

**Property Name:** The Madelon Condominiums

**Property Address:** 3251 Prospect Street NW,  
Washington DC 20007

**Work to be Performed:** Window replacement within 17 condo units. Existing windows are steel inswing casement windows. The condo board is looking for approval as to which replacement window style would be allowable for the window replacement project. Although other replacements may take place over time, this proposal is for approximately 51 windows will be replaced during this phase of window replacements. As the windows are owned by the individual condo owners it is not feasible to get all owners in agreement to replace windows at the same time.

The proposed windows are Pella Reserve aluminum clad wood windows. We have proposed three different window types for approval (Inswing French casement, outswing casement windows, or fixed windows). The frame, stile, and rail dimensions for these windows are not able to be customized and these dimensions are as close as possible to the dimensions of the existing steel inswing casement windows. Pictures are included below as well as cross section details of the proposed windows. Unit owners will have the option of any of the three different windows types if approved. All existing windows are inswing French casement windows.

A full frame replacement would be done to try to maintain glass size as much as possible. The full existing steel frame will be removed. The windows will be custom sized to the openings to eliminate the need for any exterior cover trim that would reduce glass size.

The existing windows are dual pane. The proposed windows will be dual pane with a low-e 366 (Pella Natural Sun Low-e) coating. This coating significantly reduces the tint of a standard low-e coating to allow the unit owners to have better energy efficiency while also maintaining the aesthetics and historic qualities/look of the building. We have included a comparison photo showing the difference between Pella standard low-e (Advanced Low-e) and low-e 366 (Natural Sun low-e) below. Both Advanced low-e and Natural Sun low-e have the low-e coating on surface 2 of the insulated glass. Advanced low-e has two coats and Natural Sun low-e is a single coat application.

The existing windows are showing major signs of failure. There is rust and corrosion damage as well as seal failure on a large number of windows across the building.

**Overhead Satellite View of the Property:**



**Prospect Street Façade (West End):**



\*Highlighted windows are those proposed for replacement (25 total on this façade)

**Prospect Street Façade (Center):**



\*Highlighted windows are those proposed for replacement (4 total on this façade)

**Prospect Street Façade (East End):**



\*Highlighted windows are those proposed for replacement (10 total on this façade)

**Rear courtyard façade (Center):**



\*Highlighted windows are those proposed for replacement (12 total on this façade)

**Closeup Exterior Photo (Glass is in the same plane on both windows and is not a sliding door):**



**3255 Prospect Street Neighboring New Construction Building with Aluminum Clad Wood Windows and Low-e Coating:**





**3240 Prospect Street Neighboring New Construction Building with Heavily Tinted Low-e Coating:**



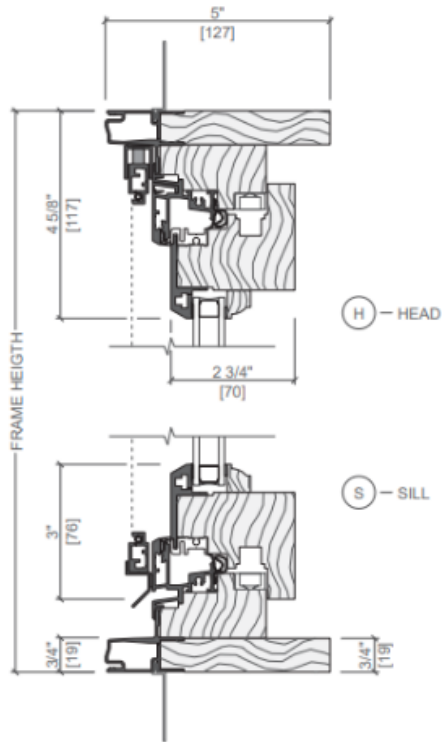
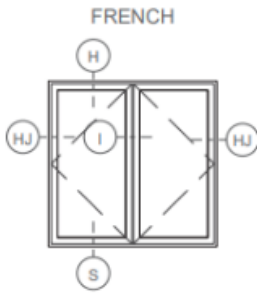
**Low-e Coating Comparison:**

Proposed Natural Sun Low-e with Minimal Tint

Standard Advanced Low-e (For Comparison/Not Proposed)



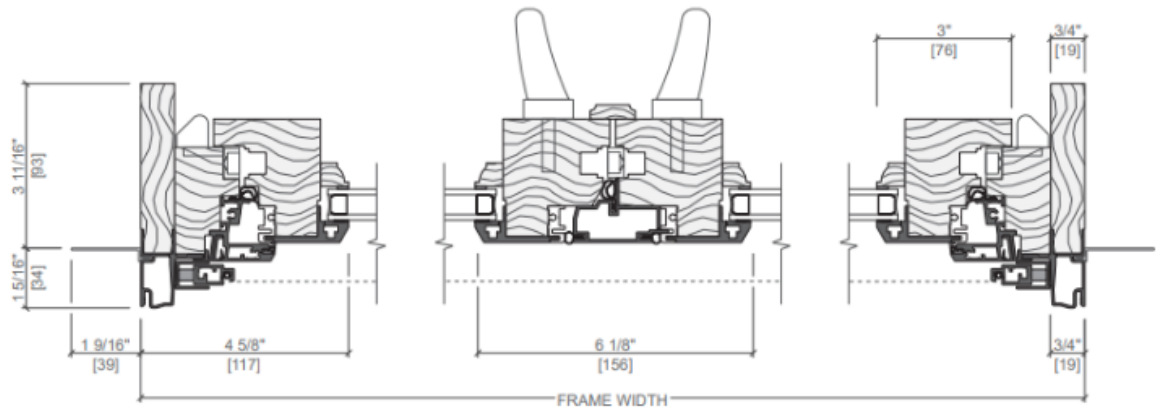
**Option #1 (Inswing French Casements):**



HJ - HINGE JAMB

I - INTERLOCKER

HJ - HINGE JAMB



## **Pella® Reserve - In-Swing French Casement**

### **Aluminum EnduraClad® Exterior**

#### **Detailed Product Descriptions**

---

#### **Frame**

- Select woods, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are pine (standard rectangular units only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with aluminum.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).

---

#### **Sash**

- Select woods, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine (standard rectangular units only). Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with aluminum and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 2-3/4" (69 17/20 mm) for 11/16" glazings.
- Exterior sash profile is putty glaze, interior sash profile is ogee.

---

#### **Weatherstripping**

- Dual weather stripping.
  - A foam filled close cell sheathed weather-strip on the full frame perimeter is compressed between frame and sash for positive seal on all four sides.
  - Secondary leaf-type weather strip between edge of sash and frame.

---

#### **Glazing System**

- Quality float glass complying with ASTM C 1036.
- Silicone-glazed 11/16" dual-seal insulating glass tempered Advanced Low-E coated with argon
- Custom and high altitude glazing available for 11/16" glazing only.

---

#### **Exterior**

- Exterior aluminum surfaces are finished with EnduraClad® multi-stage finish system.
  - Color is standard Brown

---

#### **Interior**

- Pine: Factory prefinished paint white.

---

#### **Hardware**

- Multi-point lock system—A dual handle locking system engages multiple locking points around the sash.
- Finish of handle is baked enamel, White. All vent units are available with active/passive- or passive/active hinging.

---

#### **Optional Products**

##### **Screen**

- InView™ Screens
  - Full-Size black vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match window cladding.

# Pella® Reserve™

## Contemporary Clad/Wood



Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior



Exterior



- **Clean lines**  
Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.
- **Modern hardware**  
Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.
- **Architectural interest**  
Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.
- **Virtually unlimited customization**  
If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**  
From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Cutting-edge innovation**  
Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.
- **Durable interiors and extruded aluminum exteriors**  
To help save you time on the jobsite, interior finish options are available in a variety of paints, stains and primed and ready to paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified<sup>1</sup>**  
Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**  
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Best limited lifetime warranty<sup>2</sup>**  
Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.<sup>2</sup>

# Colors

## Wood Types

Choose the wood species that best complements your project's interior.

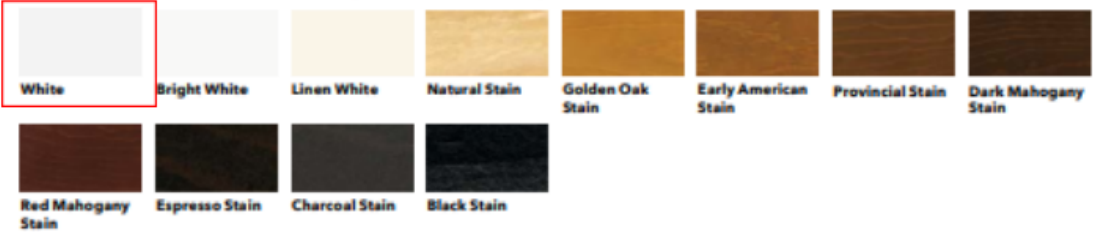


Custom solutions:



## Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



## Extruded Aluminum-Clad Exterior Colors

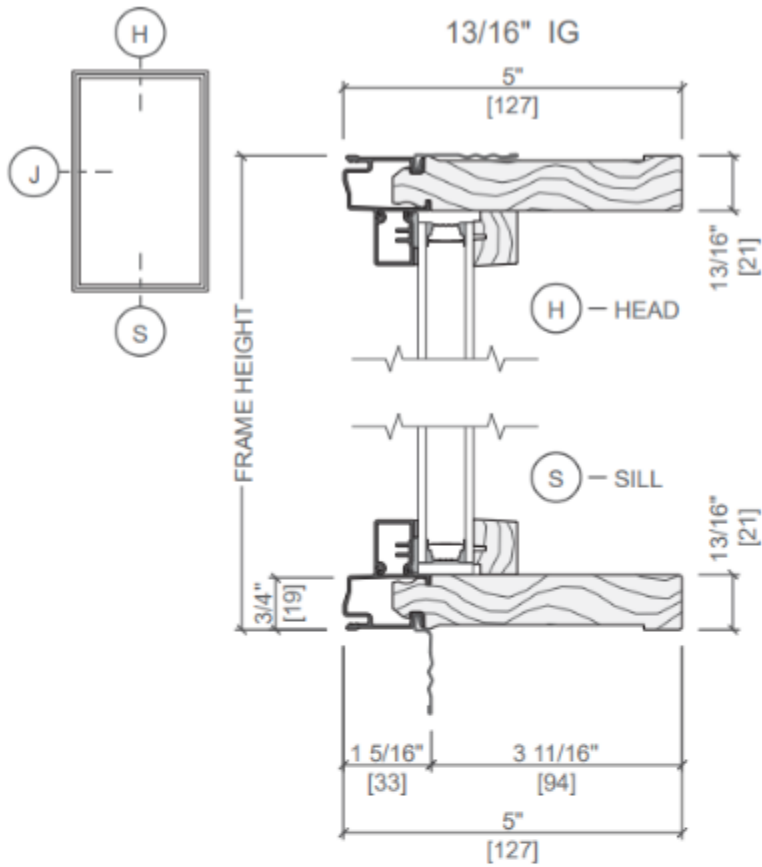
Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>3</sup>



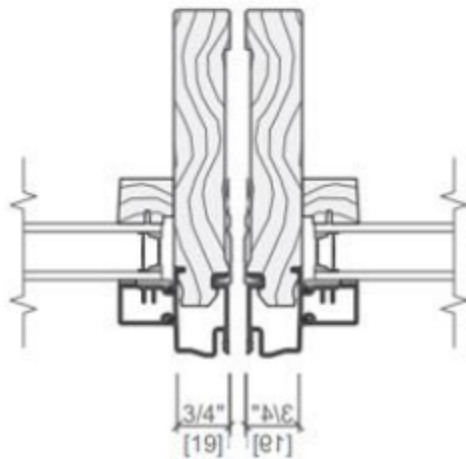
Custom colors are also available.



**Option #2 (Twin Fixed Windows):**



ⓐ - JAMB



**Pella® Fixed Frame Direct Set – Exterior Glazed**

**Aluminum EnduraClad® Exterior**

**Detailed Product Descriptions**

**Frame**

---

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples, and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).

**Glazing System**

---

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Butyl-glazed clear single-light with removable aluminum stops.

**Exterior**

---

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
  - Color is standard brown.

**Interior**

---

- factory prefinished paint white.



# Pella® Reserve™

## Contemporary Clad/Wood



Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior



Exterior



- **Clean lines**  
Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.
- **Modern hardware**  
Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.
- **Architectural interest**  
Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.
- **Virtually unlimited customization**  
If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**  
From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Cutting-edge innovation**  
Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.
- **Durable interiors and extruded aluminum exteriors**  
To help save you time on the jobsite, interior finish options are available in a variety of paints, stains and primed and ready to paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified<sup>1</sup>**  
Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**  
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Best limited lifetime warranty<sup>2</sup>**  
Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.<sup>2</sup>

# Colors

## Wood Types

Choose the wood species that best complements your project's interior.

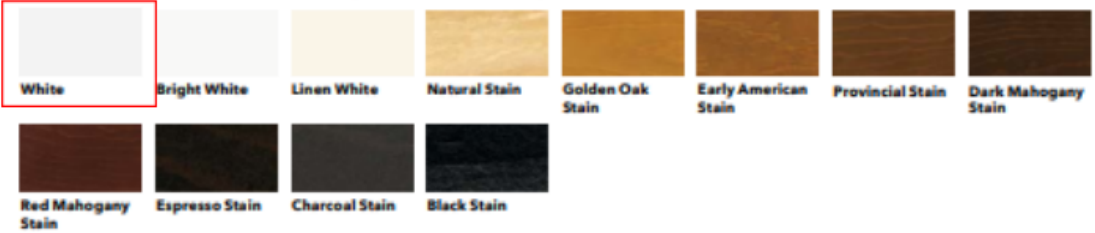


Custom solutions:



## Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



## Extruded Aluminum-Clad Exterior Colors

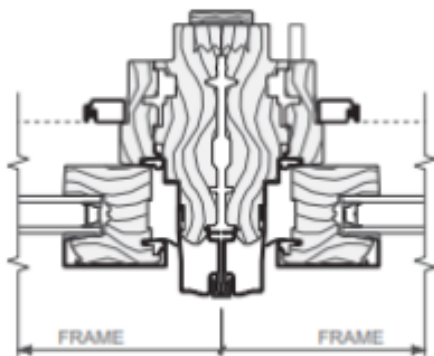
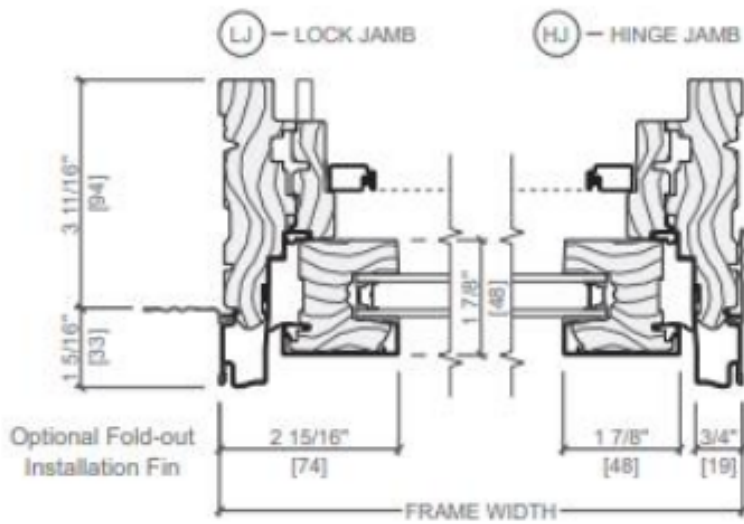
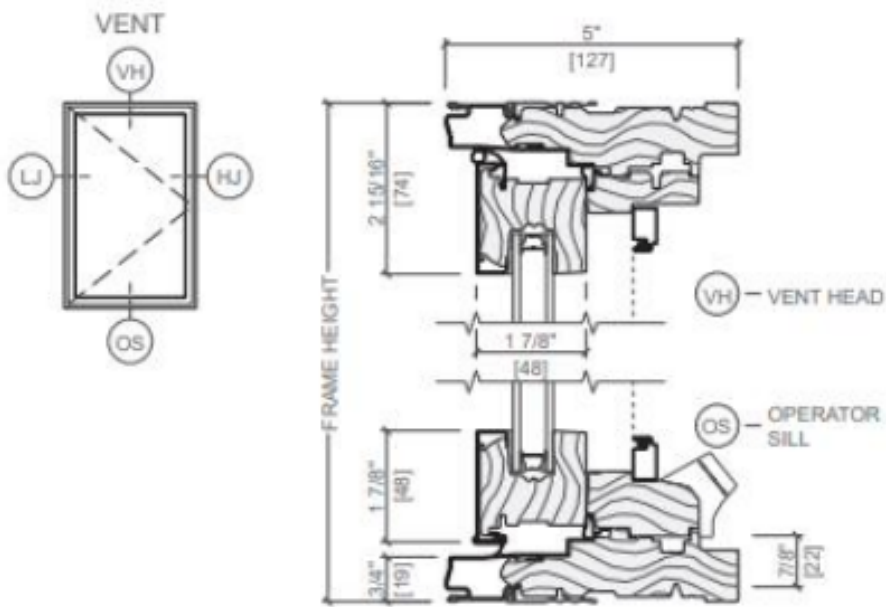
Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>3</sup>



Custom colors are also available.



**Option #3 (Crank Out Casements):**



VERTICAL JOINING MULLION  
VENT / VENT

# Pella® Reserve™ - Contemporary Casement

## Aluminum EnduraClad® Exterior

### Detailed Product Description

---

#### Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks
- Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).

---

#### Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with extruded aluminum butt-jointed at all corners of the sash with through-stile construction and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-13/16" (46mm) for 11/16" glazing.
- Sash exterior profile is square, interior profile is square.

---

#### Weatherstripping

- Dual weatherstripping.
  - Flexible santoprene material compressed between frame and sash for positive seal on all four sides.
  - Secondary thermoplastic vulcanizate (TPV) leaf-type weatherstrip between edge of sash and frame on the vertical sides and bottom side, and Santoprene® bulb-type weatherstrip on the top side.

---

#### Glazing System<sub>1</sub>

- Quality float glass complying with ASTM C 1036.
- Silicone-glazed dual-pane 11/16" dual-seal insulating glass tempered, Advanced Low-E with Argon.

---

#### Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is standard brown.

---

#### Interior

- factory prefinished paint white.

---

#### Hardware

- Roto operator assembly
  - Steel worm gear sash operator with hardened gears.
  - Operator base is zinc die cast with painted finish.
  - Operator linkage, hinge slide, and hinge arms are stainless steel.
  - Exposed fasteners are stainless steel.
  - Hardware shall exceed 1,000 hours salt spray exposure per ASTM B 117.
- All vent units are available with left- or right-hand hinging.
- SureLock® System—A single handle locking system operates positive-acting arms that reach out and pull the sash into a locked position: one operating lock installed on units with frame height 29" and less, two unison operating locks installed on units with frame height over 29".
- Style of hardware is Saldo integrated fold-away crank and standard lock handle with baked enamel White

## Optional Products

---

### Screens

- InView™ Screens
  - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel White Wrapped in wood veneer, factory prefinished stain to match interior finish.

### Hardware

- Optional factory applied limited opening hardware available for vent units in stainless steel; nominal 3" opening.
- Optional factory applied window opening control device. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-17.

# Pella® Reserve™

## Contemporary Clad/Wood



Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior



Exterior



- **Clean lines**  
Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.
- **Modern hardware**  
Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.
- **Architectural interest**  
Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.
- **Virtually unlimited customization**  
If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**  
From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Cutting-edge innovation**  
Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.
- **Durable interiors and extruded aluminum exteriors**  
To help save you time on the jobsite, interior finish options are available in a variety of paints, stains and primed and ready to paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified<sup>1</sup>**  
Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**  
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Best limited lifetime warranty<sup>2</sup>**  
Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.<sup>2</sup>

# Colors

## Wood Types

Choose the wood species that best complements your project's interior.

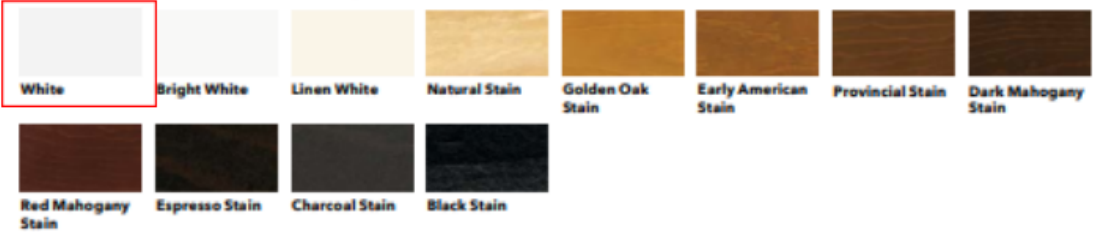


Custom solutions:



## Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



## Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>3</sup>

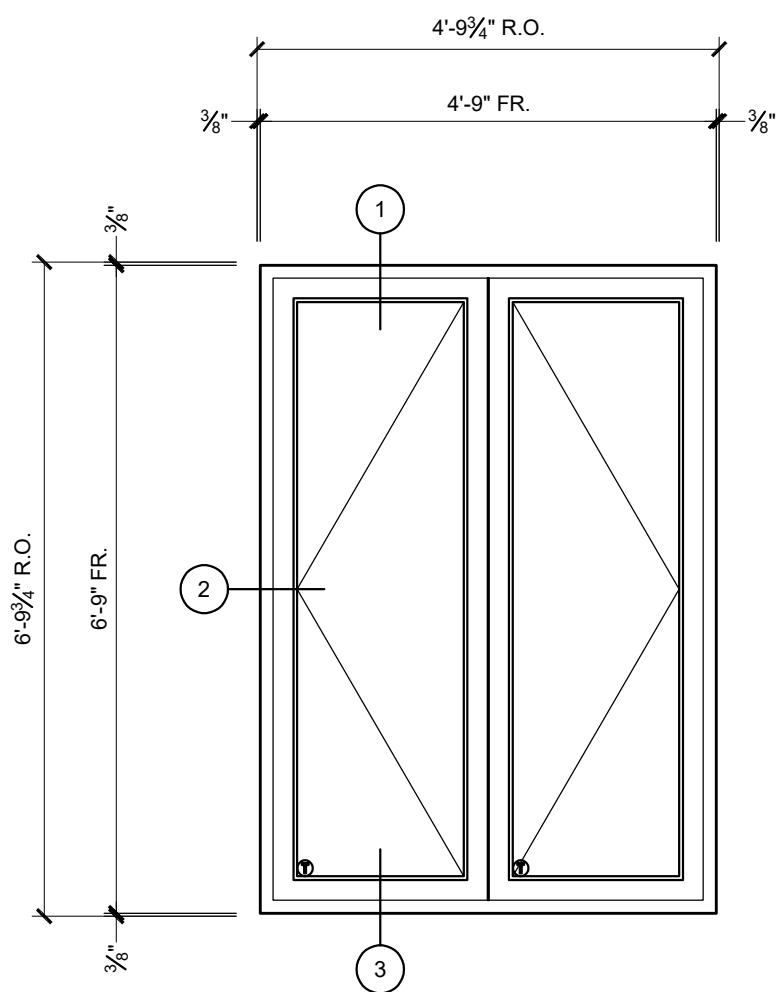


Custom colors are also available.



**EXISTING CONDITION**

**PROPOSED FRENCH INSWING CASEMENT**



None Assigned 52  
LINE # 10 QTY

Line #	Description
10	Pella(R) Reserve, Traditional, Inswing French Casement, Active / Passive, 57 X 81, Brown

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

### Components & Cladding Design Pressures

DESIGN PRESSURE PER CODE: ASCE 7-10 (IBC 2012, IBC 2015)

Mean Roof Height (ft):	48	Building Length (ft):	
Building Classification/Risk Category:	II	Building Width (ft):	
Ultimate Design Wind Speed (MPH):	115	Edge Strip 'a' (ft):	Verify
Allowable Design Wind Speed (MPH):	89		
Exposure Category:	B		
Topographical Factor (K <sub>z</sub> ):	1		
Project Elevation (ft):	78		
Ground Elevation Factor (K <sub>g</sub> ):	1.00		

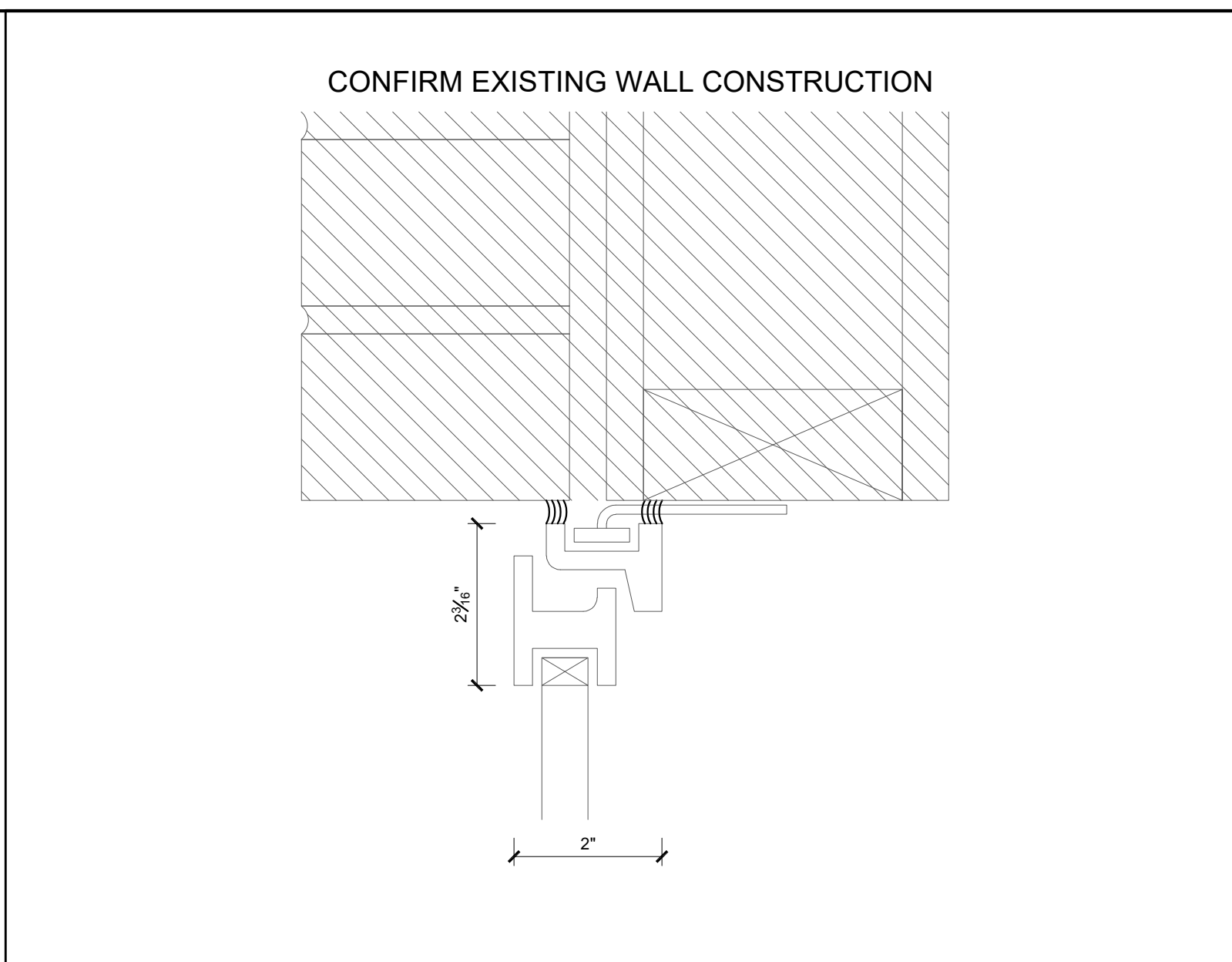
Sq. Ft. of Effective Area	Components and Cladding Design Pressures (PSF)							
	Ultimate				Allowable (ASD)			
	Zone 4		Zone 5		Zone 4		Zone 5	
10	+27.0	-29.4	27.1	-36.4	+16.2	-17.6	16.2	-21.8
20	+25.8	-28.1	25.8	-33.9	+15.5	-16.9	15.5	-20.4
50	+24.2	-26.5	24.2	-30.6	+14.5	-15.9	14.5	-18.4
100	+23.0	-25.3	23.0	-28.1	+13.8	-15.2	13.8	-16.9
200	+21.8	-24.0	21.8	-25.7	+13.1	-14.4	13.1	-15.4

The proposed windows and doors comply with the design pressures shown unless noted otherwise. Allowable Stress Design (ASD) pressures were obtained by multiplying the Ultimate design pressures (Ult.) by 0.6 per IBC section 1609. ASD pressures align with WDMA/AAMA standards and the NAFS performance rating system. Please confirm these design pressures with the Structural Engineer or Building Official.

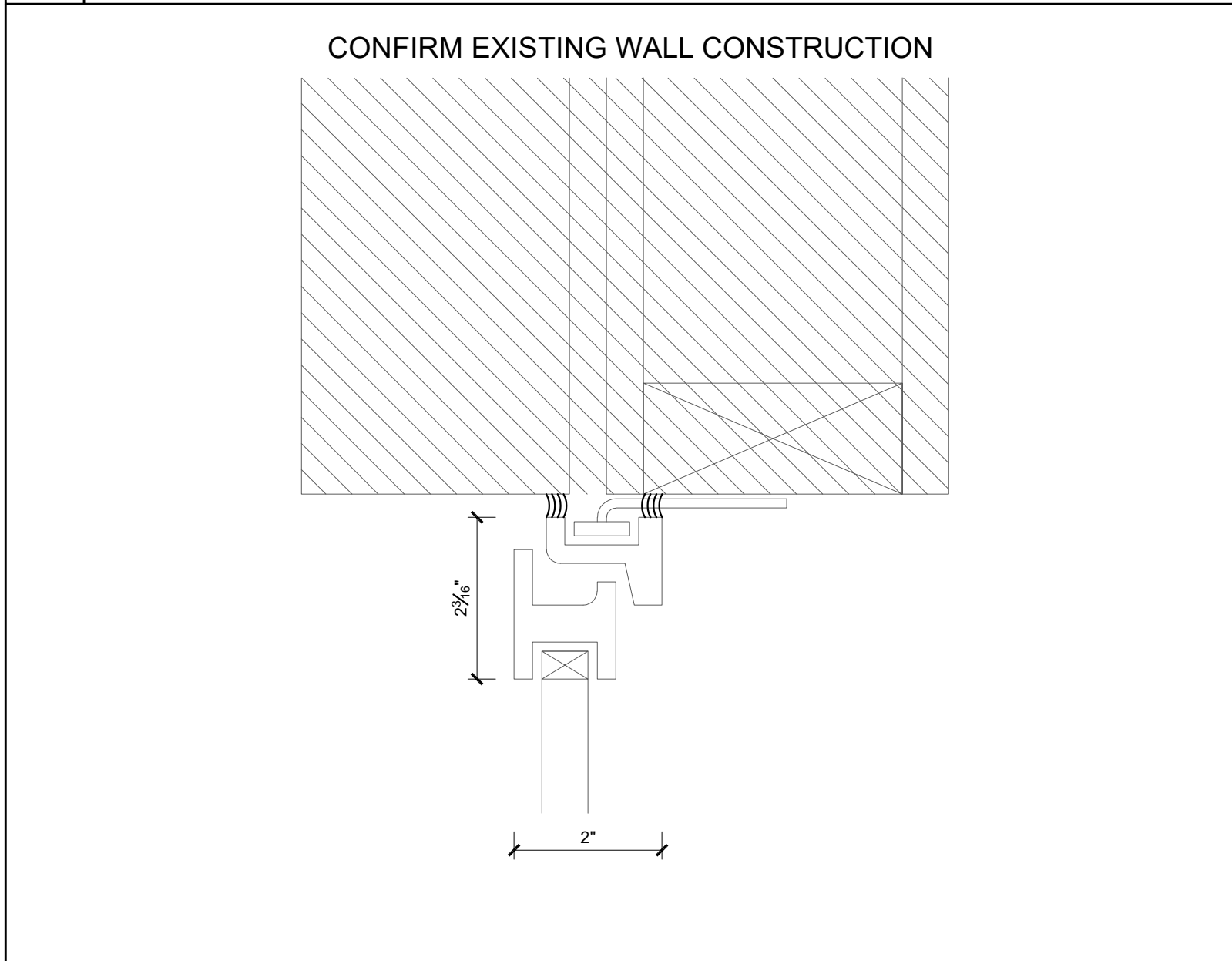
FAILURE TO CONFIRM THESE DESIGN PRESSURES BY A LOCAL STRUCTURAL ENGINEER OR BUILDING OFFICIAL MAY RESULT IN INADEQUATE MULLION DESIGN OR SELECTION OF PRODUCTS.

### Construction Documents Received

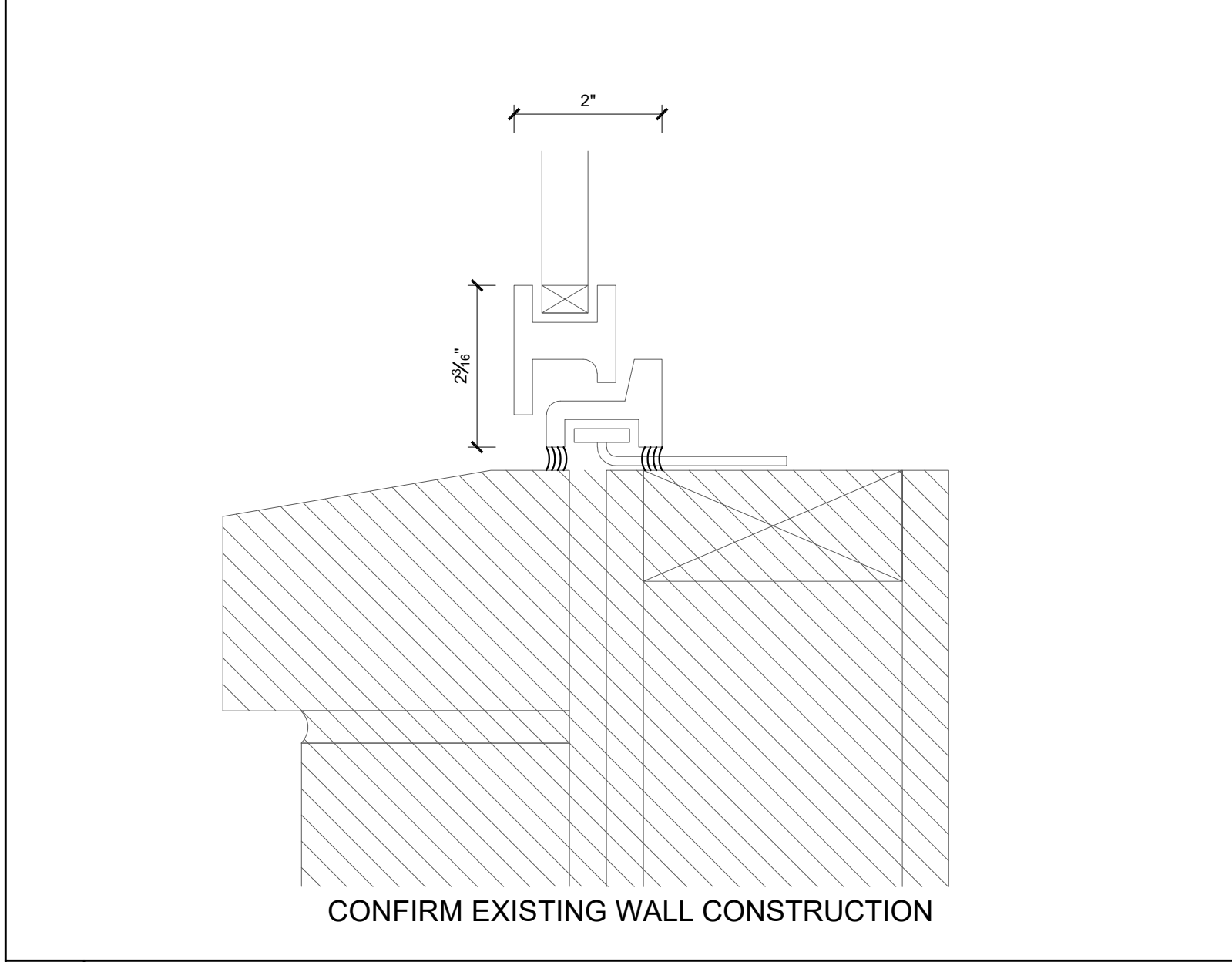
THESE DRAWINGS WERE PREPARED FROM THE FOLLOWING INFORMATION	DATED
ARCHITECTURAL PLANS	NONE
SPECIFICATIONS	NONE
ADDENDUM	NONE
OTHER	NONE



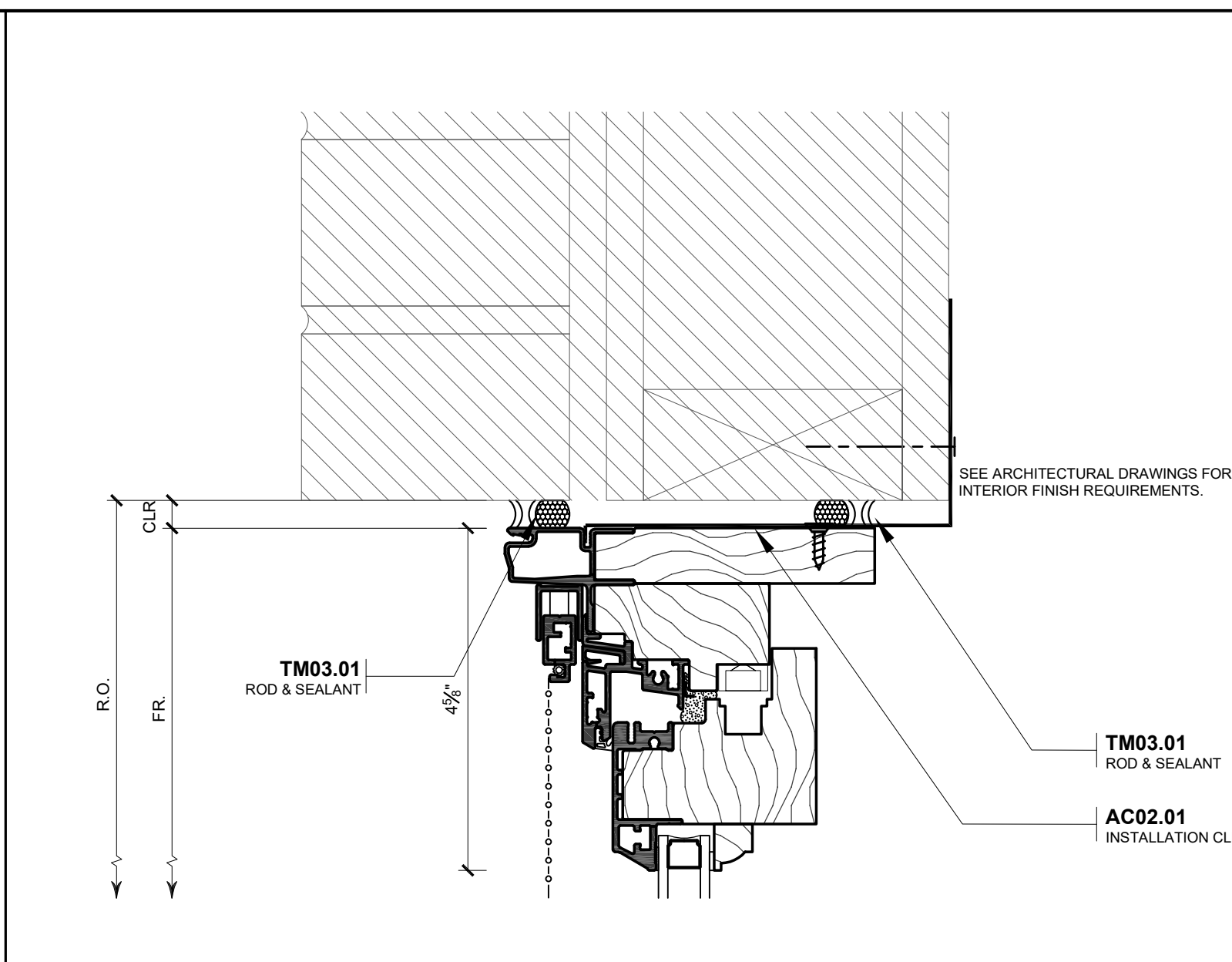
**HEAD**  
REF. ARCH. DWG.:-



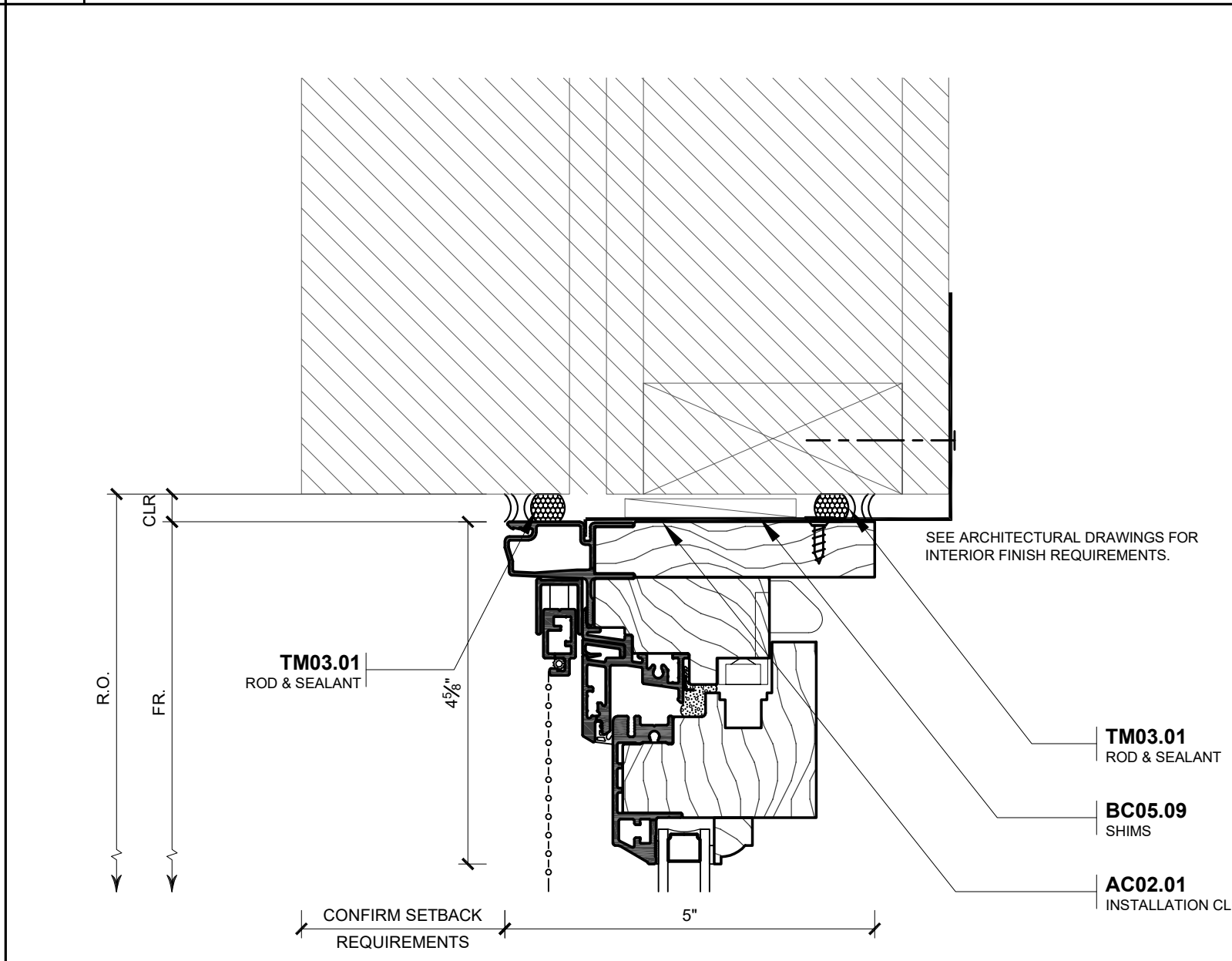
**JAMB**  
REF. ARCH. DWG.:-



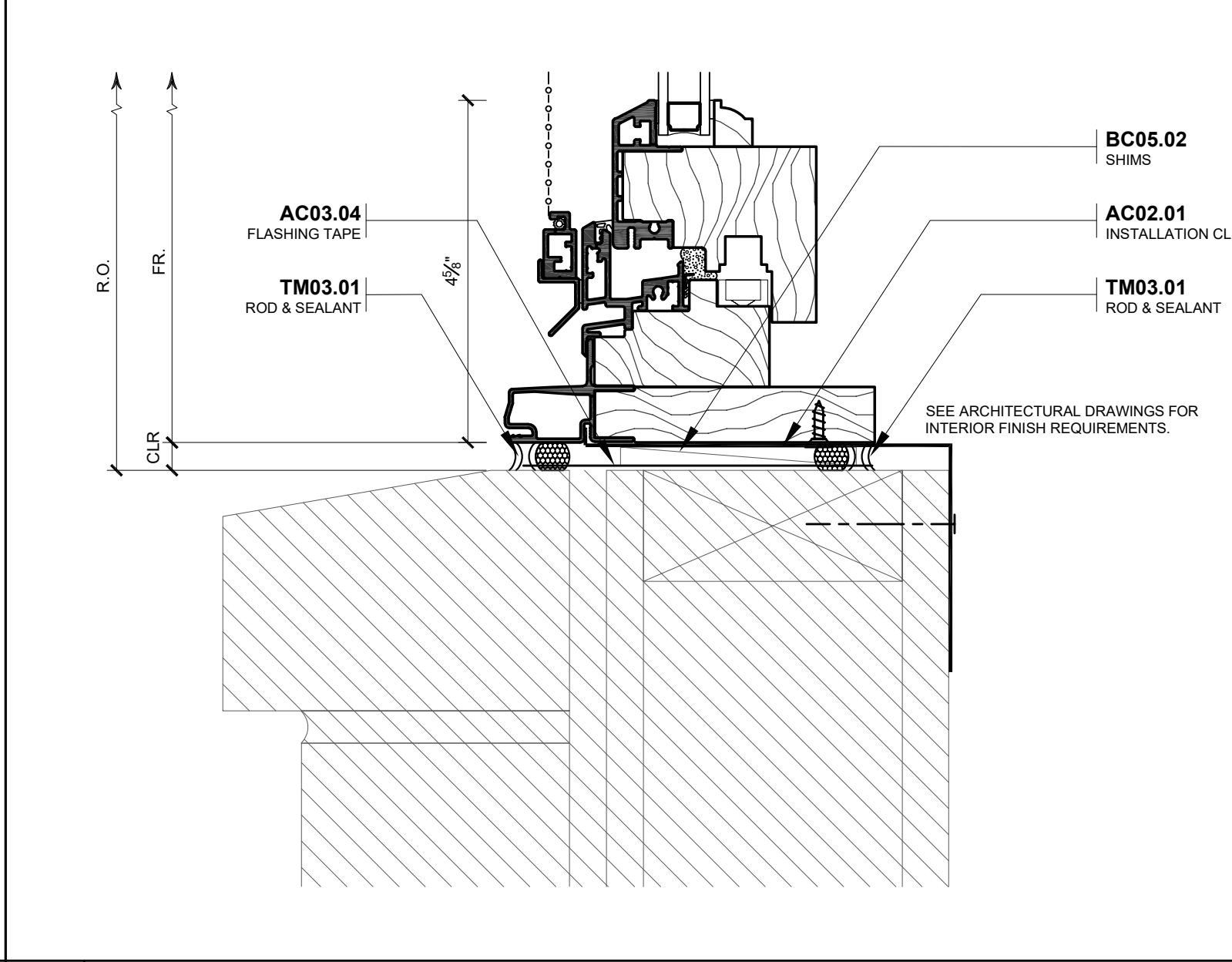
**SILL**  
REF. ARCH. DWG.:-



**1 HEAD**  
REF. ARCH. DWG.:-



**2 JAMB**  
REF. ARCH. DWG.:-



**3 SILL**  
REF. ARCH. DWG.:-

**DETAIL KEYNOTES**

**AC : ATTACHMENT COMPONENTS**

AC02.01 INSTALLATION CLIP: FIELD CUT AND BEND AS REQUIRED. ANCHOR TO UNIT WITH (2) #8 X 5/8" SCREWS. ANCHOR (2 PER CLIP) TO WALL CONSTRUCTION EMBEDDING THE CLIP IN SEALANT. (BASED ON MATERIAL CLIPS WILL BE ATTACHED TO):  
WOOD: #8 X 1-1/4" CORROSION RESISTANT PAN HEAD SCREW.  
STEEL STUD: #7 X 7/16" ZINC SELF-DRILLING PAN FRAMING SCREW.  
STEEL PLATE: #12-24 X 1-1/4" CORROSION RESISTANT SELF-DRILLING #4.5 PT. HEX WASHER HEAD SCREW.  
CONCRETE BLOCK / BRICK: 1-1/4" X 1-3/4" CORROSION RESISTANT HEX WASHER HEAD MASONRY SCREW.  
REFER TO DIAGRAM FOR CLIP SPACING.

AC03.04 PELLA SMARTFLASH FOIL BACKED, BUTYL WINDOW AND DOOR FLASHING TAPE (OR EQUAL) APPLY OVER ROUGH OPENING SILL EXTENDING 6" UP EACH JAMB AND OVERLAP TO EXTERIOR AS PER DETAIL.

**BC : BUILDING COMPONENTS (BY OTHERS)**

BC05.02 LEVEL OPENING SILL PRIOR TO UNIT INSTALLATION. PROVIDE IMPERVIOUS SHIMS 1/2" FROM EACH OPENING JAMB AND AT WINDOW MULLION AS REQUIRED. FOR VINYL WINDOWS, ADD SHIMS SO MAXIMUM SPACING IS 18".  
BC05.09 SHIM AND PLUMB UNITS AS PER INSTALLATION INSTRUCTIONS. (DO NOT OVER SHIM)

**TM : THERMAL AND MOISTURE PROTECTION**

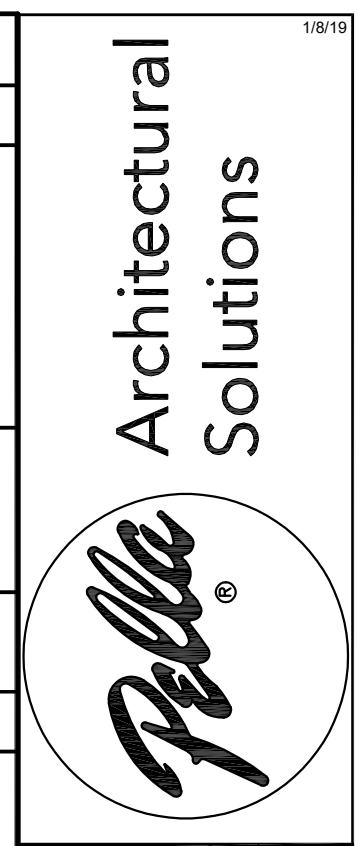
TM03.01 WATER RESISTANT BACKER ROD AND SEALANT.

**VERIFY FLASHING REQUIREMENTS**

NOTE: THE DETAILS SHOWN ON THIS SHEET WERE PREPARED BASED ON THE DETAILS SHOWN ON THE ARCHITECTURAL DRAWINGS. THE ARCHITECT AND/OR CONTRACTOR MUST REVIEW THE WALL CONSTRUCTION SPECIFIED FOR THIS PROJECT AND DETERMINE THE APPROPRIATE DETAILS AND FLASHING FOR A WATER MANAGED SYSTEM.

**VERIFY EXISTING CONSTRUCTION**

REVIEW ALL EXISTING CONSTRUCTION FOR OPENING SIZE & ENSURE STABILITY OF EXISTING MATERIALS. CONFIRM THAT THE PROPOSED DETAILS WILL COMPLY W/ EXISTING FLASHING TO PROVIDE EFFECTIVE WATER MANAGED SYSTEM.



REV.	DATE	BY	CHKD
1			
2			
3			
4			
5			

PRELIMINARY DRAWINGS FOR  
**3251 PROSPECT ST NW UNIT #307**  
LOCATION: WASHINGTON, DC  
ARCHITECT: ----

ORIGINAL: 9/14/2022  
DRAWN BY: SM  
CHECKED BY: MH  
Project No.:  
**239931.000**  
SHEET:  
**01 OF 01**