STAFF REPORT 8-14-2019 MEETING PREPARED BY: J. ROSS
APPLICATION NUMBER 19-6372
ADDRESS: 120 SEWARD
APPLICANT: JOE PALANDINO
HISTORIC DISTRICT: NEW CENTER

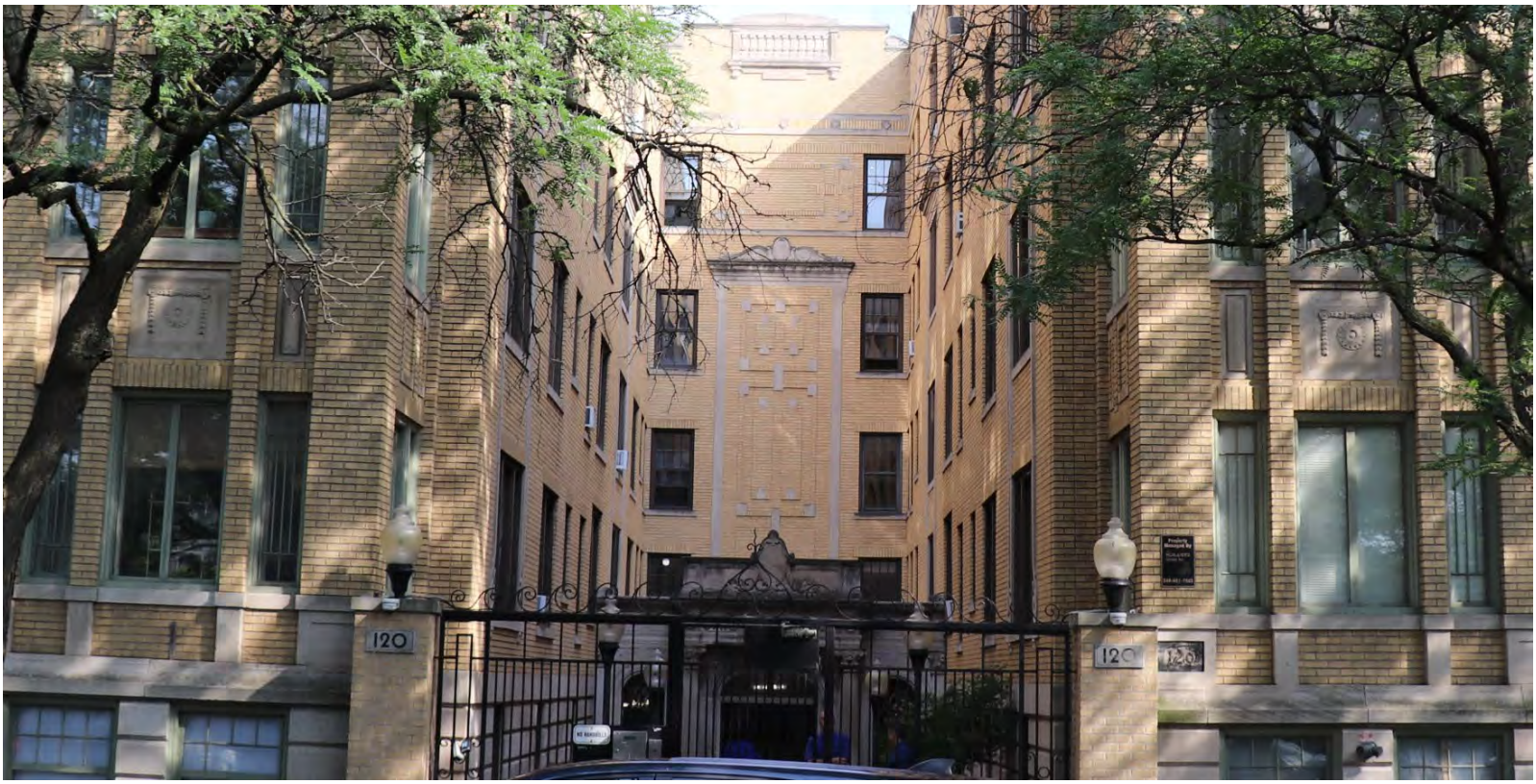
PROPOSAL
Erected in 1923, the building located at 120 Seward is known as the Grandmont Manor Apartments. Hugh T. Miller served as the project architect. The building is four stories in height and displays buff brick exterior walls with stone detailing at the garden level, door surrounds, and window sills. All existing windows **were added in 1985/are not original**. Windows located at the primary elevations are aluminum casement (most with decorative multiple-light muntins) and aluminum double-hung units (8/1). The grids/muntins have been glued to the exterior glass surface. The aluminum window trim dates from the 1985 window replacement project. Please see the attached drawing, which depicts the details for the aluminum window panning/trim/brickmould. The courtyard displays 1/1 aluminum sash unit and glassblock windows at the basement level. Fixed aluminum windows with metal panel inserts are at the rear elevation. The applicant has noted that the current windows at his condo are in poor condition, resulting in the need to screw some of the units shut.

The building houses condo units. With the current proposal, the applicant is seeking to replace 19 windows at Unit # 211 as per the attached schedule. Specifically, the project proposes the following scope of work:

- Replace five, 8/1 double-hung, aluminum windows with five new 8/1, wood, double-hung aluminum-clad window sash (inserts) with mesh screens. The new windows will display a "Bahama Brown" finish color, while the screens will be "Charcoal Fiberglass." The existing aluminum panning/trim/brickmould will be retained.
- Replace two, 8/1 double-hung, aluminum windows with two new 6/1, wood, double-hung aluminum-clad window sash (inserts) with mesh screens. The new windows will display a "Bahama Brown" finish color, while the screens will be "Charcoal Fiberglass." The existing aluminum panning/trim/brickmould will be retained.
- At the breakfast nook/front bay bumpout, remove 12 casement windows (3 sets of paired aluminum casement windows and 6 individual casement windows) with stick on grids/muntins and install 12 new undivided lite wood, aluminum-clad casement windows (3 sets of paired aluminum casement windows and 6 individual casement windows) with mesh screens. The new windows display "Hampton Sage" finish color at the aluminum cladding, while the screens will be "Charcoal Fiberglass" colored. The applicant has stated that the existing aluminum panning/trim/brickmould will be retained.

Unit # 211, location of condo proposed for window replacement

Designation Slide, dating from 1982. Note original wood windows include 81/ double hung units and Art Deco style, multiple-light casement windows



Current conditions. Aluminum replacement windows added in 1985. Note, casement window muntin pattern mirrors the original light configuration.

STAFF OBSERVATIONS

As noted in the above narrative, the current windows at the property **were installed in 1985**. These windows are aluminum, with aluminum trim and adheared muntins. Please see the attached drawing which provides detail re: the current trim profile. The windows are in poor condition and the stick on muntins appear to be failing/falling off throughout. The applicant therefore seeks to replace the windows **at his unit** with new wood, aluminum-clad windows. The applicant has further noted that the other residents within the building hope to utilize the proposed specifications for all future window replacements to ensure that all windows are eventually uniform in material, operation, and detailing. Note that the new double-hung units will display a light configuration that is similar to the original and existing double-hung sash (8/1), with the exception of the 2 new double-hung windows proposed for the Living Room, which will display a 6/1 light configuration. Also, each of the new/proposed casement windows will display a full, undivided light vision panel (vs the current multiple lite grid pattern present at the current casement windows that are proposed for replacement). As per the below photos, the light configuration of the current casement windows (installed in 1985) was based upon the building's original windows.

Original/historic windows (designation slide)

Existing replacement windows. Note, adheadred muntins replicate historic

The applicant has noted that he was unable to find a manufacturer who could replicate the grid pattern of the original/current casement windows. It is staff's opinion that the new casement windows should reflect a muntin pattern that is consistent with the original and current casement units.

While staff does have the dimension of the proposed new windows, the current application does not provide dimensions around the current/existing windows, ie. the size re: the current frame/casing, sash face, inside opening, etc. Staff therefore cannot definitively understand if the amount of glass visible and size of the window frame of the new windows will be consistent with the existing. Note that the applicant (owner of Unit # 211) has stated that he intends to retain the existing non-historic aluminum trim. The double-hung windows proposed for installation have been identified as "inserts", which seems to allow for the trim to be retained for those units. However, it is unclear if the 3 new sets of paired casement windows will allow for the existing center mullion at each window opening, as outlined in the below photo, to be retained.

Side elevation of breakfast nook/front bay bumpout. Note, non-historic aluminum casement windows and trim.

Finally, please note that the new windows will include dark integral screens, which will have a visual impact on the windows. Staff did view a digital image of a Marvin Window with integrated screen, but the true visual impact was not discernable. Staff has therefore requested that the applicant bring a window sample to the meeting for the Commission's review.

APPLICABLE ELEMENTS OF DESIGN

(2) *Proportion of buildings front facades.* Proportion varies in the district, depending on use, style, and size of buildings. While single family dwellings may appear taller than wide or wider than tall, the overall appearance is neutral. Terraces or rowhouse buildings are wider than tall; apartment buildings appear taller than wide although some are wider than tall due to projecting and receding wall surfaces that emphasize the vertical.

(3) *Proportion of openings within the facades.* Areas of voids generally constitute between fifteen (15) per cent and thirty-five (35) per cent of the front facade, excluding the roof. Most window openings are taller than wide, but are frequently grouped into combinations wider than tall. Where there are transom windows above doors they are wider than tall; a few round windows exist on upper stories or attics. A great variety of sizes, shapes, and groupings of openings exist in the district.

(4) *Rhythm of solids to voids in front facades.* Queen Anne and arts-and-crafts style buildings display freedom in the arrangement of openings within the facades, but usually result in a balanced composition. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly spaced manner within the facade.

(5) *Rhythm of spacing of buildings on streets.* The spacing of buildings has generally been determined by the setback from the side lot lines. The spacing of buildings tends to be consistent, except where vacant lots occur. On Virginia Park where lots are approximately fifty (50) feet wide, some buildings are placed closer to one side lot line, creating room for a side driveway. On smaller lots in the district, the buildings occupy most of the width of their lots, while complying with the side lot setback restrictions.

(7) *Relationship of materials.* The district exhibits a wide variety of building materials characteristic of single and multiple unit residential buildings dating from the last decade of the nineteenth century and first quarter of the twentieth century. The majority of buildings are faced with brick; a brick veneer first story and a stucco, clapboard, or wood shingle second story is not unusual. All-stone, all-stucco, and all-wood buildings exist but are few in number. Later replacement siding is uncommon in the district; when it does exist, much of side changes the original visual relationship of the siding to the building. Stone sills and wood trim are common. Roofing includes slate, tile, and asphalt shingles. It is common for apartment buildings to have limestone or concrete high basements or first stories and stone ornamental detail and trim.

(8) *Relationship of textures.* The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood trim and masonry sills. The brick is sometimes textured. Also common is the contrast in textures created by the juxtaposition of different materials used for the first and second stories; frequently a brick first story is contrasted with a stucco or wood sheathed second story. Half-timbering adds textural interest to the stucco where it exists on neo-Tudor houses. In apartment buildings, stone, either rough cut or smooth and/or cut to appear like rustification at the basement and/or first story level contrasts with the main material, brick. Slate and tile roofs contribute to the textural interest, whereas asphalt shingles generally do not.

(9) *Relationship of colors.* Paint colors generally relate to style. Natural brick colors (red, brown, yellow, orange, buff) predominate in wall surfaces. Natural stone colors also exist. Stucco and concrete are usually left in their natural state or are painted in a shade of mm; half-timbering is frequently stained or painted brown or brownish-red. Classically inspired buildings, particularly neo-Georgian and colonial revival, frequently have wood trim painted white, cream, or in a range of these colors. Where shutters exist, they are either dark green, black, or another appropriate dark color. Colors known to have been in use on buildings of this type in the eighteenth or nineteenth centuries on similar buildings may be considered for suitability. Buildings of medieval and/or arts-and-crafts inspiration generally have painted wood trim of dark brown; black and red is also present. Queen Anne and late Victorian style houses may have several colors painted on the same facade. Storm windows are sometimes a different color from the window frames and sash; window sash are most often the same color as the window frames, with a few exceptions. Colors used on trim of apartment buildings are frequently brown, gray, black or green. The original color scheme of any building, as determined by professional analysis, is always acceptable for the building, and may provide suggestions for similar buildings. Roofs are in natural colors; slate is predominantly gray, gray green and black; tile is green or red. Asphalt shingles display a variety of colors, most derived from colors of natural materials (tile, slate and wood colors).

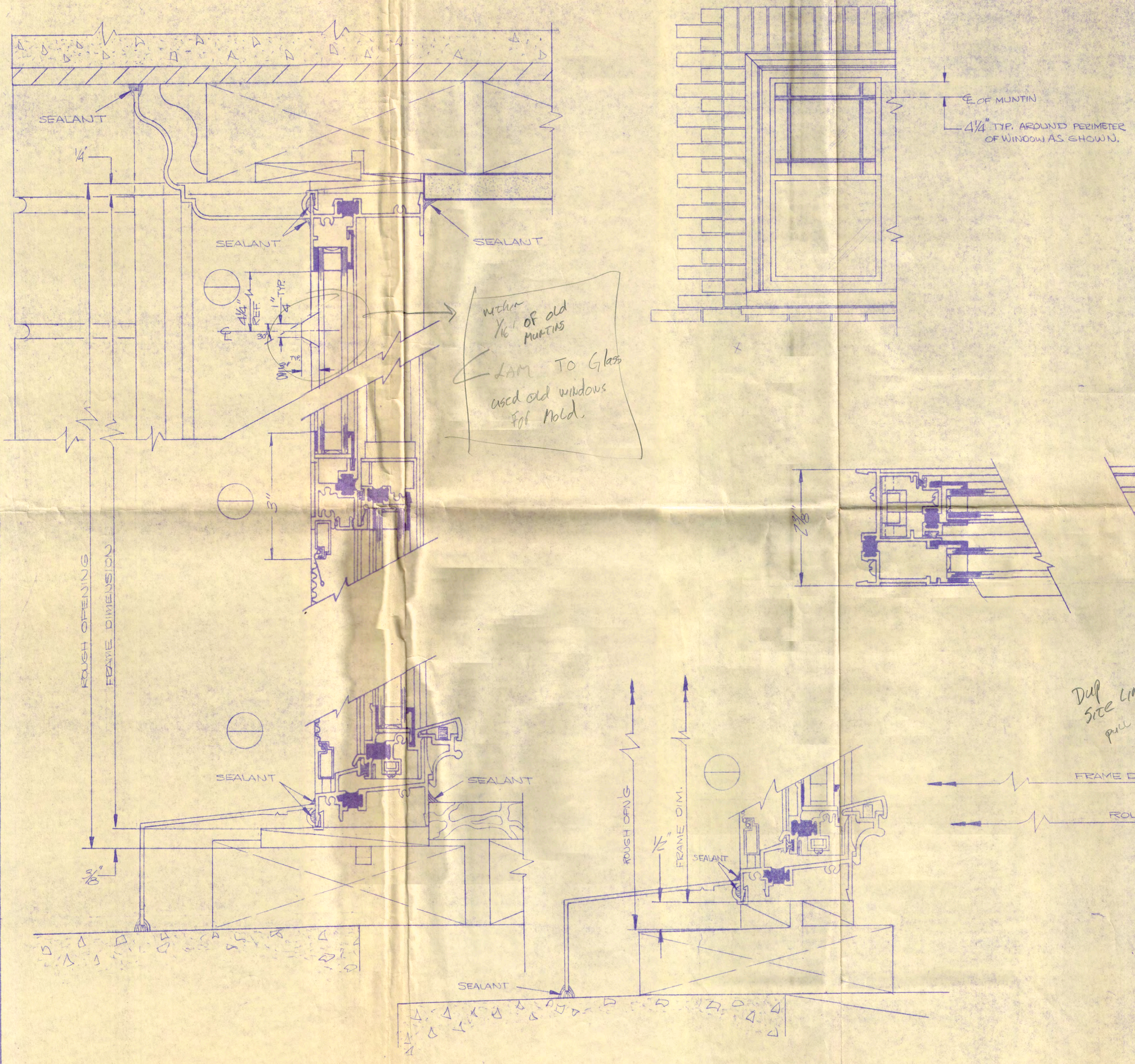
RECOMMENDATION

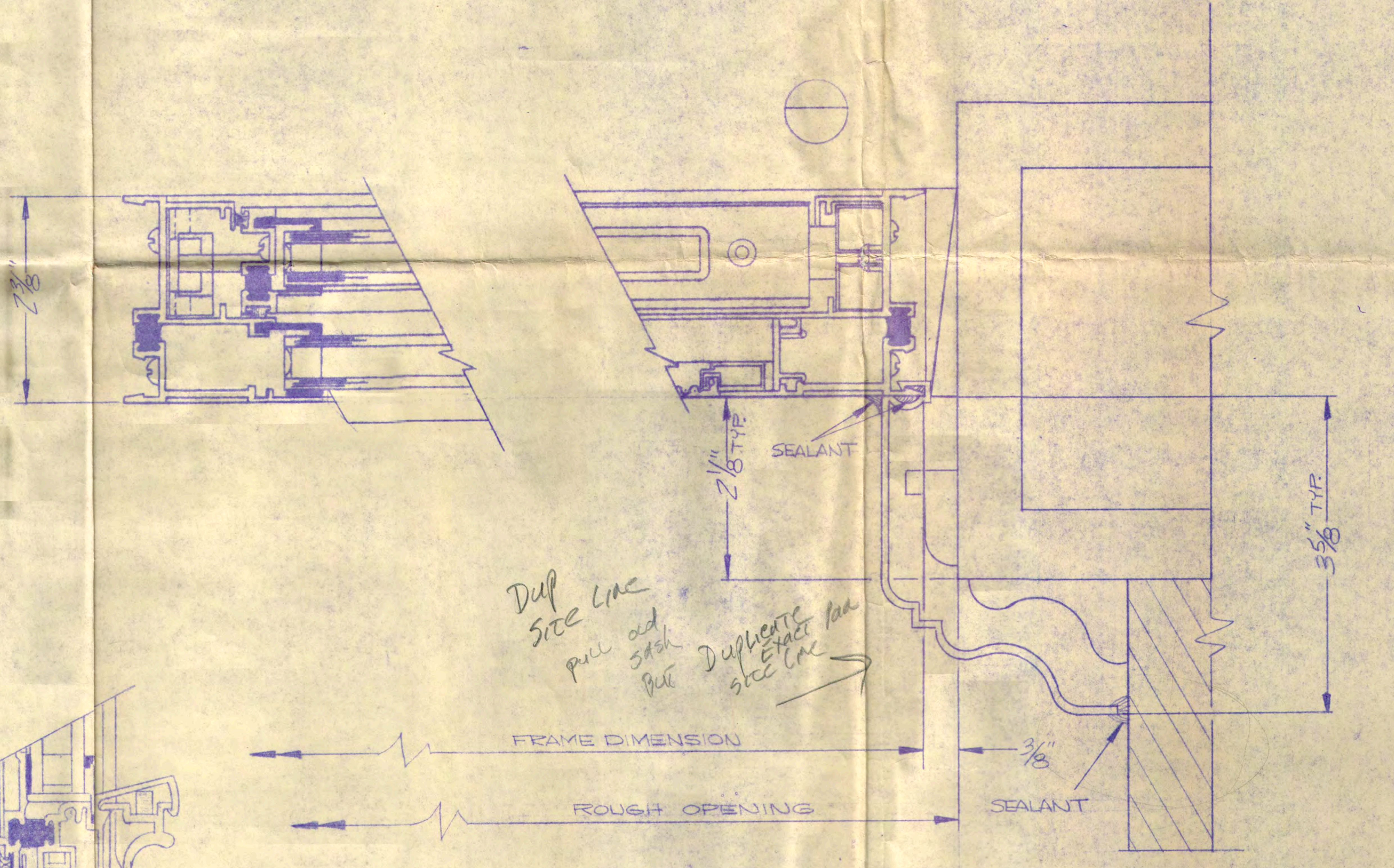
As noted above, the existing windows proposed for replacement are not historic age as they were replaced in 1985. However, the light configuration of the windows, the operation of the windows, and the existing trim profile and detailing do appear to closely match the original historic windows. It is staff's opinion that the new windows proposed for installation generally match the existing/old, as they will display the same operation and material. Staff therefore recommends that the Commission issues a Certificate of Appropriateness for the replacement of windows at 120 Seward because it meets the Secretary of the interior Standards for

Rehabilitation, standard number 6). *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

However, staff does recommend that this approval be issued with the following conditions:

- The existing casement windows shall be replaced with new aluminum or wood, aluminum-clad **casement windows** of the similar dimensions and profile. The applicant shall provide corresponding dimension details of the existing **and** proposed new windows to staff for review and approval prior to the issuance of the COA so that staff can determine if the new windows closely match the existing. Should staff determine that the new windows do not adequately match the existing, staff shall forward the project to the Commission for review at a future meeting.
- Existing double-hung windows shall be replaced with new aluminum or wood, aluminum-clad **double hung windows** of the similar light configuration, dimensions and profile. The new windows shall either ne true divided light or simulated divided light (ie, the grids shall be applied to the exterior window surface). The applicant shall provide corresponding dimension details of the existing and proposed new windows to staff for review and approval prior to the issuance of the COA so that staff can determine if the new windows closely match the existing. Should staff determine that the new windows do not adequately match the existing, staff shall forward the project to the Commission for review at a future meeting.
- The existing trim shall be retained. Where replacement is necessary, the new trim (brickmould and mullions) shall replicate the existing in dimension, profile, and detailing
- The new casement windows shall display a light configuration/muntin pattern that matches the historic muntin pattern as per the property's designation slides. The new windows shall either ne true divided light or simulated divided light (ie, the grids shall be applied to the exterior window surface)
- The mesh screens, when present at the exterior, must be high transparency





GENERAL NOTES	
1	FISHER-INSLEY SERIES 320 SINGLE HUNG
2	FINISH- STANDARD BRONZE BAKED ENAMEL
3	GLASS-
4	
5	NONCONDUCTIVE SHIMS, FASTENERS INTO BUILDING, SEALANT, NOT BY FISHER-INSLEY
6	ERECTION, JOBSITE PROTECTION, FINAL CLEANING, NOT BY FISHER-INSLEY
7	MATERIAL ONLY F.O.B. JOBSITE BY FISHER-INSLEY, UNLOADING BY OTHERS.

ERECTOR NOTES	
1	SET WINDOW FRAMES LEVEL, PLUMB, SQUARE AND TRUE, WITH SUPPORT AT FRAME SILL.
2	DO NOT TWIST OR BOW WINDOW FRAMES.
3	SHIM BEHIND ALL FASTENERS.
4	PROVIDE MASTIC SEPARATION OR NONCONDUCTIVE MATERIAL BETWEEN ALUMINUM AND CONCRETE MASONRY AND OR STEEL
5	FISHER-INSLEY RECOMMENDS THE USE OF INSULATION FILL WITHIN THE FRAME OPENING VOID TO THE EXTERIOR OF THE THERMAL-BARRIER

FISHER-INSLEY CORPORATION

BROADMOOR & WAYNE APARTMENTS
DETROIT, MICHIGAN

SCALE FULL	PROJECT NO. 85-	DRAWN BY
DATE 1-24-85		

ARCHITECT: MALAK WAITKUS ASSOCIATES, P.C.
CONTRACTOR:

INSTALLATION DETAILS — DRAWING NUMBER 1 OF 1

AMERICAN DOOR SYSTEMS
1990 STAR BATT
ROCHESTER HILLS, MI 48309

Joe Paladino
120 Steward Ave.
Detroit, Mich 48202

08/02/19

PROPOSAL

We propose to furnish and install wood windows, complete with LowE glass, argon gas Filled. Extruded aluminum clad exterior, finish painted white interior. Simulated divided Lite grids with spacer. As manufactured by Marvin Window Corporation
All window shall be insert type, reuse existing trim and finish paint.

Breakfast Nook: (4) 16" x 64" Casement Windows
Breakfast Nook: (3) 34" x 64" twin casement windows
Breakfast Nook: (2) 14" x 64" casement windows
Living Room: (2) 19" x 64" Double Hung, grids
Living Room: (1) 36 x 64 Double Hung, grids
Kitchen: (2) 34" x 65" Double Hung, grids
Bathroom: (1) 26" x 64" Double Hung, grids
Bedroom: (1) 32 x 65 Double Hung, grids

Complete for the sum of $25,601.00 tax inc

This quote includes take down and haul away all debris, reuse existing trim

Finish painting by others

Leadtime: 5-6 weeks

Terms: 1/3 Deposit at order, Balance on completion

When signed this becomes an order, please sign and return one copy

Customer_____ American Door John L Palazzole

Date_____

Joe Paladino
New Project 1
Quote Number: **FPHRD8W**
Architectural Project Number:

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 2	Mark Unit: Breakfast Nook			

MARVIN

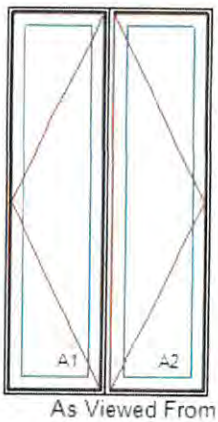
As Viewed From The Exterior

FS 16" X 64"
IO 16 3/8" X 64 1/4"
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.49
Condensation Resistance: 58
CPD Number: MAR-N-337-00872-00001
ENERGY STAR: NC

Hampton Sage Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Casement Narrow Frame - Left Hand
Frame Size 16" X 64"
Inside Opening 16 3/8" X 64 1/4"
0 Degree Frame Bevel
Hampton Sage Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Satin Taupe Folding Handle
Satin Taupe Multi - Point Lock
Aluminum Screen
Satin Taupe Surround
Charcoal Fiberglass Mesh
2 3/16" Jambs
No Installation Method
***Note: Frame Size shown is measured from the exterior of the unit.
***Note: Rotating wash mode hardware not available on UCA, UCANF, UCA PO, and UCANF PO units with frame width less than 20".
***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 3	Mark Unit: Breakfast Nook			

MARVIN



As Viewed From The Exterior

FS 34" X 64"
IO 34 3/8" X 64 1/4"
Performance Information A1, A2
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.29

Hampton Sage Clad Exterior
Painted Interior Finish - White - Pine Interior
2W1H - Rectangle Assembly
Assembly Inside Opening
34 3/8" X 64 1/4"

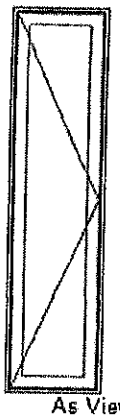
Unit: A1
Ultimate Casement Narrow Frame - Left Hand
Basic Frame 17" X 64"
Inside Opening 17 3/8" X 64 1/4"
0 Degree Frame Bevel
Hampton Sage Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Satin Taupe Folding Handle
Satin Taupe Multi - Point Lock
Aluminum Screen
Satin Taupe Surround
Charcoal Fiberglass Mesh

Visible Light Transmittance: 0.49
Condensation Resistance: 58
CPD Number: MAR-N-337-00872-00001
ENERGY STAR: NC

Unit: A2
Ultimate Casement Narrow Frame - Right Hand
Basic Frame 17" X 64"
Inside Opening 17 3/8" X 64 1/4"
0 Degree Frame Bevel
Hampton Sage Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Satin Taupe Folding Handle
Satin Taupe Multi - Point Lock
Aluminum Screen
Satin Taupe Surround
Charcoal Fiberglass Mesh
Standard Mull Charge
3 1/4" Jambs
No Installation Method
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
***Note: Rotating wash mode hardware not available on UCA, UCANF, UCA PO, and UCANF PO units with frame width less than 20".
***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
***Note: Frame Size and Basic Frame are measured from the exterior.
***Note: Unit Availability and Price is Subject to Change

Line #3 Qty: 2	Mark Unit: Breakfast Nook			

MARVIN



As Viewed From The Exterior

FS 16" X 64"
IO 16 3/8" X 64 1/4"
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.49
Condensation Resistance: 58
CPD Number: MAR-N-337-00872-00001
ENERGY STAR: NC

Hampton Sage Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Casement Narrow Frame - Right Hand
Frame Size 16" X 64"
Inside Opening 16 3/8" X 64 1/4"
0 Degree Frame Bevel
Hampton Sage Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Satin Taupe Folding Handle
Satin Taupe Multi - Point Lock
Aluminum Screen
Satin Taupe Surround
Charcoal Fiberglass Mesh
2 3/16" Jambs
No Installation Method
***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
***Note: Rotating wash mode hardware not available on UCA, UCANF, UCA PO, and UCANF PO units with frame width less than 20".
***Note: Frame Size shown is measured from the exterior of the unit.
***Note: Unit Availability and Price is Subject to Change

Line #4 Qty: 1	Mark Unit: Breakfast Nook			

MARVIN

As Viewed From The Exterior

FS 14" X 64"
IO 14 3/8" X 64 1/4"
Performance Information
U-Factor: 0.33
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.49
Condensation Resistance: 55
CPD Number: MAR-N-337-00871-00001

Hampton Sage Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Casement Narrow Frame - Left Hand
Frame Size 14" X 64"
Inside Opening 14 3/8" X 64 1/4"
0 Degree Frame Bevel
Hampton Sage Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Satin Taupe Folding Handle
Satin Taupe Multi - Point Lock
Aluminum Screen
Satin Taupe Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
No Installation Method
***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
***Note: Rotating wash mode hardware not available on UCA, UCANF, UCA PO, and UCANF PO units with frame width less than 20".
***Note: Frame Size shown is measured from the exterior of the unit.
***Note: Unit Availability and Price is Subject to Change

Line #5 Qty: 1	Mark Unit: Breakfast Nook			

MARVIN

As Viewed From The Exterior

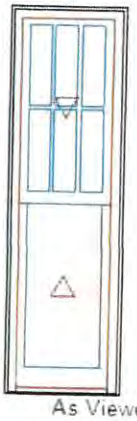
FS 14" X 64"
IO 14 3/8" X 64 1/4"
Performance Information
U-Factor: 0.33
Solar Heat Gain Coefficient: 0.29
Visible Light Transmittance: 0.49
Condensation Resistance: 55
CPD Number: MAR-N-337-00871-00001

Hampton Sage Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Casement Narrow Frame - Right Hand
Frame Size 14" X 64"
Inside Opening 14 3/8" X 64 1/4"
0 Degree Frame Bevel
Hampton Sage Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2
Stainless Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Satin Taupe Folding Handle
Satin Taupe Multi - Point Lock
Aluminum Screen
Satin Taupe Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
No Installation Method
***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
***Note: Rotating wash mode hardware not available on UCA, UCANF, UCA PO, and UCANF PO units with frame width less than 20".
***Note: Frame Size shown is measured from the exterior of the unit.
***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: Living Room			

Qty: 2				

MARVIN



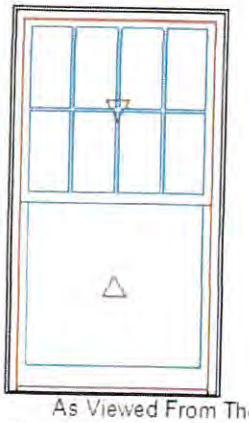
As Viewed From The Exterior

MO 19 1/2" X 64 1/4"
FS 19" X 64"
IO 19 3/8" X 64 1/4"
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 55
CPD Number: MAR-N-441-00317-00001

Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Frame Size 19" X 64"
Inside Opening 19 3/8" X 64 1/4"
0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 3W2H
Bahama Brown Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #7 Qty: 1	Mark Unit: Living Room			

MARVIN



As Viewed From The Exterior

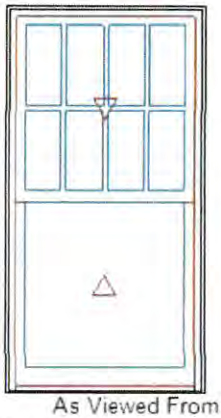
MO 36 1/2" X 64 1/4"
FS 36" X 64"
IO 36 3/8" X 64 1/4"
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 55
CPD Number: MAR-N-441-00317-00001

Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Frame Size 36" X 64"
Inside Opening 36 3/8" X 64 1/4"
0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Bahama Brown Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh

3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #8 Qty: 2	Mark Unit: Kitchen			

MARVIN



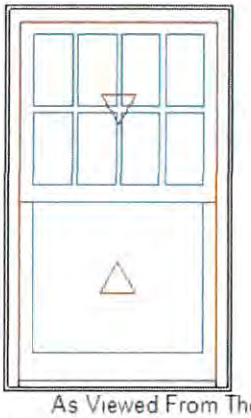
As Viewed From The Exterior

MO 34 1/8" X 65"
FS 33 5/8" X 64 3/4"
IO 34" X 65"
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 55
CPD Number: MAR-N-441-00317-00001

Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 34" X 65"
0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Bahama Brown Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #9 Qty: 1	Mark Unit: Bathroom			

MARVIN



As Viewed From The Exterior

FS 26" X 44"
IO 26 3/8" X 44 1/4"
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46

Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Frame Size 26" X 44"
Inside Opening 26 3/8" X 44 1/4"
0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Tempered Low E2 Obscure w/Argon
Stainless Perimeter Bar
5/8" SDL - No SBAR
Rectangular - Special Cut 4W2H
Bahama Brown Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Tempered Low E2 Obscure w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package

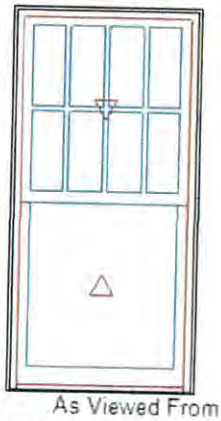
Joe Paladino
New Project 1
Quote Number: **FPHRD8W**
Architectural Project Number:

Condensation Resistance: 55
CPD Number: MAR-N-441-00343-00002

Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #10 Qty: 1	Mark Unit: Bedroom			

MARVIN



As Viewed From The Exterior

MO 32 1/8" X 65"
FS 31 5/8" X 64 3/4"
IO 32" X 65"
Performance Information
U-Factor: 0.31
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 55
CPD Number: MAR-N-441-00317-00001

Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 32" X 65"
0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 4W2H
Bahama Brown Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Satin Taupe Sash Lock
Satin Taupe Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Joe Paladino
New Project 1
Quote Number: **FPHRD8W**
Architectural Project Number:

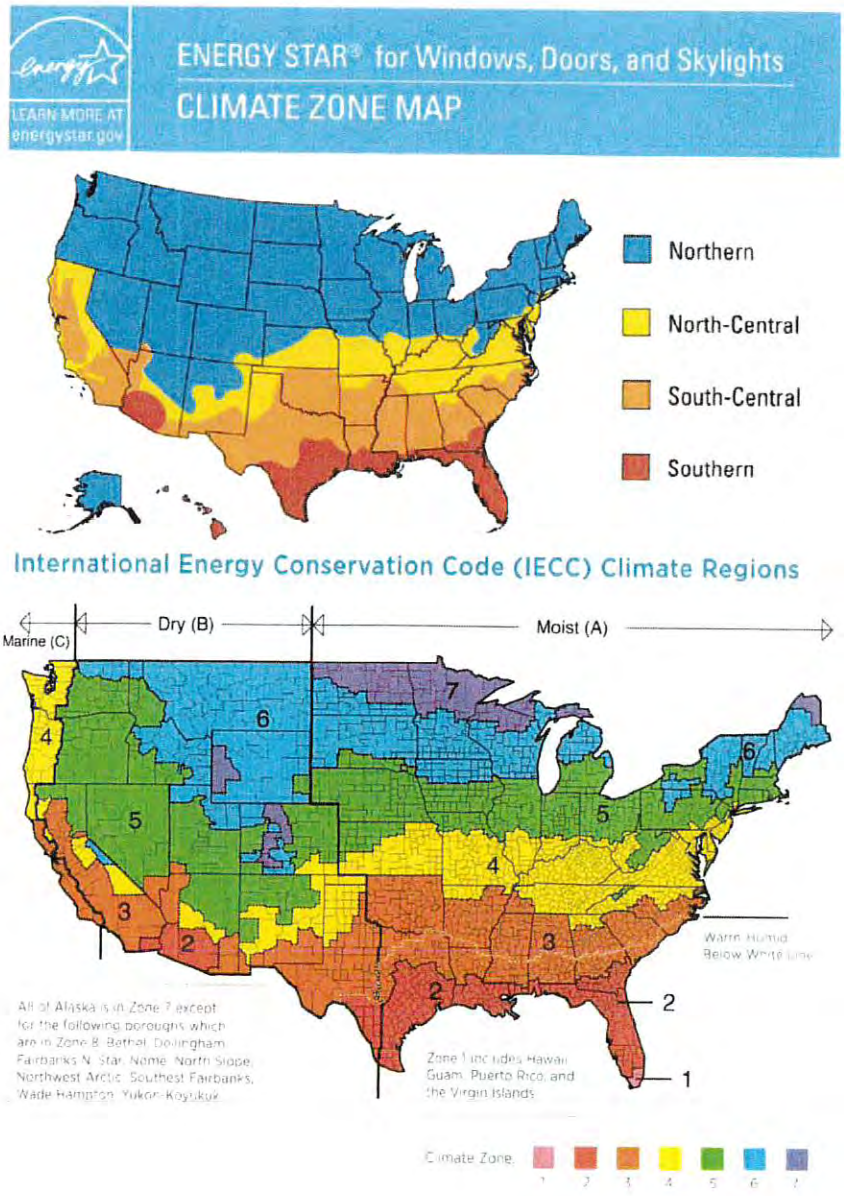
Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.




EUROPE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