

Window Replacement Background Information

Last update 8//6/2024

Example of existing window



Example of compliant aluminum finish vinyl replacement Window



NON-Compliant
Replacement Window - mullions too thick



Examples of replacement windows that meet the Window Policy are units: 44, 60, and 84

Windows that meet the Window Policy requirements

The links below are not an endorsement from the Orchard River Board, only information for owners to use in making their decision. There are hundreds of window manufacturers and manufacturers change their style names, color names, and product offerings therefore the below links may not work. These are the windows we are aware of at this time. If you find other windows, please let us know.

Thermally broken double pane aluminum windows

- [Milgard thermally improved aluminum windows A250](#)
- [Fleetwood 450-T Thermal frame aluminum windows](#)

Double pane vinyl windows

- [Milgard style line silver finish V250](#)

As of August, 2024 two firms in Tucson carried Milgard: Olander's and Open Enclose. Open Enclose also carries Fleetwood.

A sample of acceptable plans to submit to the board per CC&R VIII.1 is at the end of this document.



Open Enclose
 2502 N JACKRABBIT AVE
 TUCSON, AZ 85745
 5203584553
 openenclose.com



Quote Name:
Customer: Open Enclose
Payment Terms:
Sales Representative: Jared Wright **Mobile:** 520-306-6771
 Jared@openenclose.com
Weighted Average: U-Factor: .32, SHGC: .23, VT: .51

Quote Number: SQPUB014753_1
Created Date: 6/28/2024
Modified Date: 8/26/2024
PO Number:
Total Windows: 4
Total Doors:
Total Sq Ft: 107.00
Total Perim Ft: 100
Est. Delivery: _____

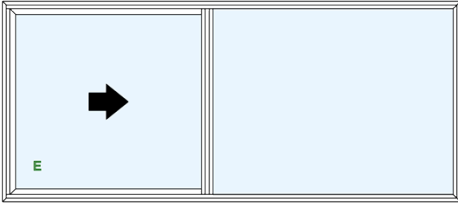
Comments:

For warranty information please visit www.milgard.com/warranty/

Line: 1 **Location:** m. bedroom
Quantity: 1 Thermally Improved Aluminum A250, 1120, SV, No Fin (Block Frame), Ext Clear Anodized / Int Clear Anodized, U-Factor: .37, SHGC: .24, VT: .51
 1/8" SunCoatMAX (Low-E) over 1/8" Clear
 No Fin (Block Frame)
 Argon Gas Filled
 Tariff
 install: block install

Model = Single Vent **Item Total:** \$1,627.80
 Size = Net Frame: 80" x 35" **Line Total:** \$1,627.80

Dimensions = Sash Width: 36"
 Handing = XO
 Energy Star Zone(s) = None
 Glass = 1/8" SunCoatMAX (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
 Glazing = 3/4" OA Dual Glaze with Argon
 Screen = Standard with Fiberglass Mesh
 Ratings = STC: No Rating, OITC: No Rating, PG: R-PG20
 Clear Opening = W 32 3/4" x H 32 3/8" Sq. Ft. 7.36, Egress: Yes
 Calculations = Unit Area (Sq. Ft.): 20, Unit Perimeter (nominal in lineal ft): 20'
 Other Ratings = CPD: MIL-A-127-16756-00001



Viewed From Exterior

Customer Approval: _____

Line: 2 **Location:** m. bedroom
Quantity: 1 Thermally Improved Aluminum A250, 1170, PWR, No Fin (Block Frame), Ext Clear Anodized / Int Clear Anodized, U-Factor: .31, SHGC: .24, VT: .55
 1/8" SunCoatMAX (Low-E) over 1/8" Clear
 No Fin (Block Frame)
 Argon Gas Filled
 Tariff
 install: block install

Model = Slider Picture
 Size = Net Frame: 95" x 35"
 Energy Star Zone(s) = None
 Glass = 1/8" SunCoatMAX (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
 Glazing = 3/4" OA Dual Glaze with Argon
 Ratings = STC: No Rating, OITC: No Rating, PG: LC-PG25
 Calculations = Unit Area (Sq. Ft.): 24, Unit Perimeter (nominal in lineal ft): 23'
 Other Ratings = CPD: MIL-A-266-07106-00001

Item Total: \$1,460.47
Line Total: \$1,460.47



Viewed From Exterior

Customer Approval: _____

Line: 3 **Location:** office
Quantity: 1 Ultra C650, 3110U, DV, No Fin (Block Frame), Ext Black Bean / Int White, U-Factor: .31, SHGC: .22, VT: .49
 1/8" SunCoatMAX (Low-E) over 1/8" Clear
 Standard Screen with PureView Mesh
 Argon Gas Filled
 Tariff
 install: block install

Model = Double Vent
 Size = Net Frame: 125" x 35"
 Dimensions = Sash Width: One Quarter
 Handing = XOX
 Energy Star Zone(s) = Southern
 Glass = 1/8" SunCoatMAX (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
 Glazing = 7/8" OA Dual Glaze with Argon
 Hardware = White, Positive Action Lock
 Screen = Standard with PureView Mesh
 Ratings = STC: 29, OITC: 23, PG: R-PG20
 Clear Opening = W 28 1/2" x H 32 13/16" Sq. Ft. 6.49, Egress: Yes
 Calculations = Unit Area (Sq. Ft.): 31, Unit Perimeter (nominal in lineal ft): 28'
 Other Ratings = CPD: MIL-A-158-07573-00001

Item Total: \$2,725.08
Line Total: \$2,725.08



Viewed From Exterior

Customer Approval: _____

Line: 4
Quantity: 1

Location: guest bedroom
Ultra C650, 3110U, DV, No Fin (Block Frame), Ext Black Bean / Int White, U-Factor: .31, SHGC: .22, VT: .49
1/8" SunCoatMAX (Low-E) over 1/8" Clear
Standard Screen with PureView Mesh
Argon Gas Filled
Tariff
install: block install

Model = Double Vent
Size = Net Frame: 129 1/2" x 35"
Dimensions = Sash Width: One Quarter
Handing = XOX

Item Total: \$2,732.33
Line Total: \$2,732.33



Energy Star Zone(s) = Southern
Glass = 1/8" SunCoatMAX (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = 7/8" OA Dual Glaze with Argon
Hardware = White, Positive Action Lock
Screen = Standard with PureView Mesh
Ratings = STC: 29, OITC: 23, PG: R-PG20
Clear Opening = W 29 5/8" x H 32 13/16" Sq. Ft. 6.75, Egress: Yes
Calculations = Unit Area (Sq. Ft.): 32, Unit Perimeter (nominal in lineal ft): 29'
Other Ratings = CPD: MIL-A-158-07573-00001

Viewed From Exterior

Customer Approval: _____