Fenestration Assessment

425 Davis Drive
Newmarket, Ontario

Prepared for:
The Arten Group
2162 Major Mackenzie Drive

Vaughan, ON

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Summary

Fenestration inventory (East, West and South facades):

1 Main entry door with transom and sidelights;
2 Exterior doors with transoms;
1 exterior door;
9 second floor windows of similar size;
4 first floor windows of similar size;
2 openings without windows.

None of these elements date back to the time of the building's construction in the mid-19th century. The glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1925). The use of single glazing in solid wood frames and muntins is unlikely to have been produced after the 1970s when sealed double glazed panes became common. Therefore we estimate that these doors and windows were produced between 1925 and 1970.

Doors, frames, mullions and muntins are painted wood, typically exhibiting warping and breakage as evidenced by the uneven substrate beneath the paint. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint would therefore be lead based, as was ubiquitous during this period. Sashes have been painted shut and will not open. There are no counterweight mechanisms for the sashes.

Single glazed panes are held in place with putty without modern gaskets and sealants, and have very poor energy performance. The sill heights (27 1/4" - 28 1/2") are approximately 12" lower than current codes require to prevent falling, and would present a significant safety hazard unless the sashes were sealed shut or left painted shut. The existing glazing is also not tempered or laminated as would be required by current codes, which presents a safety hazard to occupants inside the building and to pedestrtians below, who could be injured by falling shards of broken glass.

Fenestration inventory (North facade):

3 second floor windows of similar size
2 first floor windows of similar size;
1 exterior door;
1 opening without windows.

These elements were manufactured and installed in the 2010s as part of a new rear wall of the building following the removal of a rear addition. They are designed to replicate the style and proportions of the older windows on the other facades by using solid wood frames and muntins with each sash divided into two panes by a vertical muntin.

Due to the multiple safery hazards of the older windows, combined with their poor condition and lack of heritage value, we recommend to retain all of the new elements on the North facade and to remove and replace all of the other elements.

Replaced elements should be built at least to the specifications of the new elements on the North facade, specifically, solid wood frames and muntins which replicate the style and appearance of the older elements and with code compliant energy and safety attributes. New windows should occupy the same openings as the existing windows, and the lower sash of windows should be limited to an opening of less than 4" to ensure safety at the low sill heights. These windows should be double hung instead of single hung so that occupants can open the upper sash for more generous ventilation than the lower sash alone would provide. The sidelights and transom of the main entry door, though not original, should be replicated in new solid wood construction to recall the motif of the existing element.

South Elevation
425 Davis Drive

Condition and Recommendations for 425-a

Door with Transom

Glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

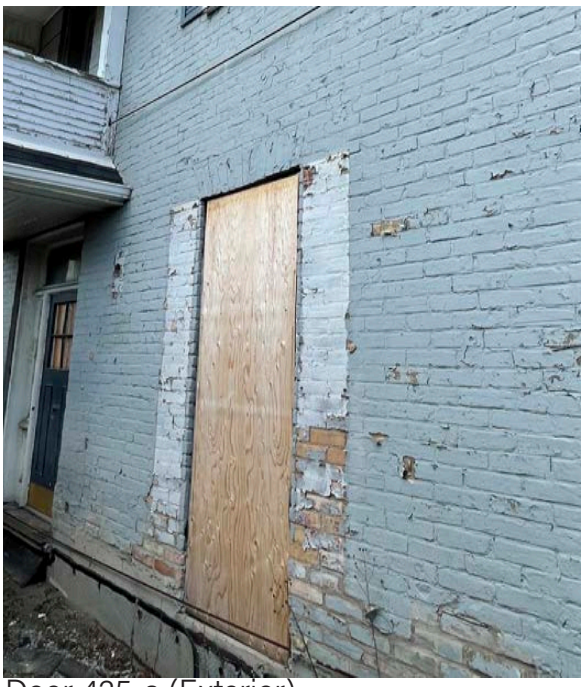
Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

Glazing is single pane, sealed with putty, resulting in very poor energy performance.

Wood substrate is chipped and warped.

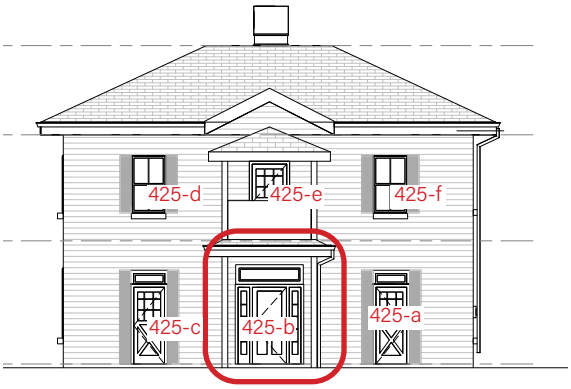
The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood door and transom which is part of a comprehensicely designed fenestration style.


Door 425-a (Exterior)


Door 425-a (Interior)


Door 425-a (Exterior)



South Elevation
425 Davis Drive

Condition and Recommendations for 425-b

Door with Sidelights and Transom

Door is modern, factory made flat sheet goods, <50 years.

Glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920). Some glass lites are broken.

Windows and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

Glazing is single pane, sealed with putty, resulting in very poor energy performance.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace door with new historically inspired energy efficient wood door with lite which matches the other fenestration.

Remove and replace sidelights and transom using solid wood construction which replicates the existing design. Paint wood to coordinate with other fenestration elements.


Door 425-b Exterior Window Frame


Door 425-b Exterior Window Frame


Door 425-b Exterior Window Frame


Door 425-b (Exterior)


Door 425-b (Interior)

South Elevation
425 Davis Drive

Condition and Recommendations for 425-c

Door with Transom

Glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

Glazing is single pane, sealed with putty, resulting in very poor energy performance.

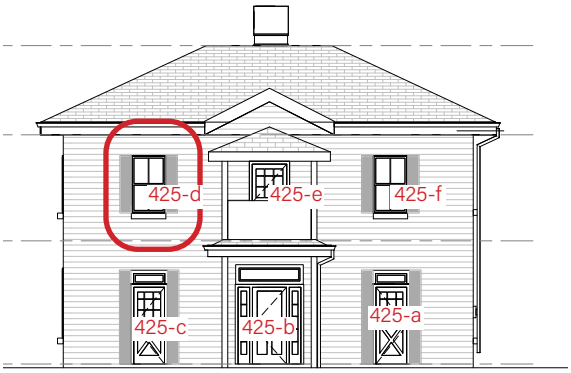
Wood substrate is chipped and warped.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood door and transom which is part of a comprehensicely designed fenestration style.


Door 425-c (Exterior)


Door 425-c (Interior)



South Elevation
425 Davis Drive

Condition and Recommendations for 425-d

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

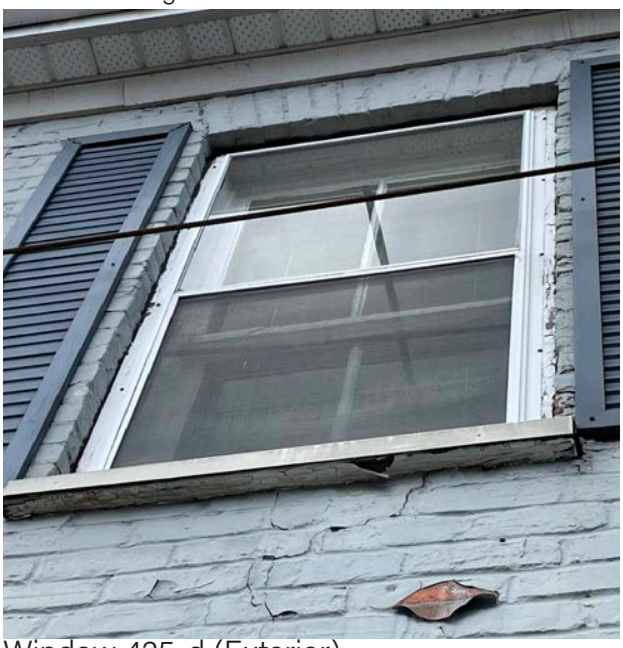
Recommendation:

Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

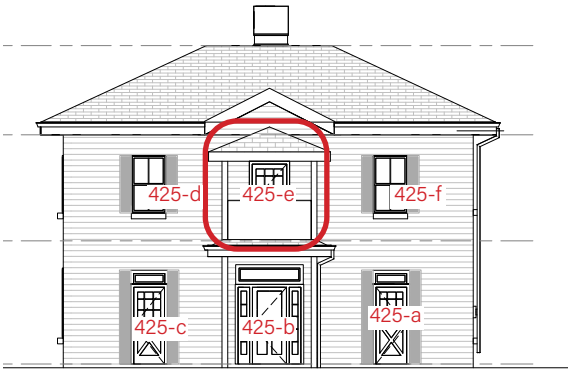
Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-d (Interior)



Window 425-d (Exterior)



South Elevation
425 Davis Drive

Condition and Recommendations for 425-e

Door.

Glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

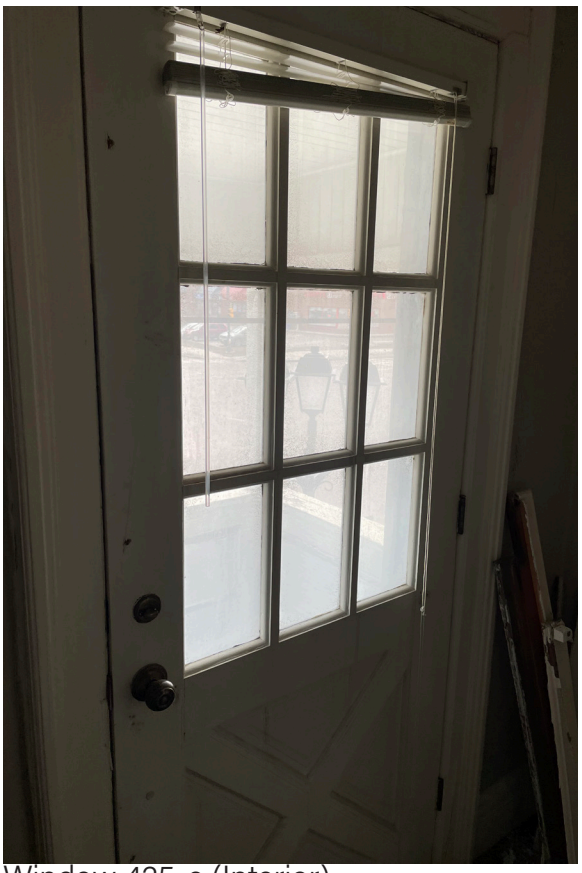
Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

Glazing is single pane, sealed with putty, resulting in very poor energy performance.

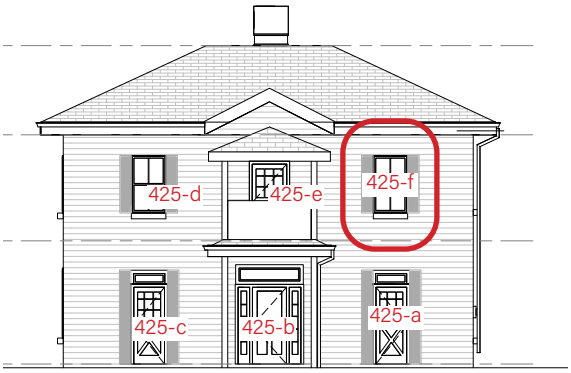
Wood substrate is chipped and warped.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood door which is part of a comprehensicely designed fenestration style.



Window 425-e (Interior)



South Elevation
425 Davis Drive

Condition and Recommendations for 425-f

Window is missing.

Recommendation:

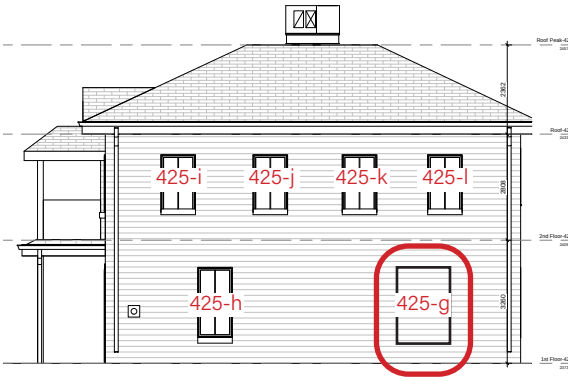
Install new, historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration of the building's typical windows, which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-f (Interior)

Window 425-f (Exterior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-g

Window is missing.

Recommendation:

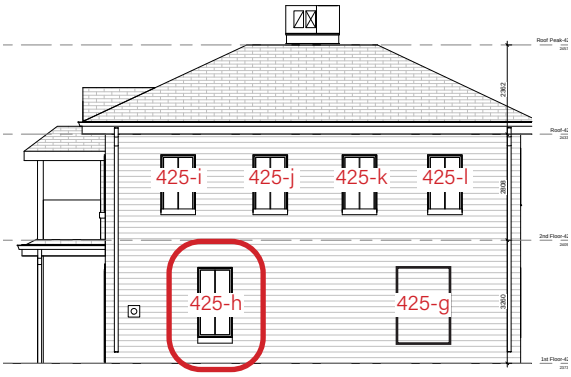
Install new, historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration of the building's typical windows, which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Reconstruct sill

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-g (Exterior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-h

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 27 1/4" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:

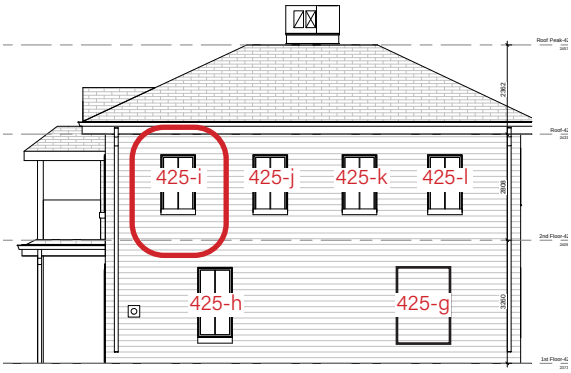
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-h (Exterior)

Window 425-h (Interior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-i

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

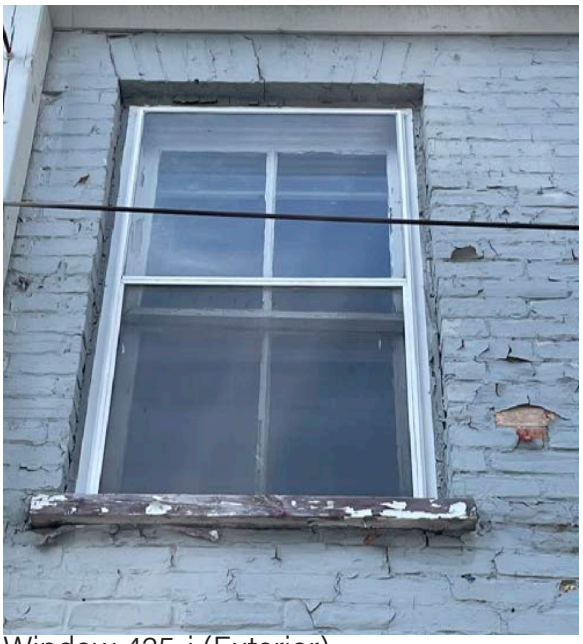
The element was installed long after the original building was constructed and has no historical value.

Recommendation:

Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

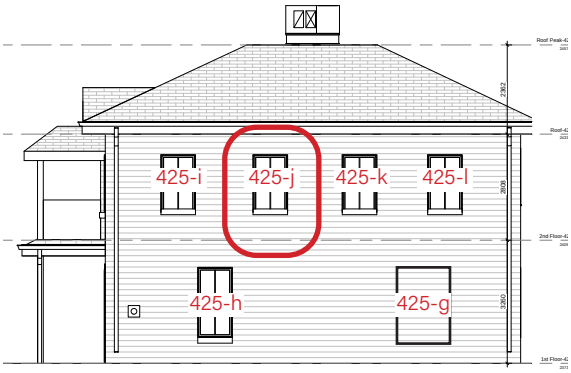
Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.



Window 425-i (Exterior)

Window 425-i (Interior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-j

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

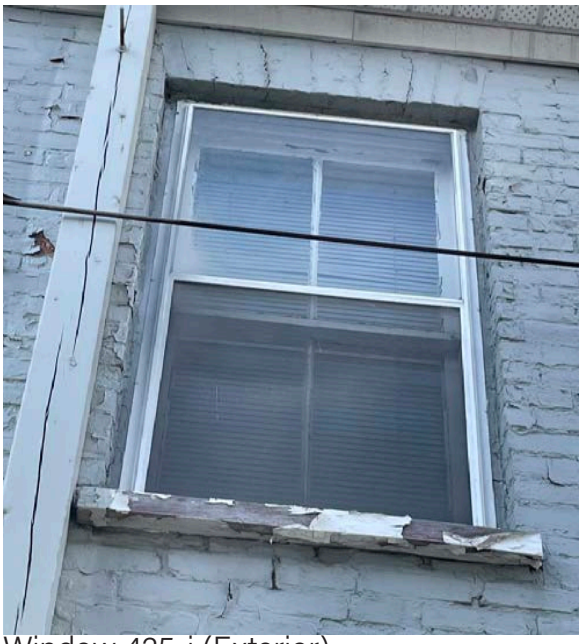
The element was installed long after the original building was constructed and has no historical value.

Recommendation:

Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

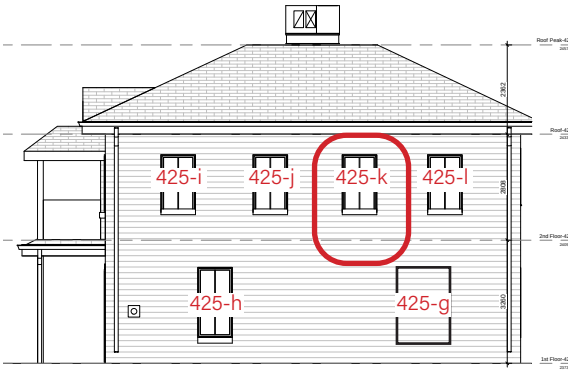
Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.



Window 425-j (Exterior)

Window 425-j (Interior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-k

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

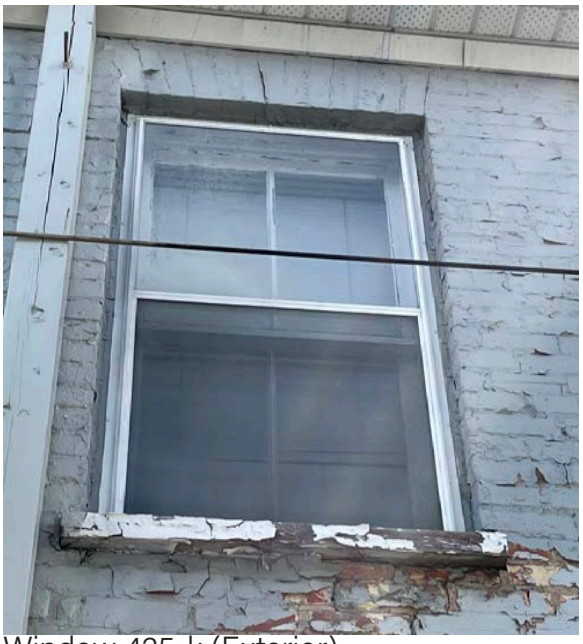
The element was installed long after the original building was constructed and has no historical value.

Recommendation:

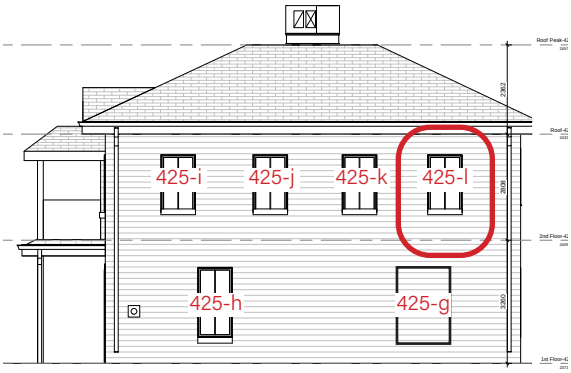
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.


Window 425-k (Exterior)


Window 425-k (Interior)



East Elevation
425 Davis Drive

Condition and Recommendations for 425-l

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).

-Glazing is single pane, sealed with putty, resulting in very poor energy performance.

- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.

- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

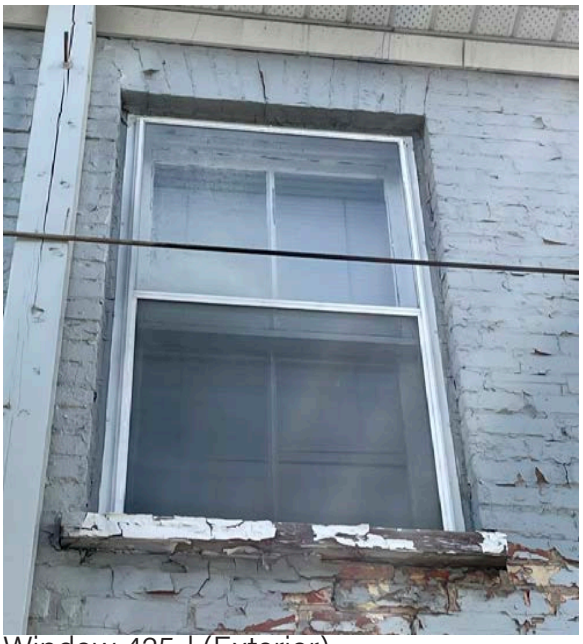
The element was installed long after the original building was constructed and has no historical value.

Recommendation:

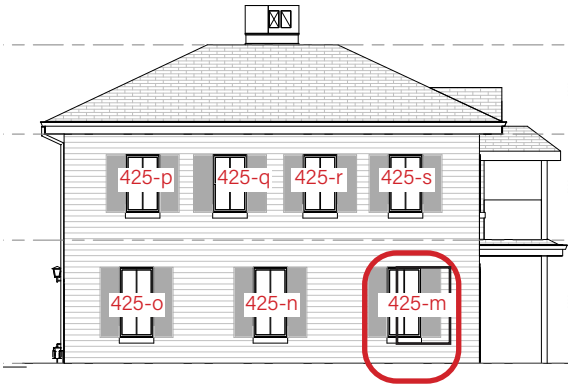
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.

Limit sash opening travel to <4" to eliminate falling hazard at low sill.

Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.


Window 425-l (Exterior)


Window 425-l (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-m

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).
-Glazing is single pane, sealed with putty, resulting in very poor energy performance.
- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.
- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 27 1/4" above floor which is a falling safety hazard when the sash is open.

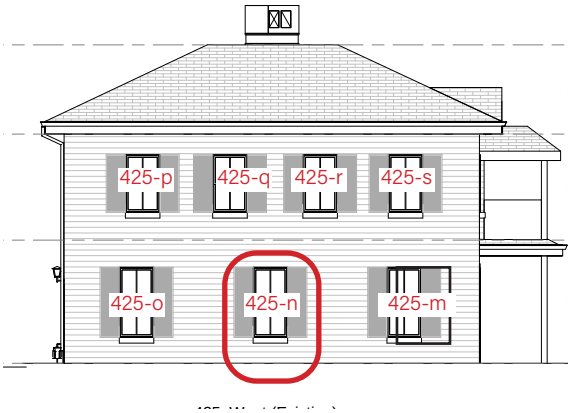
Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.
Limit sash opening travel to <4" to eliminate falling hazard at low sill.
Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-m (Exterior)

Window 425-m (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-n

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).
-Glazing is single pane, sealed with putty, resulting in very poor energy performance.
- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.
- Outer window frame is painted extruded aluminium, <50 years old.

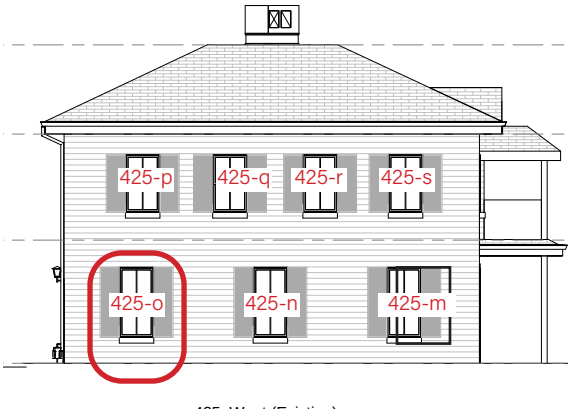
Sill height is 27 1/4" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.
Limit sash opening travel to <4" to eliminate falling hazard at low sill.
Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-n (Exterior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-o

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

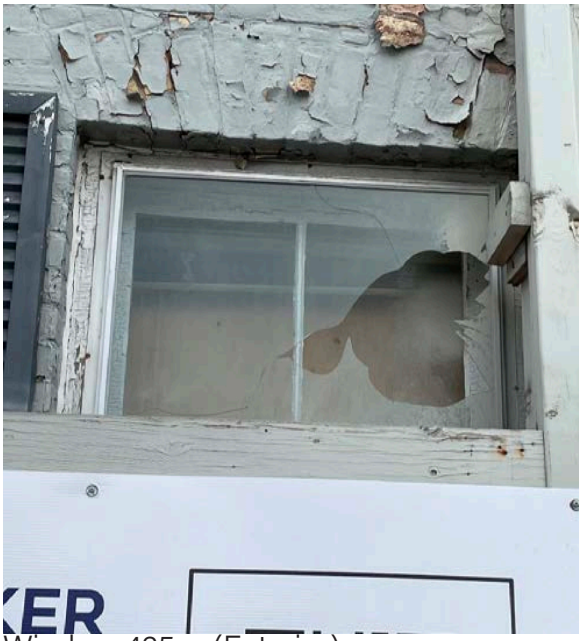
-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).
-Glazing is single pane, sealed with putty, resulting in very poor energy performance.
- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.
- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 27 1/4" above floor which is a falling safety hazard when the sash is open.

Exterior wood sill paint is extensively deteriorated and wood is exposed to the elements and rotted on the ends. Sill is embedded into brick which will be removed and so cannot be retained.

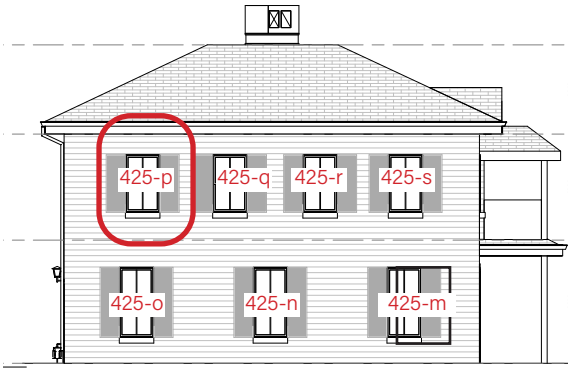
The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.
Limit sash opening travel to <4" to eliminate falling hazard at low sill.
Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.



Window 425-o (Exterior)

Window 425-o (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-p

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

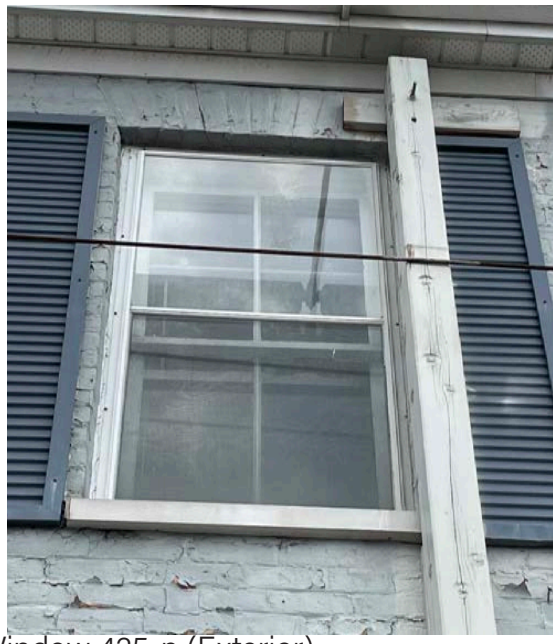
-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).
-Glazing is single pane, sealed with putty, resulting in very poor energy performance.
- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.
- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

Sill is embedded into brick which will be removed and so cannot be retained.

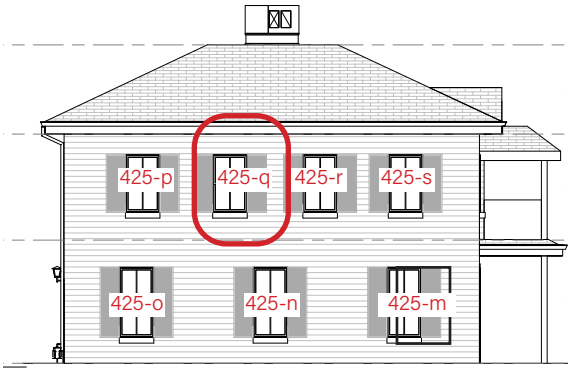
The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.
Limit sash opening travel to <4" to eliminate falling hazard at low sill.
Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.



Window 425-p (Exterior)

Window 425-p (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-q

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).
-Glazing is single pane, sealed with putty, resulting in very poor energy performance.
- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.
- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

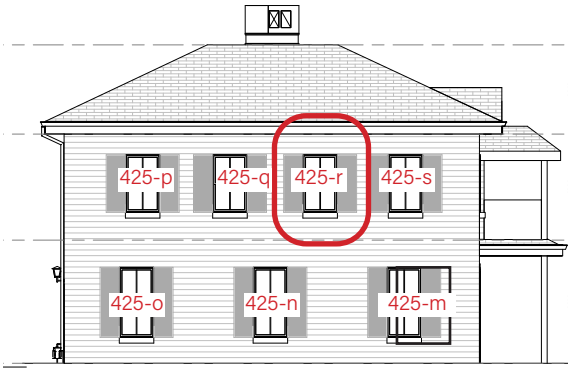
Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.
Limit sash opening travel to <4" to eliminate falling hazard at low sill.
Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-q (Exterior)

Window 425-q (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-r

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).
-Glazing is single pane, sealed with putty, resulting in very poor energy performance.
- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.
- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

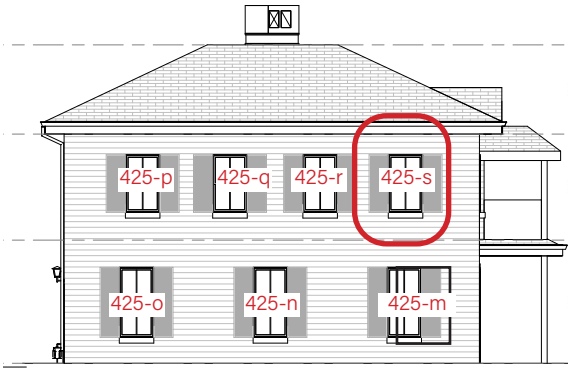
Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.
Limit sash opening travel to <4" to eliminate falling hazard at low sill.
Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-r (Exterior)

Window 425-r (Interior)



West Elevation
425 Davis Drive

Condition and Recommendations for 425-s

Single hung inner window with divided lites and wood muntins, plus aluminium outer hung window with insect screen.

-Inner window glass does not exhibit the surface irregularities of historic glass production methods, which indicates that it was produced either by the float glass method (post 1960) or possibly the rolled glass method (post 1920).
-Glazing is single pane, sealed with putty, resulting in very poor energy performance.
- Door and frames are painted Wood. Multiple coats of paint which are evident in peeling and chipped areas would have been applied throughout the service life up until the 1990s. Most or all of the layers of paint are lead based, as was ubiquitous during this period.
- Outer window frame is painted extruded aluminium, <50 years old.

Sill height is 28 1/2" above floor which is a falling safety hazard when the sash is open.

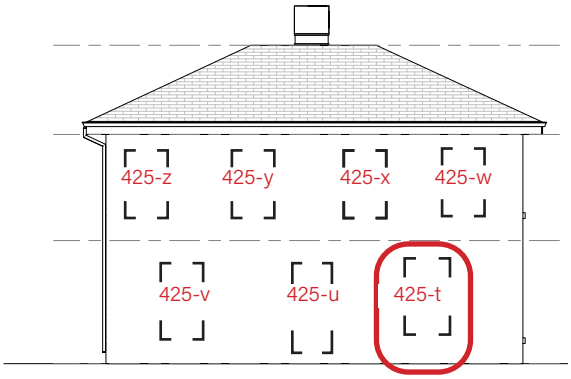
Sill is embedded into brick which will be removed and so cannot be retained.

The element was installed long after the original building was constructed and has no historical value.

Recommendation:
Remove and replace with new historically inspired energy efficient wood window with insect screen. Wood muntins shall replicate the existing configuration which divides each sash vertically into two.
Limit sash opening travel to <4" to eliminate falling hazard at low sill.
Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Window 425-s (Exterior)

Window 425-s (Interior)



North Elevation
425 Davis Drive

North Elevation

Condition and Recommendations for 425-t

Double hung window with divided lites and wood muntins.

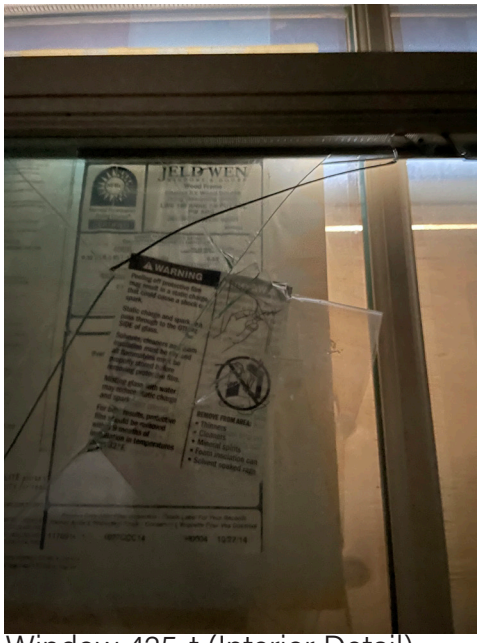
New window by Jeld Wen, installed but not yet painted or put into service.

Modern window technology which provides good energy perfomance. U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

Sill height is 27 1/2" above floor which is a falling safety hazard when the bottom sash is open.

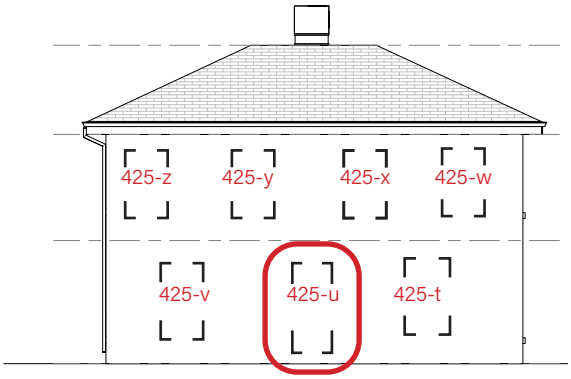
Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding. Limit sash opening travel to <4" to eliminate falling hazard at low sill.



Window 425-t (Interior Detail)

Window 425-t (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-u

Door with divided lites and wood muntins.

New door by Jeld Wen, installed but not yet painted or put into service.

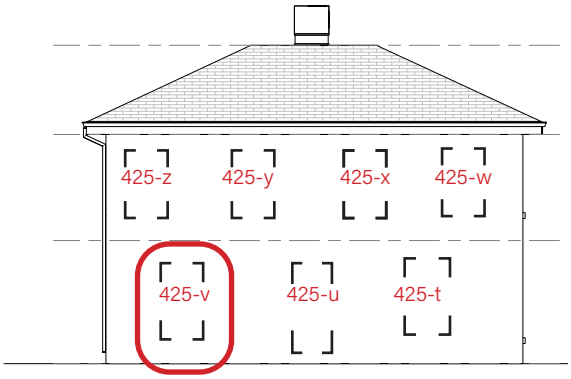
Modern window technology which provides good energy perfomance.
U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim over new Hardie Board cladding.

North Elevation

Door 425-u (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-v

Double hung window with divided lites and wood muntins.

New window by Jeld Wen, installed but not yet painted or put into service.

Modern window technology which provides good energy perfomance. U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

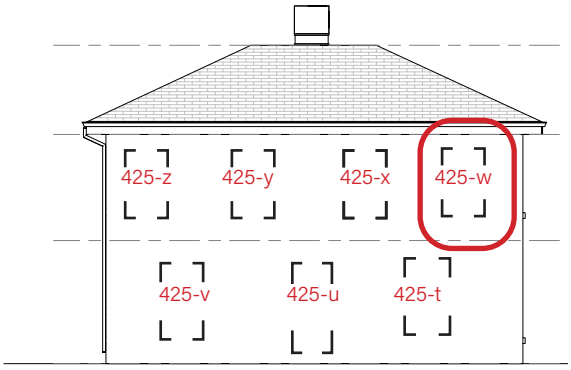
Sill height is 27 1/2" above floor which is a falling safety hazard when the bottom sash is open.

Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding. Limit sash opening travel to <4" to eliminate falling hazard at low sill.

North Elevation

Window 425-v (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-w

No window.

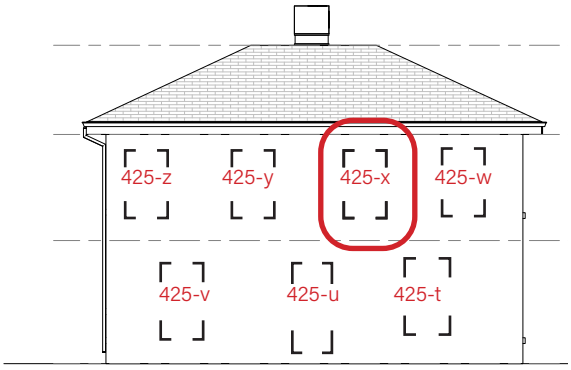
Recommendation:

Provide new Jeld-Wen window to match other windows on this facade. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding.

Limit lower sash opening travel to <4" to eliminate falling hazard at low sill.

North Elevation

Window 425-w (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-x

Double hung window with divided lites and wood muntins.

New window by Jeld Wen, installed but not yet painted or put into service.

Modern window technology which provides good energy perfomance. U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

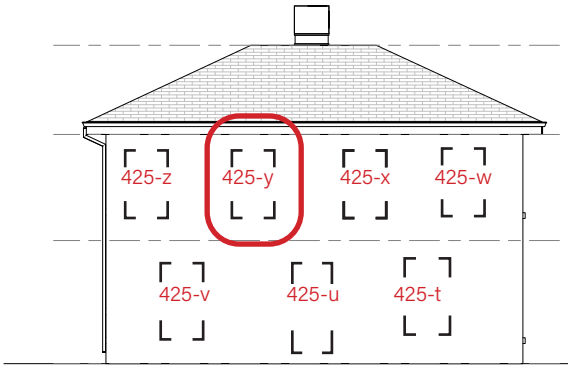
Sill height is 28 1/2" above floor which is a falling safety hazard when the bottom sash is open.

Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding. Limit sash opening travel to <4" to eliminate falling hazard at low sill.

North Elevation

Window 425-x (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-y

Double hung window with divided lites and wood muntins.

New window by Jeld Wen, installed but not yet painted or put into service.

Modern window technology which provides good energy perfomance. U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

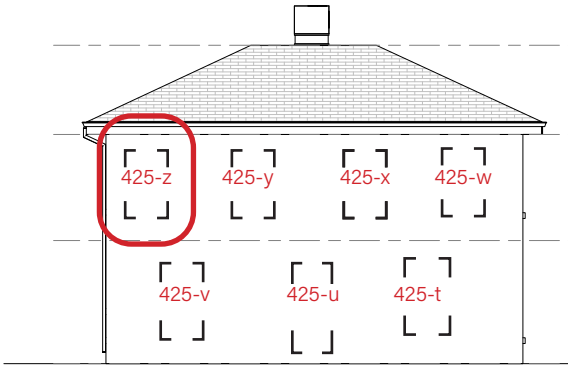
Sill height is 28 1/2" above floor which is a falling safety hazard when the bottom sash is open.

Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding. Limit sash opening travel to <4" to eliminate falling hazard at low sill.

North Elevation

Window 425-y (Interior)



North Elevation
425 Davis Drive

Condition and Recommendations for 425-z

Double hung window with divided lites and wood muntins.

New window by Jeld Wen, installed but not yet painted or put into service.

Modern window technology which provides good energy perfomance. U=1.82 (SI), SHGC = 0.53, Transmittance = 0.60, Air leakage = 0.5 (SI).

Sill height is 28 1/2" above floor which is a falling safety hazard when the bottom sash is open.

Exterior is covered with protective plywood, no exterior cladding.

Recommendation:
Retain this item. Paint to match other fenestration. Provide new composite Hardie-Trim sill and apron over new Hardie Board cladding. Limit sash opening travel to <4" to eliminate falling hazard at low sill.

North Elevation

Window 425-z (Interior)