



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Sandra I. Heiler  
*Chairman*

Date: February 18, 2021

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #928002: After-the-fact roof replacement, porch alterations, dormer additions, deck enclosure, and new deck construction

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the February 10, 2021 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

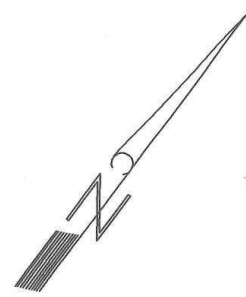
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Marwan Hishmeh (Alan Kinney, Agent)  
Address: 20 Philadelphia Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



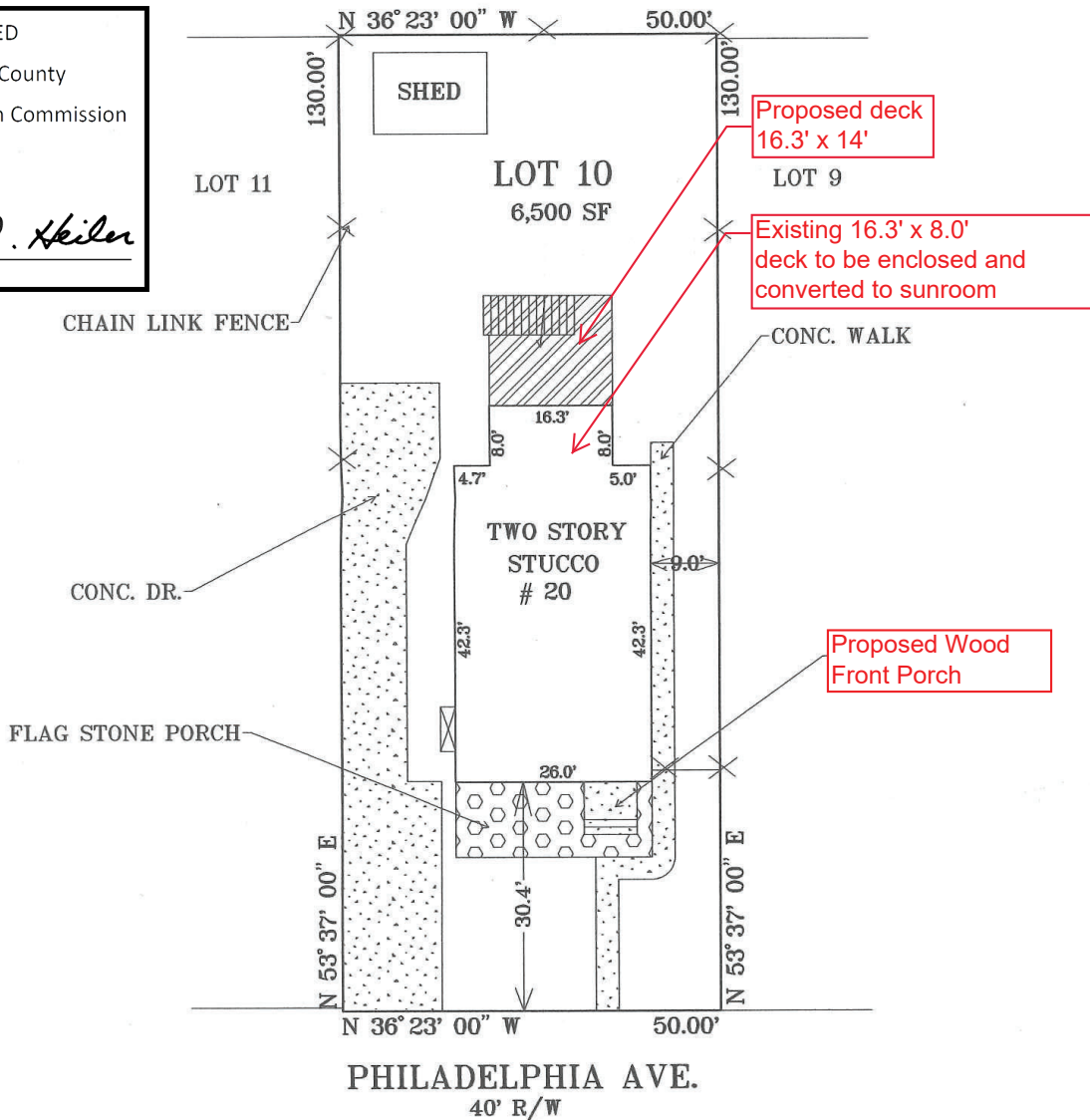
20 PHILADELPHIA AVE.  
 LOT: 10  
 BLOCK: 3  
 HILL CREST  
 MONTGOMERY COUNTY  
 MARYLAND



**REVIEWED**

By Michael Kyne at 3:01 pm, Feb 18, 2021

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
  
*Sandra J. Heiler*



NOTE: LICENSE NO. 574  
 EXPIRATION DATE 03/21/21

**SITE SURVEY**

THE PURPOSE OF THIS SURVEY IS TO OBTAIN A BUILDING PERMIT.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PROPERTY DELINEATED HEREON IS IN ACCORDANCE WITH THE PLAT OF SUBDIVISION AND DEED OF RECORD AND THAT THE IMPROVEMENTS SHOWN WERE LOCATED BY ACCEPTED FIELD PRACTICES. THIS SITE SURVEY IS NOT FOR THE DETERMINING PROPERTY LINES, AND NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, AND LOT CORNERS HAVE NOT BEEN SET BY THIS SURVEY.



**MARYLAND LAND SURVEYING**  
 CONSULTING LAND SURVEYORS AND PLANNERS  
 9890 LYON AVENUE  
 LAUREL, MARYLAND 20723  
 (301) 206-2258

SCALE 1" = 20'	DWG. BY G.E.L.	CASE No.
LIBER 3710 FOLIO 612	ELECTION DISTRICT 13	COUNTY MONTGOMERY
PLAT BOOK 2 PLAT NO. 140		DATE 05/01/20





**REVIEWED**

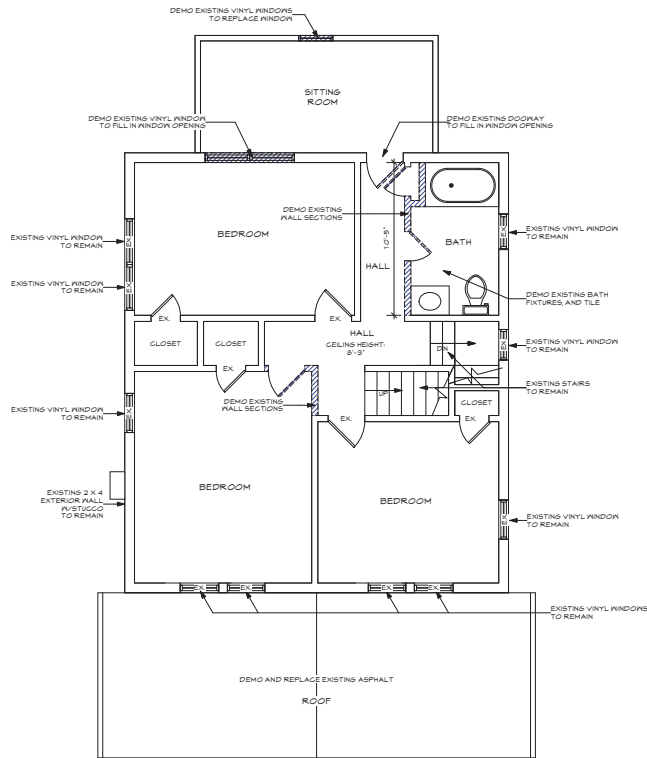
By Michael Kyne at 3:02 pm, Feb 18, 2021

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 Montgomery County  
 Historic Preservation Commission

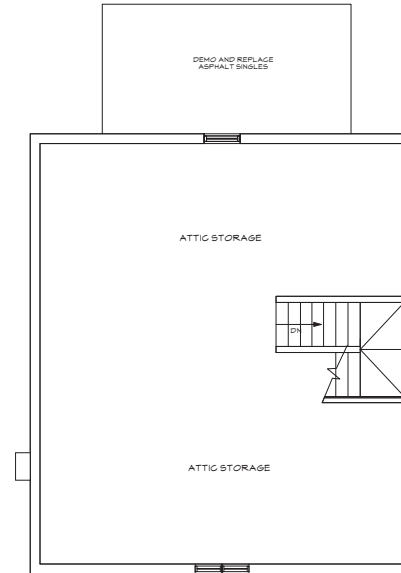
*Sandra L. Heiler*

PLAN
----- EXISTING
----- DEMOS
----- NEW

**SCOPE OF WORK**  
 DEMO EXISTING WALL SECTIONS DECK AND  
 FROM COLUMNS.  
 CONSTRUCT NEW HALLS BATHS DECK AND  
 FRONT DECK.  
 CONSTRUCT NEW CORNER  
 REPLACE WINDOWS AS SHOWN.



**3 Existing Second Floor Plan**  
 Scale: 1/4" = 1'-0"



**4 Attic Floor Plan**  
 Scale: 1/4" = 1'-0"

Description	Date

**Home Remodel**  
 20 Philadelphia Avenue  
 Takoma Park, MD. 20911

Date:	1/24/21
Drawn By:	AMK/LOM
Scale:	1/4" = 1'-0"
Sheet Number:	A002 Ex Floor Plans



**REVIEWED**

By Michael Kyne at 3:02 pm, Feb 18, 2021

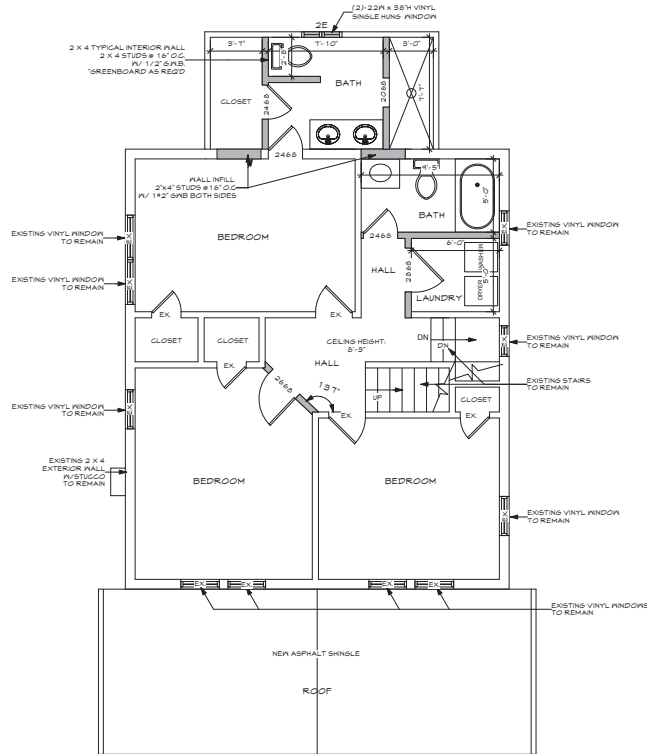
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Montgomery County  
Historic Preservation Commission

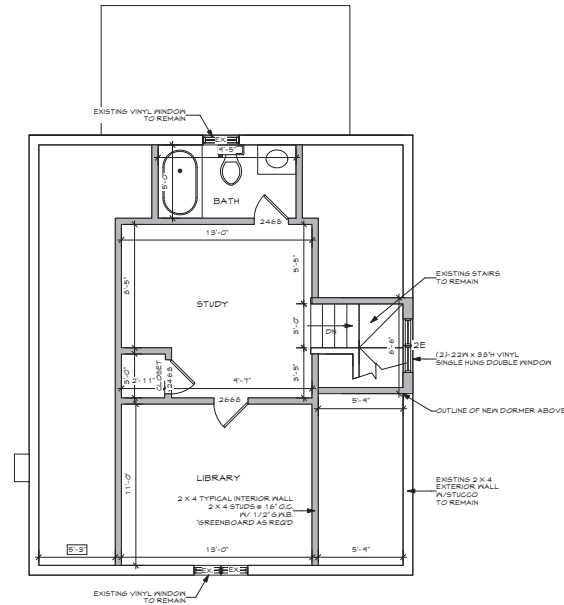
*Sandra L. Heiler*



**SCOPE OF WORK**  
DEMO EXISTING WALL SECTIONS, DECK AND FRONT COLUMNS.  
CONSTRUCT NEW WALLS, BATHS, DECK AND FRONT DECK.  
CONSTRUCT NEW DORMER, REPLACE WINDOWS AS SHOWN.



**7 Proposed Second Floor Plan**  
Scale: 1/4" = 1'-0"



**8 Attice Floor Plan**  
Scale: 1/4" = 1'-0"

Description Date

Home Remodel  
20 Philadelphia Avenue  
Takoma Park, MD, 20912

Date: 1/24/21

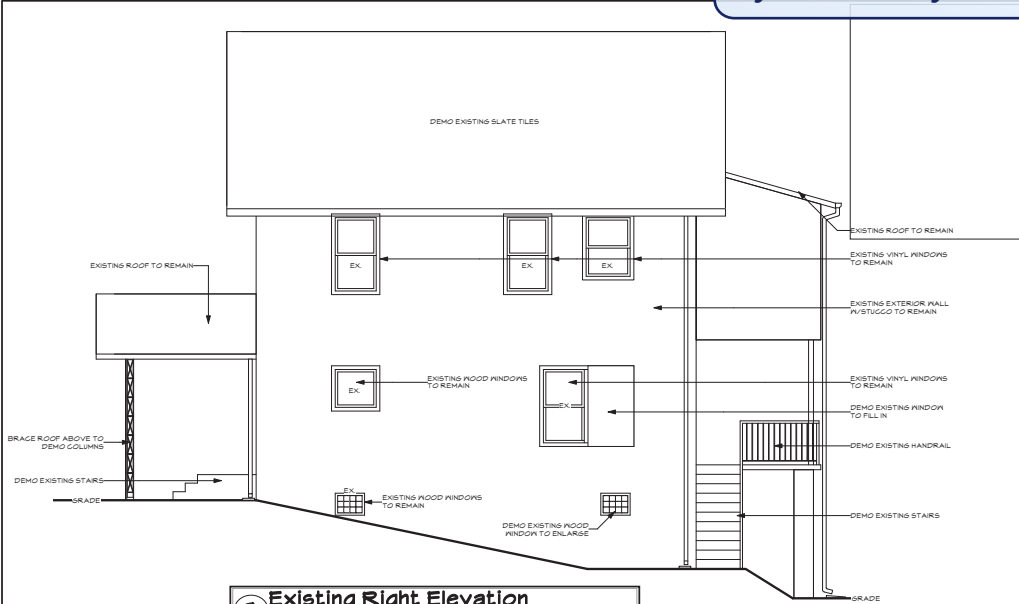
Drawn By: AMLK LOWE

Scale: 1/4" = 1'-0"

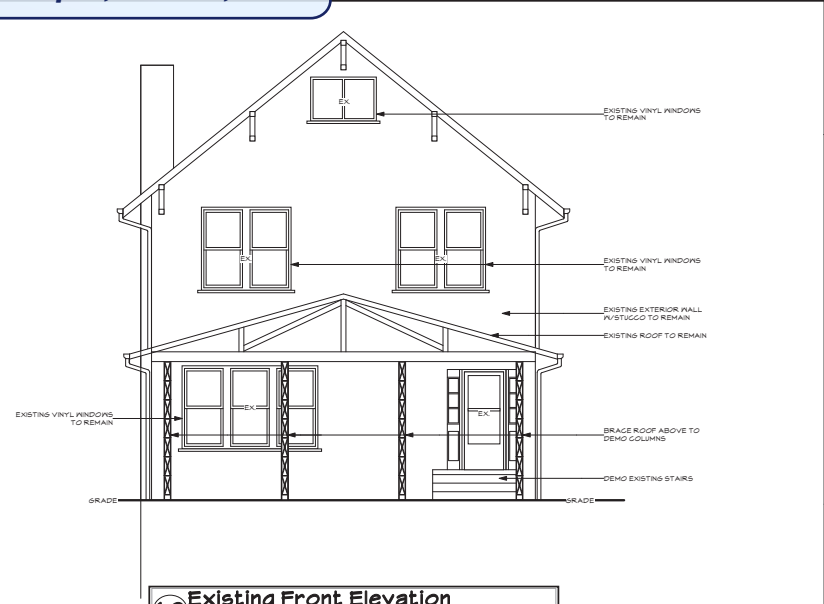
Sheet Number:

A004  
Prop Fl Plans

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 By Michael Kyne at 3:02 pm, Feb 18, 2021

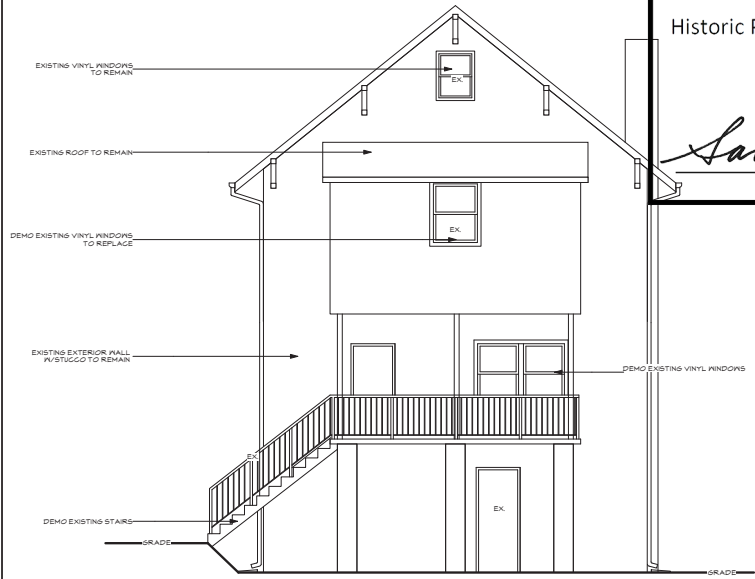


**9 Existing Right Elevation**  
 Scale: 1/4" = 1'-0"

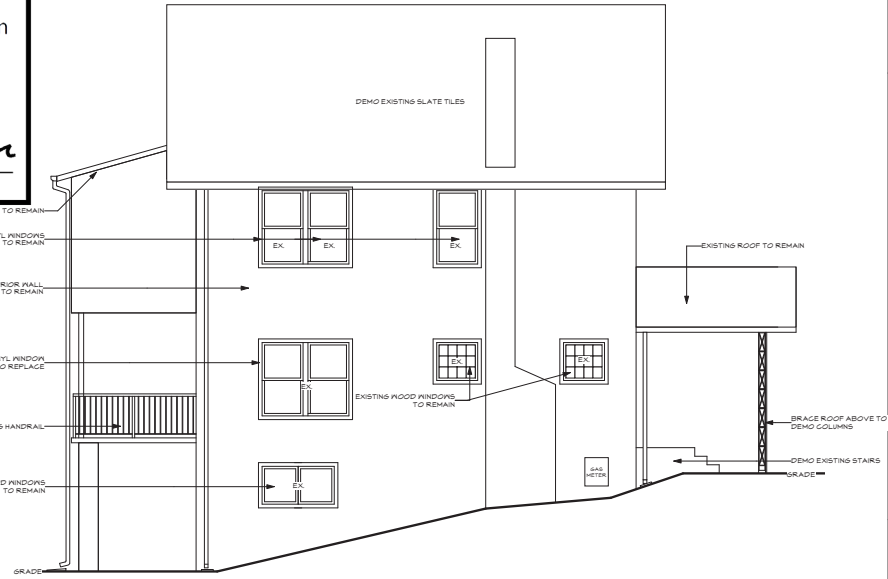


**10 Existing Front Elevation**  
 Scale: 1/4" = 1'-0"

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 Montgomery County  
 Historic Preservation Commission  
*Sandra J. Heiler*



**11 Existing Rear Elevation**  
 Scale: 1/4" = 1'-0"



**12 Existing Left Elevation**  
 Scale: 1/4" = 1'-0"

Description Date

Home Remodel  
 20 Philadelphia Avenue  
 Takoma Park, MD, 20912

Date: 1/24/21  
 Drawn By: AMLK LOWE  
 Scale: 1/4" = 1'-0"  
 Sheet Number:  
 A005  
 Ex Elevations

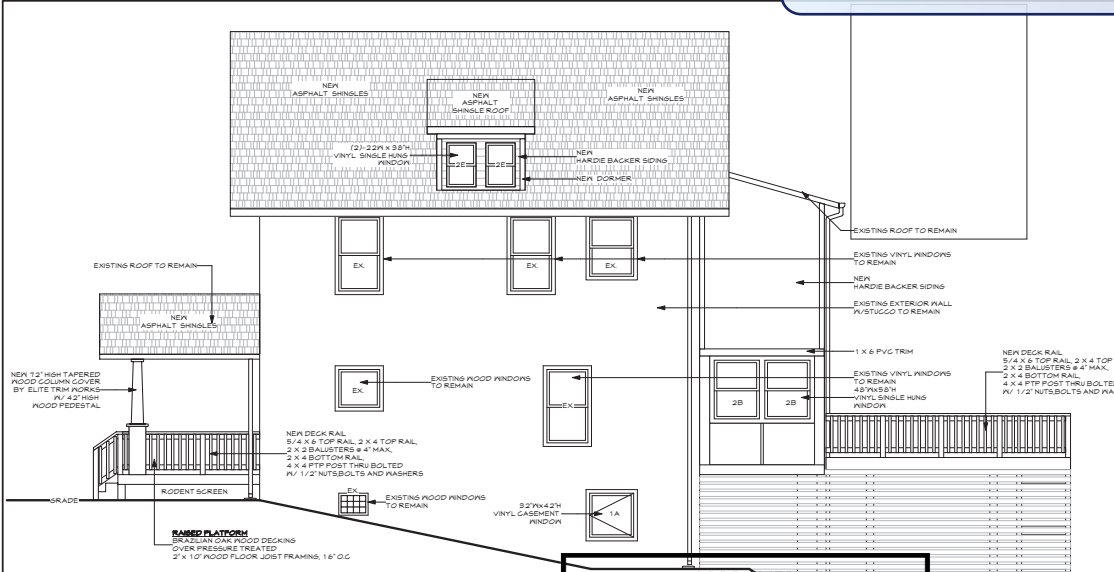


**REVIEWED**

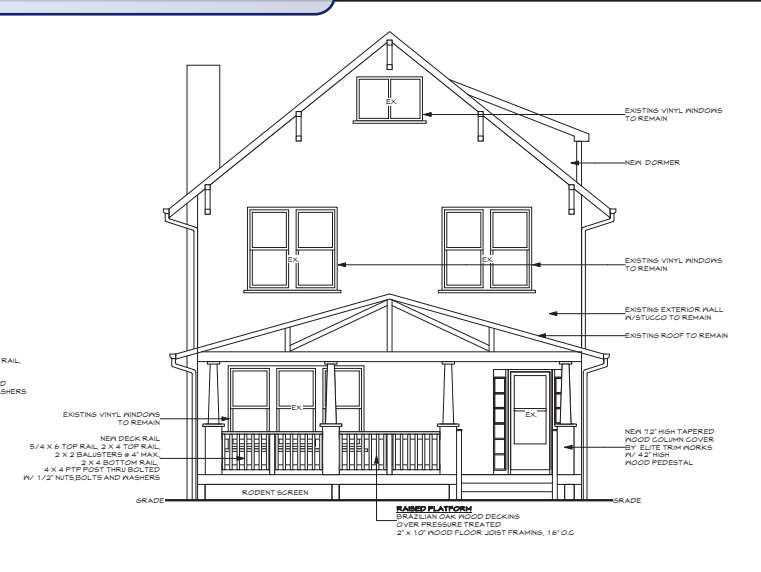
By Michael Kyne at 3:02 pm, Feb 18, 2021



Quality Homes and Design  
Consulting-Design Services  
Building-Plan Services  
301-331-3929  
info@qualityhomes.com

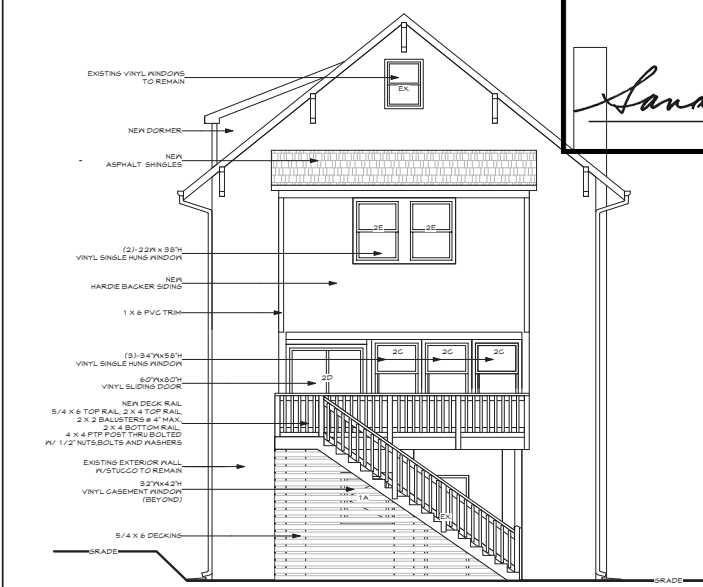


**14 Proposed Right Elevation**  
Scale: 1/4" = 1'-0"



**13 Proposed Front Elevation**  
Scale: 1/4" = 1'-0"

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Montgomery County  
Historic Preservation Commission  
*Sandra L. Heiler*



**15 Proposed Rear Elevation**  
Scale: 1/4" = 1'-0"



**16 Proposed Left Elevation**  
Scale: 1/4" = 1'-0"

Description Date

Home Remodel  
20 Philadelphia Avenue  
Takoma Park, MD 20912

Date: 1/24/21  
Drawn By: AMLK LOML  
Scale: 1/4"=1'-0"  
Sheet Number:  
A006  
Prop Elevations

20 Philadelphia Ave Takoma Park, MD.

WINDOW AND DOOR SCHEDULE

ITEM#	LOCATION	QUANTITY	TYPE	SIZE	MATERIAL
1A	BASEMENT	2	CASEMENT	32W X 42H	VINYL
2A	1 <sup>ST</sup> FLOOR	1	DOUBLE HUNG	75W X 60H	ALUM CLAD
2B	1 <sup>ST</sup> FLOOR	2	SINGLE HUNG	36W X 58H	VINYL
2C	1 <sup>ST</sup> FLOOR	2	SINGLE HUNG	34W X 58H	VINYL
2D	1 <sup>ST</sup> FLOOR	1	SLIDING DOOR	60W X 80H	VINYL
2E	2 <sup>ND</sup> FLOOR	2	SINGLE HUNG	22W X 38H	VINYL

MATERIALS LIST

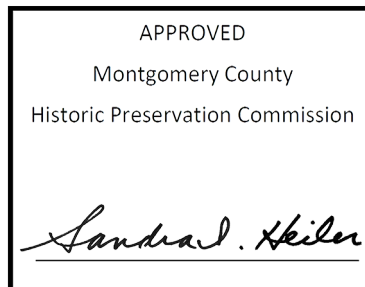
EXTERIOR- STUCCO PAINTED WHITE

NEW DORMER AND REAR ADDITION- HARDIBACKER CEMENT SIDING PAINTED WHITE.

ROOF- ASPHALT SHINGLES

**REVIEWED**

*By Michael Kyne at 3:28 pm, Feb 18, 2021*

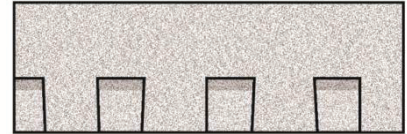


**Technical Data Sheet**

LANDMARK™ Premium Shingles  
 LANDMARK Pro/Architect™ 80 Shingles (NW Region only)  
 LANDMARK™ Pro Shingles  
 LANDMARK™ Shingles

**PRODUCT INFORMATION**

Landmark™ shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark Pro (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak™ nailing feature. **Please see the installation instruction section below for important information regarding NailTrak™.**



In the Northwest (NW) Region Landmark Pro (AR) is double-branded as Landmark Pro/Architect 80 (AR).

Landmark algae-resistant (AR) shingles have the additional attribute of resisting the growth of algae especially in damp regions. AR shingles are not available in all regions

**Colors:** Please refer to the product brochure or CertainTeed website for the colors available in your region.

**Limitations:** Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard™ Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

**Product Composition:** Landmark series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

**Applicable Standards**

- ASTM D3018 Type I
- ASTM E 108 Class A Fire Resistance
- ASTM D7158 Class H Wind Resistance
- UL 790 Class A Fire Resistance
- ICBO Evaluation Report ESR-1389
- ICBO Evaluation Report ESR-3537
- CSA Standard A123.5 (Regional)
- Florida Product Control Approved (Regional)
- Florida Product Approval # FL5444 (Regional)
- TDI Windstorm Resistance (Regional)

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 By Michael Kyne at 3:28 pm, Feb 18, 2021

**Technical Data:**

	Landmark (and AR)	APPROVED Montgomery County Historic Preservation Commission	Landmark Pro* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	229 / 240 lb**		250 / 270 lb**	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"		13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	65		66	66
Weather Exposure	5 5/8"		5 5/8"	5 5/8"

\*Includes "Landmark Pro AR/Architect 80"

\*\*Dependent on manufacturing location

*Sandra J. Heiler*

## INSTALLATION

The following is a general summary of the installation methods. Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

**Roof Deck Requirements:** Apply shingles to minimum 3/8" thick plywood, minimum 7/16" thick non-veneer (e.g. OSB), or minimum 1" thick (nominal) wood decks. The plywood or non-veneer decks must comply with the specifications of APA-The Engineered Wood Association.

**Ventilation:** Provisions for ventilation should meet or exceed current HUD Standards. To ensure adequate balance ventilation, use a combination of continuous ridge ventilation (using CertainTeed Ridge Vent products, or a comparable product with an external baffle) combined with soffit venting.

**Valleys:** Valley liner must be applied before shingles. The Closed-Cut valley application method is recommended, using CertainTeed WinterGuard Waterproofing Shingle Underlayment or its equivalent to line the valley prior to being fully covered by the shingles.

### Underlayment:

On slopes 4" per foot or greater, CertainTeed recommends one layer of DiamondDeck™ Synthetic Underlayment, or Roofers' Select™ High-Performance shingle underlayment, or shingle underlayment meeting ASTM D226, D4869 or ASTM D6757. Always ensure sufficient deck ventilation, and take particular care when DiamondDeck or other synthetic underlayment is installed. For UL fire rating, underlayment may be required. Corrosion-resistant drip edge is recommended and should be placed over the underlayment at the rake and beneath the underlayment at the eaves. Follow manufacturer's application instructions.

On low slopes (2" up to 4" per foot), one layer of CertainTeed's WinterGuard Waterproofing Shingle Underlayment (or equivalent meeting ASTM D1970) or two layers of 36" wide felt shingle underlayment (Roofers' Select High-Performance Underlayment or product meeting ASTM D226, D4869 or ASTM D6757) lapped 19" must be applied over the entire roof, ensure sufficient deck ventilation. When DiamondDeck or other synthetic underlayment is installed, weather-lap at least 20" and ensure sufficient deck ventilation. When WinterGuard is applied to the rake area, the drip edge may be installed under or over WinterGuard. At the eave, when WinterGuard does not overlap the gutter or fascia, the drip edge should be installed under WinterGuard. When WinterGuard overlaps the fascia or gutter, the drip edge or other metal must be installed over it. Follow manufacturer's application instructions.

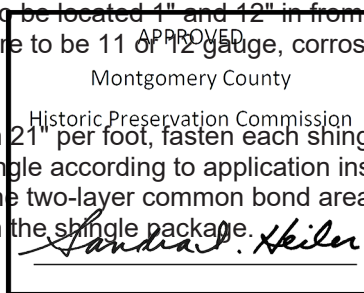
### Fastening (NailTrak™)

**REVIEWED**

**By Michael Kyne at 3:28 pm, Feb 18, 2021**

**Low Slopes:** On low and standard slopes, four nails are required per shingle. There are three NailTrak™ lines on each shingle. Nails must be placed fully between the upper and lower nailing-guide lines. It is acceptable to nail between either the middle and lower lines, or between the upper and middle lines. Nails must be of sufficient length to penetrate into the deck 3/4" or through the thickness of the decking, whichever is less. They are to be located 1" and 12" in from each side of the shingle (see instructions on product wraps.) Nails are to be 11 or 12 gauge, corrosion-resistant roofing nails with 3/8" heads.

**Steep Slopes:** On slopes greater than 21" per foot, fasten each shingle with six nails and four spots of roofing cement placed under each shingle according to application instructions provided on the shingle package. Fasteners must penetrate the two-layer common bond area that is indicated by the middle and lower NailTrak lines, also illustrated on the shingle package.



**Application:** The recommended application method is the 'Five-Course, Diagonal Method' found on each bundle of shingles. In this method, shingle course offsets are 6" and 11". Instructions also may be obtained from CertainTeed. These shingles may be used for new construction or for reroofing over existing Metric-sized shingles.

**Flashing:** Use corrosion-resistant metal flashing.

**Hips and Ridges:** For capping hip and ridge apply CertainTeed Shadow Ridge™, Cedar Crest™ or Mountain Ridge™ shingles of a like color.

#### MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

#### WARRANTY

Landmark Premium (and AR), Landmark Pro/Architect 80 AR, Landmark Pro (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects. In addition, Landmark Premium (and AR), Landmark Premium/Architect 80, Landmark Pro (and AR), and Landmark (and AR) carry 10-years of SureStart™ Protection. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at [www.certainteed.com](http://www.certainteed.com)).

#### FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: [www.certainteed.com](http://www.certainteed.com)

See us at our on-line specification writing tool, CertaSpec, at [www.certainteed.com/certaspec](http://www.certainteed.com/certaspec).

**REVIEWED**

*By Michael Kyne at 3:28 pm, Feb 18, 2021*

**CertainTeed Roofing**  
20 Moores Road  
Malvern, PA 19355

APPROVED  
Montgomery County  
Historic Preservation Commission

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*Sandra J. Heiler*

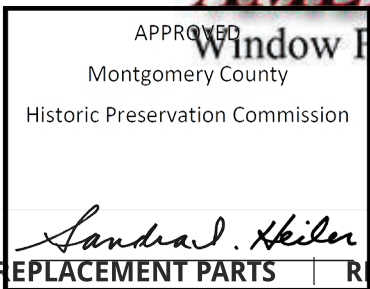
**CertainTeed**  
SAINT-GOBAIN

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By Michael Kyne at 3:28 pm, Feb 18, 2021



**AMERICAN**  
Window Products LLC



HOME | WINDOWS | REPLACEMENT PARTS | RETURN & REFUND POLICY | FAQs | CUSTOMER SERVICE

HOME | WINDOWS | 8" WALL PVC HINGED BASEMENT WINDOWS | 31-7/8 X 39-7/8 FULL 8" JAMB PVC EGRESS CASEMENT WINDOWS



(Inside View)

# 31-7/8 X 39-7/8 F PVC EGRESS CASI WINDOWS (NVPC

**\$169.00**

SKU  
NVPC3240W7

Brand  
American Window Products LLC

Weight  
41.00 LBS

Rating  
★★★★★

Shipping  
Calculated at checkout

\* Hi Performance Glass

25



No

Quantity

1

ADD TO CART

ADD TO

Save

PRODUCT DESCRIPTION

31-7/8 x 39-7/8 Full 8" Jamb PVC

FIND SIMILAR PRODUCTS BY CAT

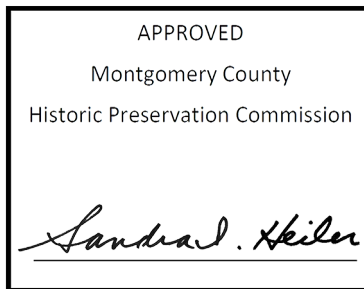
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PRODUCT REVIEWS

CUSTOMERS WHO VIEWED THIS PRODUCT ALSO VIEWED

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 By Michael Kyne at 3:28 pm, Feb 18, 2021





You're shopping **Silver Spring** **OPEN** until 9 pm

Delivering to **20904**

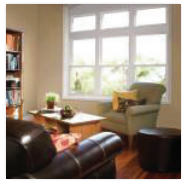
Search



Cart | 0 items

Home / Doors & Windows / Windows / Double Hung Windows

Internet #203157331 Model #70 DH FIN Store SKU #532227



**REVIEWED**

*By Michael Kyne at 3:28 pm, Feb 18, 2021*



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Montgomery County  
Historic Preservation Commission  
*Sandra J. Heiler*

Live Chat

Feedback

Hover Image to Zoom

37.75 in. x 56.75 in. 70 Series Double Hung White Vinyl Window with Nailing Flange

by **American Craftsman**

379

★★★★★ (275) [Write A Review](#) [Questions & Answers \(125\)](#)

Silver Spring Store



Rough  
Opening  
Width  
(In.)

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[View Product](#)

[View Product](#)

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Montgomery County  
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*Sandra J. Heiler*

Specifications

**Dimensions**

Grid Width (in.)	None
Jamb Depth (in.)	3.25
Product Depth (in.)	4.5
Product Height (in.)	56.75
Product Width (in.)	37.75
Rough Opening Height (In.)	57.25
Rough Opening Width (In.)	38.25
Width (in.) x Height (in.)	37.75 x 56.75

Live Chat

Feedback

**Details**

Exterior Color/ Finish	White
Exterior Color/Finish Family	White
Features	Argon Gas Insulated,Integral J-channel,Locking System,Security Lock,Tilt-In Cleaning
Frame Material	Vinyl
Frame Type	Nail Fin
Glass Type	Low-E Glass
Glazing Type	Double-Pane

Grid Pattern	No Grid
Grille Type	No Grille
Hardware Color/Finish Family	White
Included	Hardware,Screen
Insect screen included	Yes
Interior Color/Finish Family	White
Lock Type	Cam Action
Number of Grids	No Grid
Number of Locks	2
Product Weight (lb.)	35.9
Returnable	180-Day
Solar Heat Gain Coefficient	0.29
Storm window	No
Tilt-in cleaning	Yes
U-Factor	0.33
Window Type	Double Hung
Window Use Type	New Construction



Warranty

**REVIEWED**

*By Michael Kyne at 3:28 pm, Feb 18, 2021*

Energy Star Qualified North-Central, South-Central, Southern

Manufacturer Warranty Limited Lifetime Warranty

How can we improve our product information? Provide feedback.

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Montgomery County  
Historic Preservation Commission

Customers Who Viewed This Also Viewed

*Sandra L. Heiler*



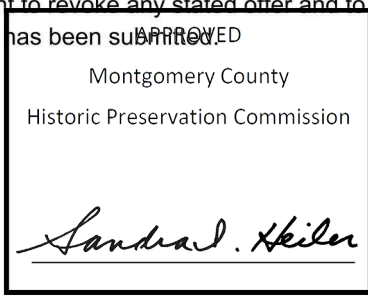
What are you looking for today?

Washington Lowe's Open until 9 PM >

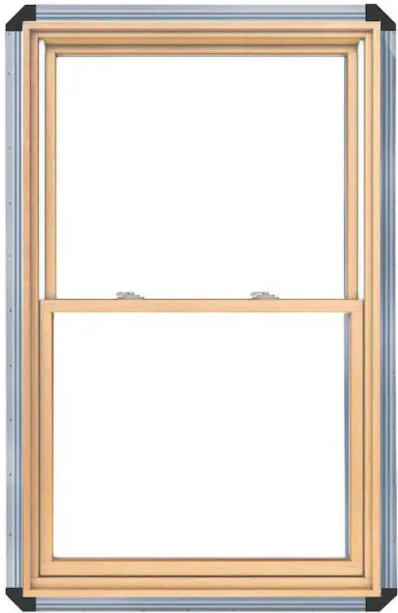
**REVIEWED**

**By Michael Kyne at 3:28 pm, Feb 18, 2021**

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.



Windows & Doors / Windows / Double Hung Windows



**EXCLUSIVE**

**\$346<sup>73</sup>**

☆☆☆☆☆ 0

[View Q&A](#)

**Pella Lifestyle 35.5-in x 59.5-in x 2.69-in Jamb Wood New Construction Egress White Enduraclad Double Hung Window ENERGY STAR North/Central Zone**  
Item #160260 Model #748171605494

High quality beautifully crafted double hung with durable wood frame system designed for exceptional protection and lasting performance

Advanced Low-E Insulating Glass with argon delivers balanced insulation for cold winters and hot summers

Both upper and lower sashes open and tilt for easy cleaning from the interior of the home and improved ventilation

1 Qty

Add to Cart



**Free Store Pickup**  
Pickup Estimated: Wed, Feb 17, 2021  
[Washington Lowe's](#)

**Delivery**  
Delivery Estimate: Wed, Feb 17, 2021; Schedule Delivery Date in Checkout

Feedback

**OVERVIEW**

For 90 years, Pella has crafted products with one purpose in mind – to help you create beautiful, long-lasting spaces that make life's favorite moments more comfortable and enjoyable. With Pella® Lifestyle Series , you get exceptional wood craftsmanship at a competitive price so you can enjoy the look of luxury for less.

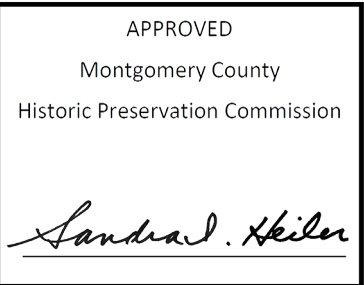
- High quality beautifully crafted double hung with durable wood frame system designed for exceptional protection and lasting performance
- Advanced Low-E Insulating Glass with argon delivers balanced insulation for cold winters and hot summers
- Both upper and lower sashes open and tilt for easy cleaning from the interior of the home and improved ventilation
- Pella's durable wood frame features an EnduraGuard® wood protection formula that provides a strong protection from moisture, termites, stains and decay as well as a durable aluminum clad exterior finish to resist fading for years to come
- A cam action lock reengages the sashes and pulls them against the weatherstripping to ensure a superior weathertight seal
- Dual weatherstrip and compression jambliners create a tight seal around the window
- Additional shapes, colors and grille options are available as special order
- Ready to install and completely assembled for easy nail fin installation for replacement or new construction applications
- Pella® Lifestyle Series is backed with a limited lifetime warranty that is one of the best warranties in the business



CA Prop 65  
PDF

**REVIEWED**

By Michael Kyne at 3:28 pm, Feb 18, 2021



CA Residents: [Prop 65 Warning\(s\)](#)

## SPECIFICATIONS

<b>Actual Height (Inches)</b>	59.5
<b>Actual Width (Inches)</b>	35.5
<b>Jamb Depth (Inches)</b>	2.69
<b>Interior Color/Finish</b>	Unfinished pine
<b>Exterior Color/Finish</b>	White EnduraClad
<b>Hardware Color/Finish</b>	Champagne
<b>Paintable</b>	
<b>Color/Finish Family</b>	White
<b>Frame Material</b>	Wood

<b>Mulling</b>	N/A
<b>Wood Jamb Extension</b>	4-9/16-in
<b>Number of Locks</b>	2
<b>Ventilation Latches</b>	N/A
<b>Tilt Mechanism</b>	Compression
<b>High Altitude Rated</b>	×
<b>Hurricane Approved</b>	×
<b>Miami Dade Approved</b>	×
<b>Sound Transmission Control (STC) Rated</b>	31

Feedback

Grid Type	N/A
Grid Width	N/A
Grid Profile	N/A
Grid Pattern	N/A
Argon Gas Insulated	✓
Glass Strength	Annealed
Obscure Glass	×
Frame Profile	Flat
Screen Included	None
Screen Type	N/A
Screen Frame Type	N/A
Balance System	Block and tackle
Tilting	✓
Warranty	20-year
Lowe's Exclusive	REVIEWED By Michael Kyne at 3:28 pm, Feb 18, 2021
Project Type	New construction
Meets Egress Requirement	✓
Lock Type	Cam
Nail Fin	Applied
J Channel	N/A

Florida Product Approved	✓
Design Pressure (DP) Rating	35
Texas Department of Insurance Approved	✓
U Value	0.3
Meets CA Forced Entry Requirements	✓
Solar Heat Gain Coefficient (SHGC)	0.3
Grid Included	×
ENERGY STAR Certified Northern Zone	×
ENERGY STAR Certified North/Central Zone	✓
ENERGY STAR Certified South/Central Zone	×
ENERGY STAR Certified Southern Zone	×
Rough Opening Height (Inches)	60.25
Common Size (W x H)	36-in x 60-in
UNSPSC	30171600
CA Residents: Prop 65 Warning(s)	⚠ Prop 65 WARNING(S)
Glass Insulation	Low-E
Rough Opening Width (Inches)	36.25
Series Name	32 Lifestyle

Feedback



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## COMPARE

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THIS ITEM

## Pella® Lifestyle Series Double-Hung

### 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.
- 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).
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

##### 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 aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

##### Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

##### Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon]].

##### Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
  - Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

##### Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain<sub>1</sub>]].


##### Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Oil-Rubbed Bronze] [Satir Nickel].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

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## Optional Products

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### Grilles

- Simulated-Divided-Light [with optional spacer]
  - 7/8" Grilles permanently bonded to the interior and exterior of glass.
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
  - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain<sub>1</sub>]].
  - Exterior grilles to match the exterior cladding color.
  - Available only on units glazed with Low-E insulated glass with argon.

– or –
- Grilles-Between-the-Glass<sub>2</sub>
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom – Equally Divided].
  - Interior color is [White] [Ivory] [Tan<sub>3</sub>] [Brickstone] [Black] [Putty<sub>3</sub>] [Brown<sub>3</sub>] [Harvest] [Cordovan].
  - Exterior color [matched to the exterior cladding color] [White]<sub>4</sub>.

– or –
- Roomside Removable Grilles
  - 3/4" [Traditional] [Custom – Equally Divided] removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
  - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain<sub>1</sub>]].
  - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior cladding] [White]<sub>4</sub>.

### Screens

- InView™ screens
  - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of 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.

– or –
- Vivid View® screens
  - Full-size PVDF 21/17 mesh, minimum 78 percent light transmissive screen, 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.

### Hardware

- Optional factory applied limited opening device available for vent units in steel, nominal 3-3/4" opening.
- Optional window opening control device available for field installation. 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 F2090-10.

### Sensors

- Optional factory installed integrated security sensors available in vent units.

- (1) Contact your local Pella sales representative for current designs and color options.
- (2) Available on units glazed with Low-E insulated glass with argon, and obscure insulated glass.
- (3) Tan, brown and putty Interior GBG colors are available only with matching interior and exterior colors.
- (4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

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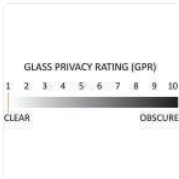
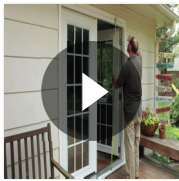
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60 in. x 80 in. Retrofit Prehung Right-Hand Inswing White Primed Steel Patio Door

600

by Steves & Sons

★★★★★ (59) Write A Review

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*Sandra L. Heiler*

## Specifications

### Dimensions

Actual Door Height (in.)	79.5
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	59
Door Height (in.)	80
Door Thickness (in.)	1.75
Door Width (in.)	60
Nominal Door Height (in.)	80
Nominal Door Height (in.)	80
Nominal Door Thickness (in.)	2
Nominal Door Thickness (in.)	1.75
Nominal Door Width (in.)	60
Nominal Door Width (in.)	60
Rough Opening Height (In.)	80
Rough Opening Width (In.)	60

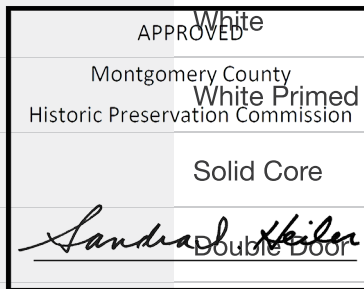


### Details

**REVIEWED**

*By Michael Kyne at 3:28 pm, Feb 18, 2021*

Bore Type	Double Bore
Color Family	White
Color/Finish	White Primed
Core Type	Solid Core
Door Configuration	Double Door
Door Glass Insulation	Low-E
Door Handing	Right-Hand/Inswing
Door Type	French Patio Door



Features	Lockset Bore (Double Bore),Weatherstripping
Finish Type	Primed
Frame Material	Wood
Hinge Type	Standard
Included	No Additional Items Included
Material	Galvanized Steel
Number of Lites	1 Lite
Product Weight (lb.)	250
Returnable	180-Day



### Warranty / Certifications

Energy Star Qualified	North-Central,Northern,South-Central,Southern
Manufacturer Warranty	10 Year Warranty

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