

Westwitch — Canonical Window & Door Schedule

Property: 2720 116th Ave Ct NW, Gig Harbor, WA, USA (waterfront/coastal exposure)

Purpose: ONE vendor-neutral schedule all window/door factories quote from — apples-to-apples. **No pricing here.**

Status: Preliminary. Dimensions are from existing-house measurements + design intent. **Final dimensions require field measure + approved shop drawings before production.**

Generated 2026-06-18 (Windows lane). Data: `CANONICAL-window-door-schedule-2026-06-18.csv`.

Reconciling the three counts (the "31 vs 37")

Source	Count	Basis
Milgard (US, Puget Sound Window & Door)	31 windows + 3 doors (34)	The existing house, as field-measured . Authoritative for *current* openings.
Luvindow V2 (China)	37 "sets" · 62.04 m² · \$28,047 EXW (triple)	Same existing house, but windows + lift-sliders + bifold all counted as "sets," so the single number runs higher.
This canonical sheet (from the China RFQ)	27 windows + 3 patio doors (Base) + Alternates	Scope-adjusted to the actual remodel — the count to actually bid.

Why they differ — two reasons, not an error:

- Design changes** move it off the existing-house count: kitchen expands into laundry; bathroom + pantry → butler's pantry; master/guest openings changed; reading-nook curved tops → rectangular; living room gains an engineered view wall. So "existing house" (Milgard 31 / Luvindow 37) ≠ "to be built."
- Counting conventions differ:** Milgard separates windows (31) from doors (3); Luvindow rolls windows + sliders + bifold into one "37 sets" figure.

Use this sheet for new bids (Doorwin, Superhouse, Bucalu). Keep Milgard + Luvindow PDFs alongside as the measured references.

Uniform spec (applies to all units unless noted)

- Frame:** thermally broken aluminum (or factory-recommended high-performance equivalent for coastal exposure)
- Finish:** black / very dark bronze powder coat, interior + exterior
- Glass:** Low-E insulated — **quote standard double AND an upgraded option** (Luvindow's locked direction is triple-pane Low-E, argon, TGI Super Spacer warm edge)
- Tempered/safety glass** where required by code, at doors, low sills, and bathrooms
- Screens** on operable windows + sliding doors
- Quote terms:** EXW **and** optional CIF/DDP to Washington State. Itemize product / packaging / freight / drawings separately. **No US installation** unless the factory has a US installer.

Base replacement package — 27 windows + 3 patio doors

ID	Zone	Qty	Operation	W×H in	W×H mm	Notes
BATH-01	Bath / stump	2	Fixed	55×28	1397×711	verify location
BATH-02	Bath / stump	2	Fixed	25×22	635×559	field verify
BATH-03	Bath / stump	2	Fixed	24×23	610×584	
BED-01	Primary small	2	Fixed	25×23	635×584	verify room
DIN-01	Dining/living	1	Triple-sash glider XOX	82×66	2083×1676	equiv. slider OK
LIV-CL-01	Living clerestory	6	Fixed	23×26	584×660	six-pack

ID	Zone	Qty	Operation	W×H in	W×H mm	Notes
LIV-GRP-01	Living group	1	Casement R	25×63	635×1600	
LIV-GRP-02	Living group	1	Fixed picture	57×63	1448×1600	center
LIV-GRP-03	Living group	1	Casement L	26×63	660×1600	
LIV-PAIR-01	Living pair	2	Fixed	47×46	1194×1168	
WET-01	Wet bar/pantry	1	Fixed	24×22	610×559	pantry scope TBD
LOFT-01	Loft gable	2	Trapezoid fixed L/R	field measure	—	roofline dims needed
LOFT-02	Loft gable	2	Glider XO	31×46	787×1168	verify
BED-OP-01	Bedroom	1	Casement L	32×30	813×762	
BED-OP-02	Bedroom	1	Casement R	31×30	787×762	
SD-01	Master bed	1	2-panel sliding patio door	63×82	1600×2083	sliding screen
SD-02	Dining	1	2-panel sliding patio door	61×81	1549×2057	sliding screen
SD-03	Guest/bed 1	1	2-panel sliding patio door	63×82	1600×2083	sliding screen

Alternates (quote separately — optional)

ID	Package	Qty	Operation	W×H in	Notes
RN-01 / RN-02	A — Reading nook	2	Rect. fixed (replaces curved top)	48×24	nook stays; only curved tops change
KITCH-01	B — Kitchen	1	Large fixed/casement group	130×58	quote rectangular FIRST
KITCH-02	B — Kitchen (optional)	1	Arched / eyebrow-top	130×58	same opening as KITCH-01 ; only if arched feasible
LR-NW-01	C — View wall	1	Folding / multi-slide door system	216×84	engineered; marine hardware
LR-TR-01	C — View wall	1	Fixed multi-lite transom	216×36	band above door system
LR-PIC-01	C — View wall	1	Large fixed picture	96×60	adjacent to fireplace

Vendor questions to attach (from RFQ)

Quote Base separately from Alternates · recommended line for coastal exposure · U-value/SHGC/ratings + test docs · black/dark-bronze in+out · shop drawings before production · EXW + CIF/DDP to WA · duty/tariff class · packing/CBM/weight/lead time · warranty + damaged-unit handling.

Send vendors the portal link (scratch.waterwitch.io/westwitch-vendor), not loose files — this sheet + the Milgard/Luvindow reference PDFs + floorplans all live there.