Planning Application #: 15-086

Date Received: 10/19/15
Fee Paid: $2,072.00
Receipt #: 9211

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)

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

**When obtaining more than one planning approval, the full amount for the highest fee will apply and ½ 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: 719 Spokane Avenue		Zoning District: R-1
Property Owner(s) Name: Holly and Matt White	Phone: Fax:	Email:
Mailing Address: 719 Spokane Ave.	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

448 square feet second story addition to an existing 1 1/2 story residence.

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 spanish tile roof

GENERAL INFORMATION

Item	Existing	Proposed
What is your lot coverage?	40%	41%
What is the amount of impervious surface on the lot?	750 sf	750 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)	2	2
What are the dimensions of parking spaces? (give interior dimensions of enclosed parking spaces)	19.5ft. X 10.5ft.	19.5ft. X 10.5ft.
What is the narrowest width of your driveway?	9'	9'

SITE REGULATIONS BY DISTRICT

	Existing	Proposed Construction	Requirement
Setbacks			
Front (15')	15'-0"	15'-0"	15'
Side (3.2'	4'-11"	4'-11"	3'-2"
Side (3.2'	3'-2"	3'-2"	3'-2"
Rear (20')	24'-0"	24'-0"	20'
Area			
Lot Size	3,200 SF	3,200 SF	--
Lot Coverage	40%	41%	50%
Maximum Height	24'	24'	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	3,200 sf	3,200 sf	--
Floor Area			
Garage/Storage	370 sf	370 sf	
Main Level	1,147 sf	1,147 sf	--
Second-floor	0	448 sf	
Total	1,517 sf	1,965 sf	--
Total Counted*	1,297 sf	1,745 sf	--
Floor Area Ratio*	40%	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.

TERMS AND CONDITIONS OF APPLICATION

I, the undersigned owner (or authorized agent) of the property herein described, hereby make application for approval of the plans submitted and made part of this application in accordance with the provisions of the City's ordinances, and I hereby certify that the information given is true and correct to the best of my knowledge and belief.

I understand that the requested approval is for my benefit (or that of my principal). Therefore, if the City grants the approval with or without conditions, and that action is challenged by a third party, I will be responsible for defending against this challenge. I therefore agree to accept this responsibility for defense at the request of the City and also agree to defend, indemnify and hold the City harmless from any costs, claims, penalties, fines, judgments, or liabilities arising from the approval, including without limitation, any award or attorney's fees that might result from the third party challenge.

For this purposes of this indemnity, the term "City" shall include the City of Albany, its officers, officials, employees, agents and representatives. For purposes of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including any action alleging a failure to comply with the California Environmental Quality Act or other laws.

The signature of the property owner is required for all projects. By executing this form you are affirming that you are the property owner.

10/18/15

Signature of Property Owner Date

10.19.2015

Signature of Applicant (if different) Date

PROJECT ADDRESS: 719 Spokane Avenue

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 Lillian Mitchell 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

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.

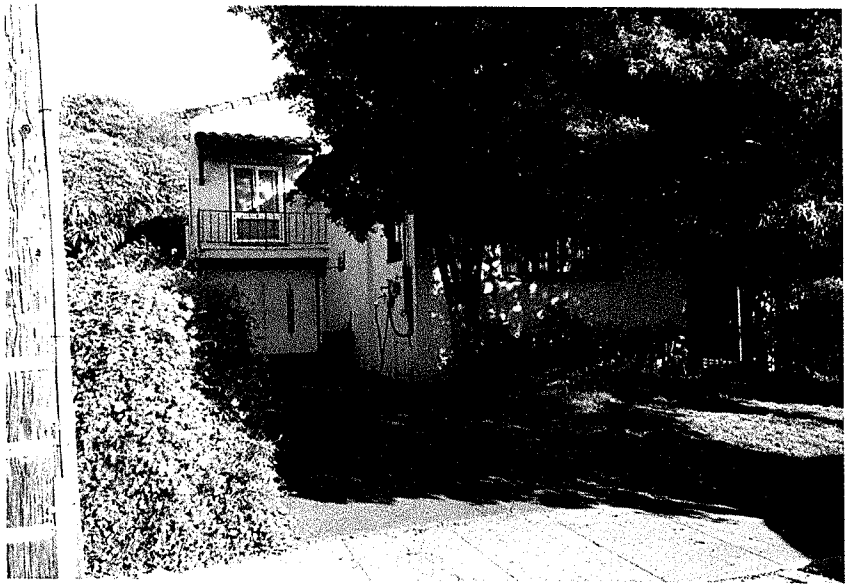
Project Address: 719 Spokane Avenue

		INPUT	Resources	Energy	IAQ/Health
A. Site					
1. Recycle Job Site Construction & Demolition Waste 65% = 1 point; 75% = 2 points; 80% = 4 points	up to 4 Resource pts	1	1		
2. Salvage Reusable Building Materials	4 Resource pts y=yes	4	4		
3. Remodel for Mixed Use, Adaptive Reuse, and Historic Preservation	4 Resource pts y=yes				
4. Protect Native Soil	2 Resource pts y=yes				
5. Minimize Disruption of Existing Plants & Trees	1 Resource pt y=yes	1	1		
6. Implement Construction Site Stormwater Practices	2 Resource pts y=yes				
7. Protect Water Quality with Landscape Design	2 Resource pts y=yes				
8. Design Resource-Efficient Landscapes and Gardens	4 Resource pts y=yes	n/a			
9. Reuse Materials/Use Recycled Content Materials for Landscape Areas	2 Resource pts y=yes				
10. Install High-Efficiency Irrigation Systems	2 Resource pts y=yes				
11. Provide for On-Site Water Catchment / Retention	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	up to 5 Resource pts				
2. Use Recycled Content Aggregate	2 Resource pts y=yes				
3. Insulate Foundation/Slab before backfill	3 Energy pts y=yes				
C. Structural Frame					
1. Substitute Solid Sawn Lumber with Engineered Lumber	3 Resource pts y=yes	3	3		
2. Use FSC Certified Wood for framing (For every 10% of FSC lumber used = 2 points, up to 10)	up to 10 Resource pts.				
3. Use Wood I-Joists for Floors and Ceilings	2 Resource pts y=yes				
4. Use Web Floor Trusses	2 Resource pts y=yes				
5. Design Energy Heels on Trusses 6" or more	2 Energy pts y=yes				
6. Use Finger-Jointed Studs for Vertical Applications	2 Resource pts y=yes				
7. Use Engineered Studs for Vertical Applications	2 Resource pts y=yes				
8. Use Recycled Content Steel Studs for Interior Framing	2 Resource pts y=yes				
9. Use Structural Insulated Panels (SIPs)					
a. Floors	3 Energy pts y=yes				
b. Wall	3 Energy pts y=yes				
c. Roof	3 Energy pts y=yes				
10. Apply Advanced Framing Techniques	4 Resource pts y=yes				
11. Use Reclaimed Lumber for Non Structural Applications	3 Resource pts y=yes				
12. Use OSB					
a. Subfloors	1 Resource pt y=yes	1	1		
b. Sheathing	1 Resource pt y=yes	1	1		

	INPUT	Resources	Energy	IAQ/Health
D. Exterior Finish				
1. Use Sustainable Decking Materials				
a. Recycled content — 3 Resource pts y=yes	n/a			
b. FSC Certified Wood — 3 Resource pts y=yes	n/a			
2. Use Treated Wood That Does Not Contain Chromium/Arsenic — 1 IAQ/Health pt y=yes	1			1
3. Install House Wrap under Siding — 1 IAQ/Health pt y=yes	1			1
4. Use Fiber-Cement Siding Materials — 1 Resource pt y=yes	n/a			
E. Plumbing				
1. Install Water Heater Jacket — 1 Energy pt y=yes	n/a			
2. Insulate Hot and Cold Water Pipes — 2 Energy pts y=yes				
3. Retrofit all Faucets and Showerheads with Flow Reducers				
a. Faucets (1 point each, up to 2 points) — Up to 2 Resource pts.	2	2		
b. Showerheads (1 point each, up to 2 points) — Up to 2 Resource pts.	1	1		
4. Replace Toilest with Ultra-Low Flush Toilets (1 point each, up to 3 points) — Up to 3 Resource pts.	1	1		
5. Install Chlorine Filter on Showerhead — 1 IAQ/Health pt y=yes				
6. Convert Gas to Tankless Water Heater — 4 Energy pts y=yes				
7. Install Water Filtration Units at Faucets (2 points each, up to 4 points) — Up to 4 IAQ/Health pts.				
8. Install On-Demand Hot Water Circulation Pump — 4 Resource pts y=yes				
F. Electrical				
1. Install Compact Fluorescent Light Bulbs (CFLs) (6 bulbs=2 points, 10 bulbs =3 points, 12 bulbs = 4 points) — Up to 4 Energy pts.	4		4	
2. Install IC-AT Recessed Fixtures with CFLs (1 point each, up to 5 points) — Up to 5 Energy pts.	5		5	
3. Install Lighting Controls (1 point per fixture, up to 4 points) — Up to 4 Energy pts.				
4. Install High Efficiency Ceiling Fans with CFLs (1 point each, up to 4 points) — Up to 4 Energy pts.				
G. Appliances				
1. Install Energy Star Dishwasher — 1 Energy pt y=yes	n/a			
2. Install Washing Machine with Water and Energy Conservation Features — 1 Energy pt y=yes	n/a			
3.Install Energy Star Refrigerator — 1 Energy pt y=yes	n/a			
4. Install Built-In Recycling Center — 3 Resource pts y=yes	n/a			
H. Insulation				
1. Upgrade Insulation to Exceed Title 24 Requirements				
a. Walls — 2 Energy pts y=yes				
b. Ceilings — 2 Energy pts y=yes				
2. Install Floor Insulation over Crawl Space — 4 Energy pts y=yes				
3. Install Recycled-Content, Fiberglass Insulation with No Added Formaldehyde — 3 IAQ/Health pts y=yes	3			3
4. Use Advanced Infiltration Reduction Practices — 2 Energy pts y=yes				
5. Use Cellulose Insulation				
a. Walls — 4 Resource pts y=yes				
b. Ceilings — 4 Resource pts y=yes				
6. Alternative Insulation Products (Cotton, spray-foam)				
a. Walls — 4 Resource pts y=yes				
b. Ceilings — 4 Resource pts y=yes				

		INPUT	Resources	Energy	IAQ/Health
I. Windows					
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				
J. Heating Ventilation and Air Conditioning					
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				
K. Renewable Energy and Roofing					
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				
L. Natural Heating and Cooling					
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
M. Indoor Air Quality and Finishes					
1. Use Low/No-VOC Paint	1 IAQ/Health pts y=yes	1			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			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				
N. Flooring					
1. Select FSC Certified Wood Flooring	8 Resource pts y=yes				
2. Use Rapidly Renewable Flooring Materials	4 Resource pts y=yes	4	4		
3. Use Recycled Content Ceramic Tiles	4 Resource pts y=yes				
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				
6. Install Recycled Content Carpet with Low VOCs	4 Resource pts y=yes				
O. City of Albany Incentives					
1. Additions less than 50% increase in floor area	20 Resource pts y=yes	20	20		
2. Additions les 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. Earhquake kit	2 IAQ/Health pts y=yes				
	Total.		64	12	10



719 SPOKANE AVE. - FRONT (STREET) VIEW

719 SPOKANE AVE. - SIDE (NORTH) VIEW

719 SPOKANE AVE. - REAR VIEW

719 SPOKANE AVE. - SIDE (SOUTH) VIEW

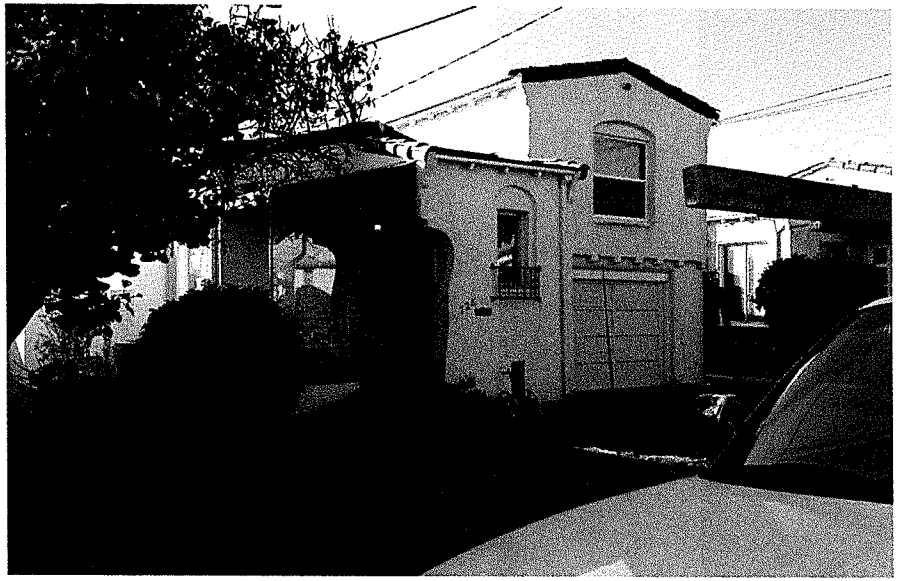
mitchell
holladay architects
1708 martin luther king jr way, suite b
berkeley, ca 94709

WHITE RESIDENCE
719 SPOKANE AVENUE

ADJACENT NEIGHBOR

ADJACENT NEIGHBOR

ADJACENT (ACROSS THE STREET) NEIGHBOR



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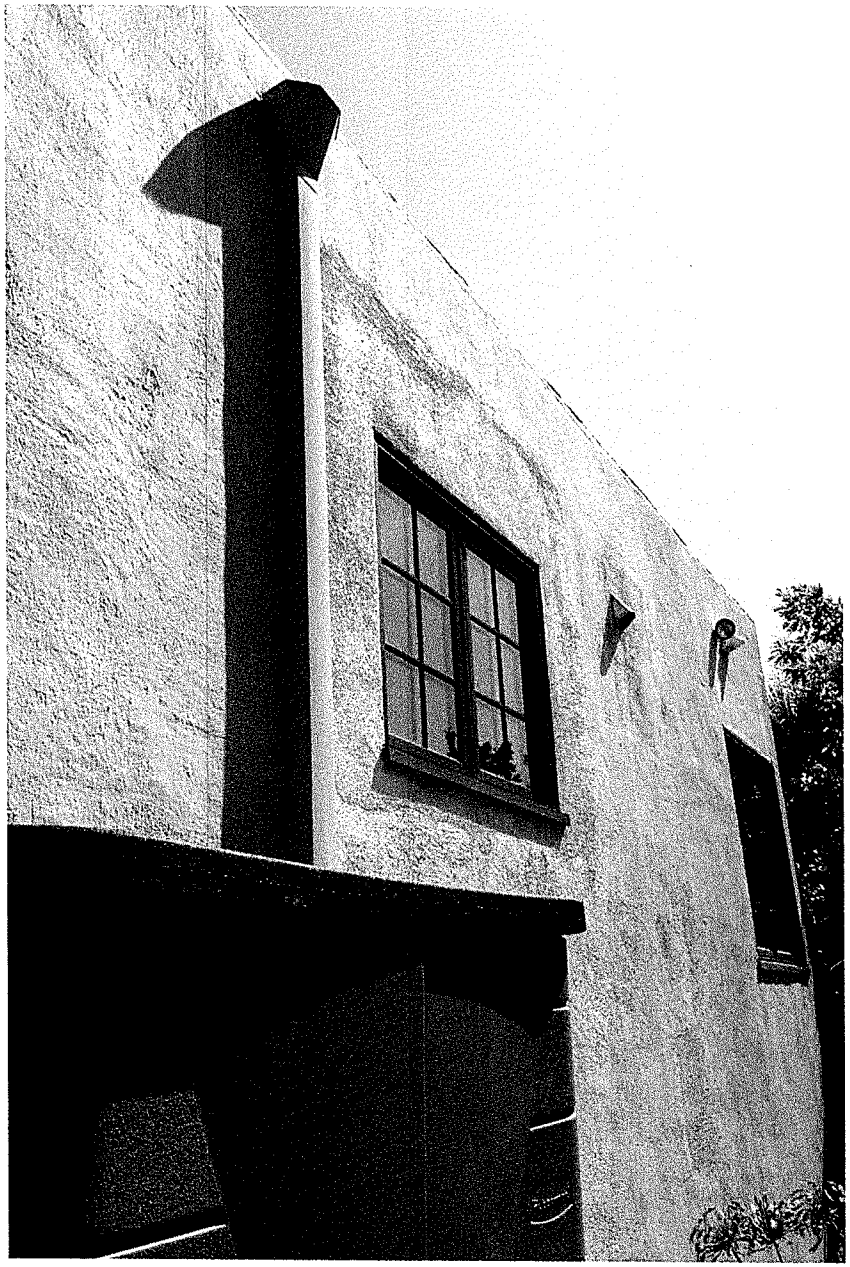
WHITE RESIDENCE
719 SPOKANE AVENUE



EXISTING ALUM. CLAD WINDOW AND PAINTED WD. TRIM

ADJACENT (ACROSS THE STREET) NEIGHBOR

EXISTING WINDOW

mitchell
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berkeley, ca 94709

WHITE RESIDENCE
719 SPOKANE AVENUE

Section 08 52 13
Aluminum Clad Ultimate Casement/Awning Collection

Part 1 General

1.1 Section Includes

A. Aluminum Clad Wood Ultimate Casement/Awning Crank Out: Operators, Stationary and Picture units complete with hardware, glazing, weather strip, insect screen, removable screen, removable grille, grilles-between-the-glass, simulated divided lite, jamb extension, and standard or specified anchors, trim and attachments

B. Aluminum Clad Wood Ultimate Casement/Awning Crank Out Bow and Bay units: Operators, Stationary and Picture units complete with hardware, glazing, weather strip, insect screen, removable screen, removable grille, grilles-between-the-glass, simulated divided lite, jamb extension, head/seat board and standard or specified anchors, trim and attachments

C. Aluminum Clad Wood Ultimate Casement Polygon (Stationary Units only) units complete with glazing, weather strip, removable grille, grilles-between-the-glass, simulated divided lite, jamb extension, and standard or specified anchors, trim and attachments

D. Aluminum Clad Wood Ultimate Casement Venting Picture unit capable of opening for ventilation complete with hardware, glazing, weather strip, insect screen, removable grille, grilles-between-glass, simulated divided lite, jamb extension and standard or specified anchors, trim and attachments

E. Aluminum Clad Wood Ultimate Replacement Casement/Awning Crank Out: Operators, Stationary and Picture units complete with hardware, glazing, weather strip, insect screen, removable screen, removable grille, grilles-between-the-glass, simulated divided lite, jamb extension, and standard or specified anchors, trim and attachments

F. Aluminum Clad Wood Ultimate Replacement Casement Polygon (Stationary Units only) units complete with glazing, weather strip, removable grille, grilles-between-the-glass, simulated divided lite, jamb extension, 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 00 – Protecting Installed Construction

I. Section 06 22 00 – Millwork: Wood trim other than furnished by window manufacturer

J. Section 07 92 00 – Joint Sealant: Sill sealant and perimeter caulking

K. Section 09 90 00 – Painting and Coatings: Paint and stain other than factory applied finish

1.3 References

A. American Society for Testing Materials (ASTM):

1. E 283: Standard Test method for Rate of Air Leakage through Exterior Windows, Curtain Walls and Doors

2. E 330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls and Door by Uniform Static Air Pressure Difference

3. E 547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential

4. E 2190: Specification for Sealed Insulated Glass Units

5. C 1036: Standard Specification for Flat Glass

6. F 2090-10: Standard Specifications for Windows Fall Prevention Devices with Emergency Escape (egress) Release Mechanisms

B. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):

1. AAMA/WDMA/CSA 101/I.S.2/A440-05 Standard/Specification for Window, Skylights and Doors

2. AAMA/WDMA/CSA 101/I.S.2/A440-08, NAFS – North American Fenestration Standard/Specification for Windows, Doors and Skylights

3. AAMA/WDMA/CSA 101/I.S.2/A440-11, NAFS 2011 – Northern American Fenestration Standard/Specification for Windows, Doors and Skylights

C. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork

D. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program

E. Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)

F. American Architectural Manufacturer's Association (AAMA): 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels

G. National Fenestration rating Council (NFRC):

1. 101: Procedure for Determining Fenestration Product thermal Properties
2. 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

1.4 System Description

A. Design and Performance Requirements:

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	DP	Max Overall Width	Max Overall Height
Aluminum Clad Ultimate Casement (Full Frame and Replacement)	1.57	7.5	75	CW-PG50-C	50	36"	96-1/8"
Aluminum Clad Ultimate Casement (Full Frame and Replacement)	1.57	7.5	75	LC-PG50-C	50	40"	92"
Aluminum Clad Ultimate Awning (Full Frame and Replacement)	1.57	7.5	75	CW-PG 50-AP	50	48"	47-1/8"
Aluminum Clad Ultimate Awning (Full Frame and Replacement)	1.57	7.5	75	LC-PG50-AP	50	56"	47-1/8"
Aluminum Clad Ultimate Awning (Full Frame and Replacement)	1.57	7.5	75	LC-PG50-AP	50	72"	63-1/8"
Aluminum Clad Ultimate Casement Picture (Full Frame)	1.57	7.5	75	CW-PG50-FW	50	72"	71-1/8"
Aluminum Clad Ultimate Casement Picture (Full Frame)	1.57	7.5	75	CW-PG50-FW	50	88"	96-1/8"
Aluminum Clad Ultimate Casement Picture (Full Frame and Replacement)	1.57	10.5	75	AW-PG50-FW	50	60"	99"
Aluminum Clad Ultimate Casement Picture (Full Frame and Replacement)	1.57	7.5	75	CW-PG50-FW	50	64"	96-1/8"

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Max Overall Width	Max Overall Height
Aluminum Clad Ultimate Casement Polygon Stationary (Full Frame and Replacement)	1.57	7.5	75	CW-PG50-FW	50	64"	96-1/8"
Aluminum Clad Ultimate Casement Polygon Stationary (Full Frame)	1.57	7.5	75	CW-PG50-FW	50	72"	71-1/8"
Aluminum Clad Ultimate Casement Polygon Stationary (Full Frame)	1.57	7.5	75	CW-PG50-FW	50	88"	96-1/8"

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Max Overall Width	Max Overall Height
Aluminum Clad Ultimate Casement Venting Picture	1.57	7.5	60	LC-PG40-AP	40	40"	71-1/8"
Aluminum Clad Ultimate Casement Venting Picture	1.57	7.5	60	LC-PG40-AP	40	40"	96-1/8"
Aluminum Clad Ultimate Casement Venting Picture	1.57	7.5	60	LC-PG40-AP	40	48"	71-1/8"
Aluminum Clad Ultimate Casement Venting Picture	1.57	7.5	60	LC-PG40-AP	40	72"	47-1/8"
Aluminum Clad Ultimate Casement Venting Picture	1.57	7.5	60	LC-PG40-AP	40	72"	71-1/8"

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. Include glazing system, quality of construction and specified finish

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

Complete and current warranty information is available at marvin.com/warranty. The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:

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. Standard exterior aluminum cladding finish is warranted against manufacturing defects resulting in chalk, fade and loss of adhesion (peel) per the American Architectural Manufacturer's Association (AAMA) Specification 2605-11 Section 8.4 and 8.9 for twenty (20) years from the original date of purchase.

C. Factory-applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.

D. Hardware and other 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: Factory-assembled Aluminum Clad Ultimate Casement/Awning, operating exterior swing window on Casement and a top pivoting awning (stationary or picture units) as manufactured by Marvin Windows and Doors, Warroad, Minnesota.

B. Description: Factory-assembled Aluminum Clad Ultimate Replacement Casement/Awning, operating exterior swing window on Casement and a top pivoting awning (stationary or picture units) as manufactured by Marvin Windows and Doors, Warroad, Minnesota.

C. Description: Factory-assembled Aluminum Clad Ultimate Casement Polygon (stationary only) as manufactured by Marvin Windows and Doors, Warroad, Minnesota.

D. Description: Factory-assembled Aluminum Clad Ultimate Replacement Casement Polygon (stationary only) as manufactured by Marvin Windows and Doors, Warroad, Minnesota.

E. Description: Factory-assembled Aluminum Clad Ultimate Venting Picture Unit as manufactured by Marvin Windows and Doors, Warroad, Minnesota.

F. Description: Factory-assembled Aluminum Clad Ultimate Casement Bow Assemblies as manufactured by Marvin Windows and Doors, Warroad, Minnesota.

1. Available in 3, 4, 5 and 6 wide assemblies

2. 6 degree angle

3. With and w/out head and seat board

G. Description: Factory-assembled Aluminum Clad Ultimate Casement Bay Assemblies as manufactured by Marvin Windows and Doors, Warroad, Minnesota.

1. Available 30 degree, 45 degree and 90 degree

2. Optional retrofit square jamb return – crank out units only

3. With and w/out head and seat board

2.2 Frame Description

A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer.

1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication

2. Water repellant preservative treated in accordance with WDMA I.S.4.

B. Frame exterior aluminum clad with 0.050 inch (1.3mm) thick extruded aluminum

C. Frame thickness: 1 3/16" (30mm)

D. Frame depths for full frame units have an overall 5 21/32" jamb (144mm). 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.

E. Frame depth for replacement frame units have an overall 3 ¼" jamb (83mm) for replacement application and 2 3/16" (56mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction

F. Frame bevel: Standard is no bevel, optional available are 8 degree and 14 degree bevel (Replacement frame only)

G. In-Sash Casement Polygon: minimum frame angle15°, minimum short leg of Rough Opening 6" (152mm)

2.3 Sash Description

A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer.

1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication

2. Water repellant preservative treated with accordance with WDMA I.S.4

B. Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum

C. Sash thickness: 1 5/8" (41mm) and 1 7/8" (48mm) for full frame units. Replacement frame will have a sash thickness of 1 5/8" (41mm).

D. Stiles and Rails: 2 1/16" (52mm)

E. Sash Option: Optional tall bottom rail: 3 9/16" (90mm)

F. Interior Sash Sticking

1. Standard is: Ogee

2. Optional: Square Sticking and Ovolo profile

2.4 Glazing

A. Select quality complying with ASTM C 1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E 2190

B. Glazing method: Insulating glass

C. Glazing seal: Silicone bedding at interior and exterior

D. Insulating glass will be altitude adjusted with capillary tubes for higher elevations. Argon gas is not available for elevations that require capillary tubes

E. Glass Type: Clear, Bronze, Gray, Reflective Bronze, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1 with or without Argon

F. Tripane glass(TG): Tripane Low E1 Argon, Tripane Low E2 Argon, Tripane Low E3 Argon, Tripane Low E1 Krypton/Argon, Tripane Low E2 Krypton/Argon, Tripane Low E3 Krypton/Argon. This glass type is dependent on sash thickness and availability. Consult ADM or OMS for availability.

2.5 Finish

A. Exterior: Aluminum clad. Fluoropolymer modified acrylic topcoat applied over primer. Meets or exceeds AAMA 2605 requirements.

1. Aluminum clad color options: Stone White, Bahama Brown, Bronze, Pebble Gray, Evergreen, Sierra White, Coconut Cream, French Vanilla, Cashmere, Desert Beige, Cumulus Gray, Cadet Gray, Ebony, Arctic White, Cascade Blue, Hampton Sage, Wineberry, Bright Silver (pearlescent), Copper (pearlescent)

2. Custom colors: Contact your Marvin representative

B. Interior Finish options:

1. Prime: Factory-applied enamel primer. Available on Pine product only.

2. Painted Interior Finish. Available on Pine product only.

3. Factory-applied water-borne acrylic enamel clear coat. Applied on two coats with light sanding between coats. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak.

4. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding between coats, applied over the stain. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, and Espresso.

2.6 Hardware

A. Casement operating hardware:

1. Locks: Multi-point sequential concealed locking system in the jamb opposite the hinge side for casement units. Lock handles are removable, non-handed and are available in the same finishes as the handles. Standard tie bars, cams and keepers – steel coated with E-Gard ™. Keeper features a roller for reduce average lock force and does not easily disengage with the cam even under severe loading. Stainless steel packages are available for coastal application.

2. Handles: Standard operating handle is a folding handle, zinc painted with the standard folding cover being molded plastic. Available colors: standard is Satin Taupe (painted), White (painted), Bronze (painted), Satin Chrome (plated), Satin Nickel (plated), Oil Rubbed Bronze (plated), Brass (plated), Antique Brass (plated)

3. Hinges: One at the sill to bottom rail, one at the head jamb to top rail. Hinges are steel coated with E-Gard™. Hinge track is stainless steel. Unit with a frame OM of 20 inches (508mm) and greater use an 18 inch (457mm) wash/egress hinge to allow the sash to slide across the frame opening which causes the sash exterior to rotate towards the user for easy wash ability. Units under a frame OM of 20 inches (508mm)width use a standard 2 bar hinge which will position the sash when fully open to 90degrees for the user to wash but does not include the feature of sliding the sash across the opening and rotating the exterior towards the user.

4. Factory Installed Window Opening Control Device (WOCD): Minimum frame OSM 26" (660mm) x 19 ¼" (489mm); Maximum frame OSM 40" (1016mm) x 92" (2337mm) – if frame is less than 36" than 36" (914mm) x 96 1/8" (2442mm). WOCD locking assembly: Factory installed. Die Cast. Color: Satin Taupe, Bronze, White, Oil Rubbed Bronze, Brass, Satin Nickel, Antique Brass, Polished Chrome, and Satin Chrome. WOCD tether assembly: Factory installed. Glass filled nylon. Color: E-Gard™ color match.

B. Awning hardware:

1. Locks: Uses a multipoint sequential concealed locking system in both jambs. Lock handles are removable, non-handed and are available in the same finishes as the handles. Standard tie bars and cams – steel coated with E-Gard™. Standard keepers – steel coated with E-Gard ™. Keeper features a roller for reduce average lock force and dies not easily disengage with the cam even under severe loading.

2. Handles: Standard operating handle is a folding handle, zinc painted with the standard folding cover being molded plastic. Available colors: standard is Satin Taupe (painted), White (painted), Bronze (painted), Satin Chrome (plated), Satin Nickel (plated), Oil Rubbed Bronze (plated), Brass (plated), Antique Bras (plated)

3. Hinges: Two hinges that connect the stiles of the sash to the jambs of the frame. Hinges are steel coated with E-Gard ™ and the hinge track is stainless steel. Hinges designed to support up to a 210 lb sash.

4. Optional: Op-O-Lock Hardware: Requires the folding handle. Minimum frame OM width is 28" (711mm). A minimum frame OM height is 15 1/8" (384mm). Maximum frame OM width is 72" (1829mm). Maximum frame OM height is 47 1/8" (1197mm).

5. Optional: Power Drive: Is an optional remote control operating system that is applied in the field. If an op-p-lock is installed on the awning, the Power Drive will also engage the cam locks. If the op-o-lock is not used the sash locks must be manually engaged. Power Drive is available on Awnings with a frame width of 16" or wider. Available colors: Satin Taupe, White, Bronze.

C. Venting Picture hardware:

1. Hardware which operates and locks the sash operate simultaneously on widths less than 36" (914mm) and independently on widths greater than 36" (914mm). Sliding mechanisms attached to the frame operate the hinges which projects the sash outward approximately 2.25", parallel to the frame. Unit is operated using two (2) handles, located one on each jamb. Venting Picture window hardware will not allow this unit to be used for egress applications. Optional tall handle location available on units with OM height of 77 18" (1959) or greater, places center of handle 36" (914) from bottom of unit.

2. On larger units, a stainless steel structural cable is used to achieve structural DP.

3. The lock handle and base are painted zinc (Satin Taupe, White, and Bronze). Plated finishes are (Satin chrome, Antique Brass, Oil rubbed Bronze, Satin Nickel, and Polished chrome).

2.7 Weather Strip

A. Weather strip at the frame is a hollow-foamed material bent around 90 degree corner to allow for seamless corner joints

1. Color: Beige

B. Sash weather strip bulb shaped glass filled material

1. Color: White, beige or black

2.8 Jamb Extension

A. Jamb extensions are available for various wall thickness factory-applied up to a 12 (305mm) wide

B. Finish: Match interior frame finish

2.9 Insect Screen

A. Crank Out

1. Aluminum frame finish is available in Satin, Bronze or Stone White
2. Screen mesh: Charcoal Fiberglass, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire; Bright Bronze Wire, High Transparency Mesh (Hi-Tran) Charcoal Fiberglass
3. Optional Wood Screen Surround with Hi Tran Fiberglass Screen. Species will match unit species
4. Optional Retractable Wood Screen with Hi Tran Fiberglass Screen

B. Venting Picture Window

1. Silver gray fiberglass screen mesh encasing a reticulated foam bulb which is retained by a reticulated foam bulb which is retained by a vinyl carrier and fastened to the sash with an adhesive tape. The position of the screen bulb places it in contact with the frame to block insects and large airborne particles while still allowing airflow.

2.10 Removable Grilles

A. 3/4" by 15/32" (19mm x 12mm) wide or 1 1/8" x 15/32" (29mm x 12mm) wide – Pine only

1. Pattern: Rectangular, Diamond, Custom lite layout
2. Finish: Match interior sash finish

2.11 Simulated Divided Lites (SDL)

A. 5/8" (16mm) wide, 7/8" (22mm) wide, 1 1/8" (29mm) wide, 1 15/16" (49mm), 2 13/32" (61mm) wide with or w/out internal spacer bar

B. Exterior muntins: 0.055" (1.4mm) thick extruded aluminum

C. Interior muntins: Pine, Douglas Fir, White Oak, Cherry, Mahogany, Vertical Grain Douglas Fir

D. Muntins adhere to glass with closed-cell copolymer acrylic foam tape

E. Sticking:

1. Standard: Ogee
2. Optional: Square

F. Patterns: Rectangular, diamond, custom lite cut

G. Finish – exterior matches exterior aluminum clad colors, interior matches' interior wood species and color

2.12 Grilles-Between-the–Glass (GBG)

A. 11/16" (18mm) white contoured aluminum bar

1. Exterior Colors: exterior matches exterior aluminum clad colors. The exterior GBG color is designed to best match the Marvin aluminum clad color when used with Low E glass. The use of different types of glazing may alter the exterior GBG color appearance

2. Interior Colors: Stone White, Bronze, Pebble Gray, Sierra, White

B. Optional flat aluminum spacer bar. Contact your Marvin representative.

C. Pattern: Rectangular, Cottage, Custom lite layout

2.13 Interior Shades

A. Cellular shade is attached to the window via a removable surround system that houses the cellular shade system and screen

1. Shade cartridge is removable and replaceable

2. Limited to 1 shade surround per sash opening

3. Interior shade has the control option of top down, bottom up

B. Surround Frame

1. Wood wrapped extruded aluminum

a. Species: Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry or White Oak

b. Interior finishes: Bare, Prime Interior Finish (PIF), Clear Interior Finish (CIF) or Stain Interior Finish (SIF)

c. Roll Formed Screen: Satin Taupe (standard), White or Bronze (optional)

2. Aluminum surround and shade track

a. Colors: Beige, White, Bronze

3. Pull Bar: Wood wrapped extruded aluminum

a. End cap color will default to track color

b. Optional Shade Cover

C. Cellular Shade

1. Single non-fire rated hexagonal honeycomb (cellular) 3/4" (19mm)
2. Semi-Opaque Fabric (light filtering)
    a. Colors: Driftwood, Marigold, Almond, Rose, Denim, Biscuit, Champagne, Moss, Cinnamon, Silver, White, Stone, Tan, Ivory, Eggshell
3. Opaque Fabric (Blackout)
    a. Colors: White, Stone, Tan, Ivory, Eggshell

2.14 Accessories and Trim

A. Installation Accessories:
    1. Factory-installed vinyl nailing/drip cap
    2. Installation brackets: 6 3/8" (162mm), 9 3/8" (283mm), 15 3/8" (390mm)
    3. Masonry brackets: 6" (152mm), 10" (254mm)

B. Installation Kit: (Venting Picture Window)
    1. Units will be shipped from the factory with (2) jamb jack screws and up to 24 - #8 x3" square drive screws. The jamb jack and screws will use a number two (2) square bit. The jamb jacks shall be placed at the center span of the jambs to allow for fine tuning the installation.

C. Aluminum Extrusions:
    1. Profile: Brick mold casing, flat casing, various special casing, frame expander, jamb extender, mullion cover, mullion expander, subsill, subsill end cap and lineal cap
    2. Finish: Fluoropolymer modified acrylic topcoat applied over primer. Meets or exceeds AAMA 2605 requirements.
    3. Available in all exterior aluminum clad colors

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