

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 910 W Huron Street, Application Number HDC18-023

DISTRICT: Old West Side Historic District

REPORT DATE: April 12, 2018

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, April 9, 2018

OWNER

APPLICANT

Name:

Address: 511 Elizabeth
Ann Arbor, MI 48103

Phone: (734)

416 W William
Ann Arbor, MI 48103
(734)

BACKGROUND: This

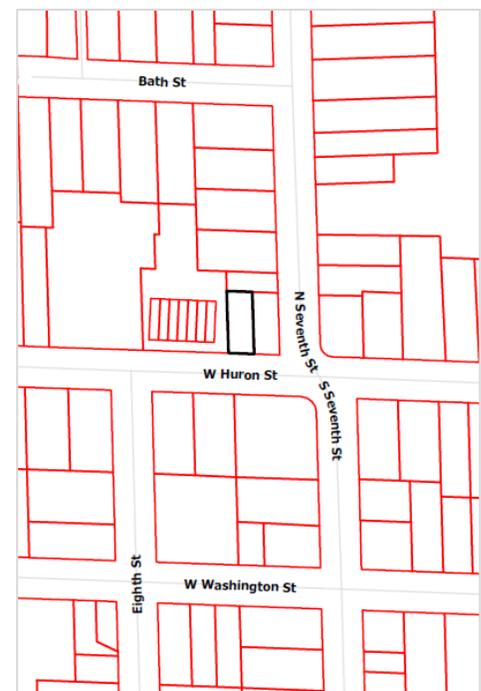
LOCATION: The site is located on the north side of West Huron Street, east of Eighth Street and west of North seventh.

APPLICATION: The applicant seeks HDC approval to enlarge an existing basement window on the west wall of the house.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner



that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Windows

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

District or Neighborhood Setting

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Health and Safety

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

From the City of Ann Arbor Design Guidelines:

Windows

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

Safety Codes

Not Appropriate: Altering, damaging or destroying character-defining spaces, features, and finishes.

STAFF FINDINGS:

1. This house is a single-family rental certified for four occupants in three bedrooms. A

December 19, 2017 inspection revealed that a non-permitted sleeping room had been constructed in the basement without permits. The room was vacated. The owner applied for building permits to finish the basement and hired a contractor to add an egress window, which requires HDC approval.

2. A new egress window is proposed on the west wall of the house where an existing glass block window is located. The new vinyl window is 32" x 48", and matches the existing opening's width. The window has two sashes and operates as either a single-hung or a casement. The well is pre-molded powder-coated steel and extends 3' from the foundation wall, 5' deep. The section drawing of the well shows both a grate and clear vinyl cover.
3. Staff supports the proposal since the existing opening has non-original glass block and appears to have been enlarged once already. (Its nearly square proportions are unusual and staff suspects the window was made taller when the glass block was installed.) No sculpted foundation block, with its distinctive raised bead, will be compromised.

POSSIBLE MOTIONS: (Note that the motion is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 910 W Huron Street, a contributing property in the Old West Side Historic District, to install a new basement egress window in a new opening, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines*, especially those for windows and safety codes, and the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 9 and 10 and the guidelines for windows, neighborhood setting, and health and safety.

ATTACHMENTS: application, photos, drawing

910 W Huron (August 2017,
©Google streetview)



2/14/18



HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
Phone: 734.794.6265 ext. 42608 ithacher@a2gov.org
Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# 18-023
	BLDG# 18-0216
DATE STAMP	
CITY OF ANN ARBOR RECEIVED FEB 10 2018	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Ayoub Salmusi		PLANNING & DEVELOPMENT SERVICES HISTORIC DISTRICT Yes
PROPERTY ADDRESS 910 W. Huron		CITY ANN ARBOR
ZIPCODE 48103	DAYTIME PHONE NUMBER (734) 660-0489	EMAIL ADDRESS asalmusi@yahoo.com
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) Same		CITY - STATE, ZIP -

PROPERTY OWNER'S SIGNATURE

SIGN HERE → attached PRINT NAME → DATE →

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) Superior Glass Block & More			
ADDRESS OF APPLICANT 8140 Ronda Dr.			CITY Carleton
STATE MI	ZIPCODE 48187	PHONE / CELL # (734) 354-9270	FAX No (734) 354-9272
EMAIL ADDRESS			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE → [Signature] PRINT NAME → KURT IMES DATE → 2/13/18

BUILDING USE - CHECK ALL THAT APPLY

SINGLE FAMILY DUPLEX RENTAL MULTIPLE FAMILY COMMERCIAL INSTITUTIONAL

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Install Egress Well from existing basement window.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Emergency Egress Escape.

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ <u>35</u>	
Payment Type	<input checked="" type="checkbox"/> Check: # <u>3933</u> <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



RESIDENTIAL BUILDING PERMIT APPLICATION

YOU MUST SUBMIT TWO (2) HARDCOPIES AND ONE (1) DIGITAL VERSION OF SITE PLANS

For additional requirements, refer to the attached *checklist*

ARCHITECT INFORMATION (if applicable)

NAME		PHONE/CELL # (AREA CODE)	
COMPANY NAME		FAX No.	
ADDRESS	CITY	STATE	ZIP CODE
EMAIL ADDRESS			

IS PROPERTY IN A HISTORIC DISTRICT? No Yes DISTRICT NAME: old west side HDC#:

IS PROPERTY IN A FLOODPLAIN? No Yes DNR - E Permit # Approval:

TYPE OF JOB / PROJECT INFORMATION - COMPLETE ALL INFORMATION BELOW

DESCRIPTION: Provide a detailed description of work to be covered by the permit (E.g. building a 2,300 sq.ft family home or replace 5 same size exterior windows).
Egress Window

PROJECT COST ESTIMATED PROJECT COST: \$4025.00

The project cost must include material and labor for scope of permit, **including** mechanical, electrical and plumbing work. Mechanical, electrical and plumbing to obtain separate permits. Please provide payment information to process the application using the payment cover sheet. Any application received without payment information included cannot be processed.

CHECK ALL THAT APPLY	Type of Improvement	Area Affected	Type of Structure	Comments to Reviewer
<input checked="" type="checkbox"/>	Build / Finish	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> Building	<u>Egress</u>
<input type="checkbox"/>	Addition (s) to	<input type="checkbox"/> Existing	<input type="checkbox"/> Deck	
<input type="checkbox"/>	Alteration (s) to	<input type="checkbox"/> Foundation only	<input type="checkbox"/> Garage	
<input type="checkbox"/>	Demolition of	<input type="checkbox"/> Other	<input type="checkbox"/> Porch	
<input type="checkbox"/>	Other		<input type="checkbox"/> Roof	
<input type="checkbox"/>			<input type="checkbox"/> Siding	
			<input type="checkbox"/> Fence	
			<input type="checkbox"/> Window: # _____	

ZONING: For questions about zoning requirements, contact Planning at 734-794-6265 or planning@a2gov.org

Existing Use: Proposed Use:

If constructing a new building or an addition to an existing building, attach a dimensioned site plan or site survey and complete the section below:

Max. Height above Grade: (measured to midpoint of sloped roof) New Gross Floor Area: Stories Above Grade: Total Floor Area:

Number of Units Upon Completion: If the addition is to the front of the street side on a corner lot, provide the following: Average front setback of all properties within 100 feet is:

OFFICE USE ONLY

PLANNING AND ZONING NOTES AND SIGNATURE	DATE
HISTORIC DISTRICT NOTES AND SIGNATURE	DATE
GRADING NOTES AND SIGNATURE	DATE
BUILDING NOTES AND SIGNATURE	DATE:

FEES

BUILDING APPLICATION FEE: <u>\$15.00</u>	PLAN REVIEW FEE: \$ <u>37.50</u>
CONTRACTOR REGISTRATION: <u>\$15.00</u>	BUILDING FEE: \$ <u>150</u>
ZONING REVIEW: <input checked="" type="checkbox"/> \$20 <input type="checkbox"/> \$50 <input type="checkbox"/> N/A	HISTORIC DISTRICT REVIEW: \$ <input type="checkbox"/> Paid
SUBTOTAL: \$	TOTAL: \$ <u>222.50</u>

A MINIMUM of 24 HOURS IS REQUIRED FOR REVIEW AND PROCESSING APPLICATION







BASEMENT WINDOW SYSTEMS
www.boman-kemp.com



1-800-733-7886

ORDER NUMBER	EASY BUCK Wall 8" -12" sizes Available in nominal sizes	VINYL WINDOW Window size available in Low E	EASY WELL Height sizes 13, 23, 36, 46, 60, 72, 83	LADDER Available in 4'-0", 5'-0", 6'-0", 7'-0"	GRATE	FLAT COVER
3021	3021 5/8	36" x 25 5/8"	4024	4'-0"	4024	4024
4040	4040	48" x 48"	5236	4'-0"	5236	5236
5040	5040	60" x 48"	6436	4'-0"	6436	6436

IRC-2012 International Residential Code Requirements for One & Two Family Dwellings

EMERGENCY ESCAPE & RESCUE OPENING CODE

Emergency Escape and Rescue Openings: Section R310.1

Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency egress and rescue openings are provided, they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Natural Light: Section R303.1

Habitable rooms shall be provided with natural light by means of exterior glazed openings with an area not less than 8% of the floor area of such rooms. Sleeping rooms

and habitable rooms shall be provided with natural ventilation by means of openable exterior openings with an area of not less than 4% of the floor area of such rooms.

Window Wells: Section R310.2

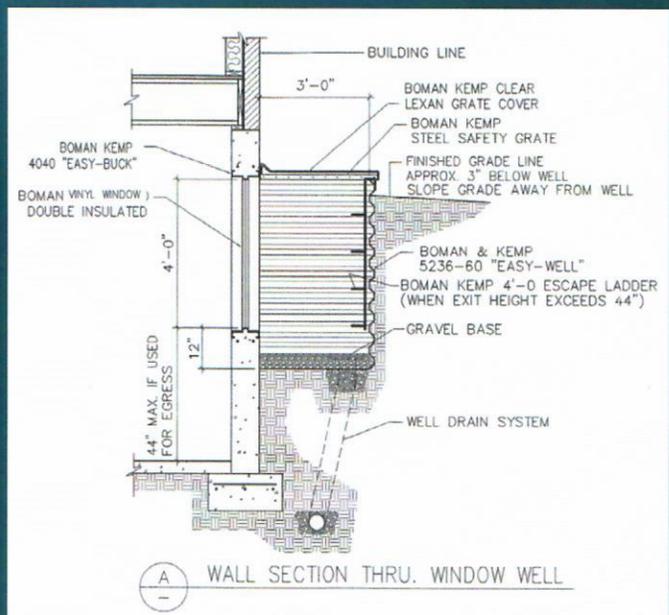
The area of a window well shall allow the emergency escape and rescue opening to be fully opened. The horizontal dimensions of the window well shall provide a minimum area of 9 square feet with a minimum horizontal projection and width of 36 inches. Exception: The ladder or steps required by Section 310.2.1 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.

Ladder and Steps: Section R310.2.1

Window wells with a vertical depth greater than 44 inches below adjacent ground level shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or rungs shall have an inside width of at least 12 inches, shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well.

Bars, Grills, Covers and Screens: Section R310.4

Placed over emergency escape and rescue openings or window wells that serve such opening shall be releasable or removable from the inside without use of a key, tool or special knowledge.



From: SGB Team
To: [Ayoub Salmasi](#); [Thacher, Jill](#)
Subject: Fw: 910 Huron
Date: Friday, March 16, 2018 9:59:53 AM

Superior Glass Block 8140 Ronda Drive Canton, MI. 48187 Phone: (734) 354-9270
Fax: (734) 354-9272

----- Forwarded Message -----

From: SGB Team <superiorglassblock@yahoo.com>
To: Jill Thacher <jthacher@a2gov.org>
Sent: Wednesday, March 7, 2018, 12:19:09 PM EST
Subject: Fw: 910 W Huron

Superior Glass Block 8140 Ronda Drive Canton, MI. 48187 Phone: (734) 354-9270
Fax: (734) 354-9272

----- Forwarded Message -----

From: SGB Team <superiorglassblock@yahoo.com>
To: Jill Thacher <jthacher@a2gov.org>
Sent: Wednesday, February 28, 2018, 10:39:01 AM EST
Subject: Fw: 910 W Huron

Here is the information on the existing basement window that is in the home currently. We are not changing the width of the window and only extending the window down, The window will measure 32" wide X 48" tall and be white in color. The well will be a Boman Kemp System and will have a ladder, grate cover, and plastic cover. We will also place pea gravel into the bottom of the Egress System. The well will be a 5 foot well. It is a powder-coated steel so it will not rust and has a gray stacked stone pattern(pictured below)

Check for the \$65 is in the mail and addressed to the building department attention Jill.

Thank you!

Sent from my iPhone

Superior Glass Block 8140 Ronda Drive Canton, MI. 48187 Phone: (734) 354-9270
Fax: (734) 354-9272



TIME FOR YOUR GLASS TO GO TO WORK.



CLIMAGUARD™ 71/38

HIGH PERFORMANCE LOW-E

Guardian Industries' latest residential glass ClimaGuard 71/38 provides energy-saving climate control combined with a uniform, neutral appearance that enhances the beauty and design of any home.

The Science of Comfort

Guardian's ClimaGuard 71/38 helps keep indoor temperatures comfortable regardless of outside elements. Homeowners save money on utility bills, all year long, in any climate.

Product Highlights:

- Windows with ClimaGuard 71/38 that are rated and certified by the NFRC can comply with EnergyStar® requirements for all climates in the country.
- Regulates environment, including keeping relative humidity at a comfortable and healthy level.
- Decreases fading transmission.
- Industry standard for color neutrality.
- Best-in-class mechanical and chemical durability, increased scratch resistance.
- First double silver low-E product with comprehensive non-edge deletion commitment.
- Fabricator support for low volume, heat-treated low-E with short lead time.
- Two heat treatable partner products for custom tempered requirements:
 - HT - comparable appearance, solar and thermal performance.
 - DHT - comparable appearance, where solar and thermal performance attributes are less critical.

Energy Benefits

The challenge.

Maintaining a comfortable indoor environment is a challenge when temperatures fluctuate, sometimes dramatically, throughout the day, between seasons, and across climate zones. According to U.S. Government estimates, an average household spends more than 40% of its annual energy budget on heating and cooling.

Keeping you warm when it's cold outside.

Choosing ClimaGuard 71/38 glass can result in significantly lower heating energy costs and an improvement in insulating value by as much as 50% over standard clear glass. In cold regions, this means that windows are no longer an energy loser to be avoided – increasing glazing area with high performance windows can have little or no effect on total energy use.

Keeping you cool when it's hot outside.

With ClimaGuard 71/38, solar heat gain and damaging radiation can be significantly reduced without sacrificing clear views and daylight. ClimaGuard 71/38 blocks up to 50% more unwanted solar energy than standard clear glass, and up to 40% more than even dark tinted glass resulting in lower air conditioning expenses and a more comfortable living environment. ClimaGuard 71/38 also blocks nearly twice as much harmful radiation as clear glass, extending the life of woodwork, carpets and furnishings, while still allowing plenty of natural sunlight to brighten interior spaces.

Keeping you comfortable in any climate.

In mild climates or in climates that enjoy mild seasons, southern and western elevations of a home can be exposed to significant unwanted solar heat gain. The result is a higher temperature in rooms that are exposed to the sun, while the rest of your home and the air outside remain at a comfortable level. ClimaGuard 71/38 greatly reduces this effect and helps maintain a uniform comfort level throughout the house.





REGULATE YOUR ENVIRONMENT

Durable-by-Design™

ClimaGuard 71/38 meets the highest application performance requirements in the most fabrication friendly package. By following the Durable-by-Design™ philosophy, Guardian has created the most scratch resistant, high performance low-E product available, so getting it done right the first time can become a habit instead of a goal. And because speed, flexibility and quality are so critical to earning and keeping customers, Guardian introduces a pair of heat treatable partner products that may be used by your local fabricator to meet custom tempered glass requirements.

PERFORMANCE COMPARISON OF TYPICAL GLASS PACKAGES (CENTER OF GLASS)					
Glass Package	Winter U-Factor (Insulating Performance) Air /Argon	SHGC (Solar Performance)	Visible Transmission (Daylight)	Visible Reflectance (Outdoor Glare)	Damage Weighted Transmission (Fading Energy)
Single pane, clear glass	1.11 /n/a	0.87	90%	8.1%	84%
Double pane, clear glass	0.49 /0.46	0.77	82%	14.7%	74%
High solar gain low-E	0.34 /0.29	0.65	75%	14.5%	65%
<i>ClimaGuard 71/38</i>	<i>0.29 /0.24</i>	<i>0.38</i>	<i>71%</i>	<i>9.8%</i>	<i>56%</i>

CLIMAGUARD 71/38 INSULATING GLASS PERFORMANCE (CENTER OF GLASS)							
Clear Glass, #2 Coated Surface	Emissivity	Winter U-Factor Air / Argon	SHGC	Visible Transmission	Visible Reflection	Damage Weighted Transmission	Ultraviolet Transmission
2.3 mm glass, 1/2" gap, 2.3 mm glass	0.027	0.29 / 0.24	0.38	72%	9.8%	57%	25%
3.0 mm glass, 1/2" gap, 3.0 mm glass	0.027	0.29 / 0.24	0.38	71%	9.8%	56%	24%
4.0 mm glass, 1/2" gap, 4.0 mm glass	0.027	0.29 / 0.24	0.38	70%	9.7%	56%	22%
5.0 mm glass, 1/2" gap, 5.0 mm glass	0.027	0.29 / 0.24	0.38	70%	9.6%	55%	21%



For ClimaGuard Residential Glass Sales, Contact:

14600 Romine Road
Carleton, MI 48117
1-800-521-9040
Fax: 1-800-521-0211

50 Forge Avenue
Geneva, NY 14456
1-888-880-0507
Fax: 1-315-787-7065

3801 S. Highway 287
Corsicana, TX 75109
1-800-527-2511
Fax: 1-903-874-8647

11535 E. Mountainview
Kingsburg, CA 93631
1-800-955-4567
Fax: 1-559-896-6479

www.guardian.com



EnergyStar® Windows is a partnership/program between the U.S. Department of Energy and manufacturers of windows, doors and skylights designed to help consumers identify energy efficient products. Windows with ClimaGuard 71/38 that are rated and certified by the NFRC can comply with EnergyStar® requirements for all climates in the country. Look for the EnergyStar® label to ensure you're getting the most energy efficient window for your climate zone. For more information regarding EnergyStar® go to <http://www.energystar.gov/opie/windowspec>.



The National Fenestration Rating Council (NFRC) administers a voluntary window rating/labeling program to produce window U-factor, SHGC and visible transmission ratings that can be directly compared due to identical evaluation procedures. Guardian encourages you to look for an NFRC label to ensure accurate, comparable performance specifications. For more information regarding NFRC go to <http://www.nfrc.org>.



The EWC is a coalition of window, door, skylight, component manufacturers, research organizations, federal, state and local agencies, and others interested in expanding the market for high-efficiency fenestration products. Guardian Industries is a charter member of the Efficient Windows Collaborative. For more information regarding EWC go to <http://www.efficientwindows.org>.



CLIMAGUARD IS A TRADEMARK OF GUARDIAN INDUSTRIES





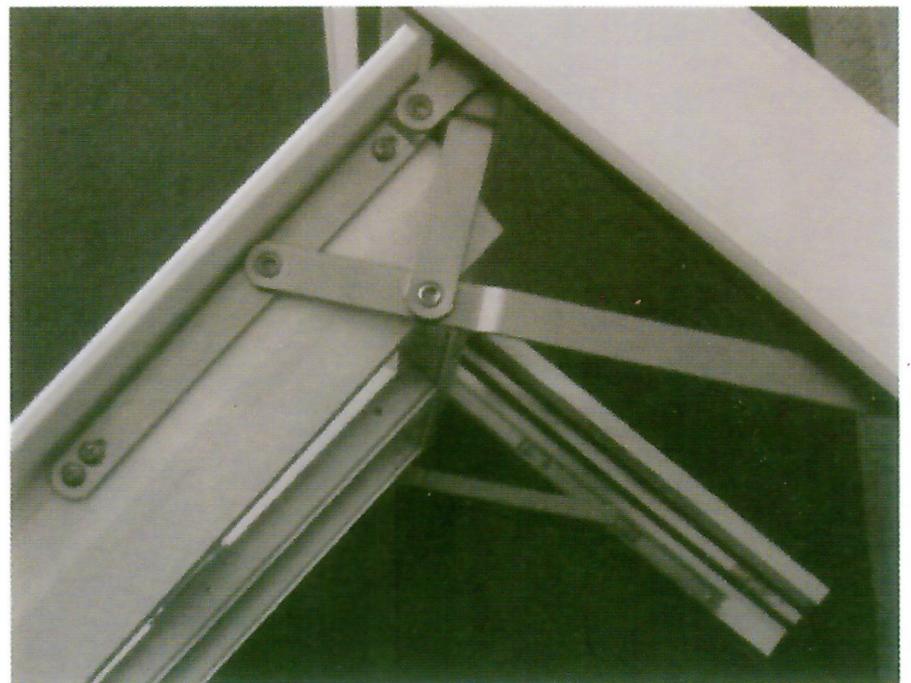
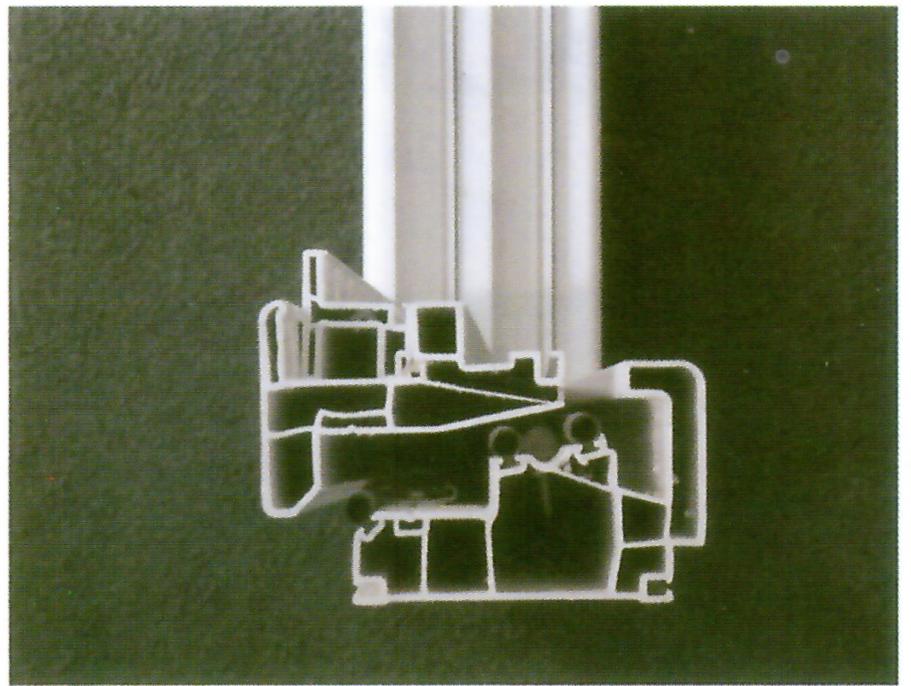
ESCAPE™ WINDOWS



EGRESS MADE EASY

UNITED STATES PATENT
6588154B

- HEAVY DUTY .075 EXTRUDED VINYL FIXED FRAME, SWING FRAME, AND SASH.
- ALL FUSION WELDED CONSTRUCTION.
- CONTINUOUS TRIPLE BULB SEAL ON FIXED FRAME.
- 3/4 INCH INSULATED GLASS POCKET WITH EXTERIOR GLAZING.
- DUAL WALLS AT ALL POINTS OF HARDWARE ANCHOR.
- PREMIUM FOUR BAR STAINLESS STEEL HINGE.
- ALL STAINLESS STEEL SCREWS TO ANCHOR HARDWARE.
- POWDER COATED DIE CAST SASH LOCKS.
- BLOCK AND TACKLE BALANCE SYSTEM.



- **ENERGY SAVING ALL VINYL CONSTRUCTION FOR WARMER SURFACE TEMPERATURES.**
- **Q-LON™ ULTRA COMPRESSION WEATHER SEAL ON SASH PERIMETER TO PREVENT AIR AND WATER PENETRATION.**
- **INSULATED GLASS WITH MANY GLAZING OPTIONS AVAILABLE INCLUDING KRYPTON FILLING OF LOW-E UNITS.**
- **BOTH REGULAR EGRESS AND SECURITY EGRESS MODELS AVAILABLE.**
- **INTRUDER RESISTANT SECURITY EGRESS WINDOW MADE WITH .032 STAINLESS STEEL SCREEN MESH AND HEAVY DUTY .060 ALUMINUM SCREEN FRAME. (NEARLY IMPOSSIBLE TO PENETRATE).**



FENESTRATION STRUCTURAL TEST REPORT

TEST SPECIFICATION: AAMA/NWWDA 101/I.S.2-97

VINYL HINGED EGRESS SINGLE HUNG

ESCAPE™ WINDOW

SUMMARY OF RESULTS

OVERALL DESIGN PRESSURE	25 psf
MAXIMUM OPERATING FORCE	22 lbf
AIR LEAKAGE RATE	0.1 scfm/ft²
MAXIMUM WATER PRESSURE ACHIEVED	3.75 psf
MAXIMUM STRUCTURAL PRESSURE ACHIEVED	37.5 psf
FORCED ENTRY RESISTANCE—AAMA 1302.5	PASSED
OVERALL PRODUCT RATING	H - R25-48 X 72

- **REGULAR EGRESS: STANDARD VENTING SINGLE HUNG WITH LOWER FIBERGLASS SCREEN. ONE HAND RELEASE MULTI-POINT LOCK TO EXIT IN CASE OF EMERGENCY.**
- **SECURITY EGRESS: STANDARD VENTING SINGLE HUNG WITH FULLY TRAPPED 16X16.032 STAINLESS STEEL SECURITY SCREEN. ONE HAND RELEASE MULTI-POINT LOCK TO EXIT IN CASE OF EMERGENCY.**
- **AVAILABLE IN LEFT OR RIGHT SWING.**
- **AVAILABLE IN CUSTOM SIZES.**
- **NEW CONSTRUCTION AND REPLACEMENT UNITS.**
- **STANDARD 3.25" MAINFRAME FOR EASY INSTALLATION.**
- **ALL GLAZING OPTIONS AVAILABLE.**