASTEN BOTH MEMBERS IN A MANNER SUCH THAT BOTH MEMBERS SHARE THE SUPERIMPOSED LOADS, INCLUDING LOADS FROM HEADERS.

6.25 WOOD FLOOR AND ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED BY THE TRUSS MANUFACTURER AND SHALL COMPLY WOTH THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS. SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A P.E. TO THE JURISDICTIONAL PLAN REVIEWER AS REQUIRED BY GOVERNMENT AUTHORITY.

6.26 WOOD JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2" WOOD. FLOOR TRUSSES TO HAVE MINIMUM BEARING AS PER MANUFACTURER'S RECOMMENDATIONS.

6.27 PREFAB JOISTS AND BEAM HANGERS SHALL BE SIZED AND ATTACHED PER MANUFACTURER'S RECOMMENDATIONS. HOLES THROUGH WOOD I'S SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS. NO CUTS OR HOLES ARE ALLOWED THROUGH TOP OR BOTTOM CHORD.

6.28 SUBFLOOR TO BE 3/4" T AND G OSB STANDARD UNLESS OTHERWISE NOTED. ROOF DECK TO BE 1/2" OSB WITH EXTERIOR GLUE UNLESS NOTED OTHERWISE. DIRECT BEARING AT ALL EDGES, GLUED AND NAILED. ALL END JOINTS SHALL BE STAGGERED. THE LONG SIDE OF THE OSB SHALL BE LAID AT RIGHT ANGLES TO THE JOIST AND TRUSSES AND PARALLEL TO THE STUDS. USE METAL CLIPS WITH 1/2" ROOF SHEATHING, AS REQUIRED.

6.29 ALL WOOD BLOCK, NAILERS, ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENEERS OR 3/8" DIAMETER BOLTS UNLESS NOTED OTHERWISE. FASTENERS SHALL BE SPACED AT 24" MAXIMUM O.C. AND SHALL BE STAGGERED. FASTENERS SHALL HAVE A MINIMUM CAPACITY OF 100 POUNDS IN SHEAR AND PULLOUT UNLESS NOTED OTHERWISE. PROVIDE DRAFTSTOPPING IN THE FLOOR TO SUBDIVIDE THE OPEN SPACE IN AREAS NOT EXCEEDING 500 SQ.FT. (ALL MECHANICAL CHASES, PLUMBING PIPES, WIRE HOLES OR ANY VOIDS BETWEEN FLOORS TO BE DRAFTSTOPPED).

7.0 THERMAL AND MOISTURE PROTECTION

7.01 THE STRUCTURE SHALL BE EQUIPPED WITH A CONTROLLED METHOD OF WATER DISPOSAL THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5' FROM THE FOUNDATION IN THE FORM OF 5" ALUMINUM SEAMLESS GUTTERING WITH 3" BY 5" DOWNSPOUTS SPILLING ONTO CONRETE SPLASH BLOCKS.

7.02 ALUMINUM FLASHING SHALL CONFORM TO ASTM A-525, DESIGNATION G-90 HOT-DIP GALVANIZED, MILL PHOSPHATIZED. FLASHING SHALL BE INSTALLED AT ALL ROOF TO WALL CONDITIONS INCLUDING BUT NOT LIMITED TO PORCHES, DORMERS, AND FIREPLACE CHIMNEY CHASES. FLASHING SHALL ALSO BE INSTALLED AT PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, ALL EXTERIOR OPENINGS INCLUDING DOORS AND WINDOWS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATERTIGHT/ WEATHERPROOF PERFORMANCE.

7.03 OPEN VALLEYS SHALL BE FLASHED WITH MIN. NO. 28 GAUGE GALVANIZED CORROSION-RESISTANT SHEET METAL AND SHALL EXTEND MIN. 8" FROM CENTER LINE - EACH WAY. CLOSED VALLEY FLASHING SHALL BE 2 LAYERS 90# MINERAL SURFACED CAP SHEET WITH BOTTOM LAYER MINIMUM 12" WIDE AND TOP LAYER 24" WIDE, CEMENTED TOGETHER. CLOSED VALLEYS MAY ALSO BE OF 36" WIDE FOIL ROOFING MATERIAL NOT LESS THAN NO.50 IN VALLEY OVER THE UNDERLAYMENT.

7.04 PROVIDE NON-CORROSIVE ALUMINUM DRIP EDGE FLASHING AT ROOF EDGE. COMPOSITION SHINGLES SHALL BE APPLIED TO ROOF DECK SURFACE PREPARED WITH 15# ASPHALT FELT AND SHALL BE FASTENED ACCORDING TO MANUFACTURER'S PRINTED INSTRUCTIONS BUT NOT LESS THAN FOUR NAILS PER EACH STRIP SHINGLE MORE THAN 36" WIDE, AND TWO NAILS PER EACH INDIVIDUAL SHINGLE LESS THAN 20" WIDE. COMPOSITION SHINGLES SHALL NOT BE USED FOR ANY ROOF PITCH LESS THAN 4/12.

7.05 WALLS ADJACENT TO UNFINISHED SPACE (LOWER LEVEL) SHALL HAVE R-11 BATT INSULATION WITH NO VAPOR BARRIER.

7.06 ROUGH CARPENTRY CONTRACTORS SHALL INSTALL FIBERGLASS SILL SEALER BETWEEN ALL SILL PLATES AND TOP OF FOUNDATION WALLS.

7.07 ALL SHEATHING PENETRATIONS DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

7.08 PROVIDE SOFFIT VENTS AND RIDGE VENTS OR GABLE END VENTS SHOWN ON DRAWINGS. ATTIC VENTILATION SHALL BE PROVIDED ALLOWING A NET FREE VENTILATING AREA OF THE SPACE NOT LESS THAN 1 TO 300 GIVEN THAT 50% OF ALL OUTLET VENTILATORS SHALL BE PLACED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED WITH THE REMAINDER OR INLET VENTILATION. CATHEDRAL CEILING APPLICATIONS SHALL MAINTAIN A 1" AIRSPACE MINIMUM CLEARANCE BETWEEN THE UNDERSIDE OF THE ROOF DECK AND THE INSULATION FOR CROSS VENTILATION. PROVIDE AND INSTALL FIBERGLASS BLOWN LOOSE FILL INSULATION TO A DEPTH SUFFICIENT TO ACHIEVE AN INSULATION ONLY VALUE THROUGH THE CAVITY OF R-30. PROVIDE AND INSTALL 3 1/2" THICK GLASS FIBER BATT INSULATION COVERED WITH A VAPOR RETARDER OF NOT LESS THAN 4 MIL POLYETHYLENE STAPLED TO STUDS WITH AND INSULATION ONLY VALUE OF R-13 SO AS TO ACHIEVE A TOTAL R VALUE FOR THE THROUGH CAVITY SECTION OF NOT LESS THAN R-16 IN ALL EXTERIOR WALLS OF ALL ENCLOSED HEATED OR COOLED SPACES AS SHOWN ON THE DRAWINGS.

7.09 VAPOR BARRIERS TO FACE CONDITIONED SIDE OF SPACE. A HEAT/LOSS GAIN CALCULATION ALONG WITH A BTU CALCULATION SHALL BE SUPPLIED WHEN ANY ONE ASSEMBLY DOES NOT MEET THE REQUIRED THERMAL VALUE. THE COMPONENTS OF THE REMAINING COMPLAINT ASSEMBLIES MAY BE INCREASED SO AS TO BRING THE ENTIRE COMBINATION OF ASSEMBLIES INTO COMPLIANCE. PROVIDE AND INSTALL BATT INSULATION AT WINDOW/DOOR SHIM LOCATIONS AND SEAL ALL WINDOWS AND DOORS WITH A NON-HARDENING SEALANT SO AS TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND AIR PASSAGE. INSULATION SHALL BE FIT TIGHT WITHIN SPACES AND TIGHT TO AND BEHIND MECHANICAL AND ELECTRICAL SERVICES WITHIN THE PLANE OF INSULATION. LEAVE NO GAPS OR VOIDS. EXTERIOR JOINT IN THE BUILDING ENVELOPE INCLUDING BUT NOT LIMITED TO WINDOWS, BETWEEN WALLS, AND ROOF/CEILINGS, OPENINGS OF UTILITY PENETRATIONS, AND ALL OTHER SUCH OPENINGS SHALL BE CAULKED, GASKETED, OR WEATHERSTRIPPED.

7.10 INSULATE EXTERIOR WALLS BETWEEN ALL FLOOR JOIST/TRUSSES WITH R-15 BATT INSULATION FOR 2x4 WALL CONSTRUCTION AND R-19 BATT INSULATION FOR 2x6 WALL CONSTRUCTION.

8.0 DOORS AND WINDOWS

8.01 WINDOWS AND DOORS SHALL BE INSTALLED AS DRAWN ACCORDING TO THE SPECIFICATIONS OF THE ENGINEER. ALL UNITS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE SIZED AS INDICATED BY THE MANUFACTURER.

8.02 EXTERIOR ENTRANCE DOORS 1-3/4" SOLID WOOD CORE OR HOLLOW METAL 20 GAUGE, FILLED WITH SOLID SLAB POLYSTYRENE, HINGES FOR DOORS UP TO 7'-2" IN HEIGHT AND 2" PAIR FOR DOORS TO 8'-0" IN HEIGHT. FRAMES TO BE MINIMUM 16 GAUGE GALVANIZED STEEL SEE DRAWINGS FOR RAISED PANEL DESIGN. PROVIDE COMPLETE WEATHER STRIPPING AND METAL THRESHOLD.

8.03 GARAGE TO UNIT DOORS TO BE METAL OR SOLID WOOD CORE 1-3/4".

8.04 FOR DOOR AND WINDOW SIZES REFER TO SCHEDULE OR PLANS.

8.05 GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS ENTRY DOORS AND SIDELIGHT, SLIDING GLASS DOORS, SHOWER DOORS, TUB ENCLOSURES AND STORM DOORS SHALL BE FULLY TEMPERED IN ACCORDANCE WITH THE BOCA CODE. FIXED PANELS WITH AREA IN EXCESS OF 9 SQ.FT. WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING UNLESS A HORIZONTAL MEMBER NOT LESS THAN 1 1/2" WIDTH LOCATED BETWEEN 24" AND 36" ABOVE THE WALKING SURFACE SHALL BE FULLY TEMPERED.

8.06 ALL SLIDING/SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR SHALL BE FULLY WEATHERSTRIPPED, CAULKED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.

8.07 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR FOR EMERGENCY EGRESS OR RESCUE. EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISHED FLOOR AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. WITH A MINIMUM CLEAR HEIGHT OF 24" AND MINIMUM CLEAR OPENING WIDTH OF 20". GRADE FLOOR WINDOWS MAY HAVE A MINIMUM CLEAR OPENING OF 5 SQ.FT.

8.08 ALL OPERABLE WINDOWS SHALL HAVE NONCORROSIVE SCREENS AND SASH LOCKS.

9.0 FINISHES

9.01 GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH U.S. GYPSUM RECOMMENDATIONS AND SHALL MEET THE REQUIREMENTS OF IRC 2003 AND OTHER APPLICABLE CODES. TYPICAL INTERIOR PARTITIONS TO HAVE 1/2" TAPERED EDGE TAPED AND FINISHED. PROVIDE 5/8" TYPE X FIRE-RATED GYPSUM BOARD AT WALLS & CEILING WHERE CALLED FOR ON THE DRAWINGS.

9.02 GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.

9.03 ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON FRAMING MEMBERS EXCEPT THOSE EDGES PERPENDICULAR TO FRAMING MEMBERS.

9.04 INSTALL MOISTURE RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND WHERE MOISTURE CONDITIONS EXIST.

9.05 CERAMIC TILE SHALL BE 4 1/4" x 4 1/4" GLAZED TILE, THINSET APPLICATION ON WATER RESISTANT DRYWALL. PROVIDE BASE AND MISCELLANEOUS TRIM. PROVIDE MARBLE THRESHOLD FOR TRANSITION BETWEEN CERAMIC FLOOR TILE AND OTHER FLOOR FINISHES. FLOOR TILE SHALL BE NON-SLIP.

9.06 RESILIENT FLOORING - SHALL BE SHEET VINYL OR VINYL COMPOSTION TILES INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

9.07 PROVIDE SUITABLE FLOOR UNDERLAYMENT FOR ALL CERAMIC AND RESILIENT FLOORING.

9.08 APPLICATION OF PAINT AND OTHER COATINGS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. READY - MIXED PAINT SHALL NOT BE THINNED. ALL INTERIOR AND EXTERIOR SURFACES SHALL RECEIVE THE PAINTER'S FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES. TOP AND BOTTOM OF ALL DOORS SHALL BE SEALED AND PAINTED. ALL SURFACES TO BE FINISHED OR PAINTED SHALL BE FREE OF FOREIGN MATERIAL SUCH AS DIRT, GREASE, ASPHALT, RUST, ETC. APPLICATION OF PAINT AND STAIN SHALL BE IN A WORKMAN LIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER. APPLICATION MAY BE BY BRUSH, ROLLER, OR SPRAY. PAINT SHALL BE PER THE ENGINEERS COLOR SCHEDULE AND SPECIFICATIONS.

9.09 PAINT INTERIOR
CEILINGS - LATEX FLAT, 2 COATS OVER 1 PRIME COAT
WALLS - LATEX FLAT, 2 COATS OVER 1 PRIME COAT
TRIM - LATEX SEMI-GLOSS, 2 COATS OVER 1 PRIME COAT
KITCHENS AND BATH ROOMS
CEILING - LATEX SEMI-GLOSS, 2 COATS OVER 1 PRIME COAT
WALLS - LATEX SEMI-GLOSS, 2 COATS OVER 1 PRIME COAT

9.10 PAINT EXTERIOR
TRIM COAT PRIME (2) COAT FINISH. COLOR SELECTED BY THE ENGINEER.

10.0 MECHANICAL

10.01 ALL PIPES, DUCTS, VENTS, WIRING, AND CHASES WHICH PENETRATE CEILINGS DIRECTLY BELOW TRUSSES OR ROOF ASSEMBLIES SHALL BE DRAFTSTOPPED.

10.02 ALL EXHAUST FANS SHALL VENT TO THE EXTERIOR.
KITCHEN RANGE EXHAUST: 100 CFM
BATHROOM & POWDER ROOM: 50 CFM

10.03 AIR HANDLER SHALL BE STANDARD, SIZE AND MODEL AS PER HEAT LOSS/HEAT GAIN CALCULATIONS.

10.04 IF REQUIRED PER LOCAL CODE, DWELLING SHALL BE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D.

10.05 SANITARY: COLD AND HOT WATER: AND ALL OTHER PIPING SHALL CONFOM TO THE REQUIREMENTS, LOCAL AND STATE. PROVIDE OVERFLOW PANS AND DRAINS WITH WASHER AND/OR WATER HEATER WHEN LOCATED ABOVE A FINISHED SPACE. PROVIDE 1 1/2" CONDENSATE LINE FROM WATER HEATER AND AIR HANDLER UNDER SLAB TO SUMP PIT.

10.06 ALL DRYERS TO BE VENTED TO EXTERIOR SIDE ON ROOM OF HOUSE.

11.0 ELECTRICAL

11.01 THE INTENT OF THE ELECTRICAL PLAN IS TO INDICATE IN GENERAL, A DESCRIPTION OF THE ELECTRICAL SYSTEM FOR THE STRUCTURE. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, STATE CODES, AND LOCAL ORDINANCES. SUB-CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES. TERMINAL HOOKUP IS REQUIRED OF ALL FIXTURES, APPLIANCES, MOTORS, FANS, AND CONTROLS. ELECTRICAL SYSTEM LAYOUTS ARE GENERALLY DIAGRAMMATIC, LOCATION OF OUTLETS AND EQUIPMENT IS APPROXIMATE UNLESS OTHERWISE SPECIFIED. EXACT ROUTING OF WIRING AND LOCATIONS OF OUTLETS SHALL BE GOVEREND BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS. WIRING FOR EQUIPMENT REQUIRING MAINTENANCE SHALL BE READILY ACCESSIBLE. ALL ELECTRIC BREAKERS WITHIN THE PANEL BOX SHALL BE LABELED. ONE ELECTRIC METER BASE SHALL BE PROVIDED PER UNIT. ONE ELECTRIC PANEL BOX SHALL BE PROVIDED ACCORDING TO THE SIZING REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL SWITCHED OUTLETS TO BE HALF-HOT. GFI OUTLETS SHALL BE LOCATED AS SPECIFIED ON THE ELECTRICAL PLAN IN KITCHEN, BATHS, GARAGES AND EXTERIOR APPLICATIONS. ALL LIGHT FIXTURES EXPOSED TO WEATHER SHALL BE INSTALLED IN A WEATHERPROOF MANNER INSTALL LIGHT FIXTURES PER ENGINEER'S SCHEDULE.

11.02 SMOKE DETECTORS ARE REQUIRED AND SHALL BE INSTALLED INSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENT. ALL DETECTORS SHALL BE APPROVED AND LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER

ENGINEER: DESIGNS UNLIMITED, INC.
3919 EL CHAMIZAL
SAN ANTONIO, TX 78261
(540)212-8330

ISSUED 03-28-26
REVISED

OWNER: SCOTT & NATALIE KEITHLEY
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DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: SPECIFICATIONS

PROJ. NO.25.065

DATE: 03-28-26

SHEET NO. A2

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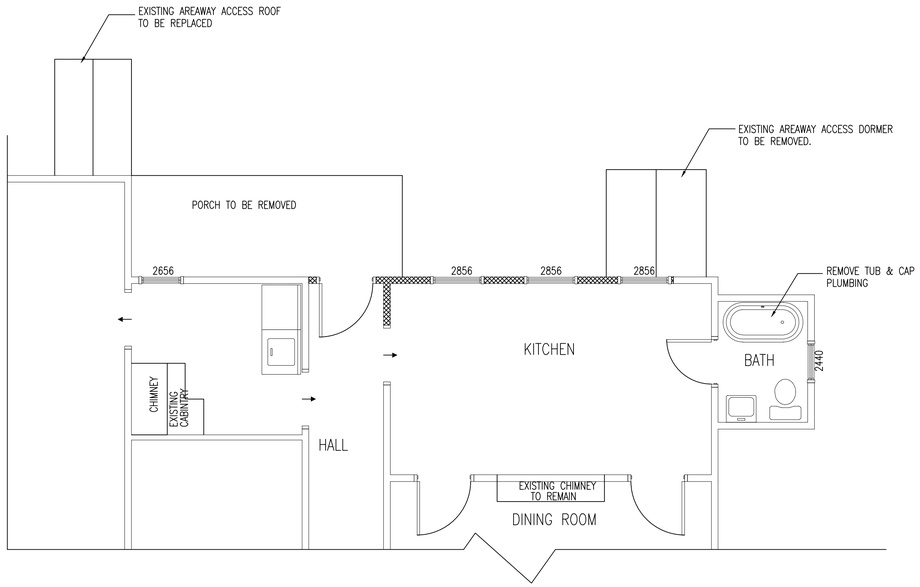
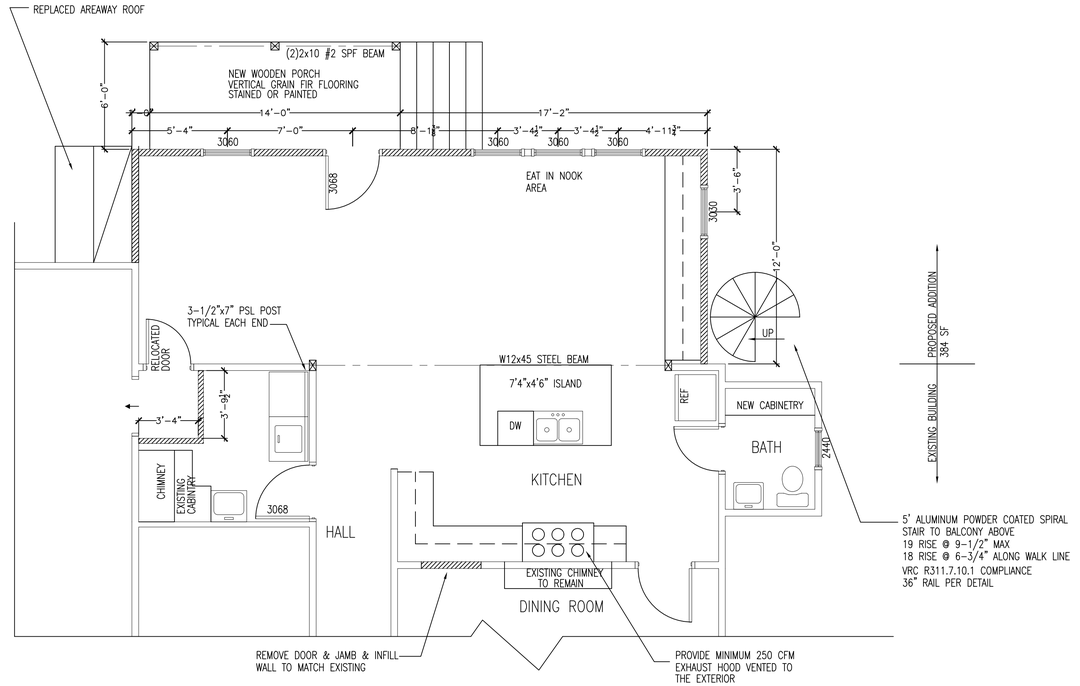


EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

PROPOSED WALL

GENERAL NOTES

* ALL INTERIOR WALLS ARE TO BE 2 X 4 #2 SPF @ 16" O.C. & DIMENSIONED TO FACE OF STUD U.N.O.
* ALL FIRST FLOOR HEIGHT APPROXIMATLEY 8' 10" AND TO MATCH EXISTING
* ALL BASEMENT HEIGHTS ARE APPROXIMATELY 7' 0" U.N.O.
* ALL 3' OPENING BEARING WALL HEADERS ARE 2 - 2X10 #2 SPF U.N.O.
* ALL 6' OPENING BEARING WALL HEADERS ARE 2 - 2X12 #2 SPF U.N.O.
* ALL FOUNDATION CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS U.N.O.
* FOUNDATION DESIGN BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 1,500 P.S.F.
* FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOILS.
* ALL FOOTINGS TO BE SET A MINIMUM OF 24" BELOW FINISHED GRADE.

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CHECKED BY: NK
DESIGN BY: CS

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: FIRST FLOOR PLAN

PROJ. NO.25.065

DATE: 03-28-26

SHEET NO. A3

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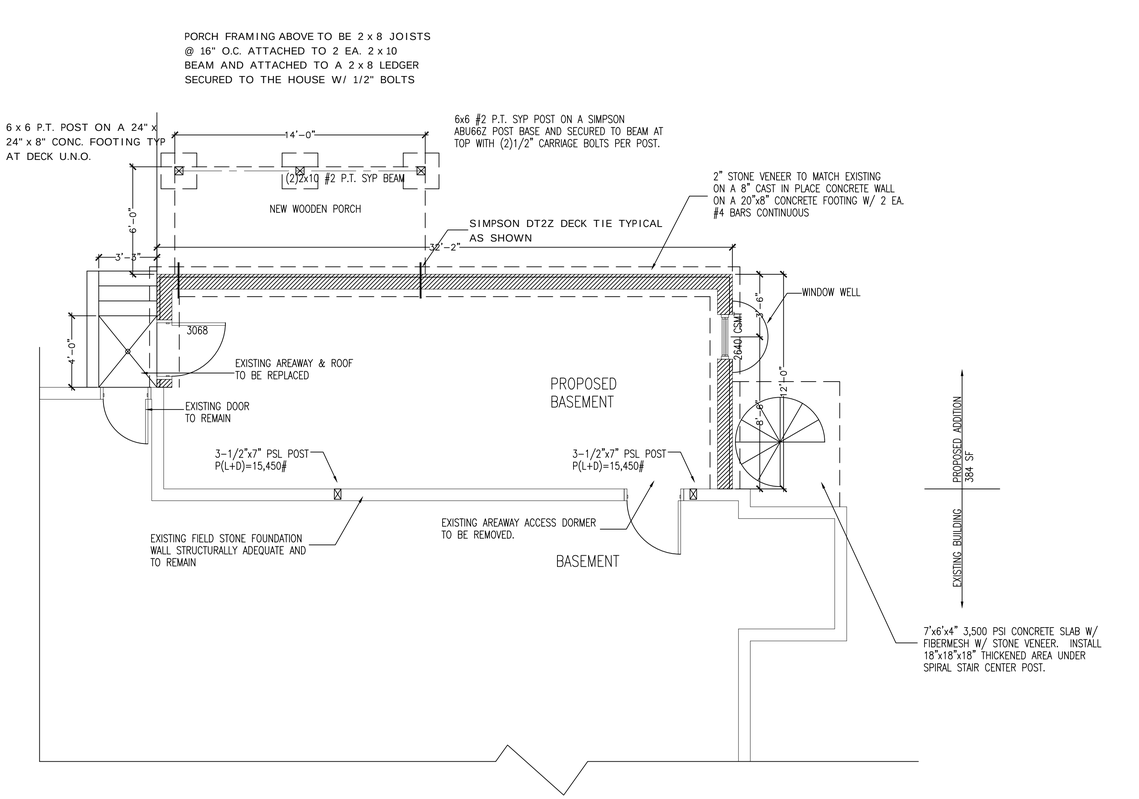
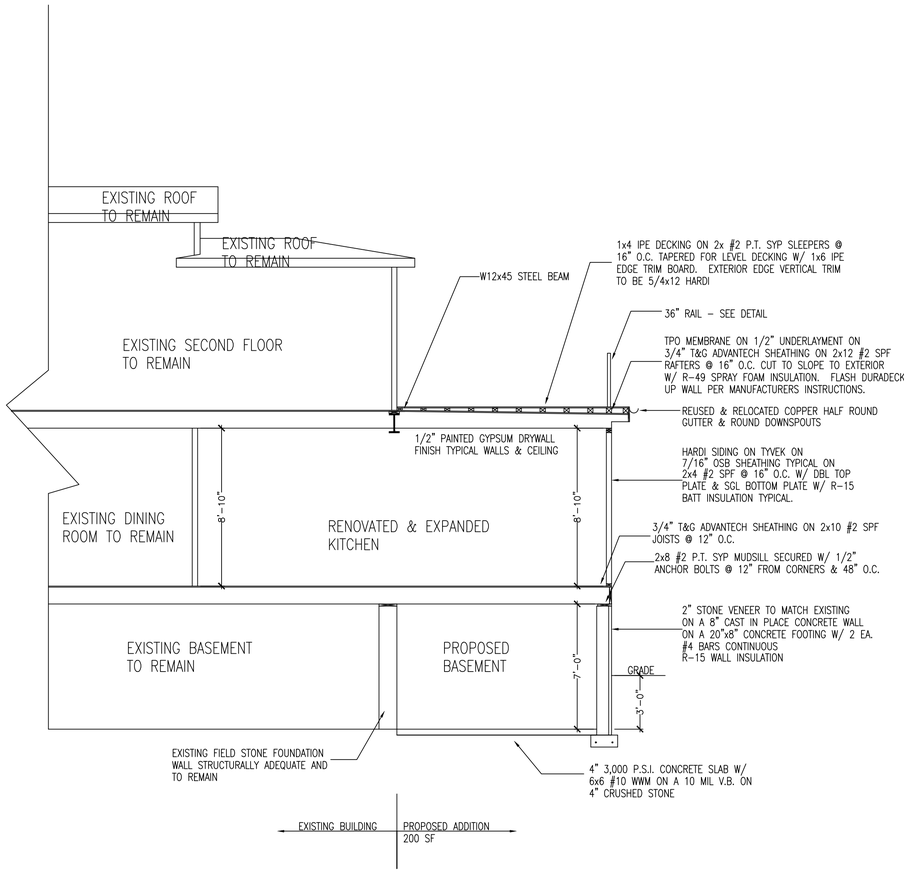


FOUNDATION PLAN

1/4" = 1'-0"

WALL LEGEND

EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED
PROPOSED WALL



BUILDING SECTION

1/4" = 1'-0"

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PROJECT TITLE: KEITHLEY ADDITION
DRAWING TITLE: FOUNDATION & SECTION

PROJ. NO.25.065
DATE: 03-28-26
SHEET NO. A4
4 OF 10

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
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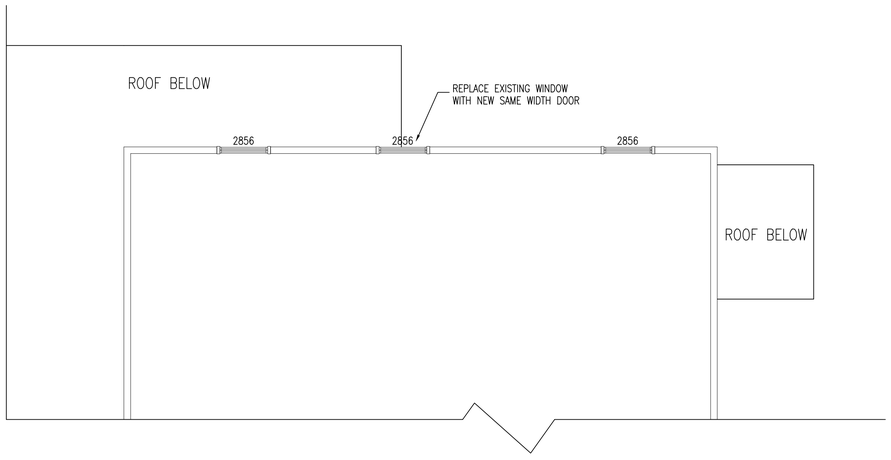
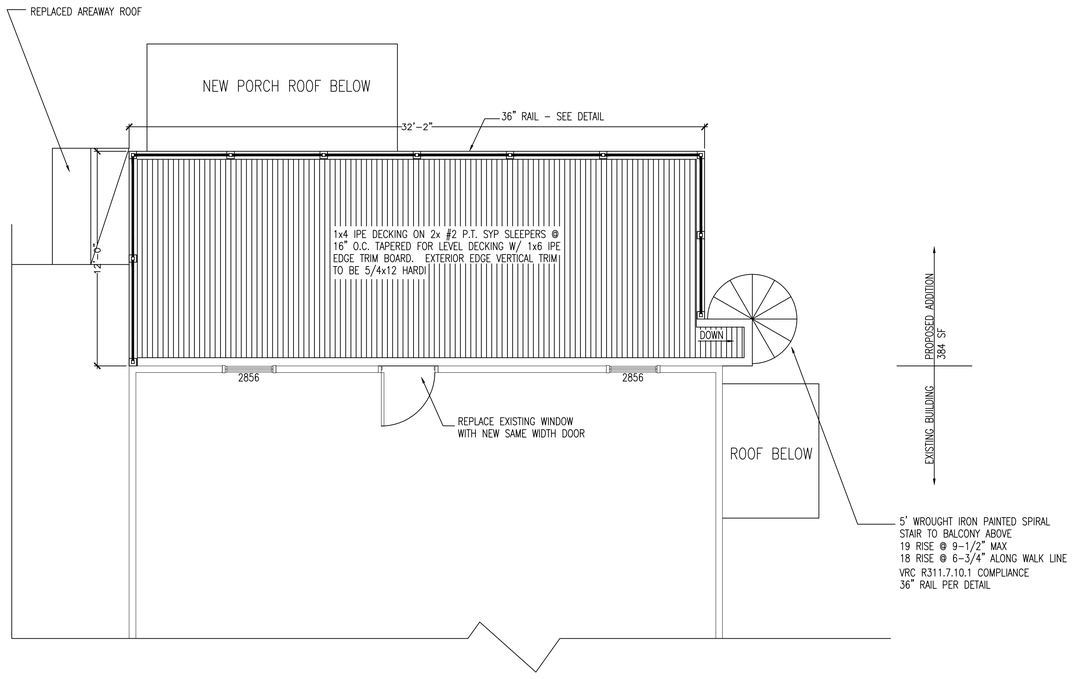
03-28-26
PROFESSIONAL ENGINEER



EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

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DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: SECOND FLOOR PLAN

PROJ. NO.25.065

DATE: 03-28-26

SHEET NO.
A5

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COMMONWEALTH OF VIRGINIA
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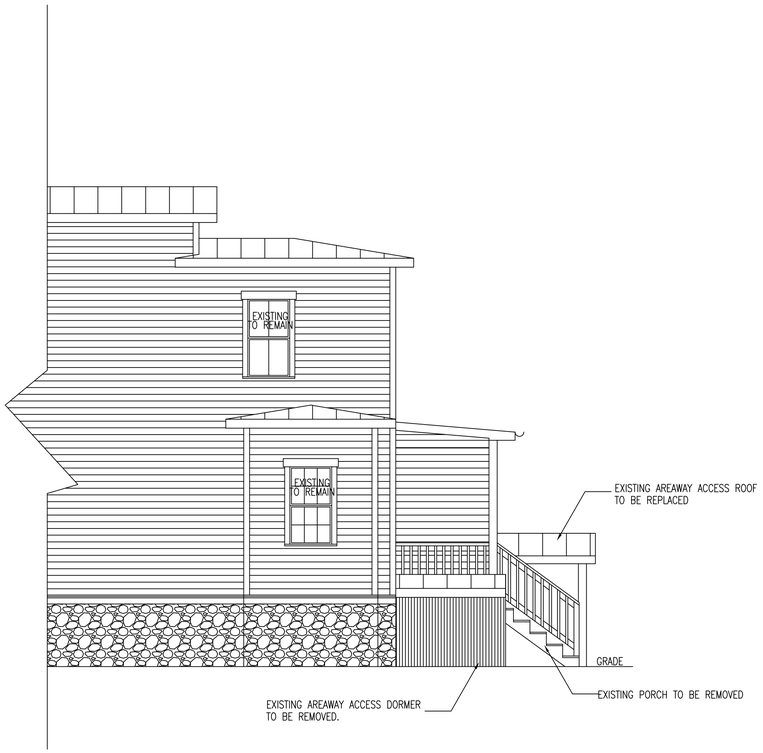
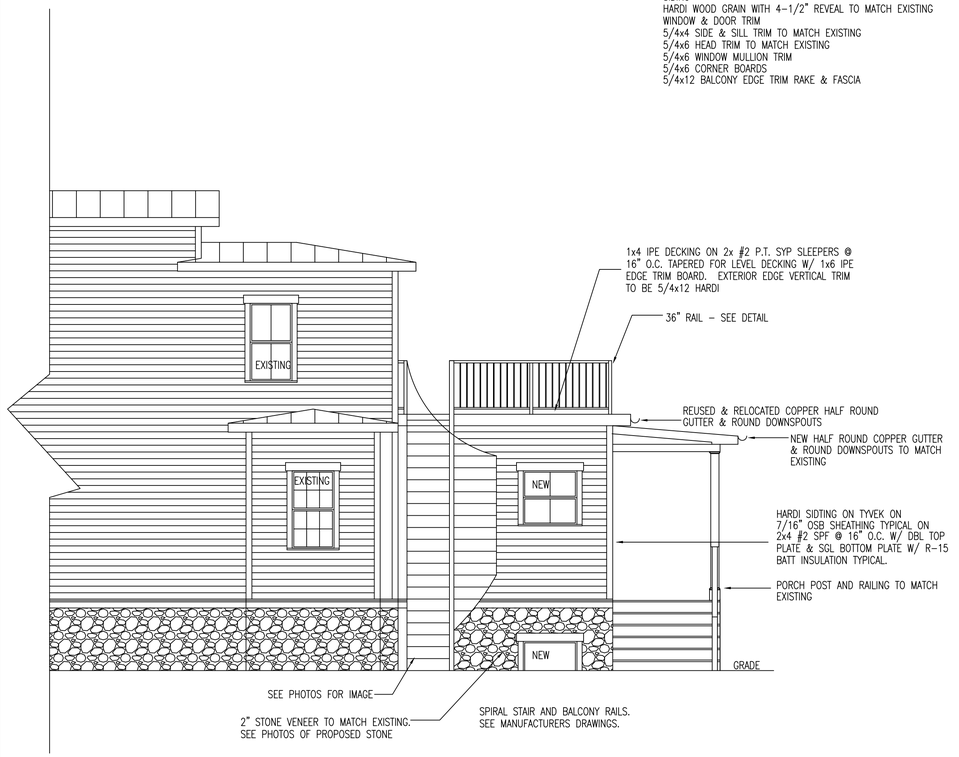
No. 026648
03-28-26
PROFESSIONAL ENGINEER



EXISTING NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR NOTES
SIDING
HARDI WOOD GRAIN WITH 4-1/2" REVEAL TO MATCH EXISTING
WINDOW & DOOR TRIM
5/4x4 SIDE & SILL TRIM TO MATCH EXISTING
5/4x6 HEAD TRIM TO MATCH EXISTING
5/4x6 WINDOW MULLION TRIM
5/4x6 CORNER BOARDS
5/4x12 BALCONY EDGE TRIM RAKE & FASCIA



EXISTING BUILDING | PROPOSED ADDITION 384 SF

5" WROUGHT IRON PAINTED SPIRAL STAIR TO BALCONY ABOVE
19 RISE @ 9-1/2" MAX
18 RISE @ 6-3/4" ALONG WALK LINE
VRC R311.7.10.1 COMPLIANCE
36" RAIL PER DETAIL
DIAMOND PLATE TREADS

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

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DRAWN BY: CS
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DESIGN BY: CS

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: NORTH ELEVATION

PROJ. NO.25.065

DATE: 03-28-26

SHEET NO. A6

6 OF 10

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER

EXISTING WEST ELEVATION

1/4" = 1'-0"

EXTERIOR NOTES
SIDING
HARDI WOOD GRAIN WITH 4-1/2" REVEAL TO MATCH EXISTING
WINDOW & DOOR TRIM
5/4x4 SIDE & SILL TRIM TO MATCH EXISTING
5/4x6 HEAD TRIM TO MATCH EXISTING
5/4x6 WINDOW MULLION TRIM
5/4x6 CORNER BOARDS
5/4x12 BALCONY EDGE TRIM RAKE & FASCIA

PROPOSED WEST ELEVATION

1/4" = 1'-0"

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DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: WEST ELEVATION

PROJ. NO.25.065

DATE: 03-28-26

SHEET NO. A7

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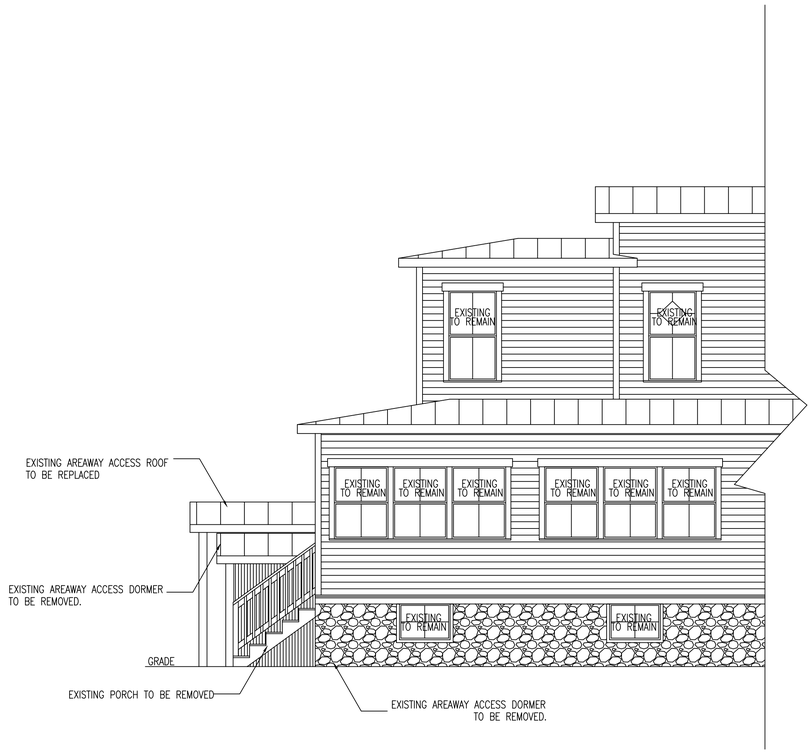
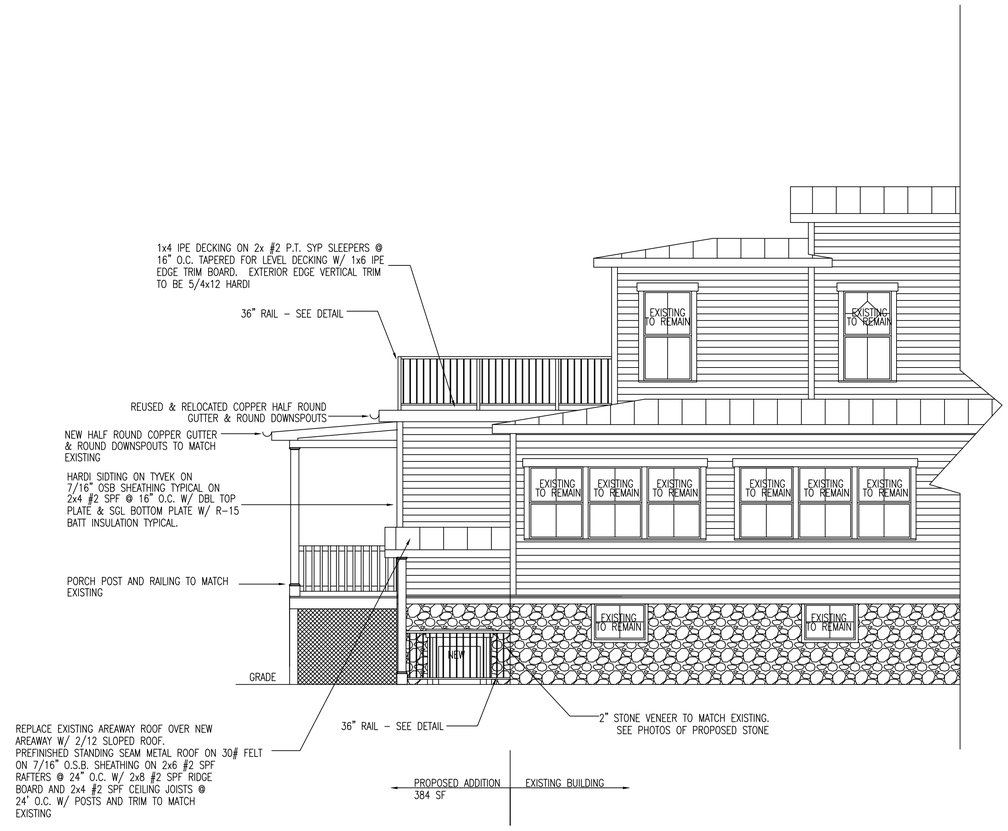
COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER



EXISTING SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR NOTES
SIDING
HARDI WOOD GRAIN WITH 4-1/2" REVEAL TO MATCH EXISTING
WINDOW & DOOR TRIM
5/4x4 SIDE & SILL TRIM TO MATCH EXISTING
5/4x6 HEAD TRIM TO MATCH EXISTING
5/4x6 WINDOW MULLION TRIM
5/4x6 CORNER BOARDS
5/4x12 BALCONY EDGE TRIM RAKE & FASCIA



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

ENGINEER: DESIGNS UNLIMITED, INC.
3919 EL CHAMIZAL
SAN ANTONIO, TX 78261
(540)212-8330

ISSUED 03-28-26
REVISED

OWNER: SCOTT & NATALIE KEITHLEY
86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: SOUTH ELEVATION

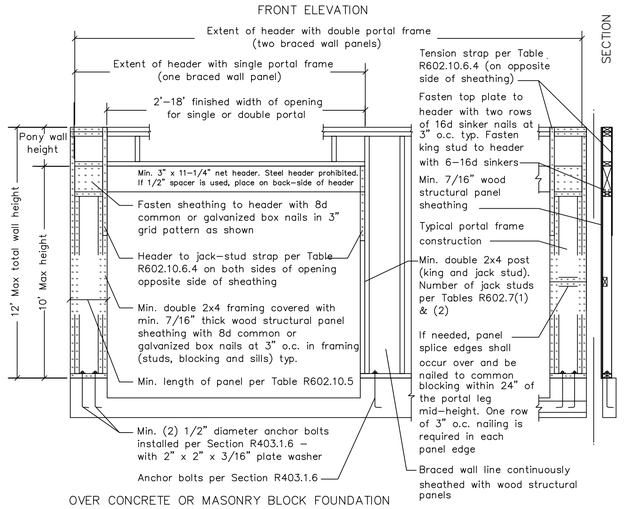
PROJ. NO.25.065

DATE: 03-28-26

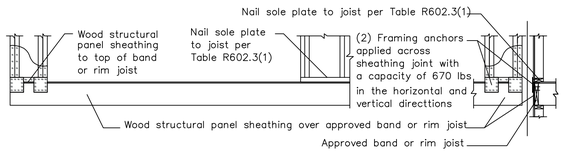
SHEET NO. A8

8 OF 10

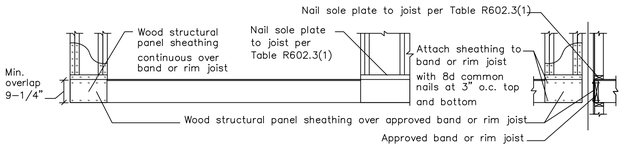
COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
03-28-26
PROFESSIONAL ENGINEER



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR – FRAMING ANCHOR OPTION
(When portal sheathing does not lap over band or rim joist)

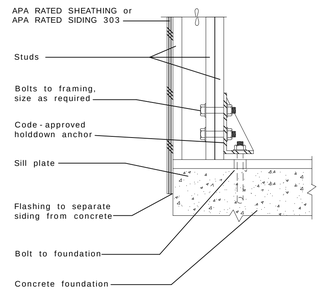


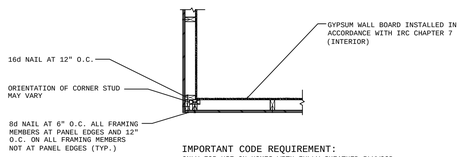
OVER RAISED WOOD FLOOR – OVERLAP OPTION
(When portal sheathing laps over band or rim joist)

CS-PF DETAIL
VIRGINIA RESIDENTIAL CODE

SHEAR WALL FOUNDATION ANCHOR

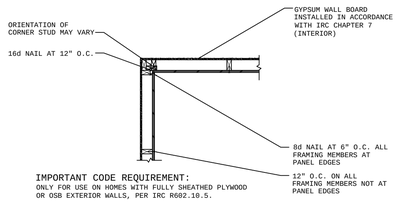
High shear wall overturning moments may be transferred by a fabricated steel bracket such as this. Regular foundation bolts may be all that is required in some cases.





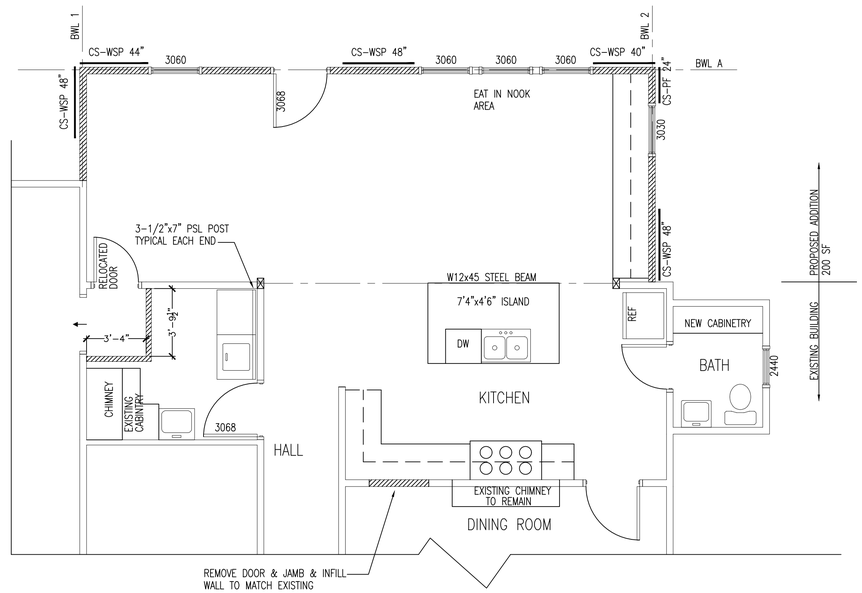
IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

EXAMPLE OF OUTSIDE CORNER DETAIL
PER IRC R602.10.5



IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

EXAMPLE OF INSIDE CORNER DETAIL
PER IRC R602.10.5



PROPOSED BRACING PLAN

1/4" = 1'-0"

WALL LEGEND
EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED
PROPOSED WALL

COMMONWEALTH OF VIRGINIA
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03–28–26
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ISSUED 03–28–26
REVISED

OWNER: SCOTT & NATALIE KEITHLEY
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WARRENTON, VA
(540)207–7342

DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

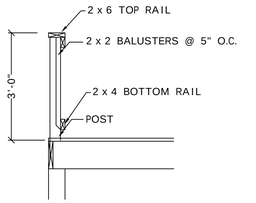
DRAWING TITLE: WALL BRACING

PROJ. NO.25.065

DATE: 03–28–26

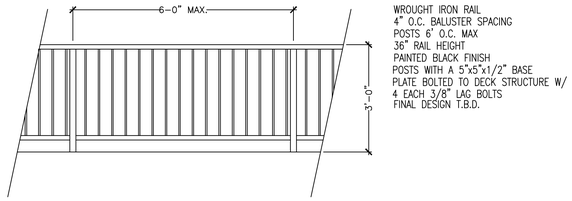
SHEET NO. A9

9 OF 10



1ST FLOOR RAIL SECTION

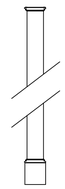
SCALE 1/2" = 1'-0"



WROUGHT IRON RAIL
4" O.C. BALUSTER SPACING
POSTS 6' O.C. MAX
36" RAIL HEIGHT
PAINTED BLACK FINISH
POSTS WITH A 5"x5"x1/2" BASE PLATE BOLTED TO DECK STRUCTURE W/ 4 EACH 3/8" LAG BOLTS
FINAL DESIGN T.B.D.

IRON RAIL DETAIL

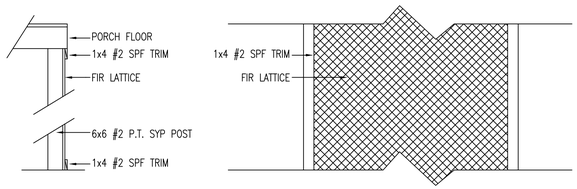
SCALE 1/2" = 1'-0"



6x6 FIR POST W/ 1x8 #2 SPF PLINTH BLOCK W/ OGEE CAP & OGEE PLINTH CAP MOULD

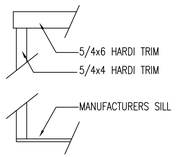
PORCH POST DETAIL

SCALE 1/2" = 1'-0"



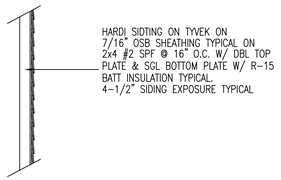
LATTICE DETAIL

SCALE 1/2" = 1'-0"



WINDOW & DOOR TRIM

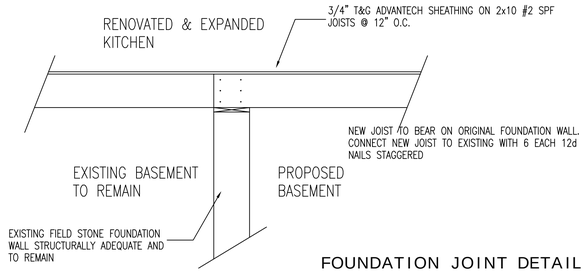
SCALE 1/2" = 1'-0"



HARDI SIDTING ON TYVEK ON 7/16" OSB SHEATHING TYPICAL ON 2x4 #2 SPF @ 16" O.C. W/ DBL TOP PLATE & SGL BOTTOM PLATE W/ R-15 BATT INSULATION TYPICAL.
4-1/2" SIDING EXPOSURE TYPICAL

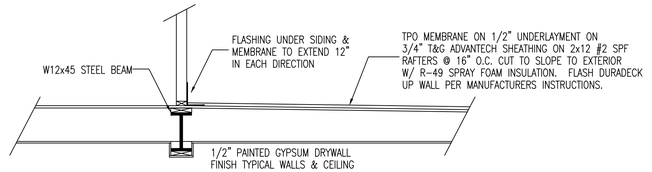
HARDI SIDING DETAIL

SCALE 1/2" = 1'-0"



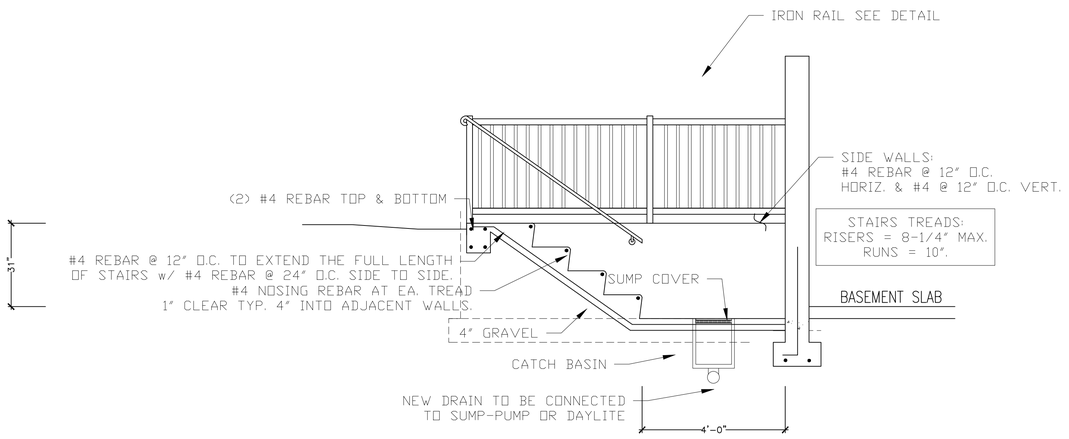
FOUNDATION JOINT DETAIL

SCALE 1/2" = 1'-0"



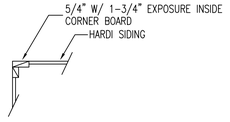
STEEL BEAM JOINT DETAIL

SCALE 1/2" = 1'-0"



AREAWAY SECTION

1/2" = 1'-0"



INSIDE CORNER DETAIL

SCALE 1" = 1'-0"

E-SIGN

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DRAWING TITLE: DETAILS

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DATE: 03-28-26

SHEET NO.
A10

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