



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: March 26, 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 #944005: Various alterations to previous HAWP including building and hardscape alterations

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 March 24, 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: Richard Perle and Leslie Barr Trust (Luke Olson, Architect)
Address: 5 Grafton Street, Chevy Chase

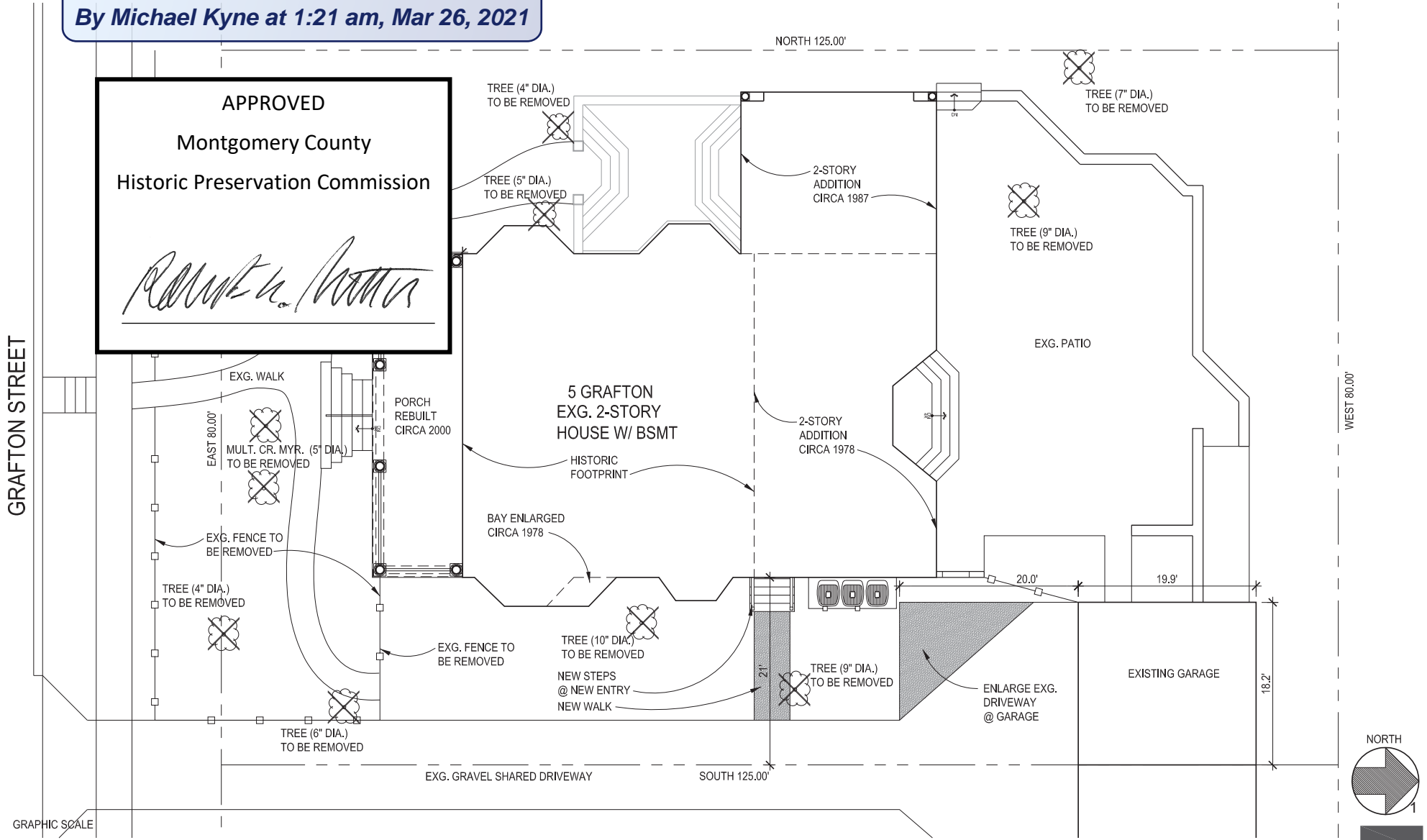
This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.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



REVIEWED

By Michael Kyne at 1:21 am, Mar 26, 2021

APPROVED
 Montgomery County
 Historic Preservation Commission

20.0233 - 5 GRAFTON STREET

APPROVED
SITE PLAN

GTM ARCHITECTS

5 GRAFTON ST. CHEVY CHASE, MD 20816

8/19/2020 HAWP SET

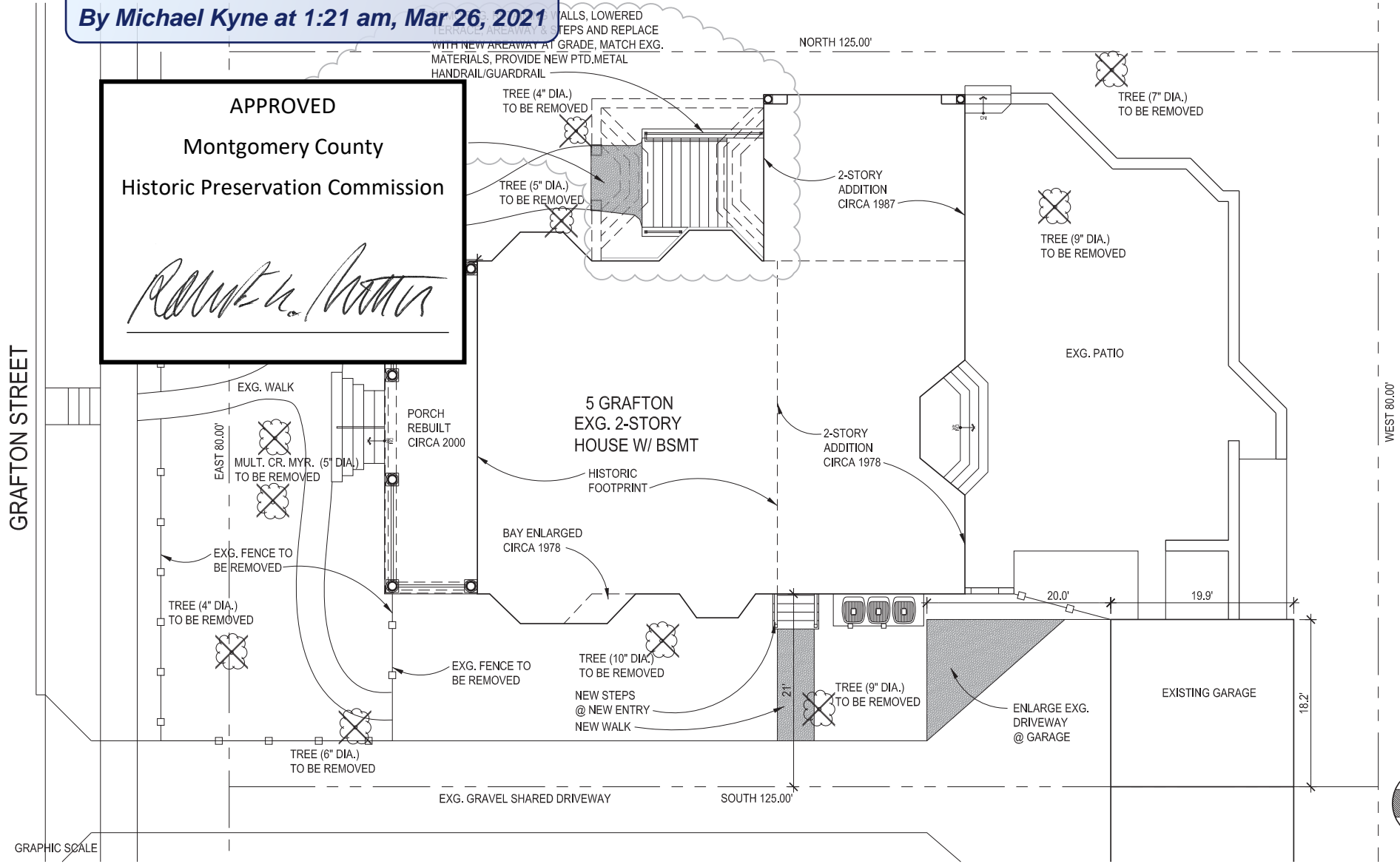
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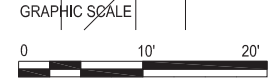
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GRAFTON STREET

WEST 80.00'



20.0233 - 5 GRAFTON STREET

SITE PLAN

GTM ARCHITECTS

5 GRAFTON ST. CHEVY CHASE, MD 20816 8/19/2020 HAWP SET REVISED 03/02/2021

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EXISTING WINDOW PHOTOS SHOWING PLASTIC JAMB LINERS, SPACER BARS AT SDL WINDOWS AND MODERN SASH LOCK HARDWARE



PHOTOS OF CURRENT 2ND FLOOR DECK RAILING WITH EXPOSED FASTENERS AS COMPARED TO MORE TRADITIONAL 1ST FLOOR PORCH RAILING

3



20.0233 - 5 GRAFTON STREET

GTM ARCHITECTS

5 GRAFTON ST. CHEVY CHASE, MD 20816 8/19/2020 HAWP SET REVISED 03/02/2021

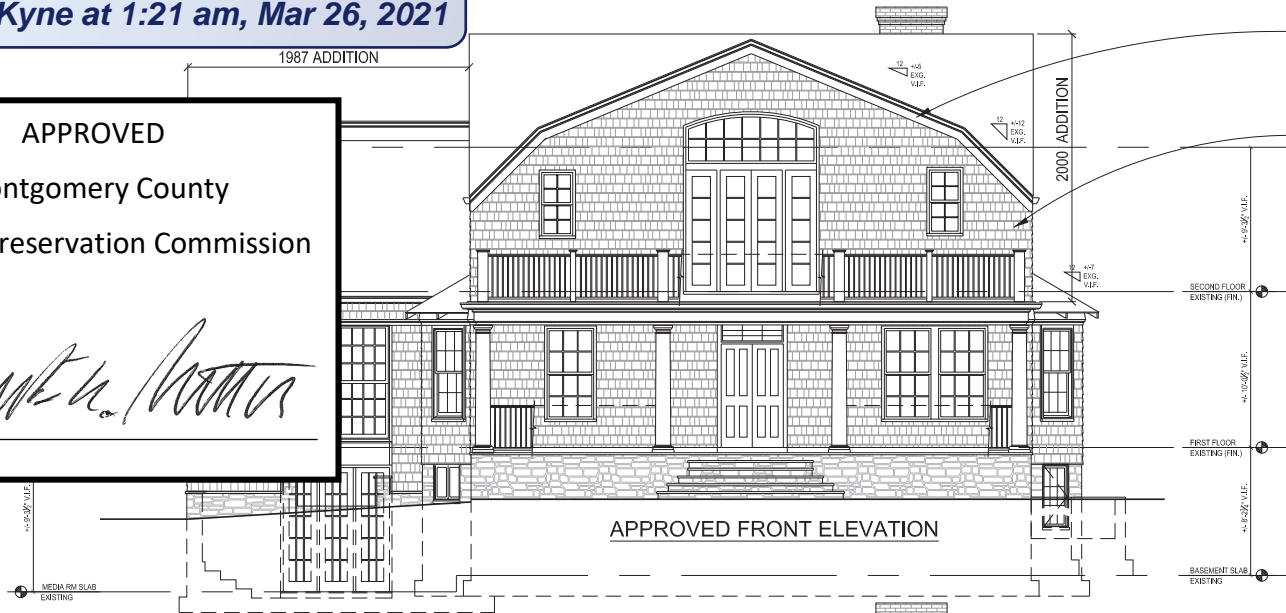
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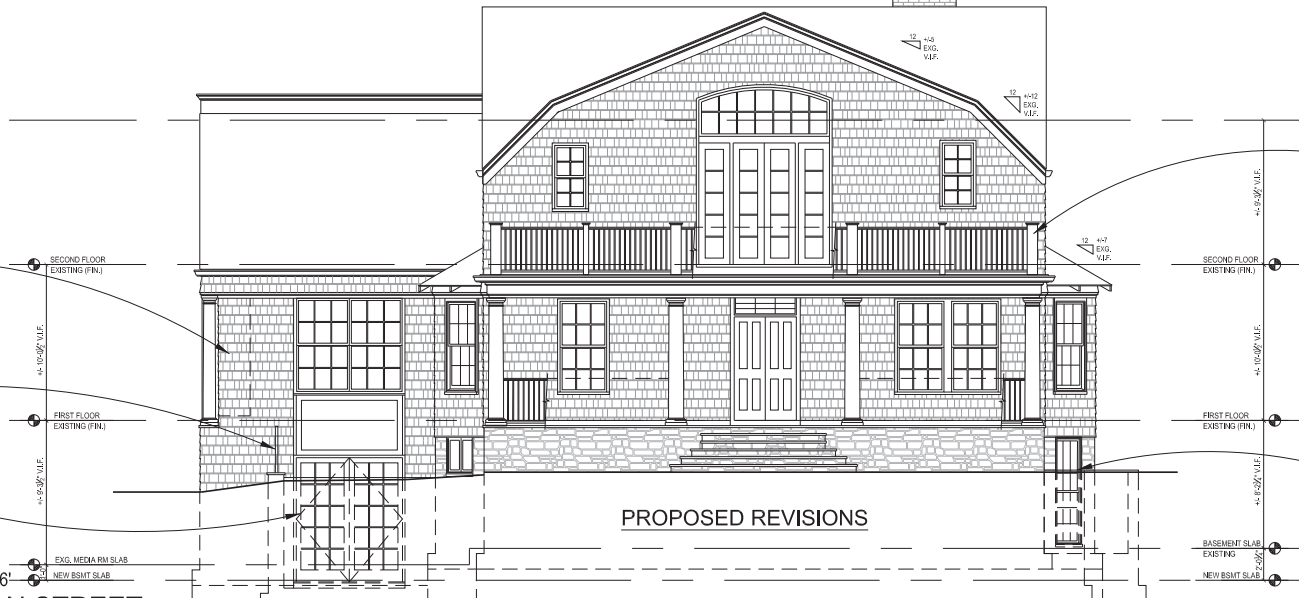
EXG. TRIM TO BE SCRAPPED/ REPAIRED AS REQ'D. AND PAINTED

EXG. CEDAR SIDING TO CLEANED, RESTORED/REPAIRED AS REQ'D AND STAINED W/ BENJAMIN MOORE ARBORCOAT OR EQ.

ALL WINDOWS IN EXISTING HOUSE HAVE BEEN REPLACED AS A PART OF PREVIOUS RENOVATION

CEDAR SIDING HAS BEEN REPLACED AS PART OF PREVIOUS ADDITIONS/ RENOVATIONS

ANY TRIM OR SIDING THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND



INFILL CORNER WINDOWS IN 1987 ADDITION

PROVIDE NEW AREAWAY TO BASEMENT, STONE WALLS AND FLAGSTONE TREADS TO MATCH EXG. W/ PTD. METAL HANDRAIL/ GUARDRAIL

REPLACE BASEMENT DOOR UNIT WITH CLAD-WOOD SDL FRENCH PATIO DOOR

REPLACE EXISTING BRACKETED COMPOSITE RAILING SYSTEM WITH PAINTABLE COMPOSITE RAILING SYSTEM WITH HIDDEN FASTENERS (ROUTED)

*REPLACE ALL EXISTING NON-HISTORIC WINDOWS AND DOORS WITH NEW CLAD-WOOD SDL WINDOWS AND DOORS, MATCH EXISTING MUNTIN STYLE AND LIGHT DIVISIONS IN HISTORIC SECTION OF HOUSE

TALLER EGRESS WINDOW TO ACCOUNT FOR NEW BASEMENT SLAB ELEVATION

SCALE 1/8"=1'-0"



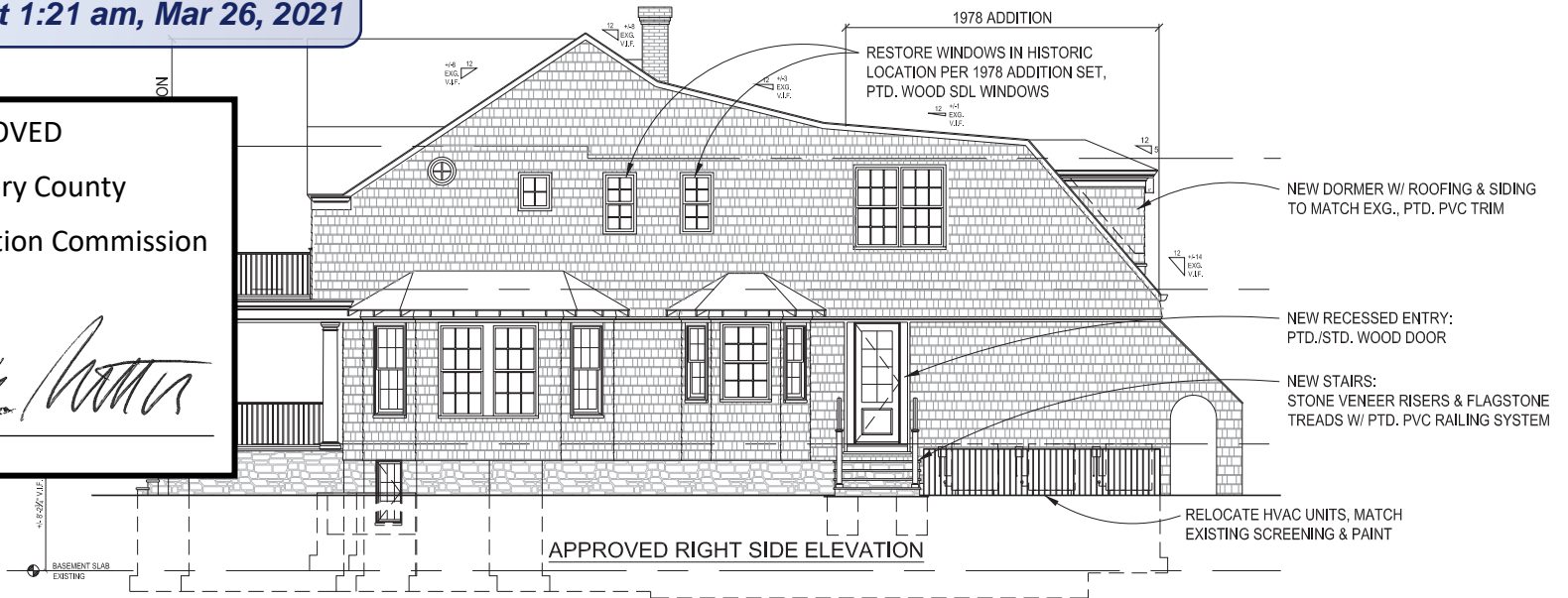
20.0233 - 5 GRAFTON STREET



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Historic Preservation Commission

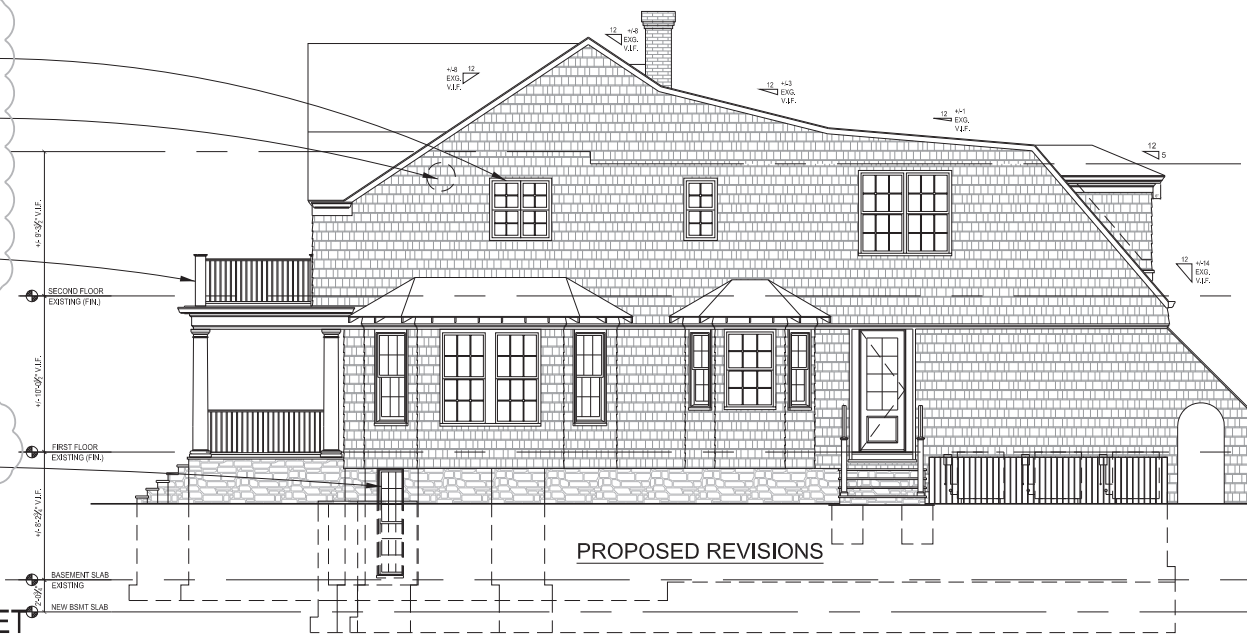


NEW PAIR OF DOUBLE HUNG WINDOWS IN OWNER'S BATH

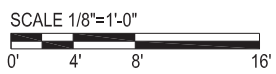
REMOVE/INFILL NON-HISTORIC ROUND WINDOW

REPLACE EXISTING BRACKETED COMPOSITE RAILING SYSTEM WITH PAINTABLE COMPOSITE RAILING SYSTEM WITH HIDDEN FASTENERS (ROUTED)

TALLER EGRESS WINDOW TO ACCOUNT FOR NEW BASEMENT SLAB ELEVATION



*REPLACE ALL EXISTING NON-HISTORIC WINDOWS AND DOORS WITH NEW CLAD-WOOD SDL WINDOWS AND DOORS. MATCH EXISTING MUNTIN STYLE AND LIGHT DIVISIONS IN HISTORIC SECTION OF HOUSE



20.0233 - 5 GRAFTON STREET



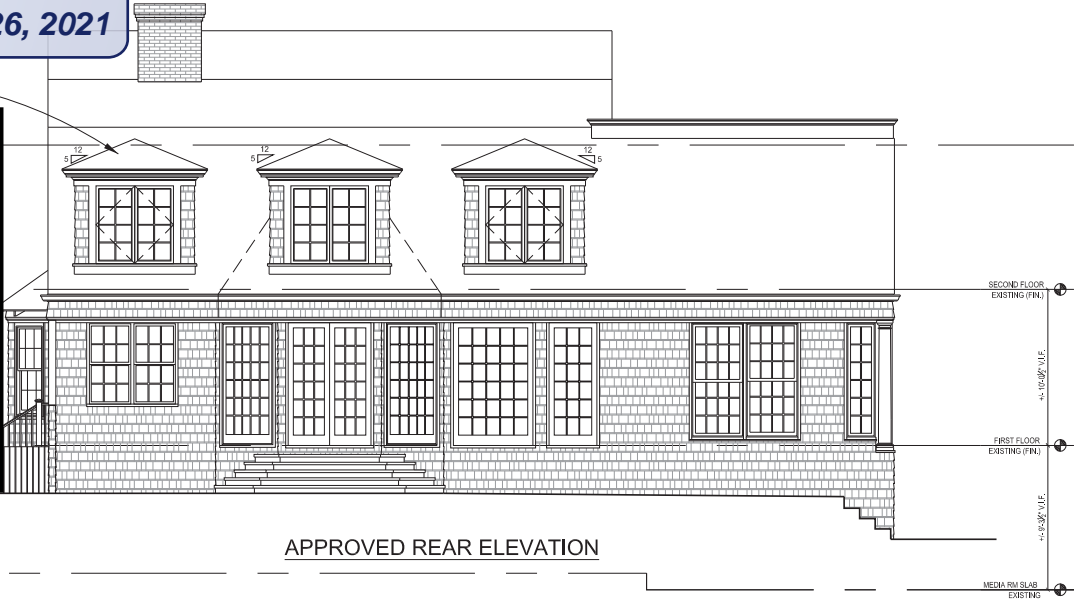
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By Michael Kyne at 1:21 am, Mar 26, 2021

NEW DORMER W/ ROOFING & SIDING
TO MATCH EXG., PTD. PVC TRIM

APPROVED

Montgomery County
Historic Preservation Commission

APPROVED REAR ELEVATION

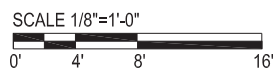
*REPLACE ALL EXISTING NON-HISTORIC
WINDOWS AND DOORS WITH NEW
CLAD-WOOD SDL WINDOWS AND DOORS,
MATCH EXISTING MUNTIN STYLE AND LIGHT
DIVISIONS IN HISTORIC SECTION OF HOUSE

REPLACE FLOOR TO CEILING WINDOWS WITH
NEW OPERABLE DOUBLE HUNG WINDOWS,
REWORK LIGHT DIVISIONS TO MORE CLOSELY
MATCH THOSE IN HISTORIC SECTION OF HOUSE,
CENTER NEW WINDOWS ON DORMERS ABOVE TO
PROVIDE MORE SYMMETRICAL REAR FACADE



PROPOSED REVISIONS

INFILL CORNER WINDOWS IN 1987 ADDITION



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5 GRAFTON ST. CHEVY CHASE, MD 20816 8/19/2020 HAWP SET REVISED 03/02/2021

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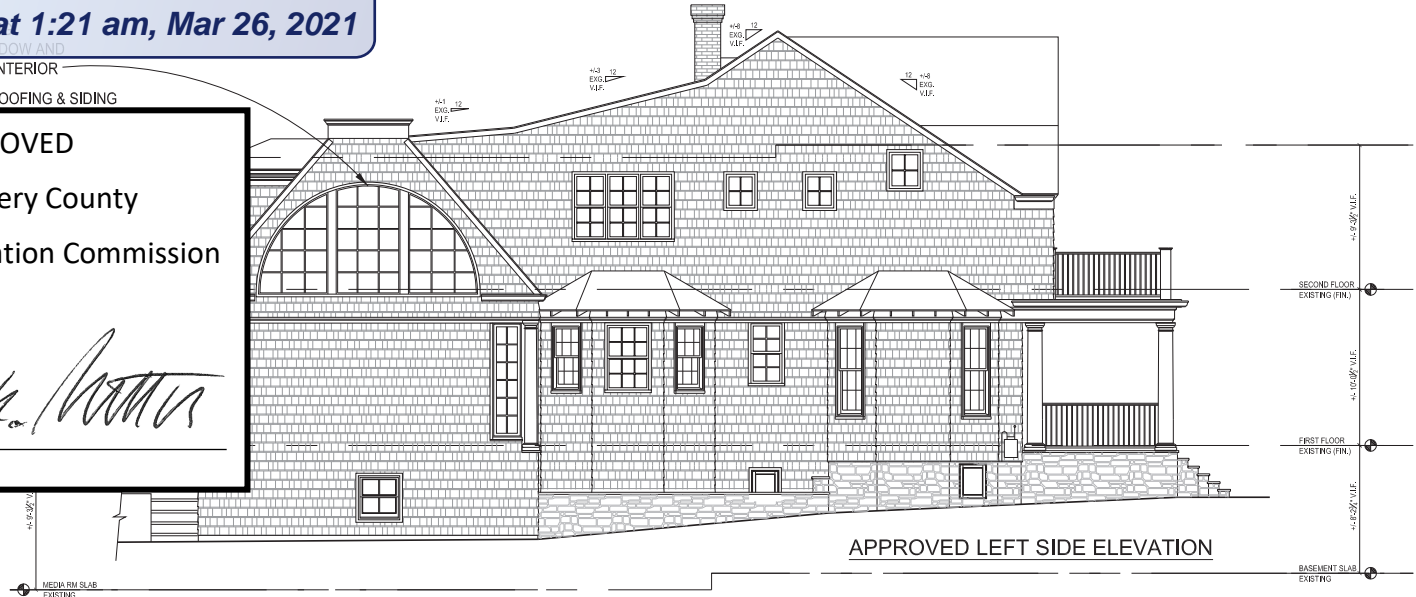


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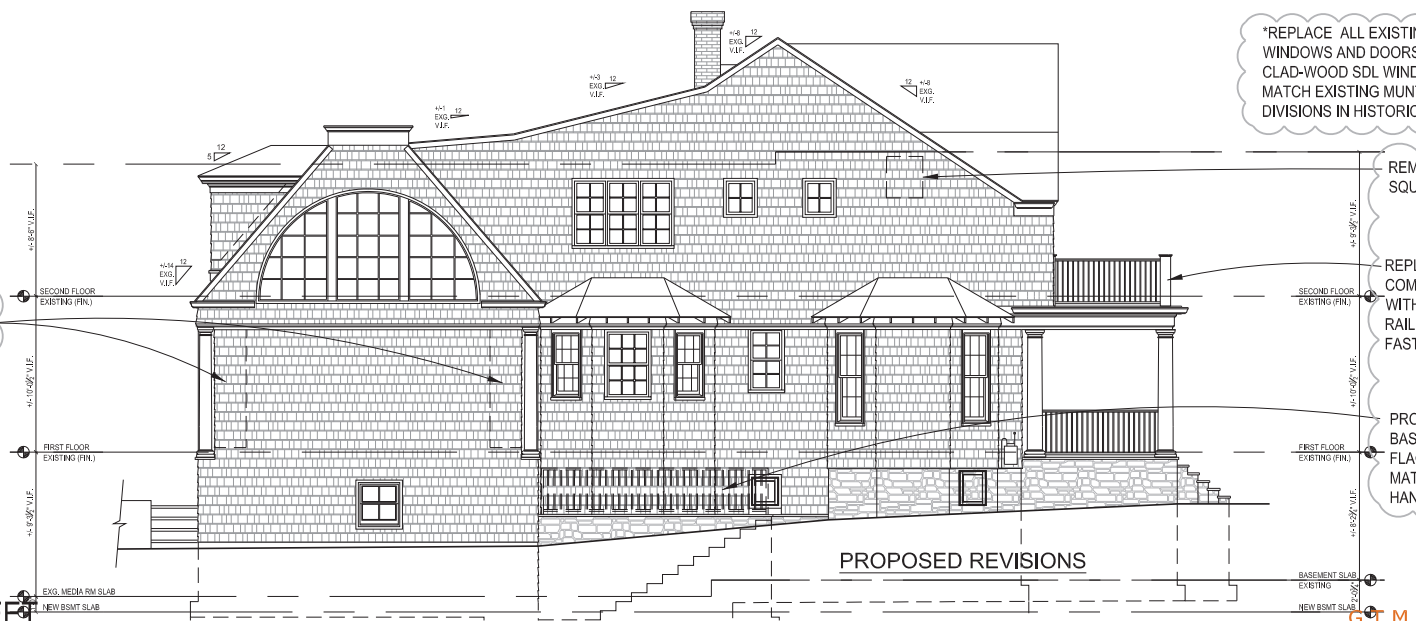
By Michael Kyne at 1:21 am, Mar 26, 2021

NON-HISTORIC WINDOW AND
BLANK-OFF FROM INTERIOR
NEW DORMER W/ ROOFING & SIDING

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Historic Preservation Commission



INFILL CORNER WINDOWS IN 1987 ADDITION

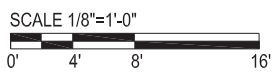


*REPLACE ALL EXISTING NON-HISTORIC WINDOWS AND DOORS WITH NEW CLAD-WOOD SDL WINDOWS AND DOORS. MATCH EXISTING MUNTIN STYLE AND LIGHT DIVISIONS IN HISTORIC SECTION OF HOUSE

REMOVE/INFILL NON-HISTORIC SQUARE WINDOW

REPLACE EXISTING BRACKETED COMPOSITE RAILING SYSTEM WITH PAINTABLE COMPOSITE RAILING SYSTEM WITH HIDDEN FASTENERS (ROUTED)

PROVIDE NEW AREAWAY TO BASEMENT, STONE WALLS AND FLAGSTONE TREADS TO MATCH EXG. W/ PTD. METAL HANDRAIL/GUARDRAIL



20.0233 - 5 GRAFTON STREET

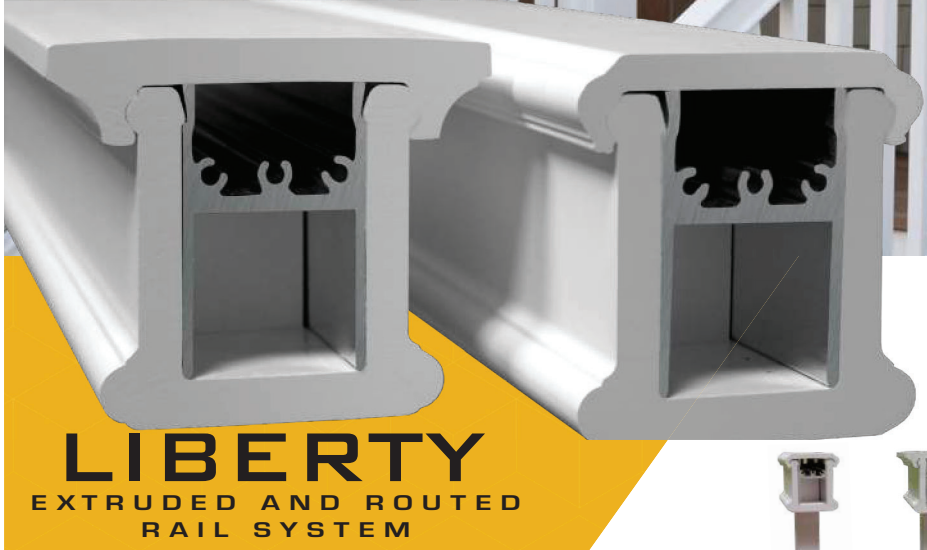
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GTM ARCHITECTS



LIBERTY
EXTRUDED AND ROUTED
RAIL SYSTEM

Unique Routed Rail System with Graspable Option

- **Matte Finish** - 100% Extruded Cellular PVC with Aluminum Reinforced Core
- Pre-routed for Easy Assembly
- Hollow and Glass Baluster Options
- 3-1/2" Width and 2-3/4" Graspable IBC Code R311.7.8.3 Compliant

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By Michael Kyne at 1:22 am, Mar 26, 2021

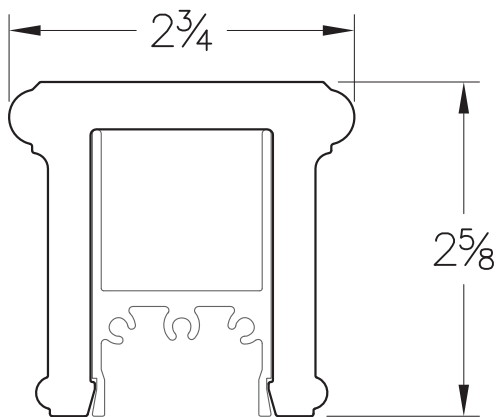
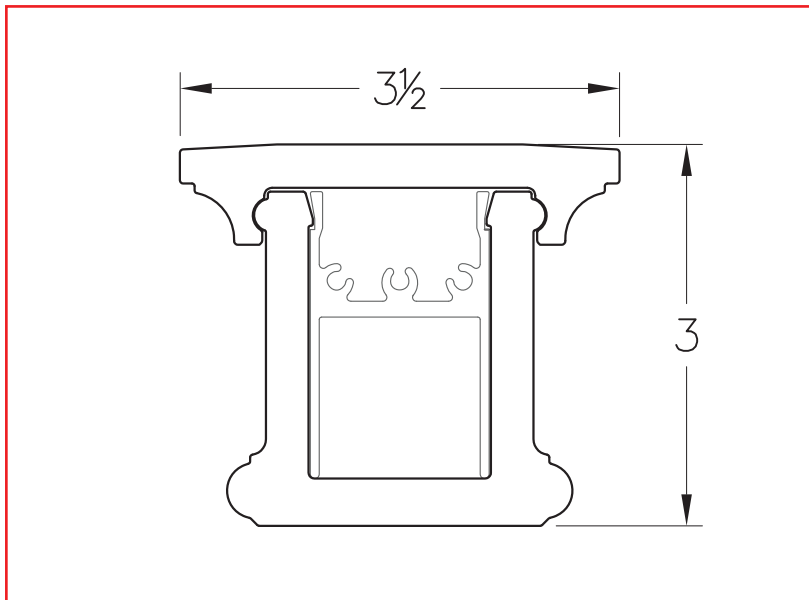
- 1-1/4" Square Edge Balusters and Square Edge Posts
- 5" Standard Newel Cover; 6", 8", 10" and 12" Available
- Injected Molded Cap & Trim Rings Available
- Spans up to 10 feet IBC Level Application
- Spans up to 10' IRC Stair Application
- In House Custom Radius Capability
- **Painting is not necessary, but can be Painted**



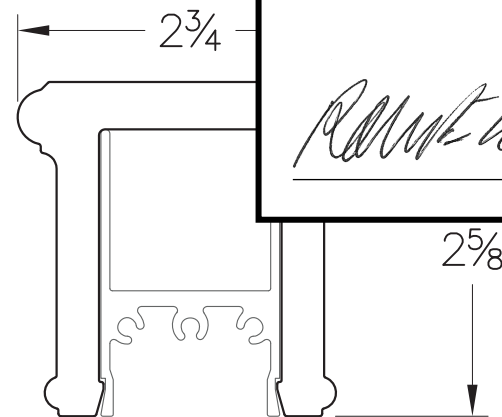
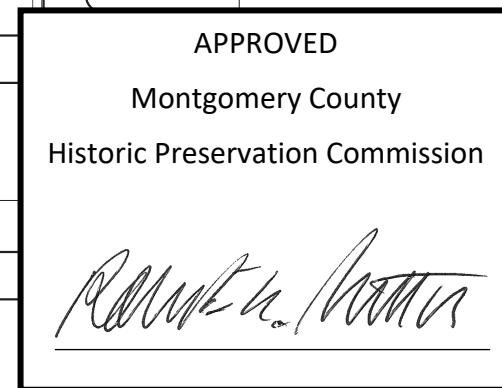
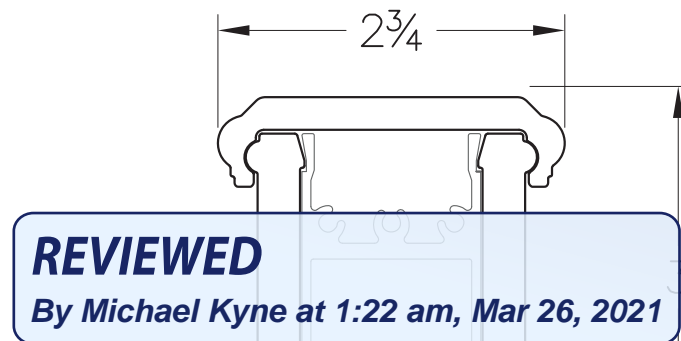
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PART #	DESCRIPTION	MINIMUM ORDER	QUANTITY REQUESTED	VALUE	EXTENDED PRICE
INTEXRS60DT	INTEX Liberty RS60 Tri-Fold	1 pk		\$6.50	
RS60MS275	Sample Liberty 2-3/4" Graspable	1 ea		\$12.17	
RS60MS350	Sample Liberty 3-1/2" Telescoping	1 ea		\$12.31	8
RS60STAIRSAMP	RS60 Salesman Stair Sample	1 ea		\$17.43	
RS60RAILDISP	Display, RS60 Liberty Series, includes 3-1/2" Telescoping Section, with 5" Newel, Molded Base Trim and Flat Cap. Includes Graphics and Literature	1 ea		\$286.57	
				UPS/FREIGHT COSTS	
TOTAL COST CHARGED TO MARKETING SUPPORT FUND					

RS60350



RS60275



Maximum On-Center Baluster Spacing Guide

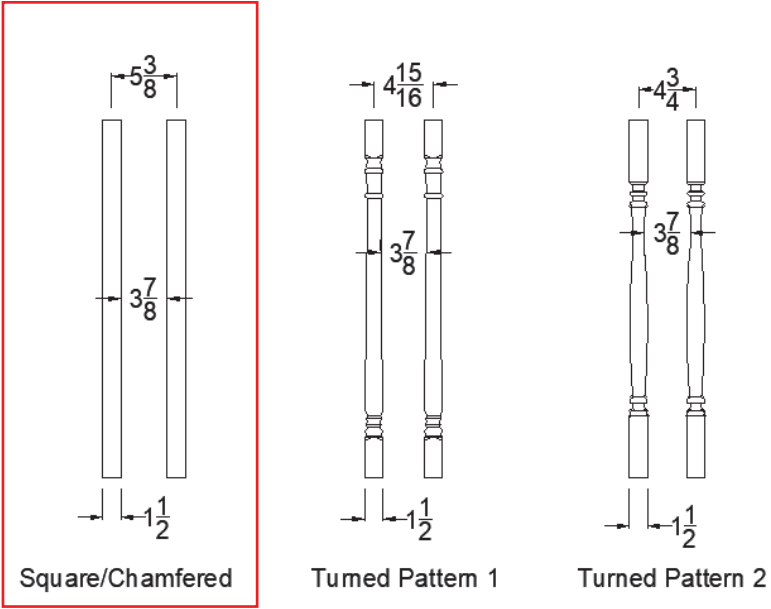
<u>Baluster Style</u>	<u>Max Spacing</u>
1-1/4" Square or Chamfered	5-1/8"
1-1/2" Square or Chamfered	5-3/8"
1-1/2" T1 Turned	4-15/16"
1-1/2" T2 Turned	5-7/8"
2" Square or Chamfered	5-7/8"
2" T1 Turned	
2" T2 Turned	
2-1/2" Square or Chamfered	
2-1/2" T1 Turned	
2-1/2" T2 Turned	
3-1/2" Square or Chamfered	
3-1/2" T1 Turned	
3-1/2" T2 Turned	
5" T1 Turned	6-15/16"
5" T2 Turned	7-3/4"
5" T3 Turned	6-15/16"

REVIEWED

By Michael Kyne at 1:22 am, Mar 26, 2021

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TYPICAL ON-CENTER SPACING FOR 1-1/2" BALUSTERS

REVIEWED

By Michael Kyne at 1:23 am, Mar 26, 2021

Product Features

Styles

Traditional, Push Out and Mission® options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- LowE insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding** in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing

LowE Double, LowE Triple, Tranquility® and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes. Available in Cyprium Collection.

Standards

Most units have been tested by an independent laboratory for air and performance.

Frame

Manufactured with frames of All wood specific wood species.

Alternates

The entire window is available in Mahogany.

Preservation

All wood species are available.

Glazing

With color matching options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

Hardware Option

Operator and sash locks are available in a variety of finishes. See section A.

Metal Cladding

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including Cyprium (copper and bronze cladding). Interior can be natural wood (unfinished) or primed. Metal are supplied ready-to-install complete with integral weatherstripping flange.

Casement sash opens out to nearly 90 degrees for cleaning. The roto gear operator will hold the sash in its operating radius. The sash is supported by heavy-duty hinges. All steel components are primed for superior corrosion protection.

Weatherstrip

Installation of a continuous, flexible foam weatherstrip and a bulb automotive type bulb weatherstrip ensures energy efficiency and protection against air and water infiltration.

Screen

Screens available in bronze, linen, Tuscany brown, brushed aluminum or black aluminum frame, screened with anti-glare fiberglass cloth. Wood-framed screens and High Transparency mesh available. Optional Retractable Screen and Swinging Screen available. Swinging Screen available on Push Out models only.

Egress

Consult local building codes for confirmation of size requirements for your area. Special egress hardware is available for Casement windows, which enables some sizes to meet egress codes, eliminating the need to go to the next larger size window. Consult your Authorized Loewen Dealer for more details.



LEGEND: ● Standard ○ Optional

HARDWARE STYLES	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
Folding Crank Handle	●	●	●	
Push Out Handle				●
Multipoint Lock	●	●	●	○

VARIABLES	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
Function:				
Use for Egress	●	●	●	●
Available with Screen	●	●	●	●
Concealed Hardware	●	●	●	
Durability:				
Low Maintenance				
Metal Clad Exterior	●	●	●	●
Clear Douglas Fir Exterior Finish	○	○	○	○
Clear Mahogany Exterior Finish	○	○	○	○
Primed Exterior Finish	○	○	○	○
Cyprium Collection	○			○
Performance:				
LowE Double	●	●	●	●
LowE Triple	○	○	○	○
StormForce™	○	○		
Appearance:				
SDL	○	○	○	○

FINISH OPTIONS: REFER TO SECTION A.

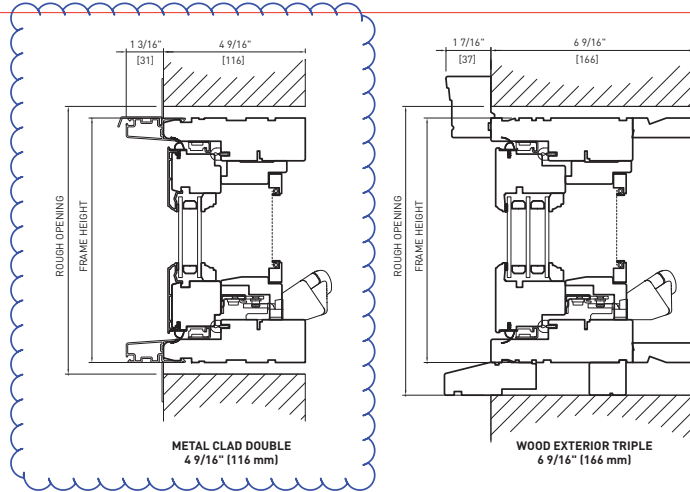
Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

REVIEWED

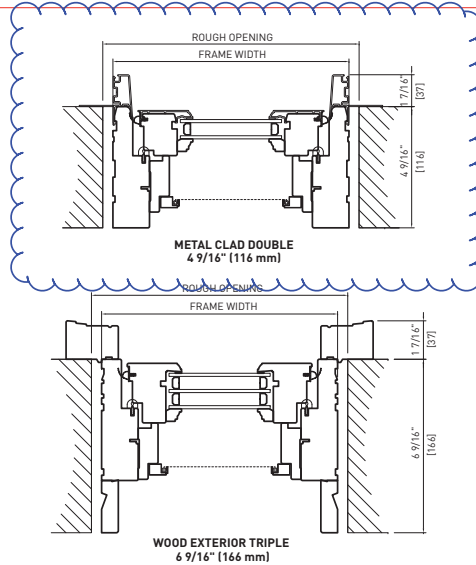
By Michael Kyne at 1:23 am, Mar 26, 2021

**Casement Window
Wall Connection Detail**

**Head & Sill
Detail**



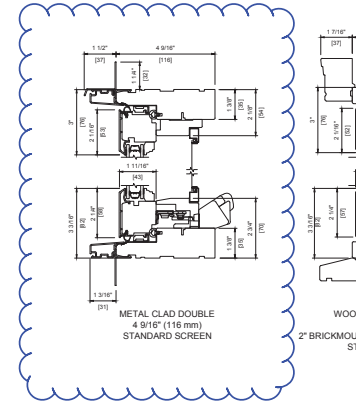
Plan View



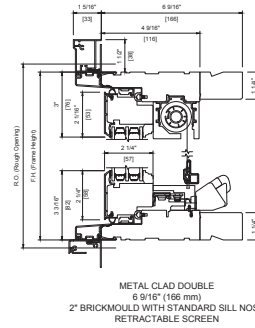
Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

**Casement Window
Detail**

**Head & Sill
Detail**



**Head & Sill
Detail**



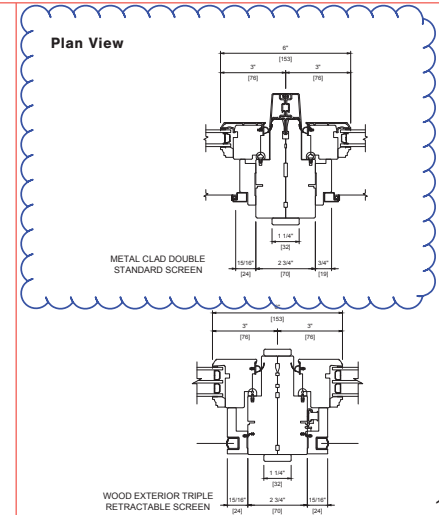
Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.



WOOD EXTERIOR DOUBLE
4 9/16" (116 mm)
2" BRICKMOULD WITH STANDARD SUBSILL
STANDARD SCREEN

WOOD EXTERIOR TRIPLE
6 9/16" (166 mm)
5 1/2" FLAT CASING WITH BC SUBSILL
RETRACTABLE SCREEN

Plan View



REVIEWED
 By Michael Kyne at 1:23 am, Mar 26, 2021

Product Features

Styles

Double Hung, Single Hung, Radius Top and Cottage options.

Standard Features

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- LowE insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

Hardware

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

Glazing

LowE Double, LowE Triple and StormForce™. StormForce is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Contemporary.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes.

Standards

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance.

Frame

Manufactured with frames of aluminum or wood. All wood specific to wood species.

Alternates

The entire window is available in Mahogany.

Preservation

All wood finishes are available.

Glazing

With color options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles, where available.

Grille bars are permanently applied to the interior and exterior.

Hardware Option

Operator and sash locks are available in a variety of finishes. See section A.

Metal Cladding

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including Copper and Cyprum (copper and bronze cladding). Interior can be natural wood (unfinished) or primed. Metal are supplied ready-to-install complete with integral glazing flange.

Standard in bronze, linen, or black. Optional sash available at an additional charge. Operable sash with riddle tilt latch enables inward tilting of sash for easy cleaning.

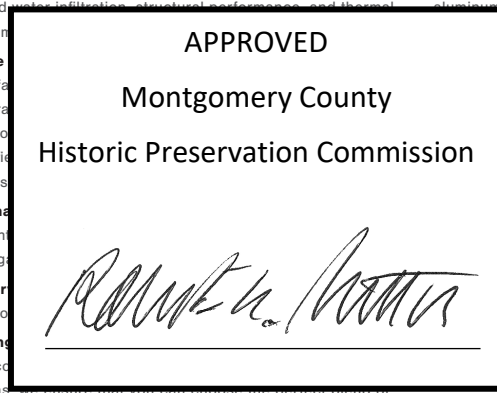
Weatherstrip

Weatherstrip ensures a positive weather seal.

Screen frames have a bronze, linen or aluminum frame, with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High transparency mesh, full screens and half screens available.

Egress

Standard screens have a bronze, linen or aluminum frame, screened with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High transparency mesh, full screens and half screens available.



Double/Single Hung

LEGEND: ● Standard ○ Optional

HARDWARE STYLES	Double/Single Hung
Sash Lock	●
Sash/Lift	○

FINISH OPTIONS: REFER TO SECTION A.

VARIABLES	Double/Single Hung
Function:	
Use for Egress	●
Available with Screen	●
Durability:	
Low Maintenance Metal Clad Exterior	●
Clear Douglas Fir Exterior Finish	○
Clear Mahogany Exterior Finish	○
Primed Exterior Finish	○
Performance:	
LowE Double	●
LowE Triple	○
StormForce™	○
Appearance:	
SDL	○

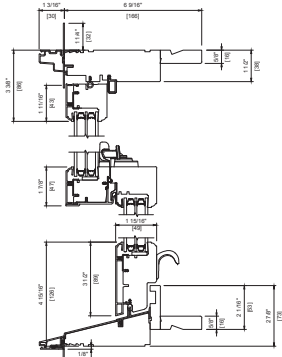
Visit the Loewen Photo Gallery online at www.loewen.com for a large collection of Loewen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Loewen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.)
 Cad Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

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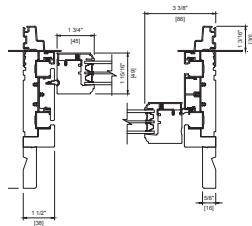
Double/Single Hung – Double Hung Tilting Window Detail

Head & Sill Detail



METAL CLAD TRIPLE
6 9/16" (166 mm)
MULTIPLE SILL NOSE

Plan View



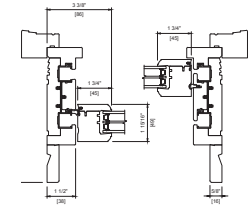
METAL CLAD TRIPLE
6 9/16" (166 mm)

Head & Sill Detail



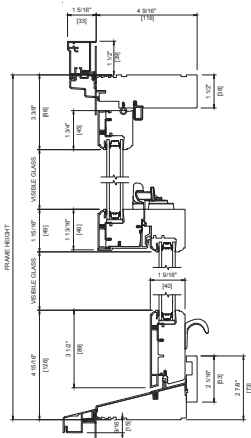
WOOD EXTERIOR TRIPLE
6 9/16" (166 mm)
2" BRICKMOULD STANDARD SUBSILL

Plan View



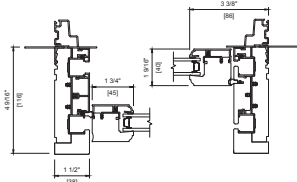
WOOD EXTERIOR TRIPLE
6 9/16" (166 mm)
2" BRICKMOULD

Head & Sill Detail



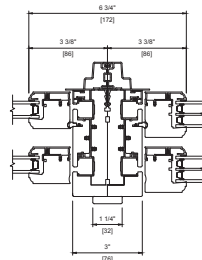
METAL CLAD DOUBLE
4 9/16" (116 mm)
2" BRICKMOULD
STANDARD SILL NOSE

Plan View

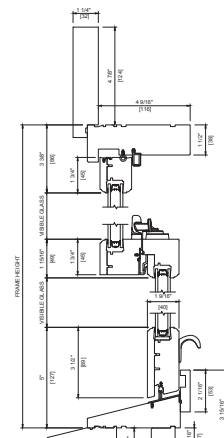


METAL CLAD DOUBLE
4 9/16" (116 mm)

Mull Detail

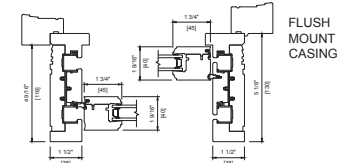


Head & Sill Detail



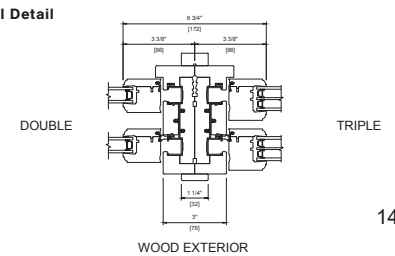
WOOD EXTERIOR DOUBLE
4 9/16" (116 mm)
5 1/2" FLAT CASING BC SUBSILL

Plan View



WOOD EXTERIOR DOUBLE
4 9/16" (116 mm) + 5 1/8" (130 mm)
2" BRICKMOULD

Mull Detail



DOUBLE

TRIPLE

WOOD EXTERIOR

Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

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Product Features

Styles

Traditional, French, Cambertop, Quarter Round, Full Radius.

Standard Features

- Natural Douglas Fir interior (no visible finger joints)
- Full Jamb – 6 9/16 (166 mm) construction is an option
- 4 mm Low E insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

Hardware

Multiple hardware type and finish choices are available. See hardware finish options in section A for more information.

Glazing

LowE Double, LowE Triple and StormForce™. StormForce™

is not available on all products.

Simulated Divided Lites (SDL)

Ogee Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Casing

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Kerf.

Metal Clad Color Spectrum

All Palette colors, including anodized finishes. Available in Cyprium Collection (see Section N).

Standards

Most individual units have been tested by an independent



options, we ensure that you can choose the perfect blend of protection and comfort.

Insulating Glass

Double or triple glass configurations with 1/2" (13 mm) airspace.

LowE Systems

LowE best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

Simulated Divided Lites (SDL)

Standard SDL complete with airspace grilles. Grille bars are permanently applied to the interior and exterior.

Metal Cladding

Heavy duty exterior metal cladding comprised of extruded aluminum is available in a variety of Palette colors, including wood and Cyprium (copper and bronze cladding). The material of window can be natural wood (unfinished) or metal. Metal clad units are supplied ready-to-install with integral metal nailing flange.

Hardware

Multi-point locking hardware – complete with brass handle set, escutcheon – and dead bolt are standard on all doors. Optional keyed alike locks are available. Concealed bearing hinges in a variety of finishes are available.

French doors with handle activated shoot bolts on the panel.

Weatherstripping

Grade weatherstripping runs the full perimeter of the panel/frame interface and provides a tight seal to the exterior elements. Side and head jamb weatherstrip are comprised of a bulb and fin dual seal design.

Door Swings

Traditional Terrace Door: Hinged in the middle so that one panel is fixed, while the other opens/closes. These doors can be configured as a single door, or as a series of fixed, operating, left hinged or right hinged panels.

French Terrace Doors: Hinged on the jambs to allow both doors to open/close from the middle.

Note: Outswinging versions of both door styles are available as options.



Terrace



French Terrace



Half Round Terrace
Available in wood exterior only.



Half Round French Terrace

HARDWARE STYLES	Swinging Terrace	Swinging French Terrace
Multi-point Handle	●	●
Verona Handle	●	●
Meran Handle	●	●
Shropshire Handle	○	○
Churchill Handle	○	○
Athinia Handle	○	○
Rodos Operator	○	○

● Standard ○ Optional

Finish Options: Refer to Section A.

VARIABLES	Swinging Terrace	Swinging French Terrace
Function		
Use for Egress	●	●
Multi-point Hardware	●	●
Durability		
Low Maintenance Metal Clad Exterior	●	●
Clear Douglas Fir Exterior Finish	○	○
Clear Mahogany Exterior Finish	○	○
Primed Exterior Finish	○	○
Cyprium Collection	○	○
Performance		
LowE Double	●	●
LowE Triple	○	○
StormForce™	○	○
Appearance		
SDL	○	○
Vertical Grain Fir Panel	●	●

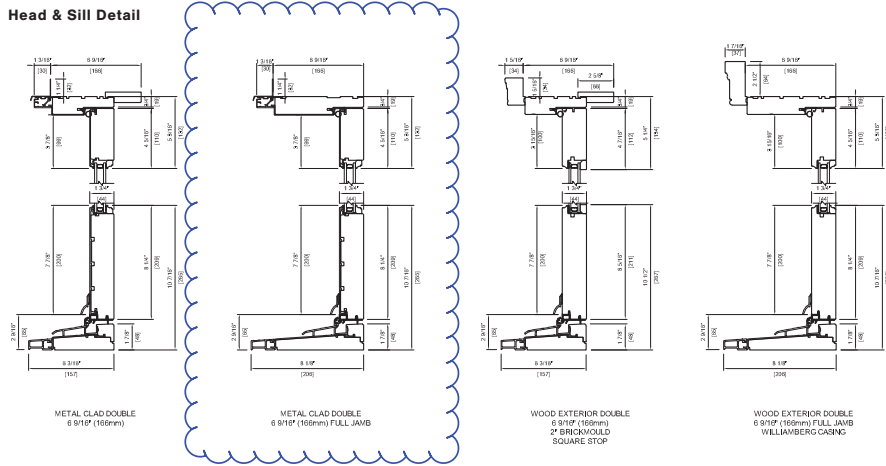
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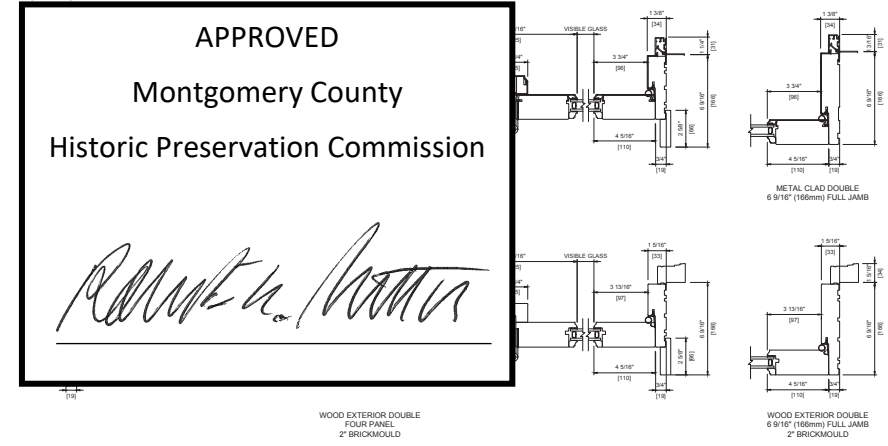
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Inswing French Terrace Door Detail

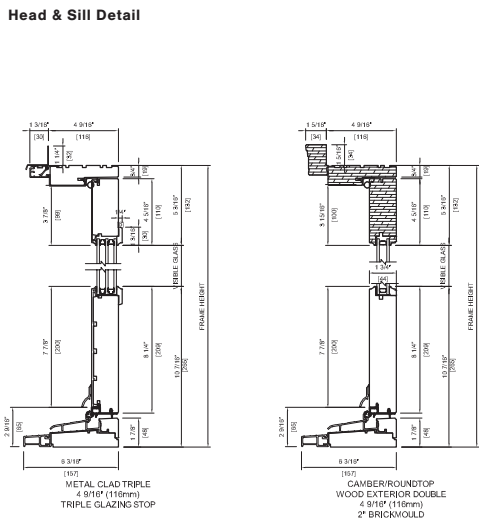
Head & Sill Detail



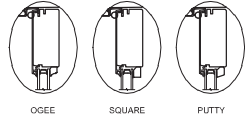
Plan View



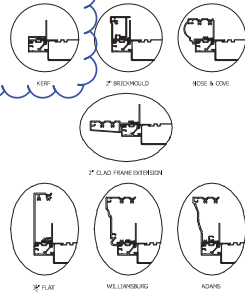
Head & Sill Detail



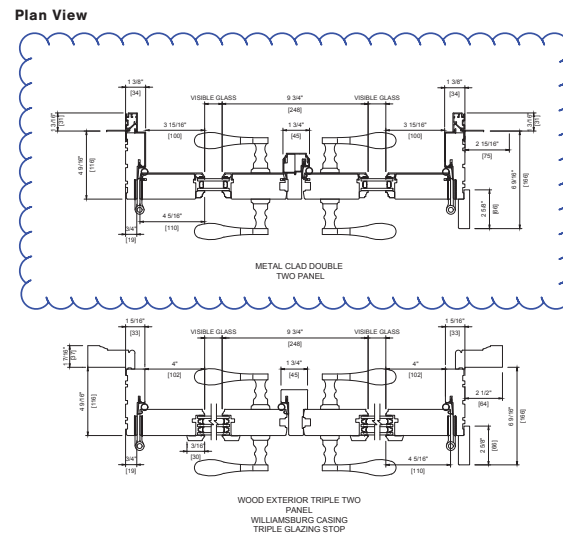
Glazing Stop Profiles



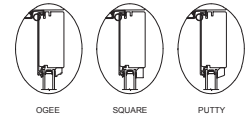
Casing



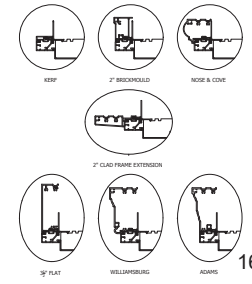
Plan View



Glazing Stop Profiles



Casing



Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

Note: • Other jamb widths available.
• All dimensions to have +/- 1/16" (2mm) tolerance.

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Glazing Options

Loewen Sealed Units offer ideal solutions for any environment. With countless glazing configurations and LowE coating options, we ensure that you can choose the perfect blend of protection and comfort - no matter where you live.

LowE Window Systems

LowE is a high-performance glazing system that offers great thermal value in a variety of climate zones. They also protect furnishings by limiting much of the damaging ultraviolet radiation that causes fading and related damage. The charts on page A30 show the comparative performance of each Loewen Window System.



LowE Double

Double glazed, with one or more layers of LowE coating and 1/2" (13mm) airspace filled with Argon gas and stainless steel thermal spacer bar.

- Loewen standard 1/8" (3 mm) double strength glass offers greater strength and clarity over thinner glass, making our products more insulative, more soundproof, more resistant to impact and considerably more resistant to stresses caused by fluctuations in temperature.
- Loewen standard sealed units contain Argon gas and machine applied primary and secondary sealants reducing the chance of seal failure, improving Argon gas retention, and increasing strength.

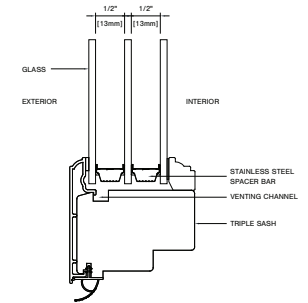


We pioneered True Triple Glazing in the 1970's, which is a testament to our performance, we've made triple



impact and considerably more resistant to stresses caused by fluctuations in temperature

- Loewen standard sealed units contain Argon gas in all airspaces and machine applied primary and secondary sealants, reducing the chance of seal failure, improving Argon gas retention and increasing strength
- Venting channel built into the sash helps dissipate should condensation or moisture occur
- Stainless steel spacer bar is less conductive than aluminum and structurally superior to silicone foam type spacers
- Sash cladding does not touch the glass which reduces the opportunity for thermal conduction

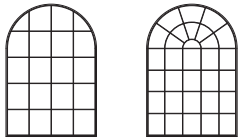


**Simulated Divided Lite (SDL)
Standard Patterns**

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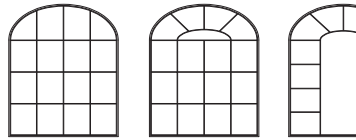


Extended Half Round



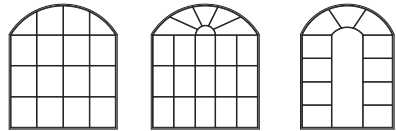
STYLE GR1 STYLE GR2

Extended Half Ellipse



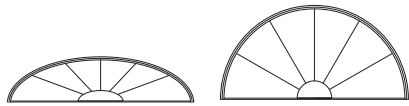
STYLE GR5 STYLE GR6 STYLE GR7

Extended Full Chord



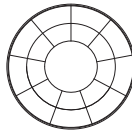
STYLE GR10 STYLE GR11 STYLE GR12

Sunburst



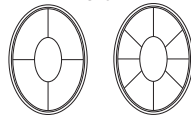
STYLE GR14 STYLE GR15

Full Round



STYLE GR13

Oval



STYLE GR16 STYLE GR17

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Note: Number of grille bars and spacing is determined by the size of the unit. Grille type may not be available in all units. Custom patterns available for approval.

A36 | Technical Guide Information is subject to change without notice. | CAD Download: www.loewen.com/architect | Installation Instructions: www.loewen.com

**Awning & Casement Units
Types of Simulated Divided Lite**

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee					
NC Exterior	Ogee					



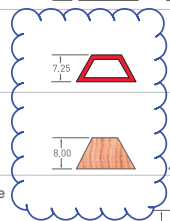
Note: MC = Metal Clad, NC = Non Clad

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**Double/Single Hung Units
 Types of Simulated Divided Lite**

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee					
NC Exterior	Ogee					



Note: MC = Metal Clad, NC = Non Clad

Types of Simulated Divided Lite

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Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
Interior	Ogee					
Interior	Square					
Interior	Impact Ogee					
NC Exterior	Ogee					

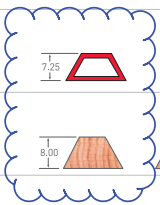


Note: MC = Metal Clad, NC = Non Clad

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Patio Door Unit
Types of Simulated Divided Lite

Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee [MP]					
Interior	Impact Ogee [MP]					
NC Exterior	Ogee					



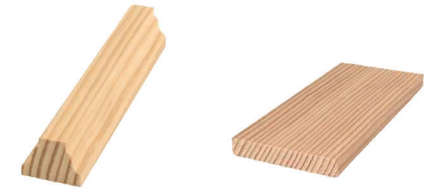
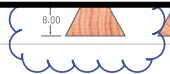
Note: MC = Metal Clad, NC = Non Clad

Patio Door Unit
Types of Simulated Divided Lite

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Application	Available SDL	5/8" [16mm]	3/4" [19mm]	7/8" [22mm]	1-1/8" [30mm]	2" [50mm]
MC Exterior	Ogee					
Interior	Ogee					
MC Exterior	Putty					
NC Exterior / Interior	Putty					
Interior	Square					
Interior	Impact Ogee [MP]					
Interior	Impact Ogee [MP]					
NC Exterior	Ogee					



Note: MC = Metal Clad, NC = Non Clad