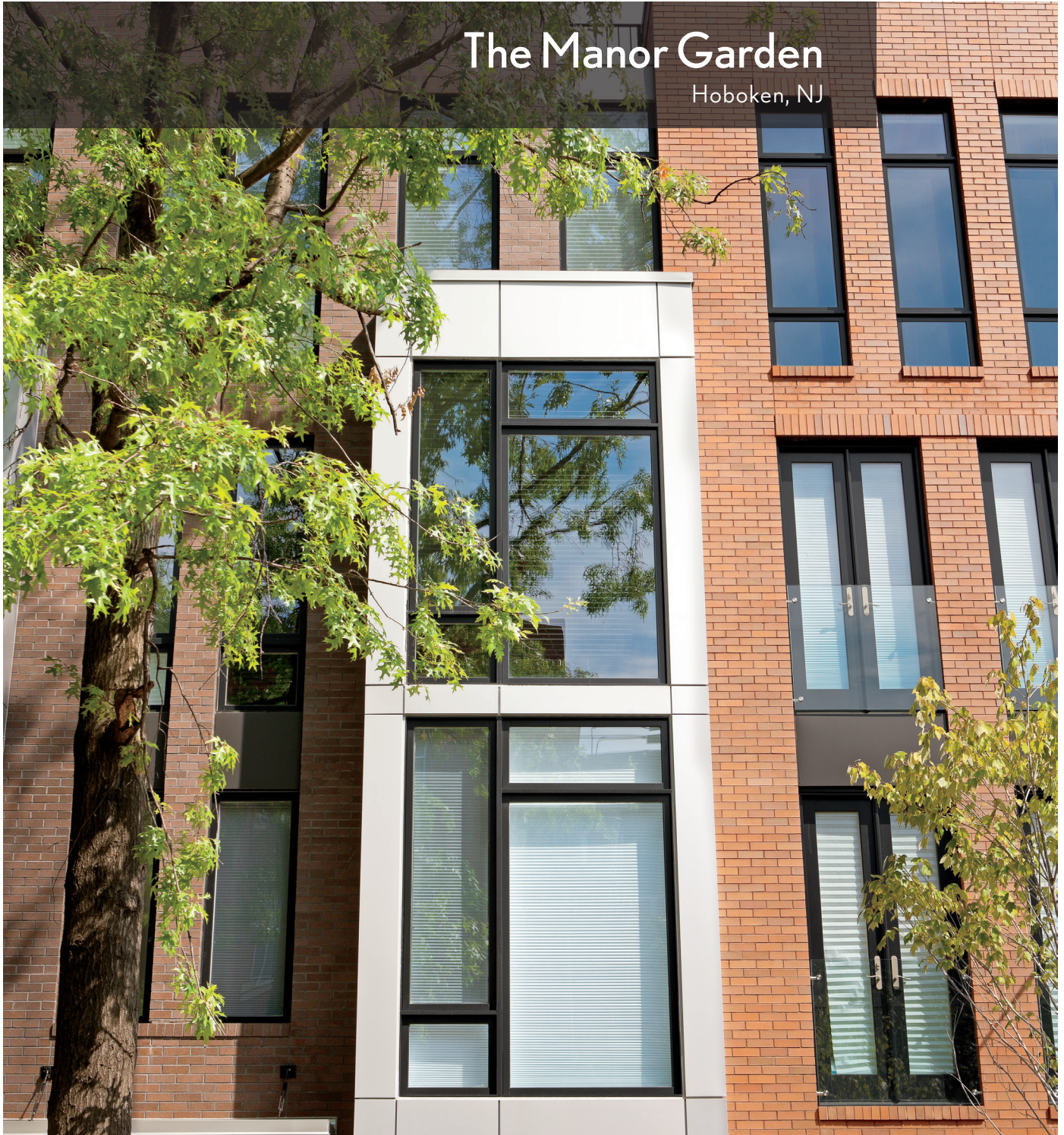


New Construction | Multi-Family Residential

# The Manor Garden

Hoboken, NJ



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COMMERCIAL SOLUTIONS





# The Manor Garden

Hoboken, NJ

## The New Neighbor

Located directly across the Hudson River from midtown Manhattan, Hoboken has reinvented itself from an undesirable destination into a popular revitalized neighborhood. In the heart of the it is the Manor Garden, a four-story, eight-unit boutique condominium building completed in March, 2011.

Manor Garden's block is classic East Coast, lined with old oak trees and filled with brownstones, so the structure was designed to be contemporary yet still blend with the character of its street. "We didn't want to do anything detrimental to the look of the block, so we designed our condos using three colors of bricks. If you walk down the block, you might not even realize it's a new building," commented John Heidenry, managing partner of developer Red Bridge Homes. "In the end, every single one of our neighbors complimented us. People love the floor-to-ceiling Marvin® windows on the façade. And on the back of the building we installed Integrity® Ultrex® windows that also perform very well."

Large windows and French doors were installed, driven by customer demand for rooms flooded with light and seasonal breezes.



## Project Highlights

- Ultimate Casements and Ultimate Awnings adorn the front of the building, some placed in bay projections extending 2' out from the façade.
- Juliet balconies were created using Marvin Ultimate Inswing French doors.
- Both standard and custom size Marvin units were used; custom mulling on the bigger units made for easier installation.
- Marvin windows and doors were selected in order to maximize daylight openings but still address noise transmission and heat gain/loss concerns.

## Specs

### Project Type

New Construction

### Building Type

Multi-Family Residential

### Number of Openings

41

### Units and Applications

Marvin Clad Ultimate Casements and Ultimate Awnings with commercial screens and Brick Mould casings, Clad Ultimate Inswing French Doors, Integrity Double Hung Windows

### Architect

Minervini Vandermark Architecture

### Contractor

Red Bridge Homes

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