



# UNCOMPROMISED VIEW

MANLY BEACHSIDE DUPLEX MAXIMISES VIEWS WITH CUSTOMISED DESIGN  
ELEVATE™ ALUMINIUM SYSTEMS ENABLE HARMONIOUS APPEARANCE BETWEEN HOMES



This luxury residential development, comprising two terrace-style apartments is located in the Sydney beachside suburb of Manly.

This duplex home is fortunate enough to sit on the edge of the Pacific Ocean, with breathtaking views from the rear of the building.

Giles Tribe Architects were chosen as the architect to design this home for two very different clients. Whilst the building needed to be uniform in appearance to ensure an overall similar look, the clients had two very different ideas for their home and both had substantially differing tastes.

The main brief of the project was to ensure views of the ocean were maximised, there was a flow between the outdoors and indoors, and the overall appearance of the two homes needed to be similar.

Giles Tribe Architects realised very early on in the project that a good glazing solution was required to fulfil the clients' brief.

The architects chose MidCity Windows to complete the glazing for this project, due to their extensive knowledge and reputation for high quality workmanship.

Giles Tribe Architects worked closely with MidCity Windows to come up with custom design solutions that overcame the project's obstacles.

Due to the extreme marine environment, the windows and doors were required to be high performance and highly durable, to ensure they were able to stand the test of time with little maintenance. The Elevate™ range of aluminium windows and doors were used due to their high quality.

As part of a Manly Council requirement regarding fire ratings, all the windows in the home needed to be self-closing. The architects were worried about the robust look of the automatic windows that are on the market. MidCity Windows attached automatic



*Elevate Series 466 Architectural Awning Casement Window:*

- This high performance awning and casement window system has been designed around custom frame and sash extrusions.
- The extra strong sashes allow large sash windows to be fabricated for high wind load areas.
- Awning sashes can be fitted with cam handles, manual chain winders or concealed electric winders. The winder options suit fixed flyscreen installation.
- Sashes will accept a variety of glass thicknesses from 4mm single panes to 24mm insulating glass units.
- Fixed lowlights/sidelights can be single or double glazed.
- Two non-facing (recessed) sash designs cover internal and external glazing,

winders to the Elevate™ Aluminium Systems range of windows that required automatic opening and closing features. This allowed for architecturally inspired automatic windows that fit in with the design of the home.

To meet the brief of ensuring a flow between the indoors and outdoors, MidCity assisted by suggesting large doors at the back of the home. One client wanted a Bi-Fold Door and the other a Sliding Door, but due to the bold architectural profiles of both products, the homes remained uniform.

MidCity Windows also suggested a zero threshold sill with integrated drain solution, which allowed no step down onto the deck from the home. Elevate™ LouvreMASTER™ windows were

used above the back doors, to ensure that even when the doors are closed ventilation is able to come through the home.

A variety of Elevate™ products were used throughout the building, including Series 417 LouvreMASTER™ windows, Series 466 Casement Windows, Series 704 SlideMASTER™ Doors, Series 411 ViewMASTER™ Bi-Fold Doors and Series 462 Architectural Sliding Windows. Despite the fact there were various systems used, a harmonious appearance remained throughout due to the strong, robust aesthetics of the range.

Giles Tribe Architects congratulated MidCity as their assistance was essential to the success of the project.



MidCity Windows are completely focused towards making the supply of windows and doors easy. MidCity will provide you with technical advice, design expertise and quality workmanship to ensure the highest quality products for your project. MidCity Windows focus on achieving outstanding solutions for your project without compromise.

**NEED MORE INFORMATION?**  
For the latest technical information regarding the Series 466 Awning Window or other Elevate™ products, visit our website: [www.elevatealuminium.com.au](http://www.elevatealuminium.com.au)

**2D & 3D CAD FILES AVAILABLE**  
Download the Vantage Series 466 Awning Window CAD & Revit 3D files to use in your projects from the SpecifyAWS website: [www.specifyaws.com.au](http://www.specifyaws.com.au)



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