




NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT


Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	N/A
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>Remove existing, non-historical window and replace with an egress window unit that would meet HDC requirements for new windows.</p>	
<p>4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p> <p>Remove existing window, sawcut opening to be "taller" - width to remain, excavate out for egress well, form and pour egress well walls with standard concrete, install new window, install grate over window well, and other miscellaneous items as required. Plans included provide information on the window being suggested for use.</p>	
<p>5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p>	

ADDITIONAL DETAILS

6. WINDOWS/DOORS <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i>	

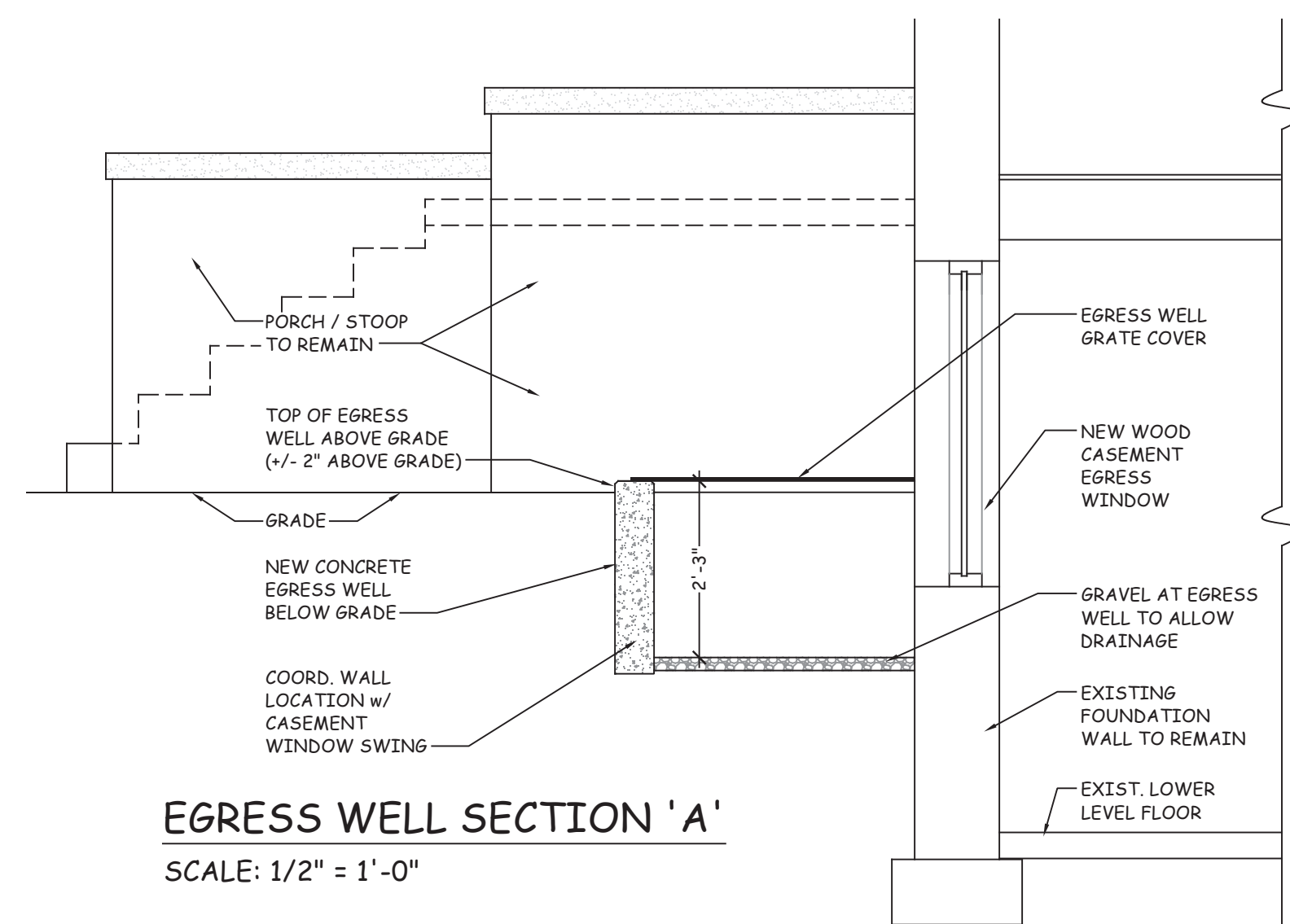


EXISTING WINDOW TO BE REMOVED



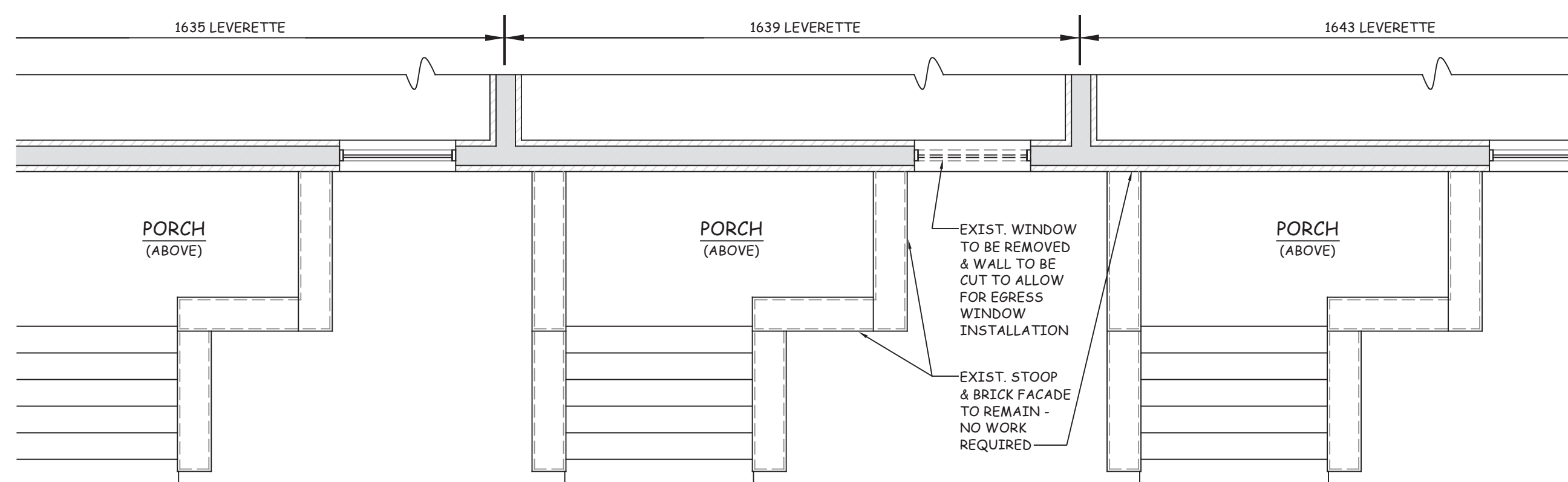
EXISTING PORCH PHOTO 'B'
SCALE: NONE

EXISTING PORCH PHOTO 'C'
SCALE: NONE

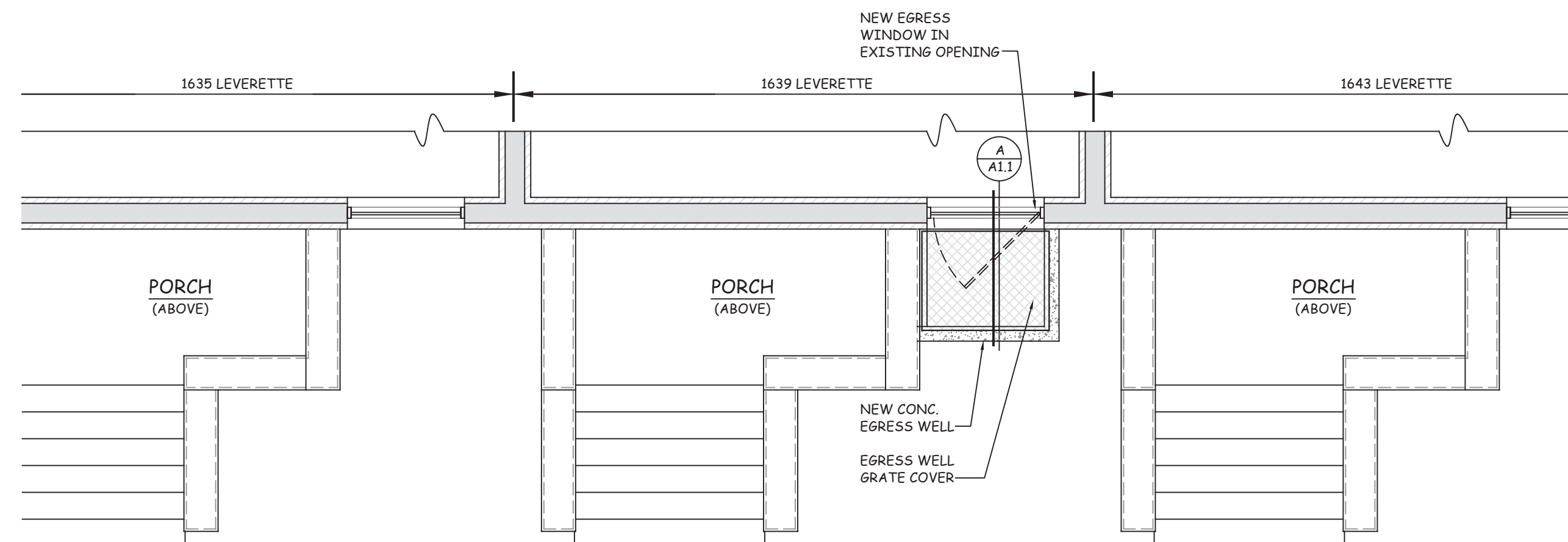


EGRESS WELL SECTION 'A'
SCALE: 1/2" = 1'-0"

- EGRESS WELL REQUIREMENTS:**
- FLOOR TO TOP OF SILL: 44" MAX.
 - MIN. WIDTH: 20"
 - MIN. HEIGHT: 24"
 - MIN. NET CLEAR OPENING: 5.0 SF (FOR BELOW GRADE/BASEMENTS)
 - AREA WELL TO BE A MIN. 36"x36"
 - LADDER OR STEPS REQUIRED
 - WHEN AREA WELL IS MORE THAN 44" DEEP/BELOW GRADE



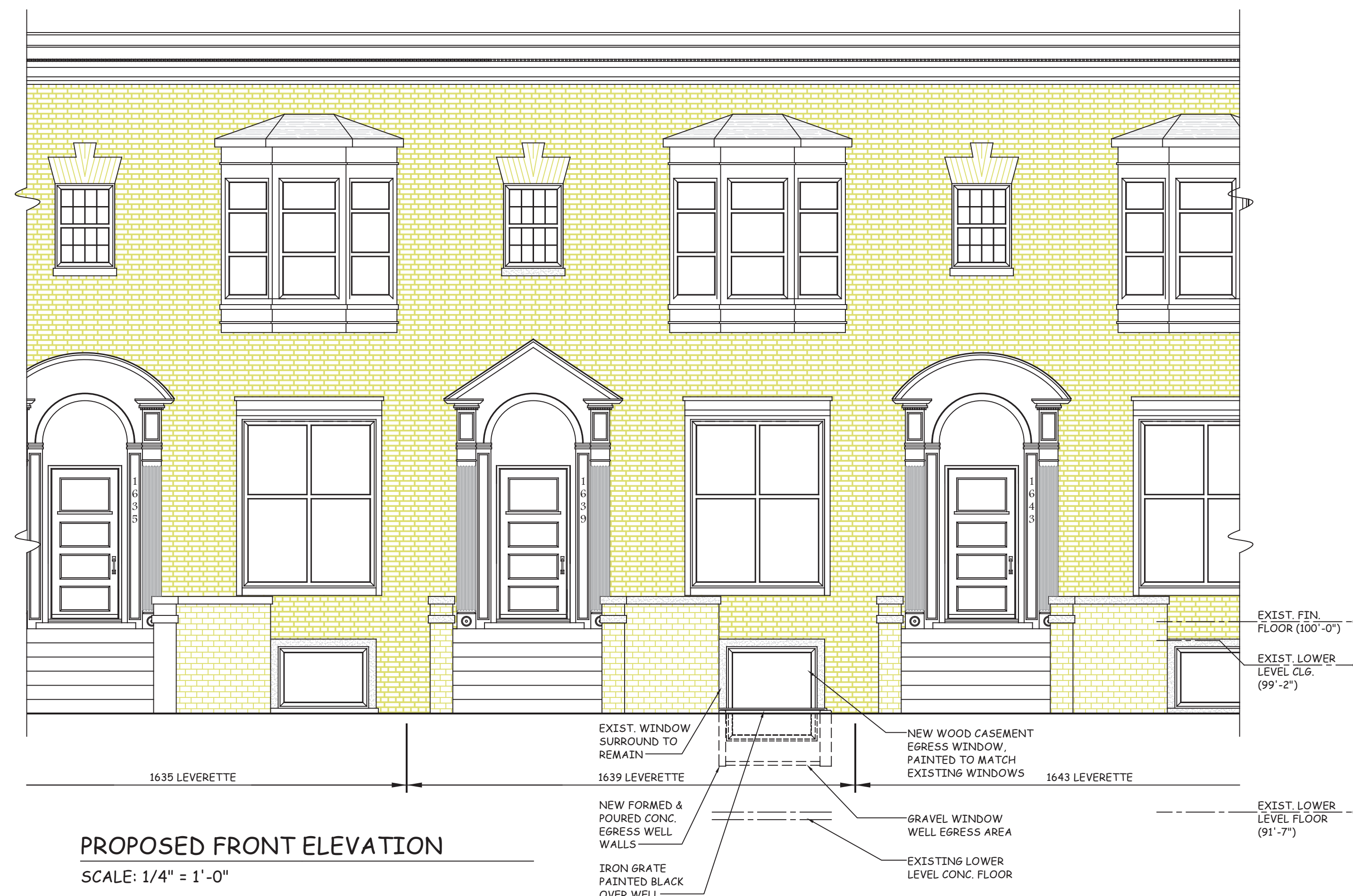
EXISTING LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"



PROPOSED LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



CONSTRUCTION BY DESIGN, LLC
tim@constructionbydesign.org | 248.930.5260

PROJECT NAME: McDONALD RESIDENCE - PROPOSED WINDOW INSTALLATION
1639 LEVERETTE STREET, DETROIT, MI 48216
PRELIMINARY SCOPE PLAN & ELEVATION

DATE: 10.07.2024

- ISSUED FOR:
- REVIEW
 - CONSTRUCTION
 - REVISION
 - AS-BUILT

REVISIONS:

SCALE: AS NOTED

DRAWN BY: TB

SHEET No.:

A1.1

QUAKER **BRIGHTON** **Brighton Series LC-60 6" Frame Depth Casement**

BRIGHTON CA

08/2018 - V2 | www.QuakerCommercialWindows.com | Freeburg, MO | 1-800-347-0438

QUAKER WINDOW INFORMATION
SCALE: NONE

ARCHITECTURAL PAINT COATINGS AND FINISHES

Baked on powder coat finish meets ANSA/AAMA 2604 specs and is available in unlimited colors

- 11 Popular Colors: White, Sandstone, Holly Green, Redwood, Chestnut, Satin Crème, Dark Bronze, Toffee, Beige, Earlsone, Black
- 16 Impressive Colors: Agate Grey, Ridge Grey, Burgundy, Glenside Black, Iceberg Blue, Moss Green, New Bone White, New Dark Bronze, Patis Green, Polar White, Sky White II, Slate Gray, Teal, Tobacco I, Metallic Gray, Oyster White
- 7 Resemble Colors (painted finish resembling anodized): Black Anodized, Champagne Anodized Light Range, Champagne Anodized Dark Range, Clear Anodized, Light Bronze Anodized, Dark Bronze Anodized Light Range, Dark Bronze Anodized Dark Range
- Unlimited Custom Colors

0 ANSA/AAMA 2605 powder coat finishes
0 AAMA 611-98 Class I clear and tinted anodized finishes

08/2018 - V2 | www.QuakerCommercialWindows.com | Freeburg, MO | 1-800-347-0438

QUAKER WINDOW INFORMATION
SCALE: NONE

QUAKER **BRIGHTON** **Brighton Series LC-60 6" Frame Depth Casement**

BRIGHTON SERIES CASEMENT

The Quaker Brighton Series Casement window is ideal for a variety of applications including - Energy Efficient, Apartments, Assisted Living and Housing Authority.

FEATURES

- Commercial Framing System
 - 6" main frame
- Enhanced Design
 - Extruded clad exterior, pine interior
- Glazing
 - 3" insulated glass
- Hardware
 - Multi-point locking system with single latch
- Screen
 - Extruded aluminum screen frame with BetterVue™ mesh

OPTIONS

- Available Configurations
 - Project-out casement
- Muntin Choices
 - Internal or simulated divided lites available
- Hardware
 - Egress hardware
 - Limited travel hardware
- Nailing Fin
- Screen
 - Extruded aluminum screen frame with aluminum wire mesh
 - Extruded aluminum screen frame with sunscreen mesh
 - Extruded aluminum screen frame with stainless steel 0.009" thickness mesh
- Glazing
 - Capillary tubes
 - Argon gas
- Panning & Trim Choices
 - Wide variety of panning, receptor and trim available
- Mulling
 - Wide variety of structural mulls

BENEFITS

- The capacity to match exterior colors for unique project facades
- The ability to facilitate large sizes for taller and wider window openings

PERFORMANCE

Structural & Thermal (test reports or thermal simulations available upon request)

Model	Casement
AAMA/WDMA/CSA 101/UL2/AA40-08 Rating	LC-60
Structural Load PSL	90.23
Air at 50 MPH (Inch/Hr)	<0.01
Water (On Penetration) PSL	9.19
U-Value (with Low-E and Argon)	0.28-0.32
SIGC (with Low-E and Argon)	0.12-0.28

Window test size: 36" x 72"
Opening (with 2 1/2" distance between) 1 1/8" (Latched)

08/2018 - V2 | www.QuakerCommercialWindows.com | Freeburg, MO | 1-800-347-0438

QUAKER WINDOW INFORMATION
SCALE: NONE

NEW WOOD CASEMENT WINDOW TO BE PAINTED BLACK TO MATCH EXISTING WINDOWS



SCALE: NONE



EXISTING EXTERIOR PHOTOS
SCALE: NONE



EXISTING EXTERIOR PHOTOS
SCALE: NONE

EXISTING WINDOW ABOVE TO REMAIN

EXISTING WINDOW TO BE REMOVED



EXISTING EXTERIOR PHOTOS
SCALE: NONE



CONSTRUCTION BY DESIGN, LLC
tim@constructionbydesign.org | 248.930.5260

PROJECT NAME: McDONALD RESIDENCE - PROPOSED WINDOW INSTALLATION
1639 LEVERETTE STREET, DETROIT, MI 48216
SHEET NAME: PROPOSED WINDOW INFORMATION & EXISTING PHOTOS

DATE: 10.07.2024

ISSUED FOR:
 REVIEW
 CONSTRUCTION
 REVISION
 AS-BUILT

REVISIONS:

SCALE: AS NOTED

DRAWN BY: TB

SHEET No.:

A1.2

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FOR SALE

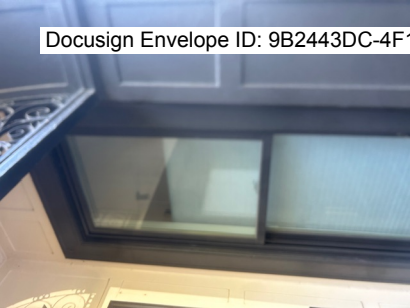
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ALLIANCE REALTY

Tamara Hairston

248-298-9074

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Brighton

WOOD SERIES





QUAKER RESIDENTIAL

A brilliant fusion of old world craftsmanship and modern technology.

That's the Brighton Series. An architectural wood clad series by
Quaker Windows & Doors.

Over 70 Years of Right Solutions

Since 1949, attention to detail and manufacturing excellence have distinguished Quaker from all other window and door companies in America. Unparalleled standards of quality, engineering, craftsmanship and innovation are the difference --

The Quaker Difference



- Brighton wood windows and doors are engineered with as much as 40% more solid wood than other popular brands.
- Radiata Pine in every Brighton window and door is specially treated to prevent water penetration, mold, mildew and rot meaning your windows will continually look beautiful and perform for years to come.
- Extruded aluminum exterior is much heavier, stronger and durable than competitors' roll-form aluminum. Think thickness of a quarter (extruded) vs. thickness of an aluminum can (roll-form).
- Powder coat exterior paint finishes, found on every Brighton window and door, resist fading and maintain their color without chipping or peeling.
- Quaker's color offering -- exterior and interior -- has no bounds. Any color in the rainbow is at your fingertips, unlike other manufacturers that limit your choices to a handful of standards.
- Quaker designs and manufactures our residential windows and doors to higher standards, leveraging our years of commercial / architectural engineering expertise for large buildings.
- Product testing is done both internally and certified independently, to meet the highest possible industry standards against water, wind and structural integrity.
- More than 70 years of proven window and door experience and customer satisfaction.
- Better thermal control and sound deflection by virtue of glass panes that are 33% thicker than many other wood windows on the market.





Hung Windows

Brighton Hung Windows help you create a home in harmony with your surroundings. Whether you select a double hung or single hung style window, the Brighton will enhance your home's architectural design.

Enhanced Design

- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Operating sashes tilt in for easy cleaning
- Enhanced Block and Tackle Balance System
- Extruded aluminum screen with BetterVue™ screen mesh is easy to remove and reset

Energy Efficiency

- 3/4" Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13
- Oriel (unequal sash) design

Safety Features

- Swivel cam locks provide snug grip
- Dual locks on all windows 24" and wider
- Dual latches on all operating sashes
- Optional tempered safety glass

For Your Builder

- 80 standard double hung sizes
- 88 standard single hung sizes
- Custom sizing available
- Flip up nailing fin
- Save job-site labor with optional factory-mulling (*some limitations apply*), applied jamb extensions, brickmold and trim

Casement Windows

Brighton Casement windows offer endless design possibilities. Vents open wide to allow fresh air in and provide natural ventilation for your health and well-being.

Enhanced Design

- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- For visual and practical purposes, fold-down hardware neatly tucks away to stay clear of window treatments and blinds
- Single latch so even the tallest of casements can be opened in one step
- Hinge left or right
- Revolutionary FlexScreen™ is easy to remove and reset

Energy Efficiency

- 3/4" Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13
- Retractable screen. There when you want it. Hidden when you don't.

Safety Features

- Optional limited travel hardware
- Optional egress hardware when/where required
- Optional tempered safety glass

For Your Builder

- 54 standard sizes
- Custom sizing available
- Flip up nailing fin
- Kerfed jambs for drywall return
- Save job-site labor with optional factory-mulling (*some limitations apply*), applied jamb extensions, brickmold and trim





Awning Windows

Brighton Awning windows are multi-dimensional and offer flexibility with your home design. When open, its upward venting operation allows air flow, rain or shine. When closed, it brings a near air-tight seal when closed.

Enhanced Design

- Radiata pine interior
- Strong and durable Extruded Aluminum Exterior
- For visual and practical purposes, fold-down hardware neatly tucks away to stay clear of window treatments and blinds
- Revolutionary FlexScreen™ is easy to remove and reset

Energy Efficiency

- 3/4" Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13
- Retractable screen. There when you want it. Hidden when you don't.

Safety Features

- Optional limited travel hardware
- Optional tempered safety glass

For Your Builder

- 20 standard sizes
- Custom sizing available
- Flip up nailing fin
- Kerfed jambs for drywall return
- Save job-site labor with optional factory-mulling (*some limitations apply*), applied jamb extensions, brickmold and trim

Picture Windows & Geometric Picture Windows

Brighton quality and ingenuity comes in all shapes and sizes. Make a small room look spacious with a uniquely shaped accent window. Add character and dramatic effect with octagons and circles. Design a wall of dazzling toppings by adding transoms, half-rounds and ellipticals. Brighton picture windows are an architect's dream.

Enhanced Design

- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Shapes available: Rectangle, Square, Triangle, Octagon, Extended Octagon, Pentagon, Hexagon, Half Round, Extended Half Round, Quarter Round, Extended Half Round, Oval, Circle, Elliptical and many other shapes

Models

- Model with matching sightline for Single Hung and Double Hung
- Model with matching sightline for Casement and Awning
- Model with a narrow sightlines for the most expansive view

Energy Efficiency

- 3/4" Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13

Safety Features

- Tempered safety glass standard in larger sizes. Optional for smaller sizes.

For Your Builder

- Each model has more than 150 standard sizes
- Custom sizing available
- Flip up nailing fin
- Kerfed jambs for drywall return *(not available on all models)*
- Save job-site labor with optional factory-mulling *(some limitations apply)*, applied jamb extensions, brickmold and trim





Hinged Doors

Open your world to a variety of design possibilities with the Brighton Hinged Door Series. These elegant doors will enhance any décor and enrich your view of the world outside.

Enhanced Design

- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Hoppe™ Dallas Series modern hardware
- Heavy-duty adjustable hinges

Outswing and Inswing Models

- 2-panel - Jamb-hinged or Center-hinged operation
- 1-panel - Hinge left or Hinge right
- 3-panel - Single operating panel and 2 fixed panels

Energy Efficiency

- 3/4" Tempered Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13
- Choose from a narrow wood rail for larger viewing areas or taller French rail for richer wood appearance
- Dark bronze or Mill (unpainted) sill

Safety Features

- Single handle Multi-point locking system provides optimal security, locking in concert at the top, middle and bottom
- Tempered glass -- 4 times stronger than annealed glass -- is standard
- ADA sill

For Your Builder

- More than 100 standard sizes between all models
- 6'8", 6'11", 8', 9' and 10' heights, with panel widths from 2' to 3'6" (*some limitations may apply*)
- Custom sizing available
- Kerfed jambs for drywall return
- With or without nailing fin
- Save job-site labor with optional factory-mulling (*some limitations apply*), applied jamb extensions, brickmold and trim

Sliding Doors

The Brighton Sliding Door is ideal for your Patio area when you desire quality, beauty, ease of operation and long-lasting performance.

Enhanced Design

- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Truth™ Signature Series contemporary hardware
- Heavy-duty roller system allows for easy movement

Models

- 2-panel - One operating panel and one fixed panel
- 4-panel - Two center panels slide, two outer panels fixed

Energy Efficiency

- 3/4" Tempered Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13
- Choose from a narrow wood rail for larger viewing areas or taller French rail for richer wood appearance
- Composite Grey or Dark Bronze sill

Safety Features

- Adjustable hardware with 3 individual locking points to prevent the door from being lifted and removed
- Tempered glass -- 4 times stronger than annealed glass -- is standard
- Optional footbolt stops unwanted entry

For Your Builder

- 30 standard sizes between all models
- Wide rail sizing: 6'8", 6'11", 8', 9' and 10' heights, with panel widths from 2' to 3'6" *(some limitations may apply)*
- Narrow rail sizing: 6'10" and 8' heights, with panel widths from 2' to 3'6"
- Custom sizing available
- With or without nailing fin
- Kerfed jambs for drywall return
- Save job-site labor with optional factory-mulling *(some limitations apply)*, applied jamb extensions, brickmold and trim





Bi-Folding Doors

Modern homes make the most of their space and set themselves apart through design and comfort. No other product does that better than the Brighton Bi-Folding Door. These eclectic doors pull the outdoors in and expand your living space.

Enhanced Design

- Design with up to 8 panels (minimum of 2 panels)
- Configurations from 2 to 8 panels can be set up to all go 1 direction
- Configurations from 3 to 8 panels can divide panels to go opposite directions to fit your space
- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Hoppe™ Dallas Series modern hardware

Energy Efficiency

- 3/4" Tempered Insulating glass

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Multiple glass packages to meet your comfort level: See page 13
- Composite Grey or Dark Bronze sill

Safety Features

- Tempered glass -- 4 times stronger than annealed glass -- is standard

For Your Builder

- 185 standard sizes
- 6'8", 6'11", 8', 9' and 10' heights, with 3' panel width
- Custom sizing available
- With or without nailing fin
- Door shipped K.D., jobsite assembly required

Telescoping Doors

Expand your view with the Telescoping Doors by Quaker. The Brighton Doors have simultaneous Sliding Panels to give you a much wider view of the world outside. These doors allow you to bring nature inside and enjoy a view that is unobstructed.

Enhanced Design

- Build with up to 8 panels (minimum of 2 panels)
- All panels are configured to slide 1 direction (left or right)
- Pocket configuration (all panels slide into a wall pocket) or Stack configuration (all panels remain visible while stacking)
- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Flush mount hardware

Energy Efficiency

- 3/4" Tempered Insulating glass

Top Options

- Colors: See page 10
- Multiple glass packages to meet your comfort level: See page 13
- Choose from a narrow wood rail for larger viewing areas or French rail for richer wood appearance
- Composite Grey or Dark Bronze sill

Safety Features

- Tempered glass -- 4 times stronger than annealed glass -- is standard

For Your Builder

- 105 standard sizes
- Wide rail sizing: 6'8", 6'11", 8', 9' and 10' heights, with panel widths from 2'6" to 4' (some limitations may apply)
- Narrow rail sizing: 6'8", 6'10" and 8' heights, with panel widths from 2'6" to 4'
- Custom sizing available
- With or without nailing fin
- Kerfed jambs for drywall return
- Door shipped K.D., jobsite assembly required



A Spectrum of Color

Exterior Colors

- Impressive Palette of 38 “quick-pick” colors
- Don’t see the color you want? Ask about our custom color capabilities. Any color in the rainbow is at your fingertips.
- Baked-on powder coat finish

Pre-painted or Primed Interior Option

- White and Black painted
- Custom interior painted colors available
- You have the painting covered? Quaker can prep the interior with a primer to save you time.

The Environmental Choice

- As part of our Green initiative, Quaker employs only environmentally-friendly powder coat paint.
- Powder-coatings emit nearly zero VOC’s (Volatile Organic Compounds) into the air.
- Almost all of our over-spray is reclaimed thus eliminating waste.

SolarLE Option

- Proven technology that has been adapted to work with windows.
- Additive that works much like Low-E in glass, keeping window and door exteriors cooler
- Diminishes surface temperatures as much as 15% by repelling excessive solar heat, reducing the possibility of thermal heat transfer through windows and doors.
- Available with Textured Dark Espresso and Textured Black coatings.

The Lasting Beauty of Wood

- Warm and beautiful interior courtesy of Radiatta Pine wood
- Specially treated in advance to maximize protection against water, mold and mildew
- Adheres to strict industry standards of the Window and Door Manufacturer’s Association (WDMA).

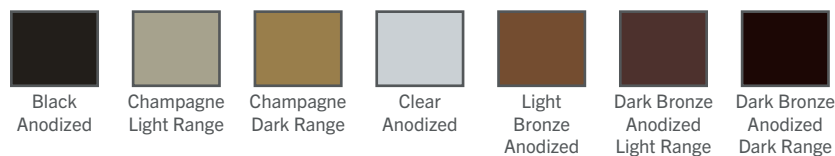


Radiatta Pine
Interior Wood Species for all
Brighton Windows and Doors

Quaker’s Impressive Palettes of Colors



Quaker’s Resembles – Painted finishes that look like anodized



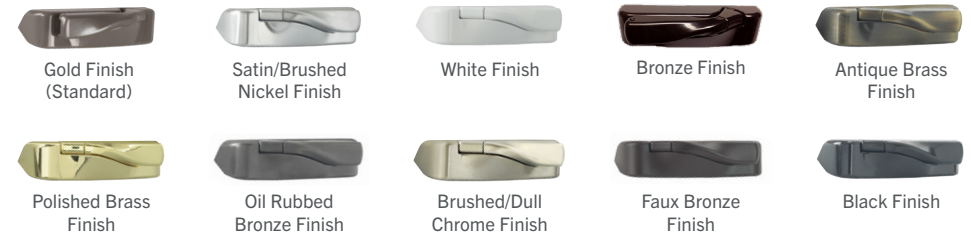
Note: Although every effort is made, printed colors may not accurately reflect the actual paint color. For an exact color match, please contact your Quaker dealer for an actual color sample. Quaker does not assume any responsibility for any misrepresentations of our colors.

Window Hardware Options

Hung



Casement/Awning Roto Crank Out



Additional Options

- Egress Hardware (fire escape)
- Pole Operator with Hook
- Turn Knob Handle

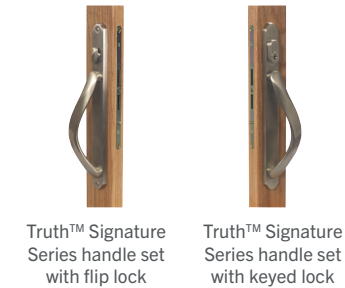
Casement/Awning Push Out



Door Hardware Options

Sliding Doors

Hardware Choices



Available Plate Finishes

- | | |
|----------------------|--------------------------|
| Oil Rubbed Bronze | Brushed/Dull Chrome |
| Antique Brass | Polished Chrome |
| Satin Brushed Nickel | Rustic Umber/Faux Bronze |
| Polished Brass | Antique Nickel |

Available Color Finishes

- | | |
|-------|-------|
| Gold | Black |
| White | Beige |

Hinged and Bi-Folding Doors

Multi-Point Hardware



Available Finishes



Panel Options

- Wood Panel 1/4 Height (Single or Divided panel, raised or flat design)
- Wood Panel 1/2 Height (Single or Divided panel, raised or flat design)

Additional Hardware Options

- Keyed Alike Hardware
- Handicap Ramps
- Lever handle with deadbolt (Hinged doors only). Available in the following finishes: Polished Brass, Brushed/Dull Chrome and Oil Rubbed Bronze
- Flush Mount hardware (Telescoping Doors only). Available in the following finishes: White, Black, Rustic Umber/Faux Bronze and Satin/Brushed Nickel

Trim Options

Exterior and Interior Trim

Mull Options



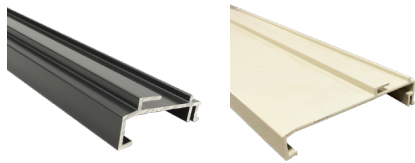
C Mull 1" Spacer Mull 2" Spacer Mull 4" Spacer Mull

Brickmolds



2-7/8" Exterior Brickmold 1-5/8" Exterior Brickmold 1-1/2" Exterior Brickmold

Sill Nose



Curved Exterior Panning



Flat Exterior Panning/Casing

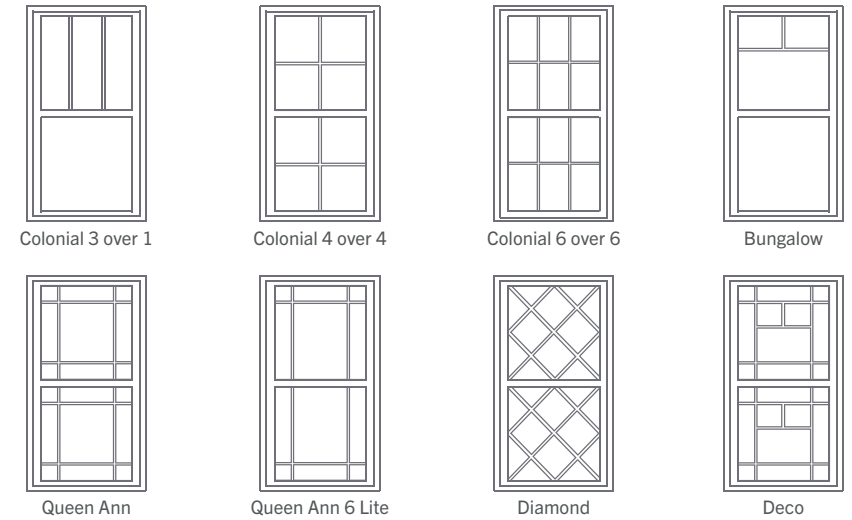


3-1/2" Casing

Muntin & Screen Options

Satisfy Your Architectural Style

Quaker offers Grid (muntin) patterns to fit any home design or decor. All of these patterns have variations that can make them as grandiose or discreet as you prefer. Grids available with the Brighton Series are – Grids Between the Glass (GBG) and Simulated Divided Lites (SDL).



Screen Options

Brighton screens have no peer. Start with BetterVue™ mesh which affords excellent visibility, superior insect protection and excellent airflow. Team that with a heavy-duty extruded aluminum framing and you'll quickly see why there's no other screen like it on the market today.

Screen Options

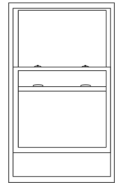
- BetterVue™ Mesh Screen (Standard)
- Aluminum Screen
- FlexScreen™
- Retractable Screen (Casement Shown)



Glass Options

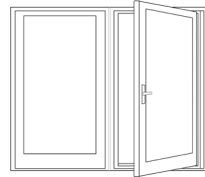
Energy Performance

Brighton Hung Window



	U-Value	SHGC
EnergyBasic	0.31	0.29
Energy3S	0.31	0.19
EnergyPlus	0.28	0.28
EnergyMax	0.27	0.19
EnergyNorth	0.28	0.43
EnergyEnhanced	0.28	0.17

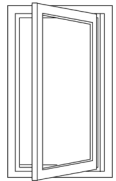
Brighton Hinged Door



Inswing	U-Value	SHGC
EnergyBasic	0.31	0.24
Energy3S	0.30	0.16
EnergyPlus	0.28	0.23
EnergyMax	0.28	0.15

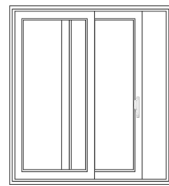
Outswing	U-Value	SHGC
EnergyBasic	0.32	0.24
Energy3S	0.31	0.16
EnergyPlus	0.28	0.24
EnergyMax	0.28	0.16

Brighton Casement Window



	U-Value	SHGC
EnergyBasic	0.32	0.28
Energy3S	0.31	0.19
EnergyPlus	0.28	0.28
EnergyMax	0.28	0.18
EnergyNorth	0.29	0.42
EnergyEnhanced	0.28	0.17

Brighton Sliding Door



Narrow Sliding	U-Value	SHGC
EnergyBasic	0.29	0.30
Energy3S	0.29	0.20
EnergyPlus	0.26	0.29
EnergyMax	0.25	0.19
EnergyNorth	0.26	0.44

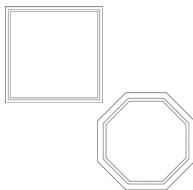
French Sliding	U-Value	SHGC
EnergyBasic	0.31	0.23
Energy3S	0.31	0.16
EnergyPlus	0.28	0.23
EnergyMax	0.28	0.15
EnergyNorth	0.29	0.34

Brighton Awning Window



	U-Value	SHGC
EnergyBasic	0.31	0.28
Energy3S	0.31	0.19
EnergyPlus	0.28	0.27
EnergyMax	0.28	0.18
EnergyNorth	0.29	0.42
EnergyEnhanced	0.28	0.17

Brighton Picture Window



Hung Picture	U-Value	SHGC	Direct Set	U-Value	SHGC	CA Picture	U-Value	SHGC
EnergyBasic	0.29	0.32	EnergyBasic	0.28	0.37	EnergyBasic	0.29	0.33
Energy3S	0.28	0.21	Energy3S	0.28	0.24	Energy3S	0.28	0.22
EnergyPlus	0.25	0.31	EnergyPlus	0.23	0.36	EnergyPlus	0.25	0.32
EnergyMax	0.25	0.21	EnergyMax	0.23	0.24	EnergyMax	0.25	0.21
EnergyNorth	0.26	0.48	EnergyNorth	0.24	0.56	EnergyNorth	0.25	0.49
EnergyEnhanced	0.23	0.22	EnergyEnhanced	0.26	0.22	EnergyEnhanced	0.25	0.19

All values shown are NFRC certified and based on NFRC test sizes. Values shown were achieved with argon gas fill. All tests were performed without muntins (a.k.a. grids or grilles) in the product. The use of muntins in windows or doors may alter U-Values and SHGC values slightly. All testing current as of 1-1-2022. Because of continued product improvement, Quaker Window Products reserves the right to modify products. In that occurrence, test values shown may be altered as well.

The Value of Energy Star® Certified Products

As an Energy Star® Partner, we offer all of the benefits that come with Energy Star® qualified windows and doors:



- Greater energy efficiency
- Lower fuel bills
- Improved home comfort
- Reduced condensation potential
- Decreased carbon footprints
- Protection against damaging UV rays that affect interior fading of floors, carpets and furniture

Unrivaled Glass Performance

Brighton windows and doors have an energy-efficient glass package to satisfy every home, in every city and state — regardless of your climate challenges. Selecting the right glass package for your home will heighten energy-efficiency and provide you with a more consistent level of comfort throughout the year.

The Energy Series Glass Packages Include:

ENERGYBASIC

Our basic Low-E provides as much as 30% better U-Value and Solar Heat Gain coverage than clear glass.

ENERGY3S

Comparable to our EnergyBasic, yet delivers Solar Heat Gains 25-30% better.

ENERGYPLUS

An upgraded Low-E system that excels against U-V rays, and extends energy-efficiency up to 15%.

ENERGYMAX

If low U-Values and Solar Heat Gains are an absolute must, this glass system maximizes your coverage.

ENERGYNORTH

Specifically developed for Energy Star's Northern Climate Zone to give you the entire breadth of natural comfort.

ENERGYEnhanced

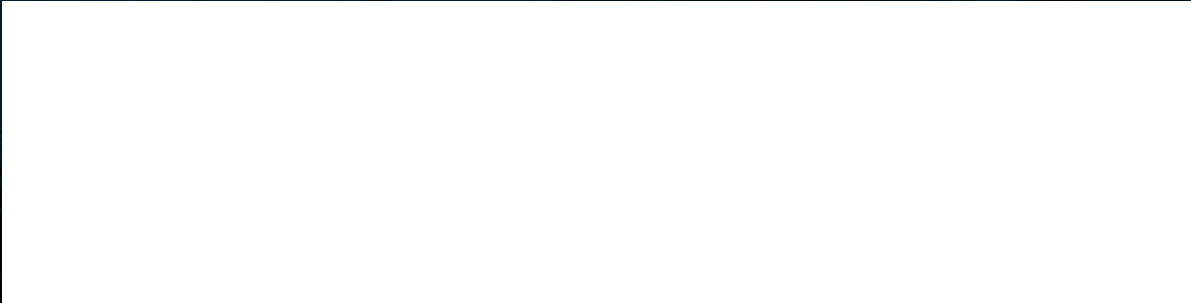
Elevates both comfort and views. Special Low-E enhances energy-efficiency and reduces glare, presenting a near HD appearance. Plus, your glass is kept clean naturally with the addition of Neat+ Low Maintenance glass.



Brighton

WOOD SERIES

See your local authorized Quaker Windows Dealer



www.quakerresidentialwindows.com



Brighton

WOOD SERIES





QUAKER RESIDENTIAL

A brilliant fusion of old world craftsmanship and modern technology.

That's the Brighton Series. An architectural wood clad series by
Quaker Windows & Doors.

Over 70 Years of Right Solutions

Since 1949, attention to detail and manufacturing excellence have distinguished Quaker from all other window and door companies in America. Unparalleled standards of quality, engineering, craftsmanship and innovation are the difference --

The Quaker Difference



- Brighton wood windows and doors are engineered with as much as 40% more solid wood than other popular brands.
- Radiata Pine in every Brighton window and door is specially treated to prevent water penetration, mold, mildew and rot meaning your windows will continually look beautiful and perform for years to come.
- Extruded aluminum exterior is much heavier, stronger and durable than competitors' roll-form aluminum. Think thickness of a quarter (extruded) vs. thickness of an aluminum can (roll-form).
- Powder coat exterior paint finishes, found on every Brighton window and door, resist fading and maintain their color without chipping or peeling.
- Quaker's color offering -- exterior and interior -- has no bounds. Any color in the rainbow is at your fingertips, unlike other manufacturers that limit your choices to a handful of standards.
- Quaker designs and manufactures our residential windows and doors to higher standards, leveraging our years of commercial / architectural engineering expertise for large buildings.
- Product testing is done both internally and certified independently, to meet the highest possible industry standards against water, wind and structural integrity.
- More than 70 years of proven window and door experience and customer satisfaction.
- Better thermal control and sound deflection by virtue of glass panes that are 33% thicker than many other wood windows on the market.





Hung Windows

Brighton Hung Windows help you create a home in harmony with your surroundings. Whether you select a double hung or single hung style window, the Brighton will enhance your home's architectural design.

Enhanced Design

- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Operating sashes tilt in for easy cleaning
- Enhanced Block and Tackle Balance System
- Extruded aluminum screen with BetterVue™ screen mesh is easy to remove and reset

Energy Efficiency

- 3/4" Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13
- Oriel (unequal sash) design

Safety Features

- Swivel cam locks provide snug grip
- Dual locks on all windows 24" and wider
- Dual latches on all operating sashes
- Optional tempered safety glass

For Your Builder

- 80 standard double hung sizes
- 88 standard single hung sizes
- Custom sizing available
- Flip up nailing fin
- Save job-site labor with optional factory-mulling (*some limitations apply*), applied jamb extensions, brickmold and trim

Casement Windows

Brighton Casement windows offer endless design possibilities. Vents open wide to allow fresh air in and provide natural ventilation for your health and well-being.

Enhanced Design

- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- For visual and practical purposes, fold-down hardware neatly tucks away to stay clear of window treatments and blinds
- Single latch so even the tallest of casements can be opened in one step
- Hinge left or right
- Revolutionary FlexScreen™ is easy to remove and reset

Energy Efficiency

- 3/4" Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13
- Retractable screen. There when you want it. Hidden when you don't.

Safety Features

- Optional limited travel hardware
- Optional egress hardware when/where required
- Optional tempered safety glass

For Your Builder

- 54 standard sizes
- Custom sizing available
- Flip up nailing fin
- Kerfed jambs for drywall return
- Save job-site labor with optional factory-mulling (*some limitations apply*), applied jamb extensions, brickmold and trim





Awning Windows

Brighton Awning windows are multi-dimensional and offer flexibility with your home design. When open, its upward venting operation allows air flow, rain or shine. When closed, it brings a near air-tight seal when closed.

Enhanced Design

- Radiata pine interior
- Strong and durable Extruded Aluminum Exterior
- For visual and practical purposes, fold-down hardware neatly tucks away to stay clear of window treatments and blinds
- Revolutionary FlexScreen™ is easy to remove and reset

Energy Efficiency

- 3/4" Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13
- Retractable screen. There when you want it. Hidden when you don't.

Safety Features

- Optional limited travel hardware
- Optional tempered safety glass

For Your Builder

- 20 standard sizes
- Custom sizing available
- Flip up nailing fin
- Kerfed jambs for drywall return
- Save job-site labor with optional factory-mulling (*some limitations apply*), applied jamb extensions, brickmold and trim

Picture Windows & Geometric Picture Windows

Brighton quality and ingenuity comes in all shapes and sizes. Make a small room look spacious with a uniquely shaped accent window. Add character and dramatic effect with octagons and circles. Design a wall of dazzling toppings by adding transoms, half-rounds and ellipticals. Brighton picture windows are an architect's dream.

Enhanced Design

- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Shapes available: Rectangle, Square, Triangle, Octagon, Extended Octagon, Pentagon, Hexagon, Half Round, Extended Half Round, Quarter Round, Extended Half Round, Oval, Circle, Elliptical and many other shapes

Models

- Model with matching sightline for Single Hung and Double Hung
- Model with matching sightline for Casement and Awning
- Model with a narrow sightlines for the most expansive view

Energy Efficiency

- 3/4" Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13

Safety Features

- Tempered safety glass standard in larger sizes. Optional for smaller sizes.

For Your Builder

- Each model has more than 150 standard sizes
- Custom sizing available
- Flip up nailing fin
- Kerfed jambs for drywall return *(not available on all models)*
- Save job-site labor with optional factory-mulling *(some limitations apply)*, applied jamb extensions, brickmold and trim





Hinged Doors

Open your world to a variety of design possibilities with the Brighton Hinged Door Series. These elegant doors will enhance any décor and enrich your view of the world outside.

Enhanced Design

- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Hoppe™ Dallas Series modern hardware
- Heavy-duty adjustable hinges

Outswing and Inswing Models

- 2-panel - Jamb-hinged or Center-hinged operation
- 1-panel - Hinge left or Hinge right
- 3-panel - Single operating panel and 2 fixed panels

Energy Efficiency

- 3/4" Tempered Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13
- Choose from a narrow wood rail for larger viewing areas or taller French rail for richer wood appearance
- Dark bronze or Mill (unpainted) sill

Safety Features

- Single handle Multi-point locking system provides optimal security, locking in concert at the top, middle and bottom
- Tempered glass -- 4 times stronger than annealed glass -- is standard
- ADA sill

For Your Builder

- More than 100 standard sizes between all models
- 6'8", 6'11", 8', 9' and 10' heights, with panel widths from 2' to 3'6" (*some limitations may apply*)
- Custom sizing available
- Kerfed jambs for drywall return
- With or without nailing fin
- Save job-site labor with optional factory-mulling (*some limitations apply*), applied jamb extensions, brickmold and trim

Sliding Doors

The Brighton Sliding Door is ideal for your Patio area when you desire quality, beauty, ease of operation and long-lasting performance.

Enhanced Design

- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Truth™ Signature Series contemporary hardware
- Heavy-duty roller system allows for easy movement

Models

- 2-panel - One operating panel and one fixed panel
- 4-panel - Two center panels slide, two outer panels fixed

Energy Efficiency

- 3/4" Tempered Insulating glass
- Meets Energy Star® criteria in every state

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Grids: See page 12
- Multiple glass packages to meet your comfort level: See page 13
- Choose from a narrow wood rail for larger viewing areas or taller French rail for richer wood appearance
- Composite Grey or Dark Bronze sill

Safety Features

- Adjustable hardware with 3 individual locking points to prevent the door from being lifted and removed
- Tempered glass -- 4 times stronger than annealed glass -- is standard
- Optional footbolt stops unwanted entry

For Your Builder

- 30 standard sizes between all models
- Wide rail sizing: 6'8", 6'11", 8', 9' and 10' heights, with panel widths from 2' to 3'6" *(some limitations may apply)*
- Narrow rail sizing: 6'10" and 8' heights, with panel widths from 2' to 3'6"
- Custom sizing available
- With or without nailing fin
- Kerfed jambs for drywall return
- Save job-site labor with optional factory-mulling *(some limitations apply)*, applied jamb extensions, brickmold and trim





Bi-Folding Doors

Modern homes make the most of their space and set themselves apart through design and comfort. No other product does that better than the Brighton Bi-Folding Door. These eclectic doors pull the outdoors in and expand your living space.

Enhanced Design

- Design with up to 8 panels (minimum of 2 panels)
- Configurations from 2 to 8 panels can be set up to all go 1 direction
- Configurations from 3 to 8 panels can divide panels to go opposite directions to fit your space
- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Hoppe™ Dallas Series modern hardware

Energy Efficiency

- 3/4" Tempered Insulating glass

Top Options

- Colors: See page 10
- Hardware Options: See page 11
- Multiple glass packages to meet your comfort level: See page 13
- Composite Grey or Dark Bronze sill

Safety Features

- Tempered glass -- 4 times stronger than annealed glass -- is standard

For Your Builder

- 185 standard sizes
- 6'8", 6'11", 8', 9' and 10' heights, with 3' panel width
- Custom sizing available
- With or without nailing fin
- Door shipped K.D., jobsite assembly required

Telescoping Doors

Expand your view with the Telescoping Doors by Quaker. The Brighton Doors have simultaneous Sliding Panels to give you a much wider view of the world outside. These doors allow you to bring nature inside and enjoy a view that is unobstructed.

Enhanced Design

- Build with up to 8 panels (minimum of 2 panels)
- All panels are configured to slide 1 direction (left or right)
- Pocket configuration (all panels slide into a wall pocket) or Stack configuration (all panels remain visible while stacking)
- Radiatta pine interior
- Strong and durable Extruded Aluminum Exterior
- Flush mount hardware

Energy Efficiency

- 3/4" Tempered Insulating glass

Top Options

- Colors: See page 10
- Multiple glass packages to meet your comfort level: See page 13
- Choose from a narrow wood rail for larger viewing areas or French rail for richer wood appearance
- Composite Grey or Dark Bronze sill

Safety Features

- Tempered glass -- 4 times stronger than annealed glass -- is standard

For Your Builder

- 105 standard sizes
- Wide rail sizing: 6'8", 6'11", 8', 9' and 10' heights, with panel widths from 2'6" to 4' (some limitations may apply)
- Narrow rail sizing: 6'8", 6'10" and 8' heights, with panel widths from 2'6" to 4'
- Custom sizing available
- With or without nailing fin
- Kerfed jambs for drywall return
- Door shipped K.D., jobsite assembly required



A Spectrum of Color

Exterior Colors

- Impressive Palette of 38 “quick-pick” colors
- Don’t see the color you want? Ask about our custom color capabilities. Any color in the rainbow is at your fingertips.
- Baked-on powder coat finish

Pre-painted or Primed Interior Option

- White and Black painted
- Custom interior painted colors available
- You have the painting covered? Quaker can prep the interior with a primer to save you time.

The Environmental Choice

- As part of our Green initiative, Quaker employs only environmentally-friendly powder coat paint.
- Powder-coatings emit nearly zero VOC’s (Volatile Organic Compounds) into the air.
- Almost all of our over-spray is reclaimed thus eliminating waste.

SolarLE Option

- Proven technology that has been adapted to work with windows.
- Additive that works much like Low-E in glass, keeping window and door exteriors cooler
- Diminishes surface temperatures as much as 15% by repelling excessive solar heat, reducing the possibility of thermal heat transfer through windows and doors.
- Available with Textured Dark Espresso and Textured Black coatings.

The Lasting Beauty of Wood

- Warm and beautiful interior courtesy of Radiatta Pine wood
- Specially treated in advance to maximize protection against water, mold and mildew
- Adheres to strict industry standards of the Window and Door Manufacturer’s Association (WDMA).

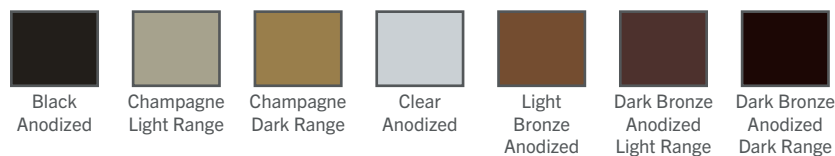


Radiatta Pine
Interior Wood Species for all
Brighton Windows and Doors

Quaker’s Impressive Palettes of Colors



Quaker’s Resembles – Painted finishes that look like anodized



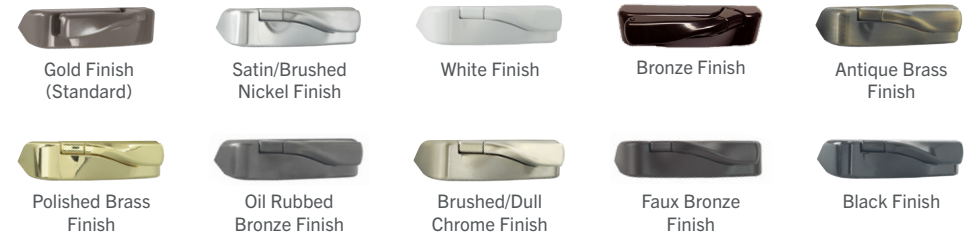
Note: Although every effort is made, printed colors may not accurately reflect the actual paint color. For an exact color match, please contact your Quaker dealer for an actual color sample. Quaker does not assume any responsibility for any misrepresentations of our colors.

Window Hardware Options

Hung



Casement/Awning Roto Crank Out



Additional Options

- Egress Hardware (fire escape)
- Pole Operator with Hook
- Turn Knob Handle

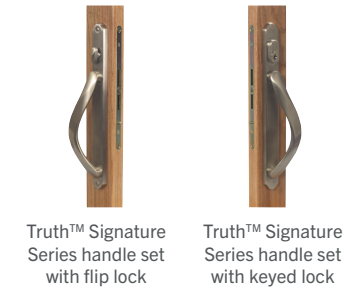
Casement/Awning Push Out



Door Hardware Options

Sliding Doors

Hardware Choices



Available Plate Finishes

- | | |
|----------------------|--------------------------|
| Oil Rubbed Bronze | Brushed/Dull Chrome |
| Antique Brass | Polished Chrome |
| Satin Brushed Nickel | Rustic Umber/Faux Bronze |
| Polished Brass | Antique Nickel |

Available Color Finishes

- | | |
|-------|-------|
| Gold | Black |
| White | Beige |

Hinged and Bi-Folding Doors

Multi-Point Hardware



Available Finishes



Panel Options

- Wood Panel 1/4 Height (Single or Divided panel, raised or flat design)
- Wood Panel 1/2 Height (Single or Divided panel, raised or flat design)

Additional Hardware Options

- Keyed Alike Hardware
- Handicap Ramps
- Lever handle with deadbolt (Hinged doors only). Available in the following finishes: Polished Brass, Brushed/Dull Chrome and Oil Rubbed Bronze
- Flush Mount hardware (Telescoping Doors only). Available in the following finishes: White, Black, Rustic Umber/Faux Bronze and Satin/Brushed Nickel

Trim Options

Exterior and Interior Trim

Mull Options



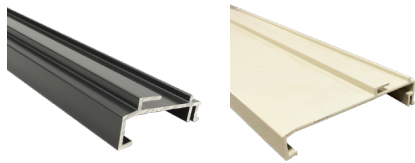
C Mull 1" Spacer Mull 2" Spacer Mull 4" Spacer Mull

Brickmolds



2-7/8" Exterior Brickmold 1-5/8" Exterior Brickmold 1-1/2" Exterior Brickmold

Sill Nose



Curved Exterior Panning



Flat Exterior Panning/Casing

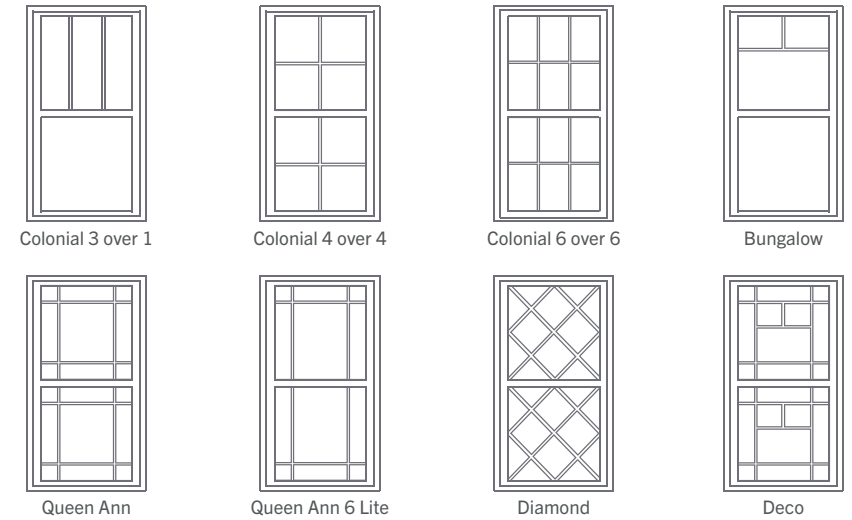


3-1/2" Casing

Muntin & Screen Options

Satisfy Your Architectural Style

Quaker offers Grid (muntin) patterns to fit any home design or decor. All of these patterns have variations that can make them as grandiose or discreet as you prefer. Grids available with the Brighton Series are – Grids Between the Glass (GBG) and Simulated Divided Lites (SDL).



Screen Options

Brighton screens have no peer. Start with BetterVue™ mesh which affords excellent visibility, superior insect protection and excellent airflow. Team that with a heavy-duty extruded aluminum framing and you'll quickly see why there's no other screen like it on the market today.

Screen Options

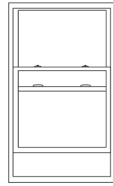
- BetterVue™ Mesh Screen (Standard)
- Aluminum Screen
- FlexScreen™
- Retractable Screen (Casement Shown)



Glass Options

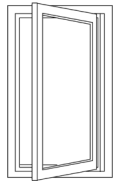
Energy Performance

Brighton Hung Window



	U-Value	SHGC
EnergyBasic	0.31	0.29
Energy3S	0.31	0.19
EnergyPlus	0.28	0.28
EnergyMax	0.27	0.19
EnergyNorth	0.28	0.43
EnergyEnhanced	0.28	0.17

Brighton Casement Window



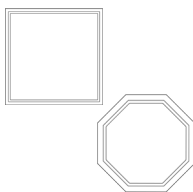
	U-Value	SHGC
EnergyBasic	0.32	0.28
Energy3S	0.31	0.19
EnergyPlus	0.28	0.28
EnergyMax	0.28	0.18
EnergyNorth	0.29	0.42
EnergyEnhanced	0.28	0.17

Brighton Awning Window



	U-Value	SHGC
EnergyBasic	0.31	0.28
Energy3S	0.31	0.19
EnergyPlus	0.28	0.27
EnergyMax	0.28	0.18
EnergyNorth	0.29	0.42
EnergyEnhanced	0.28	0.17

Brighton Picture Window



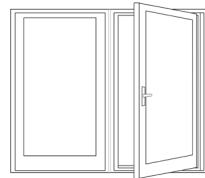
Hung Picture	U-Value	SHGC
EnergyBasic	0.29	0.32
Energy3S	0.28	0.21
EnergyPlus	0.25	0.31
EnergyMax	0.25	0.21
EnergyNorth	0.26	0.48
EnergyEnhanced	0.23	0.22

Direct Set	U-Value	SHGC
EnergyBasic	0.28	0.37
Energy3S	0.28	0.24
EnergyPlus	0.23	0.36
EnergyMax	0.23	0.24
EnergyNorth	0.24	0.56
EnergyEnhanced	0.26	0.22

CA Picture	U-Value	SHGC
EnergyBasic	0.29	0.33
Energy3S	0.28	0.22
EnergyPlus	0.25	0.32
EnergyMax	0.25	0.21
EnergyNorth	0.25	0.49
EnergyEnhanced	0.25	0.19

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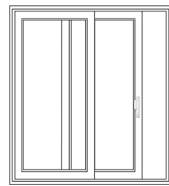
Brighton Hinged Door



Inswing	U-Value	SHGC
EnergyBasic	0.31	0.24
Energy3S	0.30	0.16
EnergyPlus	0.28	0.23
EnergyMax	0.28	0.15

Outswing	U-Value	SHGC
EnergyBasic	0.32	0.24
Energy3S	0.31	0.16
EnergyPlus	0.28	0.24
EnergyMax	0.28	0.16

Brighton Sliding Door



Narrow Sliding	U-Value	SHGC
EnergyBasic	0.29	0.30
Energy3S	0.29	0.20
EnergyPlus	0.26	0.29
EnergyMax	0.25	0.19
EnergyNorth	0.26	0.44

French Sliding	U-Value	SHGC
EnergyBasic	0.31	0.23
Energy3S	0.31	0.16
EnergyPlus	0.28	0.23
EnergyMax	0.28	0.15
EnergyNorth	0.29	0.34

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- Greater energy efficiency
- Lower fuel bills
- Improved home comfort
- Reduced condensation potential
- Decreased carbon footprints
- Protection against damaging UV rays that affect interior fading of floors, carpets and furniture

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Brighton windows and doors have an energy-efficient glass package to satisfy every home, in every city and state — regardless of your climate challenges. Selecting the right glass package for your home will heighten energy-efficiency and provide you with a more consistent level of comfort throughout the year.

The Energy Series Glass Packages Include:

ENERGYBASIC

Our basic Low-E provides as much as 30% better U-Value and Solar Heat Gain coverage than clear glass.

ENERGY3S

Comparable to our EnergyBasic, yet delivers Solar Heat Gains 25-30% better.

ENERGYPLUS

An upgraded Low-E system that excels against U-V rays, and extends energy-efficiency up to 15%.

ENERGYMAX

If low U-Values and Solar Heat Gains are an absolute must, this glass system maximizes your coverage.

ENERGYNORTH

Specifically developed for Energy Star's Northern Climate Zone to give you the entire breadth of natural comfort.

ENERGYEnhanced

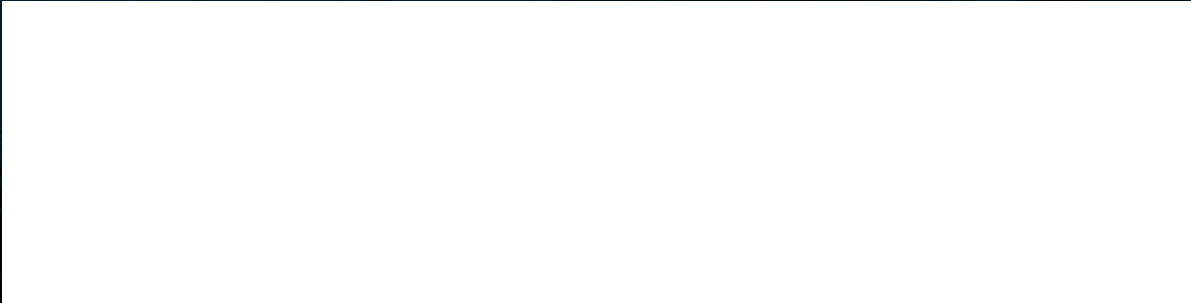
Elevates both comfort and views. Special Low-E enhances energy-efficiency and reduces glare, presenting a near HD appearance. Plus, your glass is kept clean naturally with the addition of Neat+ Low Maintenance glass.



Brighton

WOOD SERIES

See your local authorized Quaker Windows Dealer



www.quakerresidentialwindows.com

