

New Hue Restoration + Design, LLC

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HDC PROJECT REVIEW (Window Schedule)

2405 BURNS AVE DETROIT MI, 48214

FIRST FLOOR WINDOWS(Clockwise-NW to SW)

Window No.	Type	Style	Lites
1.1	Replacement	Casement	4
1.2	Replacement	Casement	4
1.3	Replacement	Picture	5/1
1.4	Replacement	Casement	4
1.5	Replacement	Casement	4
1.6	Replacement	Picture	5/1
1.7	Replacement	Casement	2/1
1.8	Replacement	Casement	2/1
1.9	Replacement	Casement	2/1
1.10	Replacement	Casement	2/1
1.11	Replacement	Casement	2/1
1.12	Replacement	Casement	2/1
1.13	Replacement	Casement	2/1
1.14	Replacement	Fixed	4
1.15	Replacement	Casement	3/1
1.16	Replacement	Casement	3/1
1.17	Replacement	Casement	3/1
1.18	Replacement	Casement	3/1

1.19	Replacement	Casement	3/1
1.20	Replacement	Double Hung	6/1
1.21	Replacement	Double Hung	6/1
1.22	Replacement	Double Hung	6/1
1.23	Repair	Double Hung	6/1
1.24	Repair	Double Hung	6/1

SECOND FLOOR WINDOWS(Clockwise-NW to SW)

2.1	Repair	Double Hung	4/4
2.2	Repair	Double Hung	4/4
2.3	Repair	Double Hung	4/4
2.4	Repair	Double Hung	4/4
2.5	Repair	Double Hung	4/4
2.6	Repair	Double Hung	4/4
2.7	Repair	Double Hung	4/4
2.8	Repair	Double Hung	4/4
2.9	Repair	Double Hung	4/4
2.10	Replacement	Double Hung	4/1
2.11	Replacement	Double Hung	4/1
2.12	Replacement	Double Hung	4/1
2.13	Repair	Double Hung	6/1
2.14	Repair	Double Hung	6/1
2.15	Repair	Double Hung	6/1
2.16	Replacement	Double Hung	8/1
2.17	Replacement	Double Hung	6/1

2.18	Replacement	Double Hung	6/1
2.19	Replacement	Double Hung	6/1
2.20	Repair	Double Hung	6/1
2.21	Replacement	Double Hung	8/1
2.22	Replacement	Double Hung	8/1
2.23	Replacement	Double Hung	8/1

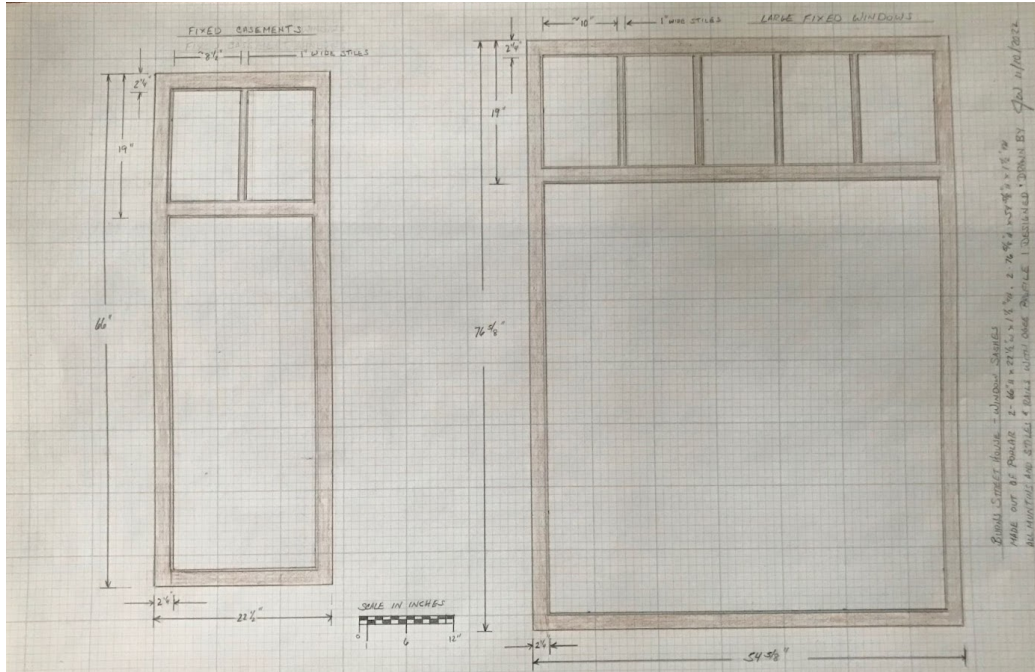
THIRD FLOOR WINDOWS(Clockwise-NW to SW)

Window No.	Type	Style	Lites
3.1	Replacement	Dual Casement	4
3.2	Replacement	Double Hung	8/1

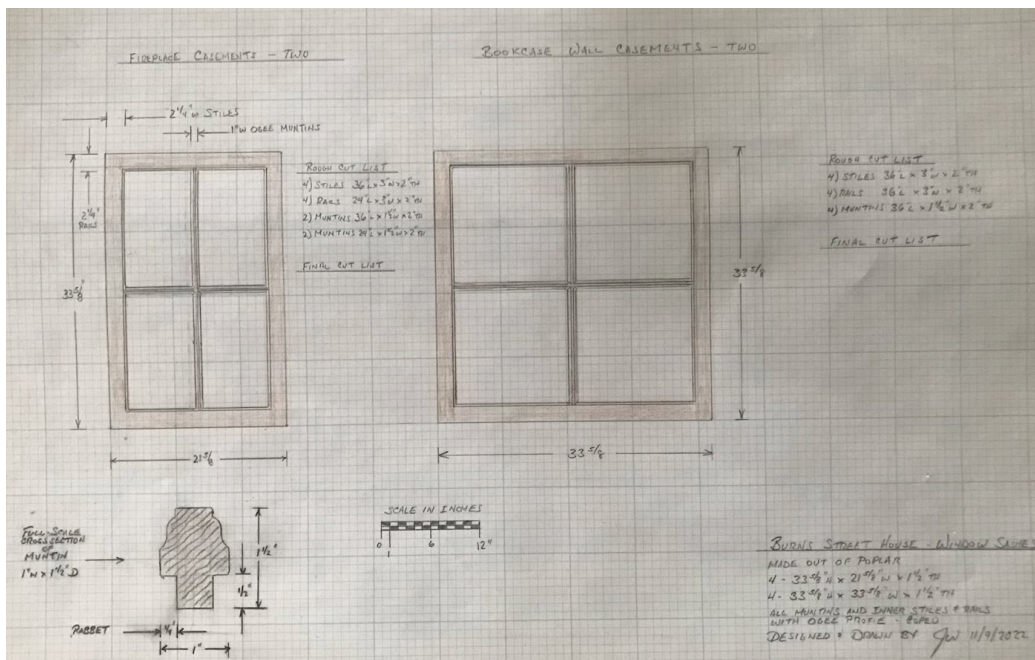
*****This phase of windows only includes 4 windows found on NW elevation(1.1,1.2,2.1,2.2)**

Replacement - These are new construction windows to replace vinyl windows that exist currently(original windows do not exist for these openings). Custom made out of poplar, Mortise and tenon construction, with historic detail on the interior, and glazed on exterior. Painted or stained to match interior, while the exterior will be painted to match mouldings. New Sashes will be constructed to fit the old sash locations. The casement windows shall be inswing, as they once were.

Repair - These are original windows that have existed in place. The sashes are to be removed, and stripped reglazed and repainted off site, and to be put back in place. Mary Dindas will be repairing the sashes/ hardware/ interior work. NHR+D will be repairing the brick moulding found on the exterior of all openings.



PICTURE ABOVE: Window design for picture window and ribbon casement(for first floor) Northeast and Southeast elevations



PICTURE ABOVE: Window design for small casement on Northeast elevation/Northwest and small porch fixed window on Southeast elevation. Muntin profile design displayed in lower left. Sashes designed for double hung openings will have the same rail, stile, and muntin dimensions.





*PICTURE ABOVE: **Existing Sashes** - These are all five window sets(that are not in place) that exist. They fit first and second floor windows found on the NW elevation (a scope of windows that would be done in a later phase).*



NE ELEVATION-First Floor(right to left) - 1.3 , 1.4 , 1.5 , 1.6 Second Floor - 2.3 , 2.4 , 2.5 , 2.6 , 2.7 , 2.8 , 2.9 Third Floor - 3.1



SE ELEVATION

(RIGHT PICTURE) First Floor - 1.8 , 1.9 , 1.10 , 1.11 , 1.12 , 1.13(not seen, side of sun room) , 1.14(fixed closet window under porch) Second Floor - 2.10 , 2.11 , 2.12 , 2.13 , 2.14 , 2.15

(LEFT PICTURE) First Floor - 1.15 , 1.16 , 1.17 , 1.18 , 1.19 Second Floor - 2.16 , 2.17 , 2.18 , 2.19 (18,19 hidden behind tree)



SE & SW ELEVATIONS

(TOP PICTURE) First Floor - 1.20 , 1.21 , 1.22 , 1.23 , 1.24 (20,21,22 under porch) Second Floor - 2.20 , 2.21 , 2.22 , 2.23 Third Floor - 3.2(hidden behind tree)

(LOWER LEFT) Windows - 1.23 , 1.24 , 2.23

(LOWER RIGHT) Windows - 1.20 , 1.21 , 1.22



NW ELEVATION - First Floor - 1.1, 1.2 Second Floor - 2.1,2.2

Fasçia: Rotted fasçia to be replaced with dimensionally milled white oak as it is rot resistant, as well as the smaller dimensional trim “ transition trim” between fasçia and soffit. That smaller trim sits both horizontally below and vertically on the edge and tucks under chimney flashing. As stated milled of solid white oak, back primed with linseed based oil- primer, caulked and puttied where required and top coated 2x by brush with S.W. Emerald low-luster.

Rotted fasçia at far west elevation: This section of fasçia was poorly repaired and failed. The replacement board was removed. NHR+D will cut back the low hanging flashing that will no longer be covered by K style gutters as 1/2 rounds are being installed to match the gutters on the Vernor/ Burns elevations. We will make a vertical cut horizontally (With track saw) straight above the bottom edge of 1/2 round gutter, mill a solid spline of southern yellow pine dimensionally to match what’s there and glue/ domino the two together. Again, all raw wood is oil back primed by hand/ brush, two top coats applied by hand after a light sanding to knock down grain. Gutter installers will install any additional flashing needed to cover horizontal seam and it will be in bronze tone to match gutter color.



NORTH WEST ELEVATION



North West Elevation: The five double hung original sashes found in the attic, now in the garage are for the second elevation NW corner rooms the five along the second floor first picture of North elevation. Those five are to be repaired (Mary). First floor, the corner window is a repair (Mary), the other two are a replacement. Recess or grotto wall: The third floor dormer windows, repair (Mary). Small window second floor, stucco portion Repair (Mary). Other two windows 2nd fl. stucco will be replacement. 3 of the 4 windows on the first floor will be replacement, the smaller square window will be repaired (Mary). The four windows on the brick wall on the NE corner near Burns, the 2nd floor windows were repaired by (Mary) in 22', the 1st floor are replaced/ replica of original and follow the original hinge placement, and in swing operation and period hardware to match existing patina.





