

Planning Application #: 15-087

Date Received: 10/19/15  
 Fee Paid: \$1,101.00  
 Receipt #: 91212

# City of Albany

## PLANNING APPLICATION FORM

Please complete the following application to initiate City review of your application. Please be aware that staff may have additional application requirements. For projects requiring Planning and Zoning Commission review, please schedule an appointment with Planning Division staff. The Community Development Department office is open to accept applications Monday, 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon - 1:15 PM, Mon. - Thu.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.

### Fee Schedule (FY 2014-2015)

<input checked="" type="checkbox"/> Design Review*	\$2,072/ Admin. \$1,101
<input type="checkbox"/> Parking Exceptions/Reductions - see separate handout*	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Conditional Use Permit (major)*	\$Actual Cost/Min \$2,072
<input type="checkbox"/> Conditional Use Permit (minor)*	\$1,101
<input type="checkbox"/> Sign Permit	\$1,479/\$461 Admin.
<input type="checkbox"/> Temporary/Seasonal Conditional Use Permit*	\$461
<input type="checkbox"/> Lot Line Adjustment*	\$Actual Cost/Min \$1,101
<input type="checkbox"/> Secondary Residential Unit*	\$1,101
<input type="checkbox"/> Parcel/Subdivision Map; Planned Unit Development; Condo Conversion*	\$3,357
<input type="checkbox"/> Variance*	\$2,072
<input type="checkbox"/> Other(s): _____	\$ _____

\*When obtaining more than one planning approval, the full amount for the highest fee will apply and 1/2 fee will be charged for any other ones.  
 General Plan Update Fee \$45 included in the fees above. This fee only needs to be paid once for each separately submitted application.

Job Site Address: 724 Curtis Street		Zoning District: R-1
Property Owner(s) Name: Elizabeth and Steven Branoff	Phone: Fax:	Email:
Mailing Address: 724 Curtis Street	City: Albany	State/Zip: CA/94706
Applicant(s) Name (contact person): Mitchell Holladay Architects	Phone: 510.705.1061 Fax:	Email: lillian@mitchellholladay.com
Mailing Address: 1708B Martin Luther King Jr. Way	City: Berkeley	State/Zip: CA/94709

### PROJECT DESCRIPTION

Interior Renovation to an existing single family residence: Convert 399 sf of basement to new family room, bath, and laundry area. New concrete slab approx. 15" below existing top of slab. Relocate hot water heater, furnace, and ducting.

Deck renovation: Remove existing hot tub and supporting structure. Replace with new decking to match existing. No structural work at deck necessary.

Please fill out the following information correctly. **Failure to fill out the information adequately or incompletely will result in your application to not be processed.** If you have any additional questions, please contact staff for details.

**ARCHITECTURAL STYLE**

The architectural style/appearance of the home is: Stucco with ptd. wood trim details

**GENERAL INFORMATION**

Item	Existing	Proposed
What is your lot coverage?	35.6%	35.6%
What is the amount of impervious surface on the lot?	1,276 SF	1,276 SF
How many dwelling units are on your property?	1	1
How many off-street parking spaces do you have? (front yard parking is not counted unless previously approved by the City)	1	1
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	$\frac{19 \text{ ft.}}{11.5 \text{ ft.}} \times$	$\frac{19 \text{ ft.}}{11.5 \text{ ft.}} \times$
What is the narrowest width of your driveway?	16'	16'

**SITE REGULATIONS BY DISTRICT**

	Existing	Proposed Construction	Requirement
<b>Setbacks</b>			
Front ( )	16'-10"	16'-10"	15'
Side ( )	6'-5"	6'-5"	3'-9"
Side ( )	4'-9"	4'-9"	3'-9"
Rear ( )	34'-10"	34'-10"	20'
<b>Area</b>			
Lot Size	3,750 SF	3,750 SF	--
Lot Coverage	35.6%	35.6%	50%
Maximum Height	18'-10"	18'-10"	28' max.

\*In parentheses, please note the elevation (i.e. north, east, west, south)

\*\*Please refer to the attached Basic Site Regulations handout attached to this application for setback information.\*\*

**FLOOR AREA RATIO**

	Existing	Proposed	Requirement
Lot Size	3,750 SF	3,750 SF	--
Floor Area			
Garage/Storage	1,196 SF	1,196 SF	
Main Level	1,262 SF	1,262 SF	--
Second-floor			
Total	2,458 SF	2,458 SF	--
Total Counted*	2,042 SF	2,042 SF	--
Floor Area Ratio*	54%	54%	55%

\* 220 sq. ft. may be exempted from "total counted" for covered parking and 60 sq. ft. may be exempted for stairs as permitted by MC 20.24.050.



PROJECT ADDRESS: 724 Curtis Street

**SUBMITTAL REQUIREMENTS FOR PLANNING AND ZONING APPLICATIONS  
REQUIREMENTS MAY VARY WITH INDIVIDUAL PROJECTS – CONTACT STAFF FOR DETAILS**

**SELF-CERTIFICATION CHECKLIST**

**As part of the application, the following requirements must be included and each box checked by the applicant certifying that requirements have been satisfied.**

- One (1) complete pdf version of plans (one document containing all pages)
- One (1) full-size set of plans
- Green Building Checklist
- Site survey prepared by a licensed surveyor for projects where construction is proposed less than 4 ft. from the property lines
- Installation of story poles ten days before the public hearing (second story additions only)

Project plans include the following for a complete submittal:

- Cover page including project description with FAR and lot coverage information
- Dimensioned site plan including proposed parking layout and curb cuts
- Existing elevations with building heights
- Proposed elevations with building heights
- Building sections
- Floor plans (existing and new)
- Roof plan
- Window schedule/details
- Street elevation showing neighboring properties
- Detailed photos of the existing home and proposed location of new development

Please check each box indicating you have sign below indicating that you have included all of the above information and understand that your applicant will not be processed until all of the information is included.

**I have included the above information and understand that if there any incomplete information, my application will not be processed.**

x  Date: 10.19.2015

Print Name: Lillian Mitchell

Please contact the Community Development Department if you have any additional questions. We are open with the following hours:

Monday, 8:30 AM-7:00 PM  
Tuesday-Thursday 8:30 AM-5:00 PM  
Friday 8:30 AM-12:30 PM  
Closed for lunch from 12pm-1:15 pm daily  
Albany City Hall  
1000 San Pablo Avenue, Albany, CA 94706  
TEL: (510) 528-5760



City of Albany

OCT 19 2015

Community Development

724 CURTIS STREET: STREET VIEW OF HOUSE



724 CURTIS STREET: REAR VIEW OF HOUSE

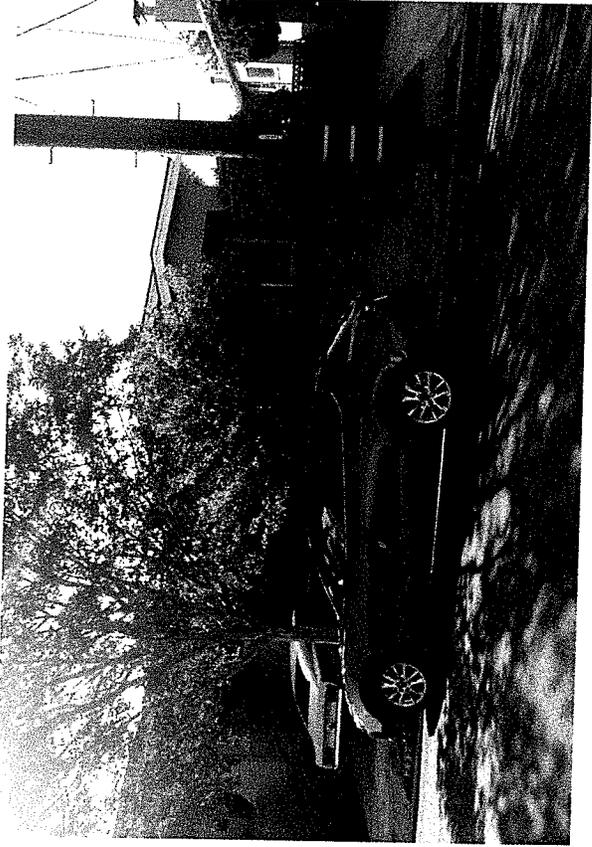


724 CURTIS STREET: REAR VIEW OF HOUSE (BELOW DECK)

**mitchell  
holladay architects**

1708 martin luther king jr way, suite b  
berkeley, ca 94709

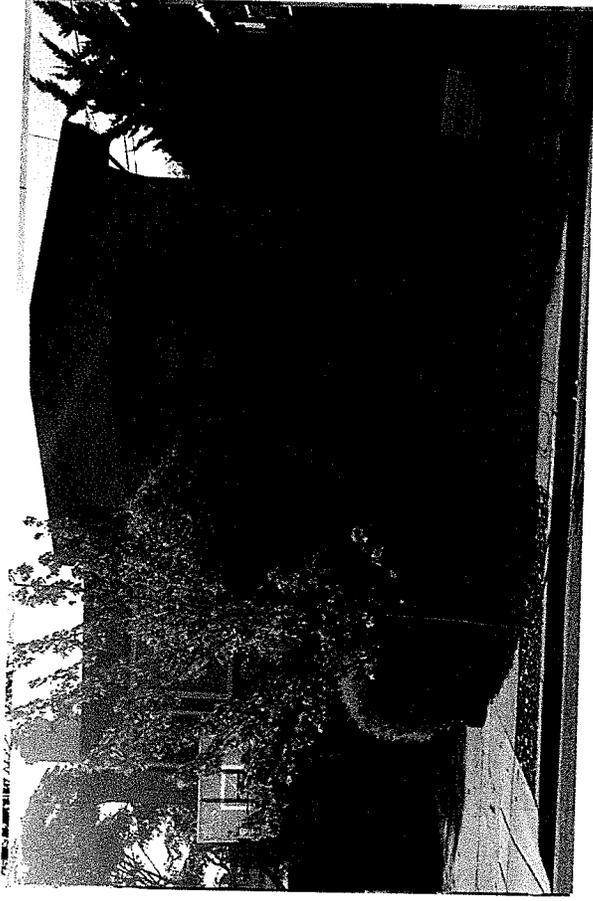
BRANOFF RESIDENCE  
724 CURTIS STREET



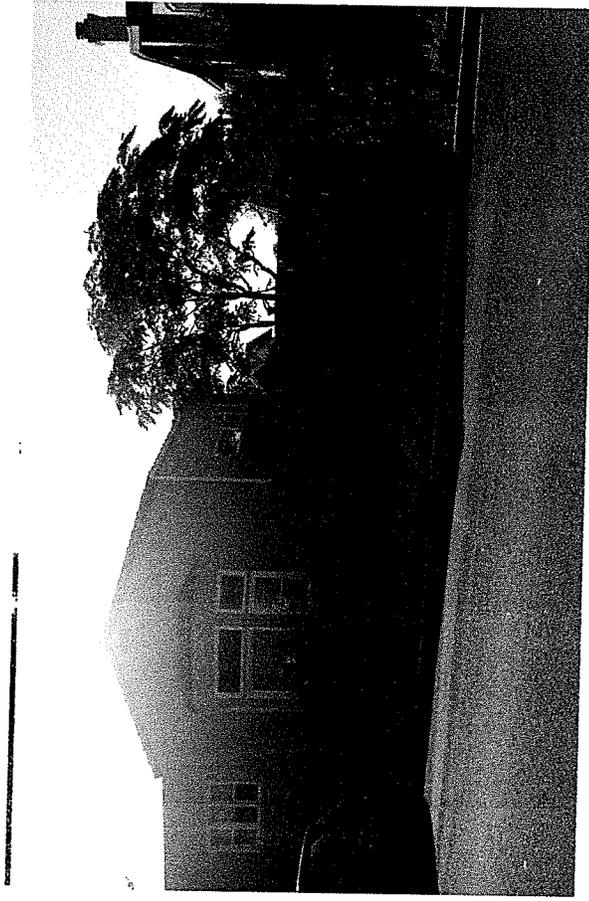
ADJACENT RESIDENCE



ADJACENT RESIDENCE



724 CURTIS STREET

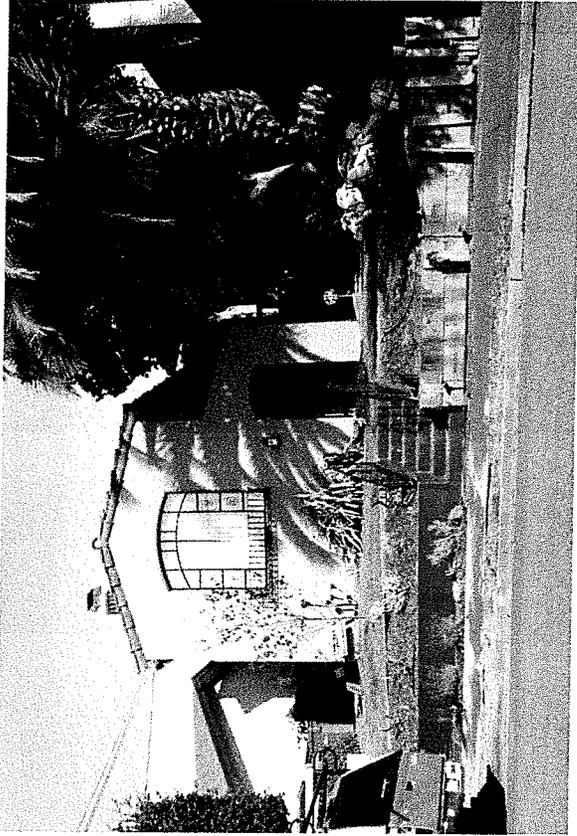


ADJACENT RESIDENCE

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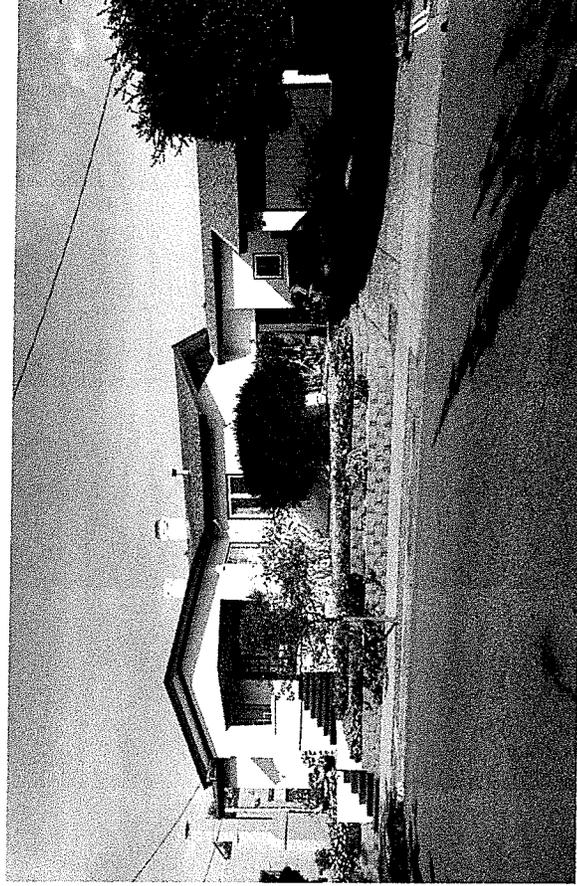
BRANDOFF RESIDENCE  
724 CURTIS STREET



ADJACENT RESIDENCE (ACROSS STREET)



ADJACENT CHURCH (ACROSS STREET)

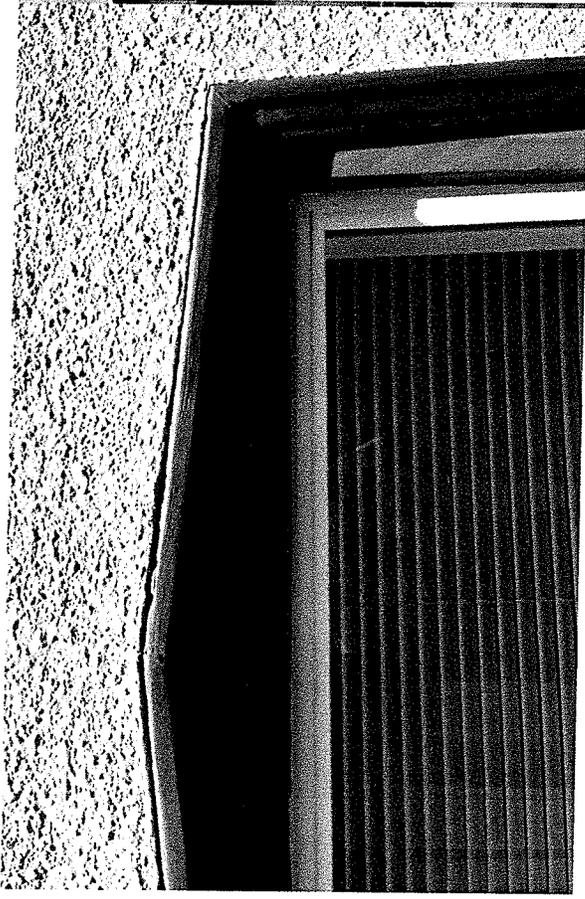


ADJACENT RESIDENCE (ACROSS STREET)

**mitchell  
holladay architects**

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berkeley, ca 94709

BRANOFF RESIDENCE  
724 CURTIS STREET



EXISTING WINDOW - TRIM DETAIL AT HEAD



EXISTING WINDOW - TRIM DETAIL AT SILL

**mitchell**

**holladay architects**

1708 martin luther king jr way, suite b  
berkeley, ca 94709

BRANOFF RESIDENCE  
724 CURTIS STREET

**Section 08 54 00**  
**Wood-Ultrex® Double Hung Window**

**Part 1 General**

**1.1 Section Includes**

- |  |
|--|
| <p>A. Wood-Ultrex® Double Hung window complete with hardware, glazing, weather strip, insect screen, removable grilles, grilles-between-the-glass, jamb extension, and standard or specified anchors, trim and attachments</p> |
|--|
- B. Wood-Ultrex® Double Hung bow, bay windows complete with hardware, glazing, weather strip, insect screen, removable grilles, grilles-between-the-glass, simulated divided lite, jamb extension, head/seat board, and standard or specified anchors, trim and attachments.

**1.2 Related Sections**

- A. Section 01 33 23 – Submittal Procedures: Shop Drawings, Product Data, and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 65 00 – Product Delivery
- D. Section 01 66 00 – Storage and Handling requirements
- E. Section 01 71 00 – Examination and Preparation
- F. Section 01 73 00 - Execution
- G. Section 01 74 00 – Cleaning and Waste Management
- H. Section 01 76 0 – Protecting Installed Construction
- I. Section 06 22 00 – Millwork: Wood trim other than furnished by window manufacturer
- J. Section 07 92 00 – Joint Sealants: Sill sealant and perimeter caulking
- K. Section 09 90 00 – Paint and Coatings: Paint or stain other than factory-applied finish

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**OCT 19 2015**  
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**1.3 References**

- A. American Society for Testing and Materials (ASTM):
  - 1. E283: Standard Test Method for Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors.
  - 2. E330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
  - 3. E547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
  - 4. E2190: Standard Specification for Insulating Glass Unit Performance and Evaluation.

5. E1886: Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials
  6. E1996: Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors and Impact Protective Systems Impacted by Windborne Debris in Hurricanes
  7. C1036: Standard Specification for Flat Glass
  8. E90-09: Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements.
  9. F2090-10: Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms
  10. E2068: Standard Test Method to Determine the Operating and Breakaway Forces of Sliding Windows and Doors
- B. Insulating Glass Manufacturer's Alliance/Insulating Glass Certification Council (IGMA/IGCC)
- C. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association/Canadian Standards Association (AAMA/WDMA/CSA):
1. AAMA/WDMA/CSA 101/I.S.2/A440-08: North American Fenestration Standard/Specification for windows, doors, and skylights.
  2. AAMA/WDMA/CSA 101/I.S.2/A440-11: North American Fenestration Standard/Specification for windows, doors, and skylights.
- D. Window and Door Manufacturer's Association (WDMA): Hallmark Certification Program.
- E. American Architectural Manufacturer's Association (AAMA): 624-10: Voluntary Specification, Performance Requirements and Test Procedures for Organic Coatings on Fiber Reinforced Thermoset Profiles.
- F. National Fenestration Rating Council (NFRC):
1. 100: Procedure for Determining Fenestration Product U-factors
  2. 200: Procedure for Determining Fenestration Product Solar Heat Gain Coefficients and Visible Transmittance at Normal Incidence.

## 1.4 System Description

### A. Design and Performance Requirements:

Certified Sizes and Ratings - Standard and High Performance Units								
Product	Air Tested to psf	Water Tested to psf	Certification Rating	Design Pressure (DP)	Max Overall Width		Max Overall Height	
					in	mm	in	mm
Wood Ultrex Double Hung (Cottage 4268)	1.57	6.06	LC-PG40-H	DP40	41 1/2	(1054)	67 3/4	(1721)
Wood Ultrex Double Hung (Cottage HP 4268)	1.57	7.52	LC-PG50-H	DP50	41 1/2	(1054)	67 3/4	(1721)
Wood Ultrex Double Hung (4276)	1.57	6.06	LC-PG40-H	DP40	41 1/2	(1054)	75 3/4	(1924)
Wood Ultrex Double Hung (HP 4276)	1.57	7.52	LC-PG50-H	DP50	41 1/2	(1054)	75 3/4	(1924)
Wood Ultrex Double Hung (4284)	1.57	5.43	LC-PG35-H	DP35	41 1/2	(1054)	83 3/4	(2127)
Wood Ultrex Double Hung (HP 4284)	1.57	6.06	LC-PG40-H	DP40	41 1/2	(1054)	83 3/4	(2127)
Wood Ultrex Double Hung (5476)	1.57	6.06	LC-PG40-H	DP40	53 1/2	(1359)	75 3/4	(1924)
Wood Ultrex Double Hung (HP 5476)	1.57	7.52	LC-PG50-H	DP50	53 1/2	(1359)	75 3/4	(1924)
Wood Ultrex Double Hung (5484)	1.57	5.43	LC-PG35-H	DP35	53 1/2	(1359)	83 3/4	(2127)
Wood Ultrex Double Hung (HP 5484)	1.57	6.06	LC-PG40-H	DP40	53 1/2	(1359)	83 3/4	(2127)
Wood Ultrex Double Hung Picture (5484)	1.57	5.43	LC-PG35-FW	DP35	53 1/2	(1359)	83 3/4	(2127)
Wood Ultrex Double Hung Picture (HP 5484)	1.57	6.06	LC-PG40-FW	DP40	53 1/2	(1359)	83 3/4	(2127)
Wood Ultrex Double Hung Picture (6276)	1.57	6.06	LC-PG40-FW	DP40	61 1/2	(1562)	75 3/4	(1924)
Wood Ultrex Double Hung Picture (HP 6276)	1.57	7.52	LC-PG50-FW	DP50	61 1/2	(1562)	75 3/4	(1924)

Certified Sizes and Ratings - Impact Units								
Product	Air Tested to psf	Water Tested to psf	Certification Rating	Design Pressure (DP)	Max Overall Width		Max Overall Height	
					in	mm	in	mm
Wood Ultrex Double Hung (Cottage 4268)	1.57	8.25	LC-PG55-H	+55 / -65	41 1/2	(1054)	67 3/4	(1721)
Wood Ultrex Double Hung (4276)	1.57	8.25	LC-PG55-H	+55 / -65	41 1/2	(1054)	75 3/4	(1924)
Wood Ultrex Double Hung Picture (5476)	1.57	8.25	LC-PG55-FW	+55 / -65	53 1/2	(1359)	75 3/4	(1924)
Wood Ultrex Double Hung Picture (6264)	1.57	8.25	LC-PG55-FW	+55 / -65	61 1/2	(1562)	63 3/4	(1619)

1. Missile Impact at Missile Level D complies with ASTM E1886-05, ASTM E 1886-02, ASTM E1996-02, and ASTM E1996-05.
2. Impact Pressure Cycling at +55/-65 psf, complies with ASTM E1886-02, ASTM E1886-05, ASTM E1886-06, ASTM E1996-02, ASTM E1996-05.
3. Forced Entry Resistance, complies with ASTM F588.

## 1.5 Submittals

- A. Shop Drawings: Submit shop drawings under provision of Section 01 33 23.
- B. Product Data: Submit catalog data under provision of Section 01 33 23.
- C. Samples:
  1. Submit corner section under provision of section 01 33 23.
  2. Specified performance and design requirements under provisions of Section 01 33 23.
- D. Quality Control Submittals: Certificates: submit manufacturer's certification indicating compliance with specified performance and design requirement under provision of section 01 33 23.

## 1.6 Quality Assurance

- A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
  - 1. Egress, emergency escape and rescue requirements
  - 2. Basement window requirements
  - 3. Windows fall prevention and/or window opening control device requirements.

## 1.7 Delivery

- A. Comply with provisions of Section 01 65 00
- B. Deliver in original packaging and protect from weather

## 1.8 Storage and Handling

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation.
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of Section 01660.

## 1.9 Warranty

The following limited warranty is subject to conditions and exclusions. There are certain conditions or applications over which Integrity has no control. Defect or problems as a result of such conditions or applications are not the responsibility of Integrity. For a more complete description of the Integrity limited warranty, refer to the Complete and current warranty information is available at [Integritywindows.com/warranty](http://Integritywindows.com/warranty).

- A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
- B. Hardware another non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

## Part 2 Products

### 2.1 Manufactured Units

- A. Description: Ultrex<sup>®</sup> Double Hung and related stationary or picture units as manufactured by Integrity Windows and Doors, Fargo, North Dakota.
- B. Description: Ultrex<sup>®</sup> Double Hung Bay, Bow unit as manufactured by Integrity Windows and Doors, Fargo North Dakota.

### 2.2 Frame Description

- A. Interior: Clear pine interior surfaces.
  - 1. Kiln-dried to moisture no greater than twelve (12) percent at the time of fabrication.
  - 2. Water repellent preservative treated in accordance with WDMA I.S.4.
- B. Exterior: Pultruded reinforced fiberglass (Ultrex<sup>®</sup>), 0.075" (2mm) thick.
- C. Frame Width: 4 9/16" (116mm).

### 2.3 Sash Description

- A. Clear pine interior surfaces
  - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication.
  - 2. Water repellent preservative treated in accordance with WDMA I.S.4.
- B. Exterior: Pultruded reinforced fiberglass (Ultrex<sup>®</sup>), 0.075" (2mm) thick.
- C. Sash Options:
  - 1. Equal or Unequal Sash.
  - 2. Cottage Style: Sash divided 2/5 over 3/5.
  - 3. Reverse Cottage Style: Sash divided 3/5 over 2/5.
- D. Composite sash thickness: 1 9/16" (40mm).
- E. Operating sash tilt to interior for cleaning or removal.

## 2.4 Glazing

- A. Select quality complying with ASTM C1036. Insulating glass SIGMA/ICC certified to performance level CBA when tested in accordance with ASMT E2190. STC/OITC ratings are certified to the level in accordance with ASMT E90-09.
- B. Glazing method: Insulating glass
- C. Glass type: Low E1, E2, E3 air or Argon gas
- D. Glass type option: Obscure Glass or California Fire Glass (Annealed exterior and tempered interior glazing configuration)
- E. Glazing seal: Silicone bedding at exterior and interior
- F. Glazing Option: STC/OITC upgrade
- G. Optional Impact glazing for winds zone 3. Glass is laminated Low E2 or Low E3 with Argon consisting of annealed or tempered glass to the exterior and laminated glass to the interior. The interior and exterior glazing compound is silicone, in a sandwich style glazing system.

## 2.5 Certified Mulling for Impact Units

- A. Directional mull limits 1H or 1W only. Maximum span for vertical mull is 75 3/4" (1924mm)
- B. Directional mull limits 2H or 2W only. Maximum span for horizontal mull is 62" (1575mm)

## 2.6 Finish

- A. Exterior: Pultruded Fiberglass. Factory baked on acrylic urethane. Meets AAMA 624-10 requirements.
  - 1. Color: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, Ebony
- B. Interior:
  - 1. Treated bare wood
  - 2. White interior factory finish

## 2.7 Hardware

- A. Balance System: Coil spring block and tackle with nylon cord and glass filled nylon shoe and zinc locking clutch.
- B. Lock: High pressure zinc die-cast cam lock and keeper. Finish: Phosphate coated and electrostatically painted.
  - 1. Standard Color: Almond Frost, White.
  - 2. Optional Color: Bright Brass, Satin Nickel, and Oil Rubbed Bronze.
- C. Tilt latches: Spring loaded latches for release of sash located at check rail.
  - 1. Standard Color: Almond Frost, White.
  - 2. Optional Color: Bright Brass, Satin Nickel, and Oil Rubbed Bronze.
- D. Factory-Installed Window Opening Control Device for operating units per ASTM F2090-10: a system consisting of an acetal lever housed in an acetal shell on each stile of the top sash.
  - 1. Available on all sizes.
  - 2. Color: White, Beige.

## 2.8 Weather Strip

- A. At Bottom Sash: Rigid color matched vinyl with a foam filled vinyl weather strip; interfaces against the Ultrex sill and jamb weather strip
  - 1. Color: Black.
- B. Jamb Weather Strip: Robust skin covered foam weather strip is used to seal the double hung jamb. It is inserted into to a rigid vinyl jamb carrier.
  - 1. Color: Beige.
- C. Blind Stop: vinyl with a flexible leaf seal to seal between the header and the upper sash.
- D. Foam PVC gasket between the jamb and sill.
- E. At Interlock: Rigid ABS with flexible hollow bulb.
  - 1. Color: Beige.
- F. Reduced visible beige at the exterior bottom rail.

## **2.9 Jamb Extension**

- A. Furnish jamb extension 6 9/16" (167mm) factory-installed or 6 13/16" (160mm) shipped loose.
- B. Finish: Match interior finish.

## **2.10 Insect Screen**

- A. Factory-installed full screen.
  - 1. Screen mesh: 18 by 16 charcoal fiberglass (non-corrosive)
- B. Factory-installed half screen.
  - 1. Screen mesh: 18 by 16 charcoal fiberglass (non-corrosive)
- C. Rolled form aluminum frame.
  - 1. Finish: White, Pebble Gray, Bronze, Evergreen, Cashmere or Ebony

## **2.11 Removable Grilles**

- A. 3/4" x 15/32" (19mm x 12mm) pine
  - 1. Pattern: Rectangular
  - 2. Finish: to match interior finish

## **2.12 Simulated Divided Lites (SDL)**

- A. 7/8" (22mm) wide with optional internal spacer bar.
- B. 2 11/32" (60mm) – Simulated check rail with optional internal spacer bar – PICTURE UNIT ONLY.
- C. Exterior muntins: Extruded Ultrex, finish to match exterior sash color.
- D. Interior muntins: pine, finish to match interior finish.
- E. Lite Cuts or Patterns:
  - 1. Rectangular
  - 2. Prairie

## 2.13 Grilles-Between-the-Glass (GBG)

- A. 11/16" (18mm) contoured aluminum bar.
- B. Color: Stone white interior, exterior color determined by exterior sash color.
  - 1. Interior: Stone white, bronze.
  - 2. Exterior: Matches exterior sash color.
- C. Lite Cuts or Patterns:
  - 3. Rectangular
  - 4. Prairie Lite

## 2.14 Accessories and Trim

- A. Exterior Casing:
  - 1. Non-integral to the unit. Fastened to the exterior wall with barb and kerf.
  - 2. 2" (51mm) Brick Mould available as a full surround or with Sill Nosing.
  - 3. 3 1/2" (89mm) Flat casing available as a full surround or with Sill Nosing. Also available with 1" (25mm) Ranch style sill and header overhang.
  - 4. Color: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, Ebony.
- B. Installation Accessories:
  - 1. Factory-installed vinyl nailing fin/drip cap at head, sill and side jambs.
  - 2. Installation brackets: Brackets for 4 9/16" (166mm), 6 9/16" (167mm) jambs.
  - 3. Mullion kit: Standard mullion kit for field assembly of related units available in horizontal, vertical, round top over double hung and 2-wide and/or 2-high configurations. Kits include: Instructions, aluminum pins, filler blocks, wood mullion tie, sealant foam tape, interior mullion trim, mull tee, related screws and nailing fin connectors.
  - 4. Structural mullion kit: Structural mullion kit for field assembly or related units available in horizontal, vertical, round top over double hung and 2-wide and/or 2-high configurations. Kit includes: Instructions, reinforcement member, aluminum pins, filler blocks, wood mullion tie, sealant foam tape, interior mullion trim, mull tee, related screws, nailing fin connectors and structural brackets
  - 5. Installation clips standard with nailing fin on impact glazed windows.

## **Part 3 Execution**

### **3.1 Examination**

- A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

### **3.2 Installation**

- A. Comply with Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.
- C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.
- E. Use finish nails to apply wood trim and mouldings.

### **3.3 Cleaning**

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

### **3.4 Protecting Installed Construction**

- A. Comply with Section 07 76 00.
- B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section

# Green Points Rating System for Remodeling Projects

Due to the diversity of remodeling project types, assigning a "total points" value to a project to be considered environmentally friendly is not feasible. However, 25 measures have been highlighted to signify that every effort should be made to incorporate them into your projects. These items have been chosen based upon their impact on the environment and the health of the home in coordination with ease of implementation and relative low cost. These measures can be used as a starting point for "greening" your project.

**Project Address:** 724 Curtis Street

	INPUT	Resources	Energy	IAQ/Health
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**A. Site**

1. Recycle Job Site Construction & Demolition Waste  
65% = 1 point; 75% = 2 points; 80% = 4 points
2. Salvage Reusable Building Materials
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation
4. Protect Native Soil
5. Minimize Disruption of Existing Plants & Trees
6. Implement Construction Site Stormwater Practices
7. Protect Water Quality with Landscape Design
8. Design Resource-Efficient Landscapes and Gardens
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas
10. Install High-Efficiency Irrigation Systems
11. Provide for On-Site Water Catchment / Retention

up to 4 Resource pts	y=	1	4	
4 Resource pts	y=yes	4		
4 Resource pts	y=yes			
2 Resource pts	y=yes			
1 Resource pt	y=yes	1		
2 Resource pts	y=yes			
2 Resource pts	y=yes			
4 Resource pts	y=yes	n/a		
2 Resource pts	y=yes			
2 Resource pts	y=yes			
2 Resource pts	y=yes			

**B. Foundation**

1. Incorporate Recycled Flyash in Concrete  
25% Recycled Flyash = 2 points; Add 1 point for every 10% increase of flyash, up to 5 points
2. Use Recycled Content Aggregate
3. Insulate Foundation/Slab before backfill

up to 5 Resource pts	y=		3	
2 Resource pts	y=yes			
3 Energy pts	y=yes	3		

**C. Structural Frame**

1. Substitute Solid Sawn Lumber with Engineered Lumber
2. Use FSC Certified Wood for framing  
(For every 10% of FSC lumber used = 2 points, up to 10)
3. Use Wood I-Joists for Floors and Ceilings
4. Use Web Floor Trusses
5. Design Energy Heels on Trusses 6" or more
6. Use Finger-Jointed Studs for Vertical Applications
7. Use Engineered Studs for Vertical Applications
8. Use Recycled Content Steel Studs for Interior Framing
9. Use Structural Insulated Panels (SIPs)
  - a. Floors
  - b. Wall
  - c. Roof
10. Apply Advanced Framing Techniques
11. Use Reclaimed Lumber for Non Structural Applications
12. Use OSB
  - a. Subfloors
  - b. Sheathing

3 Resource pts	y=yes	3	3	
up to 10 Resource pts.	y=			
2 Resource pts	y=yes			
2 Resource pts	y=yes			
2 Energy pts	y=yes			
2 Resource pts	y=yes			
2 Resource pts	y=yes			
2 Resource pts	y=yes			
3 Energy pts	y=yes			
3 Energy pts	y=yes			
3 Energy pts	y=yes			
4 Resource pts	y=yes			
3 Resource pts	y=yes			
1 Resource pt	y=yes	n/a		
1 Resource pt	y=yes	1		

City of Albany

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Community Development



			INPUT	Resources	Energy	IAQ/Health
<b>I. Windows</b>						
1. Install Energy-Efficient Windows						
a. Double-Paned	1 Energy pt	y=yes	1		1	
b. Low-Emissivity (Low-E)	2 Energy pts	y=yes				
c. Low. Conductivity Frames	2 Energy pts	y=yes				
2. Install Low Heat Transmission Glazing	1 Energy pt	y=yes				
<b>J. Heating Ventilation and Air Conditioning</b>						
1. Use Duct Mastic on All Duct Joints	2 Energy pts	y=yes	2		2	
2. Install Ductwork within Conditioned Space	3 Energy pts	y=yes				
3. Vent Range Hood to the Outside	1 IAQ/Health pt	y=yes				
4. Clean all Ducts Before Occupancy	2 IAQ/Health pts	y=yes	1			1
5. Install Solar Attic Fan	2 Energy pts	y=yes				
6. Install Attic Ventilation Systems	1 Energy pt	y=yes				
7. Install Whole House Fan	4 Energy pts	y=yes				
8. Install Sealed Combustion Units						
a. Furnaces	3 IAQ/Health pts	y=yes				
b. Water Heaters	3 IAQ/Health pts	y=yes				
9. Replace Wall-Mounted Electric and Gas Heaters with Through-the-Wall Heat Pumps	3 Energy pts	y=yes				
10. Install 13 SEER/11 EER or higher AC with a TXV	3 Energy pts	y=yes				
11. Install AC with Non-HCFC Refrigerants	2 Resource pts	y=yes				
12. Install 90% Annual Fuel Utilization Efficiency (AFUE) Furnace	2 Energy pts	y=yes				
13. Retrofit Wood Burning Fireplaces						
a. Install EPA certified wood stoves/inserts	1 IAQ/Health pt	y=yes				
b. Install/Replace Dampers	1 Energy pt	y=yes				
c. Install Airtight Doors	1 Energy pt	y=yes				
14. Install Zoned, Hydronic Radiant Heating	3 Energy pts	y=yes				
15. Install High Efficiency Filter	4 IAQ/Health pts	y=yes				
16. Install Heat Recovery Ventilation Unit (HRV)	5 IAQ/Health pts	y=yes				
17. Install Separate Garage Exhaust Fan	3 IAQ/Health pts	y=yes				
<b>K. Renewable Energy and Roofing</b>						
1. Pre-Plumb for Solar Water Heating	4 Energy pts	y=yes				
2. Install Solar Water Heating System	10 Energy pts	y=yes				
3. Pre-Wire for Future Photovoltaic (PV) Installation	4 Energy pts	y=yes				
4. Install Photovoltaic (PV) System (1.2 kw = 6 points, 2.4 kw = 12 points, 3.6 kw = 18 points)	Up to 18 Energy pts					
6. Select Safe and Durable Roofing Materials	1 Resource pt	y=yes	n/a			
7. Install Radiant Barrier	3 Energy pts	y=yes				
<b>L. Natural Heating and Cooling</b>						
1. Incorporate Passive Solar Heating	5 Energy pts	y=yes				
2. Install Overhangs or Awnings over South Facing Windows	3 Energy pts	y=yes				
3. Plant Deciduous Trees on the West and South Sides	3 Energy pts	y=yes				

			INPUT	Resources	Energy	IAQ/Health
<b>M. Indoor Air Quality and Finishes</b>						
1. Use Low/No-VOC Paint	1 IAQ/Health pts	y=yes	1	4		1
2. Use Low VOC, Water-Based Wood Finishes	2 IAQ/Health pts	y=yes				
3. Use Low/No VOC Adhesives	3 IAQ/Health pts	y=yes	3			
4. Use Salvaged Materials for Interior Finishes	3 Resource pts	y=yes				
5. Use Engineered Sheet Goods with no added Urea Formaldehyde	6 IAQ/Health pts	y=yes				
6. Use Exterior Grade Plywood for Interior Uses	1 IAQ/Health pts	y=yes				
7. Seal all Exposed Particleboard or MDF	4 IAQ/Health pts	y=yes	n/a			
8. Use FSC Certified Materials for Interior Finish	4 Resource pts	y=yes				
9. Use Finger-Jointed or Recycled-Content Trim	1 Resource pts	y=yes				
10. Install Whole House Vacuum System	3 IAQ/Health pts	y=yes				
<b>N. Flooring</b>						
1. Select FSC Certified Wood Flooring	8 Resource pts	y=yes		4		
2. Use Rapidly Renewable Flooring Materials	4 Resource pts	y=yes	4			
3. Use Recycled Content Ceramic Tiles	4 Resource pts	y=yes		4		
4. Install Natural Linoleum in Place of Vinyl	5 IAQ/Health pts	y=yes				
5. Use Exposed Concrete as Finished Floor	4 Resource pts	y=yes	4			
6. Install Recycled Content Carpet with Low VOCs	4 Resource pts	y=yes				
<b>O. City of Albany Incentives</b>						
1. Additions less than 50% increase in floor area	20 Resource pts	y=yes	20	20		
2. Additions less than 200sq.ft. or resulting in less than 1,500sq.ft.	10 Resource pts	y=yes				
3. Seismic upgrade of existing building	25 Resource pts	y=yes	25	25		
4. For having a hybrid or zero emissions vehicle	2 IAQ/Health pts	y=yes				
5. For having no automobile	5 Resource pts	y=yes				
6. Plant more than one street tree when feasible	2 IAQ/Health pts	y=yes				
7. Earthquake kit	2 IAQ/Health pts	y=yes				
<b>total</b>				81	4	10