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PORTER - VALLEJO MANSION

PAJARO LIBRARY - Pajaro, CA

HRRB NARRATIVE

August 28, 2023

29 Bishop Street
Pajaro, CA 95076

OWNER

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Pajaro, CA 95076

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RIM

INTRODUCTION – History of the Ownership

The Porter-Vallejo Mansion is significant in the economic and ethnic heritage history of the Pajaro Valley under Criterion B for the association with owner John Porter, who relocated the home to its current location. Porter was not only a significant figure as a businessman, he was also locally involved in the community's welfare and a major force in the economic development of Pajaro.

John Thomas Porter (1831-1900) was born in Duxbury, Massachusetts, and came to California in the 1840s. In 1859 he met and married Florence "Fanny" Cumming. During his lifetime, Porter was sheriff of Santa Cruz County, founded the Bank of Watsonville, and was a partner in the sugar beet factory at Soquel Landing.

In 1874, Porter purchased 820 acres of the Rancho San Cayetano from the Vallejo family, who was given rights to the land in 1824. Mariano Guadalupe Vallejo's father Ignacio Vallejo built an adobe on the land in the 1820s. The home is currently located at 29 Bishop from Vallejo's property, which was built in the 1850s.

The home was initially built as a modest 1-1/2 story saltbox style house. Saltbox style typically has a flat front and symmetrical façade with a catslide roof. In the early 1870s, John Thomas Porter moved the residence to its present site. Porter hired architect William Weeks to remodel the home into a 23-room, three-story house. Weeks transformed it into "one of the handsomest homes in this section of the state." The Porter home was the first home with electricity. It also featured a large dining room, a china room, a billiards room, and a library.

In a 1905 article, the local newspaper said the home hosted many social parties. It was stated: "The beauty of the Porter home with its luxuriant gardens and shaded walks, the comfortable coolness of the day, and the enhancing music, created a happy feeling of being welcome, made the affair a complete success."

The home is the oldest building in Pajaro. In 1991, then-Monterey County Supervisor Marc Del Piero converted it into a public library/senior citizen center.

Northeast view of the Porter-Vallejo Mansion (Monterey County archive photo)



HISTORICAL BACKGROUND

The property is also significant in the architectural development under criterion C as an example of the early residential work of William Henry Weeks, whose architecture significantly contributed to California's built environment.

Weeks opened an office in Watsonville in 1894, and over the next 31 years, he designed 91 homes in the Watsonville area alone. The Porter-Vallejo Mansion remodel was one of his first commissions. The project reflects his early interest in the Queen Anne style. As he developed as an architect, and as his confidence grew, he played with more whimsical details of his own inventions based on the Queen Anne style.

The Porter-Vallejo Mansion is now home of the Pajaro Library, as it illustrates the successful integration of 1874 Gothic revival into an enlarged 1890s Queen Anne residence.

The original front door and entry of the 1870s house is distinct. Its horizontal siding is scored to suggest masonry, retaining the south-facing sunporch and an open porch facing west.

Weeks retained this look while adding a new front entry to the east, which continues to be the main entrance for the library, **as shown below in Fig. 1.**

Weeks took advantage of the graceful, well-proportioned aspect of the 1874 house that remains from the 1870s Gothic revival. He also successfully repeated the lines, the graceful Gables of the earlier house, into the new home while adding sensuous curves of the Queen Anne style. The result is a unique and very handsome design that fully articulates Queen Anne style while retaining all elements of the Gothic revival house.

FIG. 1: Relocated entry designed by Weeks



FIG. 2: The original front entry and covered porch



PROJECT APPROACH FOR PERMITTING

The Porter-Vallejo Mansion, now the home of the Pajaro Library, is a vibrant place that brings the community together. As the oldest building in Pajaro, the library preserves and offers a living history with its mission for learning and education.

The library provides a safe environment for children and adults, offering computer access, reading circles, and community events.

The proposed repairs and rehabilitation efforts will maintain the mansion's historical integrity and revitalize the space providing a valuable community resource.

Last year Pajaro, which is mostly located in the FEMA AO flood zone, was impacted by the Pineapple Express storm of 2022 and the elevated levels of the Pajaro River that overflowed and destroyed any use of the existing basement, creating further water intrusion and damage to the already weather-worn structure. As a result, existing mechanical equipment and ducting were removed due to water damage, mud, and debris from the basement. These events have led to the existing footing and foundations being exposed.

Given the library's location and potential flooding concerns, we plan to relocate mechanical units to the main floors.

FIG. 3: The basement after removing mud and debris



We recommend installing a non-structural ‘rat slab’ in the entire basement area to help protect the grade from further deterioration and provide stability for the existing footings and foundation from future movement.

Due to the removal of the HVAC and ducting in the basement, we will need to remove the existing floor, grates/vents, replace with floorboards, and cover with flooring to match the existing. The intent is to provide a watertight floor to prevent any future weather damage to the interior.

The mediation for the flood damage in the interior has begun with isolating the various water-infiltrated areas and removing the mold and damaged materials, which have been cataloged and stored for repair, refinishing, and reinstallation.

In attempting to dry all the wet zones, it is still apparent that as small rainstorms have continued over the past months, water is still infiltrating through the damaged exterior siding, roofing, and window frames. Continuing water penetration is still a serious concern as the interior still shows water after any small storm.

As an impact of losing the use of the basement from the storms and flooding, all utilities that were once housed in the basement are required to be relocated to a minimum of 1’-0” above grade per FEMA regulations. These include the mechanical/HVAC systems, the fire alarm panel, and the security systems. The electrical routing will need to be tested for continuity.

The system requiring the most attention is the proposed ventilation system, includes heating, cooling, and outside air circulation. To minimize the impact on wall penetrations with a ducted system, we provide a system requiring minimal ducting or piping. We faced two obstacles in attempting to provide a user-friendly system. The first obstacle was to avoid any impact on the seismic retrofit, shear walls and steel frames that were installed during the earlier structural retrofit and upgrades. The second obstacle was to minimize the visual impact on the exterior of the building. Please see the **Mechanical sheet** provided in the drawing set as a part of this package illustrating the proposed new mechanical systems and the proposed size and location of the equipment for both the interior and exterior.

As we progress with the development of the rehabilitation, it is our intent on all exterior facades to provide waterproofing for the envelope and around all of the windows. This will include removing the siding and various trims.

Depending on the amount of damage to the lap wood siding boards, they may need to be replaced. We propose replacing it with a vapor barrier that shall be installed before the reinstallation of the siding, along with installing flashing and applying sealant around the windows.



FIG. 4: Illustrating continued moisture and water infiltration in July 2023

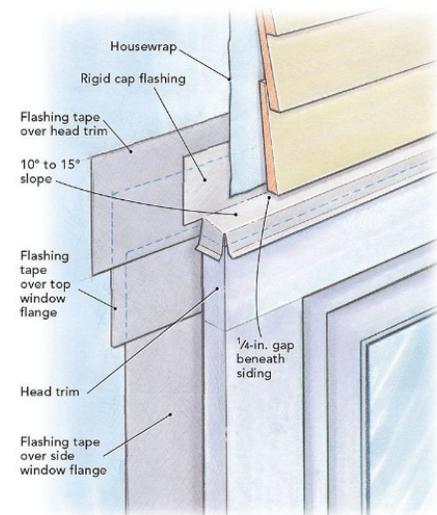


FIG. 5: Illustrates a graphic representation of our recommendations for flashing and providing a weather barrier around the windows

Flashing at the top of the window trim is highly recommended for the windows to help mitigate any water transference to the interior, as it appears deteriorated siding and lack of flashing is allowing a majority of the water infiltration.

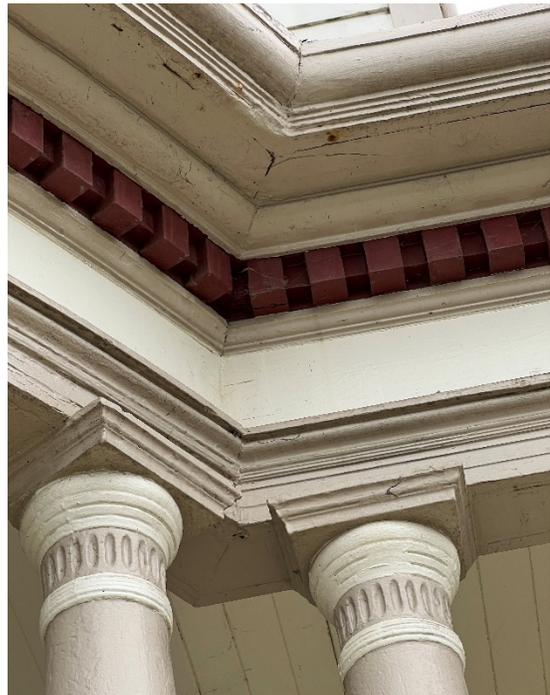
In 1989, a permit was provided to replace the glazing in most of the windows with vandal-resistant glazing for the plain glass. The existing decorative stained glass, and lead windows with divided transoms seem to be intact and are primarily in need of cleaning and should be able to be repaired and retained in place. The picture and double hung windows in various locations that have been damaged or suffer from dry rot will need to be replaced.

In keeping with the Queen Anne style architecture, the many facets of various siding, shingle shapes, cornices, and trim damaged in the storms or the aging process need cleaning, maintenance, and fresh paint. Various shingle shapes and siding trim will be replaced as required within like kind, cleaned, and finished to match the existing.

FIG. 6: Two different shingle styles are represented.



FIG. 7: Various layers of trim and dentil molding need cleaning and repair



The front porch decking will need to be completely replaced, along with the lattice at the base of the front porch, including the wire mesh provided for vermin protection. We intend to install the wire mesh behind the new lattice, which is to be painted on all sides prior to installation. The handrails, spandrels and columns also need repair.

In the 1920s, a two-story storage area was added to the mansion's southwest corner and used as the laundry room. This area of the house currently serves as the utility room, including a water heater that is currently not compliant. A new water heater will be installed that will work to coordinate with the newly proposed HVAC system. The IT/Wi-Fi and electrical panels are also in this area and will remain, along with a small storage area.

FIG. 8: Handrail, decking and lattice base at the front porch



FIG. 9: Interior view



FIG. 10: Exterior view



Unfortunately, this portion of the residence is not in good structural condition and should receive additional attention. If properly restored, the library would like to repurpose this area into additional office space.

In the future, Monterey County would like to be able to provide office space for other County offices. To achieve this, we recommend installing an elevator to provide access to the second floor as part of a future submission. With three restrooms on the second floor, we propose converting one into an accessible restroom.

We understand the addition could have exterior impacts on the historic nature of the building. The development of this proposal will occur as a future submission.

The alcove illustrated in **Fig. 11** would be an optimal location, as it is not visible from the street, and is near the first-floor accessible path of travel and ramp.

We appreciate your consideration and remarks regarding future presentations, if reasonable.

FIG. 11: Accessible path of travel to the current ramp: Continuing beyond the ramp to the left of the door shown in the background is the proposed location for the future elevator.



FIG. 12: Front southwest corner: This shows that the location of the proposed elevator would not present a visual impact on the historic building. This area is noted as a secondary elevation located between the Porter-Vallejo Mansion and the adjacent Ag. Commissioners' office.



SITE IMPROVEMENTS

FIG. 13: Water tower



FIG. 14: Weathered and damaged boards on the water tower



The current property totals approximately .5 acres and is located on Bishop Street in Pajaro, CA. The property is developed with a 3-story mansion that currently houses the County of Monterey Pajaro Library on the first level.

The County of Monterey also owns the adjacent building, referred to as 29A/B, and is currently the home to the Monterey County Agricultural Commissioner and Clinica de Salude for use as a nonprofit medical clinic. This structure was also victim to the Pineapple Express storm and flooding that damaged the Town of Pajaro. The basement, which housed the mechanical/ HVAC equipment, was flooded, along with the library, and also is under current mitigation to remove all the damaged equipment and ductwork from the basement, elevate the proposed mechanical systems, and redesign the ducting above grade. This building has no historical significance, and this scope of work is being submitted separately for a building permit with the County of Monterey.

The existing water tower on the site, located on the southwest corner, is in severe structural disrepair and architectural condition. We are requesting this Tank House remain in place and be considered for mothballing.

The mothballing process for the Water Tower requires the focus to structurally stabilize the building, provide pest control, and remove any debris of old foliage and moss from the exterior, repair and replace the siding, if needed, with a similar material to match the existing. We propose providing new corner trims to help secure the siding. We suggest sealing the wood with a clear sealer to protect the exterior and provide an ongoing maintenance plan to mitigate water penetration. We will secure the building to avoid break-ins and provide adequate ventilation to the interior. The roof is flat with an old opening where the water tank sat above and provided a pipe to retrieve water. We recommend that a metal cap with flashing, painted to match be applied to the top.

A wood trellis current stands independently over the back patio near the children’s play structure, which abuts the existing paved parking area with a chain link fence to enclose the area. The County of Monterey has plans to remove the modern plastic play structure, which has no significant historical value and is not used by children due to safety concerns. We also recommend removing the deteriorated wood trellis, as it has no historical value.

Landscaping will be minimal. For the back area, after the removal of the play structure and trellis, we recommend adding a 3’-0” high white picket fence, which is typical for Queen Anne style homes. The fence would also provide a barrier to the adjacent parking area.

We propose placing most new vents in discreet locations, such as behind existing shrubbery, while allowing adequate outside air access. There will also be three new heat pump units. These units will be strategically placed to minimize visual impact. We recommend a lattice screen to help conceal the heat pump units, if necessary. The units must be mounted on a concrete pad, which is required to be elevated 12” above grade, according to FEMA flood requirements.

FIG. 15: Rear elevation with existing trellis and playground proposed for removal



ARCHITECTURE

Interior Architectural Features

For the interior, the existing wood paneling throughout should be removed in the areas with visible water intrusion, and leaking sites should be investigated and fixed. New replacement wood paneling should match the existing. The elaborate door trims, cornices, and trim are, for the most part, in good condition. A small amount of repair and restoration shall need to occur, which will be in kind.

The main staircase added by the front entry by Architect Weeks has suffered weathering and needs sanding and a new sealer to address the old varnish that is beading up. The stair treads also need refinishing to protect the existing wood.

A completed assessment report catalogs the damaged trim stored for repair, refinishing, and installation to match the original condition.

The lath and plaster removed due to the storm and flood damage will be replaced with plywood to match the thickness of the lath, and gypsum board. To flush out the wall, it needs tape and plaster to match, along with all areas of visible cracking of plaster walls in the children's area.

The original glass sandblaster with J. Porter's name is still in place and appears to be in good condition. We recommend recaulking the glazing and refurbishing the bell to ring.

FIG. 16: Original etched glazing inside the front entry with the original bell on the center of the door



Exterior Siding & Shingles of Various Shapes

As noted above, there are many characteristics of the Queen Anne style architecture represented by Weeks:

- There is an array of various shingles in different shapes layered upon each other in rows at the upper gable ends of the building.
- At the front entrance, there is a horizontal siding cut in a rectangular shape to resemble large masonry block units.
- The main body of the house has 8-1/2 inch horizontal shiplap siding.
- At the front porch, there is lattice work around the skirt of the porch.
- A Sonoma stone façade adorns the exposed foundation base with rope-like grout.
- All of these collectively are representations to create the Queen Anne style architectural features.

Even though the primary wood used is redwood, it has dry rot and mildew in areas from water saturation due to a lack of maintenance and persistent weather conditions.

We recommend removing the existing shiplap siding and providing flashing at the perimeter and tops of all windows, wrapping the building with a waterproof membrane and salvaging the siding, if possible. If any siding is damaged beyond repair, it could be replaced either with new redwood or cedar boards. However, we strongly recommend replacing all the siding with a Hardie Board material. This is durable, pest-resistant, mold-resistant and fire-resistant siding. It can be painted to match the existing conditions, providing the County of Monterey with a more cost-effective maintenance plan in the future. All six sides of the boards would be painted to match the existing.

The shingles are to be reviewed for their integrity, replaced if they are not able to be salvaged and painted to match the existing. In the area of the gable ends, the bottom leg of the triangular area where the shingles intersect the trim, will be replaced at this trim and flashing added for weathertight improvements.

FIG. 17: Two gable ends with the various shingles resting at the base of the triangle



FIG. 18: Various windows embrace the Queen Anne style turrets



Window replacement

The existing wood windows are double hung, weighted windows. The weights and pulley systems are still intact in some of the walls as we have seen from the removal of the lath and plaster due to the water infiltration. The ropes are not in good condition, and the windows are not operable for the most part.

The glazing was replaced in many of the larger, clear glass panes with vandalism-resistant glazing. If the wood is too damaged and unable to be repaired, we propose using an Anderson A-Series wood window as a replacement window.

The windows are available in a variety of exterior and interior colors. The wood is protected on the outer part of the window, while the window's interior can be stained or painted to match the existing. The mansion has a variety of window sizes, and the Andersen A-line can support many sizes.

FIG. 19: Double hung window with stained glass transom above



FIG. 20: Current mitigation to dry out the flooding windows and interior walls



Please see the attached Appendix -A The Anderson A-Series window and door collection for double hung windows provides a variety of colors and sizes that match the various sizes throughout the mansion.

Due to the continued water intrusion and the current mitigation to dry out the wood and the structure, it is unclear how many windows may need replacing.

If possible, repairs will be made to maintain the original windows. However, the glazing is not original in the main body of glass for most of the windows.

The stained glass, leaded glass, and sandblasted glass glazing throughout the house are smaller and primarily located at transom-style windows or special ornamental windows fixed in place. These windows shall be repaired in place as needed, wood to be repaired or replaced to secure the glazing in place and painted to match.

This package intends to only replace the existing weathered exterior wood windows as necessary.

Front Porch - Decking, Handrails, Spindles, and Columns

The decking at the front porch begins at the original front door and extends to the west side of the building. All decking needs to be replaced. While new redwood or cedar decking could work, we recommend composite decking (such as Trex) material for better durability and lower maintenance for the County of Monterey. This concept would require further development. The structural engineer must evaluate the structural supports to verify the capacity to support the new decking. The entire decking should be painted to match the historical colors.

The rear exit decking shall follow the same protocol as the front porch decking.

Roofing, Gutters, and Downspouts

The main body of the existing roofing is an asphalt shingle roof. We are unclear of the condition of the substrate at this time. We propose to replace the roofing in its entirety with new asphalt shingles, to match the color value of the existing, to mitigate further water intrusion. This would involve removing and replacing the roofing material, providing new plywood substrate where required, and a new waterproofing membrane, to ensure proper drainage to the existing gutters.

We intend to replace the existing valleys and flashing at the eaves and rakes ends. The current gutters do not have the capacity for the recent rainfall. There is evidence of staining on the gutters where the water cascades over the edge. Many of the gutters die into the siding at the ends without being correctly capped and sealed, allowing water infiltration into the structure.

The gutters will be evaluated for flow capacity and potentially enlarged to ensure proper drainage and code compliance, maintaining a similar extruded shape and painted to match existing conditions.

The low slope roofing over the front porch and other smaller existing roof areas have less than optimal slope, and therefore poor drainage. The roofing is in poor condition. We will replace this roofing by increasing the slope with rigid insulation to code minimum to provide proper drainage and install new roofing to match the color value of the existing.

Structural

Our team shall provide structural consultancy for installing a new mechanical system in the library. The locations for new mechanical penetrations through walls shall be coordinated to avoid triggering mandatory seismic upgrades. New exterior concrete pads will be designed to support the heat pumps.

The structural consultant will help design repairs to existing weathered wood siding and decking, along with the new non-structural rat slab in the basement crawl space. The localized floor joist stiffening design at the ground level will address concerns previously identified by staff.

The structural engineer will assist the waterproofing consultant in determining repairs necessary to mitigate the water intrusion into the basement, including the design of framing for a water-resistant basement hatch to match the existing.

Mechanical Systems

The mechanical and plumbing systems will support the building functions, such as heating, cooling, and providing fresh air flow for the occupants. We recommend all new systems be installed on the first floor and above for future occupants. We intend to provide a low-profile mechanical unit on the interior, with minimal penetration to the exterior walls. The interior units with a direct vent to the exterior will be located near the floor and have a shield to conceal the exterior, which will be low enough on the wall to be hidden by existing landscaping and minimize visual impacts. Three heat pumps will need to be installed on a concrete pad near the building. If the existing landscape is insufficient, we can provide a small lattice-type screen similar to the one on the front porch to conceal the units. The current exhaust fans in the restroom are not code compliant and will also be replaced as part of the overall ventilation system. They shall remain on the roof and not be visible from the grade level.

Sustainability

This project is intended to incorporate sustainable design features and elements to reduce energy consumption, reduce water usage, and utilize recycled and low-VOC materials and products.

We understand that the project located at 29 Bishop Street in Pajaro, to the best of our knowledge, will adhere to the cultural and historic aspects of the surrounding area in terms of its historical character and significance in the community. We will design and detail in compliance with the United States Secretary of the Interior's Standards for Rehabilitation. The building improvements and site improvements shall be prepared and submitted for building permit following the inclusion of the Certificate of Appropriateness requirements.





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CONTENTS

A-SERIES

Product Overview.....	2
A-Series Windows.....	25
A-Series Specialty Windows.....	71
A-Series Complementary Casement Windows.....	117
A-Series Frenchwood® Patio Doors.....	123
A-Series Complementary Curved Top Patio Doors.....	163
Exterior Trim.....	173
<hr/>	
Folding Doors.....	179
Entranceways.....	185
<hr/>	
Combination Designs.....	206
Product Performance.....	214
Sustainability.....	234
Installation Accessories.....	236



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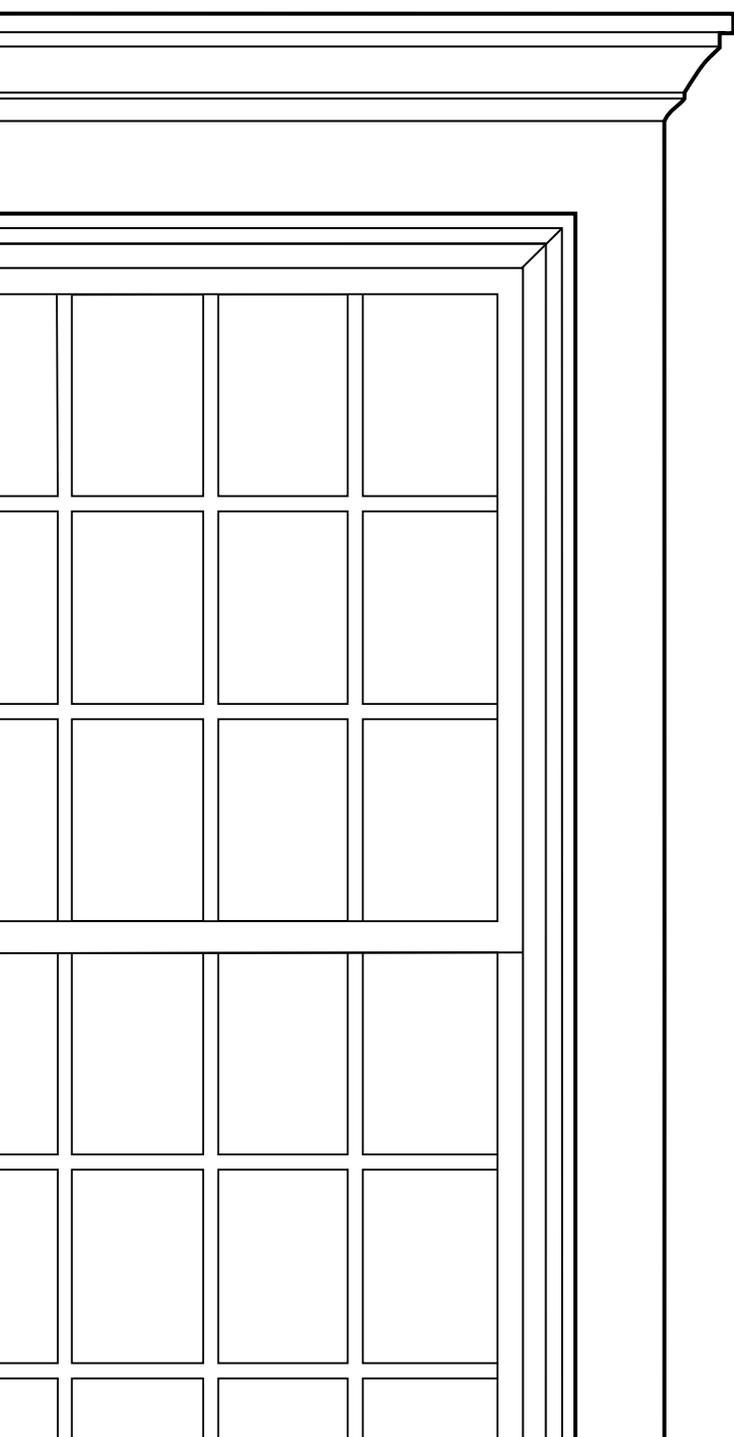


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Industrial Modern

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Years of research have culminated in a powerful tool we call our Home Style Library that makes it easier than ever for you to create homes in a wide variety of architectural styles.

CREATING A COMMON LANGUAGE WITH HOMEOWNERS

Our Home Style Library gives you, your clients and your customers a shared vocabulary that makes it easy to discuss style preferences and architectural details.

THE ELEMENTS OF STYLE

Each home featured in our Home Style Library contains suggested combinations of Andersen® A-Series windows, doors, hardware, exterior trim and color palettes that are authentic to that home's architectural style.

The A-Series product combinations shown here were selected with the help of leading architects to create the Craftsman Bungalow home shown to the left.



Tall fractional with simulated check rail grille pattern

A-Series casement window: Dark Bronze

Flat exterior trim with extended sill nose: Prairie Grass

A-SERIES STYLE RECOMMENDATIONS

EXTERIOR COLOR



Prairie Grass/Dark Bronze

INTERIOR STAIN



Espresso

HARDWARE



Window: Traditional Folding Handle

Patio Door: Albany

Finish: Black

HOME STYLE LIBRARY PREVIEW

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EXTERIOR COLORS



* Visit andersenwindows.com/warranty for details.
Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.

EXTERIOR TRIM THAT FITS WINDOWS, PATIO DOORS AND YOUR VISION

Exterior trim adds a finishing touch to your windows or doors and is often essential in achieving authentic architectural style.

- Trim is available to complement a wide range of architectural styles
- Trim is low maintenance and never needs painting
- Trim can be ordered as pre-assembled surrounds, in precut kits or as individual components
- Innovative trim attachment flange on A-Series windows allows pre-assembled exterior trim surrounds to be installed in seconds
- Installed independent of the window or door's water management system



Flat with cornice head
Exterior trim color:
Canvas

Frame exterior color:
Sandtone

Sash exterior color:
Cocoa Bean

EXTERIOR TRIM STYLE OPTIONS



2" (51) Brick Mould
shown in Canvas



3 1/2" (89) or 4 1/2" (114) Flat
shown in Terratone



3 1/2" (89) or 4 1/2" (114) Flat with extended head
shown in Red Rock



3 1/2" (89) or 4 1/2" (114) Flat with decorative drip cap
shown in Forest Green



3 1/2" (89) or 4 1/2" (114) Flat with 2" (51) cornice head
shown in Prairie Grass



3 1/2" (89) or 4 1/2" (114) Flat with 3 5/8" (92) cornice head
shown in White

EXTERIOR TRIM SILL OPTIONS



2" (51) Brick Mould with extended sill nose
shown in Terratone



3 1/2" (89) or 4 1/2" (114) Flat
shown in Sandtone



3 1/2" (89) or 4 1/2" (114) Flat with extended sill
shown in White



3 1/2" (89) or 4 1/2" (114) Flat with extended sill nose
shown in Prairie Grass

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



Interior Options to Match Any Vision.

With six natural wood species, a variety of painted interiors and six, rich factory-finished stain options, the A-Series products provide the flexibility you need to create interiors that please both you and your customers.

INTERIOR WOOD SPECIES OPTIONS



* Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. We cannot guarantee consistency in wood grain and/or color within a particular species, product or project. Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

STAINED INTERIOR OPTIONS

Shown on pine. Available on pine, maple and oak only.



PAINTED INTERIOR OPTIONS

Available on pine.



Additional colors to match all 11 exterior colors are also available, contact your Andersen supplier.

Beauty in the Details.*

The hardware for our A-Series windows is created exclusively for Andersen and is made of forged metal for added strength. A range of available finishes makes it easy for customers to coordinate their window hardware with their cabinet hardware, faucets and other room décor.

Also available with VeriLock® Security Sensors, one of the most advanced technologies in the industry. For more information, see pages 16-17 or visit andersenwindows.com/connect.



The tilt-in feature of A-Series double-hung windows allows one-hand operation for easier cleaning.

DOUBLE-HUNG HARDWARE

TRADITIONAL

Lock & Keeper



Hand Lift



Bar Lift



Finger Lift



Bold name denotes finish shown.

- Antique Brass
- Black
- Bright Brass
- Brushed Chrome
- Distressed Bronze
- Distressed Nickel

- Gold Dust
- Oil Rubbed Bronze
- Polished Chrome
- Satin Nickel**
- Stone
- White

CASEMENT AND AWNING HARDWARE

TRADITIONAL FOLDING



CONTEMPORARY FOLDING



Bold name denotes finish shown.

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

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

Folding handle avoids interference with window treatments.



Casement locking mechanism

WINDOW HARDWARE FINISH OPTIONS

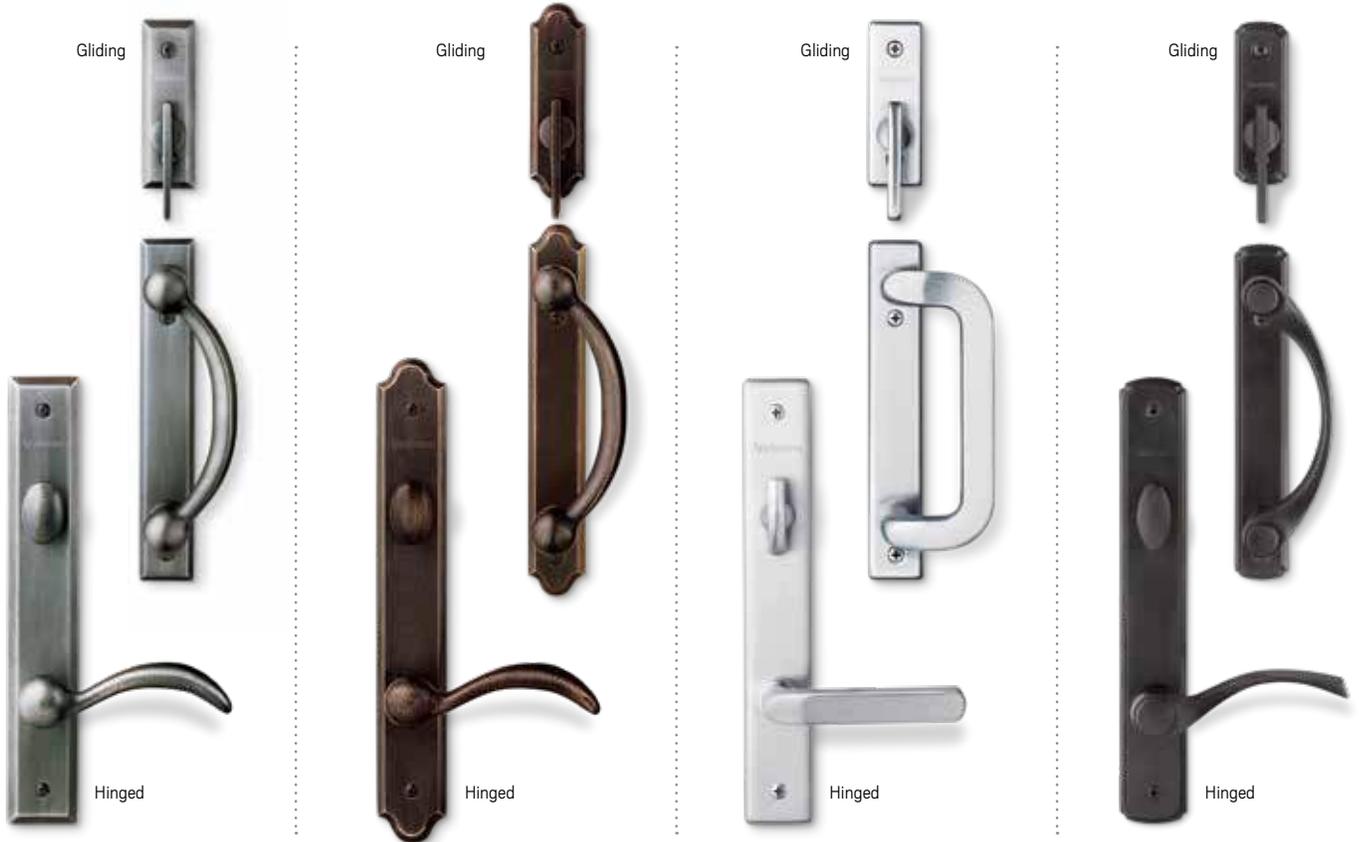


* Hardware sold separately except double-hung lock and keeper. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.

• DOOR HARDWARE •

Bold name denotes finish shown.

Hardware for Every Door. Styles for Every Person.*



YUMA®

Distressed Bronze | **Distressed Nickel**

ENCINO®

Distressed Bronze | Distressed Nickel

ANVERS®

Bright Brass | Oil Rubbed Bronze
Satin Nickel

NEWBURY®

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

FSB® HINGED PATIO DOOR HARDWARE

Durable, stainless steel FSB® hinged door hardware features clean lines and a sleek satin finish for a thoroughly modern look. Choose from four handle styles.



Satin Stainless Steel



1035

1075

1076

1102

* Hardware sold separately.

"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

A-Series patio door hardware is available in a variety of different designs to match virtually any style. Yuma®, Encino®, Anvers®, Newbury®, Covington™ and Whitmore® hardware options each feature solid, drop-forged brass for added strength, while Albany and Tribeca® hardware options are made of diecast zinc with durable powder-coated finishes. Additional hardware options such as exterior keyed locks, matching hinge finishes and more are also available. See pages 16-17 for information on the Yale® Assure Lock® and other Smart Home Solutions.



COVINGTON™
Antique Brass | **Bright Brass**
Oil Rubbed Bronze



WHITMORE®
Antique Brass | Bright Brass
Oil Rubbed Bronze | Satin Nickel



ALBANY
Black | **Gold Dust**
Stone | White



TRIBECA®
Stone | **White**



DOOR HARDWARE FINISH OPTIONS



* Hardware sold separately.
Matching hinges available in most hardware finishes for inswing patio doors.
Distressed bronze and oil rubbed bronze are “living” finishes that will change with time and use.
Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.
Printing limitations prevent exact replication of finish. See your Andersen supplier for actual finish samples.

• GRILLES •

A-Series Grilles for Every Home.

Andersen® A-Series windows and doors offer a variety of architecturally authentic grille types and standard grille patterns. We'll also work with you to provide your customers with custom grille designs for a signature look.



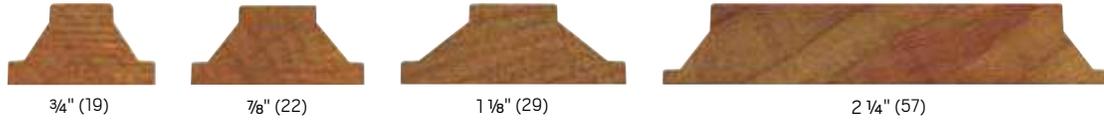
To see all the standard patterns available for a specific window or door, refer to the detailed sections of this book for each product or contact your Andersen supplier.

Diamond	Queen Anne	Colonial	Modified Colonial	Modified Colonial with 2 1/4" (57) rail*
Tall Fractional	Tall Fractional with 2 1/4" (57) rail*	Short Fractional	Short Fractional with 2 1/4" (57) rail*	Prairie A
Simulated Double-Hung Our 2 1/4-inch-wide grille can make a casement window look like a double-hung.	2x2	1x4	Specified Equal Light**	
			Custom Patterns	

* Simulated check rails are also available in 7/8" (22) and 1 1/8" (29) widths.
 ** Specify number of same-size rectangles wide or high. Some restrictions may apply.
 Some grille patterns not available in all configurations and products. Dimensions in parentheses are in millimeters.

GRILLE WIDTHS (ACTUAL SIZE SHOWN)

Shown: Cross sections of grilles showing standard widths and profiles

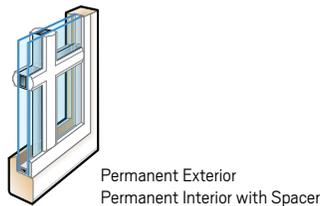


Our 2 1/4\"(57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

GRILLE CONFIGURATIONS

FULL DIVIDED LIGHT

For an authentic look, Full Divided Light grilles are permanently applied to the interior and the exterior of the window with a spacer between the glass.

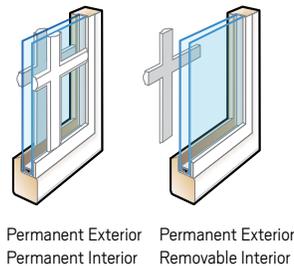


Spacer Option for Greater Energy Efficiency

The Energy Spacer option is available to help A-Series products with full divided lights and SmartSun™ glass be ENERGY STAR® certified in the Northern climate zone. Its narrow design creates a 3-millimeter gap around the spacer, helping to lower U-Factor values.

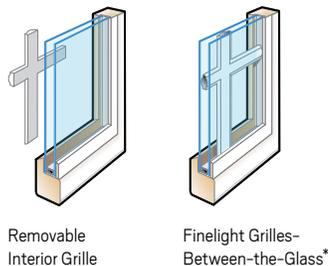
SIMULATED DIVIDED LIGHT

Simulated Divided Light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles, available in natural wood or prefinished white.



CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1\"(25) or 3/4\"(19) profile.



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

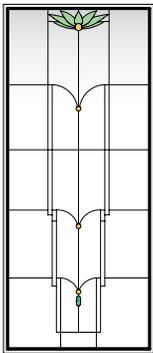
• ART GLASS •

Between-the-Glass Art Glass. Statements in Beauty, Style and Color.

A-Series products are available with between-the-glass art glass, which places the decorative panel between the glass panes, providing superior protection for the art glass and making it easy to keep clean. Contact your Andersen supplier for availability.

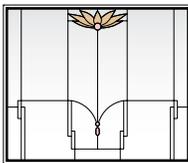


HISTORIC AND CLASSIC SERIES*



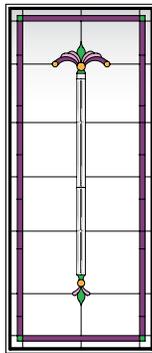
LOTUS

Light Green, Amber jewels and Green jewels



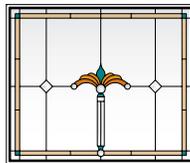
LOTUS

Sand, Pink jewels



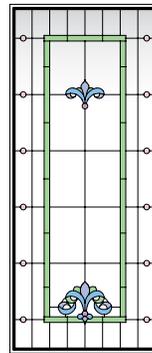
REGENCY

Deep Rose, Deep Green, Rose, and Opal Amber jewels



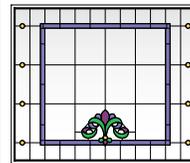
REGENCY

Sand, Deep Teal, Topaz, Copper and Smoke jewels



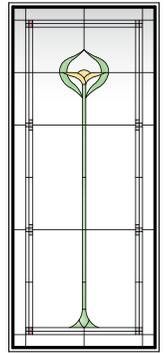
VICTORIA

Light Green, Lilac, Light Blue, Pink jewels and Lilac jewels



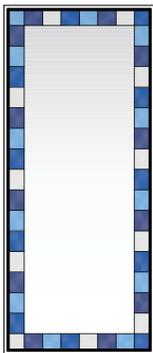
VICTORIA

Violet, Deep Rose, Deep Green and Amber jewels



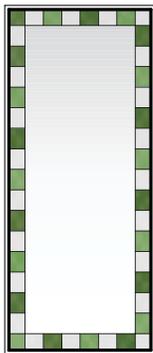
ARTS & CRAFTS

Olive Green, Pale Amber, Clear Waterglass and Avocado and Tangerine tiles



QUEEN ANNE

Pale Blue, Navy Blue, Clear Waterglass, Dark Blue, Clear

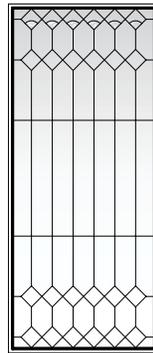


QUEEN ANNE

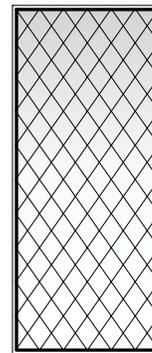
Olive Green, Clear Waterglass, Moss Green, Clear



RECTANGULAR GRID



DIAMOND LIGHTS



DIAMOND GRID



AMBER

* Classic Series art glass patterns are available with semi-privacy glass or clear antique glass in place of colored glass. Additional color palettes are available. Patterns will vary based on product size and shape. Illustrations (except Amber) depict patterns for 6068 patio door panel.



QUEEN ANNE DESIGN



VICTORIA DESIGN



ARTS & CRAFTS DESIGN

ART GLASS COLOR OPTIONS

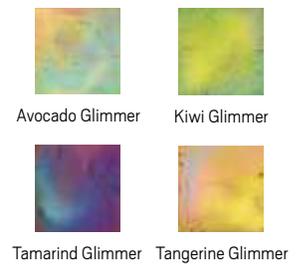
You can order Andersen® art glass designs in standard color palettes or create custom combinations. Color palettes and accent jewels for custom combinations are predetermined by style of art glass. In addition to the colored glass shown below, Clear, Clear Antique, Clear Waterglass, along with textured Semi-privacy (double glue chip) and Light Restoration glass, is also available. For more on custom capabilities, contact your Andersen supplier.



AC EWELS



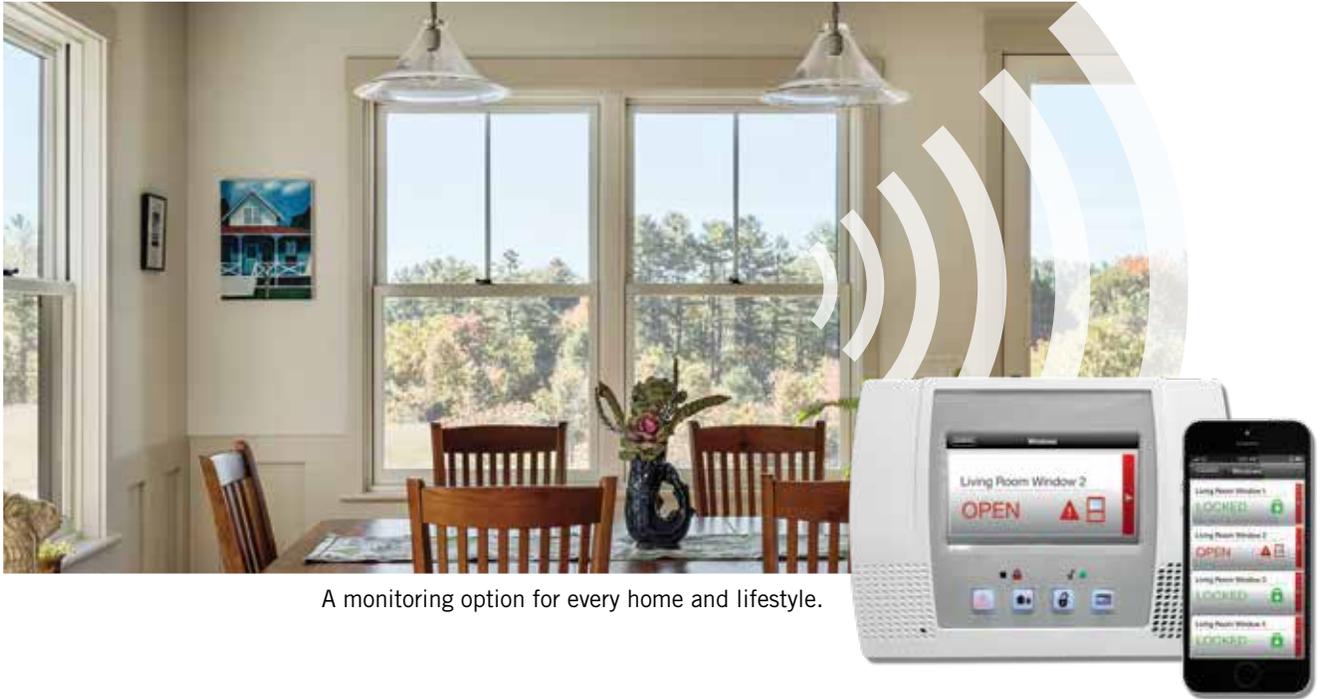
IRIDESCENT ACCENT TILES



Art glass changes appearance greatly based on lighting in its environment, making it beautiful to look at yet difficult to represent accurately in print. Printing limitations prevent exact color replication. Andersen art glass panel patterns vary based on window size and shape. Colors in the Classic Series and Historic Series may also vary. Contact your Andersen supplier for more information.

The Smartest Technology for the Smartest Homes

Andersen® A-Series products can now be part of today's connected home. Homeowners can manage the status of their windows and patio doors anytime and from anywhere and with our new Yale® Assure Lock® remotely lock or unlock their hinged patio doors. Learn more about managing security and the convenience and peace of mind Andersen smart home products offer at andersenwindows.com/connect.



A monitoring option for every home and lifestyle.

Yale® Assure Lock® for Andersen® Patio Doors*

Never worry about carrying or losing keys again. Monitor, lock and unlock from anywhere with the Yale Assure Lock. The sleek key free lock includes Bluetooth® for keyless unlocking and is compatible with Z-Wave® for integration with a wide range of smart home platforms.



Yale Assure Lock shown in Satin Nickel.

- **One-Touch Locking**
Lock up without the hassle of keys by simply tapping the keypad.
- **Key Free**
No cylinder means no lost keys and no pick and bump break-ins.
- **Battery Back-Up**
Never lose power, the lock can be energized with a 9V battery.
- **VeriLock® Security Sensors**
Know whether your doors are open, closed, locked or unlocked.**
- **Smart Home Integration**
Monitor, lock and unlock from anywhere.**



Satin Nickel

Yale Assure Lock is available with Anvers® hardware in a Satin Nickel finish. For additional finish options, please see your Andersen supplier.

* Available on select Andersen hinged patio doors, see your Andersen supplier for details.

** When properly configured and maintained with a professionally installed security system and/or self-monitoring system compatible with Honeywell® 5800 controls. See your supplier for more information.

All marks where denoted are trademarks of their respective owners. Yale manufactures and supports the limited warranty for Yale Assure Lock for Andersen patio doors.

VeriLock® Security Sensors

With the most advanced technology in the industry, VeriLock® security sensors not only indicate whether windows and patio doors are open or closed, they even tell you if they are locked or unlocked.† No other sensor can do that.



VeriLock sensor shown in White with Newbury® hardware in Satin Nickel.

- Maintains Warranty**
 No drilling required which can void warranties.
- Helps Maximize Energy Efficiency**
 Windows that are closed, but unlocked, lose air at a rate up to 3X that of a closed and locked window.** VeriLock sensors tell you which windows and patio doors are open or unlocked† so you can help manage air loss.**
- Preserves Beauty**
 Available in a variety of colors to complement many Andersen hardware or interior finishes.



Wireless Open/Closed Sensors

These wireless sensors provide the peace of mind of knowing whether windows and patio doors are open or closed.†



Open/closed sensor shown in White.

- Easy Installation**
 No tools are required to install our sensors. Simply place the sensor on a window or patio door and line up the magnet with the sensor until the LED glows blue.†
- Maintains Warranty**
 No drilling required which can void warranties.
- Compact Design**
 Sleek, compact design for a clean appearance, available in a variety of colors to blend in with the window or patio door.



* When properly configured and maintained with a professionally installed security system and/or self-monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

** Based on testing of thirty-two (32) A-Series double-hung windows. Air loss through unlocked windows will vary based on window type and age, pressure differential, temperatures inside and outside the home, altitude and application.

† See product installation for details.

• GLASS •



Best-in-Class Glass.

Choose from a variety of high-performance glass options, including new triple-pane glass and HeatLock® technology for even greater energy efficiency.

TRIPLE-PANE GLASS

Three panes of glass combine with either argon gas blend or air and Low-E coatings to provide enhanced energy performance. Adding triple-pane glass to one of our windows or doors results in a lower U-Factor value than using regular dual-pane glass.

HEATLOCK® TECHNOLOGY

Our HeatLock coating can increase the energy efficiency of any A-Series window or door with Low-E4® or SmartSun™ glass. Applied to the room-side glass surface, it reflects heat back into the home for improved performance.

Additional glass options are also available. Visit andersenwindows.com or see your Andersen supplier. See your local supplier for actual glass samples.



LOW-E4® SMARTSUN™ GLASS

It helps shield your home from the sun's heat, filtering out 95% of harmful UV rays while letting sunlight shine through, plus it provides all the benefits of Low-E4 glass.



LOW-E4 GLASS

Outstanding thermal performance for climates where both heating and cooling costs are a concern. It comes standard on all A-Series products and is up to 57% more energy efficient than ordinary dual-pane glass.*



LOW-E4 SUN GLASS

Outstanding thermal performance in southern climates where less solar heat gain is desired. It's tinted for maximum protection from the effects of intense sunlight while providing all the benefits of Low-E4 glass.

PERFORMANCE COMPARISON OF ANDERSEN® A-SERIES GLASS OPTIONS

GLASS	ENERGY		LIGHT	
	U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
	How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
SmartSun	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E4	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock® Coating	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Triple-Pane with Low-E coatings on two surfaces	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ●
Clear Dual-Pane	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

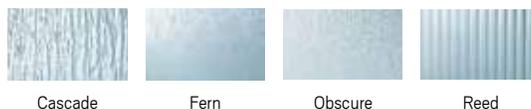
Center of glass performance only. Ratings based on glass options as of January 2018. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

TIME-SAVING TRANSLUCENT FILM

We help protect all of our products during delivery and construction with a translucent film on the glass. It also minimizes time spent masking on the job site, then peels away for a virtually spotless window. For details, contact your Andersen supplier.

PATTERNED GLASS

Patterned glass lets in light while obscuring vision and adds a unique decorative touch to your home.



Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.

* Summer values are based on comparison of Andersen A-Series double-hung window SHGC to the SHGC for clear dual-pane glass non-metal frame default values from the 2006, 2009, 2012, 2015 and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables.

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

Our Insect Screens Come in Different Types. Just Like Insects Do.



Optional insect screens are available for all A-Series products. Patio doors feature Andersen® fiberglass insect screens. For windows, choose aluminum insect screens or TruScene® insect screens for a more unobstructed view.

TRUSCENE® INSECT SCREENS

Made with a micro-fine stainless steel mesh, exclusive Andersen TruScene insect screens provide 50% greater clarity than our conventional insect screens. They let more fresh air and sunlight in, while doing a better job of keeping out small insects. Exterior TruScene insect screen frames are available in all standard colors. Interior insect screens are available with prefinished wood veneer frames as well as all interior painted options.

TruScene insect screens are not available on patio doors. All comparisons are made to Andersen aluminum-mesh insect screens.



PREFINISHED WOOD FRAME OPTIONS

Casement and awning frames with TruScene insect screens are available in six wood veneers and six stain colors to match the interior finish. Pine frame with clear finish is shown.



FRAME OPTIONS FOR ALUMINUM INSECT SCREENS

For casement and awning windows, aluminum insect screen frames are available in Stone, White or Gold Dust, shown below from the interior, as well as all interior painted options — Sandtone, Canvas, Dark Bronze and Black. Insect screen frames for all other windows are installed on the exterior of the window and match the unit's exterior color.



Stone



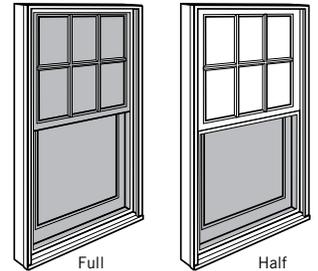
White



Gold Dust

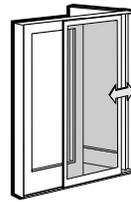
WINDOW CONFIGURATIONS

Full insect screens are available for all operating A-Series windows. Our double-hung windows also have the option of insect screens that cover only the lower sash.

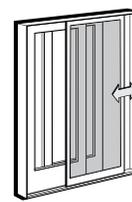


PATIO DOOR INSECT SCREEN CONFIGURATIONS

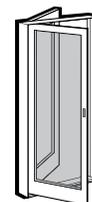
A-Series patio door insect screens are available in several styles, including a premium top-hung gliding design for gliding and hinged doors.



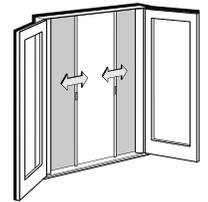
Premium top-hung gliding design allows for smooth and effortless operation without the interference of dust and debris. Shown on an inswing door and also available for two- and four-panel gliding doors.



Conventional gliding shown on gliding door, has bottom rollers with self-contained leveling adjusters. Also available for four-panel gliding and two-panel inswing doors.



Hinged shown on inswing door. Also available for two-panel inswing doors.



Retractable shown on outswing door neatly retracts into small canister. Also available for single-panel door. Retractable also available for gliding doors.

Additional Andersen® Products

Windows in dramatic sizes and extraordinary shapes, plus handcrafted entranceways and patio doors, are available to complement A-Series products.

Selection includes specialty shaped casement windows, curved top patio doors, hinged inswing and outswing entry doors and folding outswing doors. Choose from 11 standard A-Series colors. Custom colors, sizes and shapes are also available.



ENTRANCEWAYS

Andersen® entranceways combine performance, exceptional beauty and detail with dramatic sizes and shapes to turn ordinary entranceways into grand statements. For more information, see page 187.

The very finest grades of oak, maple, cherry, pine, mahogany,* alder, vertical grain douglas fir, walnut, hickory and mixed grain douglas fir. Other wood species are available through special order.

Divided light grilles in standard and custom patterns.

Sidelights and transoms give you increased design flexibility.

Optional hardware comes in a variety of styles and finishes.

A wide variety of glass options offer energy efficiency and beauty. Decorative glass options also available.

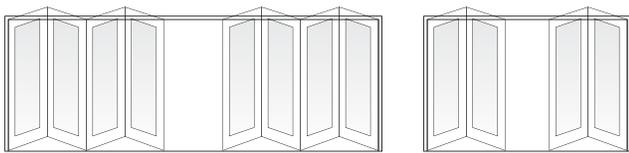


* Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.



FOLDING DOORS

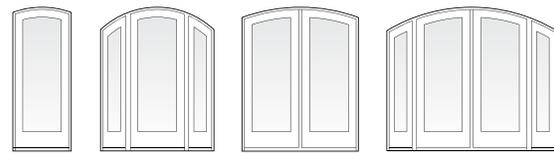
When closed, these folding outswing doors are a stately wall of light. When open, they fold virtually out of sight. Choose from configurations up to 48' (14630) wide and 10' (3048) high, with operating modes that allow the patio doors to open from the left, right or center. Available in traditional or contemporary panel styles. For more information, see page 179 or visit andersenwindows.com/foldingdoors.



Illustrations shown as viewed from interior.

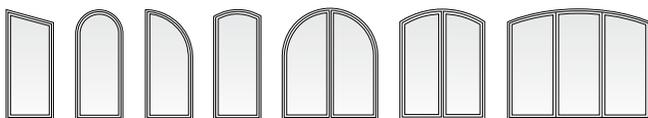
COMPLEMENTARY CURVED TOP PATIO DOORS

With features like Romanesque arches, towering transoms and insulated decorative glass, nothing else quite matches the grandeur Andersen® complementary curved top patio doors can bring to a home. For more information, see page 163.



COMPLEMENTARY CASEMENT WINDOWS

Andersen complementary casement windows offer easy operation along with old-world style. They include French casements — twin sash inside one frame with no mullion post between them like ordinary casements — that give you a totally unobstructed view. Complementary casement windows are available in rectangles, trapezoids and a variety of arched shapes. For more information, see page 117.



Dimensions in parentheses are in millimeters.



COMMON SIZE GRID

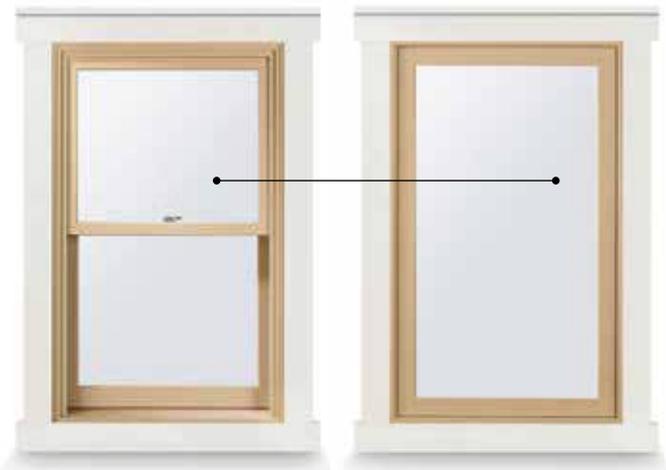
Common sizes in four-inch increments are based on the rough opening to simplify framing and specifying. Even-inch sizes eliminate fractions and reduce jobsite errors. A 3/4-inch (19) gap horizontally and vertically leaves room for shims, insulation and sill flashing.

CUSTOM SIZING

All Andersen® A-Series windows and doors can be ordered in 1/8-inch (3) increments, providing flexibility for replacement, remodeling, new construction or light commercial projects.

COMMON GLASS SETBACK

A common glass setback on A-Series windows and patio doors delivers noticeably clean shadow lines both inside and out.



The upper sash of double-hung windows align perfectly with casement windows, awning windows, picture windows, patio doors and transoms.

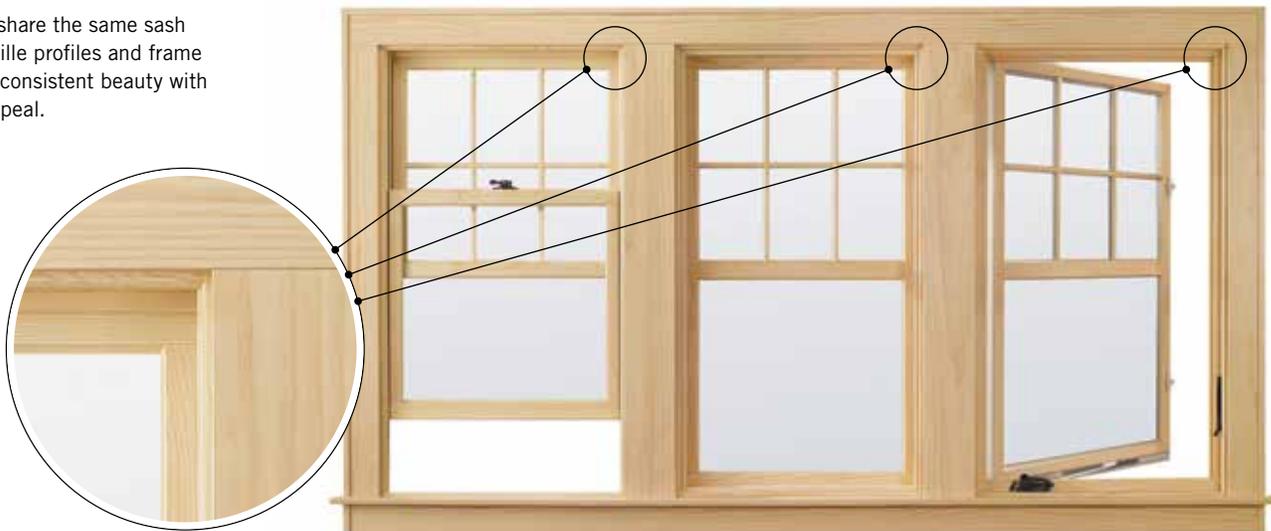
Dimensions in parentheses are in millimeters.

COMPLETE ALIGNMENT

Common sight lines allow you to specify any combination of window styles and still have them match and align perfectly.



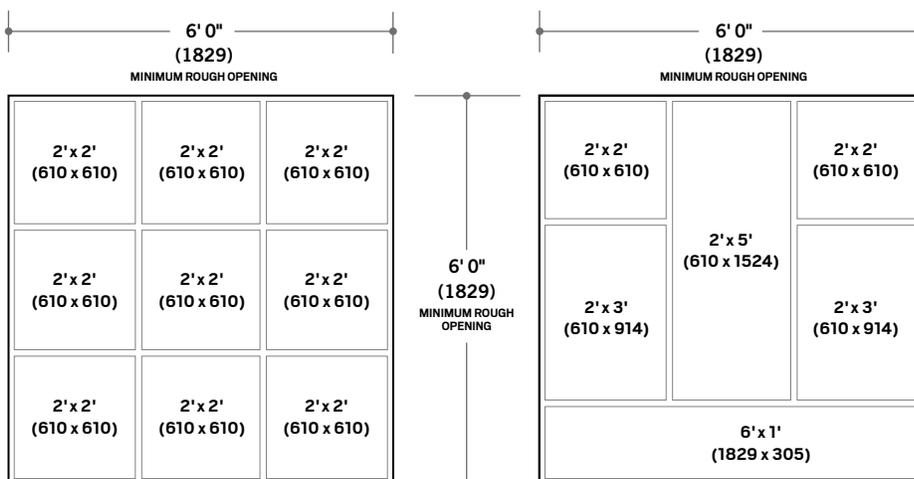
Windows share the same sash design, grille profiles and frame depth for consistent beauty with classic appeal.



EASY MATH

The A-Series window and door system simplifies selection and installation of multiple windows within a single rough opening. $\frac{3}{4}$ -inch (19) horizontal and vertical joints keep sizing consistent no matter how many or what size windows you combine.

The spacing in these illustrations is exaggerated for demonstration purposes.



Dimensions in parentheses are in millimeters.