CITY OF SARATOGA SPRINGS
DESIGN REVIEW COMMISSION

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480
www.saratoga-springs.org

Steven Rowland, *Chair*
Tamie Ehinger, *Vice Chair*
Richard Martin
Karen Cavotta
Cynthia Corbett
Leslie DiCarlo
Chris Bennett
Robert West, *Alternate*

Design Review Commission Meeting – Wednesday, November 2, 2016

City Council Room – 7:00 P.M.

Salute to the Flag

A. DRC Applications under Consideration

1. 2013.086.3 Henry Street Taproom Expansion Storefront
86 Henry Street, Architectural Review of storefront renovation within the Transect-5 Neighborhood Center District.

Documents:

2013.086.3 HENRYSTTAPROOMEXPANSION_APP_REDACTED.PDF

2. 2016.066 Presbyterian Congregation Solar Panels
24 Circular Street, Historic Review of a roof-mounted solar panels within the Urban Residential-2 District.

Documents:

2016.066 PRESBYTERIANCONGREGATIONSOLAR_APP_REDACTED.PDF
2016.066 PRESBYTERIANCONGREGATIONSOLAR_ROOFRENDER.PDF
2016.066 PRESBYTERIANCONGREGATIONSOLAR_REVISEDROOFRENDER.PDF
2016.066 PRESBYTERIANCONGREGATIONSOLAR_CORRRECVD10-24-16_REDACTED.PDF

3. 2015.073.1 Stewart Building Modifications
223 Lake Ave, Architectural Review of exterior modifications (accessible ramp) to approved modifications on an existing structure within the Urban Residential-3 District.

Documents:

2015.073.1 STEWARTBUILDMODS_ELEVATIONS_REDACTED.PDF
2015.073.1 STEWARTBUILDMODS_REVISEDDRAWINGSRECVD11-2-16.PDF

4. 2015.108.1 Lerman Residence Modifications
7 Madison Ave, Historic Review of modifications to an approved addition to an existing structure within the Urban Residential-1 District.

Documents:

2015.108.1 LERMANRESIDENCEADDITION_APP_REDACTED.PDF
2015.108.1 LERMANRESIDENCEADDITION_REVISEDPLANSELEVATIONS_REDACTED.PDF

5. 2016.075 Obstarczyk Garage Demolition
147 Spring Street, Advisory Opinion to ZBA on the demolition of a contributing structure and reconstruction of a garage within the Urban Residential-3 District.

Documents:

2016.075 OBSTARCZYKGARAGE_ZBAREQADVISOPIN.PDF
2016.075 OBSTARCZYKGARAGE_MATERIALSRECVD10-25-16_REDACTED.PDF
2016.075 OBSTARCZYKGARAGE_SSPSCORR.PDF

6. 2016.046 246 West Ave Apartments Advisory Opinion to PB
Advisory Opinion (Architectural Review) to Planning Board of a 3-story, 16-unit apartment building within the Transect-4 Urban Neighborhood District.

Documents:

2016.046 WESTAVEMIXEDDEVELOPMENT_PBREQADVISOPIN.PDF
2016.046 WESTAVEMIXEDDEVELOPMENT_APP_REDACTED.PDF
246 WEST AVE - RENDERINGS OF 2014 PROPOSAL.PDF
246 WEST AVE - RENDERINGS OF 2016 PROPOSAL.PDF
2016.046 WESTAVEMIXEDDEVELOPMENT_UPDATESRECVD9-23-16_REDACTED.PDF
2016.046 WESTAVEMIXEDDEVELOPMENT_UPDATESRECVD10-11-16_REDACTED.PDF

7. 2016.051 Adelphi Hotel Streetscape
365 Broadway, Historic Review guidance on streetscape modifications within the Transect-6 Urban Core District.

Documents:

2016.051 ADELPHIHOTEL_STREETSCAPERENDERINGS.PDF

8. 2016.071 Rosencrans/Hawley Residence
540 Union Ave, Architectural Review of a new residence within the Rural Residential District.

Documents:

2016.071 ROSECRANSRESIDENCE_APP_REDACTED.PDF
2016.071 ROSECRANSRESIDENCE_ADDTLMTRLSRECVD10-24-16.PDF
2016.071 ROSECRANSRESIDENCE_ADDTLMTRLSRECVD10-31-16.PDF

9. 2016.076 Saratoga Hilton Hotel Entrance Modification
534 Broadway, Historic Review of exterior modifications to an existing building within the Transect-6 Urban Core District.

Documents:

2016.076 SARATOGAHILTON_APP_REDACTED.PDF
2016.076 SARATOGAHILTON_ROOFREVISIONS.PDF
2016.076 SARATOGAHILTON_COLORREVISIONS.PDF

B. **Approve Meeting Minutes:**

C. **Upcoming Meeting(s):**
November 16, 2016 (Caravan: Monday, November 7, 2016 at 4:00 pm)
December 7, 2016 (Caravan: Tuesday, November 29, 2016 at 4:00 pm)

NOTE: This agenda is subject to change. Please check www.saratoga-springs.org for latest version.

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[FOR OFFICE USE]

_____
(Application #)

_____
(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Edron LLC		
Address	62 Milton Ave Ballston Spa NY		
Phone	[redacted]	/	/
Email			

Identify primary contact person: ☐ Applicant ■ Owner ☐ Attorney/Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in premises: ■ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address/Location: 86 Henry Street Tax Parcel #: 165 . 60 - 2 - 67.1
(*for example: 165.52 – 4 – 37*)

Current Zoning District: T5 Property use: ☐ Residential ☐ Non-residential/mixed-use

Type of Review: ■ Architectural ☐ Historic ☐ Extension/modification (of current approval)

Summary description of proposed action:

Henry Street Tap Room is looking to expand into the adjacent tenant space. As part of the expansion they would like to create a covered courtyard to enhance the business street presence as the current storefront opening is limiting. We are proposing a set in entry creating a 12' deep courtyard with bifold doors that would allow the dining room be opened to the covered courtyard during the summer season. Additionally in the evening the soft glow from the lite courtyard provides and enhance street presence to a building that is often overlooked as its just off the Caroline street corridor.

Has a previous application been filed with the DRC for this property? ☐ No ■ Yes – date(s)? 2005

44 Lake Ave Building rehab project went before DRC in 2005 which includes 44 Lake Ave, 86 and 88 Henry Street. - App. No.(s)? _____

APPLICATION FEE (payable to "Commissioner of Finance"):

Residential Structures (principal, accessory)	$25	Non-residential / mixed-use structures (principal)	$300
Residential approval – extension	$25	Non-residential signs, awnings, accessory structures	$100
Residential - administrative action	$25	Non-residential approval – extension	$100
		Non-residential - administrative action	$100

A "complete" application consists of **2 hard copies (1 original) , and 1 electronic copy of application & ALL other materials as required below:

New Construction / Additions

- ☐ Color photographs showing site/exterior details of existing structures and adjacent properties
- ☐ Site plan, drawn to scale, showing existing & proposed construction, property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.); on no larger than 2'x3' sheet – smaller preferred if legible
- ☐ Elevation drawings showing design of all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ☐ Floor plans for proposed structure; on sheet no larger than 2'x3' – smaller permitted if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Change in exterior building materials (windows, doors, roof, siding, etc.), or color (in non-residential districts only)

- ■ Color photographs showing site/exterior details of existing structures and that illustrate affected features
- ■ Elevation drawings showing all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ■ Product literature, specifications and samples of proposed materials and colors

Within front yard setbacks in Historic Districts only (Front setbacks: UR-1 & INST-HTR=30'; UR-4=25'; UR-2, UR-3 & NCUD-1=10')

- Installation, removal or change in material of drive- and walkways
- Installation or removal of architectural, sculptural or vegetative screening over 3' in height
- Installation of accessory utility structures or radio/satellite transmission/reception devices (more than 2' diameter)

For any of above:

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing & proposed construction: include property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.) street names, compass bearing & scale; no larger than 2'x3' sheet – smaller preferred if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Signage / Awnings

- ☐ Color photographs showing site/exterior details of existing structures, and adjacent properties
- ☐ Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
- ☐ Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
- ☐ Descriptions, specifications of proposed lighting including fixture & lamp type, wattage, mounting method, and location
- ☐ Product literature, specifications and samples of proposed materials and colors

Demolition

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing and any proposed structures - include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Written description of reasons for demolition and, in addition:
  - ☐ For structures of "architectural/historical significance", demonstrate "good cause" why structure cannot be preserved
  - ☐ For structures in an architectural district that might be eligible for listing on National Register of Historic Places, or for a "contributing" structure in a National Register district (contact City staff), provide plans for site development following demolition - include a timetable and letter of credit for project completion

Telecommunication facilities

- ☐ Color photographs showing site/existing structures, and of adjacent properties
- ☐ Site plan showing existing and proposed structures: include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Scaled illustration of proposed structures: include all dimensions; colors, materials, lighting, mounting details
- ☐ Consult Article 240-12.22 of the City's Zoning Ordinance and City staff to ensure compliance with requirements for visual impact assessment and existing and proposed vegetative screening

Request for extension of current approval

☐ Identify date of original DRC approval: _____Current expiration date: _____ Org. App. No. _____
☐ Describe why this extension is necessary and whether any significant changes have occurred either on the site or in the neighborhood.

SEQR Environmental Assessment Form

☐ Applicants proposing the following must complete "Part I" of the SEQR Short Environmental Assessment Form (available here: http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf):

- Construction or expansion of a multi-family residential structure (4 units +)
- Construction or expansion (exceeding 4,000 sq. ft. gross floor area) of a principal or accessory non-residential structure
- Telecommunications facility, radio antennae, satellite dishes
- Demolition

Disclosure

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?

☐ No ☐ Yes - If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.

Certification

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Design Review Commission.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

I/we hereby authorize the members of the Design Review Commission and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Furthermore, I/we agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

_____ Date:_____
(applicant signature)

_____ Date:_____
(applicant signature)

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ Date:_____

Owner Signature: _____ Date:_____

FOR OFFICE USE ONLY

This application has been reviewed by the Zoning Enforcement Officer and is being forwarded to the Commission.

Signature: _____ Date: _____

Additional Comments: _____

_____

_____

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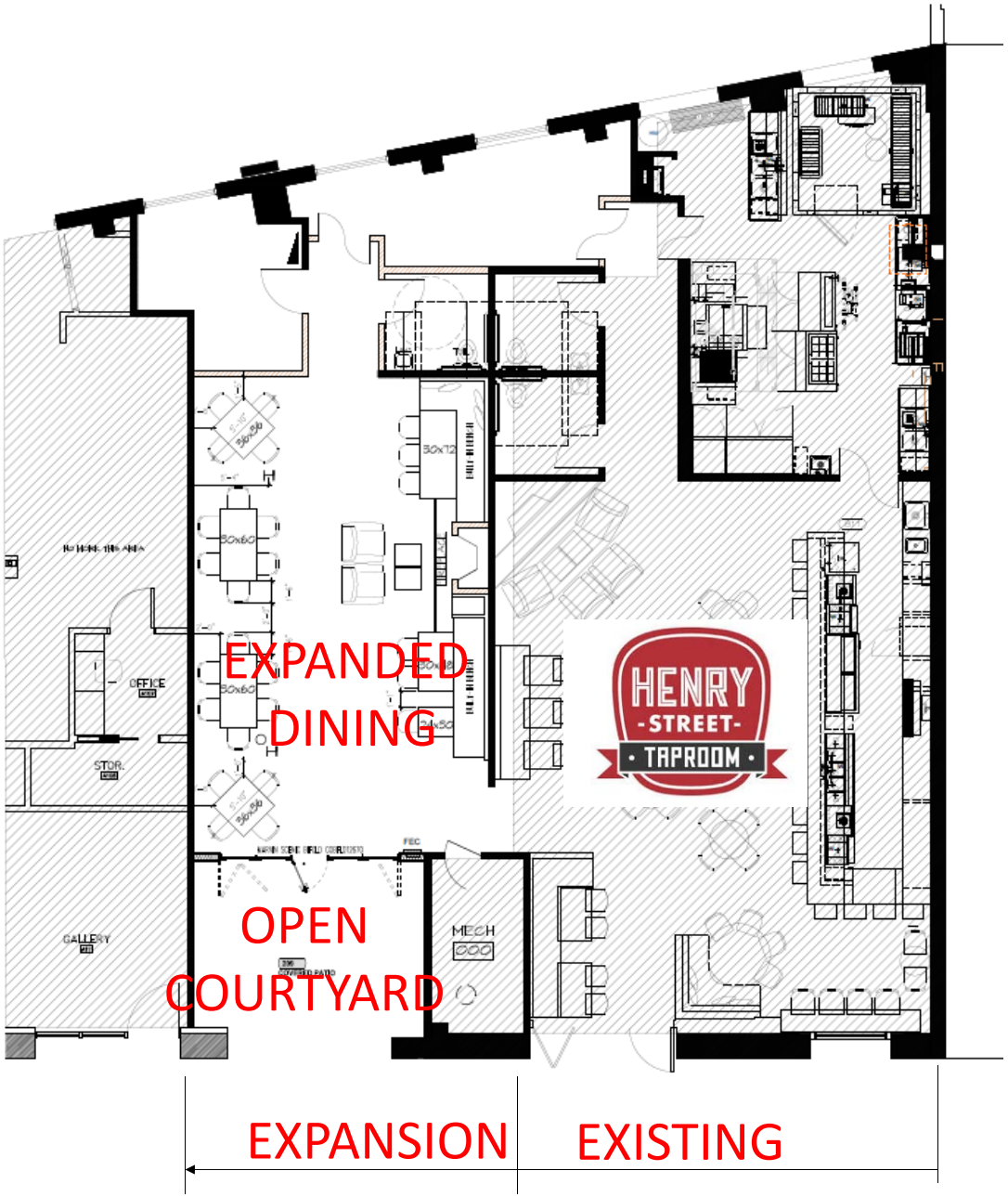
BIFOLD ENTRY DOOR.COURTYARD

COURTYARD CEILING

COURTYARD WALLS . RECLAIMED WOOD



rovetto
design group
space planning consultants
health care interiors
commercial interiors

EXISTING ELEVATION

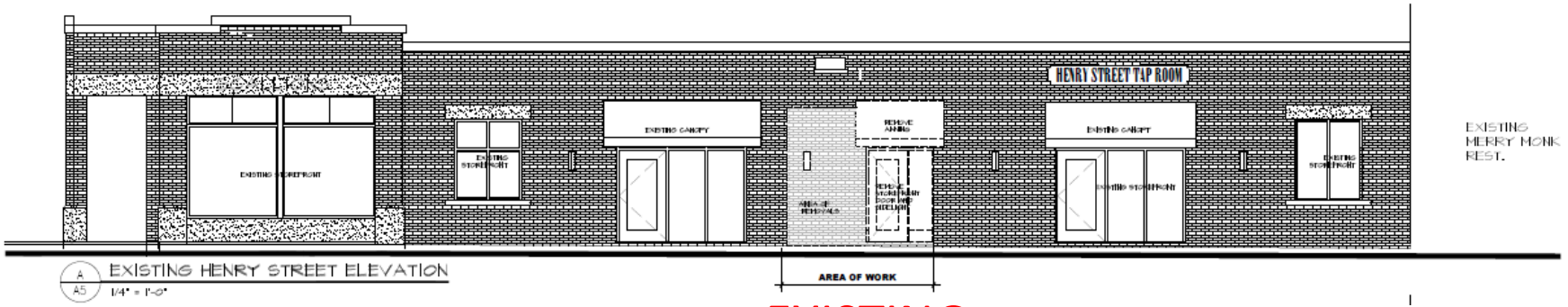
HENRY -STREET- TAPROOM

PROPOSED ELEVATION

NEW OPENING
TO CREATE SMALL
ENTRY COURT
YARD

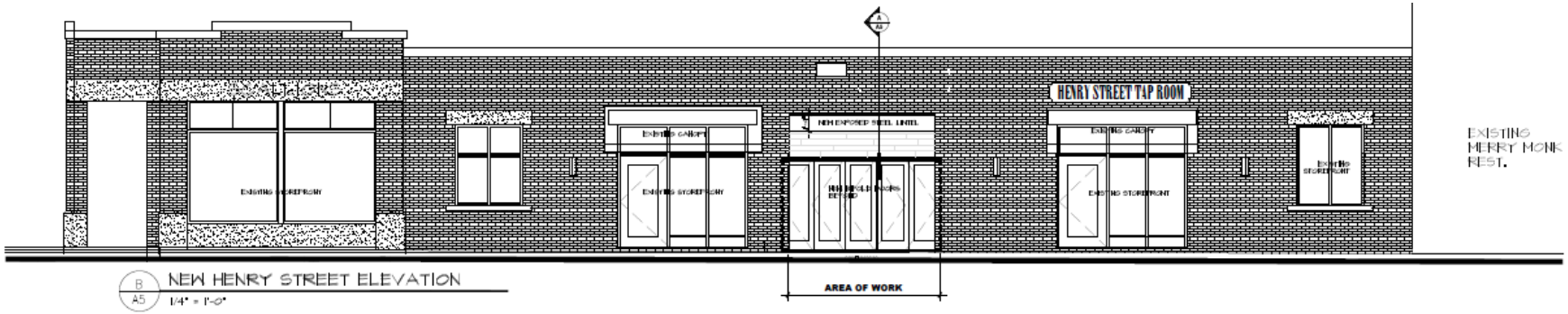
rovetto design group

space planning consultants
health care interiors
commercial interiors



EXISTING HENRY STREET ELEVATION
1/4" = 1'-0"

EXISTING OPENING



NEW HENRY STREET ELEVATION
1/4" = 1'-0"

MODIFIED OPENING

rovetto design group
space planning consultants
health care interiors
commercial interiors

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[FOR OFFICE USE]

_____
(Application #)

_____
(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Presbyterian New England Congregatio		
Address	24 Circular Street		
	Saratoga Springs, NY 12866		
Phone	[redacted]	/	/
Email			

Identify primary contact person: ■ Applicant ☐ Owner ☐ Attorney/Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in premises: ■ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address/Location: 24 Circular Street Tax Parcel #: 165 . 84 - 1 - 76
(*for example: 165.52 – 4 – 37*)

Current Zoning District: UR-2 Property use: ☐ Residential ■ Non-residential/mixed-use

Type of Review: ☐ Architectural ■ Historic ☐ Extension/modification (of current approval)

Summary description of proposed action:
High Peaks Solar will install ninety-nine [99] solar modules on two roof surfaces that face southwest.

Has a previous application been filed with the DRC for this property? ■ No ☐ Yes – date(s)? _____

- App. No.(s)? _____

APPLICATION FEE (payable to "Commissioner of Finance"):

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Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?

■ No ☐ Yes - If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.

Certification

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Furthermore, I/we agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

_____ Date: August 22, 2016
(applicant signature)

_____ Date: _____
(applicant signature)

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

FOR OFFICE USE ONLY

This application has been reviewed by the Zoning Enforcement Officer and is being forwarded to the Commission.

Signature: _____ Date: _____

Additional Comments: _____

_____

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Furthermore, I/we agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

_____ Trustee

(applicant signature)

Date: August 22, 2016

_____

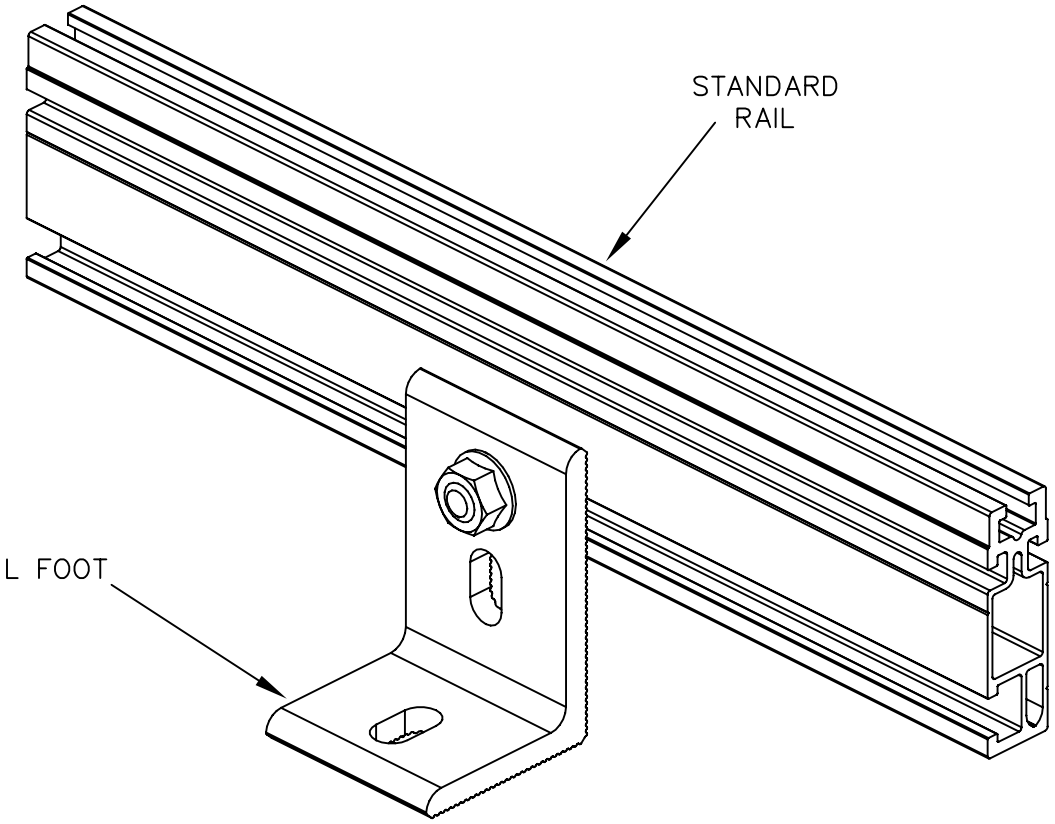
(applicant signature)

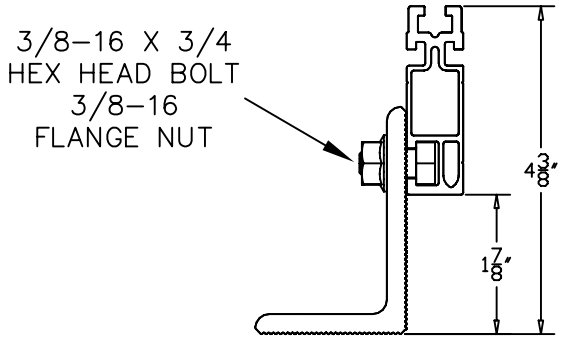
Date: _____

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____





UNIRAC®

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1411 BROADWAY BLVD NE
ALBUQUERQUE, NM 87102 USA
[redacted]
UNIRAC.COM

URASSY–0002

Installation Detail

SolarMount Rail
L-Foot Connection

SUNNY BOY 5.0-US / 6.0-US

Value-Added Improvements

- World's first Secure Power Supply now offers up to 2,000 W
- Full grid management capabilities ensures a utility-compliant solution for any market

Reduced Labor

- New Installation Assistant with direct access via smartphone minimizes time in the field
- Integrated disconnect simplifies equipment stocking and speeds installation

Unmatched Flexibility

- SMA's proprietary OptiTrac™ Global Peak technology mitigates shade with ease
- Multiple independent MPPTs accommodate hundreds of stringing possibilities

Trouble-Free Servicing

- Two-part enclosure concept allows for simple, expedited servicing
- Enhanced AFCI technology reduces false tripping while improving sensitivity in real arcs, greatly reducing unneeded service calls

SUNNY BOY 5.0-US/6.0-US

Reduce costs across your entire residential business model

The residential PV market is changing rapidly, and we understand that your bottom line matters more than ever. That's why we've designed a superior residential solution that will help you decrease costs throughout all stages of your business operations. The Sunny Boy 5.0-US/6.0-US join the SMA lineup of field-proven solar technology backed by the world's #1 service team, along with a wealth of improvements. Simple design, improved stocking and ordering, value driven sales support and streamlined installation are just some of the ways that SMA is working to help your business operate more efficiently.

BOTTOM LINE SAVINGS. FROM THE FACTORY TO THE FIELD.

SMA understands that hard and soft cost reductions must be achieved in order to maintain a competitive presence in the market. That's why we've designed a superior residential solution that will help you decrease costs throughout all stages of your business model.

SIMPLE, FLEXIBLE DESIGN

Speed the completion of customer proposals and maximize the efficiency of your design team with the Sunny Boy 5.0-US/6.0-US, which provides a new level of flexibility in system design by offering:

- Hundreds of stringing configurations
- Multiple independent MPPTs
- SMA's proprietary OptiTrac™ Global Peak shade mitigation technology
- Diverse application options including on- and off-grid compatibility

VALUE DRIVEN SALES ENABLEMENT

SMA wants to enable your sales team by arming them with an abundance of feature/benefit support. Show your customers the value of the Sunny Boy 5.0-US/6.0-US by utilizing:

- Secure Power Supply, now with 2,000 W of opportunity power in the event of a grid outage, as an increased value-add or upsell opportunity
- SMA's 30 year history and status as the #1 global inverter manufacturer instills homeowners with peace of mind and the long-term security they demand from a PV investment
- An economical solution for shade mitigation and the challenges of complex roofs
- Complete grid-management capabilities, ensuring a utility-compliant solution for customers operating in any market

SMA
IHS RESEARCH
#1 INVERTER
BRAND

IMPROVED STOCKING AND ORDERING

Ensure that your back office business operations run smoothly and succinctly while mitigating potential errors. The Sunny Boy 5.0-US/6.0-US can help achieve cost savings in these areas by providing:

» An integrated DC disconnect that simplifies equipment stocking and allows for a single inverter part number

» Accurate order processing by eliminating the potential errors associated with incompatible disconnects provided to your installation team

STREAMLINED INSTALLATION AND COMMISSIONING

Expedite your operations in the field by taking advantage of the new Sunny Boy's installer-friendly feature set including:

» Direct access via smartphone and utilization of SMA's Installation Assistant, which minimizes time/labor spent in the field and speeds the path to commissioning

» Improved communication capabilities that remove the need to install additional equipment

» Integrated DC disconnect that simplifies onsite logistics and eliminates the need to install a separate disconnect unit, speeding overall installation time

SUPERIOR SERVICE

SMA understands the factors that contribute to lifetime PV ownership cost, that's why the Sunny Boy 5.0-US/6.0-US was designed for maximum reliability and backstopped by an unmatched service offering. Benefit from:

» Enhanced AFCI technology that improves resistance against false tripping while improving sensitivity in detecting real arcs, which greatly reduces unneeded service calls and increases safety

» The new Sunny Boy's two-part enclosure concept that separates the connection unit from the power unit, which allows for simple, expedited servicing

» The #1 service team in the PV industry, as recognized by IMS research, with experience servicing an installed base of more than 40 GW

SAME NAME, NEW GAME

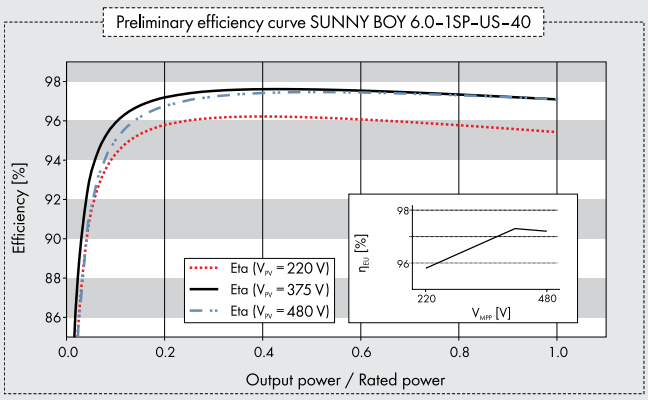
The Sunny Boy 5.0-US and 6.0-US are once again raising the bar by offering improved performance, enhanced features, and most importantly, an economical approach to residential solar. Your business model is a value chain. The new Sunny Boy-US series can help you stay competitive in an increasingly price sensitive residential market by driving down costs across all of your business operations.

Technical data	Sunny Boy 5.0-US		Sunny Boy 6.0-US	
	208 V	240 V	208 V	240 V
Input (DC)				
Max usable DC power	5300 W	5300 W	5500 W	6300 W
Max. DC Voltage	600 V			
Rated MPP Voltage range	220 – 480 V			
MPPT operating voltage range	100 – 550 V			
Min. DC voltage / start voltage	100 V / 125 V			
Max. operating input current per MPPT	10 A			
Number of MPPT tracker / string per MPPT tracker	3 / 1			
Output (AC)				
AC nominal power	5000 W	5000 W	5200 W	6000 W
Max. AC apparent power	5000 VA	5000 VA	5200 VA	6000 VA
Nominal voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 – 229 V	211 – 264 V	183 – 229 V	211 – 264 V
AC grid frequency	60 Hz / 50 Hz			
Max. output current	24.0 A	24.0 A	25.0 A	25.0 A
Power factor (cos φ)	1			
Output phases / line connections	1 / 2			
Harmonics	< 4 %			
Efficiency				
Max. efficiency	97.2 %	97.5 %	97.2 %	97.6 %
CEC efficiency	96.5 %	97 %	96.5 %	97 %
Protection devices				
DC disconnect device	●			
DC reverse polarity protection	●			
Ground fault monitoring / Grid monitoring	●			
AC short circuit protection	●			
All-pole sensitive residual current monitoring unit (RCMU)	●			
Arc fault circuit interrupter (AFCI)	●			
Protection class / overvoltage category	I / IV			
General data				
Dimensions (W / H / D) in mm (in)	535 x 730 x 198 (21.1 x 28.5 x 7.8)			
Packaging Dimensions (W / H / D) in mm (in)	600 x 800 x 300 (23.6 x 31.5 x 11.8)			
Weight	26 kg (57 lb)			
Packaging weight	30 kg (66 lb)			
Operating temperature range	– 25°C ...+60°C			
Noise emission (typical)	< 25 dB(A)			
Internal power consumption at night	< 5 W			
Topology	Transformerless			
Cooling concept	Convection			
Features				
Secure Power Supply	●			
Display (2 x 16 characters)	●			
Interfaces: Ethernet / WLAN	● / ●			
Sensor module / External WLAN antenna	o / o			
Warranty: 10 / 15 / 20 years	●/o/o			
Certificates and approvals	UL 1741, UL 1998, UL 1699B, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA V22.2 107.1-1			
● Standard features o Optional features – Not available Data at nominal conditions NOTE: US inverters ship with gray lids.				
Type designation	SB 5.0-1SP-US-40	SB 5.0-1SP-US-40	SB 6.0-1SP-US-40	SB 6.0-1SP-US-40

Accessories

Sensor module
MD.SEN-US-40

External WLAN antenna
EXTANT-US-40



SB5.0-6.0-US-DUS160224 SMA and Sunny Boy are registered trademarks of SMA Solar Technology AG. Printed on FSC-certified paper. All products and services described as well as technical data are subject to change, even for reasons of country-specific deviations, at any time without notice. SMA assumes no liability for errors or omissions. For current information, see www.SMA-Solar.com.

SM SOLAR MOUNT

NEW ENHANCEMENTS

UNIRAC®
A HILTI GROUP COMPANY

SOLARMOUNT defined the standard in solar racking. New enhancements are designed to get installers off the roof faster than ever before. Components are pre-assembled and optimized to reduce installation steps and save labor time. Our new grounding & bonding process eliminates copper wire and grounding straps to reduce costs. Utilize the microinverter mount with a wire management clip for an easier installation.

enphase ENERGY

SOLARMOUNT INTEGRATED BONDING ADVANTAGE

WITH SYSTEM GROUNDING THROUGH ENPHASE MICROINVERTERS AND TRUNK CABLES

LOSE ALL THE COPPER & LUGS

UL2703 LISTED

BONDING & GROUNDING
MECHANICAL LOADING
SYSTEM FIRE CLASSIFICATION
CLASS A - TYPE 1, 2, 3 & 10 MODULES

TÜVRheinland US

ROOF MOUNT SYSTEMS

GET OFF THE ROOF FASTER THAN EVER BEFORE

OPTIMIZED COMPONENTS • VERSATILITY • AVAILABILITY • DESIGN TOOLS

SM SOLAR MOUNT

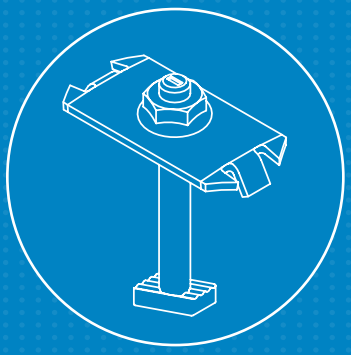
NEW ENHANCEMENTS

UNIRAC®
A HILTI GROUP COMPANY

OPTIMIZED COMPONENTS

INTEGRATED BONDING & PRE-ASSEMBLED PARTS

Components are pre-assembled and optimized to reduce installation steps and save labor time. Our new grounding & bonding process eliminates copper wire and grounding straps or bonding jumpers to reduce costs. Utilize the microinverter mount with a wire management clip for an easier installation.

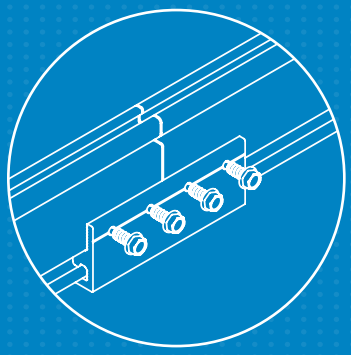


INTEGRATED BONDING
MIDCLAMP

VERSATILITY

ONE PRODUCT - MANY APPLICATIONS

Quickly set modules flush to the roof or at a desired tilt angle. Change module orientation to portrait or landscape while securing a large variety of framed modules on flat, low sloped or steep pitched roofs. Available in mill, clear and dark anodized finishes to outperform your projects financial and aesthetic aspirations.



INTEGRATED BONDING
SPLICE BAR

AVAILABILITY

NATIONWIDE NETWORK

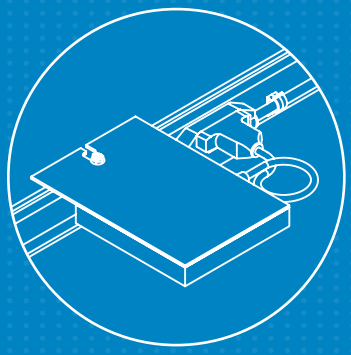
Unirac maintains the largest network of stocking distributors for our racking solutions. Our partners have distinguished their level of customer support, availability, and overall value, thereby providing the highest level of service to users of Unirac products. Count on our partners for fast and accurate delivery to meet your project objectives. Visit Unirac.com for a list of distributors.

INTEGRATED BONDING
L-FOOT w/ T-BOLT

AUTOMATED DESIGN TOOL

DESIGN PLATFORM AT YOUR SERVICE

Creating a bill of materials is just a few clicks away with U-Builder, a powerful online tool that streamlines the process of designing a code compliant solar mounting system. Save time by creating a user profile, and recall preferences and projects automatically when you log in. You will enjoy the ability to share projects with customers; there's no need to print results and send to a distributor, just click and share.



INTEGRATED BONDING
MICROINVERTER MOUNT
w/ WIRE MANAGEMENT

UNIRAC CUSTOMER SERVICE MEANS THE HIGHEST LEVEL OF PRODUCT SUPPORT

UNMATCHED EXPERIENCE | CERTIFIED QUALITY | ENGINEERING EXCELLENCE | BANKABLE WARRANTY | DESIGN TOOLS | PERMIT DOCUMENTATION

TECHNICAL SUPPORT

Unirac's technical support team is dedicated to answering questions & addressing issues in real time. An online library of documents including engineering reports, stamped letters and technical data sheets greatly simplifies your permitting and project planning process.

CERTIFIED QUALITY PROVIDER

Unirac is the only PV mounting vendor with ISO certifications for 9001:2008, 14001:2004 and OHSAS 18001:2007, which means we deliver the highest standards for fit, form, and function. These certifications demonstrate our excellence and commitment to first class business practices.

BANKABLE WARRANTY

As a Hilti Group Company, Unirac has the financial strength to back our products and reduce your risk. Have peace of mind knowing you are receiving products of exceptional quality. SOLARMOUNT is covered by a 10-year limited product warranty and a 5-year limited finish warranty.

PROTECT YOUR REPUTATION WITH QUALITY RACKING SOLUTIONS BACKED BY ENGINEERING EXCELLENCE AND A SUPERIOR SUPPLY CHAIN

© PUB - 15FEB02 - DIGITAL UPDATES

Sunmodule™

SW 240 mono / Version 2.0

World-class quality
Fully-automated production lines and seamless monitoring of the process and material ensure the quality that the company sets as its benchmark for its sites worldwide.

SolarWorld Plus-Sorting
Plus-Sorting guarantees highest system efficiency. SolarWorld only delivers modules that have greater than or equal to the nameplate rated power.

25 years linear performance guarantee and extension of product warranty to 10 years
SolarWorld guarantees a maximum performance degression of 0.7% p.a. in the course of 25 years, a significant added value compared to the two-phase warranties common in the industry. In addition, SolarWorld is offering a product warranty, which has been extended to 10 years.*

*in accordance with the applicable SolarWorld Limited Warranty at purchase.
www.solarworld.com/warranty

1)
· Qualified, IEC 61215
· Safety tested, IEC 61730
· Periodic Inspection

ISO 9001
ISO 14001
Certified

Made in USA

SolarWorld

We turn sunlight into power.

www.solarworld.com

Sunmodule™
SW 240 mono / Version 2.0

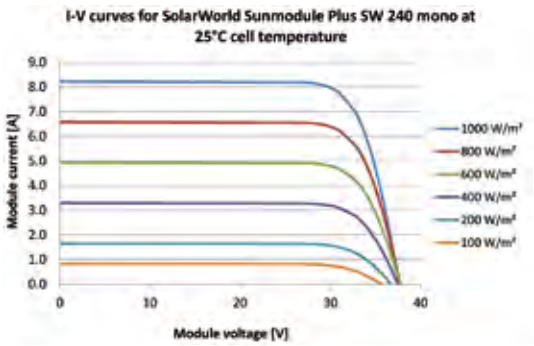
PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

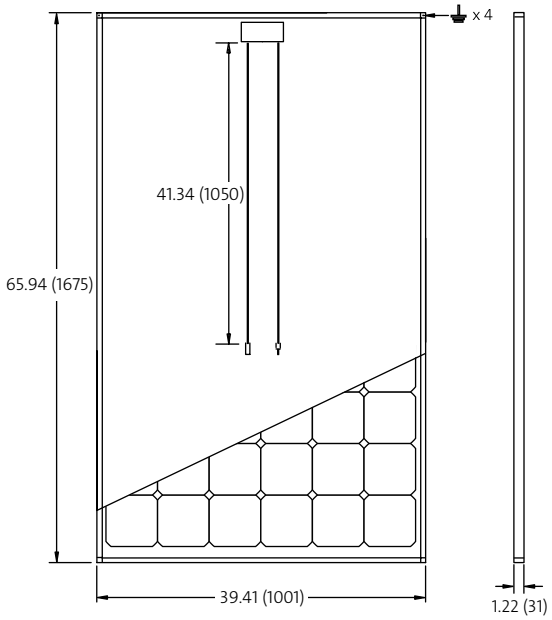
		SW 240
Maximum power	P_{max}	240 Wp
Open circuit voltage	V_{oc}	37.6 V
Maximum power point voltage	V_{mpp}	30.6 V
Short circuit current	I_{sc}	8.22 A
Maximum power point current	I_{mpp}	7.87 A

*STC: 1000W/m², 25°C, AM 1.5

THERMAL CHARACTERISTICS

NOCT	46 °C
TC I_{sc}	0.004 %/K
TC $_{Voc}$	-0.30 %/K
TC P_{mpp}	-0.45 %/K
Operating temperature	-40°C to 85°C





PERFORMANCE AT 800 W/m², NOCT, AM 1.5

		SW 240
Maximum power	P_{max}	175.4 Wp
Open circuit voltage	V_{oc}	34.2 V
Maximum power point voltage	V_{mpp}	27.9 V
Short circuit current	I_{sc}	6.63 A
Maximum power point current	I_{mpp}	6.30 A

Minor reduction in efficiency under partial load conditions at 25°C: at 200W/m², 95% (+/-3%) of the STC efficiency (1000 W/m²) is achieved.

COMPONENT MATERIALS

Cells per module	60
Cell type	Mono crystalline
Cell dimensions	6.14 in x 6.14 in (156 mm x 156 mm)
Front	tempered glass (EN 12150)
Frame	Clear anodized aluminum
Weight	46.7 lbs (21.2 kg)

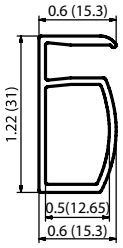
SYSTEM INTEGRATION PARAMETERS

Maximum system voltage SC II		1000 V
Max. system voltage USA NEC		600 V
Maximum reverse current		16 A
Number of bypass diodes		3
UL Design Loads*	Two rail system	113 psf downward 64 psf upward
UL Design Loads*	Three rail system	170 psf downward 64 psf upward
IEC Design Loads*	Two rail system	113 psf downward 50 psf upward

*Please refer to the Sunmodule installation instructions for the details associated with these load cases.

ADDITIONAL DATA

Power tolerance[2)]	-0 Wp / +5 Wp
J-Box	IP65
Connector	MC4
Module efficiency	14.31 %
Fire rating (UL 790)	Class C



VERSION 2.0 FRAME
- Compatible with "Top-Down" mounting methods
- ⏚ Grounding Locations: 4 corners of the frame

1) Sunmodules dedicated for the United States and Canada are tested to UL 1703 Standard and listed by a third party laboratory. The laboratory may vary by product and region. Check with your SolarWorld representative to confirm which laboratory has a listing for the product.
2) Measuring tolerance traceable to TUV Rheinland: +/- 2% (TUV Power Controlled).
3) All units provided are imperial. SI units provided in parentheses.

SolarWorld AG reserves the right to make specification changes without notice.

HIGH PEAKS
SOLAR
Your Energy. Your Choice.

October 21st , 2016

180 Main Ave.
Wynantskill, NY 12198

To the Saratoga Springs Design Review Commission:

This letter address the concerns of the Design Review Commission as it pertains to the conditional approval for the solar project to be located at 24 Circular Street, Saratoga Springs, N.Y. 12866. The Commission requested that the solar panels were to be placed together for a uniform look. This request will be met by our installation.

The Commission also requested that the panel frames be black. The panels that have been purchased for this project are the SolarWorld 240 mono variety. SolarWorld does not make a black framed module in this power density. This has been confirmed by Mr. Mark Magallanes, our account development representative, from SolarWorld. Please see the attached letter from Mr. Magallanes.

As mentioned in the preceding paragraph, the solar modules for this project have already been purchased. They are non-refundable. If required to provide black frames, my company would have two options. The first would be to paint the silver frames of the existing modules to black, or to purchase another shipment of solar modules. Both of these options concern me. The paint on the frames would likely fade over time, leaving a non-uniform appearance. The other option of buying another shipment of solar modules would leave my company with a financial hardship. Please consider allowing the silver framed panels to be installed.

Finally, SolarWorld does not manufacture a triangular solar module for end of row mounting. I am unaware of any manufacturer that still makes a triangle panel. Mr. Magallanes thinks Sharp makes one, but they are not compatible with SolarWorld modules and are very expensive.

Thank you for your consideration of this project.

Sincerely,

Kevin Bailey
High Peaks Solar, LLC
[redacted]
www.highpeakssolar.com

SOLARWORLD AMERICAS INC.
25300 NW Evergreen Rd.
Hillsboro, OR 97124
U.S.A.
[redacted]
customerservice@solarworld.com
Website: solarworld.com

10-21-16

Kevin Bailey
Owner
High Peaks Solar LLC
39 Fane Court
Troy, NY 12182

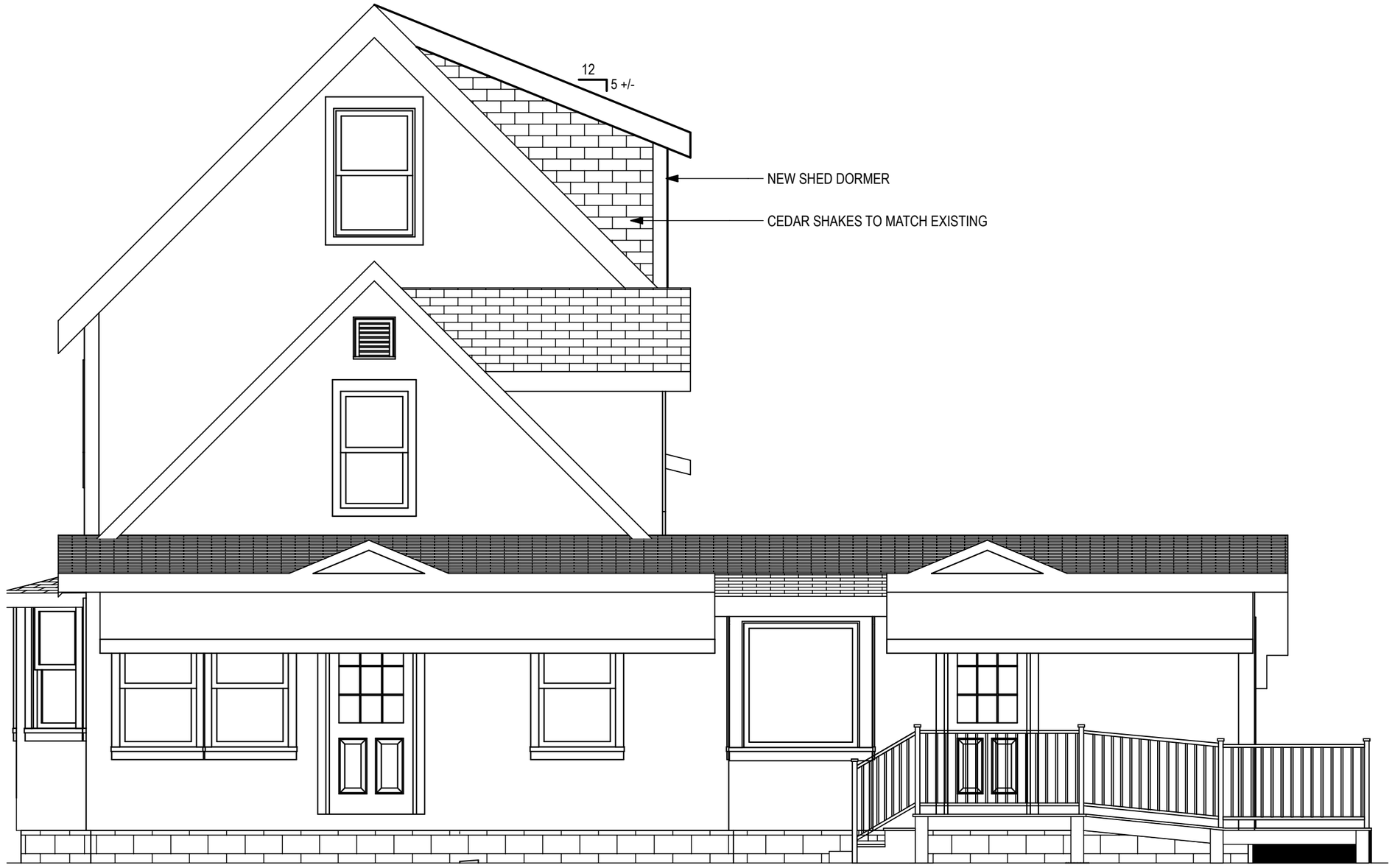
Dear Mr. Bailey

SolarWorld does not currently manufacture 240W panels with black frames and has no plans to do so. A black-framed 240W panel is not available.

In addition, SolarWorld does not manufacture triangular photo-voltaic modules (solar panels).

Regards,

Mark Magallanes
Account Development Representative
Solar World Americas
Hillsboro, Oregon, USA
[redacted]



1
A-201

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EDWARD K. LAPOINT, PE
8 WARD LANE P.O. BOX 190
CLEVERDALE, NY 12820
[redacted]

SITEWORKS
ASSOCIATES, LLC
DRAFTING & DESIGN SERVICES
45 LEXINGTON AVE.
GLENS FALLS, NY 12801
[redacted]

Stewart Remodel
Owner: Rodney Stewart

223 Lake Ave.
Saratoga Springs, NY 12801

DRAWING TITLE:
SOUTH ELEVATION

PROJECT NO:
DRAWN BY: MS
CHK'D BY: MS

REVISIONS:

MARK	DATE	DESCRIPTION
2	10/25/16	*REVISED RAMP*
1	8/1/16	*ADDED RAMP AND ENCLOSURE FOR GARBAGE CANS*
0	10/5/15	*ISSUED FOR CONSTRUCTION*

DRAWING NO.
A-201

1
A-202

EAST ELEVATION

SCALE: 1/4" = 1'-0"

EDWARD K. LAPOINT, PE
8 WARD LANE P.O. BOX 190
CLEVERDALE, NY 12820
[redacted]

SITEWORKS
ASSOCIATES, LLC
DRAFTING & DESIGN SERVICES
45 LEXINGTON AVE.
GLENS FALLS, NY 12801
PH: [redacted]

Stewart Remodel
Owner: Rodney Stewart

223 Lake Ave.
Saratoga Springs, NY 12801

DRAWING TITLE:
EAST ELEVATION

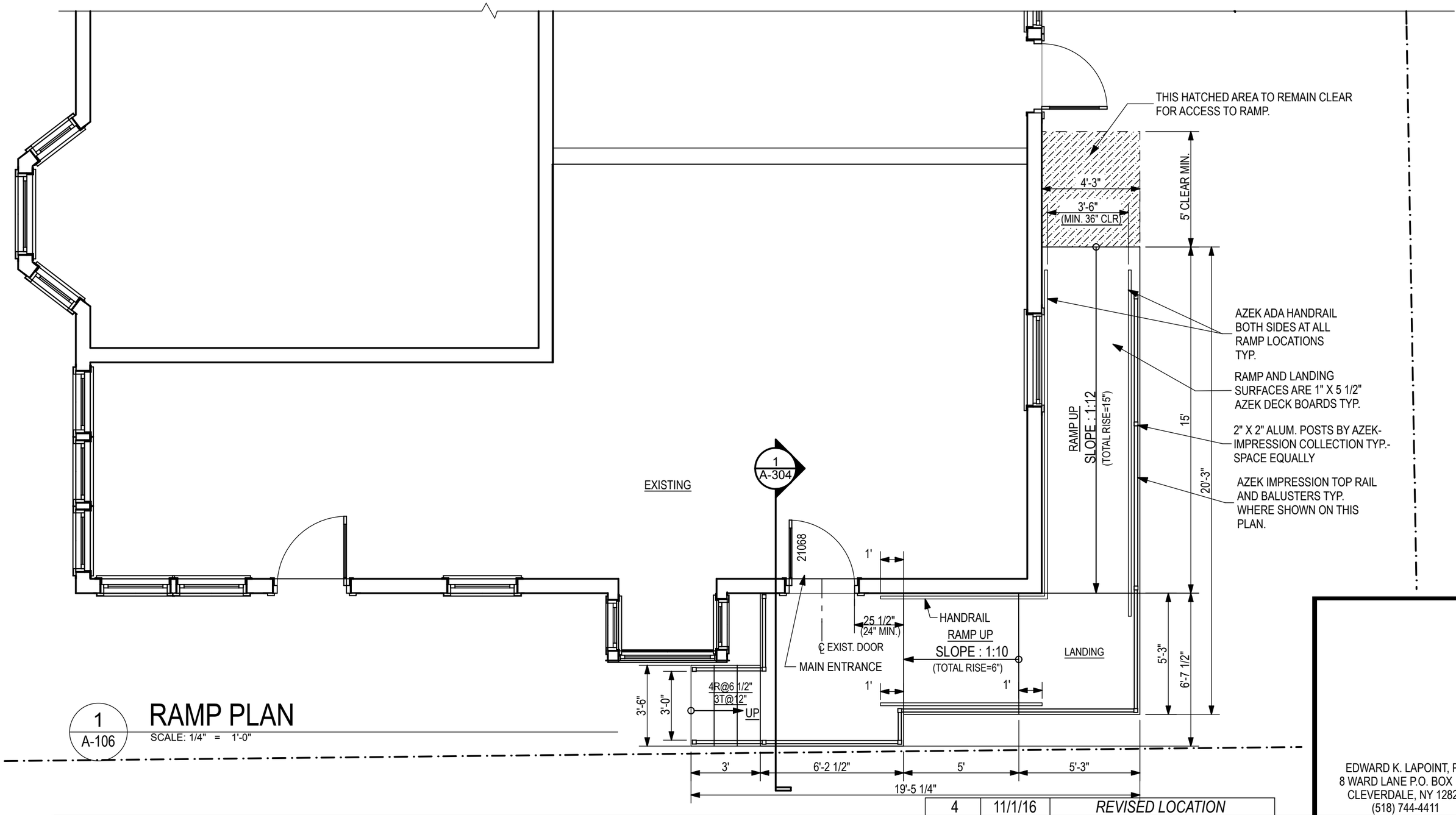
PROJECT NO:

DRAWN BY: MS

CHK'D BY: MS

REVISIONS:		
2	10/25/16	*REVISED RAMP*
1	8/3/16	*ADDED ENCLOSURE FOR GARBAGE CANS*
0	10/5/15	*ISSUED FOR CONSTRUCTION*
MARK	DATE	DESCRIPTION

DRAWING NO.
A-202



1 / A-106

RAMP PLAN

SCALE: 1/4" = 1'-0"

4	11/1/16	*REVISED LOCATION*

EDWARD K. LAPOINT, PE
8 WARD LANE P.O. BOX 190
CLEVERDALE, NY 12820
(518) 744-4411

SITEWORKS
ASSOCIATES, LLC
DRAFTING & DESIGN SERVICES
45 LEXINGTON AVE.
GLENS FALLS, NY 12801
PH: 518.307.3098

Stewart Remodel
Owner: Rodney Stewart

223 Lake Ave.
Saratoga Springs, NY 12801

DRAWING TITLE:
RAMP PLAN

PROJECT NO:
DRAWN BY: *MS*
CHK'D BY: *MS*

REVISIONS:

MARK	DATE	DESCRIPTION
3	10/21/16	*REVISED LOCATION*
2	9/21/16	*REVISED AS WOOD FRAMED*
1	8/12/16	*ISSUED FOR CONSTRUCTION*
0	5/12/16	*ISSUED FOR ZBA APPROVAL*

DRAWING NO.
A-106

1
A-201

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EDWARD K. LAPOINT, PE
8 WARD LANE P.O. BOX 190
CLEVERDALE, NY 12820
(518) 744-4411

SITEWORKS
ASSOCIATES, LLC
DRAFTING & DESIGN SERVICES
45 LEXINGTON AVE.
GLENS FALLS, NY 12801
PH: 518.307.3098

Stewart Remodel
Owner: Rodney Stewart

223 Lake Ave.
Saratoga Springs, NY 12801

DRAWING TITLE:
SOUTH ELEVATION

PROJECT NO:

DRAWN BY: *MS*

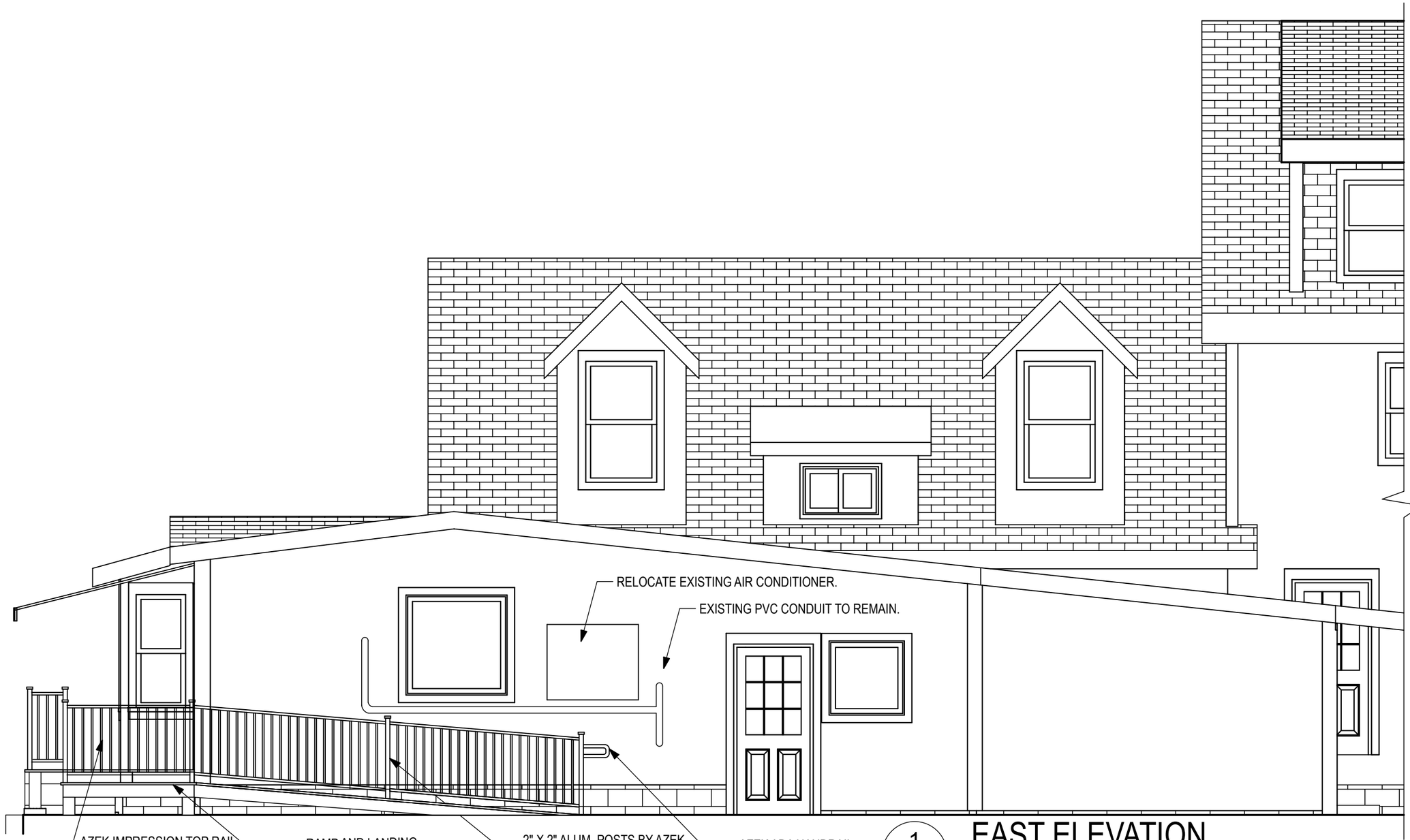
CHK'D BY: *MS*

REVISIONS:

MARK	DATE	DESCRIPTION
2	11/1/16	*REVISED RAMP*
1	8/1/16	*ADDED RAMP AND ENCLOSURE FOR GARBAGE CANS*
0	10/5/15	*ISSUED FOR CONSTRUCTION*

DRAWING NO.

A-201



1 / A-202

EAST ELEVATION

SCALE: 1/4" = 1'-0"

EDWARD K. LAPOINT, PE
8 WARD LANE P.O. BOX 190
CLEVERDALE, NY 12820
(518) 744-4411

SITEWORKS ASSOCIATES, LLC
DRAFTING & DESIGN SERVICES
45 LEXINGTON AVE.
GLENS FALLS, NY 12801
PH: 518.307.3098

Stewart Remodel
Owner: Rodney Stewart

223 Lake Ave.
Saratoga Springs, NY 12801

DRAWING TITLE: EAST ELEVATION

PROJECT NO:

DRAWN BY: MS

CHK'D BY: MS

REVISIONS:

MARK	DATE	DESCRIPTION
2	11/1/16	*REVISED RAMP*
1	8/3/16	*ADDED ENCLOSURE FOR GARBAGE CANS*
0	10/5/15	*ISSUED FOR CONSTRUCTION*

DRAWING NO.

A-202

Addition and Alterations to

7 Madison Avenue

Saratoga Springs, New York

Applicant :

Roy and Shirley Lerman

Architect / Agent :

balzer + tuck | architecture . pllc
468 Broadway, Saratoga Springs, New York 12866

October 21, 2016

Prepared by:

bta | balzer + tuck | architecture pllc
468 broadway - saratoga springs - new york – 12866 - [redacted] - www.balzertuck.com

Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Table Of Contents

	Page No.	Description
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	13	First Floor Plan
	14	North Elevation
	15	East Elevation
	16	South (Madison Ave) Elevation
	17	West Elevation
	18	Perspective
	19	Perspective
Product Data	20	Windows and Doors
	21	Mudroom Entry Door
	22	Roof
	23	Stone
	24	Lighting
	25	Reclaimed Iron Gate

Prepared by: balzer + tuck | architecture . pllc, agent

Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Project Information Sheet

Owner: Roy and Shirley Lerman

Architect: Balzer + Tuck Architecture PLLC
Brett Balzer AIA LEED AP, Partner

Zone: UR-1 (Urban Residential – 1)

Project Address: 7 Madison Avenue, Saratoga Springs, New York 12866

Project Description: The construction of a 1-story +/- 23'w x 14'd addition to the rear of the home, to provide for an enlarged kitchen, dining area, and sunroom, as well as a raised patio and a 1-story +/- 9'w x 6'-8"d mudroom addition on the west elevation of the home. These additions differ from the additions originally approved on January 20, 2016 in that this proposed addition to the rear of the home has reduced in size from the previously proposed +/- 40'w x 17'd addition, and the proposed mudroom addition has been relocated to the west side of the home. The south elevation of the home, facing Madison Ave, will maintain its character. The additions will speak to the character of the existing home in their exterior materials and details. The project also includes a new stone privacy wall set back from Madison Ave, and landscape beds in the front and rear yards.

Application Scope: By submission of this application, it is the intent of Roy and Shirley Lerman to seek final approval from the Historic Review Commission for these single story additions to 7 Madison Ave.

CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 x.515 fax: 518-580-9480
www.saratoga-springs.org

[FOR OFFICE USE]

(Application #)

(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	ROY AND SHIRLEY LERMAN		BALZER + TUCK ARCHITECTURE
Address	[redacted]		468 BROADWAY
			SARATOGA SPRINGS NY
Phone		/	[redacted]
Email			

Identify primary contact person: ☐ Applicant ☐ Owner ■ Attorney/Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in premises: ■ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address/Location: 7 MADISON AVENUE Tax Parcel #: 166 . 61 - 2 - 33
(for example: 165.52 – 4 – 37)

Current Zoning District: UR-1 Property use: ■ Residential ☐ Non-residential/mixed-use

Type of Review: ☐ Architectural ■ Historic ☐ Extension/modification (of current approval)

Summary description of proposed action:

THE CONSTRUCTION OF A 1-STORY +/- 23'W x 14'D REAR ADDITION AND 1-STORY +/-9'W x 6'-8"D SIDE ADDITION TO THE EXISTING RESIDENCE.

Has a previous application been filed with the DRC for this property? ☐ No ■ Yes – date(s)? 12/17/15

- App. No.(s)? 2015.108

APPLICATION FEE (payable to "Commissioner of Finance"):

Residential Structures (principal, accessory)	$25	Non-residential / mixed-use structures (principal)	$300
Residential approval – extension	$25	Non-residential signs, awnings, accessory structures	$100
Residential - administrative action	$25	Non-residential approval – extension	$100
		Non-residential - administrative action	$100

A "complete" application consists of **2 hard copies (1 original) , and 1 electronic copy of application & ALL other materials as required below:

New Construction / Additions

- ■ Color photographs showing site/exterior details of existing structures and adjacent properties
- ■ Site plan, drawn to scale, showing existing & proposed construction, property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.); on no larger than 2'x3' sheet – smaller preferred if legible
- ■ Elevation drawings showing design of all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ■ Floor plans for proposed structure; on sheet no larger than 2'x3' – smaller permitted if legible
- ■ Product literature, specifications and samples of proposed materials and colors

Change in exterior building materials (windows, doors, roof, siding, etc.), or color (in non-residential districts only)

- ☐ Color photographs showing site/exterior details of existing structures and that illustrate affected features
- ☐ Elevation drawings showing all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Within front yard setbacks in Historic Districts only (Front setbacks: UR-1 & INST-HTR=30'; UR-4=25'; UR-2, UR-3 & NCUD-1=10')

- Installation, removal or change in material of drive- and walkways
- Installation or removal of architectural, sculptural or vegetative screening over 3' in height
- Installation of accessory utility structures or radio/satellite transmission/reception devices (more than 2' diameter)

For any of above:

- ■ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing & proposed construction: include property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.) street names, compass bearing & scale; no larger than 2'x3' sheet – smaller preferred if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Signage / Awnings

- ☐ Color photographs showing site/exterior details of existing structures, and adjacent properties
- ☐ Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
- ☐ Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
- ☐ Descriptions, specifications of proposed lighting including fixture & lamp type, wattage, mounting method, and location
- ☐ Product literature, specifications and samples of proposed materials and colors

Demolition

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing and any proposed structures - include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Written description of reasons for demolition and, in addition:
  - ☐ For structures of "architectural/historical significance", demonstrate "good cause" why structure cannot be preserved
  - ☐ For structures in an architectural district that might be eligible for listing on National Register of Historic Places, or for a "contributing" structure in a National Register district (contact City staff), provide plans for site development following demolition - include a timetable and letter of credit for project completion

Telecommunication facilities

- ☐ Color photographs showing site/existing structures, and of adjacent properties
- ☐ Site plan showing existing and proposed structures: include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Scaled illustration of proposed structures: include all dimensions; colors, materials, lighting, mounting details
- ☐ Consult Article 240-12.22 of the City's Zoning Ordinance and City staff to ensure compliance with requirements for visual impact assessment and existing and proposed vegetative screening

Request for extension of current approval

☐ Identify date of original DRC approval: _____ Current expiration date: _____ Org. App. No. _____
☐ Describe why this extension is necessary and whether any significant changes have occurred either on the site or in the neighborhood.

SEQR Environmental Assessment Form

☐ Applicants proposing the following must complete "Part I" of the SEQR Short Environmental Assessment Form (available here: http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf):

- Construction or expansion of a multi-family residential structure (4 units +)
- Construction or expansion (exceeding 4,000 sq. ft. gross floor area) of a principal or accessory non-residential structure
- Telecommunications facility, radio antennae, satellite dishes
- Demolition

Disclosure

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?

■ No ☐ Yes - If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.

Certification

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Design Review Commission.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

I/we hereby authorize the members of the Design Review Commission and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Furthermore, I/we agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

_____ Date: 10.21.16
(applicant signature)

_____ Date: _____
(applicant signature)

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

FOR OFFICE USE ONLY

This application has been reviewed by the Zoning Enforcement Officer and is being forwarded to the Commission.

Signature: _____ Date: _____

Additional Comments: _____

Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Existing Site Conditions

Existing Residence
Looking North
as viewed from Madison Ave
(South elevation)

Existing Residence
Looking Northwest
as viewed from Madison Ave
(partial East elevation)

Prepared by: balzer + tuck | architecture . pllc, agent

Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Existing Residence
Looking Southwest
as viewed from backyard
(partial East and North elevations)

Existing Residence
Looking South
as viewed from backyard
(North elevation)

Prepared by: balzer + tuck | architecture . pllc, agent

Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Existing Residence
Looking Southeast
as viewed from existing driveway
(partial West elevation)

Prepared by: balzer + tuck | architecture . pllc, agent

Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Neighborhood Context Aerial Image

Neighborhood Context Photo
1 Madison Avenue

Prepared by: balzer + tuck | architecture . pllc, agent

Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Neighborhood Context Photo
5 Madison Avenue

Neighborhood Context Photo
11 Madison Avenue

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Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Neighborhood Context Photo
21 Madison Avenue

Neighborhood Context Photo
10 Madison Avenue

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Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Neighborhood Context Photo
8 Madison Avenue

Neighborhood Context Photo
4 Madison Avenue

Prepared by: balzer + tuck | architecture . pllc, agent

TIPTON LANE

PROPERTY LINE

125.00'

PROPERTY LINE

150.00'

EXISTING GRAVEL PARKING SPOT

EXISTING GARAGE

EXISTING SHED

EXISTING CONCRETE DRIVE

BUILDING SETBACK LINE

LANDSCAPE BEDS

BUILDING SETBACK LINE

NEW PEASTONE PATH

LOT 15
ZONING= UR-1
LOT SIZE= +/- 18750 SF

NEW 48" H ORNAMENTAL FENCE AND GATES

NEW BLUESTONE PATIO

ELEV. 0'-0"

ELEV. -0'-7"

ELEV. -3'-1"

WIDEN EXISTING CONCRETE DRIVE

SUNROOM ADDITION REDUCED IN SIZE SINCE PREVIOUS APPROVAL ON 1/20/16

NEW PEASTONE PATH

LANDSCAPE BEDS

LANDSCAPE BEDS

MUDROOM ADDITION RELOCATED SINCE PREVIOUS APPROVAL ON 1/20/16

NEW WOOD STAIRS

NEW PEASTONE PATH

NEW 42"H STONE WALL WITH STONE CAP

NEW PEASTONE PATH

NEW BLUESTONE WALKWAY

LANDSCAPE BEDS

PROPERTY LINE

125.00'

PROPERTY LINE

MADISON AVENUE

0' 2' 4' 8'

balzer + tuck architecture

Site Plan

BTA PROJECT NO: 1431

10/21/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

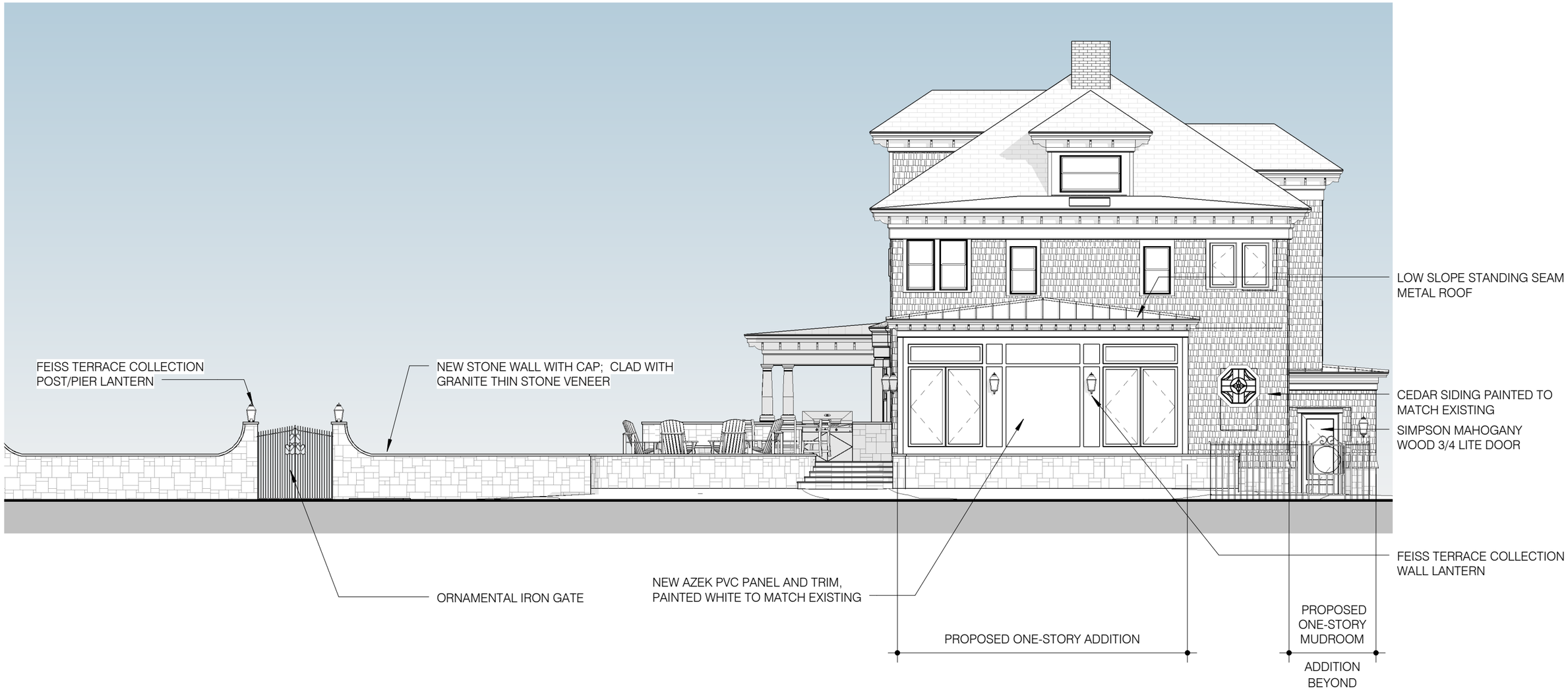
balzer + tuck architecture

First Floor Plan

BTA PROJECT NO: 1431 10/21/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK



balzer + tuck architecture
468 broadway · saratoga springs · ny · 12866
balzertuck.com

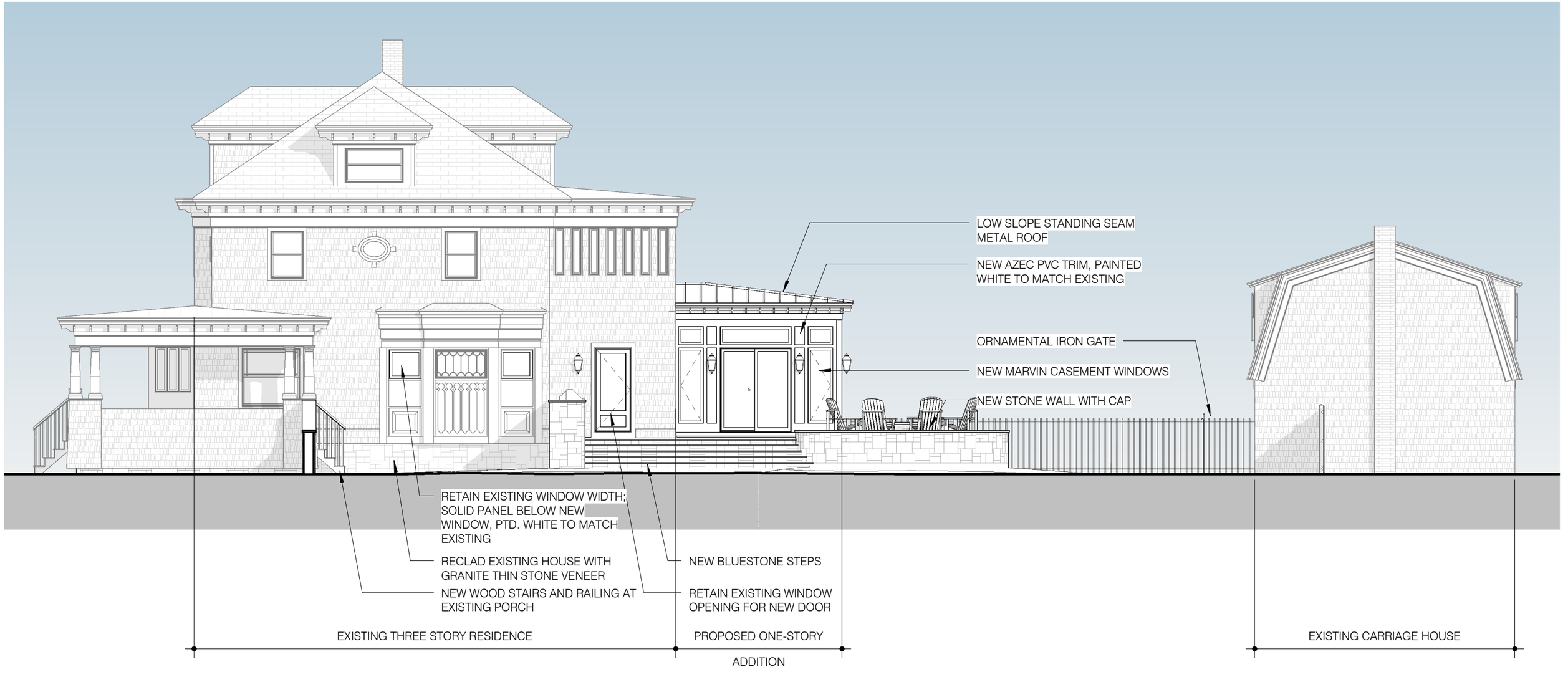
North Elevation

BTA PROJECT NO: 1431 10/21/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

0' 2' 4' 8'



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[redacted] · balzertuck.com

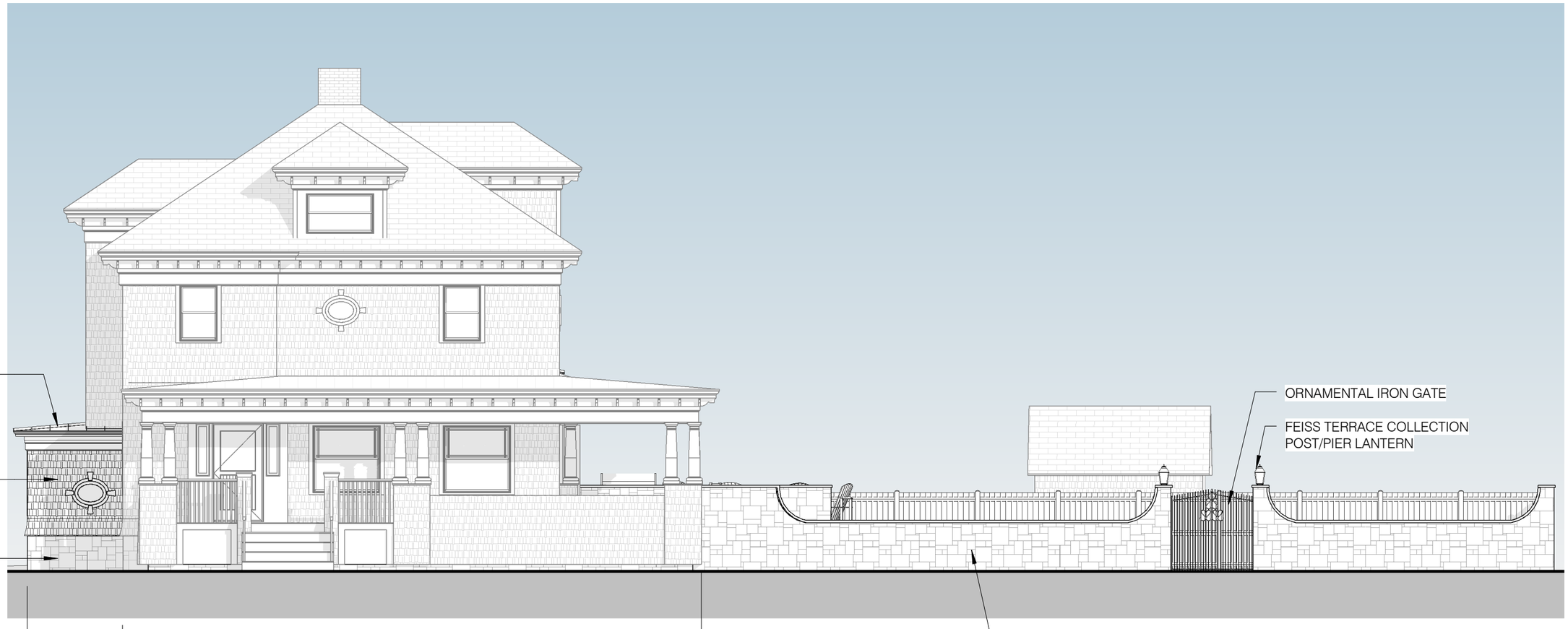
East Elevation

BTA PROJECT NO: 1431 [redacted] 10/21/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK [redacted]

0' 2' 4' 8'



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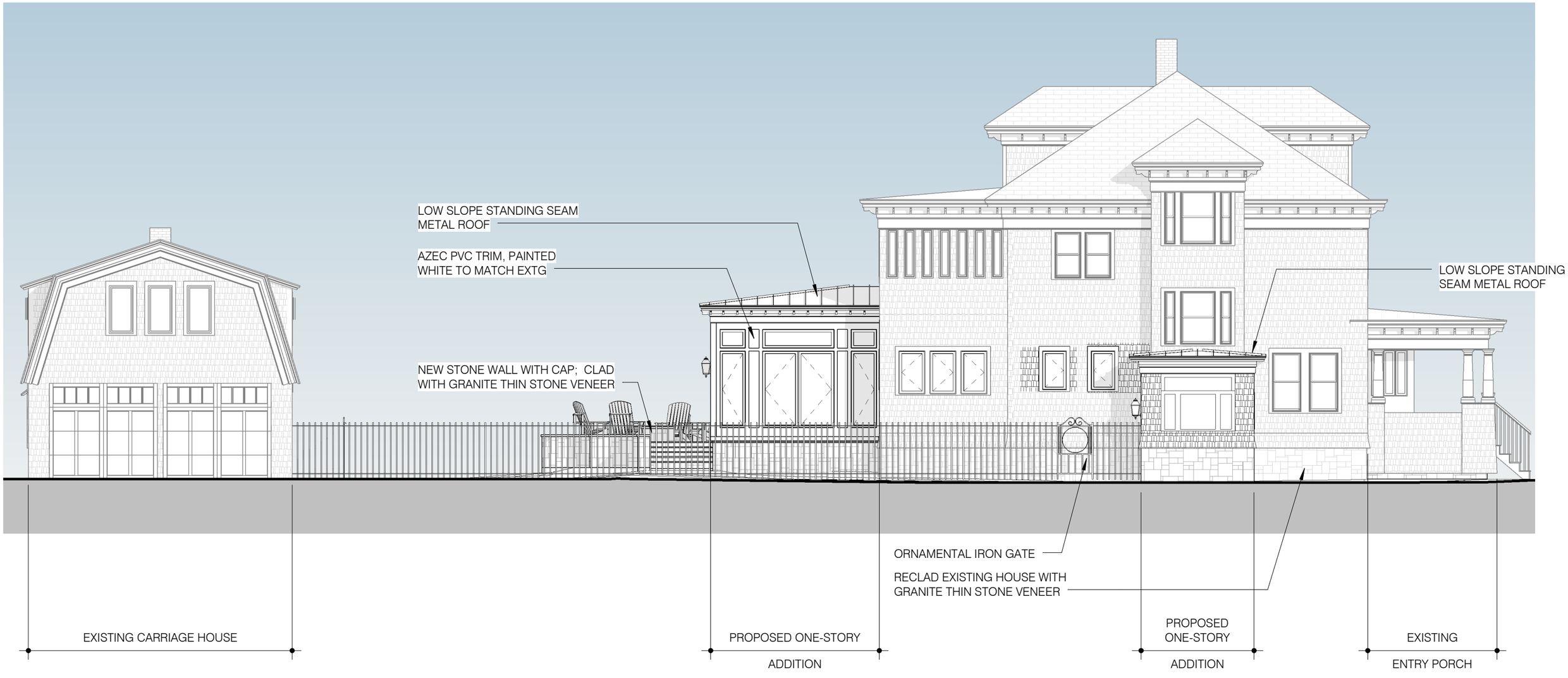
South (Madison Ave) Elevation

BTA PROJECT NO: 1431 10/21/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

0' 2' 4' 8'



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West Elevation

BTA PROJECT NO: 1431 10/21/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

0' 2' 4' 8'

balzer + tuck
architecture

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[redacted] · [redacted] · [redacted] [redacted] [redacted]

BTA PROJECT NO: 1431

Perspective

10/21/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

balzer + tuck
architecture

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[redacted]

Perspective

BTA PROJECT NO: 1431

10/21/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Windows and Doors: Marvin Aluminum Clad Wood Ultimate Casement, Awning, and Sliding Patio Door
Size: As scheduled
Color: Stone White (match existing)

Sliding Patio Door

Ultimate Push Out Awning

Ultimate Push Out Casement

MARVIN Windows and Doors

Cladding Colors | Wood Options

Cladding Colors

Marvin's low maintenance, clad-wood products feature an extruded aluminum exterior with high performance 70% Kynar finish as a standard that offers superior resistance to fading and chalking and meets the toughest AAMA 2605 standard. Marvin's palette of nineteen durable colors includes a spectrum of rich colors and two fresh, pearlescent finishes backed by a twenty year warranty.

Custom Colors

Any color. Any window or door. You name it.

No matter what your inspiration for a custom window or door color, Marvin® will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty.

See your Marvin dealer for details and ask about special pricing.

Prepared by: balzer + tuck | architecture . pllc, agent

Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Exterior Mudroom Door: Simpson Mahogany Wood Door
Size: As scheduled
Color: Mahogany Wood

Back to Search Results

7501 THERMAL SASH (TDL)

SERIES: Exterior French & Sash Doors
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

MATCHING COMPONENTS

Thermal Sash Sidelight (TDL) (7801)

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 1-7/16" Innerbond® Double Hip-Raised Panel
Glass: 3/4" Insulated Glazing

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select
the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH 3'0" HEIGHT 6'8"

WOOD SPECIES Mahogany, Sapele

GLASS Clear

UPGRADES
- ☐ UltraBlock Technology
- ☐ WaterBarrier Technology

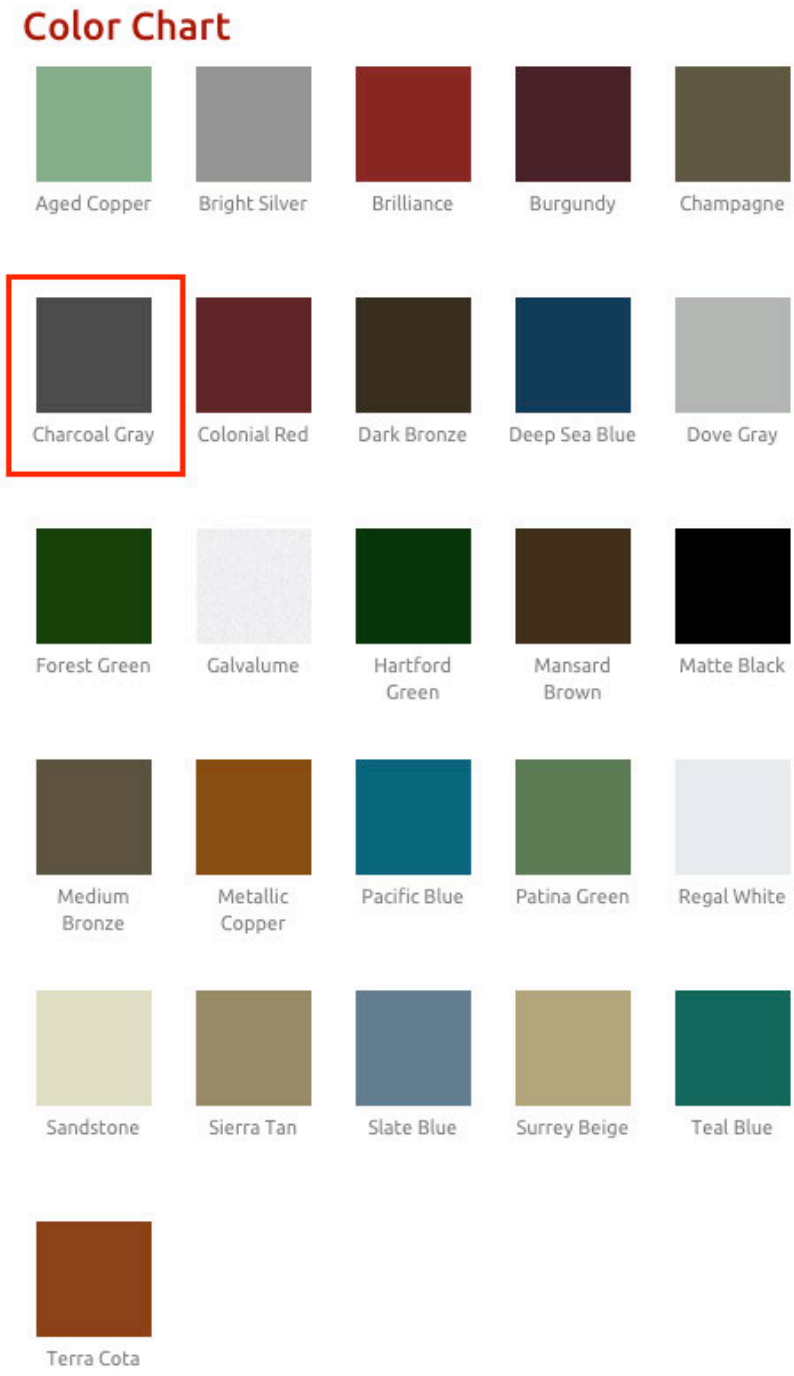
REQUEST DEALER QUOTE

Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Roofing: ASP Standing Seam Metal
Color: Charcoal Gray



Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Lighting: Feiss Hanging Lantern, Pier Lantern, and Wall Lantern
Color: Oil Rubbed Bronze

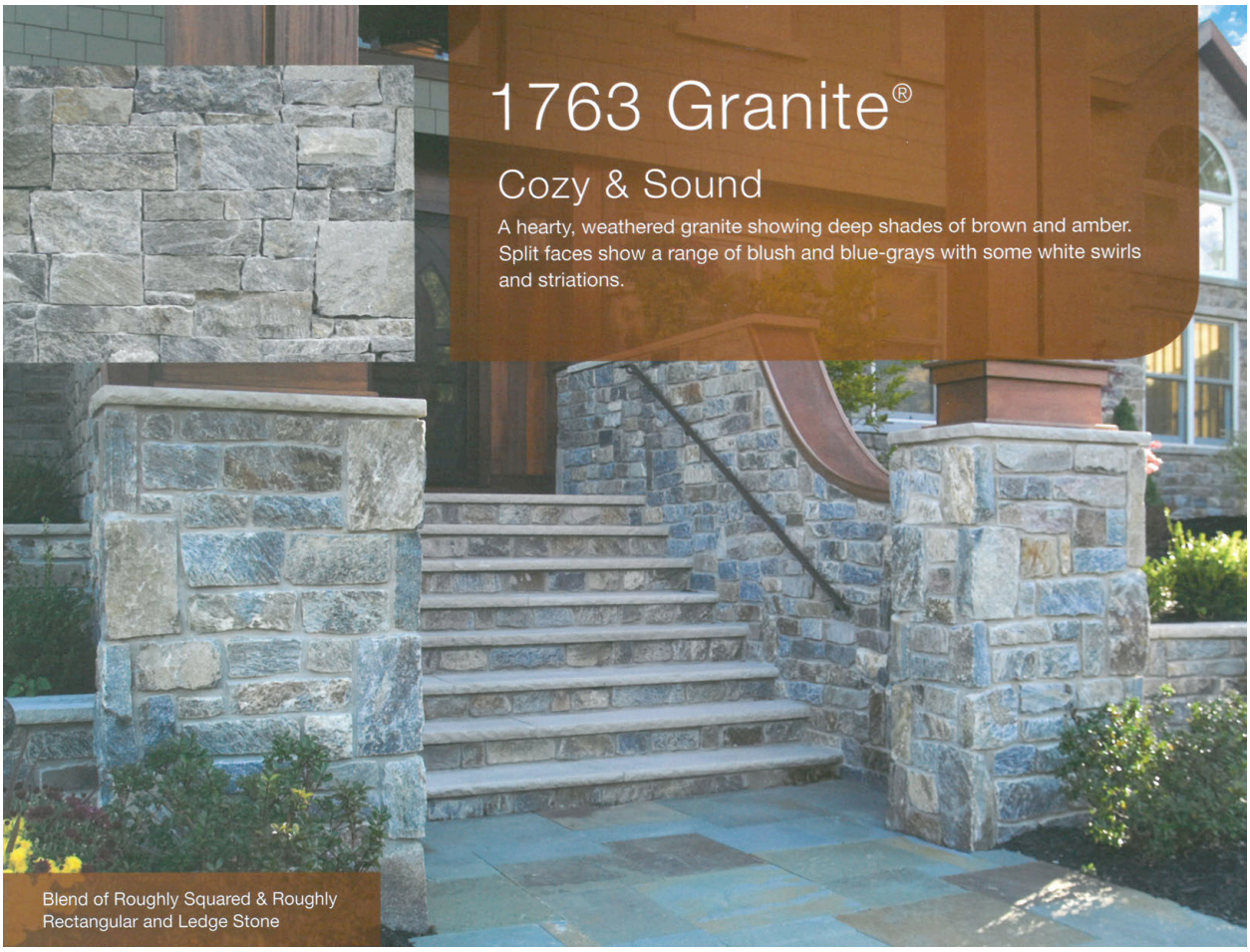
Prepared by: balzer + tuck | architecture . pllc, agent

Addition and Alterations to

7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Stone: Granite Thin Stone Veneer from Champlain Stone
Color: 1763 Granite, roughly squared and roughly rectangular



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Addition and Alterations to

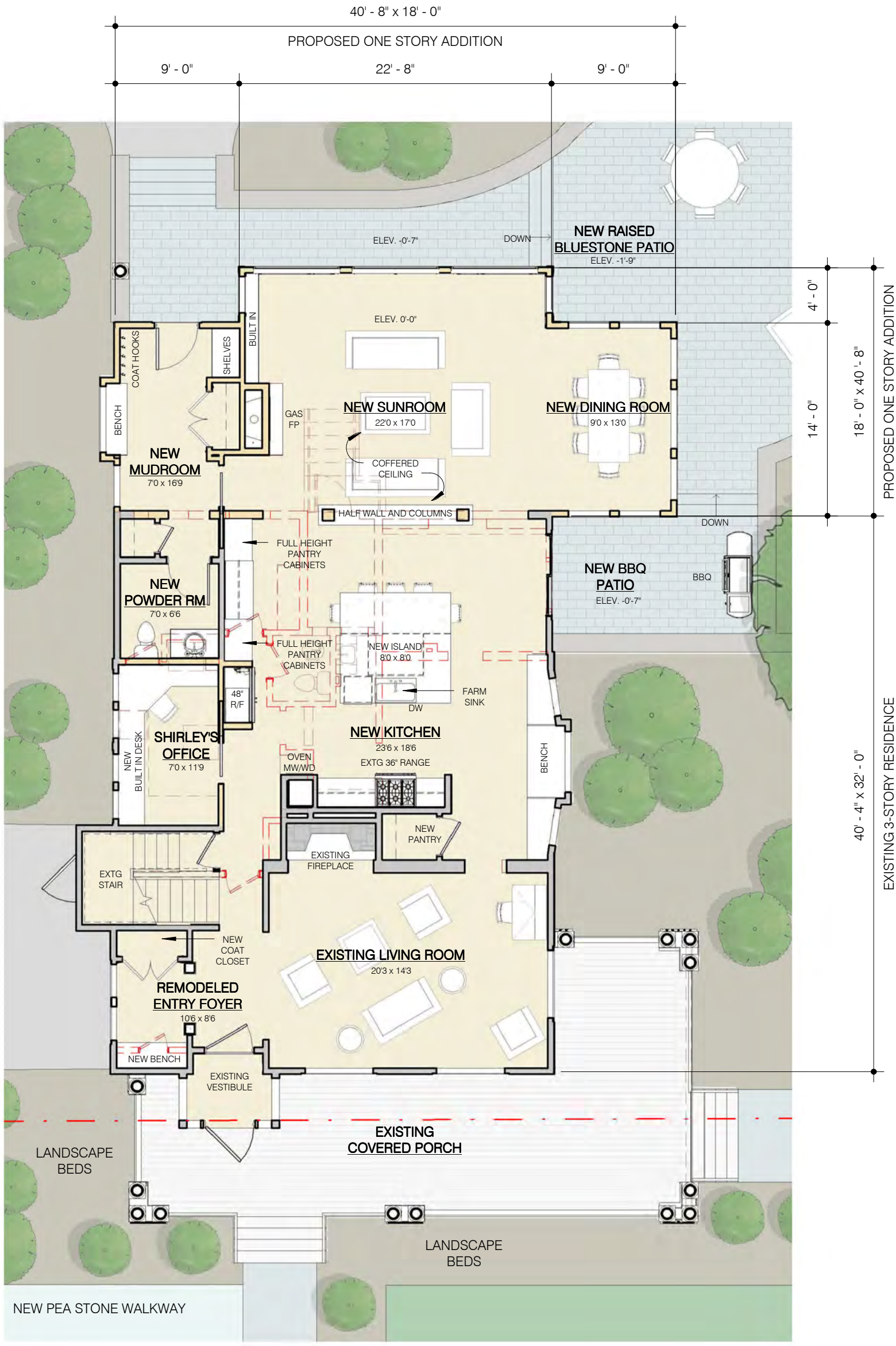
7 Madison Avenue
Saratoga Springs, New York

Historic Review Commission / Final Approval Submission

Reclaimed Iron Gate

Prepared by: balzer + tuck | architecture . pllc, agent

PREVIOUS DRC SUBMISSION



0' 2' 4' 8'

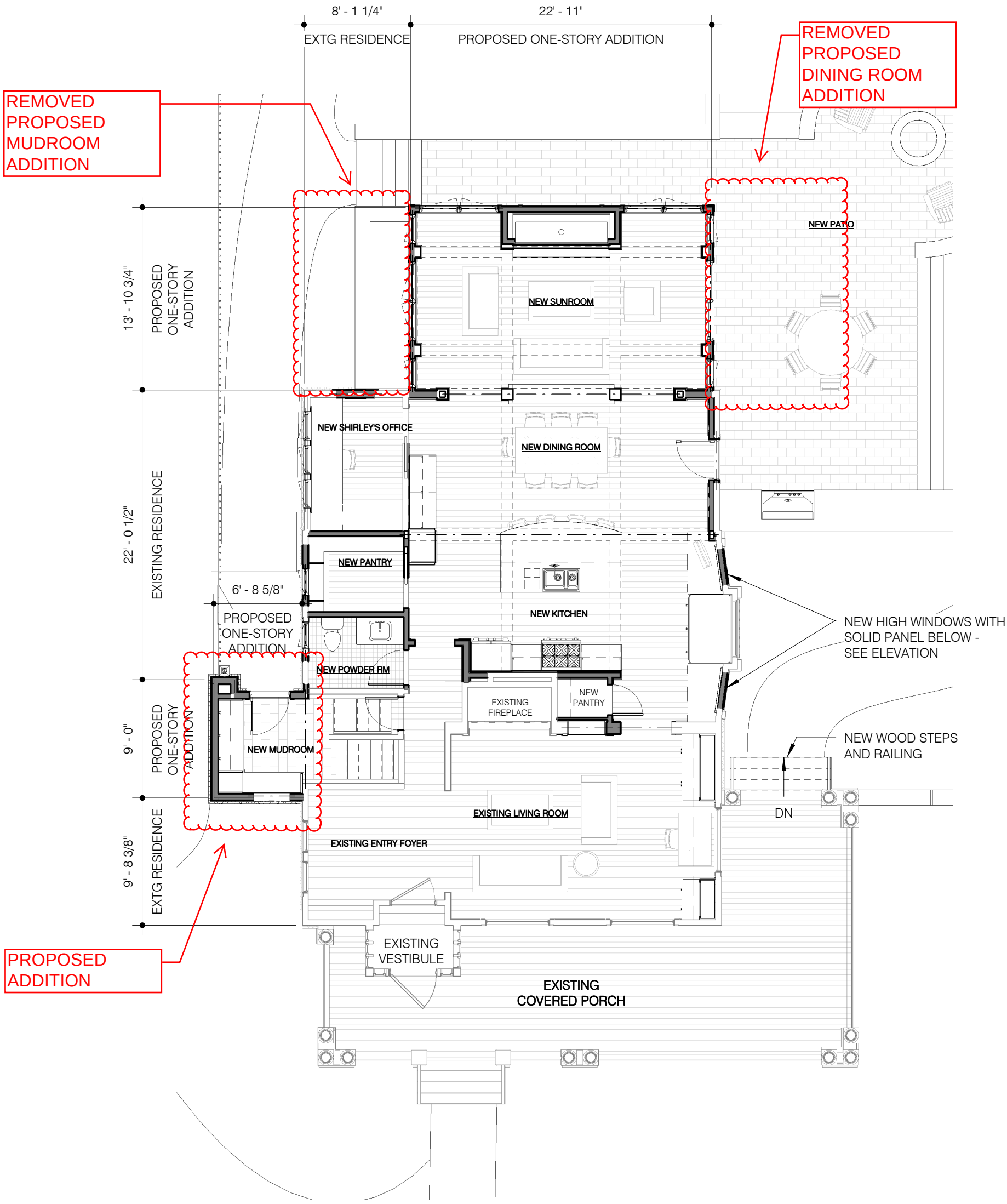
balzer + tuck
architecture

First Floor Plan

BTA PROJECT NO: 1431 12/17/15

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK



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First Floor Plan

BTA PROJECT NO: 1431 10/17/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

PREVIOUS DRC SUBMISSION

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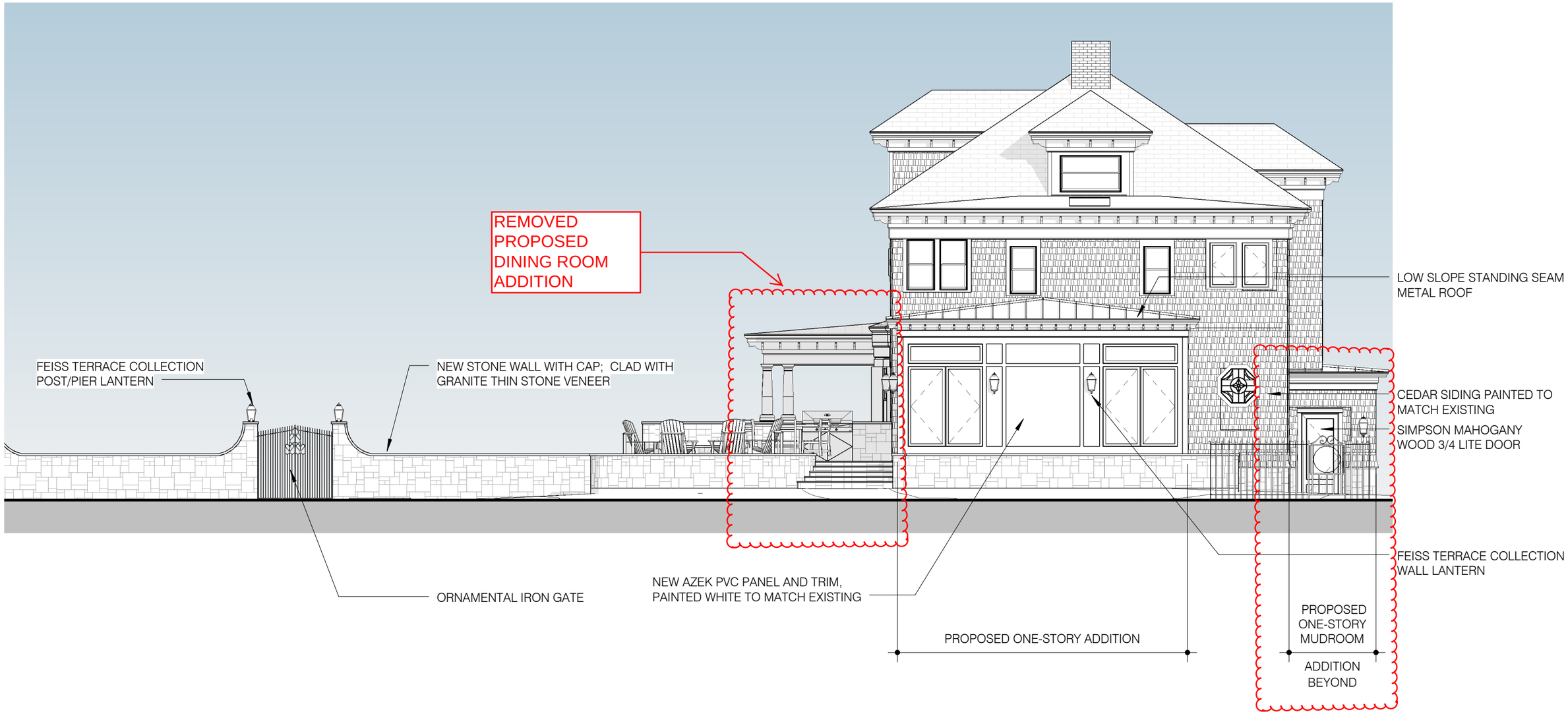
North Elevation

BTA PROJECT NO: 1431 12/17/15

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

0' 2' 4' 8'



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North Elevation

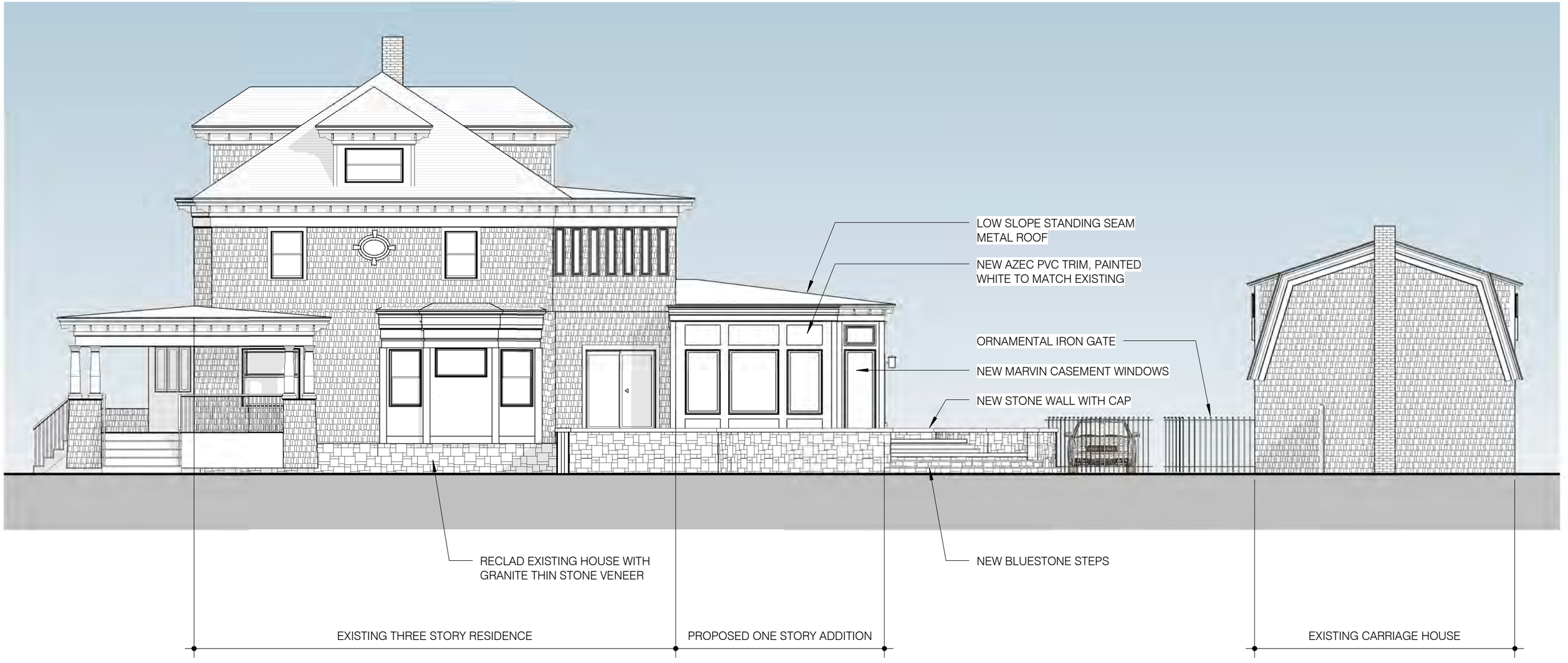
BTA PROJECT NO: 1431 10/17/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

0' 2' 4' 8'

PREVIOUS DRC SUBMISSION



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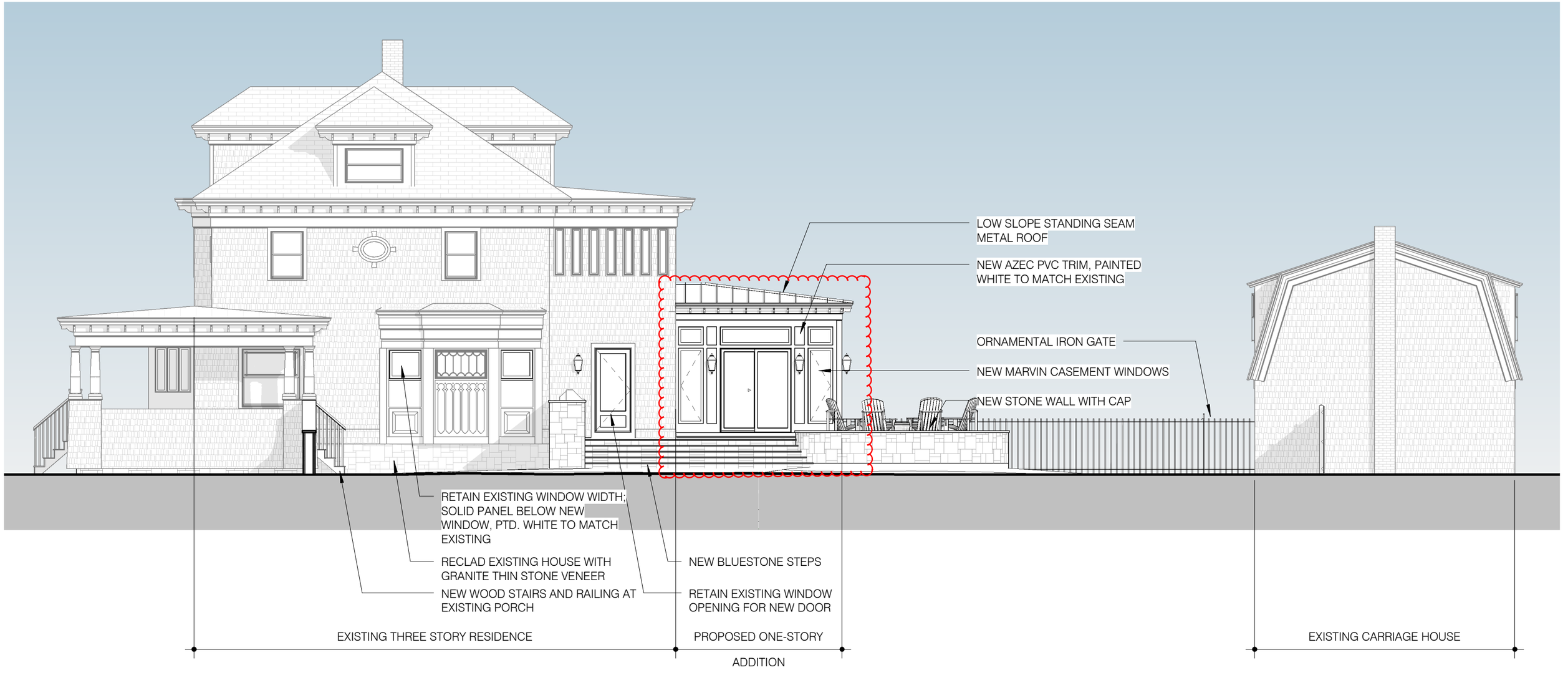
East Elevation

BTA PROJECT NO: 1431 12/17/15

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

0' 2' 4' 8'



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East Elevation

BTA PROJECT NO: 1431 10/17/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

0' 2' 4' 8'

PREVIOUS DRC SUBMISSION

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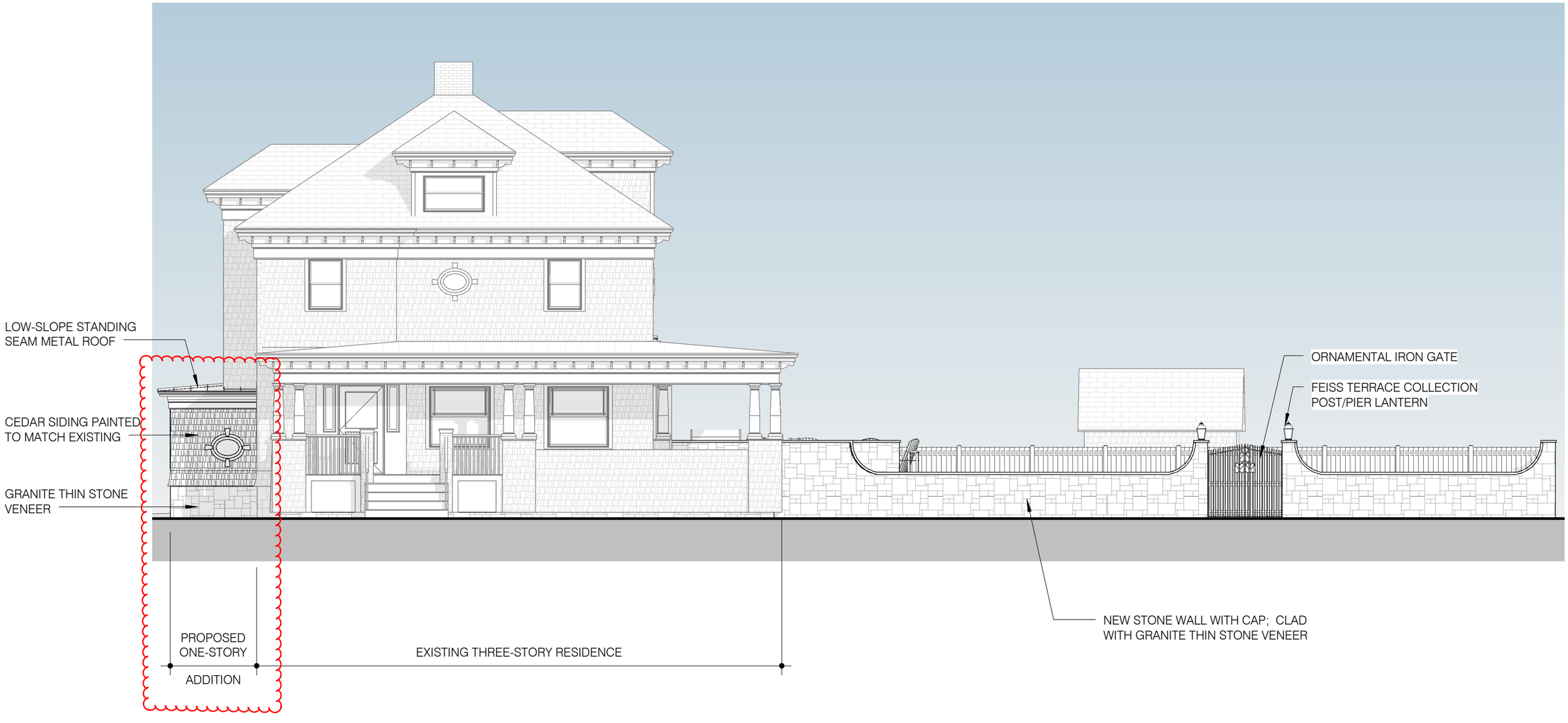
South (Madison Ave) Elevation

BTA PROJECT NO: 1431 12/17/15

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

0' 2' 4' 8'



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South (Madison Ave) Elevation

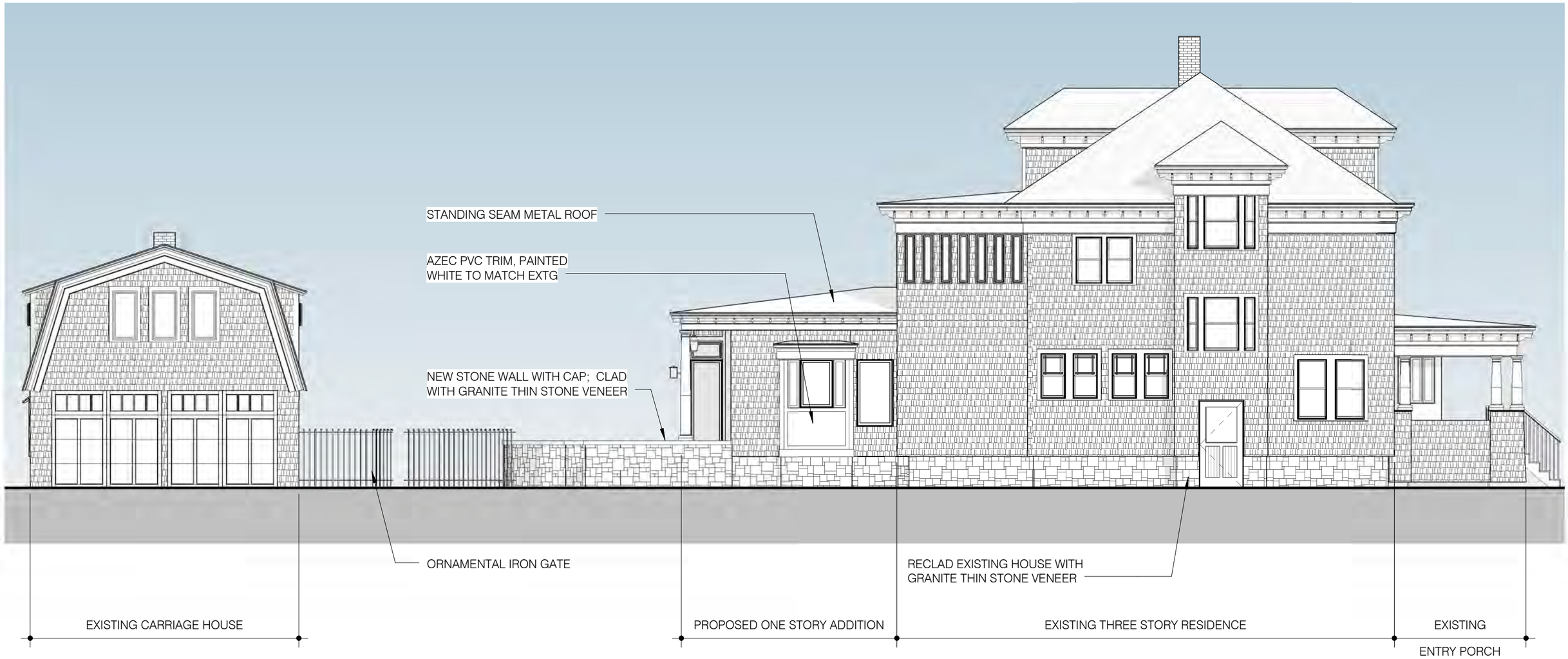
BTA PROJECT NO: 1431 10/17/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

0' 2' 4' 8'

PREVIOUS DRC SUBMISSION



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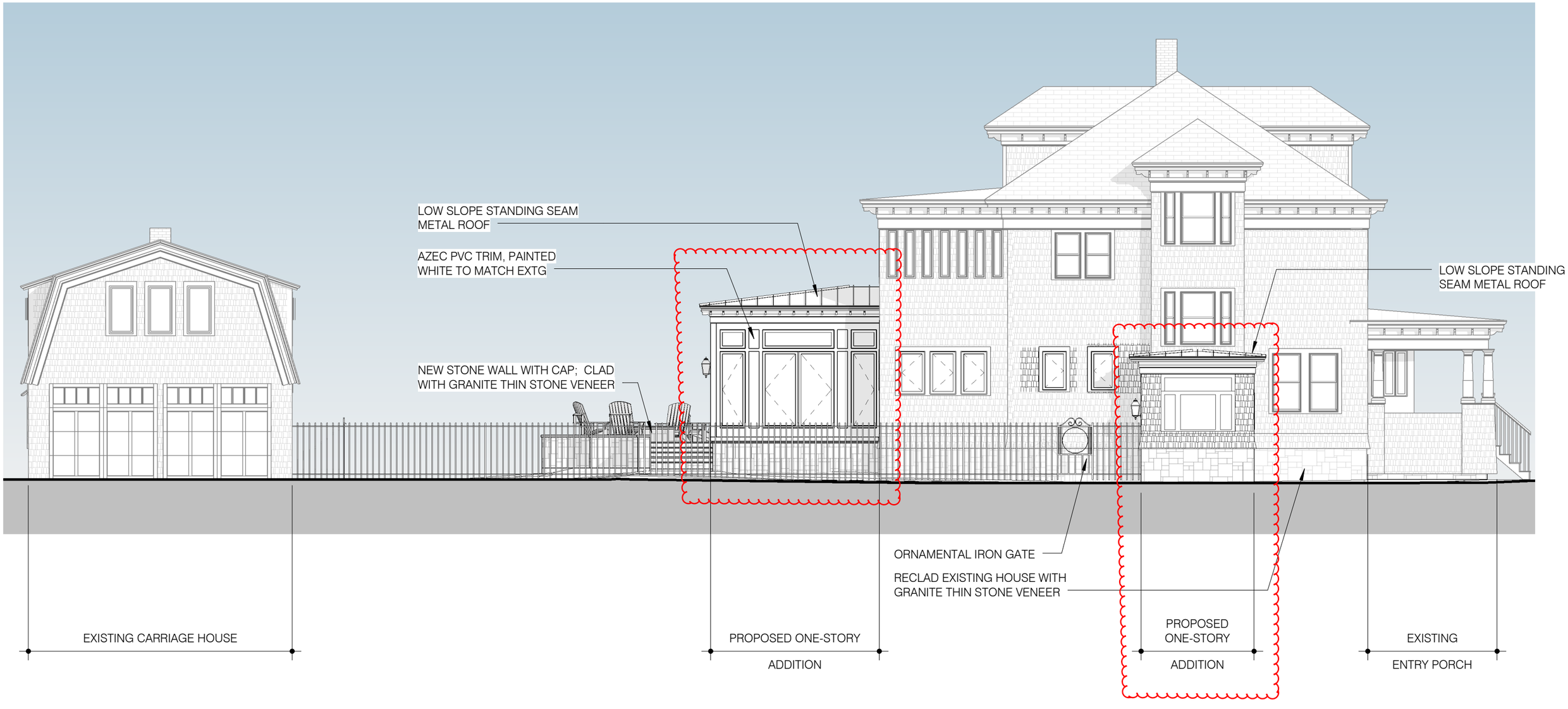
West Elevation

BTA PROJECT NO: 1431 12/17/15

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

0' 2' 4' 8'



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West Elevation

BTA PROJECT NO: 1431 10/17/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

0' 2' 4' 8'

PREVIOUS DRC SUBMISSION

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Perspective

BTA PROJECT NO: 1431[redacted] 12/17/15

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

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[redacted] · [redacted] · balzertuck.com

[redacted] BTA PROJECT NO: 1431

Perspective

10/17/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

PREVIOUS DRC SUBMISSION

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Perspective

BTA PROJECT NO: 1431

12/17/15

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

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Perspective

BTA PROJECT NO: 1431

10/17/2016

LERMAN RESIDENCE

SARATOGA SPRINGS, NEW YORK

CITY OF SARATOGA SPRINGS
ZONING BOARD OF APPEALS

CITY HALL - 474 BROADWAY
SARATOGA SPRINGS, NEW YORK 12866
PH) 518-587-3550 FX) 518-580-9480
WWW.SARATOGA-SPRINGS.ORG

Bill Moore, *Chair*
Keith B. Kaplan, *Vice Chair*
Adam McNeill, *Secretary*
Gary Hasbrouck
George "Skip" Carlson
James Helicke
Susan Steer
Cheryl Grey, alternate
Oksana Ludd, alternate

September 28, 2016

Steve Rowland, Chair
Design Review Commission
City Hall - 474 Broadway
Saratoga Springs, NY 12866

Re: Advisory opinion request for Obstarczyk Garage

Dear Steve,

On September 26, 2016 the Zoning Board of Appeals (ZBA) passed a motion to seek an advisory opinion from the Design Review Commission (DRC) for the following application:

> #2915 OBSTARCZYK GARAGE, 147 Spring Street, area variance to construct a detached, two-car, two-story garage, seeking relief from the minimum side yard setback and minimum distance between accessory and principal structure in the Urban Residential – 3 District.

In addition to the variances sought, this project requires historic review to demolish the existing garage structure and for the proposed new construction. The ZBA respectively requests an advisory opinion on the proposed demolition prior to any further consideration of an area variance for new construction.

Thank you for your consideration of this request and we look forward to your input.

Respectfully yours,

Bill Moore, Chair
Zoning Board of Appeals

ENGINEERING AMERICA CO.

76 WASHINGTON ST. SARATOGA SPRINGS, NY 12866

[redacted]

TRANSMITTAL SHEET

TO: Design Review Commission	FROM: Tonya Yasenchak
COMPANY: City of Saratoga Springs	DATE: October 12, 2016
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER: 1
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Obstarczyk Garage #147 Spring St., Saratoga Springs, NY	YOUR REFERENCE NUMBER:

☐ URGENT ☑ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ AS REQUESTED

City of Saratoga DRC Members,

Engineering America Co. is currently representing the Obstarzyks at the City of Saratoga Springs Zoning Board of Appeals for the request of several variances relating to the demolition of their existing barn and the construction of a new 2 car garage at 147 Spring St.

A recent letter from the Saratoga Springs Preservation Foundation noted that the existing accessory structure was a "contributing building" to the East Side Historic District. In response, the ZBA, has requested that the DRC provide an advisory opinion about the proposed demolition of the existing structure.

EACo. would like to preface that the Owners original thought, when they purchased the property earlier this year, was to renovate the structure. However, after discussions with several contractors and review by a licensed engineer, it appears that the best option (logistically and financially) to meet their needs of vehicle storage is to remove the current structure and rebuild a new 2 car garage for the following reasons:

1) Current Structural Condition:
   a) The existing structure is twisted in several directions and is not square or plumb. Repair of this condition would require extensive re-construction / replacement of the majority of the first floor walls.
   b) Lack of foundation along most of the structure has resulted in rotted sill plates. There is a lack of sill plates in a good portion of the structure. Repairs would require a new foundation and lifting of the existing structure (difficult to impossible with the limited space and close proximity of the property line).

2) Location of Structure:
   a) Difficulty in Lifting the Structure: The existing structure is currently at 0.2' – 1.7' from the side property lines. The lack of space does not allow room for the building to be lifted without significant imposition on the neighbor to the left.
   b) Close proximity to the neighbors' house: Lifting the house & installing a new foundation and structure so close to the neighbors' existing house could pose logistic issues as well as potential structural issues.

3) Use of Structure:
   a) Wall Ht: The 1st floor wall ht of the structure is at 7' 4". This height is not adequate for the storage of vehicles or a garage door. The wall ht. would have to be increased to allow for vehicular storage; requiring the reconstruction of the entire first floor walls of the structure.
   b) Building Size: The current structure is only 16' (+/-) in depth. This depth is not sufficient for parking a car. In order to meet the Owners' needs, an addition would be required along the back of the existing structure; this being possible but difficult.
   c) Other Use: Any other use of this structure, beyond vehicle storage is not allowed by the City of Saratoga Springs zoning. A variance would be required to use this structure, if renovated, in any other manner.

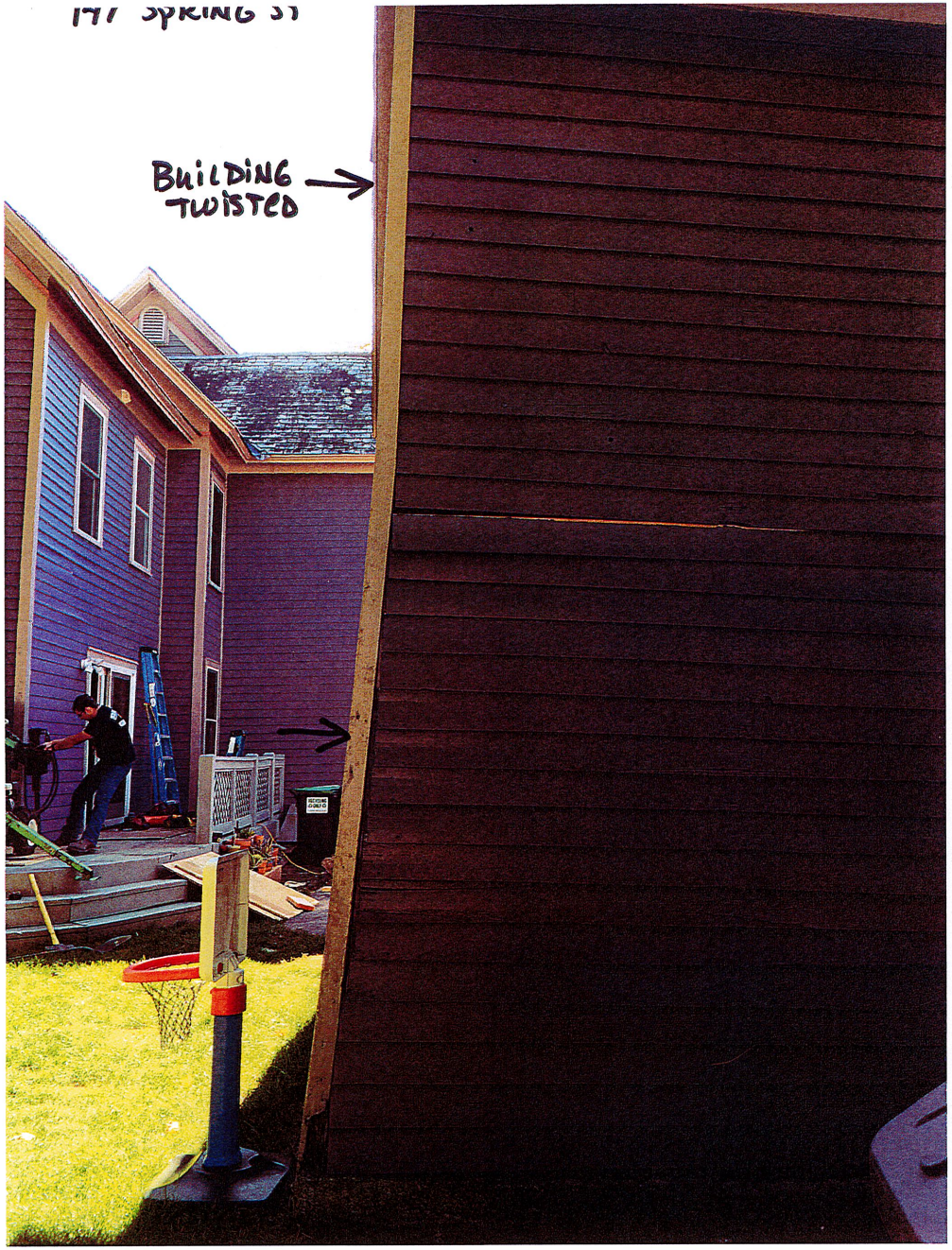
4) Costs: The costs involved in lifting & renovating the existing structure to meet the needs of the Owners' vehicular storage is significantly more than that of a new structure.

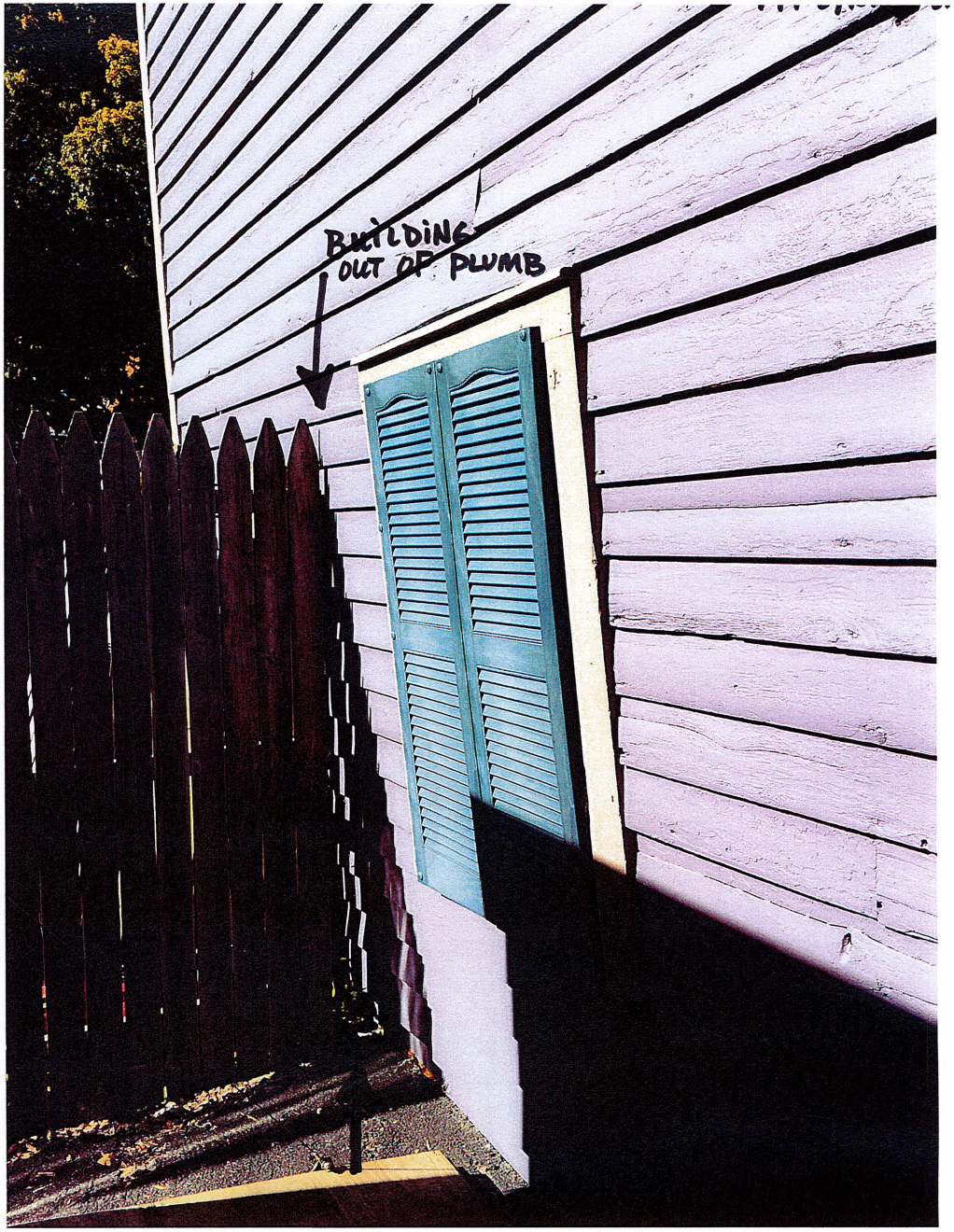
It is the opinion of EACo. and the Home Owners that this particular accessory structure has outlived its usefulness and its original intent as a barn. The structure itself is not designed in a Queen Anne style and does not appear to have much architectural significance. The removal of this structure and construction of a new 2 car garage will be consistent with the existing community character and style.

We look forward to discussing this matter with the DRC further at the October 19th meeting. Please feel free to contact the EACo. office with any additional questions.
Thank you for your review and consideration.

Sincerely,

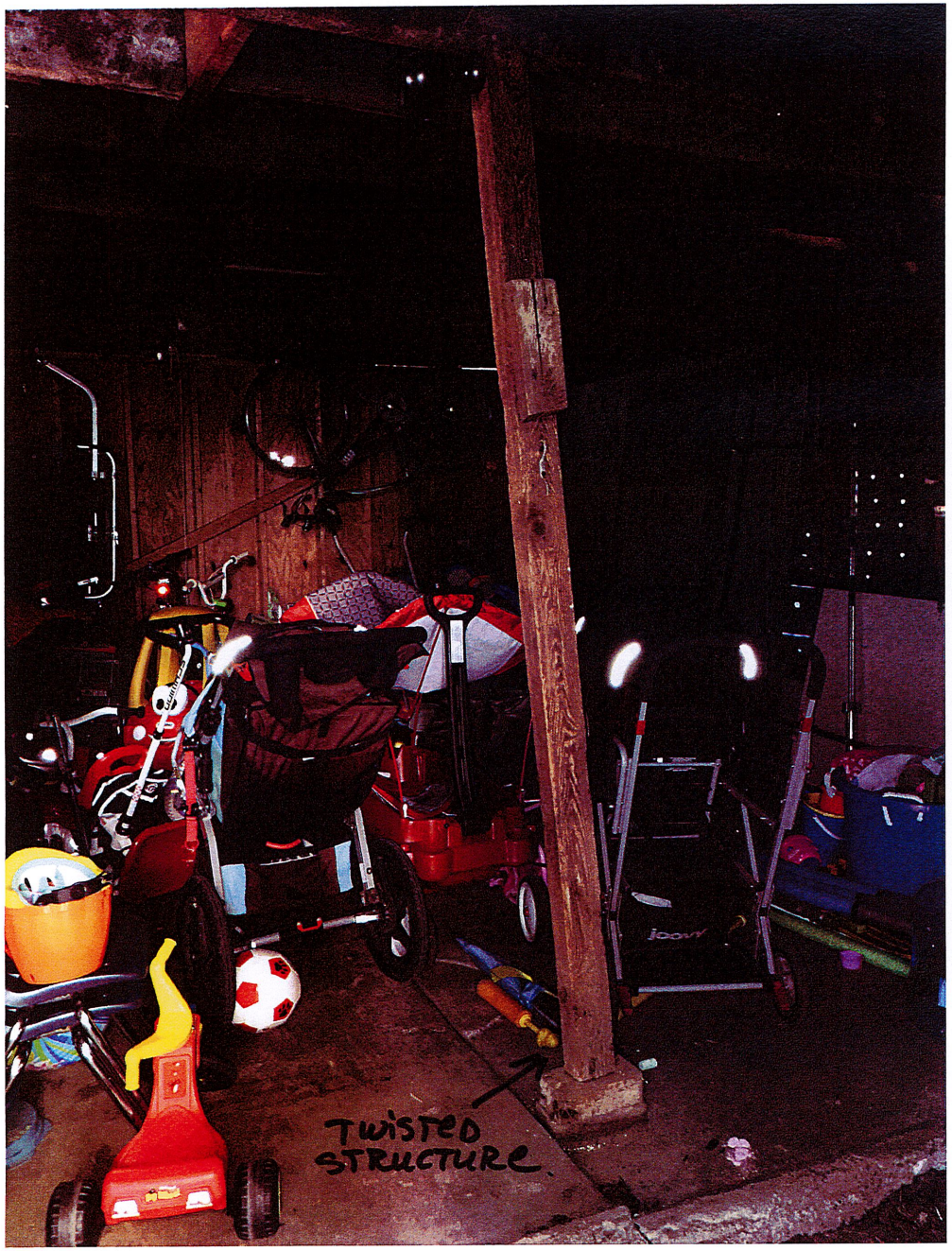
Tonya Yasenchak, PE


197 SPRING ST
BUILDING TWISTED


BUILDING OUT OF PLUMB

147 Spring ST

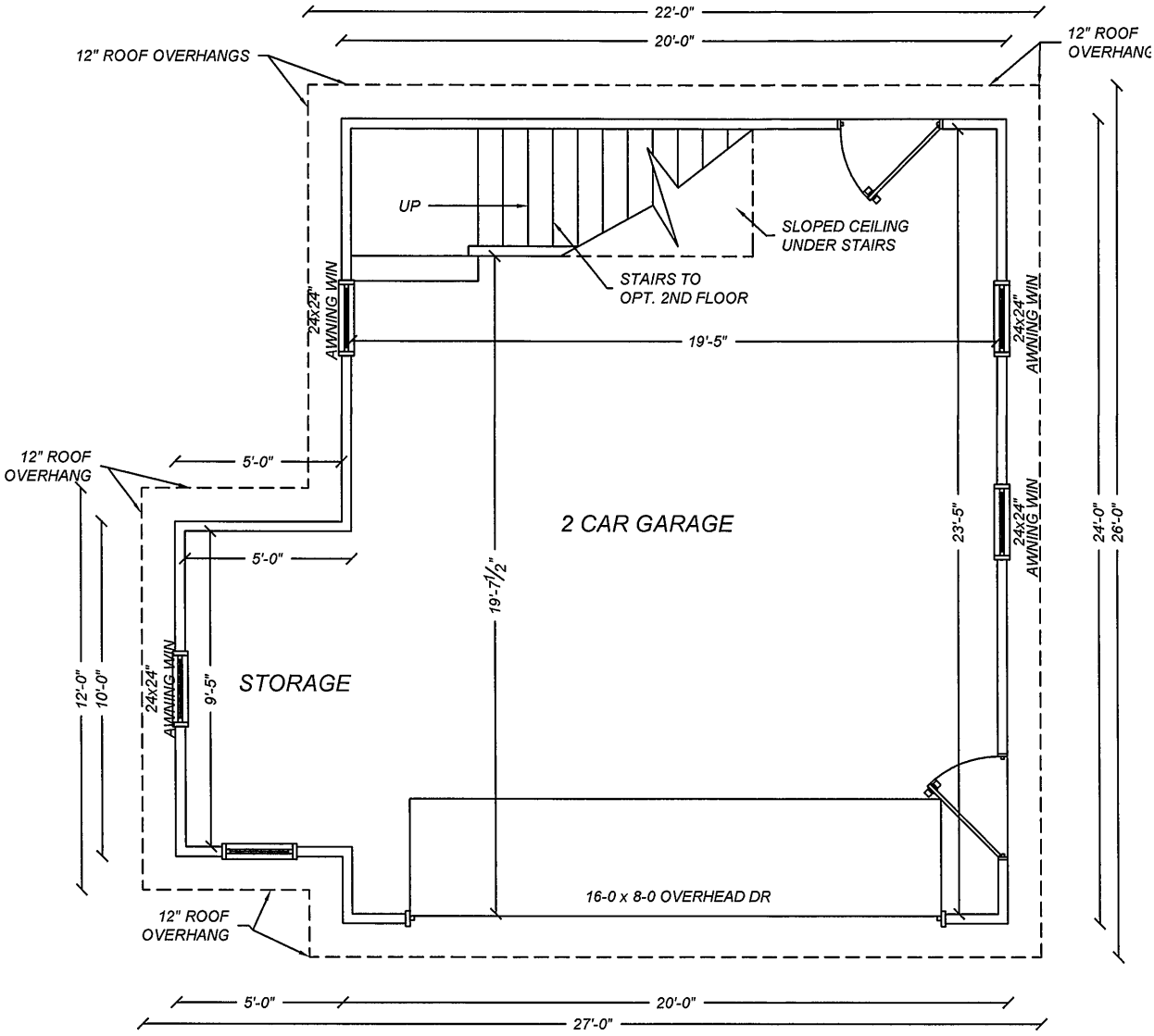
147 SPRING ST.



THIS PORTION of WALL SKEWED TO MATCH TWISTED STRUCTURE

THIS portion of wall framed straight

CORNER of STRUCTURE SKEWED

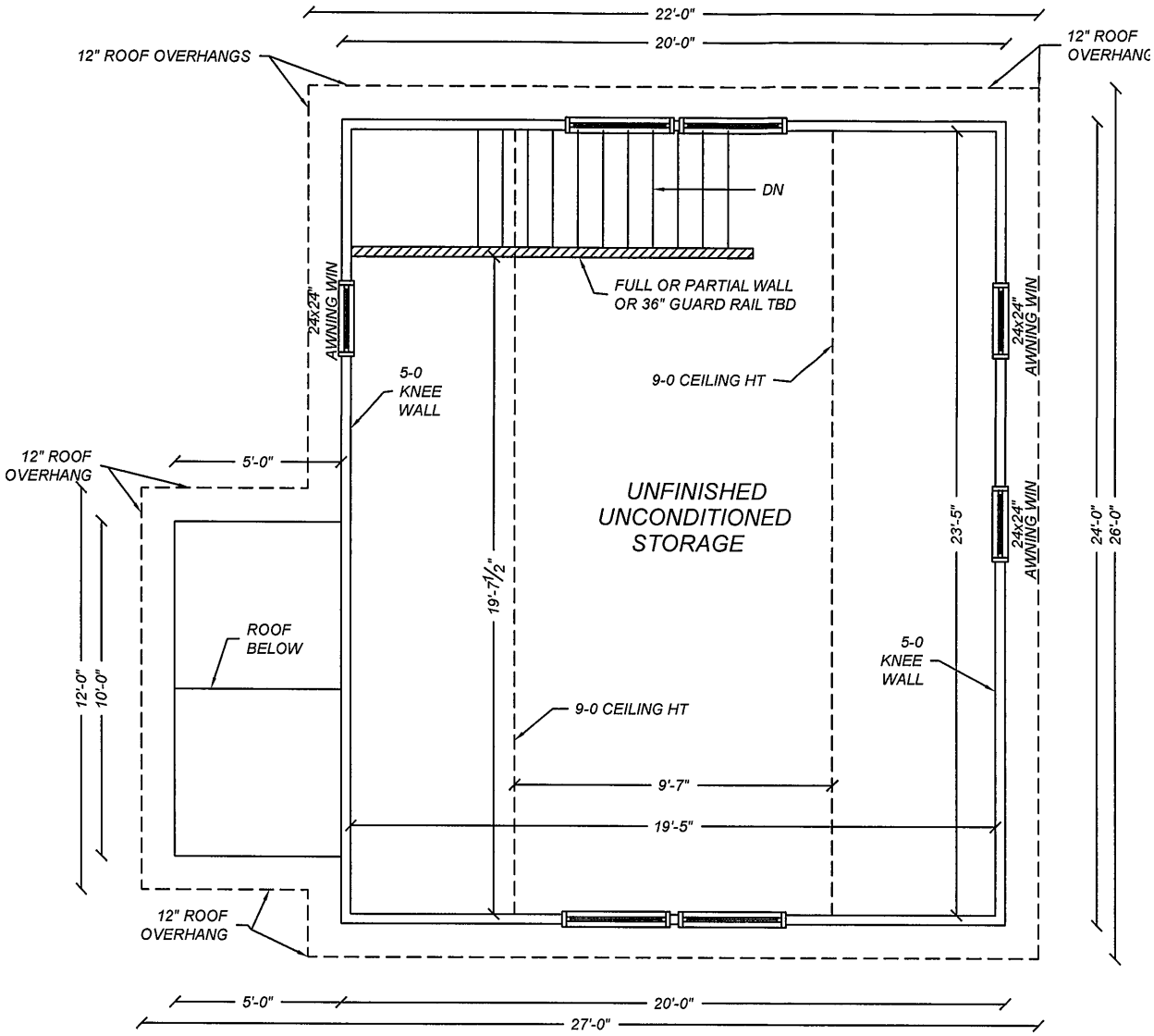


OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED MAIN FLOOR PLAN

9/21/2016 SCALE: 3/16" = 1' 0"

DESIGN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY
[redacted]

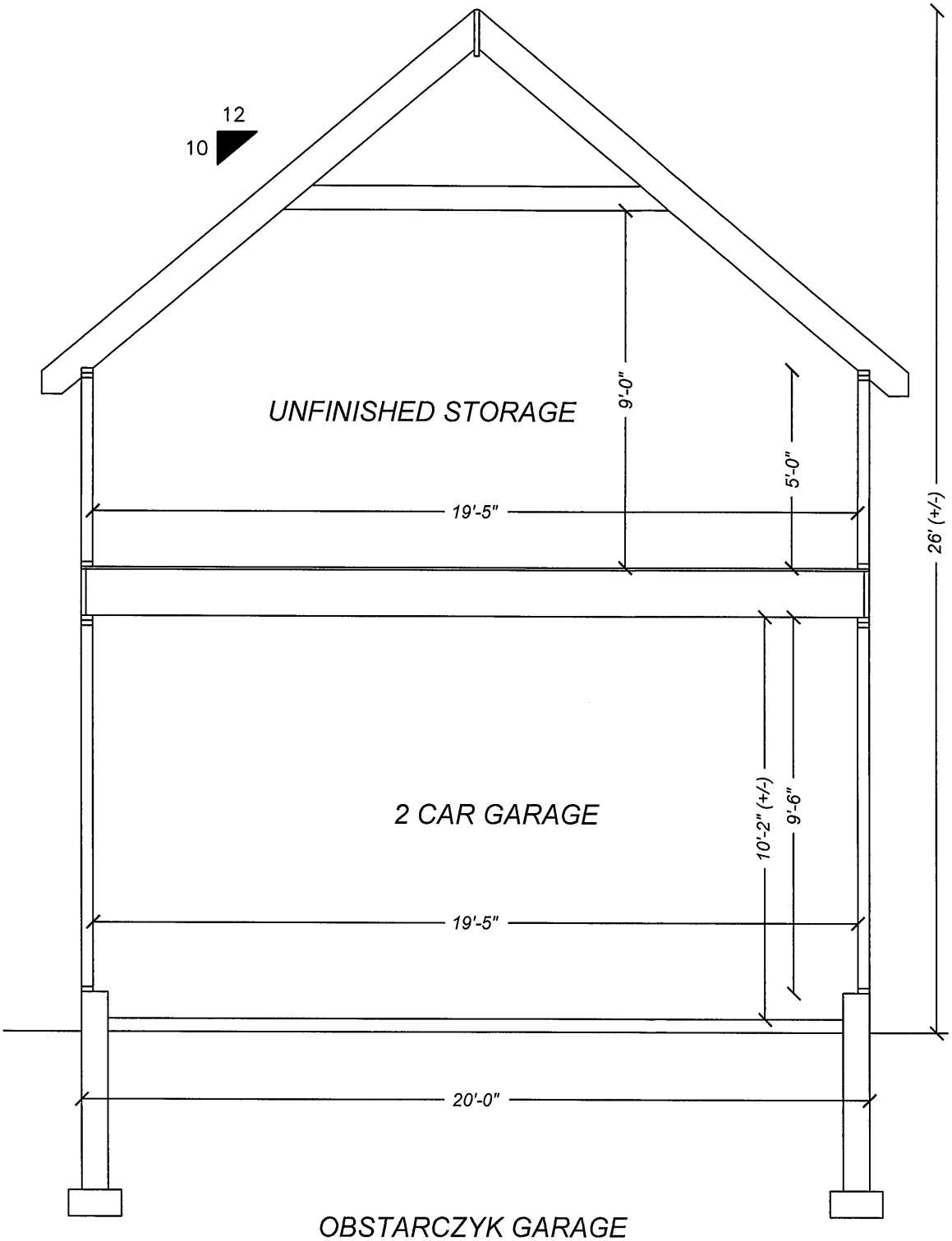


OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED UPPER FLOOR PLAN

9/21/2016 SCALE: 3/16" = 1' 0"

DESIGN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY
[redacted]



OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED SECTION

9/21/2016 SCALE: 1/4" = 1' 0"

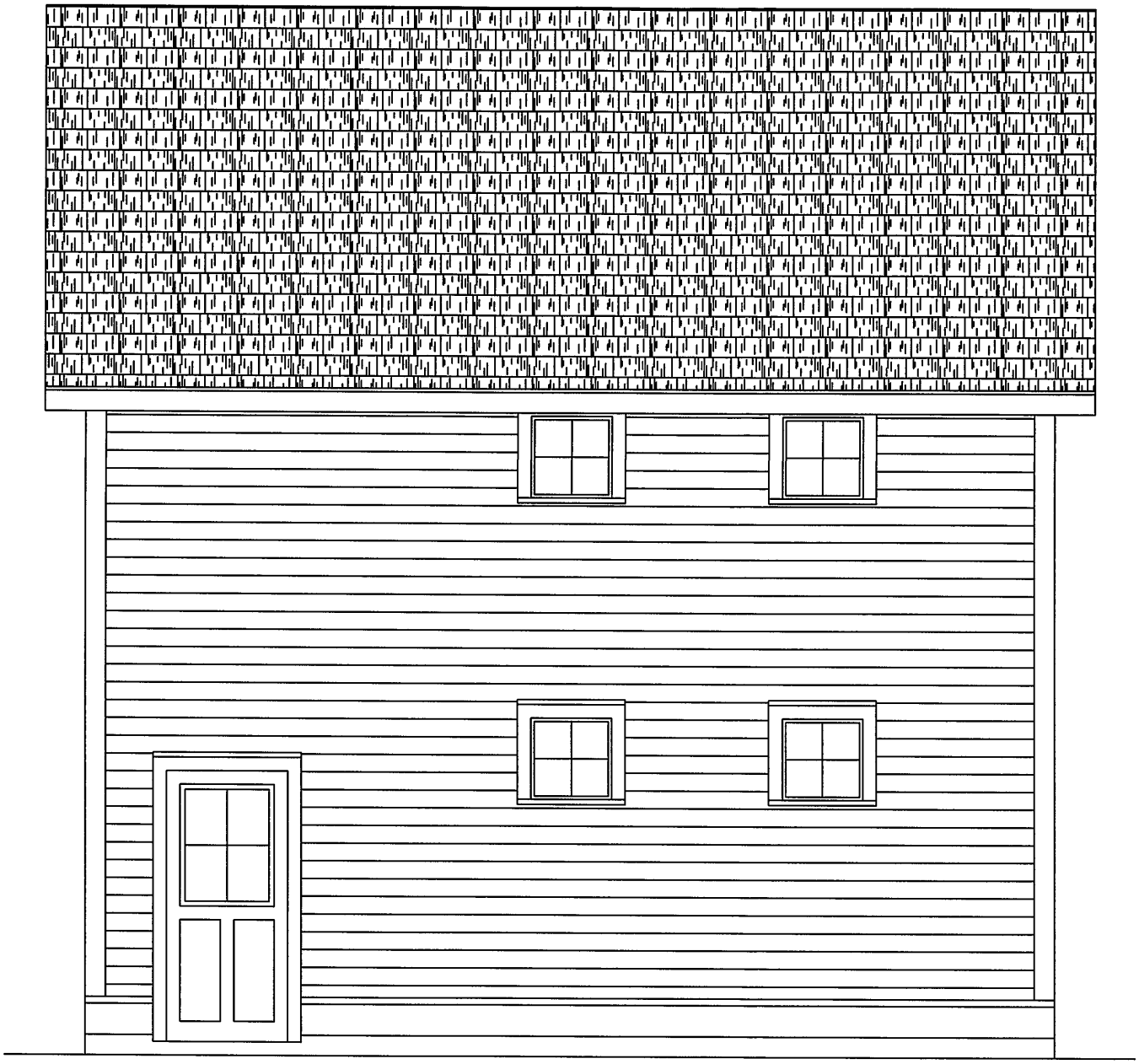
DESIGN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY
[redacted]

OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED FRONT ELEVATION

9/21/2016 *SCALE: 1/4" = 1' 0"*

DESIGN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY
[redacted]



OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED RIGHT ELEVATION

9/21/2016 *SCALE: 1/4" = 1' 0"*

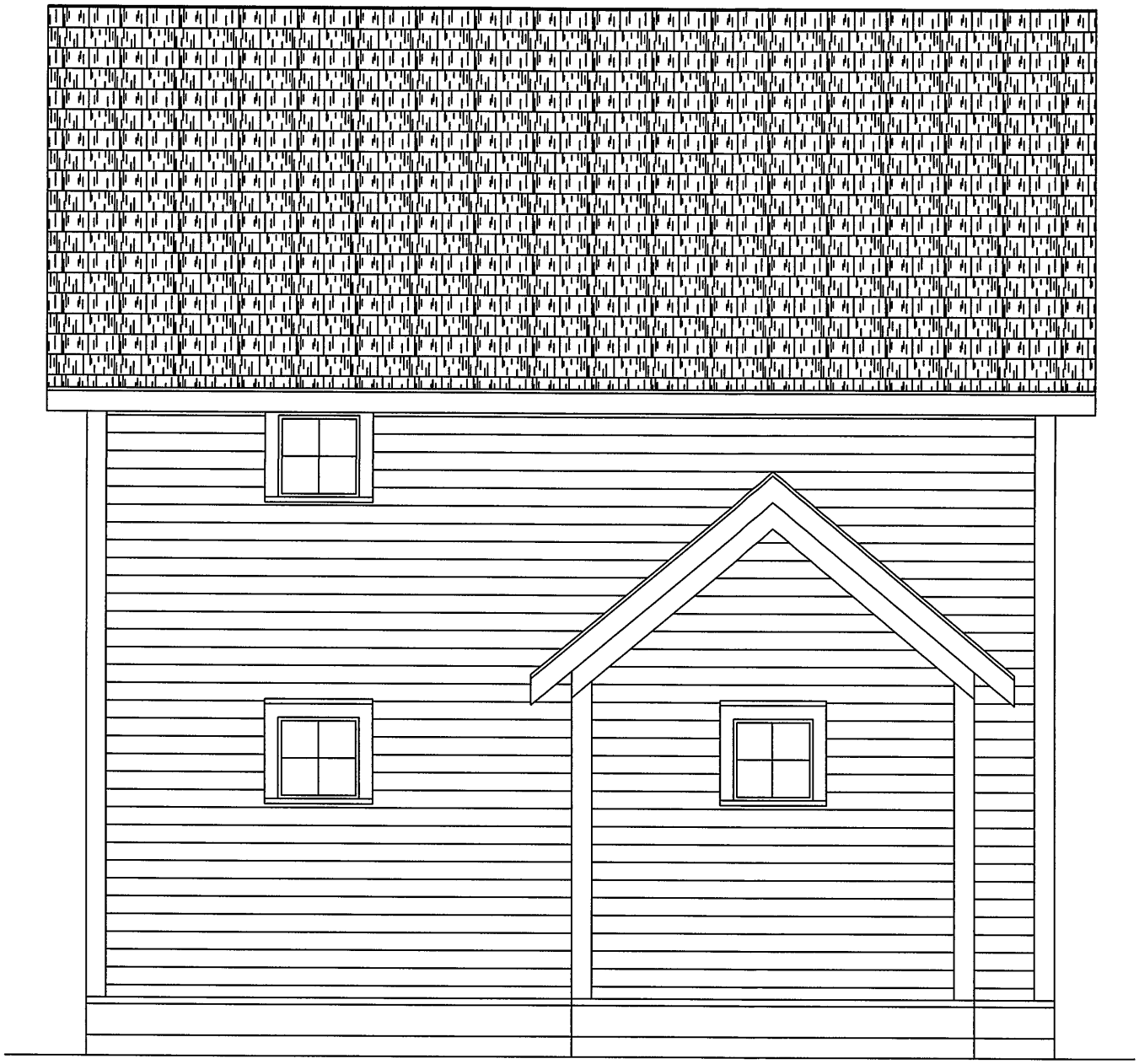
DESIGN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY
[redacted]

OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED REAR ELEVATION

9/21/2016 *SCALE: 1/4" = 1' 0"*

DESIGN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY
[redacted]



OBSTARCZYK GARAGE
#147 SPRING ST.
SARATOGA SPRINGS, NY

PROPOSED LEFT ELEVATION

9/21/2016 SCALE: 1/4" = 1' 0"

DESIGN BY:
ENGINEERING AMERICA CO.
76 WASHINGTON ST., SARATOGA SPRINGS, NY
[redacted]

Saratoga Springs
Preservation Foundation

November 2, 2016

A Voice FOR PRESERVATION

Mr. Steve Rowland, Chair
Design Review Commission
City Hall
474 Broadway
Saratoga Springs, NY 12866

RE: 147 Spring Street – Demolition of Accessory Structure and New Construction

Dear Mr. Rowland,

The Saratoga Springs Preservation Foundation has reviewed the ZBA application for variances to construct a new two-car garage at 147 Spring Street and the additional materials provided for the Design Review Commission.

The Queen Anne style house located at 147 Spring Street was constructed circa 1867. Research indicates that the house originally shared the lot with 143 Spring Street and had three accessory buildings, including a large stable. The structure that the applicant is proposing to demolish was constructed between 1876 and 1888 when it first appears on the 1888 Burleigh Bird's Eye View Map. Please see enclosed documentation. The accessory structure at 147 Spring Street is the *only one* of the accessory structures that remains from the two properties. Both the house and the accessory structure are "contributing buildings" to the East Side Historic District listed on the National Register of Historic Places.

The Foundation objects to the demolition of the historic accessory structure. Historic carriage houses, stables, and other accessory structures throughout Saratoga Springs are threatened with demolition-by-neglect and removal. They are important cultural resources of the history and development of our community and should be preserved to the fullest extent possible.

The documentation provided for demolition by the applicant is insufficient and does not meet the demolition requirements of a structure with architectural or historic significance as outlined in Section 7.4.11 B. of the Historic Review Ordinance:

1. The applicant shall document "good faith" efforts in seeking an alternative that will result in the preservation of the structure including consultation with the Commission and the Saratoga Springs Preservation Foundation. The relocation of structures may be permitted as an alternative to demolition;
2. The applicant shall document efforts to find a purchaser interested in acquiring and preserving the structure;
3. The applicant shall demonstrate that the structure cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
4. The applicant shall submit evidence that the property is not capable of earning a reasonable return regardless of whether that return represents the most profitable return possible. "Dollars and cents proof" shall be required to demonstrate such hardship.

Board of Directors

Linda Harvey-Opiteck
President

Bill Willard
Vice President

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112 Spring Street, Suite 203
Saratoga Springs, NY 12866
P 518-587-5030 F518-581-1448
www.saratogapreservation.org

5. Application for demolition of a structure with historic or architectural significance shall include acceptable post-demolition plans for the site. Such plans shall include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project. The Commission may condition the issuance of a demolition approval on the applicant's receipt of all other necessary approvals and permits for the post demolition plan.

The Foundation strongly opposes the demolition of the historic accessory structure unless the applicant can meet all of the above requirements and encourages the Design Review Commission to not provide an advisory opinion to the Zoning Board of Appeals until all of the requirements of the Historic Review Ordinance have been met.

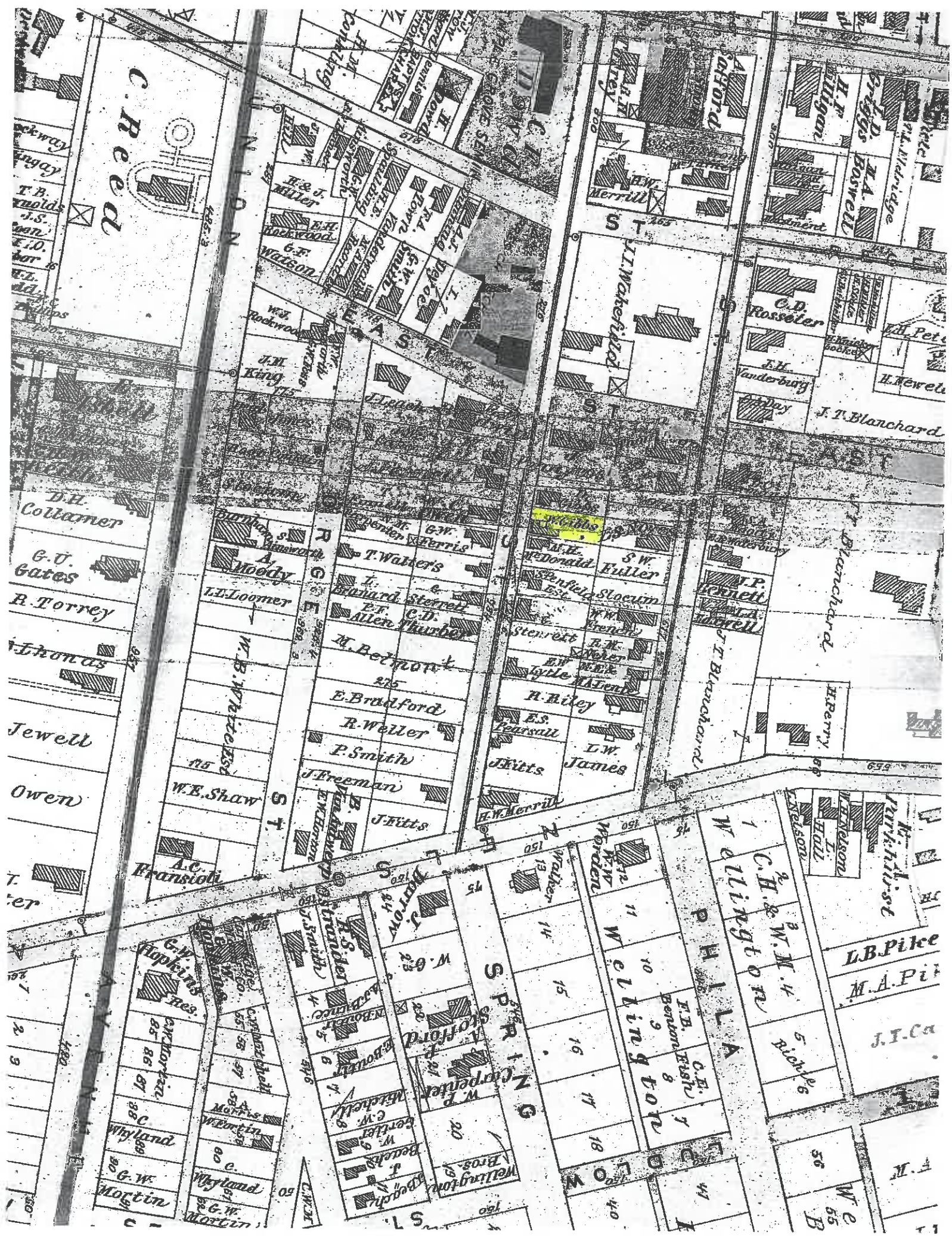
Thank you in advance for your thoughtful consideration.

Sincerely,

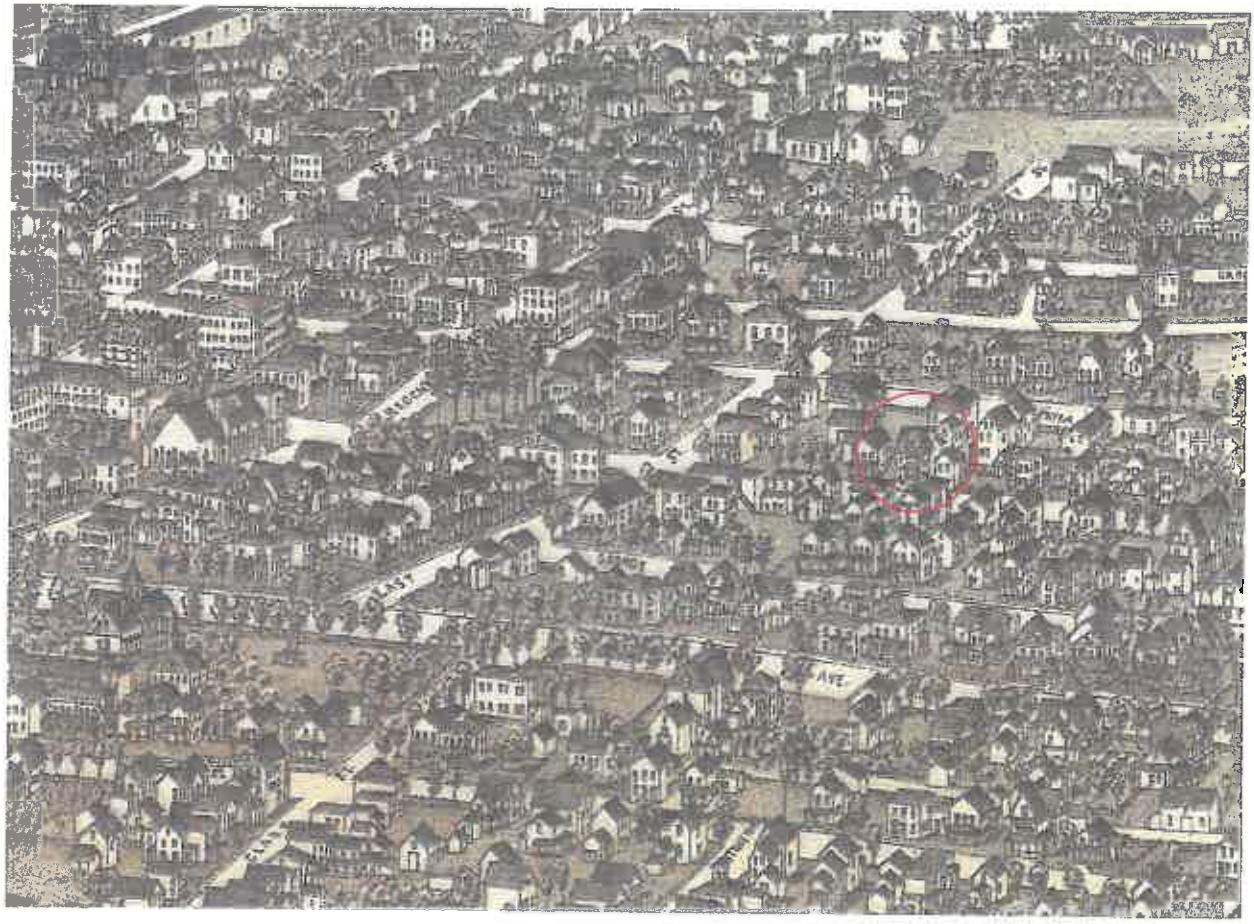
Linda Harvey-Opiteck
President

Samantha Bosshart
Executive Director

Cc: Chris Obstarczyk, Owner
Tonya Yasenchak, Agent
Susan Barden, Senior Planner
Bradley Birge, Administrator of the Office of Planning and Economic Development

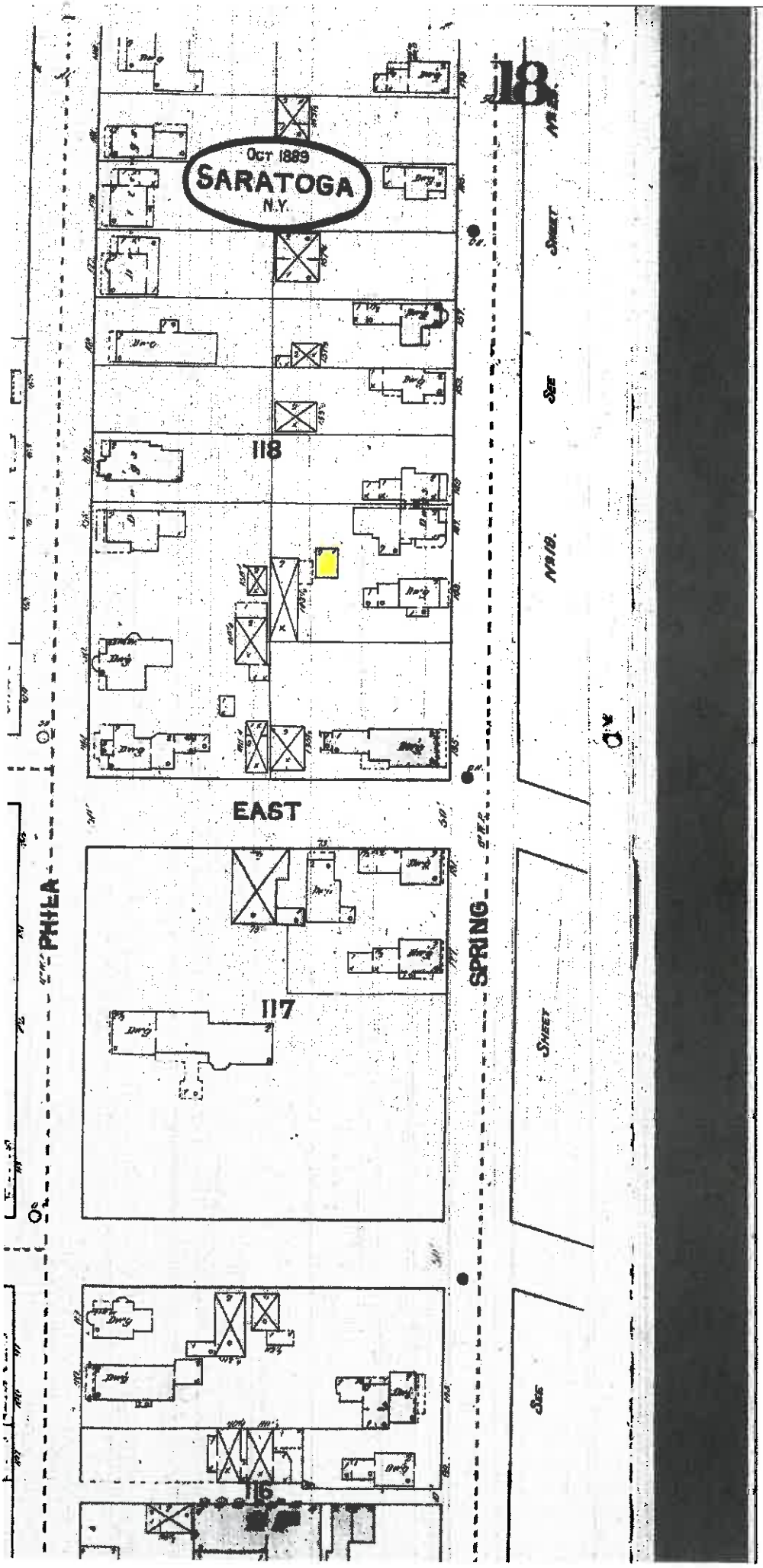


C. Reed
H. & J. Miller
E.H. Rockwood
G.F. Watson
W.J. Rockwood
J.M. King
J.T. Wakefield
C.D. Rosseter
J.H. Vanderburg
J.T. Blanchard
H.W. Merrill
H.F. Milligan
L.D. Griggs
M.A. Boswell
D.H. Collamer
G.U. Gates
R. Torrey
Jewell
Owen
A. Moody
L.L. Loomer
W.B. White Est.
T. Walters
G.W. Ferris
L. Branard
C. Sterrett
P.F. Allen
C.D. Thurber
M. Belmont
E. Bradford
R. Weller
P. Smith
J. Freeman
J. Fitts
W.E. Shaw
A.C. Fransioli
S.W. Fuller
Slocum
Sterrett
E.W. Lytle
H. Riley
E.S. Pearsall
L.W. James
J.P. Bennett
J.T. Blanchard
H. Perry
W.H. Nelson
L. Hall
Wellington
C.H. & W.M.
Richie
L.B. Pike
M.A. Pi
J.T. Ca
Wellington
Stofford
Carpenter
Whyland
G.W. Mortin
Wellington Bros.

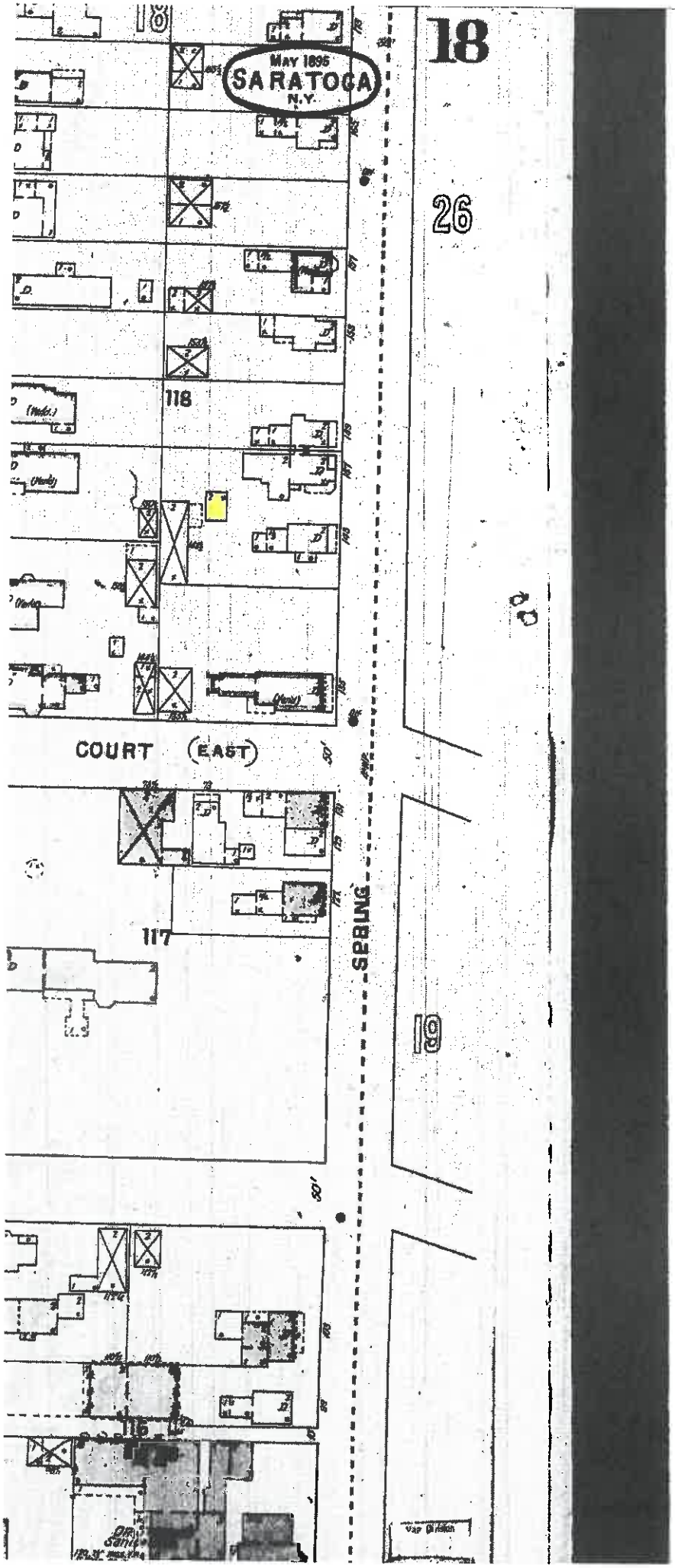


147 Spring Street

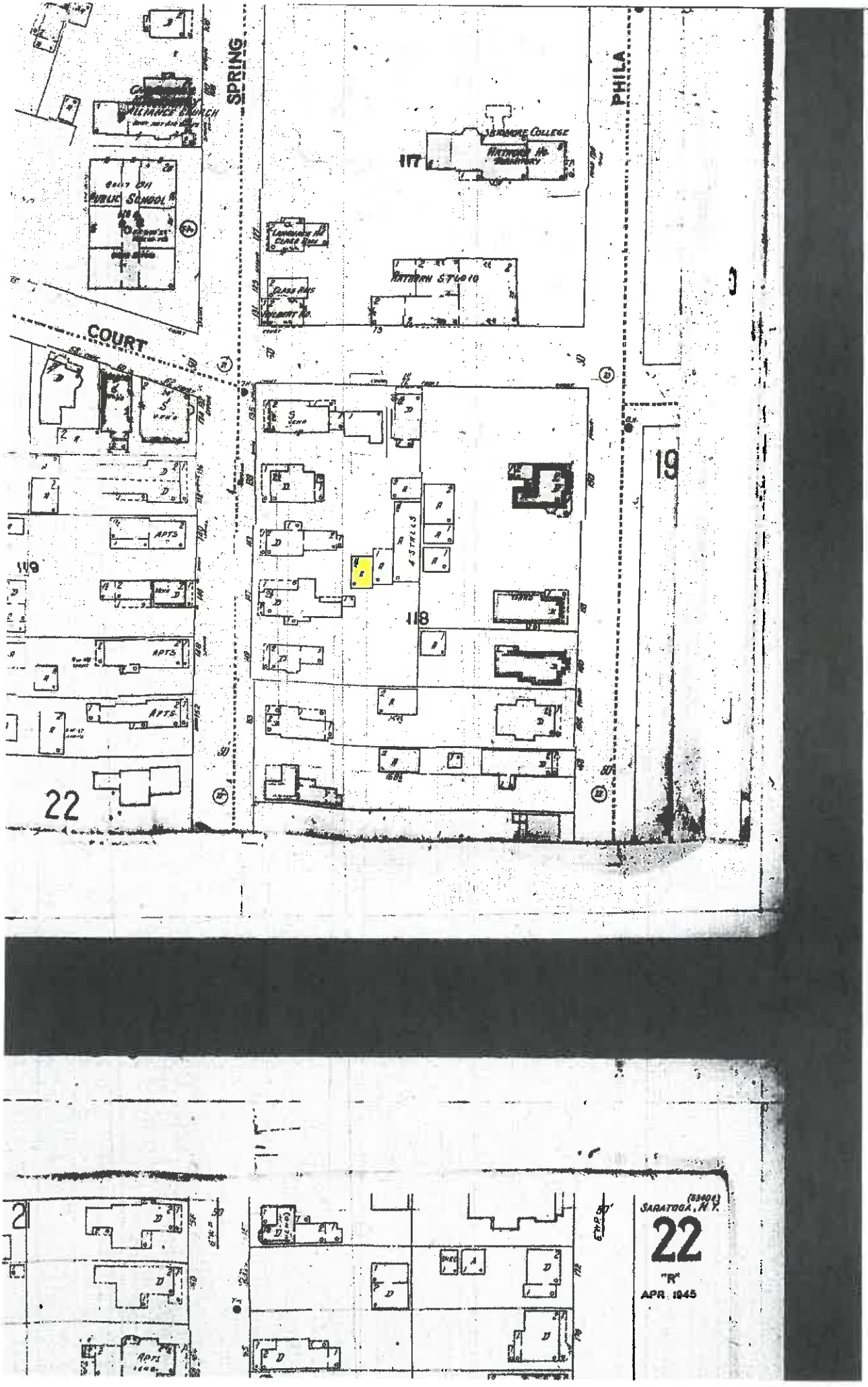
1888 Burleigh Birdseye View



1889 P. 18
SANBORN MAP

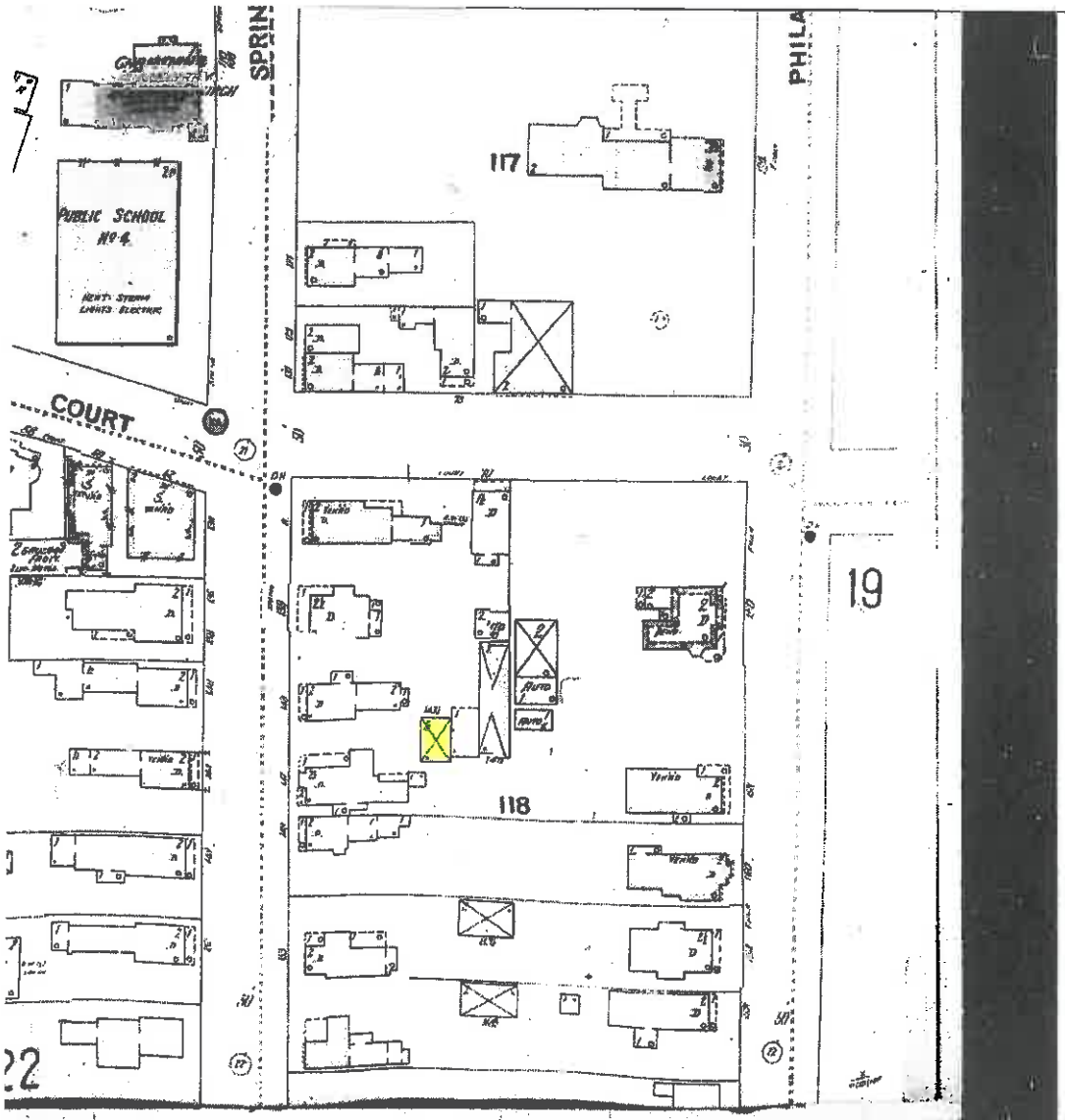


1895 18
SANBORN MAP



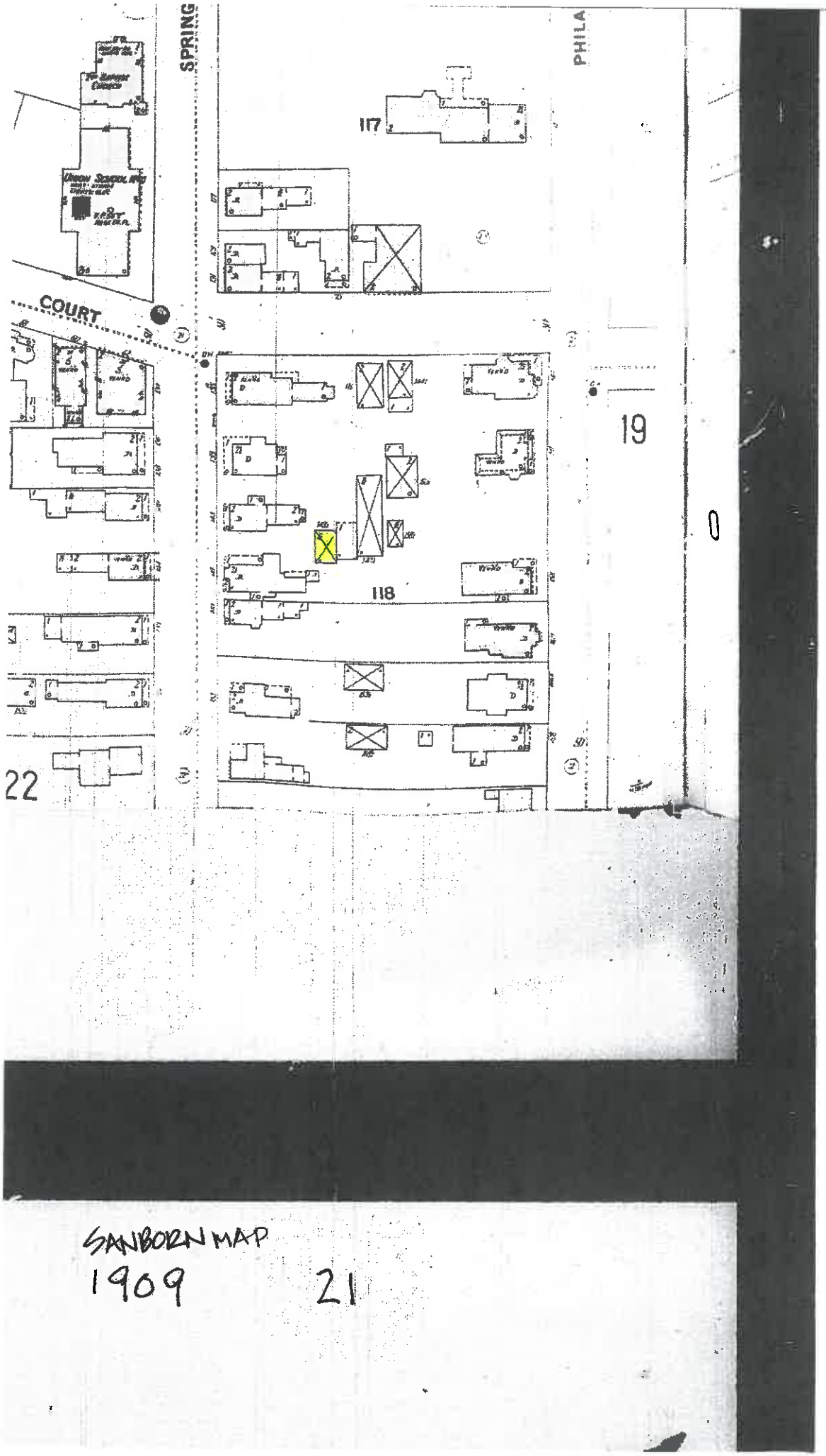
A - AUTO

SANBORN MAP
1900
21

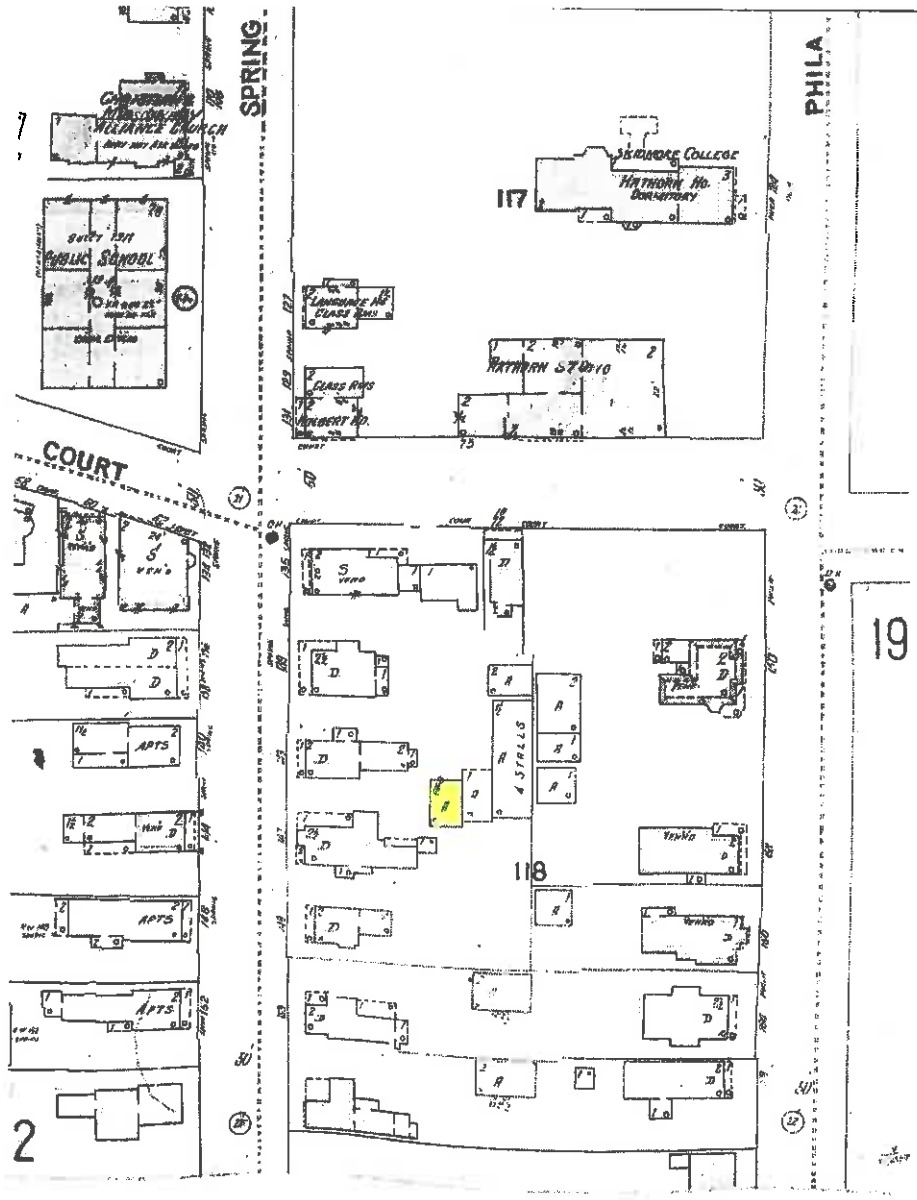


SANBORN MAP

1926 21

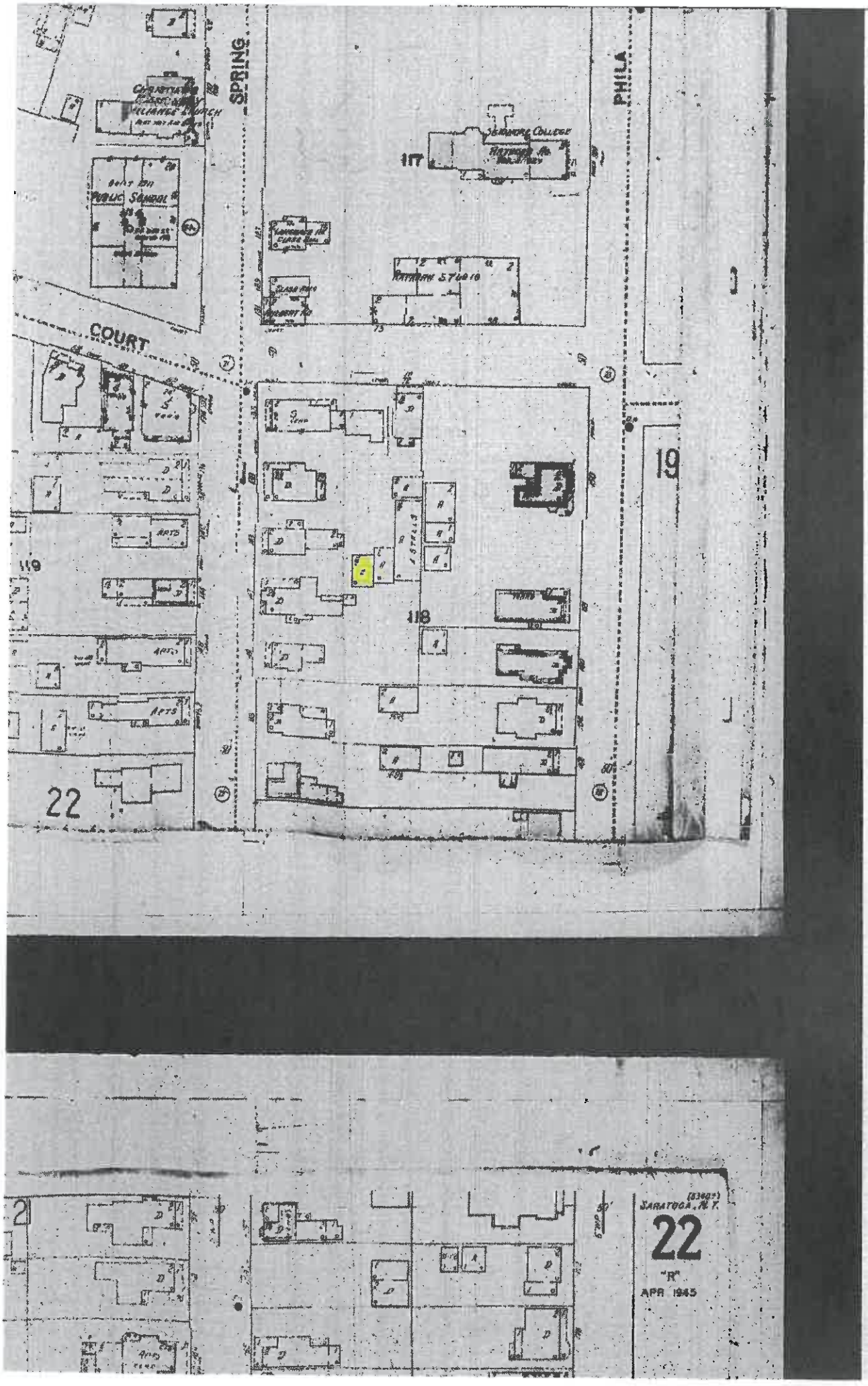


SANBORN MAP
1909 21



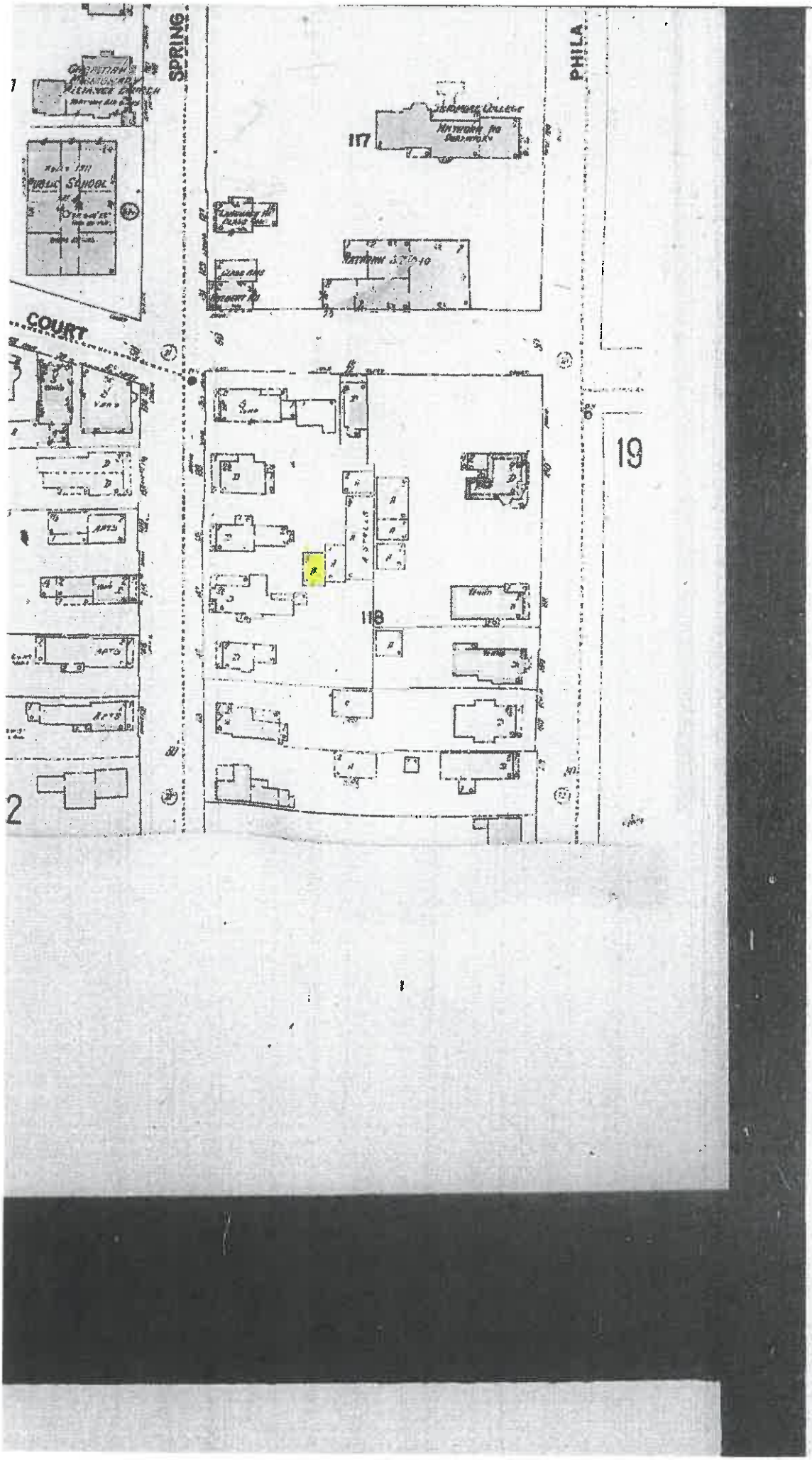
A = AUTO

SANBORN MAP
1933 21



SANBORN MAP
1950

21



SANBORN MAP
C. 1967
1952

CITY OF SARATOGA SPRINGS
PLANNING BOARD

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 fax: 518-580-9480
www.saratoga-springs.org

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ROBERT F. BRISTOL, Vice Chair
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AMY DURLAND, Alternate
RUTH HORTON, Alternate

September 20, 2016

Steve Rowland, Chair
Design Review Commission
City Hall
474 Broadway
Saratoga Springs, NY 12866

RE: PB# 16.027 and 16.028- 246 West Avenue request for DRC input on proposed 16 unit Multi-family residential project

Dear Steve:

At its September 8, 2016 meeting, the Planning Board continued review of a special use permit and site plan application for 16 multi-family residential units at 246 West Avenue. Two sets of former special use permit and site plan approvals were issued, most recently as of January 22, 2014. While the current application continues to propose 16 multi-family residential units, the Board notes that the application now proposes changes such as the removal of the carriage house structure to the rear of the site. From the proposed elevations supplied, it also appears architectural changes have been made that call into question some of the original elements of the project.

We recognize that the proposed project is within the West Avenue corridor in an area experiencing change and new focus. The context of the site includes the active YMCA site with recent expansion approved, continued single story motel and adjacent residential homes. Directly across West Avenue, Pitney Community Farm plans are moving ahead which would preserve a large percentage of property as permanent open space, and introduce additional farm related activities to the corridor.

Upon initial review, the Planning Board voiced concerns and identified additional information they would like to request DRC input related to:

1. Consistency with current and evolving neighborhood. Existing includes adjacent low-rise motel, single-family residential and YMCA. Across Ballston Ave, the Pitney Farm proposes conservation of open space and community farming activities.

2. Consistency with community character. Is currently proposed single multi-story structure appropriate with existing community character? Is the loss of the carriage house as a visual transition a concern?

3. Mass and scale of proposed structure. Density of proposed units within context of surrounding lower intensity. The proposed 16 units can be considered within the Transect-4 District, however

the surrounding properties are largely lower in intensity per the City's Comprehensive Plan land use designations as well as current land uses. Consideration of mass and scale of the project.

4. Architecture. It was noted that the original project design started with a strong agrarian theme to complement the adjacent Pitney Farm; is current proposal strong architecturally and consistent throughout? Are there opportunities for improvement that should be considered within the site plan review?

The Planning Board values the experience and input of the DRC. We look forward to comments that you are able to provide in assistance of the consideration of SEQR negative declaration affirmation, and project review. Please let me know if you have any questions.

Sincerely,

Mark R. Gorg

Chair

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley
Saratoga Springs
NY 12866
[redacted]
www.thelagroup.com

LETTER OF TRANSMITTAL

TO: Saratoga Springs Planning Department
City Hall
Saratoga Springs, NY 12866

DATE: 6/22/2016 JOB NO.: 201575

RE: 246 West Avenue Apartments

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via_____the following items

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3			Full size Elevations and Floor Plans
1			Application fee check for $750
3			11X17 perspectives
3			Architectural/Historic Review Application
3			Short EAF
1			CD of application materials

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approval
☐ For your records ☐ Approved as noted ☐ Submit_____copies for distribution
☐ As requested ☐ Return for corrections ☐ Return _____corrected prints
☑ For review and comments ☐ _____
☐ FOR BIDS DUE _____20____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

cc: SIGNED:_____

If enclosures are not as noted, kindly notify us at once.

CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 x.515 fax: 518-580-9480
www.saratoga-springs.org

[FOR OFFICE USE]

(Application #)

(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	JOHN PAUL BUILDERS, LLC	246 WEST AVENUE, INC	JON LAPPER, ESQ
Address	796 BURDECK STREET	84 EVERETT ROAD	[redacted]
	SCHENECTADY, NY 12306	ALBANY, NY 12205	
Phone	[redacted]	/	
Email			

Identify primary contact person: ☐ Applicant ☐ Owner ☒ Attorney/Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in premises: ☐ Owner ☐ Lessee ☒ Under option to lease or purchase

PROPERTY INFORMATION

Property Address/Location: 246 WEST AVE Tax Parcel #: 178 . 33 - 1 - 20&21
(for example: 165.52 – 4 – 37)

Current Zoning District: T-4 Property use: ☒ Residential ☐ Non-residential/mixed-use

Type of Review: ☒ Architectural ☐ Historic ☐ Extension/modification (of current approval)

Summary description of proposed action:

16 APARTMENT UNITS WITHIN A THREE STORY BUILDING WITH PARKING ON THE FIRST FLOOR. THE SITE WILL INCLUDE SURFACE PARKING. THE PROJECT WILL EXTEND A WATERLINE TO THE SITE FOR SERVICE.

Has a previous application been filed with the DRC for this property? ☐ No ☒ Yes – date(s)? APROVED 2/2012 +/-

- App. No.(s)?

APPLICATION FEE (payable to "Commissioner of Finance"):

Residential Structures (principal, accessory)	$25	Non-residential / mixed-use structures (principal)	$300
Residential approval – extension	$25	Non-residential signs, awnings, accessory structures	$100
Residential - administrative action	$25	Non-residential approval – extension	$100
		Non-residential - administrative action	$100

**A "complete" application consists of 1 original, 9 hard copies, and 1 electronic copy of application & ALL other materials as required below:

New Construction / Additions

- ☐ Color photographs showing site/exterior details of existing structures and adjacent properties
- ☒ Site plan, drawn to scale, showing existing & proposed construction, property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.); on no larger than 2'x3' sheet – smaller preferred if legible
- ☒ Elevation drawings showing design of all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ☐ Floor plans for proposed structure; on sheet no larger than 2'x3' – smaller permitted if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Change in exterior building materials (windows, doors, roof, siding, etc.), or color (in non-residential districts only)

- ☐ Color photographs showing site/exterior details of existing structures and that illustrate affected features
- ☐ Elevation drawings showing all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Within front yard setbacks in Historic Districts only (Front setbacks: UR-1 & INST-HTR=30'; UR-4=25'; UR-2, UR-3 & NCUD-1=10')

- Installation, removal or change in material of drive- and walkways
- Installation or removal of architectural, sculptural or vegetative screening over 3' in height
- Installation of accessory utility structures or radio/satellite transmission/reception devices (more than 2' diameter)

For any of above:

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing & proposed construction: include property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.) street names, compass bearing & scale; no larger than 2'x3' sheet – smaller preferred if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Signage / Awnings

- ☐ Color photographs showing site/exterior details of existing structures, and adjacent properties
- ☐ Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
- ☐ Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
- ☐ Descriptions, specifications of proposed lighting including fixture & lamp type, wattage, mounting method, and location
- ☐ Product literature, specifications and samples of proposed materials and colors

Demolition

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing and any proposed structures - include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Written description of reasons for demolition and, in addition:
  - ☐ For structures of "architectural/historical significance", demonstrate "good cause" why structure cannot be preserved
  - ☐ For structures in an architectural district that might be eligible for listing on National Register of Historic Places, or for a "contributing" structure in a National Register district (contact City staff), provide plans for site development following demolition - include a timetable and letter of credit for project completion

Telecommunication facilities

- ☐ Color photographs showing site/existing structures, and of adjacent properties
- ☐ Site plan showing existing and proposed structures: include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Scaled illustration of proposed structures: include all dimensions; colors, materials, lighting, mounting details
- ☐ Consult Article 240-12.22 of the City's Zoning Ordinance and City staff to ensure compliance with requirements for visual impact assessment and existing and proposed vegetative screening

Request for extension of current approval

☐ Identify date of original DRC approval: 2/2012+/- Current expiration date: EXPIRED Org. App. No. _____

☐ Describe why this extension is necessary and whether any significant changes have occurred either on the site or in the neighborhood.

SEQR Environmental Assessment Form

☒ Applicants proposing the following must complete "Part I" of the SEQR Short Environmental Assessment Form (available here: http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf):

- Construction or expansion of a multi-family residential structure (4 units +)
- Construction or expansion (exceeding 4,000 sq. ft. gross floor area) of a principal or accessory non-residential structure
- Telecommunications facility, radio antennae, satellite dishes
- Demolition

Disclosure

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?

☒ No ☐ Yes - If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.

Certification

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Design Review Commission.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

I/we hereby authorize the members of the Design Review Commission and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Furthermore, I/we agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

_____ Date: 6/22/16
(applicant signature)

_____ Date: _____
(applicant signature)

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ Date: 6/22/16

Owner Signature: _____ Date: _____

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
246 West Avenue Apartments

Project Location (describe, and attach a location map):
246 West Avenue

Brief Description of Proposed Action:
16 residential units with associated parking. Watermain extension along West Ave.

Name of Applicant or Sponsor:	Telephone:
	E-Mail:

Address:

City/PO:	State:	Zip Code:

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Site plan and Special use permit(Saratoga Springs Planning Board) Saratoga Springs Design review commission approval		X

3.a. Total acreage of the site of the proposed action? .51 acres
b. Total acreage to be physically disturbed? .51 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .51 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)
☐ Forest ☒ Agriculture ☐ Aquatic ☒ Other (specify): YMCA
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		X
b. Are public transportation service(s) available at or near the site of the proposed action?		X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		X
b. Is the proposed action located in an archeological sensitive area?		X
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		X
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		X

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☒ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		X
16. Is the project site located in the 100 year flood plain?		X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		
a. Will storm water discharges flow to adjacent properties? ☐ NO ☒ YES		X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☒ YES The stormwater design will connect the overflow from the system to an existing city storm main within West Ave.		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: _____

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

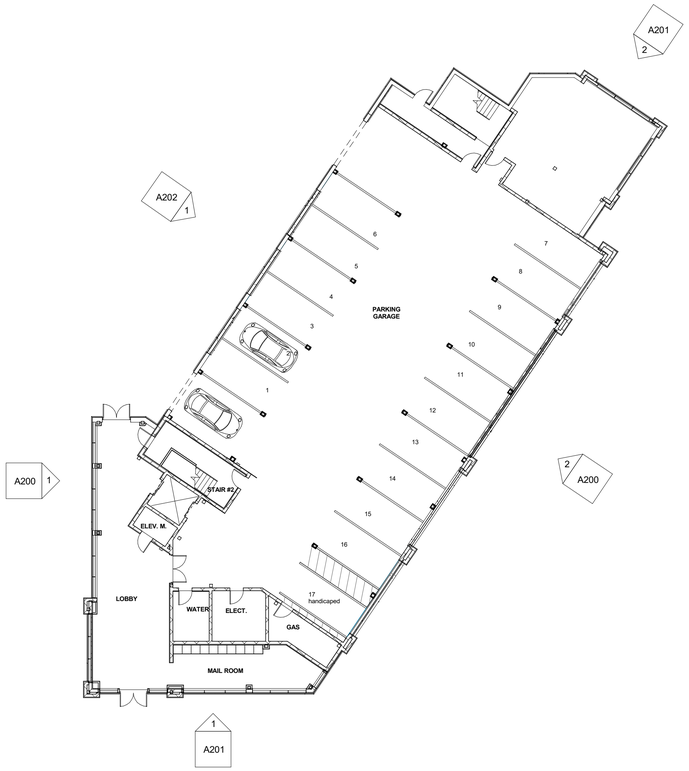
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

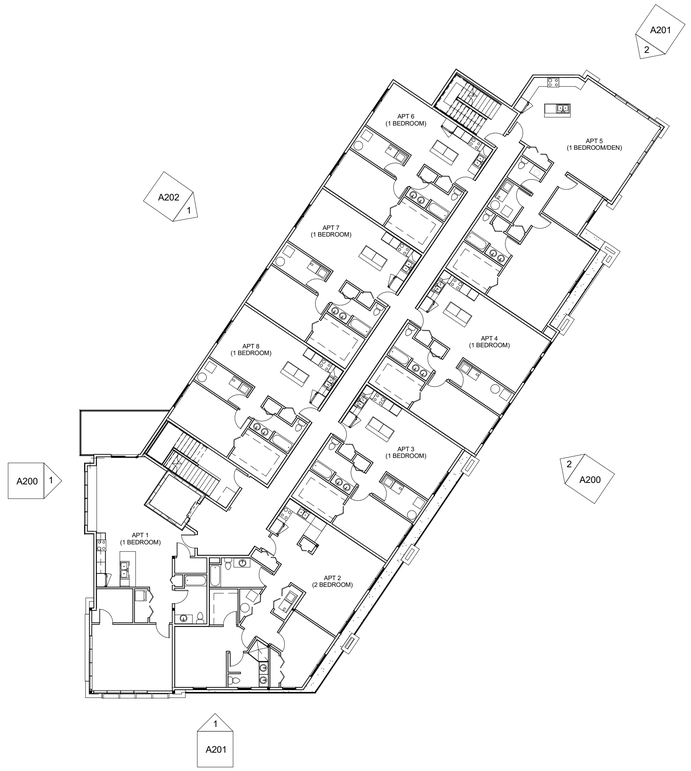
□ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

□ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

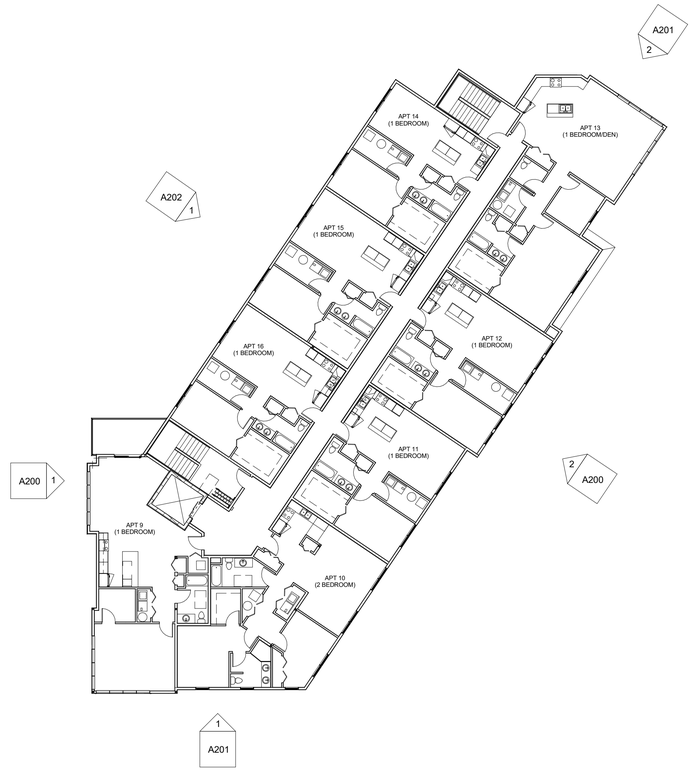
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



1 Level 1 (GROUND LEVEL PARKING)
1/16" = 1'-0"



2 LEVEL 2
1/16" = 1'-0"



3 LEVEL 3
1/16" = 1'-0"

6/22/16

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P:518.399.4174
F:518.399.4105
WWW.RE4ORMARCHITECTURE.COM

246 WEST AVE APARTMENTS

246 WEST AVE
SARATOGA SPRINGS, NY

FLOOR PLANS

A100

CONTRACTOR SHALL VERIFY ALL DIMENSION AT SITE. UNAUTHORIZED ALTERATIONS OR
ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

1 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION NOTES	
LABEL	ELEVATION NOTE
E01	"SMARTSIDE" ENGINEERED WOOD LAP SIDING FACTORY FINISHED COLOR TBD
E02	
E03	"SMARTSIDE" ENGINEERED WOOD TRIM FASCIA BOARDS & VENTED SOFFIT FACTORY FINISHED COLOR TBD
E04	"SMARTSIDE" ENGINEERED WOOD TRIM CORNER BOARDS FACTORY FINISHED COLOR TBD
E05	CULTURED STONE SILL
E06	CULTURED STONE VENEER TBD
E07	DECORATIVE HEAVY TIMBER BRACKETS, PAINTED COLOR TBD
E08	"SMARTSIDE" ENGINEERED WOOD SHAKE SIDING FACTORY FINISHED COLOR TBD
E09	COLUMNS WRAPED WITH "SMARTSIDE" ENGINEERED WOOD TRIM BORADS FACTORY FINISHED COLOR TBD
E10	FYPON OR EQUAL DECORATIVE ROUND LOUVER & TRIM
E11	DECORATIVE TRUSS & TRIM PAINTED COLOR TBD
E12	CULTURED STONE VENEER PIER WITH CONCRETE CAP
E13	STANDING SEAM METAL ROOF, COLOR TBD
E14	"MIRATEC" AND "EXTIRA" COMPOSITE BOARDS (PANEL & TRIMS) PAINTED, COLOR TBD
E15	"SMARTSIDE" ENGINEERED WOOD TRIM BOARDS FACTORY FINISHED COLOR TBD
E16	CUPOLA (CONTRACTORS OPTION TO BUILD IN PLACE OR INSTALL PREMENUACTURED UNIT)
E17	CABLE PIPE RAIL WITH PAINTED POSTS COLOR TBD
E18	ROOF CANOPY WITH ASPHALT SHINGLES AND "SMARTSIDE" FASCIA BOARDS & SOFFITS

2 SOUTH (BIKE PATH) ELEVATION
1/8" = 1'-0"

6/22/16

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246 WEST AVE APARTMENTS

246 WEST AVE
SARATOGA SPRINGS, NY

EXTERIOR ELEVATIONS

A200

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ELEVATION NOTES	
LABEL	ELEVATION NOTE
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E02	
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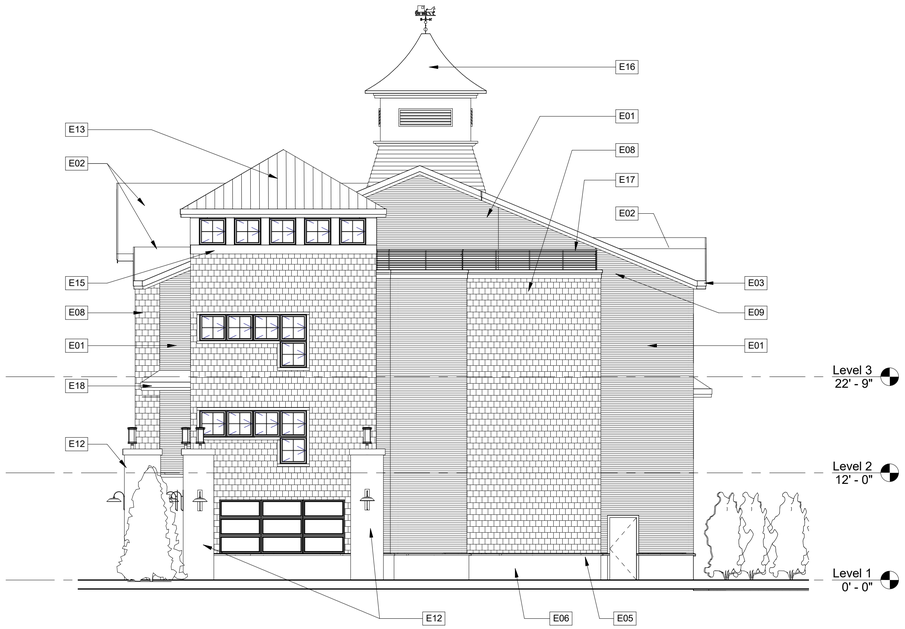

2 EAST ELEVATION
1/8" = 1'-0"

1 WEST ELEVATION
1/8" = 1'-0"

6/22/16

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246 WEST AVE APARTMENTS

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EXTERIOR ELEVATIONS

A201

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LABEL	ELEVATION NOTE
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E02	
E03	"SMARTSIDE" ENGINEERED WOOD TRIM FASCIA BOARDS & VENTED SOFFIT FACTORY FINISHED COLOR TBD
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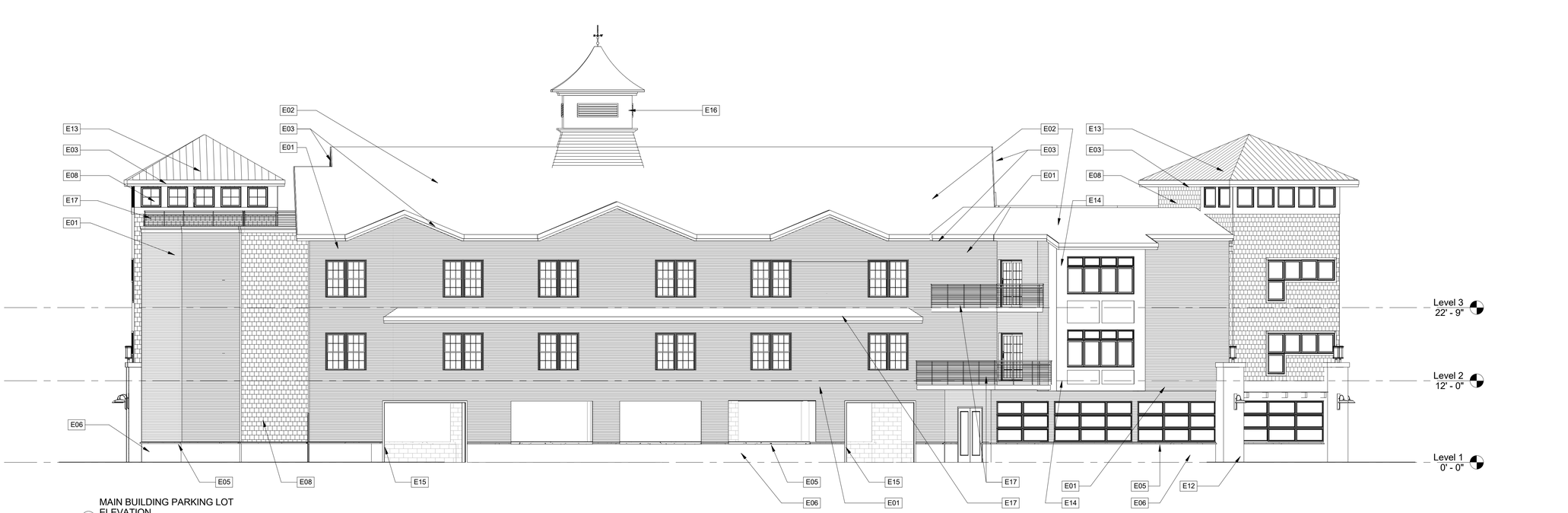

1 MAIN BUILDING PARKING LOT ELEVATION
1/8" = 1'-0"

6/22/16

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EXTERIOR ELEVATION

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246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE

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246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE

BE4ORM ARCHITECTURE

246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE

RE4ORM ARCHITECTURE

246 WEST AVE

SARATOGA, NEW YORK

REFORM ARCHITECTURE

PIKE

246 WEST AVE

SARATOGA, NEW YORK

RE:FORM ARCHITECTURE

PIKE

246 WEST AVE

SARATOGA, NEW YORK

REFORM ARCHITECTURE

PIKE

246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE

PERFORM ARCHITECTURE

246 WEST AVE APARTMENTS

PERSPECTIVE

REFORM ARCHITECTURE

246 WEST AVE APARTMENTS

PERSPECTIVE

The LA GROUP
Landscape Architecture & Engineering P.C.
People. Purpose. Place.
40 Long Alley
Saratoga Springs
NY 12866
[redacted]
www.thelagroup.com

LETTER OF TRANSMITTAL

TO: Saratoga Springs Planning Department
City Hall
Saratoga Springs, NY 12866

DATE: 9/23/16 JOB NO.: 201178

RE: 246 West Avenue Apartments

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via_____the following items

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
15			11x17 copies of Revised Rendering
1			CD of PDFs from the submission.
15			24x36 revised elevations

THESE ARE TRANSMITTED as checked below:

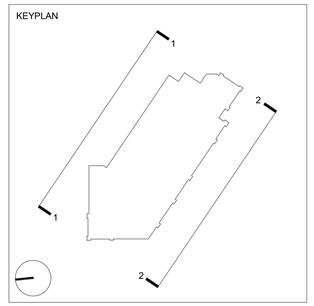
☐ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approval
☐ For your records ☐ Approved as noted ☐ Submit_____copies for distribution
☐ As requested ☐ Return for corrections ☐ Return _____corrected prints
■ For review and comments ☐ _____
☐ FOR BIDS DUE _____20____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

cc: SIGNED:_____

If enclosures are not as noted, kindly notify us at once.

1 NORTHEAST ELEVATION - DRC
1/8" = 1'-0"



2 SOUTHWEST ELEVATION - DRC
1/8" = 1'-0"

8/17/16

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246 WEST AVE APARTMENTS

246 WEST AVE
SARATOGA SPRINGS, NY

ELEVATIONS

P001

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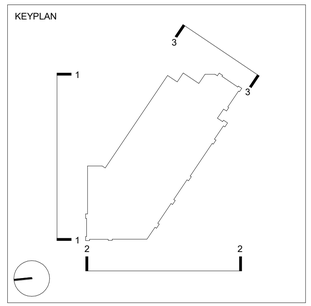
1 NORTH ELEVATION - DRC
1/8" = 1'-0"

3 WEST ELEVATION - DRC
1/8" = 1'-0"

2 SOUTHEAST ELEVATION - DRC
1/8" = 1'-0"



8/17/16

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246 WEST AVE APARTMENTS

246 WEST AVE
SARATOGA SPRINGS, NY

ELEVATIONS

P002

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246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE

RE4ORM ARCHITECTURE

246 WEST AVE APARTMENTS

Saratoga, New York

PERSPECTIVE

RE4ORM ARCHITECTURE

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NY 12866
p: [redacted]
f:
www.thelagroup.com

LETTER OF TRANSMITTAL

TO: Saratoga Springs Planning Department
City Hall
Saratoga Springs, NY 12866

DATE: 10/11/16 JOB NO.: 201178

RE: 246 West Avenue Apartments

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via_____the following items

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			24x36 revised elevation - Color
14			24x36 revised elevations – Black and White
1			CD of PDFs from the submission.

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit_____copies for approval
☐ For your records ☐ Approved as noted ☐ Submit_____copies for distribution
☐ As requested ☐ Return for corrections ☐ Return _____corrected prints
■ For review and comments ☐ _____
☐ FOR BIDS DUE _____20____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

cc: SIGNED:_____

If enclosures are not as noted, kindly notify us at once.

ELEVATIONS

5 10 20 40

SCALE 1/16" = 1' - 0"

SOUTHWEST ELEVATION

NORTHEAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTHEAST ELEVATION

PERSPECTIVE RENDERING

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246 WEST AVE APARTMENTS

246 WEST AVE
SARATOGA SPRINGS, NY

October 11th, 2016

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BROADWAY IMPROVEMENTS

SARATOGA SPRINGS, NY JUNE 15, 2016

CHA
design/construction solutions

BROADWAY IMPROVEMENTS

SARATOGA SPRINGS, NY JUNE 15, 2016

CHA
design/construction solutions

A GREY GRANITE SURFACE

B DARK GRANITE SURFACE

C DARK GRANITE STAIRS

D DARK GRANITE WALLS

E DARK GRANITE SEAT WALLS

F CONCRETE SIDEWALK

G 20’ ACCESSIBLE PARKING SPACE

H ACCESSIBLE ROUTE/RAMP

I HISTORIC FIXED CANOPY

J REMOVABLE CANOPY

K BENCHES

L 40’ NO PARKING ZONE

GAS LANTERN LIGHTS

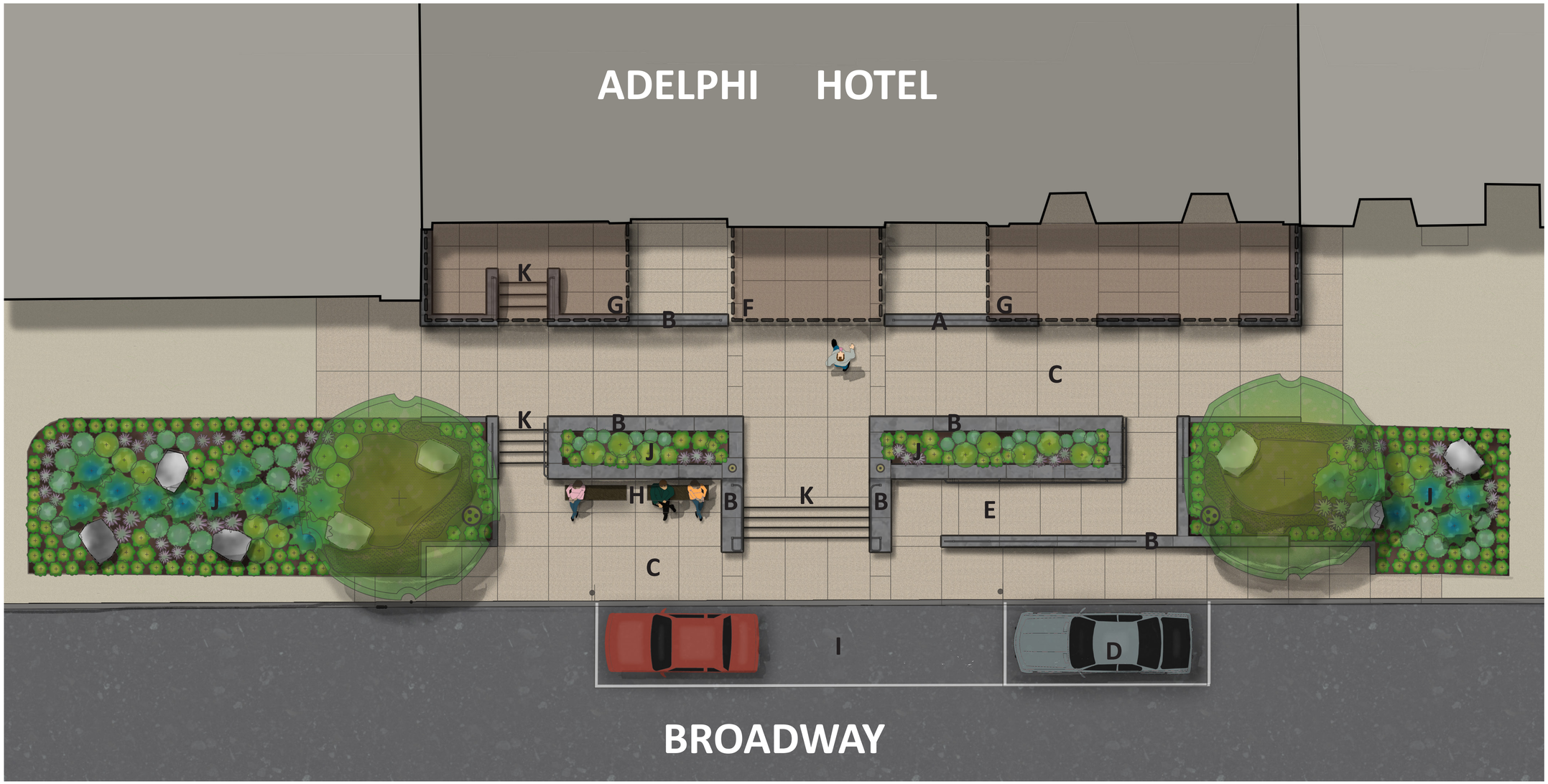
3 HEAD STERNBERG A-850 LIGHTS

PATRIOT ELM TREE

ADELPHI BROADWAY ENTRANCE CONCEPT PLAN

SARATOGA SPRINGS, NY JUNE 15, 2016

CHA design/construction solutions



A	BLUESTONE SURFACE
B	CONCRETE WALLS W/ BLUESTONE CAP
C	CONCRETE SIDEWALK
D	20’ ACCESSIBLE PARKING SPACE
E	ACCESSIBLE ROUTE/RAMP
F	HISTORIC FIXED CANOPY
G	REMOVABLE CANOPY
H	BENCHES
I	40’ NO PARKING ZONE
J	LANDSCAPED AREA
K	CONCRETE STAIRS
	GAS LANTERN LIGHTS
	3 HEAD STERNBERG A-850 LIGHTS
	PATRIOT ELM

0 5 10 15 20 FEET

SCALE: 3/16" = 1'-0"

ADELPHI BROADWAY ENTRANCE SITE PLAN

SARATOGA SPRINGS, NY OCTOBER 24, 2016

CHA design/construction solutions

CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 x.515 fax: 518-580-9480
www.saratoga-springs.org

[FOR OFFICE USE]

(Application #)

(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	Peter Rosecrans & Larissa Hawley		N/A
Address	1473 fox Hollow Road Niskayuna, NY 12866		
Phone	[redacted]	/	/
Email			

Identify primary contact person: ■ Applicant ☐ Owner ☐ Attorney/Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in premises: ■ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address/Location: 540 Union Avenue, Saratoga Springs, NY Tax Parcel #: 180 . 00 - 4 - 5
(for example: 165.52 – 4 – 37)

Current Zoning District: Res 1 Property use: ■ Residential ☐ Non-residential/mixed-use

Type of Review: ■ Architectural ☐ Historic ☐ Extension/modification (of current approval)

Summary description of proposed action:
Single-family home.

Has a previous application been filed with the DRC for this property? ■ No ☐ Yes – date(s)? _____

- App. No.(s)? _____

APPLICATION FEE (payable to "Commissioner of Finance"):

Residential Structures (principal, accessory)	$25	Non-residential / mixed-use structures (principal)	$300
Residential approval – extension	$25	Non-residential signs, awnings, accessory structures	$100
Residential - administrative action	$25	Non-residential approval – extension	$100
		Non-residential - administrative action	$100

A "complete" application consists of **2 hard copies (1 original) , and 1 electronic copy of application & ALL other materials as required below:

New Construction / Additions

- ■ Color photographs showing site/exterior details of existing structures and adjacent properties
- ■ Site plan, drawn to scale, showing existing & proposed construction, property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.); on no larger than 2'x3' sheet – smaller preferred if legible
- ■ Elevation drawings showing design of all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ■ Floor plans for proposed structure; on sheet no larger than 2'x3' – smaller permitted if legible
- ■ Product literature, specifications and samples of proposed materials and colors

Change in exterior building materials (windows, doors, roof, siding, etc.), or color (in non-residential districts only)

- ☐ Color photographs showing site/exterior details of existing structures and that illustrate affected features
- ☐ Elevation drawings showing all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Within front yard setbacks in Historic Districts only (Front setbacks: UR-1 & INST-HTR=30'; UR-4=25'; UR-2, UR-3 & NCUD-1=10')

- Installation, removal or change in material of drive- and walkways
- Installation or removal of architectural, sculptural or vegetative screening over 3' in height
- Installation of accessory utility structures or radio/satellite transmission/reception devices (more than 2' diameter)

For any of above:

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing & proposed construction: include property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.) street names, compass bearing & scale; no larger than 2'x3' sheet – smaller preferred if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Signage / Awnings

- ☐ Color photographs showing site/exterior details of existing structures, and adjacent properties
- ☐ Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
- ☐ Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
- ☐ Descriptions, specifications of proposed lighting including fixture & lamp type, wattage, mounting method, and location
- ☐ Product literature, specifications and samples of proposed materials and colors

Demolition

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing and any proposed structures - include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Written description of reasons for demolition and, in addition:
  - ☐ For structures of "architectural/historical significance", demonstrate "good cause" why structure cannot be preserved
  - ☐ For structures in an architectural district that might be eligible for listing on National Register of Historic Places, or for a "contributing" structure in a National Register district (contact City staff), provide plans for site development following demolition - include a timetable and letter of credit for project completion

Telecommunication facilities

- ☐ Color photographs showing site/existing structures, and of adjacent properties
- ☐ Site plan showing existing and proposed structures: include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Scaled illustration of proposed structures: include all dimensions; colors, materials, lighting, mounting details
- ☐ Consult Article 240-12.22 of the City's Zoning Ordinance and City staff to ensure compliance with requirements for visual impact assessment and existing and proposed vegetative screening

Request for extension of current approval

☐ Identify date of original DRC approval: _____ Current expiration date: _____ Org. App. No. _____

☐ Describe why this extension is necessary and whether any significant changes have occurred either on the site or in the neighborhood.

SEQR Environmental Assessment Form

☐ Applicants proposing the following must complete "Part I" of the SEQR Short Environmental Assessment Form (available here: http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf):

- Construction or expansion of a multi-family residential structure (4 units +)
- Construction or expansion (exceeding 4,000 sq. ft. gross floor area) of a principal or accessory non-residential structure
- Telecommunications facility, radio antennae, satellite dishes
- Demolition

Disclosure

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?

☐ No ☐ Yes - If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.

Certification

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Design Review Commission.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

I/we hereby authorize the members of the Design Review Commission and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Furthermore, I/we agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

Lorrain Rosecrans _____ Date: 10/4/16

(applicant signature)

_____ Date: _____

(applicant signature)

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: Lorrain Rosecrans Date: 10/4/16

Owner Signature: _____ Date: _____

FOR OFFICE USE ONLY

This application has been reviewed by the Zoning Enforcement Officer and is being forwarded to the Commission.

Signature: _____ Date: _____

Additional Comments: _____

List of Materials Submitted for 540 Union Ave DRC

1. Application – signed

2. Color Photographs showing site/exterior details of existing structures and adjacent properties

3. Site Plan

4. Elevation Drawings

    a. Attached to that are Elevation Drawings with color

5. Floor Plans

6. Product Literature, Specifications and samples of proposed materials and colors

    a. Samples provided on a sample board (1 sample board)

    b. Included is a color copy on 11x17 paper

List of Selections

Exterior Lighting: Visual Comfort CHO 2305NC-CG

Shingle: Owns Corning TruDefinition Duration Shingle, Estate Gray

Windows: Pella 450 Series and Architect Series, Black

Siding: California Stucco, Travertine

Garage Door: Overhead Door Courtyard Collection, Model 377T, Black

Front Door: Sapele Mahogany, with clear finish (see attached spec)

Trim and Soffits: Sherwin Williams, Aged White SW 9180

Intersection right before the lot → take a right onto Union; property is on the first right up the driveway

Property located around the corner from the lot

Driveway on the left hand side of this picture

Neighboring Driveway

View from the driveway

View looking up driveway

House located across the street

House located across the street

The lot view looking out to the road

Lot view looking out to the Lake

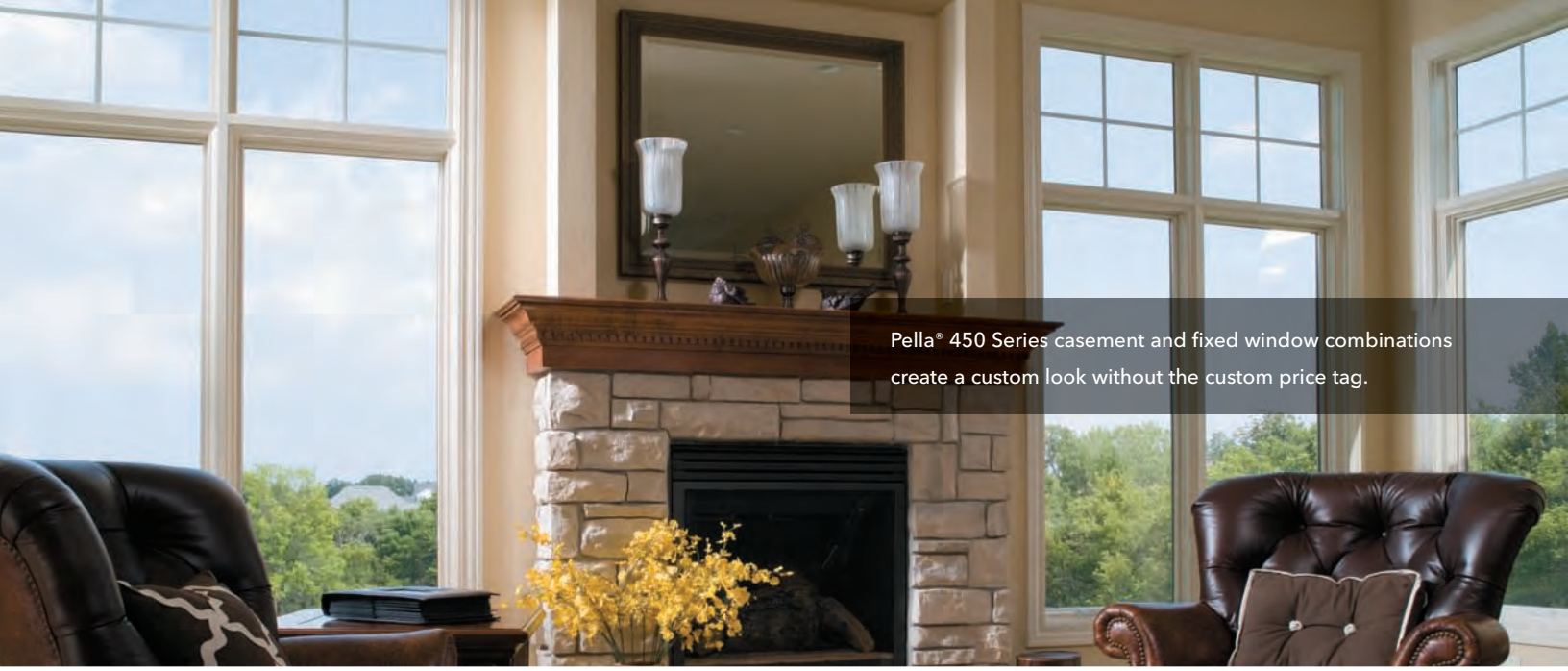
View of neighboring lot from actual lot

View of lot

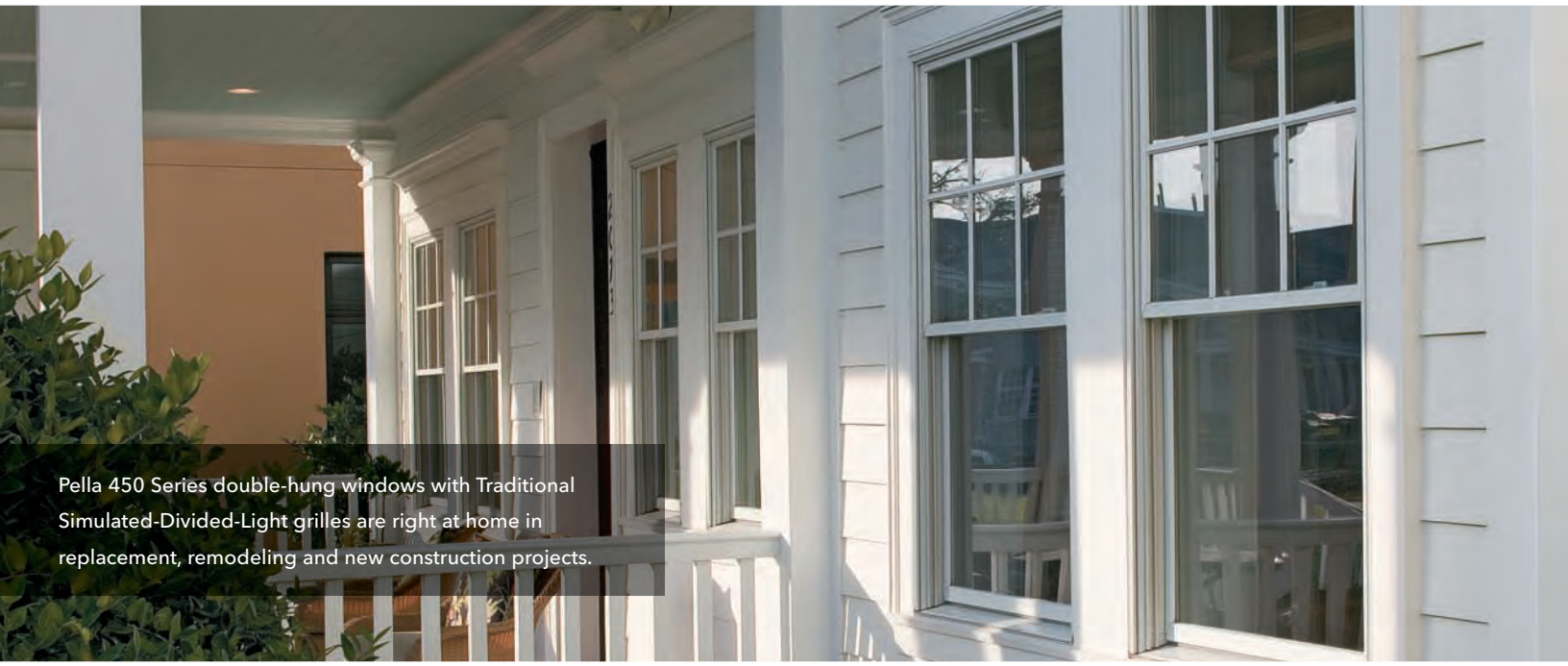
Pella® 450 Series

Wood Windows and Patio Doors

Come on in and explore windows and patio doors offering beautiful wood craftsmanship, exceptional energy efficiency and Pella's most popular choices – all at a competitive price.



Pella® 450 Series casement and fixed window combinations create a custom look without the custom price tag.



Pella 450 Series double-hung windows with Traditional Simulated-Divided-Light grilles are right at home in replacement, remodeling and new construction projects.

The Pine interiors of a Pella 450 Series sliding patio door surrounded by awning and fixed windows create a room that's as naturally beautiful as the view outside.

The beauty of wood at a competitive price.

Pella® 450 Series products offer you our most popular features, including the natural beauty of wood with low-maintenance aluminum-clad exteriors. So start here for windows and patio doors that give your home more style and better energy efficiency – and make your life easier every day.

Visit the Pella 450 Series windows and patio doors page for more ideas and inspiration at **pella.com/pella-450-series**.

WHY CHOOSE Pella® 450 Series

Wood Windows and Patio Doors

LOW-MAINTENANCE WOOD

Looks great year after year.

PELLA QUALITY FEATURES

Beautifully crafted, priced competitively.

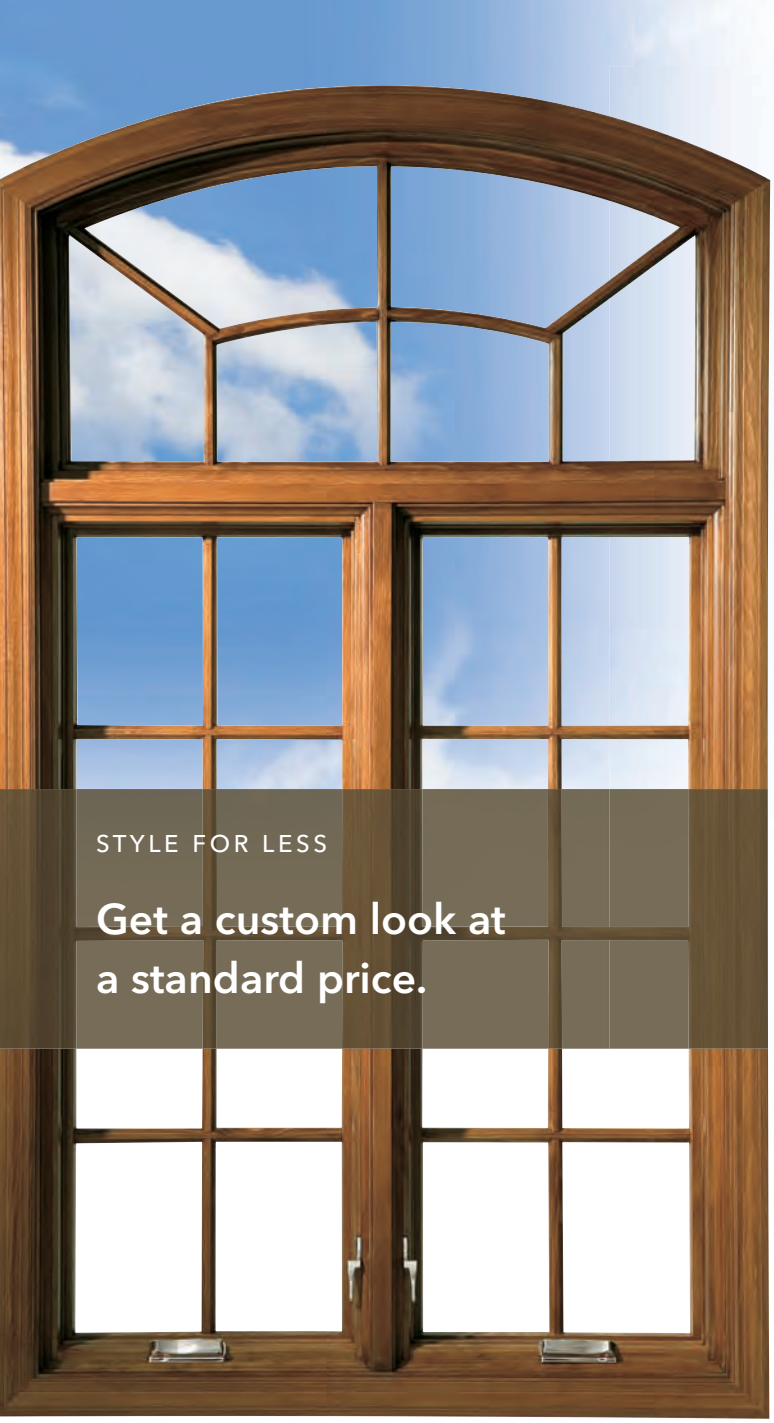
Pella 450 Series products offer many of the features found on our premium wood lines and cost less. You get beautiful wood interiors. Low-maintenance EnduraClad® exteriors. Fold-away casement window handles. A wide range of standard and special sizes, shapes and styles. And a choice of eight exterior cladding colors.

Our most popular options. Pella can stain, paint or prime the wood interiors of your Pella products for you. If you want the look of individual windowpanes, you can choose from several grille types and patterns.

Beautiful, low-maintenance exteriors.
Our strong wood frames with aluminum-clad exteriors arrive with the added protection of our durable EnduraClad finish in the color of your choice.

Exceptional wood protection. Pella EnduraGuard® wood protection provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

EnduraGuard® Wood Protection



STYLE FOR LESS

Get a custom look at a standard price.

The look of individual windowpanes to fit your home's style. You have the choice of three distinctive grille types in a variety of patterns and finishes, including Simulated-Divided-Light grilles bonded to the interior and exterior glass, removable roomside wood grilles or permanent grilles-between-the-glass.

They'll think you hired an architect.

Special Shape windows and factory-assembled combinations of windows can make a unique design statement for less than the cost of a custom window.

EXCEPTIONAL ENERGY EFFICIENCY

Lower your heating and cooling costs.

WE SELL ENERGY STAR

ENERGY STAR® performance.

Pella® 450 Series windows and doors offer you the energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.* You'll enjoy lower heating and cooling costs and a more comfortable home year round.

The right glass choice for your climate.

Pella's InsulShield® Low-E Glass Collection – featuring Pella's most innovative and energy-saving choices – is designed to fit a variety of specific needs.

* Some Pella products may not meet ENERGY STAR guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

PELLA® 450 SERIES WOOD WINDOWS

Our most popular styles are as beautiful as they are functional.

Double-Hung Windows

Double-hung windows offer efficient ventilation – both upper and lower sashes open.

Years of smooth, effortless operation. Our Advanced Balance System helps ensure your window will open and close easily.

A tighter seal against the elements. Pella's cam-action locks pull the sashes against the weatherstripping. Goodbye, drafts!

Easier cleaning. Both sashes tilt in – making it easy to clean the exterior glass from inside your home. (Just another popular feature invented by Pella.)

Casement and Awning Windows

Coveted for their clean, uncluttered views and effortless operation – they glide open and shut with the turn of one easy-to-operate handle.

Years of smooth openings and closings. Steel operating arms and hinges resist rust and corrosion.

More convenient handle design. Fold-away handle won't get in the way of roomside window treatments.

Simple to operate. Unison Lock System secures the window in two places with one easy-to-reach handle.

Easier cleaning. Sash moves toward the center, leaving room to clean the exterior glass from inside your home.

Bay or Bow Windows

More than just windows, they're combinations of windows that reach out into the world and expand your living space and your view.

The right fit for your home. Pella offers bay or bow windows in a variety of standard and custom sizes and angles.*

Extra comfort and charm. Pella® 450 Series bay or bow windows are available with beautiful wood headboards and cozy insulated seatboards.

Easier installation. Many Pella bay or bow windows come ready to be installed – so no extra time is needed for assembly.

Combination, Fixed and Special Shape Windows and Doors

Window and door combinations are two or more windows or doors joined together to add character to your home's design.

Mix and match. Start with any Pella 450 Series window or patio door, then add more Pella 450 Series products next to, above or below it to create a combination that reflects your personal style.

Create a custom look. Assembling a variety of standard window styles makes a design statement for less than the cost of a custom window.

Virtually endless design possibilities. Special Shape windows are available in curves and angles to add architectural interest and natural light.

* See your local Pella sales representative for details.

PELLA® 450 SERIES WOOD PATIO DOORS

There's one to fit your home's style. And your lifestyle.

Sliding Patio Doors

Since they don't swing, sliding patio doors require less floor space. From the dining room to the bedroom, they're the right fit because you can place furniture nearby.

Easy operation. Convenient thumblock allows you to open and close the door with one hand.

Better draft protection. Pella's unique design puts the sliding panel on the outside. So when the wind blows against it, it creates a tighter seal.

Extra convenience. The optional footbolt can hold the door open about 3" for ventilation.

More light and a clearer view. Optional top-hung sliding screen door is made from Pella's high-transparency InView™ screen*.

Hinged Patio Doors

Hinged patio doors swing open and closed to make coming and going easy.

Stunning design and functional passages. Choose one movable and one fixed door that can hinge from the center or a single door for simple elegance.

Added security and peace of mind. Advanced multipoint locking system secures the door at the top, middle and bottom for more peace of mind.

More fresh air. Optional hinged screen* doors are available to match your patio door's EnduraClad® exterior finish color and feature Pella's high-transparency InView screen.

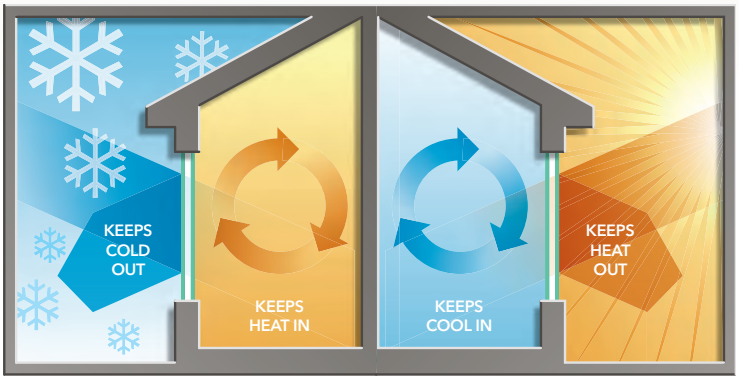
* Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

PELLA HAS THE RIGHT GLASS FOR YOUR HOME

Increases your comfort. And helps reduce your heating and cooling costs.

Low-E Glass Collection[1]

Energy performance. Pella's InsulShield® Low-E Glass Collection offers our most innovative and energy-saving choices – and is designed to meet a variety of specific needs. Whatever your climate, we make it easy to choose the glass that's just right for you.



NaturalSun Low-E Insulating Glass with Argon[2]	**AdvancedComfort** Low-E Insulating Glass with Argon[2]	**Advanced** Low-E Insulating Glass with Argon[2]	**SunDefense™** Low-E Insulating Glass with Argon[2]
EXTREME COLD			EXTREME HEAT
BEST USE: Extremely cold climates. Provides excellent insulation to help keep the most extreme cold out, while allowing the sun's heat to flow in and warm your home.	**BEST USE: Northern U.S. climates. Unique Low-E technology delivers balanced insulation from colder winters and moderate summers.**	**BEST USE: Most climates. A popular choice because it insulates well from the cold and heat.**	**BEST USE: Hot, sunny climates. Allows in more visible light and provides a clear view, while helping to block the heat of the sun.**
• Two panes of glass with Low-E thermal protection and argon[2] between the panes. Blocks 69% of the sun's ultraviolet rays.	• Two panes of glass with AdvancedComfort Low-E protection and insulating argon[2] between the panes. Blocks 85% of the sun's ultraviolet rays.	• Two panes of glass with multiple layers of Low-E protection and argon[2] between the panes. Blocks 84% of the sun's ultraviolet rays.	• Two panes of glass, multiple layers of Low-E solar protection and argon[2] between the panes. Blocks 94% of the sun's ultraviolet rays.

ADDITIONAL ENERGY-EFFICIENT GLASS OPTIONS[1] FOR YOUR SPECIFIC NEEDS

Privacy	**Obscure insulating glass** is ideal for intimate spaces such as the bathroom or bedroom. The textured surface lets the sun shine in while obscuring the view.
Glare	**Gray-, Green- or Bronze-tinted Advanced Low-E and Gray Low-E insulating glass** with argon[2] provides effective glare control without the discomfort of heat-absorbing glass or the visual disruptions of highly reflective glass.
Safety	**Tempered glass** is four times stronger than regular glass, and if the glass fractures, it will break into very small particles, not sharp pieces.

Pella® 450 Series products offer the energy-efficient options that will meet or exceed ENERGY STAR® guidelines in all 50 states.[3]

WE SELL ENERGY STAR

[1] Glass options can be upgraded to offer the benefits of our InsulShield Low-E Glass Collection. Glass options may vary per product. See specific product information for availability.

[2] Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

[3] Some Pella products may not meet ENERGY STAR guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

FEATURES AND OPTIONS

Personalize your windows and doors with our most requested design choices.

Visit pella.com/pella-450-series to see the complete list of features and options available on Pella® 450 Series products.

ENDURACLAD® ALUMINUM EXTERIOR FINISHES

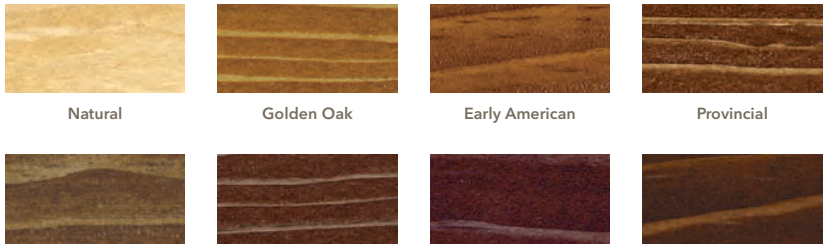
Standard

White | Tan | Brown

Feature

Poplar White | Putty | Hartford Green | Brick Red | Black

PREFINISHED PINE INTERIORS



Natural | Golden Oak | Early American | Provincial

Special Walnut | Cherry | Red Mahogany | Dark Mahogany

White | Bright White

Linen White | Primed

SCREENS[1]

Vivid View screens allow in 29% more light and 21% more airflow.[2] InView screens let in 14% more light and 8% more airflow[2] – plus, they're the standard option on all Pella 450 Series wood windows and patio doors.

HARDWARE

Double-Hung Window Sash Lift

Double-Hung Window Cam-Action Sash Lock

Casement and Awning Fold-Away Window Crank

Sliding Patio Door Handle

Hinged Patio Door Handle

Hardware Finishes

Champagne | White | Brown | Bright Brass[3]

Satin Nickel[3] | Oil-Rubbed Bronze[4] | Antique Brass (hinged patio doors only) | Chrome (hinged patio doors only)

Hinged patio door hardware not available in Champagne and White.

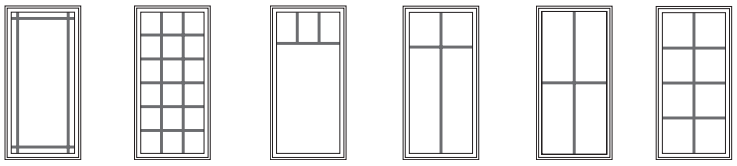
[1] Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

[2] Screen cloth airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

[3] On hinged patio doors, Endura Hardware Collection offers superior corrosion resistance with a 10-year warranty. See written warranty for complete details at pella.com/warranty.

[4] Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

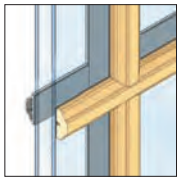
GRILLE PATTERNS



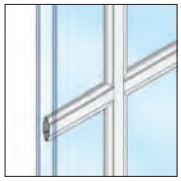
9-Lite Prairie | Traditional | Top Row | Cross | Custom (equally divided)

GRILLE TYPES

Permanent

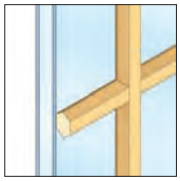


7/8" Simulated-Divided-Light Grilles



3/4" Aluminum Grilles-Between-the-Glass

Removable



3/4" Roomside Wood Grilles

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS[5]

White | Tan[6] | Brown[6]

Ivory | Harvest | Cordovan | Brickstone

[5] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

[6] Only available with same colors on interior and exterior.

Pella® 450 Series Features and Options

GLASS	
InsulShield® Low-E Glass Collection	
Advanced Low-E insulating glass with argon*	O
AdvancedComfort double-pane glass with argon*	O
SunDefense™ Low-E insulating glass with argon*	O
NaturalSun Low-E insulating glass with argon*	O
Additional Energy-Efficient Glass Options	
Clear insulating glass with argon*	O
Gray-, Bronze- or Green-tinted glass with argon**	O
Obscure glass*	O

* Optional high-altitude InsulShield Low-E insulating glass does not contain argon.
** Not available with blinds-between-the-glass on sliding patio doors.

EXTERIOR/INTERIOR FINISHES	
EnduraClad® aluminum exterior	S
Unfinished Pine interior	S
Prefinished paint or primed interior	O
Prefinished stain (Pine)	O
ENDURACLAD EXTERIOR COLORS	
Standard colors (White, Tan or Brown)	S
Feature colors	O*

* Available in Poplar White, Putty, Hartford Green, Brick Red or Black only.

HARDWARE FINISHES	
Windows and sliding patio doors	
Champagne, White or Brown	S
Bright Brass*, Satin Nickel* or Oil-Rubbed Bronze**	O
Exterior handle matches EnduraClad exterior finish color (patio doors)	S
Hinged patio doors	
Bright Brass*	S
Brown, Satin Nickel*, Oil-Rubbed Bronze**, Antique Brass or Chrome	O

* Endura Hardware Collection on hinged patio doors offers superior corrosion resistance with a 10-year warranty. See written warranty for complete details at pella.com/warranty.
** Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

SASH LOCKS/SASH LIFTS	
Surelock® System with Unison Lock System* (casement and awning windows)	S
Cam-action locks (double-hung windows)	S
Sash lifts (sold separately for double-hung windows)	O

* Unison Lock System is standard on casement and awning windows over 29" tall or wide, respectively. Dual sash locks and lifts are standard on large windows.

EASY-CLEAN FEATURES	
Clean exterior glass from inside (casement, awning and double-hung windows)	S
Both sashes tilt at the bottom (double-hung windows)	S
HINGES	
Match handle finish color (in-swing doors)	O
LOCKING SYSTEM	
Hinged patio door multipoint locking system	S
Sliding patio door single-point locking system	S
PERMANENT GRILLES*	
7/8" Simulated-Divided-Light grilles (wood roomside and EnduraClad exterior)	O
3/4" aluminum grilles-between-the-glass**	O

* Grille patterns offered may vary per product. See your local Pella sales representative for availability.
** Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

REMOVABLE GRILLES*	
3/4" grilles (wood roomside only, no exterior)	O

* Grille patterns offered may vary per product. See your local Pella sales representative for availability.

SCREENS*	
Window	
InView™ flat screen	S
Vivid View® high-transparency flat screen	O
Hinged patio door	
Exterior InView flat screen door (matches exterior color)	O
Sliding patio door	
Top-hung InView flat screen door	O

* Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

(S) Standard (O) Optional

A commitment to care for our world.

When we're making our energy-efficient windows and doors – and even when we're not – Pella is protecting our environment in communities across the country through forest stewardship, pollution prevention, waste management and other important green initiatives. Not only because it's good for business. But because it's the right thing to do. And, frankly, it's just part of the way we've always done things at Pella. When you choose Pella® windows and doors, you're making an environmentally responsible purchase you can feel good about.

Want to learn more about Pella windows and doors? Call us at **866-209-4260** or visit **pella.com**.

PELLA LIMITED WARRANTY

Always read the Pella warranties before purchasing or installing Pella products. See written warranties for complete details, including specific labor and component warranty periods, at pella.com/warranty.

ENERGY STAR PARTNER

Pella Corporation is a proud volunteer partner in the U.S. Environmental Protection Agency and the Department of Energy's ENERGY STAR® program to promote the use of high-efficiency products.

WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA MEMBER

NARI NATIONAL ASSOCIATION OF THE REMODELING INDUSTRY

NAHB NAHB Remodelers

Find more Pella literature at:

Available on the App Store

Connect with Pella:

houzz

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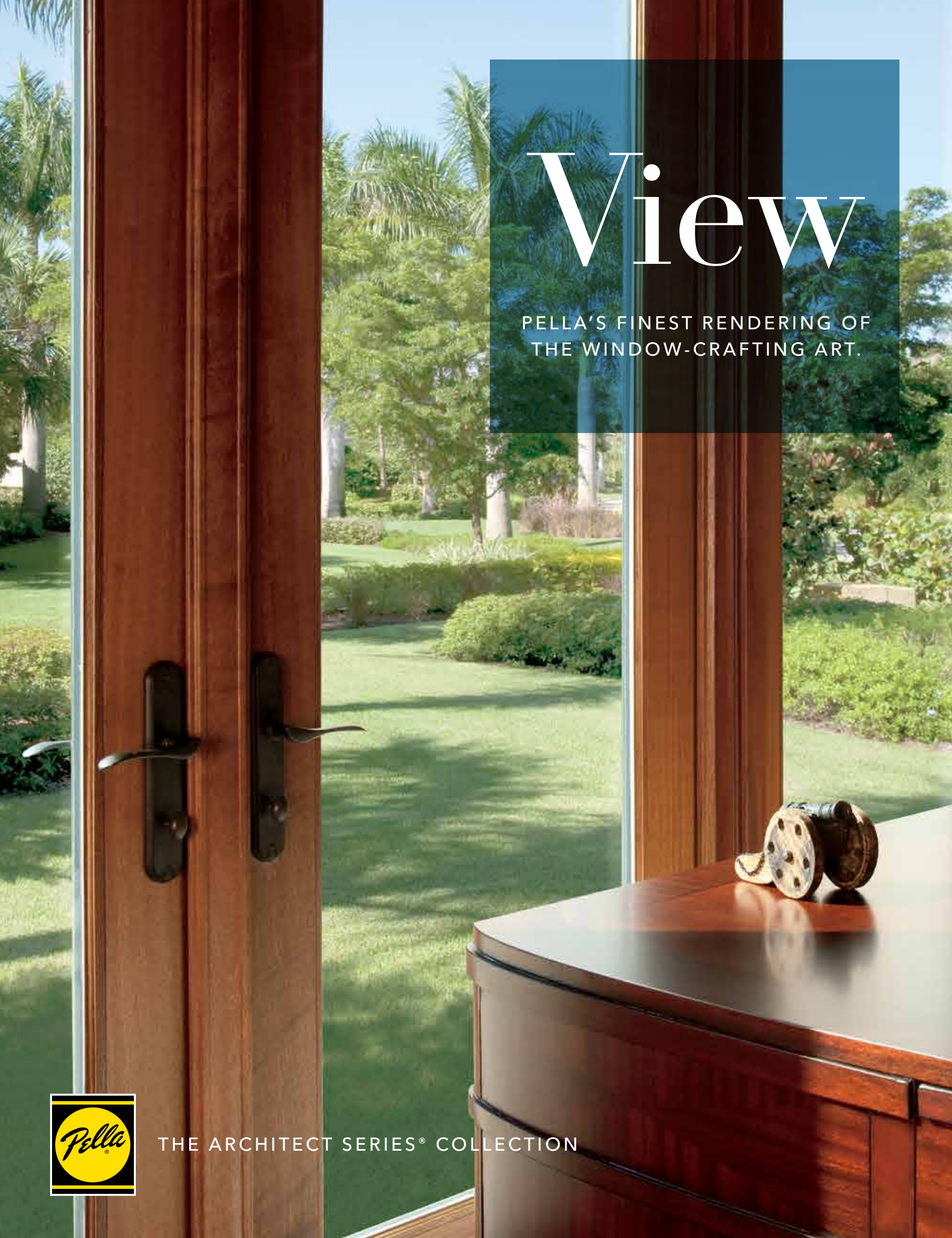


View

PELLA'S FINEST RENDERING OF
THE WINDOW-CRAFTING ART.

THE ARCHITECT SERIES® COLLECTION

FEATURES

View

PROFESSIONAL VIEWS 4 – 5
Architects share their passion for Architect Series® products.

NATURAL BEAUTY 6 – 11
The exquisite quality of Architect Series wood craftsmanship and hardware.

TIMELESS AND TRUE 12 – 13
The details that make the standard made-to-order Architect Series product offering anything but standard.

SPECIALTY VIEWS 14 – 15
Specialty windows with unique beauty and operational styles.

CUSTOM-CRAFTED VIEWS 16 – 19
Custom sizes, shapes, colors and grille patterns to indulge your imagination.

ATTENTION TO THE DETAILS 20 – 21
Purposeful innovations you'll appreciate every day.

GRAND ENTRANCES 22 – 25
Creating curb appeal with Architect Series wood and premium fiberglass entry doors and Scenescape™ doors.

IMPECCABLY COORDINATED 26 – 31
Choose window and patio door features and options that reflect your home's unique sense of style.

Luxury...

CRAFTED IN HARMONY WITH YOUR VIEWS. It's the place you long for at the end of the day. Your sanctuary. It's a showplace that you love to share with family and friends. Whatever you view your home to be, Pella® Architect Series® windows and doors are worthy of it. Exquisitely detailed and meticulously crafted, these windows and doors will inspire you with exciting custom possibilities. Virtually any size, shape, color or grille design you can imagine can be yours. So turn the page, sit back and explore how your vision for your home can become your beautiful new view.

PROFESSIONAL

PASSION FOR ARCHITECT SERIES®

Roy E. Colbert, Architect

ROY COLBERT ARCHITECTURE

Ventura, CA

"The Architect Series patio door is at once a handsomely designed profile that is married to a smoothly operating assembly."

Architect Roy Colbert adores Architect Series sliding patio doors. His design tip? They are a great solution where floor space is at a premium – they don't swing into the room like hinged doors do. Roy likes having the choice of narrow panel doors for contemporary homes and the traditional French style panel for Craftsman and Mediterranean-style projects. On the functional side, Roy's favorite thing to point out to clients is that the sliding panel itself is on the exterior to minimize weather intrusion – the harder the wind blows, the tighter the seal against the elements.

Brion Jeannette, Architect, AIA & NCARB

BRION JEANNETTE ARCHITECTURE, Newport Beach, CA

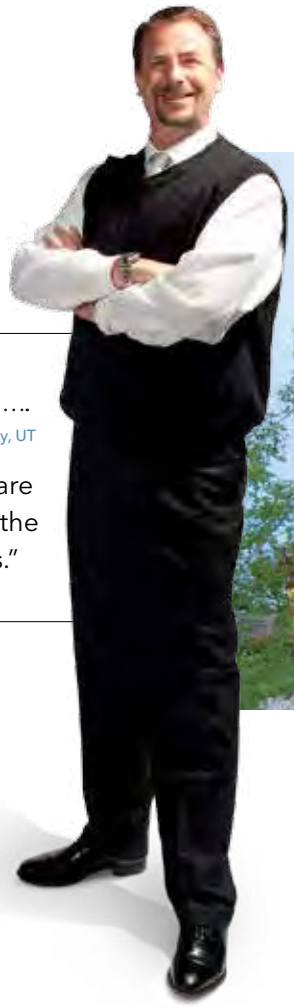
"Windows and doors contribute to the authenticity of a design inside and out. Architect Series products are very versatile."

Brion Jeannette Architecture, photographed by Eric Figge Photography

Brion Jeannette chose Architect Series products for his own beach home and mountain cabin. He favors their elegant look and unsurpassed design flexibility – especially the fact that his clients can have virtually any color of aluminum cladding on the outside and their choice of woods on the inside that can be stained or painted to complement the home's interior design. Like Brion says, more glass for better views and exceptional energy efficiency makes Pella Architect Series windows and doors a win-win.

VIEWS

Architects love the way these stunningly beautiful windows and doors allow them to reach for their highest creative aspirations – and turn any space into a showplace.



Corey Solum, Architect & AIA

JSA ARCHITECTS, Salt Lake City, UT

"Architect Series windows are picture frames, like art on the walls, to capture the views."

JSA Architects, photographed by Joshua Caldwell

When selecting windows for a client's home, Corey Solum is inspired by the natural environment. He believes a home should connect to its site in terms of function, ventilation and how the owners engage with their surroundings. His advice? Stretch as far as you can on the windows. They are one of the most important discretionary choices to make, and they will pay big dividends.

Alan Pickett says that windows are complex creatures – and designing them is never boring. His team has designed everything from a cattail-inspired grille pattern to a window shaped like a violin. Pella's Architectural Services team works alongside the client's architect to ensure that the window is not only beautiful, but structurally sound and installed properly. Alan tells homeowners to be creative – and count on Pella's expertise to bring even the most complex design to life.

Alan Pickett, Architect

PELLA CORPORATION

Pella, IA

"Architect Series windows can express your personality. Look for inspiration in the objects around you, then let Pella's window-crafting experts make it real."

Natural Beauty

THE SKY'S THE LIMIT.
An entire wall of custom-sized Architect Series® awning windows blends seamlessly with this home's rustic wood finishes – and turns the landscape into a mural of living art.

NOTE: Fold-away handle is located at the sill only on large awning windows. It is located on the side of standard awning windows. Large awning windows shown.

"Nature achieves imperfect beauty … perfectly."

– Anonymous

PELLA BELIEVES NOTHING MAN CAN CREATE RIVALS THE BEAUTY OF WOOD. That's why Pella® wood windows and doors are designed to simply harness the earth's handiwork. No two trees are exactly alike. No two pieces of wood are identical. So all Architect Series® windows and doors are wholly unique. Revel in their exquisite details. And know the windows and doors you've chosen are truly one of a kind.

RESPONSIBLE HARVESTING.

Wood is an excellent choice as a renewable building resource. Pella strives to partner with responsible suppliers that harvest wood from well-managed forests – and shares your passion for protecting our planet.

FSC
www.fsc.org
FSC® C021981
The mark of responsible forestry

Seamless, timeless style.

You love your furniture's intricate detailing and craftsmanship. Your flooring delights you with its color and pattern. Even your kitchen cabinetry is a statement of your personal style. Of course, you'll select your windows and doors with the same discerning eye. That's why Pella offers an impressive collection of woods. Your windows and doors can blend tastefully with your home's architecture and interior finishes.

EXQUISITE WOOD TYPES.

Mahogany, Alder, Douglas Fir, Pine, White Oak, Cherry, Red Oak or Maple interiors.* Whichever you choose, your windows and patio doors will be naturally appealing and true to your home's architectural design.

* For more information on wood type availability, contact your local Pella sales representative.

LASTING BEAUTY.

The wood we use to create our wood windows and patio doors is treated with EnduraGuard® wood protection. This provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

EnduraGuard® Wood Protection

It’s all about hue.

Not only will your Architect Series® wood windows and doors lend your home a warmth and beauty other materials can’t match; Pella’s high-quality stained finish is designed to enhance the distinct patterns of the Pine grain – making them a beautiful complement to other wood elements in your home, from floors to furniture.

Natural

Golden Oak

Early American

Provincial

Special Walnut

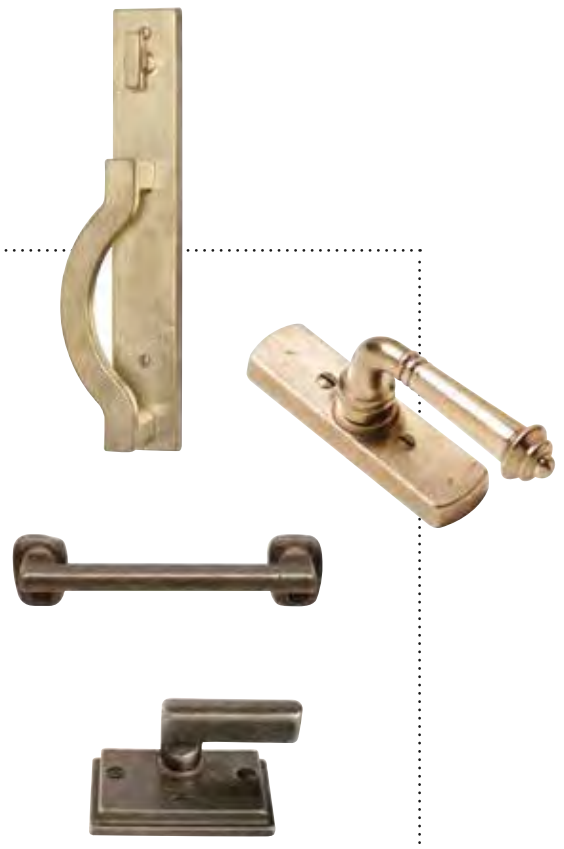
Cherry

Red Mahogany

Dark Mahogany

COLOR-COORDINATED.
Architect Series Pine sliding patio doors, prefinished in Early American stain and Oil-Rubbed Bronze hardware, blend seamlessly with this dining room’s myriad wood finishes.

ROCKY MOUNTAIN®
HARDWARE



Pull it all together.

Make a statement of personal style, and lavish your windows and doors with Rocky Mountain® Hardware. Crafted in solid bronze with hand-applied finishes that develop rich patinas over time, it's like exquisitely crafted fine jewelry for your home. Or choose from Pella's own collection of hardware styles and finishes.

Built like fine furniture.

Look closely. See the historically correct, finely detailed sash and grille profiles? This distinctive detailing adds architectural interest to your home – inside and out. On the grilles, it helps re-create the authentic look of individual windowpanes.

TIMELESS AND TRUE

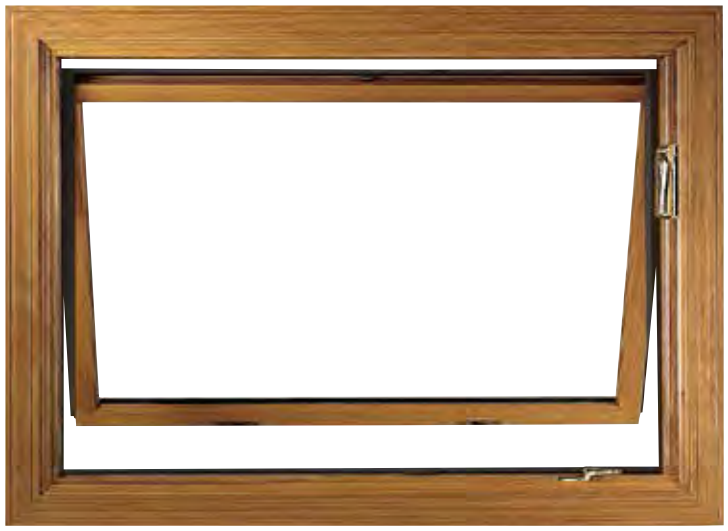
THE ARCHITECT SERIES® STANDARD MADE-TO-ORDER PRODUCT OFFERING

Larger sizes and unique shapes. Today's most desirable wood types. And Pella's own thoughtful features that make every day a little easier.

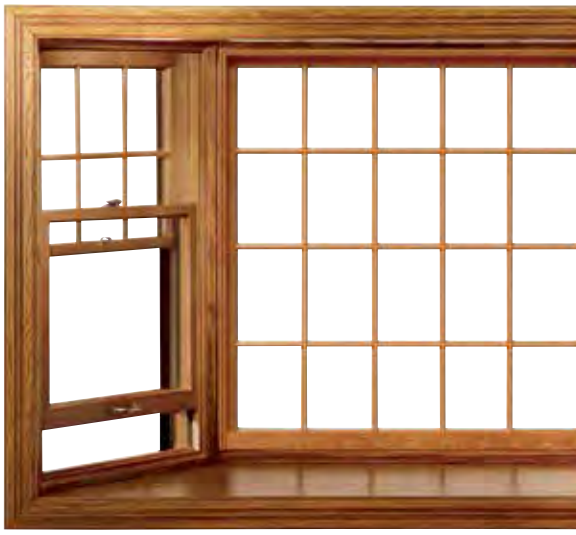
DÉJÀ VIEW. Historically correct arch head double-hung window with authentic spoon-style hardware.

SHOW-STOPPING. Special Shape window – a focal point in any room.

ARCHITECTURAL INTEREST. Pella® awning windows – placed above or below other windows – add light, ventilation and character to your home's design.



NATURAL. Casement window shown with a Mahogany wood exterior – appealing for homes whose architectural style or historical period demands authenticity to the finest detail.



CHARMING FROM EVERY ANGLE. A bay window, made up of a fixed window with a double-hung window on each side, creates a cozy spot for sitting or displaying decorative accessories.

CLASSY CHARACTER. Hinged patio door with Alder interior and Oil-Rubbed Bronze[1] hardware – casual elegance.

BRINGS THE OUTDOORS IN. Bow window with five casement windows featuring our Unison Lock System[2] that locks each window in two places with one easy-to-reach handle.

SPARKLING PERSONALITY.
Architect Series® premium fiberglass door with our richest, most realistic wood grain. Shown with Verona decorative glass and matching sidelight.

STYLE THAT'S EFFORTLESS. Sliding patio door shown with 9-Lite Prairie grilles and a self-closing screen[3] door.

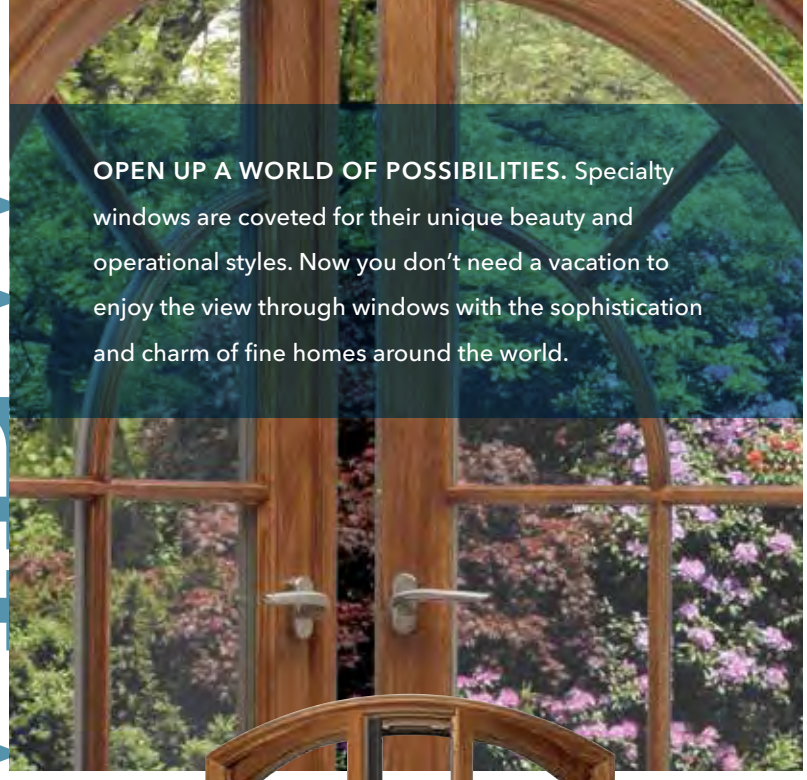
CRAFTSMAN CURB APPEAL. Wood entry door shown in Rustic Walnut with historically correct dentil shelf and matching sidelights.

1 Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

2 Unison Lock System is standard on casement windows over 29" tall.

3 ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

SPECIALTY VIEW



OPEN UP A WORLD OF POSSIBILITIES. Specialty windows are coveted for their unique beauty and operational styles. Now you don't need a vacation to enjoy the view through windows with the sophistication and charm of fine homes around the world.

French bliss.

IN-SWING FRENCH CASEMENT

Have a patio, deck or garden right outside your window? These windows are a superb choice – they pull open into your room instead of swinging out.

Effortless elegance.

PUSH OUT FRENCH CASEMENT

Swing both sashes out, and you'll welcome in maximum light, breeze and view. Historically designed stays let you position the sashes where you want them.

Nothing between you and your view.

FRENCH CASEMENT

Both of the sashes crank out – so you can enjoy a panoramic view of the outdoors.

A breeze where you need it.

HOPPER WINDOW

For a historically accurate look, hopper windows are placed above other doors and windows to provide extra light and airflow.

Pushes out to let the breeze in.

PUSH OUT CASEMENT

Choose historically designed stays (as shown) or concealed stays to position the windows open as wide as you want.

Like two windows in one.

TILT-TURN WINDOW

Tilt-turn windows offer European styling and dual functionality. The sash opens two ways, giving you ventilation flexibility.

Beautiful and practical.

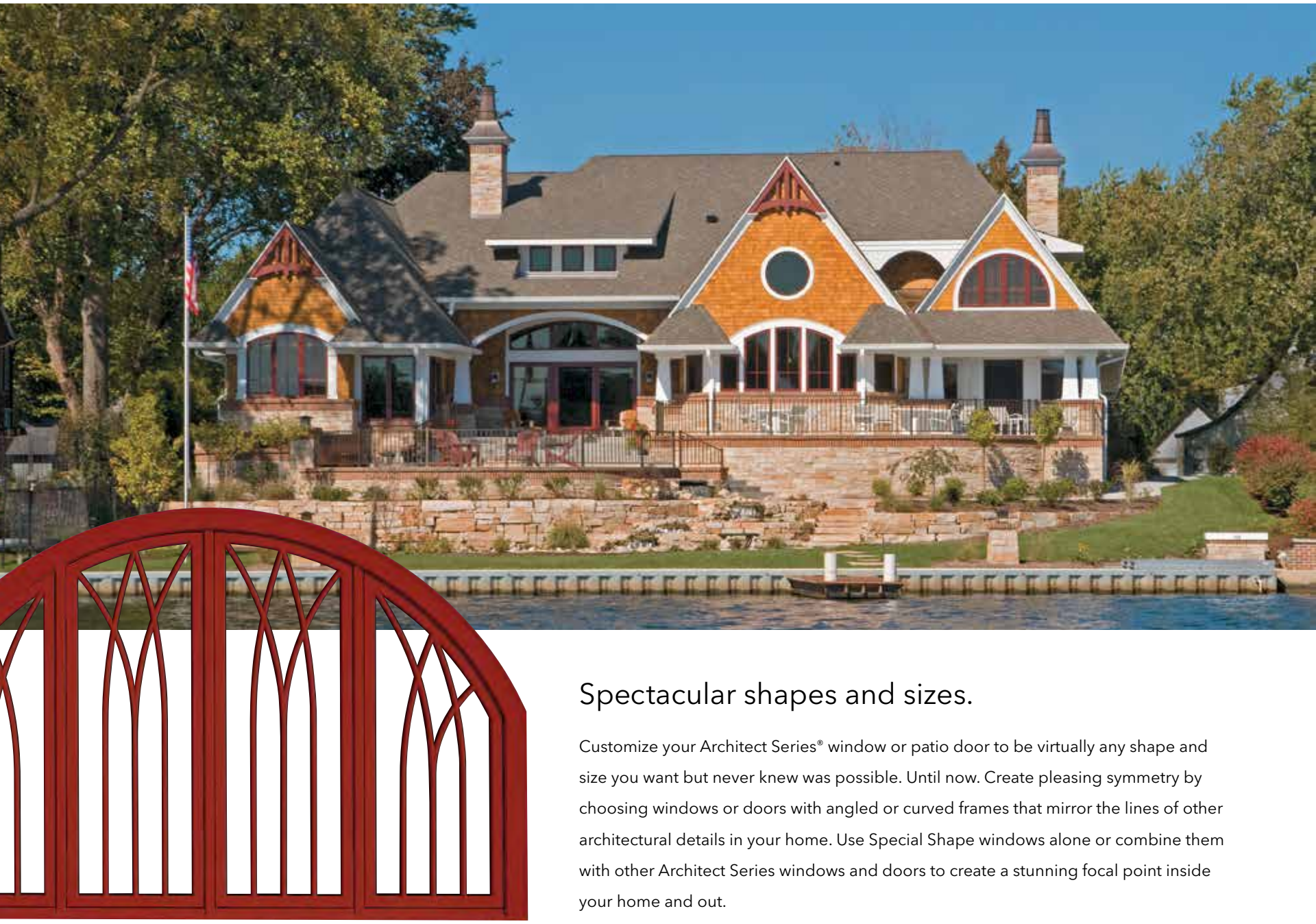
IN-SWING CASEMENT

Since it opens into your room instead of out, this window style won't get in the way of a flower box or walkway.

Custom-Crafted VIEWS

THE LUXURY OF CHOICE.

WHY CONFORM? When you choose Architect Series® windows and doors, you'll transform your home. Our finest rendering of the window-crafting art, these exquisitely detailed wood windows and doors let you indulge your imagination with breathtaking custom design possibilities as endless as an ocean view.

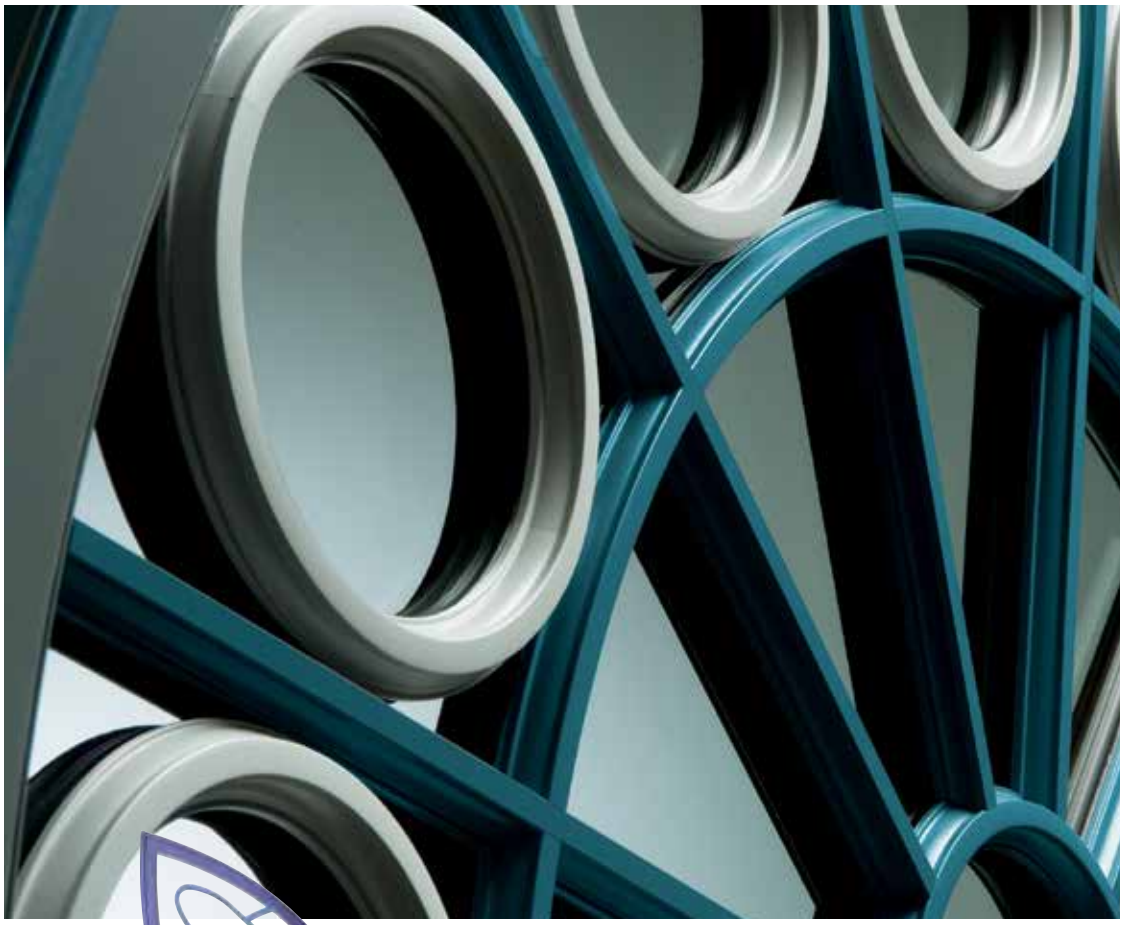


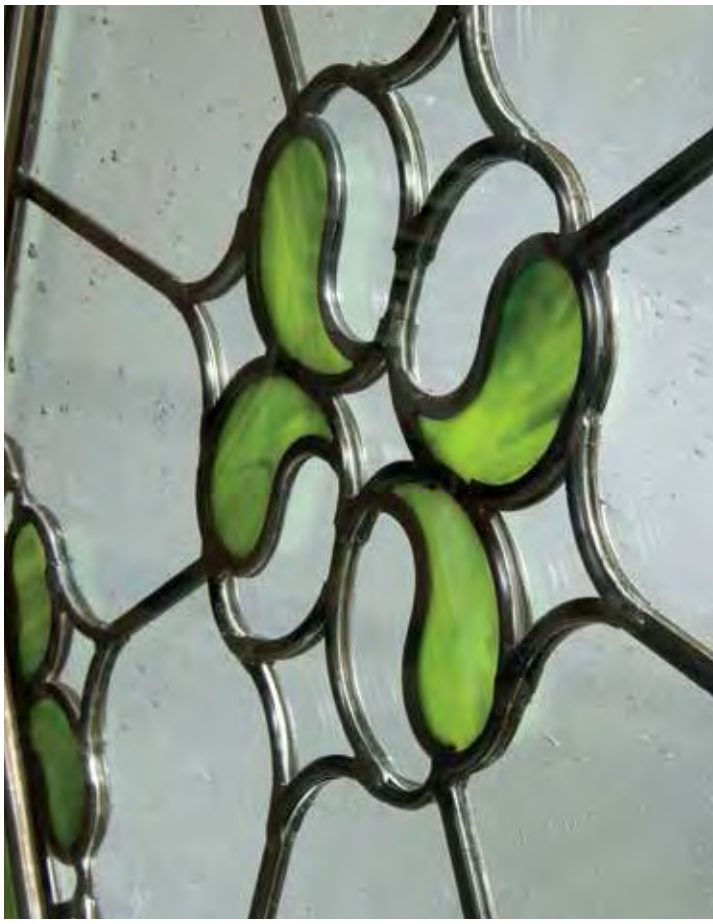
Spectacular shapes and sizes.

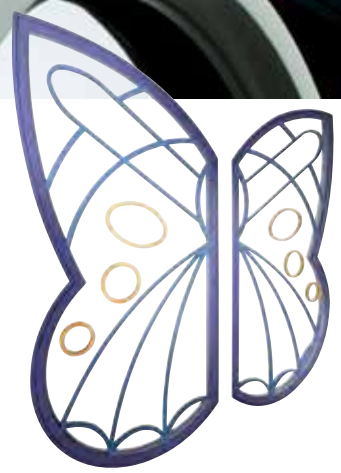
Customize your Architect Series® window or patio door to be virtually any shape and size you want but never knew was possible. Until now. Create pleasing symmetry by choosing windows or doors with angled or curved frames that mirror the lines of other architectural details in your home. Use Special Shape windows alone or combine them with other Architect Series windows and doors to create a stunning focal point inside your home and out.

Glorious grilles.

Pella's designers can create a custom grille pattern for the look of individual windowpanes – or you can design one yourself. Many standard grille patterns are also available.







Countless exterior colors.

The exteriors of your Pella® Architect Series® windows and patio doors can arrive in the exact shade you want to complete your home's exterior design. Pella's protective, low-maintenance EnduraClad® exterior finish is available in virtually endless custom colors, or choose from Pella's 27 standard EnduraClad colors.

Gorgeous glass.

Whether you want a unique color, texture or pattern, Pella artisans can create a custom glass solution that's true to the era of your home's design.

Attention to the

Pella has always been famous for purposeful innovation – so, of course, Architect Series® windows and doors are as functional as they are beautiful.

Is it true divided light … or isn't it?

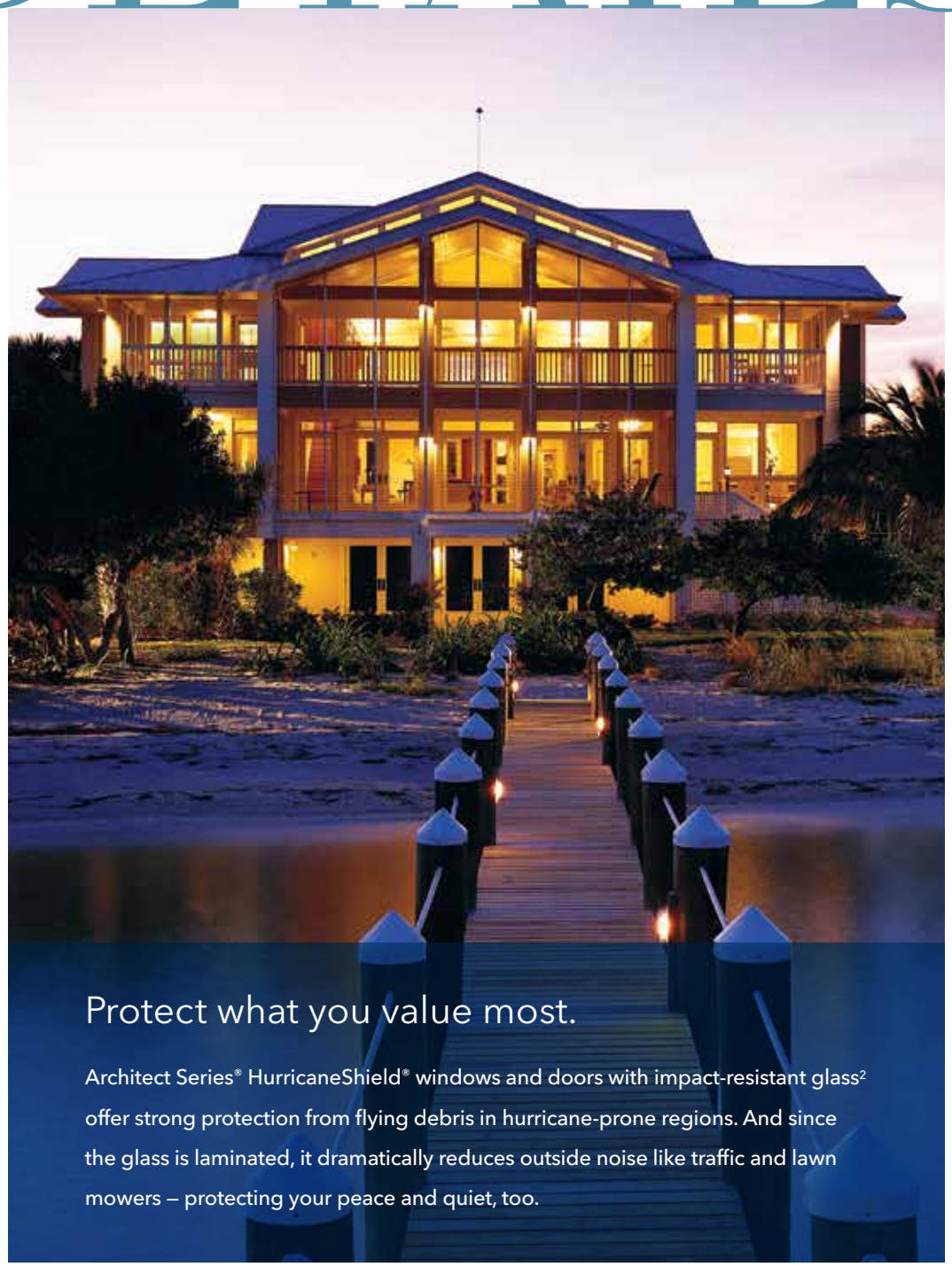
Historically, true-divided-light windowpanes were made with single-pane glass. Pella's own Integral Light Technology® grilles are available with Pella's InsulShield® Low-E insulating glass to create the authentic look of individual window panes while providing exceptional energy efficiency. Here's the secret. Pella places a nonglare spacer between the grilles, inside the insulating glass. This gives the illusion of individual panes of glass.

[1] ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

[2] Pella's impact-resistant glass in HurricaneShield® products is made up of a sheet of standard or tempered glass combined with a sheet of laminated glass. For best performance, the laminated glass may be in the interior or exterior pane of insulating glass, depending on the product.

[3] Improved window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2,000-square-foot existing single-story home when comparing a Pella® Architect Series wood window with InsulShield Advanced Low-E triple-pane glass with argon to a single-pane wood or vinyl window. For more details, see pella.com/methodology.

DETAILS



Protect what you value most.

Architect Series® HurricaneShield® windows and doors with impact-resistant glass[2] offer strong protection from flying debris in hurricane-prone regions. And since the glass is laminated, it dramatically reduces outside noise like traffic and lawn mowers – protecting your peace and quiet, too.

Disappears like magic.

The Rolscreen® retractable screen[1] was introduced by Pella more than 90 years ago and is just as popular today. The screen rolls away, out of sight, when you're not using it – allowing more light into your room.

WE SELL ENERGY STAR

Reduced energy costs. Increased comfort.

The glass in Architect Series windows and patio doors makes a major difference in your comfort and energy use. Case in point – Architect Series windows and patio doors with triple-pane glass are 52% – 78% more energy-efficient than single-pane windows[3]. Pella's InsulShield® Low-E Glass Collection offers many innovative and energy-saving choices designed to help protect your home from blazing sun or extreme cold and everything in between. Gray-, Bronze- or Green-tinted glass; obscure glass; and custom glass options are also available to meet even the most specific needs.

Grand Entrances

WIDE-OPEN POSSIBILITIES

Pella makes it easy for your entry door to make a memorable first impression and increase your home's curb appeal. An impressive array of panel styles, stained finishes, glass types, sidelights, transoms, decorative accessories and hardware choices allows you to personalize your door, down to the finest detail.

WOOD ENTRY DOORS

Beloved for their timeless beauty and unique character.

PREMIUM FIBERGLASS ENTRY DOORS

You might mistake them for wood, but their low-maintenance benefits are unmistakably fiberglass.

YOUR FRONT ENTRY DOOR PLAYS AN IMPORTANT PART IN REFLECTING YOUR HOME'S DESIGN PERSONALITY. So it's important that it complements the style of the rest of your home. The material, panel style, finish color, shape, glass and hardware of your entry door should visually agree with the architectural style and exterior finishes of your home.

With Architect Series® entry doors, you get the very best – inside and out. Choose the unmatched elegance and historically true quality of a wood entry door. Or select a premium fiberglass entry door that offers our most authentic look of wood, exceptional energy efficiency and advanced protection from drafts and leaks.

Expand your expectations.

It's a big world out there. Grab a piece of it. Pella® Scenescape™ patio doors create the panoramic view, and nature provides the experience.

BIFOLD DOORS

The bifold door panels fold neatly and store indoors or outdoors to create the opening width you desire.

MULTI-SLIDE DOORS and LIFT-AND-SLIDE DOORS

Multi-slide door panels can recess into a wall pocket or stack upon each other and are available in sill types that coordinate with finished floor heights.

Lift-and-slide panels are lifted off of the track by turning a handle, allowing the panels to roll open or close. The panels can be lowered into a stationary position, using the weight of the panels to push against the compression gasket.

IMPECCABLY coordi

nated

GREAT DESIGN: TEXTURES, COLORS, SHAPES AND PATTERNS ALL BLENDING TO CREATE A PLEASING SYMMETRY. When it comes to great home design, windows and doors are such an important part – they are one of the few architectural elements that affect the beauty of your home on the inside and the outside. That's why Architect Series® products are the choice of those who are passionate about architectural expression.

After all, your home is the place where your most treasured moments are created. Architect Series windows and doors give you the freedom to create views that will deliver comfort and enjoyment for years.

Impeccably Coordinated Windows and Patio Doors

ALUMINUM-CLAD EXTERIORS

Pella's low-maintenance EnduraClad® exterior finish resists fading so your windows and patio doors stay looking great for years. Take this beauty and durability one step further with Pella® EnduraClad Plus[1] protective finish that provides exceptional weatherability.

ENERGY-SAVING GLASS OPTIONS

Architect Series® windows and doors are available with the energy-efficient glass options that will meet or exceed ENERGY STAR® certification in all 50 states.[2] Custom glass types are also available.

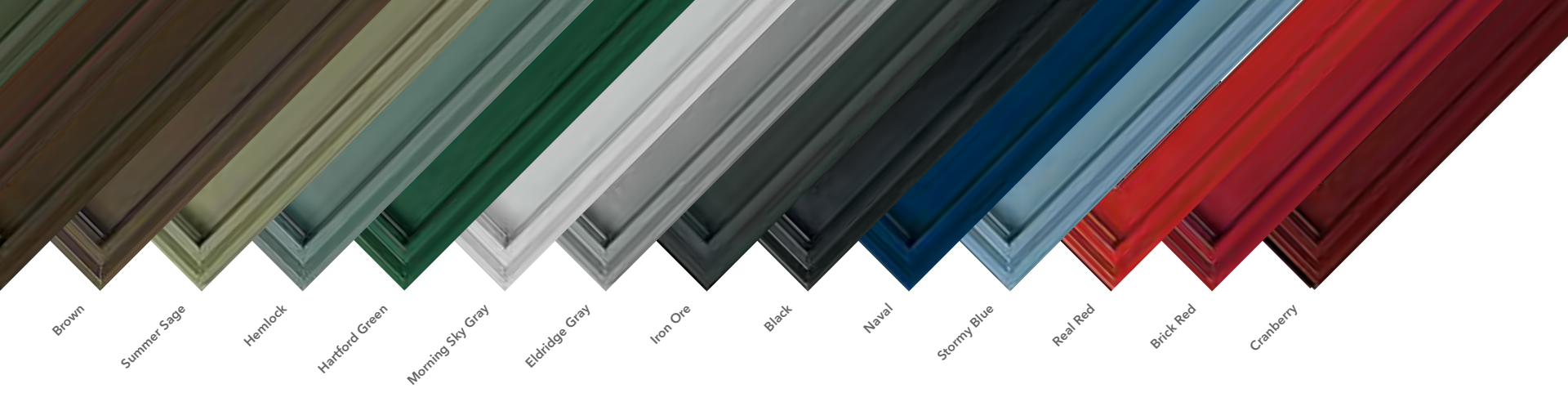
WE SELL ENERGY STAR

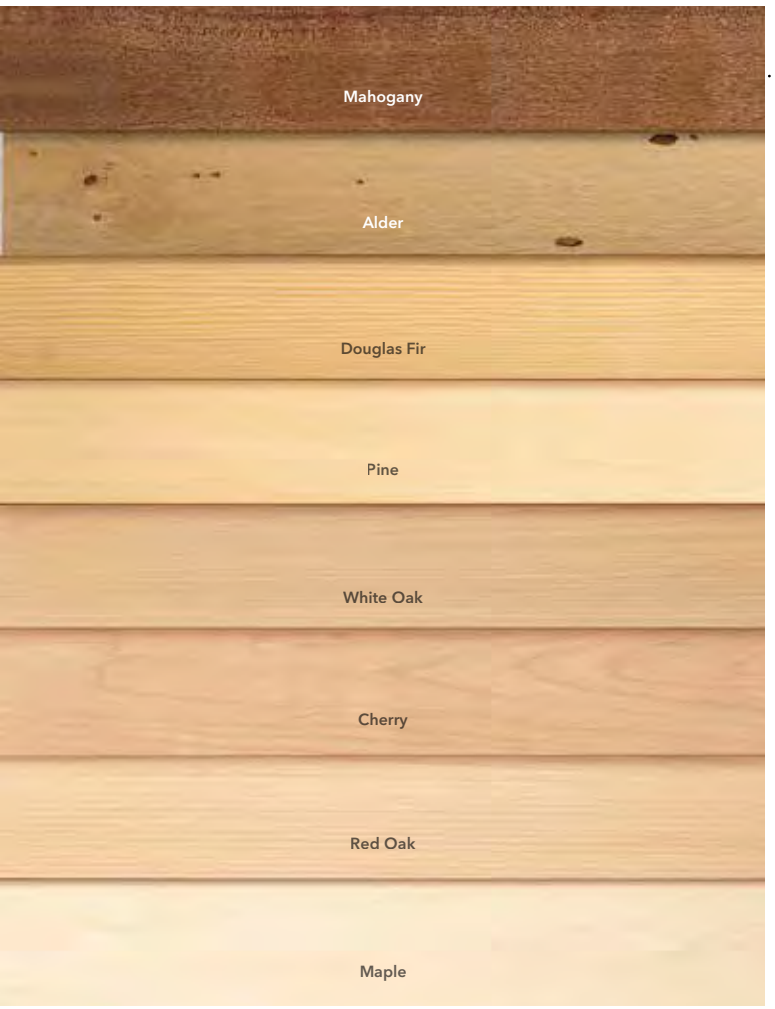
[1] EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

[2] Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

PELLA HARDWARE

Pella's famous quality, beauty and innovation are particularly evident in the hardware on Pella windows and patio doors.



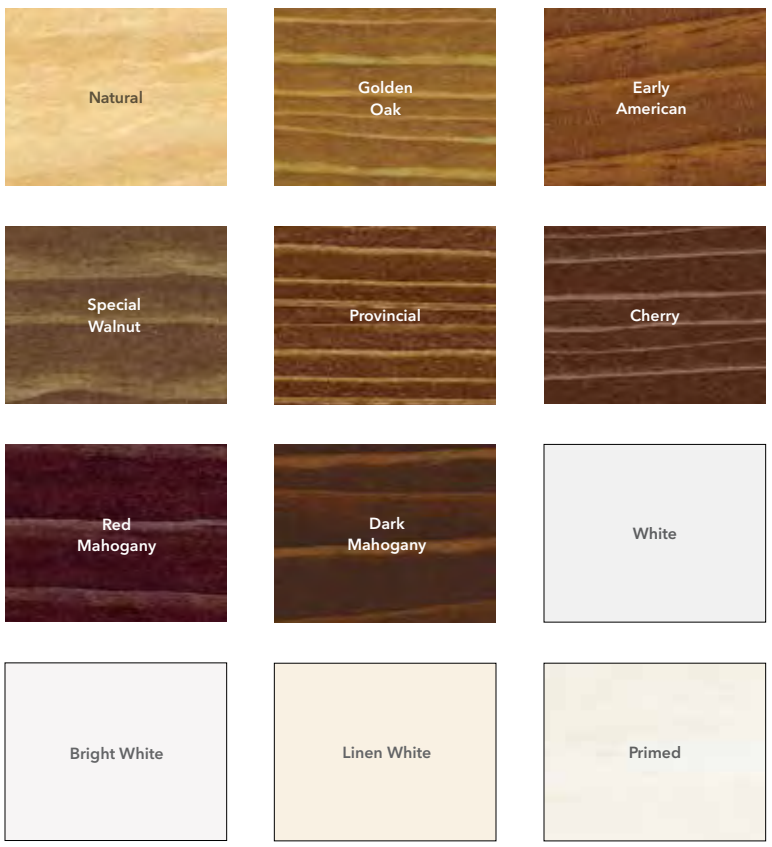


WOOD TYPES

Mahogany, Alder, Douglas Fir, Pine, White Oak, Cherry, Red Oak or Maple interiors.[3] Your Architect Series® window or patio door can be made from your choice of today's most desirable woods – so it will tastefully complement your home's other interior finishes.

PREFINISHED INTERIORS

Pella's factory finish on the wood interiors of your windows and patio doors gives you instant wow. Choose a stunning stained finish to complement the color of other wood in your home or one of today's popular shades of white paint for a fresh, bright look.



PELLA® HARDWARE FINISHES

[3] See your local Pella sales representative for availability.

[4] On hinged patio doors, Endura Hardware Collection offers corrosion resistance with a 10-year warranty. See written warranty for complete details at pella.com/warranty.

[5] Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

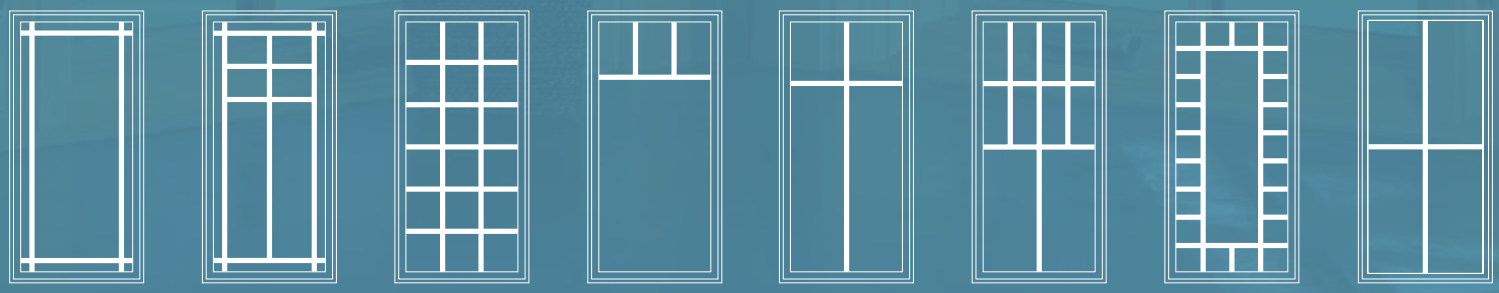
[6] Hinged patio doors only.

NOTE: Because of printing limitations, actual colors may vary from those shown.

For more detailed information about Architect Series entry doors, visit your local Pella Window and Door Showroom or pella.com.

GRILLE PATTERNS[1]

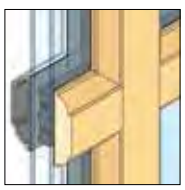
Pella offers an attractive variety of grille types and unlimited patterns to enhance your home's design. Pella can create a custom grille pattern for you, or you can even design one yourself.



9-Lite Prairie | 14-Lite Prairie | Traditional | Top Row | Cross | New England | Victorian | Custom (equally divided)

PERMANENT GRILLES

Integral Light Technology® grilles have a historically correct appearance, but provide modern energy efficiency. They are permanently bonded to the inside and outside of the window with a nonglare spacer in between to create the illusion of individual panes of glass. Or choose grilles-between-the-glass that are permanently sealed between the panes of glass, creating a smooth glass surface that's easier to clean. See the photos shown on the opposite page for the grille interior colors available.



2" Integral Light Technology Grilles

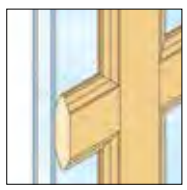
1-1/4" Integral Light Technology Grilles

7/8" Integral Light Technology Grilles

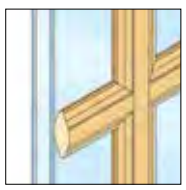
3/4" Aluminum Grilles-Between-the-Glass[2]

REMOVABLE ROOMSIDE GRILLES

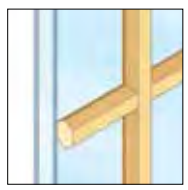
These roomside wood grilles are easily removed when you need to clean the glass.



2" Roomside Wood Grilles



1-1/4" Roomside Wood Grilles



3/4" Roomside Wood Grilles

ENERGY PERFORMANCE

Pella's InsulShield® Low-E Glass Collection offers Pella's most innovative and energy-saving choices – and is designed to meet a variety of specific needs. Whatever your climate, Pella has the glass that's just right for you.

GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS[3]

Inside your home, you can choose an interior grille color to seamlessly match the window or patio door frame – or you can make a unique design statement by choosing a grille color that contrasts with the frame. The exterior of your grilles will match the exterior cladding color.

White
(with White painted window)

Tan[4]
(with light-stained window)

Putty
(with Off-White painted window)

Brown[4]
(with light-stained window)

Ivory
(with Off-White painted window)

Harvest
(with light-stained window)

Cordovan
(with dark-stained window)

Brickstone
(with red-tone stained window)

For more detailed information about Architect Series® entry doors, visit your local Pella Window and Door Showroom or pella.com.

[1] Grille patterns offered may vary per product. See specific product information for availability.
[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[3] For specific interior/exterior grille color combinations, see your local Pella sales representative.
[4] Tan and Brown available with matching exterior grille colors only.

	STANDARD	OPTIONAL
GLASS		
INSULSHIELD® LOW-E GLASS COLLECTION		
Advanced Low-E insulating double-pane glass with argon[1]	•	
SunDefense™ Low-E insulating double-pane glass with argon[1]		•
NaturalSun Low-E insulating double-pane glass with argon[1]		•
Architect Series® triple-pane glass with argon[1] or krypton[1] (available with Advanced, SunDefense or NaturalSun Low-E insulating glass)		•
ADDITIONAL ENERGY-EFFICIENT GLASS OPTIONS		
HurricaneShield® impact-resistant glass		•
Laminated glass (non-impact-resistant)		•
Gray-, Bronze- or Green-tinted glass[1, 2]		•
Obscure glass[1, 2, 3]		•

[1] Optional high-altitude Low-E insulating glass does not contain argon except with casement and awning windows.
[2] Available with Advanced Low-E insulating double-pane glass with argon on select products.
[3] Available with double- or triple-pane glass.

	STANDARD	OPTIONAL
INTERIORS		
WOOD TYPES		
Pine[1]	•	
Mahogany, Alder, Douglas Fir, White Oak, Cherry, Red Oak or Maple[2]		•
INTERIOR FINISHES		
Unfinished Pine (ready for site finishing)	•	
Unfinished Mahogany, Alder, Douglas Fir, White Oak, Cherry, Red Oak or Maple[2]		•
Prefinished stains and paints (Pine)		•
Primed (Pine)		•
INTERIOR TRIM		
Colonial, Craftsman, Provincial or Ranch		•

[1] Precision Fit® and Monumental double-hung windows available in Pine only.
[2] For more information on wood type availability, contact your local Pella sales representative.

	STANDARD	OPTIONAL
EXTERIORS		
EXTERIOR FINISHES		
EnduraClad® protective finish	•	
EnduraClad Plus[1] protective finish		•
Primed[2] (Mahogany or Pine)		•
Unfinished[2] (Mahogany)		•
EXTERIOR TRIM		
EnduraClad factory-applied trim		•
ENDURACLAD COLORS		
White, Tan, Putty or Brown	•	
Feature colors (see pages 28 – 29 for color listing)		•
Custom colors[3]		•

[1] EnduraClad Plus is not available with all colors. See your local Pella sales representative for availability.
[2] Not available on sliding patio doors or Pella Scenescape™ doors.
[3] Please see your local Pella sales representative for specific details regarding Custom colors.

	STANDARD	OPTIONAL
HARDWARE		
COLORS/STYLES		
Champagne, White or Brown	•	
Bright Brass[1], Satin Nickel[1] or Oil-Rubbed Bronze[2]		•
Antique Brass or Chrome (hinged patio doors only)		•
Rocky Mountain® Hardware (solid bronze)		•
CRANK/LOCKS/SASH LIFTS		
SureLock® System with Unison Lock System (casement and awning windows only)	•	
Integrated crank with fold-away handle (casement and awning windows only)	•	
Cam-action lock, surface-mounted (double- or single-hung windows only)	•	
Historical spoon-style lock (double- or single-hung windows only)		•
Sash lifts[3] (double- or single-hung windows only)		•
Multipoint locking system (hinged and sliding patio doors only)	•	

[1] On hinged patio doors, Endura Hardware Collection offers superior corrosion resistance with a 10-year warranty. See written warranty for complete details at pella.com/warranty.
[2] Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.
[3] Dual sash locks and lifts are standard on large windows.

	STANDARD	OPTIONAL
EASY-CLEAN		
Double-hung windows and most casement and awning windows	•	

	STANDARD	OPTIONAL
GRILLES[1]		
PERMANENT GRILLES		
7/8", 1-1/4", 2" or custom Integral Light Technology® grilles (roomside wood and EnduraClad protective finish or wood exterior with nonglare spacer between)		•
3/4" aluminum grilles-between-the-glass[2] (interior colors: White, Tan[3], Putty, Brown[3], Ivory, Harvest, Cordovan or Brickstone. See your local Pella sales representative for exterior color options.)		•
REMOVABLE ROOMSIDE WOOD GRILLES		
3/4", 1-1/4", 2" or custom grilles (roomside wood only, no exterior)		•

[1] Grille options vary by product.
[2] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
[3] Tan and Brown available with matching exterior grille colors only.

	STANDARD	OPTIONAL
SCREENS[1, 2]		
InView™	•	
Vivid View® high-transparency screen		•
Rolscreen® retractable screen (casement windows and sliding patio doors only)		•
Self-closing top-hung screen (sliding patio doors only)		•

[1] Screen options vary by product.
[2] ⚠WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

VIEWED TO BE THE BEST.®

Want to learn more about Pella® windows and doors? Call us at **866-209-4260** or visit **pella.com**.

PELLA LIMITED WARRANTY

Always read the Pella limited warranties before purchasing or installing Pella products. See written warranties for complete details, including specific labor and component warranty periods, at pella.com/warranty.

ENERGY STAR AWARD 2016
PARTNER OF THE YEAR

Pella Corporation is a proud volunteer partner in the U.S. Environmental Protection Agency and the Department of Energy's ENERGY STAR® program to promote the use of high-efficiency products.

WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA MEMBER

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SPEC SHEET

Emsworth Medium Tapered Scroll Arm Outdoor Lantern

Item # CHO 2305NC-CG

Designer: E. F. Chapman

Height: 32"
Width: 10"
Extension: 8.75"
Backplate: 4.5" x 5" Rectangle
Finishes: NC
Glass Options: CG
Socket: 2 - Candelabra
Wattage: 2 - 60 C

MATERIAL SAFETY DATA SHEET

Exterior California Stucco (all standard colors)

OSHA 29 CFR 1910.1200

SECTION I:

Manufacturer's Name:	California Stucco Products Corp.
Address:	85 Zabriskie Street Hackensack, New Jersey 07601
Emergency Telephone #:	201-342-0878
Trade Name & Synonyms:	Exterior California Stucco (all standard colors)
Chemical Family:	Not available
Formula:	Proprietary
Date Prepared:	11/15/85

SECTION II: HAZARDOUS INGREDIENTS

INGREDIENTS	CAS NUMBER	% (WT)	ACGIH TLV	OSHA PEL
Silicon Dioxide, Crystalline	14808-60-7	65-70	*	**
Calcium Hydroxide	01305-62-0	13-18	5mg/m3	none
All other nuisance dust from organic or inorganic sources, Portland cement is included in this identification	65997-15-1	13-18	5mg/m3 (respirable) 10mg/m3 (total)	5mg/m3 (respirable) 15mg/m3 (total)

Ingredients not directly identified are non-hazardous.

SECTION III: PHYSICAL DATA

Boiling Point (0 deg. F):	Not available
Vapor Pressure (mmHg):	Not applicable
Vapor Density (AIR=1):	Not applicable
pH:	Not available
Specific Gravity (H2O=1):	Not available
Percent Volatile by Volume (%):	Not applicable
Solubility in Water:	Slight (0.1% - 0.5%)
Appearance & Odor:	White or colored powder. No odor.

SECTION IV: FIRE AND EXPLOSION HAZARD DATA

Flash point (Method Used):	Not applicable
Flammable Limits:	Not applicable
Extinguishing Media:	Not applicable
Special Fire Fighting Procedures:	Material is non-combustible
Unusual Fire and Explosive Hazards:	None

SECTION V: HEALTH HAZARD DATA

Threshold Limit Value: 10mg/m3-total dust; 5mg/m3-respirable dust
Primary Route of Entry: Inhalation
Effects of Overexposure:

Eye Contact- May cause irritation to eyes, specifically inflammation of the cornea due to aggregate abrasion upon direct contact.

Skin Contact- May cause dryness or burns upon prolonged contact. Hypersensitive individuals may develop an allergic dermatitis. This material is not absorbed through the skin and therefore no toxic effects are known via this entry route.

Inhalation- This product contains Crystalline Silica. This may cause irritation to mucous membranes of the respiratory tract and to the upper respiratory tract specifically. Excessive inhalation may lead to fibrosis of the lungs (silicosis).

Ingestion- No toxic effects are known.

Emergency First Aid Procedures:

Eye Contact- **DO NOT RUB EYES.** Immediately flush with water for 15 minutes. Consult physician.

Skin Contact- Rinse skin with water to remove material. Do not rub skin until abrasive material is removed. Wash thoroughly with soap and water. If irritation develops, seek medical attention. Remove contaminated clothing and wash before reuse.

Inhalation- Remove to fresh air. If irritation, cough or difficult breathing or other respiratory symptoms develop, consult a physician.

Ingestion- Dilute by giving two (2) glasses of milk or water. Consult medical personnel.

SECTION VI: REACTIVITY DATA

Stability:	Stable
Conditions to Avoid:	Keep dry until use
Incompatibility (Materials to Avoid):	Strong oxidizing agents such as strong organic and inorganic acids
Hazardous Decomposition Products:	None
Hazardous Polymerization:	Will not occur
Conditions to Avoid:	None

SECTION VII: SPILL OR LEAK PROCEDURES

Steps to be taken in case material is released or spilled: Provide ventilation.
Collect spilled powder with dustless method and place in containers. If material is mixed, surround with absorbent material and shovel into containers

Waste Disposal Method: Uncontaminated material may be reused. Dispose of as non-hazardous waste in compliance with all federal, State and Local regulations.

SECTION VIII: SPECIAL PROTECTION INFORMATION

Respiratory Protection (Specific Type):	When exposure exceeds the PEL, a NIOSH approved respirator is recommended.
Ventilation:	If necessary, use local exhaust to control PEL of airborne dust.
Protective Clothing:	Rubber gloves, rubber boots and adequate clothing are recommended to protect skin from prolonged contact.
Eyewear:	Safety glasses with side shield are recommended in dusty environments while mixing and as long as splash hazards exist.
Other protective Equipment:	Provide eyewash station and other suitable means of cleansing eyes and skin.

SECTION IX: SPECIAL PRECAUTIONS

Precautions to be taken in handling and storing:	Store in cool, dry area off the ground. Avoid contact with strong oxidizing agents such as acids. Avoid inhalation of dust. Avoid eye and skin contact.
Other precautions:	Protect product containers from physical damage.

The information in this Material Safety Data Sheet relates to the specific material designated herein and does not relate to use in combination with any other material or in any process. Since conditions are outside our control, we make no warranties, expressed or implied, and assume no liability in connection with any use of this information. The information set forth herein is based on technical data that California Stucco Products Corp. believes to be reliable and is hereby submitted in good faith.

ABBREVIATIONS:

ACGIH:	American Conference of Governmental Industrial Hygienists
CAS:	Chemical Abstract Service
CFR:	Code of Federal Regulations
m3:	Cubic Meter
mg:	Milligram
NIOSH:	National Institute for Occupational Safety and Health
OSHA:	Occupational Safety and Health Administration
PEL:	Particulate Emission Level
TLV:	Threshold Limit Value

*TLV for crystalline silica:	For respirable dust in mg/m3:	10mg/m3 / % respirable quartz +2
	For total dust, respirable & nonrespirable:	30mg/m3 / % quartz +3
**PEL for crystalline silica:	For respirable dust in mg/m3:	10mg/m3 / % SiO2 +2
	For total dust in mg/m3:	30mg/m3 / % SiO2 +2

DOOR SPECIFICATIONS

SELECT SERIES

JOINERY: Beaded Mortise and Tenon
STILES: Stave Core with 1/8" Veneers
RAILS: Solid Wood
WARRANTY: 2 Year, optional 5 Year

TRADITIONAL SERIES

JOINERY: Traditional Mortise and Tenon
STILES: Stave Core with 1/4" Veneers
RAILS: Stave Core with 1/4" Veneers
WARRANTY: 5 Year

SIZES:
THICKNESS: 1-3/8", 1-3/4", 2-1/4"
MAX WIDTH: 42" MAX HEIGHT: 96"
For doors over 3/0 x 7/0, use commercial specs. Larger doors are not warranted against warp. See page 9 for details

SPECIES:
Sapele Mahogany, Honduras Mahogany, Spanish Cedar, Fir, Eastern White Pine, Poplar, White Oak, Red Oak, Maple, Cherry, Ash, Walnut
Custom species available upon request

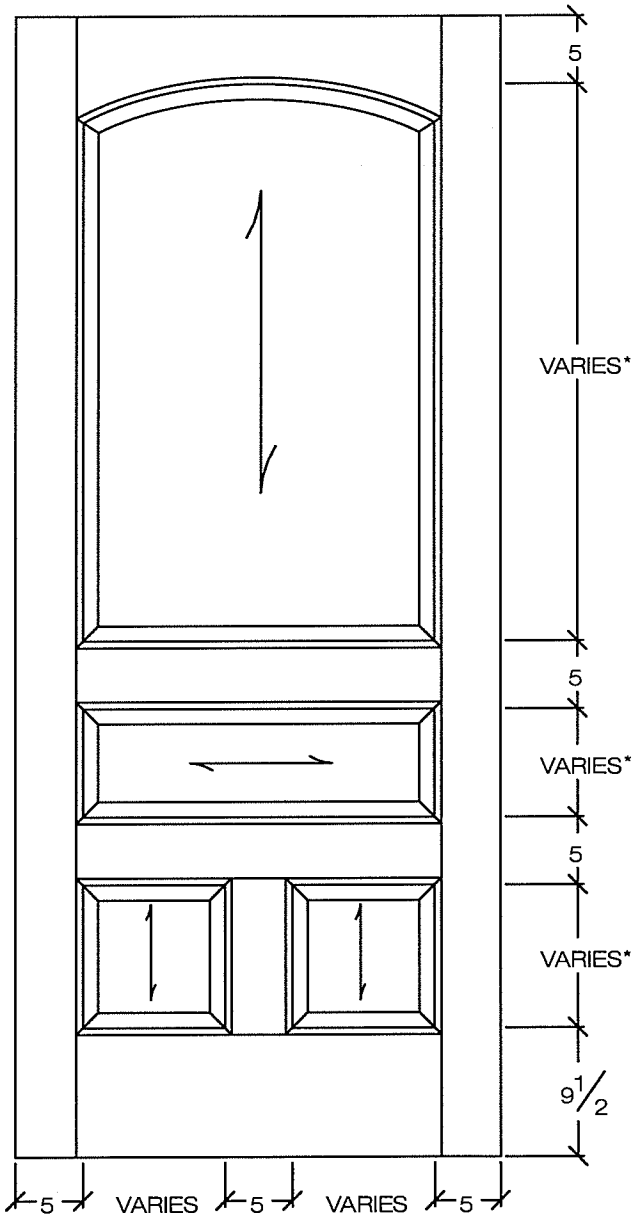
PANEL OPTIONS:
Bevel Panel, Ogee Panel, Scoop Panel, Flat Panel, V-Groove, Beaded
See page 5 for details

STICKING OPTIONS:
Ovolo Sticking, Square Sticking, Bevel Sticking, Applied Moulding, Bolection Moulding
See page 6 for details

COMMERCIAL SPECIFICATIONS:
STILES: 6"
TOP RAIL: 7"
BOTTOM RAIL: 10"
LOCK RAIL: 39"

SHAPE OPTIONS:
Square Top, Arch Top
Double Door Arched Pair

RESIDENTIAL SPECIFICATIONS:



*Dimension can be specified or automatically generated in proportion to the door height.

CAPTIVA wood doors

address
1255 GAR Highway
Somerset, MA 02726
phone 508.235.4397
fax 508.235.4436
web www.captivawooddoors.com

Courtyard COLLECTION®

Insulated steel construction, fashioned to resemble the elegant wood designs of traditional carriage house doors.

The Genuine. The Original.

OVERHEAD DOOR®

Cover image: Model 161A Desert Tan finish, Somerton windows, decorative hardware
Image above: Model 166B White finish, Somerton windows, decorative hardware

Courtyard Collection® doors offer the beauty of wood with the durability of steel. Select from our many classic designs to enhance the architectural beauty of your home.

Model 163T, Black finish, Stockbridge windows

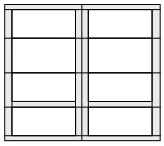
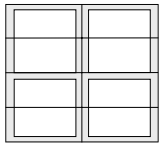
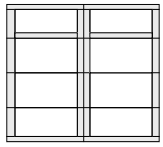
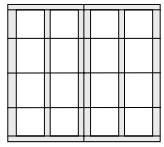
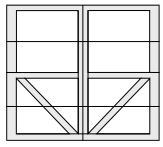
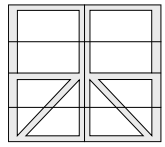
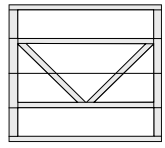
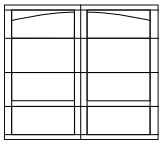
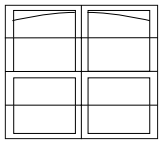
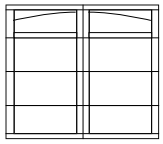
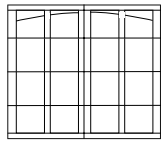
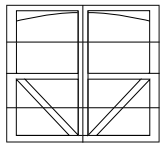
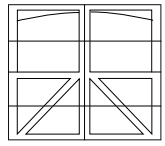
Courtyard Collection®

Door Designs

Select your door panel style

1 Choose a panel style:

The Courtyard Collection® includes two series of models – please see the chart at the bottom of the page for details. Some panel styles are only offered in the 160 series as indicated below.

	161B	371M/161M	371T/161T	162Z	166B	375B/165B	166E†
Square top							
Arched top							

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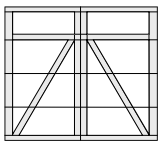
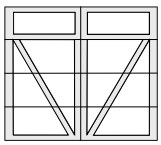
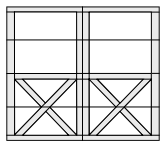
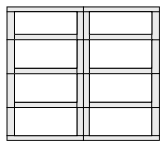
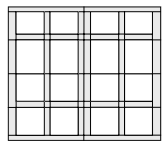
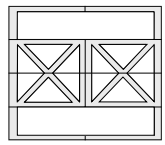
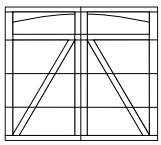
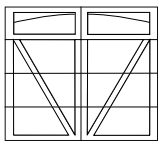
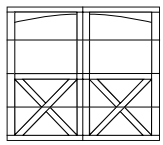
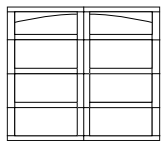
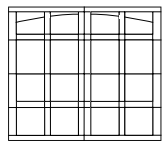
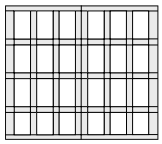
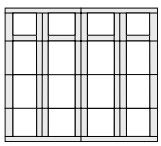
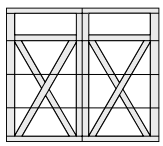
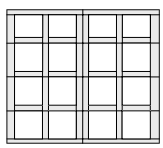
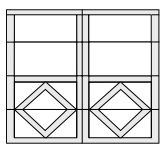
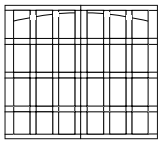
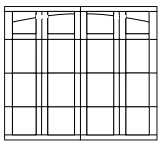
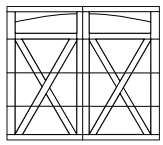
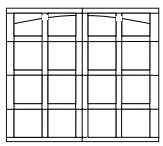
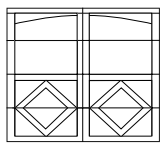
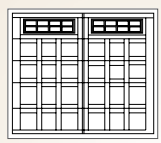
Square top						
Arched top						

	164A	373T/163T	377T/167T	162A	168B
Square top					
Arched top					

169 Full custom door



Your Overhead Door Distributor can assist you in creating the perfect custom-designed door.

†Windows and arches not available.

Series	Wood grain trim	Color matched trim	Warranty	Polyure-thane insulation	R-value*	U-factor**	Overlay thickness	Door thickness	Commercial track	Residential track	Ball bearing rollers with nylon wheels
370	●		20-year limited	●	9.3	0.24	⅜"	1"	optional	●	●
160	●	●	Limited lifetime	●	12.76	0.24	¾"	1 ⅜"	●		●

* R-value: The higher the R-value, the greater the insulating properties.
** U-factor: A tested value of actual energy loss - of an installed door, wall, or window assembly.

Courtyard Collection®

Decorative Accents

Customize your door with color and windows

2 Choose a color:

Door overlays and window trim are available in the colors shown or can be painted to match your home's décor (additional charges may apply). Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door Distributor for accurate color matching.

White

Almond

Desert Tan

Sandstone

Terra Bronze

Brown

Hunter Green

Gray (160 Series only)

Black (160 Series only)

3 Choose a window style:

Wind load-rated windows are offered only for the 160 Series. Windows not available on 166E, 167E or 12' doors.

Clear Long

Stockbridge

Stockton

Stockton Arch

Somerton

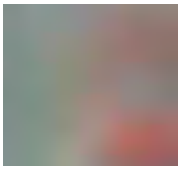
Wyndbridge

Choose a glass type:

370 Series available with single pane glass only. 160 Series available with insulated glass.

Clear

Obscure


Satin

Model 377T White finish, Wyndbridge windows, decorative hardware

Our Courtyard Collection® features insulated steel construction, fashioned to resemble the elegant wood designs of traditional carriage house doors.

Model 165B Arched, custom painted, decorative hardware

Courtyard Collection®

Decorative Accents

Customize your door with ornamental hardware

4 Choose your hardware:

Value

Spear Hinge (16" and 18" available)

Bean Hinge (16" only)

Large Spear Handle

Small Spear Handle

Large Bean Handle

Premium

Bean Design Hinge

Spade Design Hinge

Traditional Hammertone Hinge

Heritage Hinge

Bean Design Handle

Large Hammered Iron Handle

Traditional Hammertone Handle

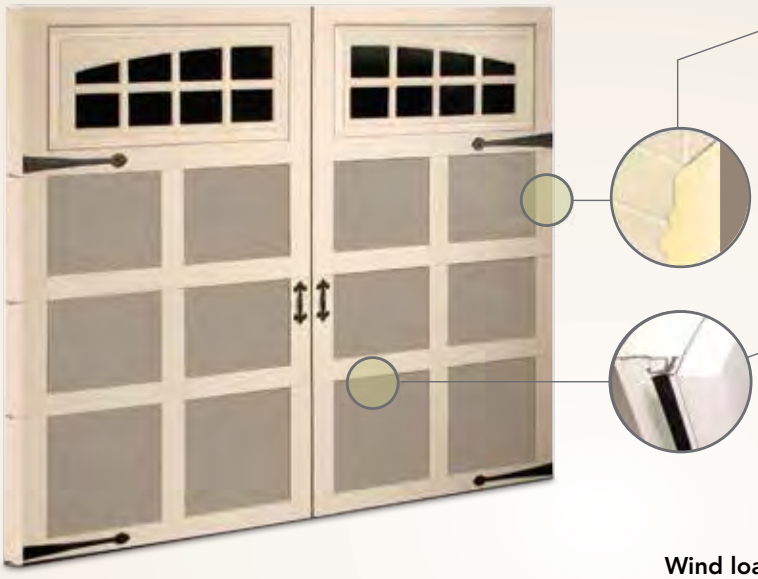
Model 162Z, custom finish, Wyndbridge windows, decorative hardware

5 Choose your opener:

Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, Overhead Door's garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor will help you choose the opener that best suits your door and preferences.

Courtyard Collection® doors give you the beauty of wood with the durability of steel. Each door model provides varied design options to complement any home.

Built better from the inside out



Model 162A 7' high, White/Sandstone finish, Somerton windows, decorative hardware

Foamed-in-place polyurethane insulation
with an R-value* of 12.76 and U-factor up to 0.24 helps control costly heat loss and gain. This type of insulation can diminish street noise and provides for quieter door operation.

In-between-section thermal seals
With an air infiltration rating as low as .08 cfm, these seals help to provide superior resistance to the elements.

Wind load-rated door
(160 Series only - optional)
Safeguard your home in extreme wind conditions. Wind load rating means your home can be built to withstand a variety of wind conditions and meet your local building codes.

Weather resistant
Wood grain textured trim boards are resistant to dents and the elements.

Quiet operation
Commercial grade track and hardware featuring durable 13 ball bearing rollers is standard for our 160 Series and is an optional upgrade for 370 Series. Residential track and 11 ball bearing rollers is standard for 370 Series.

Wind load and custom options available upon request.

*Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Choose from eighteen classic designs. Our Courtyard Collection® doors offer superior insulation with an R-value of up to 12.76 and a variety of colors, windows and decorative hardware.

Transform Your Home with the DoorView® visualization tool.

Go to **overheaddoor.com** to try our on-line interactive software tool that lets you visualize what your home would look like with a garage door from Overhead Door. Contact your local Overhead Door Distributor for more information and to receive a quote.

Before

After

Limited Warranty.

Courtyard Collection® garage doors are backed by up to a limited lifetime warranty that protects against section rust-through for as long as you own your home. Also included is a one-year non-transferable, limited warranty ensuring high standards for materials and workmanship.*

* Warranties vary by model, and are available upon request. See full text of warranty for details.

The Genuine. The Original.

Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry—we've created them. Overhead Door created the first upward-acting door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door.

SOLD AND DISTRIBUTED BY:

The Genuine. The Original.

OVERHEAD DOOR®

2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
www.OverheadDoor.com

©2016 Overhead Door Corporation. Courtyard Collection and The Ribbon Logo are registered trademarks of Overhead Door Corporation. All other trademarks are the property of their rightful owners. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation. R900-688 10M 1/16 JAR

The Genuine. The Original.

SECTION 08361

RESIDENTIAL OVERHEAD DOORS
COURTYARD COLLECTION® INSULATED STEEL DOORS - 370 SERIES

Display hidden notes to specifier by using 'Tools'/'Options'/'View'/'Hidden Text'. On newer versions of Microsoft Word click on round Windows logo in top left corner, Click on 'Word Options' button at bottom of drop down menu. Click on 'Display' on left menu bar, and check the box for 'Hidden Text'.

PART 1 GENERAL

1.1 SECTION INCLUDES: Residential Metal Overhead Doors.

1.2 RELATED SECTIONS

A. Section 03300 - Cast-In-Place Concrete: Prepared opening in concrete. Execution requirements for placement of anchors in concrete wall construction.

B. Section 04810 - Unit Masonry Assemblies: Prepared opening in masonry. Execution requirements for placement of anchors in masonry wall construction.

C. Section 05500 - Metal Fabrications: Steel frame and supports.

D. Section 06100 - Wood Blocking and Curbing: Rough wood framing and blocking for door opening.

E. Section 07900 - Joint Sealers: Perimeter sealant and backup materials.

F. Section 08710 - Door Hardware: Cylinder locks.

G. Section 09900 - Paints and Coatings: Field painting.

H. Section 16130 - Raceway and Boxes: Empty conduit from control station to door operator.

I. Section 16150 - Wiring Connections: Electrical service to door operator.

1.3 REFERENCES

A. ANSI/DASMA 108 - Standard Method for Testing Sectional Garage Doors and Rolling Doors: Determination of Structural Performance Under Uniform Static Air Pressure Difference

B. UL: Underwriters Laboratories, Inc.

C. ULC: Underwriters Laboratories of Canada.

1.4 DESIGN / PERFORMANCE REQUIREMENTS

A. Wind Loads: Design and size components to withstand loads caused by pressure and suction of wind acting normal to plane of wall as calculated in accordance with applicable code.
   1. Design pressure of _____ lb/sq ft (_____kPa).

B. Wiring Connections: Requirements for electrical characteristics.
   1. 115 volts, single phase, 60 Hz.

C. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories, Inc. acceptable to authority having jurisdiction as suitable for purpose specified.

D. Single-Source Responsibility: Provide doors, tracks, motors, and accessories from one manufacturer for each type of door. Provide secondary components from source acceptable to manufacturer of primary components.

1.5 SUBMITTALS

A. Submit under provisions of Section 01300.

B. Product Data: Manufacturer's data sheets on each product to be used, including:
   1. Preparation instructions and recommendations.
   2. Storage and handling requirements and recommendations.
   3. Installation methods.

C. Shop Drawings: Indicate plans and elevations including opening dimensions and required tolerances, connection details, anchorage spacing, hardware locations, and installation details.

D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.

E. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.

F. Manufacturer's Certificates: Certify products meet or exceed specified requirements.

G. Operation and Maintenance Data.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with minimum five years documented experience.

B. Installer Qualifications: Authorized representative of the manufacturer with minimum five years documented experience.

C. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories, Inc. acceptable to authority having jurisdiction as suitable for purpose specified.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened labeled packaging until ready for installation.

B. Protect materials from exposure to moisture until ready for installation.

C. Store materials in a dry, ventilated weathertight location.

D. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

1.8 WARRANTY

A. Courtyard Collection 370 Series. Warranty: 20 year limited against splitting and cracking, 5 year against delamination of polyurethane foam from steel face and all other components for 1 year.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Overhead Door Corp., 2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067. ASD. Tel. Toll Free: (800) 929-3667. Phone: (469) 549-7100. Fax: (972) 906-1499. Web Site: www.overheaddoor.com. E-mail: info@overheaddoor.com.

B. Substitutions: Not permitted.

C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.2 RESIDENTIAL METAL OVERHEAD DOORS

A. Insulated Steel Sectional Overhead Doors: Courtyard Collection 370 Series Insulated Steel Doors by Overhead Door Corporation.
   1. Door Assembly: Rigid steel fully insulated construction with a metal foam metal sandwich panel. Fabricated with EPDM seals between sections.
      a. Size/Design: As indicated on the Drawings.
      b. Panel Thickness: 1 inches (25 mm) nominal.
      c. Panel Style: Ship lap panels.
         1) Contemporary Flush Panel 298 Series.
      d. Exterior Steel: .012 inch (0.30 mm) nominal, high strength hot-dipped galvanized with an embossed wood grain texture.
      e. Insulation: CFC-free foamed in place polyurethane.
      f. Thermal Values: R-value of 9.31.
      g. Windload Design: Provide to meet the Design/Performance requirements specified.
      h. Window Design:
         1) Window Location:
            (a) Top section.
            (b) Second from top section.
         2) Decorative Window Style:
            (a) Full Vision (Long panel).

(b) Stockbridge.
(c) Stockton.
(d) Stockton Arch.
(e) Somerton.
(f) Wynbridge Arch.

3) Glass Type:
(a) Glass: Clear.
(b) Glass: Obscure (frosted).

2. Finish/Color: Two coat baked-on polyester. Trim, window frame, window insert is available in white only.
   a. Almond.
   b. Brown.
   c. Hunter Green.
   d. Sandstone.
   e. Terra Bronze.
   f. White.
   g. Desert Tan.
3. Premium Hardware:
   a. Bean Design Handle.
   b. Hammered Iron Handle.
   c. Iron Studs.
   d. Spade Design Hinge.
   e. Traditional Hammertone Handle.
   f. Traditional Hammertone Hinge
4. Value Hardware:
   a. Bean Hinge 16 inch.
   b. Large Bean Handle.
   c. Large Spear Handle.
   d. Small Spear Handle.
   e. Spear Hinge 16 inch.
   f. Spear Hinge 18 inch.
5. Lock:
   a. Interior mounted slide lock.
   b. Optional keyed lock.
6. Bottom fixture: DASMA 103 red-head fasteners.
7. Weatherstripping: Co-extruded EPDM bulb-type strip at bottom.
8. Heavy Duty Track: Provide track as recommended by manufacturer to suit loading required and clearances available.
9. Nylon rollers.
10. Manual Operation.
11. Electric Openers.

PART 3 EXECUTION

3.1 EXAMINATION

A. Do not begin installation until openings and substrates have been properly prepared.

B. Verify wall openings are ready to receive work and opening dimensions and tolerances are within specified limits.

C. Verify electric power is available and of correct characteristics.

D. If preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

A. Install overhead doors, track and openers in accordance with approved shop drawings and the manufacturer's printed instructions.

B. Coordinate installation with adjacent work to ensure proper clearances and allow for maintenance.

C. Anchor assembly to wall construction and building framing without distortion or stress.

D. Securely brace door tracks suspended from structure. Secure tracks to structural members only.

E. Fit and align door assembly including hardware.

F. Coordinate installation of electrical service with Section 16150.

3.4 CLEANING AND ADJUSTING

A. Adjust door assembly to smooth operation and in full contact with weatherstripping.

B. Clean doors, frames and glass.

C. Remove temporary labels and visible markings.

3.5 PROTECTION

A. Do not permit construction traffic through overhead door openings after adjustment and cleaning.

B. Protect installed products until completion of project.

C. Touch-up, damaged coatings and finishes and repair minor damage before Substantial Completion.

END OF SECTION

TruDefinition® DURATION® SHINGLES

with SureNail® Technology

TruDefinition® **Duration**® Shingles are a component of the Owens Corning™ Total Protection Roofing System.™^

TruDefinition® DURATION® SHINGLES
with SureNail® Technology

Bold contrast. Deep dimension. TruDefinition®

TruDefinition® Duration® Shingles are specially formulated to provide great contrast and dimension to any roof.
Through the use of multiple granule colors and shadowing, TruDefinition® Duration® Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes TruDefinition® Duration® Shingles like no other.

TruDefinition® Duration® Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty*/‡‡ (for as long as you own your home), 130-MPH Wind Resistance Limited Warranty* and an Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.

Teak† ▶

The SureNail® Difference—A technological breakthrough in roofing. The innovative features of Owens Corning™ TruDefinition® Duration® Shingles with patented SureNail® Technology offer the following:

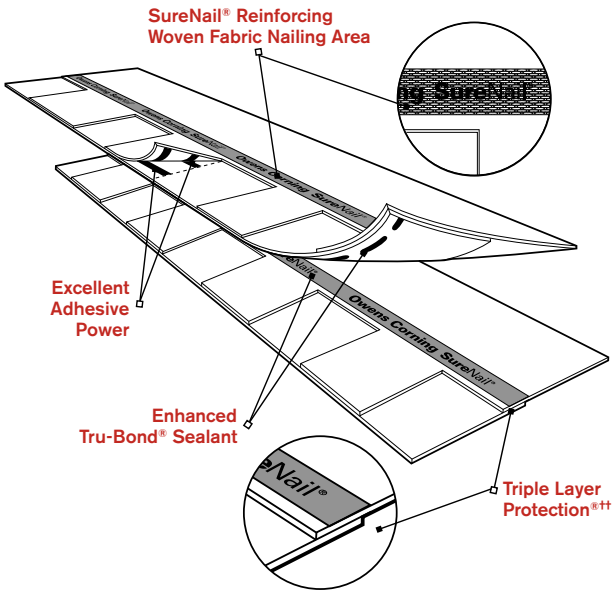
Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection.® A unique "triple layer" of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Superior Adhesion. Our enhanced Tru-Bond®‡ sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH* wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.



COLORS AVAILABLE IN ALL SERVICE AREAS – see map below

Amber†

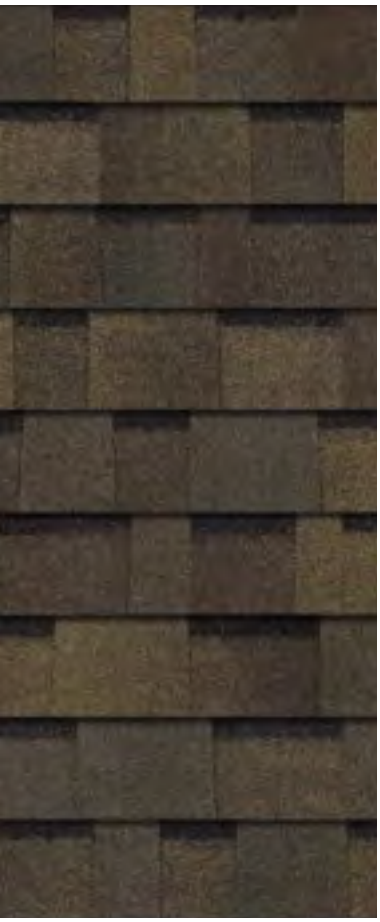
Desert Tan†

Brownwood†

Quarry Gray†

Sierra Gray†

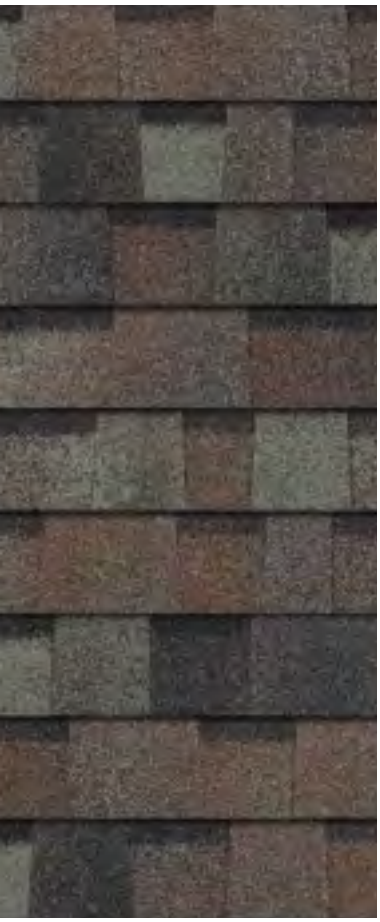
Shasta White†



Teak†

Driftwood†

Onyx Black†



Colonial Slate†

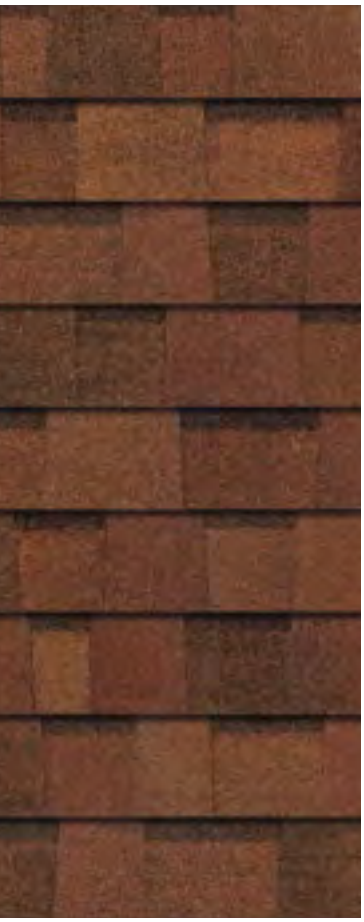
Harbor Blue†

Chateau Green†

ADDITIONAL COLORS AVAILABLE BY SERVICE AREA – see map below

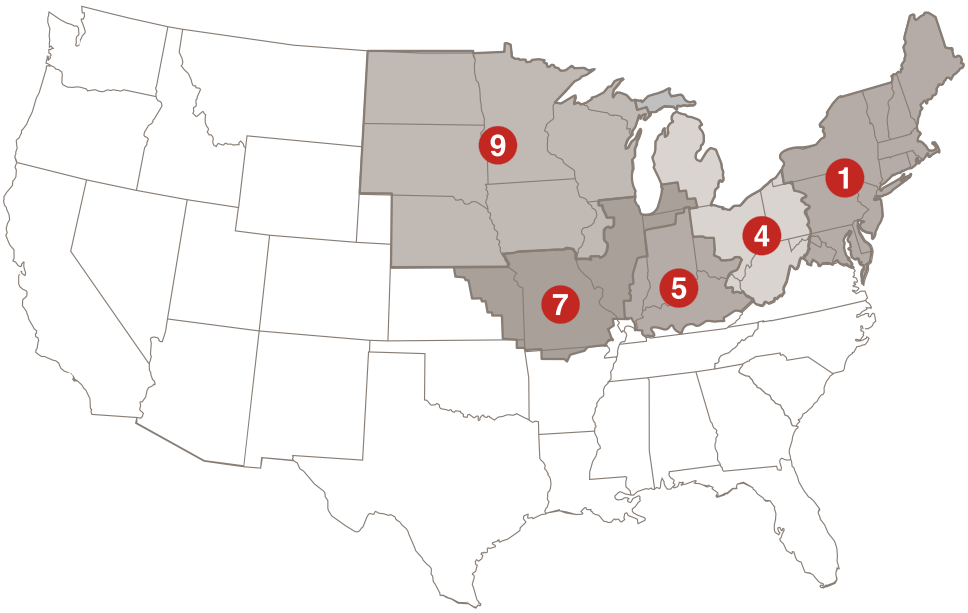
Estate Gray†

Slatestone Gray†
Not available in Service Areas 4, 5, 7, 9.



Terra Cotta†

COLOR AVAILABILITY MAP



ENERGY STAR® IS FOR ROOFS TOO

Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities. Owens Corning™ ENERGY STAR®-qualified shingles can help reduce your energy bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior — and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*
Limited Lifetime## (for as long as you own your home)
Wind Resistance Limited Warranty*
130 MPH
Algae Resistance Limited Warranty*
10 Years
TruPROtection® Non-Prorated Limited Warranty* Period
10 Years

TruDefinition® **Duration**® Shingles Product Specifications

Nominal Size	13¼" x 39⅜"
Exposure	5⅝"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

Applicable Standards and Codes

ASTM D228
ASTM D3018 (Type 1)
ASTM D3462
ASTM D3161 (Class F Wind Resistance)
ASTM D7158 (Class H Wind Resistance)
ASTM E108/UL 790 (Class A Fire Resistance)
ICC-ES AC438#
UL ER2453-01##
Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards, Title 24, Part 6 requirements; rated by the Cool Roof Rating Council (CRRC).

* See actual warranty for complete details, limitations and requirements.

** *2013 Roofing Homeowner Brand Awareness Study* by Owens Corning Roofing and Asphalt, LLC.

† Owens Corning Roofing strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

†† This illustration depicts Triple Layer Protection® and the amount of Triple Layer Protection® may vary on a shingle-to-shingle basis.

‡ Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing and Asphalt, LLC.

‡‡ 40-Year Limited Warranty on commercial projects.

Owens Corning™ Roofing Preferred Contractors are independent contractors and are neither affiliates nor agents of Owens Corning Roofing and Asphalt, LLC, or its affiliated companies.

SureNail® Technology U.S. Patent 7,836,654 and other patents pending.

ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

Underwriters Laboratories Evaluation Service Evaluation Report.

^ Excludes non-Owens Corning™ roofing products such as flashing, fasteners and wood decking.

HOME SWEET HOME

Your home is your sanctuary. It's the place where you want to feel the most comfortable. Safe. Protected. But no matter how much you love your house, it seems the work is never completely done. And if purchasing a new roof is on your to-do list, it may seem like a daunting task — especially if your roof is already damaged or leaking. Since a roof plays such an important role in protecting you and your family from the elements, you realize that you can't let the damage get out of hand.

Don't worry, we know that a roof replacement project is a big, important decision. You can feel confident about choosing our roofing products — Owens Corning has been a recognized leader in the building industry for over 75 years. In fact, we're America's #1 roofing brand.** Not only can we help you choose the right shingle and roofing system components, we can also help you select the right contractor for the job — an Owens Corning™ Roofing Preferred Contractor.

Together we can make this a positive experience — an opportunity, really. This is your chance to choose a roof that not only has outstanding performance, but also has exceptional beauty. So for years to come, you'll feel great every time you pull in the driveway.

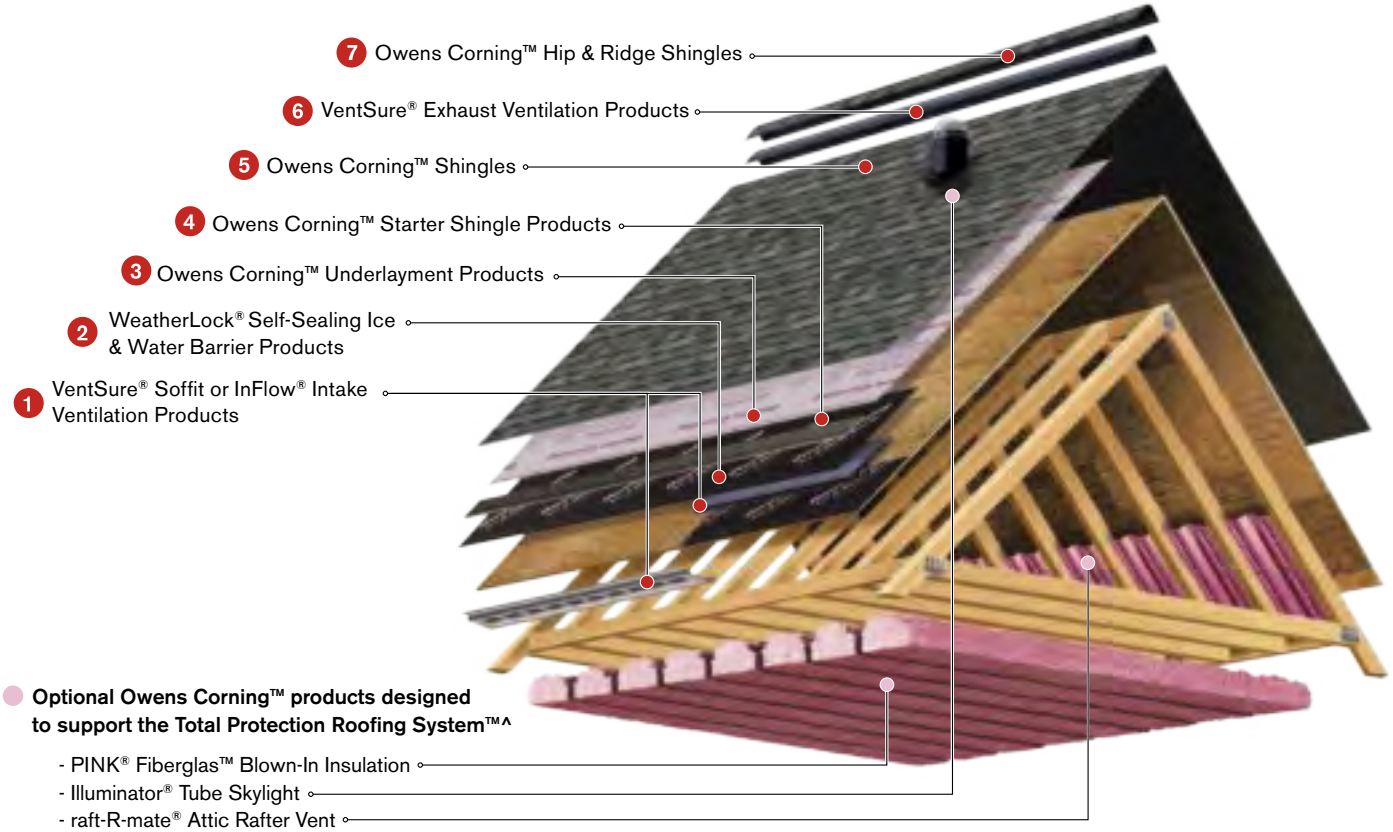
Protected. Proud. Home.

The Total Protection Roofing System™^

Working together to help protect and enhance your home.

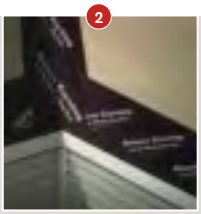
It takes more than just shingles to protect your home. It takes an integrated system of components and layers designed to withstand the forces of nature outside while controlling temperature and humidity inside.

The Owens Corning™ Total Protection Roofing System™^ gives you the assurance that all of your Owens Corning™ roofing components are working together to help increase the performance of your roof – and to enhance the comfort and enjoyment of those who live beneath it.



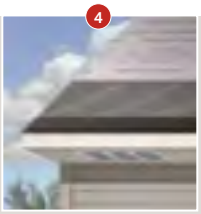
^Excludes non-Owens Corning™ roofing products such as flashing, fasteners and wood decking.

1 Help protect against heat and moisture buildup by creating a balanced flow of air through your attic.

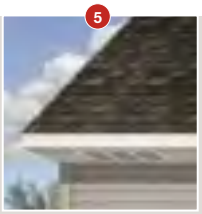


2 Help protect vulnerable areas where water can do the most damage: eaves, valleys, dormers and skylights.

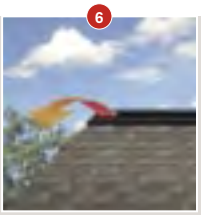
3 Help prevent damage from wind-driven rain by providing an additional layer of protection between the shingles and roof deck.



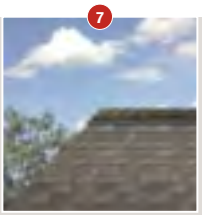
4 Enjoy clean lines and faster, easier installation by eliminating the need to cut shingle tabs.



5 Choose from a variety of durable styles and colors that provide the first line of defense against the elements.



6 Help protect your roof against premature failure by allowing heat and moisture to escape from the attic.



7 Help protect the ridge vent and add an attractive, finished look to your entire roof.

OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659

1-800-GET-PINK®
www.owenscorning.com/roofing

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(Brookville, Kearny, Medina, Minneapolis, Summit)

Fiberglass-Based Asphalt Shingles & Accessories

INNOVATIONS FOR LIVING

Guide Specifications

PROJECT ARCHITECT RESPONSIBILITY: This is a general specification guide, intended to be used by experienced construction professionals, in conjunction with good construction practice and professional judgment. This guide is to aid in the creation of a complete building specification that is to be fully reviewed and edited by the architect of record (specifier). Sections of this guide should be included, edited, or omitted based on the requirements of a specific project. It is the responsibility of both the specifier and the purchaser to determine if a product or system is suitable for its intended use. Neither Owens Corning, nor any of its subsidiary or affiliated companies, assume any responsibility for the content of this specification guide relative to actual projects and specifically disclaim any and all liability for any errors or omissions in design, detail, structural capability, attachment details, shop drawings or other construction related details, whether based upon the information provided by Owens Corning or otherwise.

SECTION 07 31 13 - FIBERGLASS-BASED ASPHALT SHINGLES & ACCESSORIES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Roof shingles and accessories including the following:
   1. Fiberglass-based asphalt shingles.
   2. Hip and ridge shingles.
   3. Starter shingles.
   4. Self-adhering ice and water barrier.
   5. Shingle underlayment.
   6. Attic ventilation.
   7. Fasteners.
   8. Metal flashing and trim.

1.2 RELATED SECTIONS

NOTE TO SPECIFIER Delete and/or add other sections as required.

A. Section 061000 - Rough Carpentry.

B. Section 071300 – Sheet Waterproofing.

C. Section 072400 - Roof and Deck Insulation; for insulation placed over roof decking.

D. Section 076000 - Flashing and Sheet Metal; for snow guards, metal flashing and drip edges, including step-type flashing installed with shingles.

E. Section 077200 - Roof Accessories, Skylights, Gutters, Downspouts.

NOTE TO SPECIFIER Delete references from the list below that are not required.

1.3 REFERENCES

A. ASTM International (ASTM):
   1. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
   2. ASTM B209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
   3. ASTM B370 – Standard Specification for Copper Sheet and Strip for Building Construction.
   4. ASTM D226 - Standard Specification for Asphalt-Saturated Organic Felt Used in Roofing and Waterproofing.
   5. ASTM D228 - Standard Test Method for Sampling, Testing, and Analysis of Asphalt Roll Roofing, Cap Sheets, and Shingles Used in Roofing and Waterproofing.
   6. ASTM D1970 - Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection.
   7. ASTM D3018 - Standard Specification for Class A Asphalt Shingles Surfaced with Mineral Granules.
   8. ASTM D3161 - Standard Test Method for Wind-Resistance of Asphalt Shingles (Fan-Induced Method).
   9. ASTM D3462 - Standard Specification for Asphalt Shingles Made from Glass felt and Surfaced with Mineral Granules.

10. ASTM D4869 - Standard Specification for Asphalt-Saturated Organic Felt Underlayment Used in Steep Slope Roofing.
11. ASTM D6381 - Standard Test Method for Measurement of Asphalt Shingle Mechanical Uplift Resistance.
12. ASTM D6757 – Standard Specification for Underlayment Felt Containing Inorganic Fibers Used in Steep-Slope Roofing.
13. ASTM D7158 - Standard Test Method for Wind Resistance of Sealed Asphalt Shingles (Uplift Force/Uplift Resistance Method).
14. ASTM E108 - Standard Test Methods for Fire Tests of Roof Coverings.
15. ASTM F1667 - Standard Specification for Driven Fasteners: Nails, Spikes, and Staples.

B. Canadian Standards Association (CSA): CSA A123.5 - Asphalt Shingles Made from Glass Felt and Surfaced with Mineral Granules. Note: Applicable only to products sold for use in Canada.

C. California Building Standards Commission (CBSC):
1. California Building Code, California Code of Regulations Title 24.

D. Florida Building Commission (FBC):
1. Florida Building Code.
2. Florida Product Approvals.

E. International Code Council (ICC):
1. International Residential Code (IRC).
2. International Building Code (IBC).
3. ICC-ES Evaluation Reports.
4. ICC-ES Acceptance Criteria.

F. Underwriters Laboratories (UL):
1. UL 790 - Standard Test Methods for Fire Test of Roof Coverings.
2. UL 997 – Wind Resistance of Prepared Roof Covering Materials.
3. UL 2218 - Impact Resistance of Prepared Roof Covering Materials.
4. UL 2390 - Test Method for Wind Resistant Asphalt Shingles with Sealed Tabs.

G. Underwriters Laboratories Evaluation Services (UL-ES):
1. UL-ES Evaluation Reports.

H. Environmental Protection Agency (EPA): ENERGY STAR Rating System.

I. Cool Roof Rating Council (CRRC): Product Rating Program.

J. Miami-Dade County Building Code Compliance Office (BCCO), Product Control Division: Miami-Dade County Notice of Acceptance (NOA).

K. Texas Department of Insurance (TDI): Product Listing.

L. US Green Building Council (USGBC): Leadership in Energy and Environmental Design (LEED).

1.4 SUBMITTALS

A. Submit under provisions of Section 01300.

B. Product Data: Manufacturer's data sheets and detail drawings for each product to be used, including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Product literature.
4. Installation methods.

NOTE TO SPECIFIER Delete selection samples if colors have already been selected.

C. Selection Samples: Two complete sets of samples, representing manufacturer's full range of available products and colors.

D. Verification Samples: For each product and finish specified, two samples representing actual products and colors.

E. Copy of Warranty: For warranty specified in Par. 1.8 in this Section.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: Provide all primary roofing products, including shingles, underlayment, leak barrier, and ventilation, by a single manufacturer.

B. Installer Qualifications:
1. Installer shall follow Owens Corning Roofing and Asphalt published installation instructions.

NOTE TO SPECIFIER Delete one of two options below. Select option based on desired warranty.

2. Installer shall be an Owens Corning Roofing Preferred Contractor as defined and certified by manufacturer.
3. Installer shall be an Owens Corning Roofing Platinum Preferred Contractor as defined and certified by manufacturer.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to site in manufacturer's unopened bundles with labels intact and legible.

B. Store all products in manufacturer's unopened, labeled packaging until they are ready for installation.

C. Handle and store materials on site to prevent damage. Store products in a covered, ventilated area, at temperature not more than 110 degrees Fahrenheit (43 degrees Celsius); do not store near steam pipes, radiators, or in direct sunlight.

D. Store bundles on a flat surface. Do not stack product more than 2 pallets high. If stacking 2 pallets high, use separator boards to protect the shingles below. Store all rolls on end.

E. Do not install underlayment or shingles on wet surfaces.

F. Store and dispose of solvent-based materials in accordance with all federal, state and local regulations.

G. For rooftop loading, lay shingle bundles flat. Do not bend over the ridge.

1.7 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install systems under environmental conditions outside manufacturer's recommended limits.
1. Proceed with work only when existing and forecasted weather conditions will permit work to be performed in accordance with manufacturer's recommendations.

1.8 WARRANTY

A. Manufacturer's Warranty: Provide to the Owner manufacturer's standard prorated warranty coverage for materials in the event of a material defect, including up to 10 years Tru Protection® coverage. Refer to actual warranty for complete details, limitations and requirements.

B. Manufacturer's Extended Warranty: Provide to the Owner manufacturer's standard extended warranty coverage labor and materials in the event of a material defect. Refer to actual warranty for complete details, limitations and requirements.

NOTE TO SPECIFIER Delete one of two options below. Select option based on desired warranty.

1. System Protection Roofing Limited Warranty includes up to 50 years of Tru Protection® (non-prorated) coverage on installed Owens Corning Roofing System products and labor. The length of the Tru Protection® coverage is based upon the shingle product installed on the field of the roof. Coverage can only be provided by a designated Owens Corning Roofing Preferred or Platinum Preferred Contractor.
2. Preferred Protection Roofing System Limited Warranty includes up to 50 years of Tru Protection® (non-prorated) coverage on installed Owens Corning Roofing System products and labor. The length of the Tru Protection® coverage is based upon the shingle product installed on the field of the roof. This warranty will also cover workmanship defects by the installer. Coverage can only be provided by a designated Owens Corning Roofing Preferred or Platinum Preferred Contractor.
3. Platinum Protection Roofing System Limited Warranty includes up to 50 years of Tru Protection® (non-prorated) coverage on installed Owens Corning Roofing System products and labor. The length of the Tru Protection® coverage is based upon the shingle product installed on the field of the roof. This warranty will

also cover workmanship defects by the installer. Coverage can only be provided by a designated Owens Corning Roofing Platinum Preferred Contractor.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Owens Corning Roofing and Asphalt, LLC. One Owens Corning Pkwy. Toledo, OH 43659. Toll Free: 1-800-ROOFING. Email: ocbuildingspec@owenscorning.com. Web: www.owenscorning.com.

NOTE TO SPECIFIER Delete one of the following two paragraphs; coordinate with requirements of Division 1 Section on Product Options and Substitutions.

B. Substitutions: Not permitted.

C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.2 ROOF SHINGLES

NOTE TO SPECIFIER Delete roof shingle products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. Duration® Premium (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
2. Exposure: 5-5/8 in (143 mm).
3. Shingles per Square: 64.
4. Bundles per Square: 4 bundles of 16 shingles.
5. Coverage per Square: 98.4 sq ft (9.1 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and UL ER2453-01.

B. Duration® Premium (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
2. Exposure: 5-5/8 in (143 mm).
3. Shingles per Square: 64.
4. Bundles per Square: 4 bundles of 16 shingles.
5. Coverage per Square: 98.4 sq ft (9.1 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and UL ER2453-01.

C. Duration® Premium Cool (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
2. Exposure: 5-5/8 in (143 mm).
3. Shingles per Square: 64.
4. Bundles per Square: 4 bundles of 16 shingles.
5. Coverage per Square: 98.4 sq ft (9.1 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), meets the ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15, 2010 California Building Energy Efficiency Standards, Title 24, Part 6 requirements, Rated by the Cool Roof Rating Council (CRRC), Florida Product Approval (FL10674), ICC-ES AC438, and UL ER2453-01.

D. TruDefinition® Duration® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   2. Exposure: 5-5/8 in (143 mm).
   3. Shingles per Square: 64.
   4. Bundles per Square: 3 bundles of 20 or 22 shingles.
   5. Coverage per Square: 98.4 sq ft (9.1 sq m).
   6. Color: As selected from manufacturer's full range.
   7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, Florida Product Approval (FL10674), Miami-Dade County Product Approval (12-0309.01), ICC-ES AC438, and UL ER2453-01.

E. TruDefinition® Duration® (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   2. Exposure: 5-5/8 in (143 mm).
   3. Shingles per Square: 64.
   4. Bundles per Square: 3 bundles of 20 or 22 shingles.
   5. Coverage per Square: 98.4 sq ft (9.1 sq m).
   6. Color: As selected from manufacturer's full range.
   7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and UL ER2453-01.

F. TruDefinition® Duration® Designer Color Collections (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   2. Exposure: 5-5/8 in (143 mm).
   3. Shingles per Square: 64.
   4. Bundles per Square: 3 bundles of 20 or 22 shingles.
   5. Coverage per Square: 98.4 sq ft (9.1 sq m).
   6. Color: As selected from manufacturer's full range.
   7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL790 (Class A Fire Resistance), CSA A123.5, Florida Product Approval (FL10674), Miami-Dade County Product Approval (12-0309.01), ICC-ES AC438, and UL ER2453-01.

G. TruDefinition® Duration® Designer Color Collections (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   2. Exposure: 5-5/8 in (143 mm).
   3. Shingles per Square: 64.
   4. Bundles per Square: 3 bundles of 20 or 22 shingles.
   5. Coverage per Square: 98.4 sq ft (9.1 sq m).
   6. Color: As selected from manufacturer's full range.
   7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL790 (Class A Fire Resistance), ICC-ES AC438, and UL ER2453-01.

H. TruDefinition® Duration MAX™ (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   2. Exposure: 5-5/8 in (143 mm).
   3. Shingles per Square: 64.
   4. Bundles per Square: 4 bundles of 16 shingles.
   5. Coverage per Square: 98.4 sq ft (9.1 sq m).
   6. Color: As selected from manufacturer's full range.
   7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and UL ER2453-01.

Fiberglass-Based Asphalt Shingles & Accessories

INNOVATIONS FOR LIVING®

Guide Specifications

I. TruDefinition® Duration STORM® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   2. Exposure: 5-5/8 in (143 mm).
   3. Shingles per Square: 64.
   4. Bundles per Square: 3 bundles of 20 or 22 shingles.
   5. Coverage per Square: 98.4 sq ft (9.1 sq m).
   6. Color: As selected from manufacturer's full range.
   7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 (Class 4 Impact Resistance), CSA A123.5, ICC-ES AC438, and UL ER2453-01.

J. TruDefinition® Oakridge® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   2. Exposure: 5-5/8 in (143 mm).
      1. Shingles per Square: 64.
      2. Bundles per Square: 3.
      3. Coverage per Square: 98.4 sq ft (9.1 sq m).
      4. Color: As selected from manufacturer's full range.
      5. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), Florida Product Approval (FL10674), Miami-Dade County Product Approval (12-0430.01), ICC-ES AC438, and UL ER2453-01.

K. TruDefinition® WeatherGuard® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   2. Exposure: 5-5/8 in (143 mm).
      1. Shingles per Square: 64.
      2. Bundles per Square: 3.
      3. Coverage per Square: 98.4 sq ft (9.1 sq m).
      4. Color: As selected from manufacturer's full range.
      5. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 (Class 4 Impact Resistance), ICC-ES AC438, and UL ER2453-01.

L. Oakridge® (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   2. Exposure: 5-5/8 in (143 mm).
   3. Shingles per Square: 64.
   4. Bundles per Square: 3 bundles of 20 or 22 shingles.
   5. Coverage per Square: 98.4 sq ft (9.1 sq m).
   6. Color: As selected from manufacturer's full range.
   7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, and UL ER2453-01. Shasta White Color meets ENERGY STAR requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15.

M. Oakridge® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   2. Exposure: 5-5/8 in (143 mm).
   3. Shingles per Square: 64.
   4. Bundles per Square: 3 bundles of 20 or 22 shingles.
   5. Coverage per Square: 98.4 sq ft (9.1 sq m).
   6. Color: As selected from manufacturer's full range.
   7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, UL ER2453-01, Florida Product Approval (FL10674), and Miami-Dade County Product Approval (12-0430.01). Shasta White Color meets ENERGY STAR requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15.

N. Berkshire® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Nominal Size: 18-3/4 in (476 mm) by 38 in (965 mm).

2. Exposure: 8-3/8 in. (213 mm).
3. Shingles per Square: 45.
4. Bundles per Square: 5 bundles of 9 shingles.
5. Coverage per Square: 99.5 sq ft (9.2 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, UL ER2453-01, Florida Product Approval (FL10674), and Miami-Dade County Product Approval (10-0817.09).

O. Devonshire™ (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 13-1/4 in (337 mm) by 40 in (1016 mm).
2. Exposure: 5-5/8 in. (143 mm).
3. Shingles per Square: 64.
4. Bundles per Square: 3 bundles of 21 or 22 shingles.
5. Coverage per Square: 100 sq ft (9.3 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, UL ER2453-01, and Florida Product Approval (FL10674).

P. WeatherGuard® HP (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
2. Exposure: 5-5/8 in (143 mm).
3. Shingles per Square: 64.
4. Bundles per Square: 3 bundles of 20 or 22 shingles.
5. Coverage per Square: 98.4 sq ft (9.1 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, UL ER2453-01, Florida Product Approval (FL10674), and Miami-Dade County Product Approval (10-0817.10).

Q. Woodmoor® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 14-1/4 in (362 mm) by 40 in (1016 mm).
2. Exposure: 4 in (102 mm).
3. Shingles per Square: 90.
4. Bundles per Square: 6 bundles of 15 shingles.
5. Coverage per Square: 100.0 sq ft (9.3 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, and UL ER2453-01.

R. Woodcrest® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 14-1/4 in (362 mm) by 40 in (1016 mm).
2. Exposure: 4 in (102 mm).
3. Shingles per Square: 90.
4. Bundles per Square: 6 bundles of 15 shingles.
5. Coverage per Square: 100.0 sq ft (9.3 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, and UL ER2453-01.

S. Supreme® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 12 in (305 mm) by 36 in (914 mm).
2. Exposure: 5 in (127 mm).
3. Shingles per Square: 80.
4. Bundles per Square: 3 bundles of 26, 27, 27 shingles.
5. Coverage per Square: 100.0 sq ft (9.3 sq m).
6. Color: As selected from manufacturer's full range.

7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, UL ER2453-01, Florida Product Approval (FL10674), and Miami-Dade County Product Approval (12-1204.03).

T. Supreme® (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 12 in (305 mm) by 36 in (914 mm).
2. Exposure: 5 in (127 mm).
3. Shingles per Square: 80.
4. Bundles per Square: 3 bundles of 26, 27, 27 shingles.
5. Coverage per Square: 100.0 sq ft (9.3 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and UL ER2453-01.

U. Supreme® (Algae Resistant) (Metric) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
2. Exposure: 5-5/8 in (143 mm).
3. Shingles per Square: 65.
4. Bundles per Square: 3 bundles of 21, 22, 22 shingles.
5. Coverage per Square: 100.0 sq ft (9.3 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, and UL ER2453-01.

V. Supreme® (Non Algae Resistant) (Metric) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
2. Exposure: 5-5/8 in (143 mm).
3. Shingles per Square: 65.
4. Bundles per Square: 3 bundles of 21, 22, 22 shingles.
5. Coverage per Square: 100.0 sq ft (9.3 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and UL ER2453-01.

W. Classic® (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 12 in (305 mm) by 36 in (914 mm).
2. Exposure: 5 in (127 mm).
3. Shingles per Square: 80.
4. Bundles per Square: 3 bundles of 26, 27, 27 shingles.
5. Coverage per Square: 100.0 sq ft (9.3 sq m).
6. Color: As selected from manufacturer's full range.
7. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and UL ER2453-01.

X. Mineral Surface Roll (Non Algae Resistant): As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nominal Size: 36 in (914 m) by 36 in (914 mm).
2. Exposure: 34 in (864 mm).
3. Rolls per Square: 1.
4. Coverage per Square: 100.0 sq ft (9.3 sq m).
5. Standards/Qualifications: ASTM E108/UL 790 (Class C Fire Resistance), and Florida Product Approval (FL12221).

2.3 HIP AND RIDGE SHINGLES

Provide hip and ridge shingles color formulated to complement field of roof.

NOTE TO SPECIFIER Delete hip and ridge shingle products from the list below that are not required.

Fiberglass-Based Asphalt Shingles & Accessories

INNOVATIONS FOR LIVING™

Guide Specifications

NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. RIZERidge® Hip and Ridge (Algae Resistant) Shingles with Sealant: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Foldable design provides multi-layered dimension along hips and ridges.
   2. Nominal Size: 12 in (305 mm) by 36 in (914 mm) with 6 in (152 mm) exposure.
   3. Piece Size: 12 in (305 mm) by 12 in (305 mm).
   4. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, UL ER2453-01, and Florida Product Approval (FL10674).

B. High Ridge Hip and Ridge (Algae Resistant) Shingles with Sealant: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Layered construction adds performance and dimension to the hip and ridge.
   2. Nominal Size: 12 in (305 mm) by 12 in (305 mm) with 8 in (203 mm) exposure.
   3. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, UL ER2453-01, Florida Building Code Approval (FL10674), and Miami-Dade County Product Approval (10-0817.08).

C. High Ridge Hip and Ridge (Non Algae Resistant) Shingles with Sealant: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Layered construction adds performance and dimension to the hip and ridge.
   2. Nominal Size: 12 in (305 mm) by 12 in (305 mm) with 8 in (203 mm) exposure.
   3. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and UL ER2453-01.

D. DecoRidge® Hip and Ridge (Non Algae Resistant) Shingles with Sealant
   1. Durable, heavyweight laminate construction with SBS-modified asphalt provides maximum dimension and style to the hip and ridge.
   2. Nominal Size: 11-1/2 in (292 mm) by 8 in (203 mm) and 11-1/2 in (292 mm) by 10 in (254 mm) with 8 in (203 mm) exposure.
   3. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), and CSA A123.5.

E. ProEdge® Hip and Ridge (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Perforated shingles with factory installed cutouts designed for fast and easy installation.
   2. Nominal Size: 12 in (305 mm) by 36 in (914 mm) with 6 in (152 mm) exposure.
   3. Piece Size: 12 in (305 mm) by 12 in (305 mm).
   4. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, UL ER2453-01, Florida Product Approval (FL10674), and Miami-Dade County Product Approval (12-0725.01).

F. ProEdge® Hip and Ridge (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Perforated shingles with factory installed cutouts designed for fast and easy installation.
   2. Nominal Size: 12 in (305 mm) by 36 in (914 mm) with 6 in (152 mm) exposure.
   3. Piece Size: 12 in (305 mm) by 12 in (305 mm).
   4. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and UL ER2453-01.

G. ProEdge® Hip and Ridge (Algae Resistant) (Metric) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Perforated shingles with factory installed cutouts designed for fast and easy installation.
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm) with 6-5/8 in (168 mm) exposure.
   3. Piece Size: 9-27/32 in (250 mm) by 13-1/4 in (337 mm).
   4. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, and UL ER2453-01.

H. ProEdge STORM® Hip and Ridge Impact Resistant (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. Perforated design for easy installation offering Class 4 impact resistance.
   2. Nominal Size: 12 in (305 mm) by 36 in (914 mm) with 6 in (152 mm) exposure.

3. Piece Size: 12 in (305 mm) by 12 in (305 mm).
4. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 (Class 4 Impact Resistance), CSA A123.5, ICC-ES AC438, and UL ER2453-01.

I. Berkshire® Hip and Ridge (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Layered construction adds performance and dimension to the hip and ridge.
2. Nominal Size: 12 in (305 mm) by 12 in (305 mm) with 8 in (203 mm) exposure.
3. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, UL ER2453-01, Florida Product Approval (FL10674), and Miami-Dade County Product Approval (10-0817.08).

J. WeatherGuard® HP Hip and Ridge Impact Resistant (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Perforated design for easy installation offering Class 4 impact resistance.
2. Nominal Size: 12 in (305 mm) by 36 in (914 mm) with 6 in (152 mm) exposure.
3. Piece Size: 12 in (305 mm) by 12 in (305 mm).
4. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM E108/UL 790 (Class A Fire Resistance), UL 2218 (Class 4 Impact Resistance), UL ER2453-01, and Florida Product Approval (FL10674).

2.4 STARTER SHINGLES

NOTE TO SPECIFIER Delete starter shingle products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. Starter Shingle Roll: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Self-adhering, starter course. Each strip measures 7-1/5 in (191 mm) tall by 33-2/5 ft (10.1 m) wide.
2. Standards/Qualifications: CCMC 13403-R.

B. Starter Strip Shingle: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nail applied starter course. Individual starter shingle is 6-5/8 in (168 mm) by 39-3/8 in (1000 mm).
2. Standards/Qualifications: ASTM D3462, ASTM D3161 (Class F Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, UL ER2453-01, and Florida Product Approval (FL10674).

C. Starter Strip PLUS: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nail applied starter course. Individual starter shingle is 7-3/4 in (197 mm) by 39-3/8 in (1000 mm).
2. Standards/Qualifications: ASTM D3462, ASTM D3161 (Class F Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, UL ER2453-01, Florida Product Approval (FL10674), and Miami-Dade County Product Approval (09-0915.12).

D. WoodStart® Starter Shingle: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Nail applied starter course. Nominal Size is 13-3/8 in (340 mm) by 40 in (1016 mm).
2. Standards/Qualifications: ASTM D3462, ASTM D3161 (Class F Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and UL ER2453-01.

2.5 SELF-ADHERING ICE AND WATER BARRIER

NOTE TO SPECIFIER Delete self-adhering ice and water barrier products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. WeatherLock® Mat: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Mat-faced skid resistant surface, self-adhering, self sealing, bituminous ice and water barrier.
2. Roll Width: 36 in (914 mm).
3. Selvage: 3 in (76 mm).
4. Standards/Qualifications: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance), ICC-ESR 1783, CCMC 13403-R, Florida Product Approval (FL9777), and Miami-Dade County Product Approval (12-1114.01).

B. WeatherLock® G: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Granule skid resistant surface, self-adhering, self sealing, bituminous ice and water barrier.
2. Roll Width: 36 in (914 mm).
3. Selvage: 3 in (76 mm).

4. Standards/Qualifications: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance), ICC-ESR 1783, CCMC 13403-R, Florida Product Approval (FL9777), and Miami-Dade County Approval (12-1114.01).

C. WeatherLock® Cold Climate: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Granule skid resistant surface, self-adhering, self sealing, bituminous ice and water barrier. Designed for low temperature adhesion.
2. Roll Width: 36 in (914 mm).
3. Selvage: 3 in (76 mm).
4. Standards/Qualifications: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance), CCMC 13403-R, and ICC-ESR 1783.

D. WeatherLock® Flex: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Cross laminated poly surface with skid resistant traction surface, self-adhering, self sealing, bituminous ice and water barrier.
2. Roll Width: 36 in (914 mm).
3. Selvage: 3 in (76 mm).
4. Standards/Qualifications: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance), CCMC 13403-R, and ICC-ESR 1783.

E. WeatherLock® Specialty Tile and Metal: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. Polyester surface with skid resistant traction surface, self-adhering, self sealing, bituminous ice and water barrier.
2. Thermally stable in high temperatures up to 260 degrees Fahrenheit (126 degrees Celsius).
3. Designed for use with mechanically fastened tile systems.
4. Roll Width: 36 in (914 mm).
5. Selvage: 3 in (76 mm).
6. Standards/Qualification: ASTM D1970, ASTM E108/UL 790 (Class A Fire Resistance), ICC-ESR 1783, CCMC 13403-R, Florida Product Approval (FL13029), and Miami-Dade County Product Approval (12-0309.03).

2.6 SHINGLE UNDERLAYMENT

NOTE TO SPECIFIER Delete shingle underlayment products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. Fiberglas® Reinforced Felt Underlayment.
1. Wrinkle resistant, water resistant, breather type cellulose/glass fiber composite roofing underlayment.
2. Roll Width: 36 in (914 mm).
3. Roll Length: 141.5 ft (43.1 m).
4. Coverage Per Roll: 4 roof squares.
5. Standards/Qualifications: ASTM D226 (Type II), ASTM D4869 (Type IV), ASTM D6757, and Florida Product Approval (FL12536).

B. Deck Defense® High Performance Roof Underlayment.
1. Weather-shedding synthetic polyolefin barrier.
2. Roll Width: 48 in (1219 mm).
3. Roll Length: 125 ft (38.1 m) and 250 ft (76.2 m).
4. Coverage Per Roll: 5 and 10 roof squares.
5. Standards/Qualification: ASTM E108/UL 790 (Class A Fire Resistance), ICC-ESR 3229, CAN/CSA A220.1 Series-06, Florida Product Approval (FL14299), and Miami-Dade County Product Approval (11-0912.05).

2.7 ATTIC VENTILATION

NOTE TO SPECIFIER Delete attic ventilation products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. VentSure® Rigid Roll Ridge Vent with Weather PROtector® Moisture Barrier.
1. Shingle-over, low profile ridge vents with Weather PROtector® Moisture Barrier allows the passage of hot and/or moisture-laden air from attics, while prohibiting snow infiltration.
2. Provides 12.5 sq in (8200 sq mm) NFVA per lineal foot.
3. Available in 20 ft (6.1 m) rolls in three different widths (regional availability): 7 in (178 mm), 9 in (229 mm), and 11-1/4 in (286 mm).
4. Suitable on roofs with a pitch from 2:12 to 20:12.
5. Standards/Qualifications: ICC-ESR 2664, Passes Wind-Driven Rain with 8.8 in (224 mm) of rain at 110 mph (177 km/h), and Snow Infiltration at 35 mph (56 km/h) and 70 mph (112 km/h) Tests, Florida Product Approval (FL10758), and Miami-Dade County Product Approval (12-0309.02).

B. VentSure® 4 ft (1.2 m) Strip Heat and Moisture Ridge Vent, 12 in width (305 mm).
   1. Shingle-over, polypropylene ridge ventilator designed to work with eave/soffit intake ventilation to maximize the flow of cool, fresh air through the roof and attic structure.
   2. Patent-pending corrugated ridge design and interlocking feature for additional flexibility and strength
   3. Provides 20 sq in (12900 sq mm) NFVA per lineal foot.
   4. Optional filter provides added protection against wind-driven rain and snow infiltration.
   5. 4 ft (1.2 m) strip is 15 in (381 mm) wide and 1 in (25 mm) high, with a shingle-over width of 12 in (305 mm).
   6. Suitable on roofs with a pitch from 3:12 to 6:12.
   7. Standards/Qualifications: ICC-ESR 3007, Passes Wind-Driven Rain with 8-4/5 in (224 mm) of rain at 110 mph (177 km/h), Florida Product Approval (FL10758), Miami-Dade County Product Approval (09-1019.03), and TDI listed for usage in Texas Coastal Regions (RV-47).

C. VentSure® 4 ft (1.2 m) Strip Heat and Moisture Ridge Vent, 8 in (203 mm) and 10 in (254 mm) width.
   1. Shingle-over, polypropylene ridge ventilator designed to work with eave/soffit intake ventilation to maximize the flow of cool, fresh air through the roof and attic structure.
   2. Patent-pending corrugated ridge design and interlocking feature for additional flexibility and strength.
   3. Provides 18 sq in (11600 sq mm) NFVA per lineal foot.
   4. Optional filter provides added protection against wind-driven rain and snow infiltration.
   5. 4 ft (1.2 m) strip is available in 8 in (203 mm) and 10 in (254 mm) shingle-over widths that are 1 in (25 mm) high and overall product width is 11.43 in (290 mm) and 13.28 in (337 mm), respectively.
   6. Suitable on roofs with a pitch from 3:12 to 16:12.
   7. Standards/Qualifications: ICC-ESR 3007, Passes Wind-Driven Rain with 8-4/5 in (224 mm) of rain at 110 mph (177 km/h), Florida Product Approval (FL10758.1), Miami-Dade County Product Approval (09-1019.03), and TDI listed for usage in Texas Coastal Regions (RV-47).

D. VentSure® Metal Slant Back Roof Vent
   1. Rooftop mounted, slant-back designed, metal exhaust ventilator designed to evacuate hot and/or moisture-laden air from attics.
   2. Each vent provides 51 sq in (32900 sq mm) NFVA.
   3. Aluminum and galvanized steel available in Weathered Grey, Brown, Black, or Mill Finish.
   4. 16 in (406 mm) by 20 in (508 mm) base, 8 in (203 mm) diameter opening.
   5. Suitable on roofs with a pitch up to 12:12.
   6. Standards/Qualifications: TDI listed for usage in Texas Coastal Region (RV-20)

E. Plastic Slant Back Roof Vent
   1. Rooftop mounted, slant-back design with full screen, high-impact resin exhaust ventilator designed to evacuate hot and/or moisture-laden air from attics.
   2. Each vent provides 55 sq in (35500 sq mm) NFVA.
   3. Available in Weathered Grey, Brown, Black, Cedar, or White finish.
   4. 17 in (432 mm) by 18 in (457 mm) base, 9 in (229 mm) by 9 in (229 mm) opening.
   5. Standards/Qualifications: TDI listed for usage in Texas Coastal Region (RV-20).

F. VentSure® Metal Square Top Roof Vent
   1. Rooftop mounted, square-top designed, metal exhaust ventilator designed to evacuate hot and/or moisture-laden air from attics.
   2. Each vent provides 51 sq in (32900 sq m) NFVA.
   3. Aluminum and galvanized steel available in Weathered Grey, Brown, Black, or Mill finish.
   4. 16-1/2 in (419 mm) by 17-1/2 in (445 mm) base, 8 in (203 mm) by 8 in (203 mm) opening.
   5. Suitable on roofs with a pitch up to 12:12.

G. VentSure® Low Profile Slant Back Roof Vent with Exterior Louver
   1. Rooftop mounted, low-profile, slant back metal exhaust ventilator designed to evacuate hot and/or moisture-laden air from attics.
   2. Each vent provides 72 sq in (46500 sq mm) NFVA.
   3. Galvanized steel available in Black, White Brown, Light Grey, Dark Gray, or Mill finish.
   4. 32 in (813 mm) by 23 in (584 mm) base, 11 in (279 mm) by 11 in (279 mm) opening. Available with extended flange 36 in (914 mm) by 28 in (711 mm).
   5. Suitable on roofs with a 3:12 pitch or greater.
   6. Standards/Qualifications: Miami-Dade County Product Approval (11-0512.02).

H. VentSure® Metal Dome with Screen
   1. Rooftop mounted, dome, metal exhaust ventilator designed to evacuate hot and/or moisture-laden air from attics, while prohibiting snow infiltration.

2. Each vent provides 144 sq in (92900 sq mm) NFVA.
3. Galvanized steel available in Weathered Grey, Brown, Black, or Mill finish.
4. 25 in (635 mm) by 25 in (635 mm) base, 15 in (381 mm) diameter opening.
5. Suitable on roofs with a pitch up to 8:12.

I. VentSure® Internally Braced Premium Turbine Vent
1. Rooftop mounted, turbine designed, metal exhaust ventilator designed to evacuate hot and/or moisture-laden air from attics with sealed and lubricated stainless steel ball bearings.
2. Aluminum and galvanized steel available in Weathered Grey, Brown, Black, or Mill finish.
3. Available with 12 in (305 mm) diameter opening and 16 in (406 mm) base or 14 in (356 mm) diameter opening with 18 in (457 mm) base.

J. VentSure® Internally Braced Standard Turbine Vent
1. Rooftop mounted, turbine designed, metal exhaust ventilator designed to evacuate hot and/or moisture-laden air from attics.
2. Aluminum and galvanized steel available with a 12 in (305 mm) or 14 in (356 mm) opening.
3. 12 in (305 mm) opening with 16 in (406 mm) base available in Brown, Black, or Mill finish.
4. 14 in (356 mm) opening with 16 in (406 mm) base available in Mill finish.

K. VentSure® Externally Braced Premium Turbine Vent
1. Rooftop mounted, turbine designed, metal exhaust ventilator designed to evacuate hot and/or moisture-laden air from attics with sealed and lubricated stainless steel ball bearings.
2. Aluminum and galvanized steel available in Weathered Grey, Brown, Black, or Mill finish.
3. Available with 12 in (305 mm) opening and 16 in (406 mm) base.

L. VentSure® 1400 CFM Powered Roof Vent
1. Rooftop mounted, 1400 CFM (39.6 cu m/min), metal exhaust ventilator designed to evacuate hot and/or moisture-laden air from attics.
2. Each vent provides ventilation for 2000 sq ft (186 sq m) attic
3. Includes adjustable thermostat and humidistat and 4.5 Amp motor.
4. Aluminum and galvanized steel available in Weathered Grey, Brown, Black, or Mill finish.
5. 25 in (635 mm) by 25 in (635 mm) base with 15 in (381 mm) opening.
6. Suitable on roofs with a pitch up to 8:12.
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M. VentSure® 1080 CFM Powered Roof Vent
1. Rooftop mounted, 1080 CFM (30.6 cu m/min), metal exhaust ventilator designed to evacuate hot air from attics.
2. Each vent provides ventilation for 1600 sq ft (149 sq m) attic.
3. Includes adjustable thermostat and humidistat and 2.6 Amp motor.
4. Aluminum and galvanized steel available in Weathered Grey, Brown, Black or Mill finish.
5. 25 in (635 mm) by 25 in (635 mm) base with 15 in (381 mm) opening.
6. Suitable on roofs with a pitch up to 8:12.

N. VentSure® Aluminum Undereave Intake Vent
1. Rectangular aluminum intake vents designed to introduce fresh, dry air into the attic. Pre-drilled holes for easy installation and fully screened for first line of defense against insects.
2. Available in Mill and White and three different dimensions designed to work collectively with exhaust vents to provide ventilation to roof structures.
3. 4 in (102 mm) by 16 in (406 mm) opening provides 16.34 sq in (10500 sq mm) NFVA, 6 in (152 mm) by 16 in (406 mm) opening provides 27.23 sq in (17600 sq mm) NFVA and 8 in (203 mm) by 16 in (406 mm) opening provides 38.12 sq in (24600 sq mm) NFVA.

O. VentSure® 8 ft (2.4 m) Continuous Soffit Vent
1. 8 ft (2.4 m) continuous aluminum soffit vent offering 37.47 sq in (24200 sq mm) NVFA.
2. Available in 2 in (51 mm) widths, designed to work collectively with exhaust vents to provide ventilation to roof structures.

P. VentSure® Round Mini Soffit Vent
1. Round miniature aluminum soffit vents designed to introduce fresh, dry air into the attic.
2. Available in Mill finish and three sizes designed to work collectively with exhaust vents to provide ventilation to roof structures.
3. 2 in (51 mm) round opening provides 0.64 sq in (4100 sq mm) NFVA, 3 in (76 mm) round opening provides 1.36 sq in (8800 sq mm) NFVA, and 4 in (102 mm) round opening 2.43 sq in (15700 sq mm) NFVA.

Q. VentSure® InFlow™ Vent
1. Shingle-over, polypropylene intake vent solution for soffit-less and open-rafter homes, and homes with inadequate intake. Designed to work with exhaust ventilation to help achieve a balanced air ventilation system.
2. Patent-pending bottom intake design helps protect against wind-driven rain.
3. 4 ft (2.4 m) strip provides 10 sq in (6500 sq mm) NFVA per lineal foot, or 40 sq in (25800 sq mm) NFVA per vent
4. Weather PROtector® Moisture Barrier provides added protection against wind-driven rain and snow infiltration.
5. Roof Mount Unit dimensions: 48 in (1219 mm) length, 15 in (381 mm) width and 1 in (25 mm) height.
6. Suitable for use on roofs with a pitch from 4:12 to 16:12.
7. Standards/Qualifications: ICC-ES AC132; TDI listed for usage in Texas Coastal Region (Pending) and Florida Product Approval (Pending).

R. VentSure® Solar Attic Exhaust Fan: Roof Mount Unit
1. 25-Watt solar-powered attic ventilator efficiently exhausts hot, humid air from the attic. Designed to work as part of a balanced air ventilation system in conjunction with Undereave/Soffit vents.
2. Electronic thermostat and humidistat for efficient operation.
3. Electric backup available for hookup for continued operation after dusk or when adequate solar power is not available.
4. Ventilates up to 3200 sq ft (297 sq m) attic space (under certain conditions, including adequate intake ventilation).
5. 38-volt DC Motor (variable speed) with external brushes.
6. 14 in (356 mm) 3-wing ultra quiet aluminum blades with pitch angle matched to motor/solar panel.
7. Black, powder-coated, 20 gauge, 0.0396 in (1.006 mm) galvanized steel flashing and housing.
8. Remote Attic Monitor (optional) displays attic temp, humidity, fan operation, and source of power via portable device from almost anywhere in the home.
9. Roof Mount Unit dimensions: 26 in (660 mm) length, 26 in (660 mm) width, 10-3/16 in (259 mm) height; Solar Panel Dimensions: 18-3/4 in (476 mm) length, 17-1/4 in (438 mm) width and 1 in (25 m) height; 36.0 lbs (16.3 kg) shipping weight.
10. Suitable for use on asphalt-shingled roof decks with a pitch from 3:12 to 16:12.
11. Standards/Qualifications: TDI listed for use in Texas Coastal Regions (Pending); Florida Product Approval (FL16166), and complies with UL 1703 impact resistance requirements.

S. VentSure® Solar Attic Exhaust Fan: Gable Mount Unit
1. 25-Watt solar-powered attic ventilator efficiently exhausts hot, humid air from the attic. Designed to work as part of a balanced air ventilation system in conjunction with Undereave/Soffit vents.
2. Only the solar panel is mounted on the roof with the Gable Mount Solar Attic. The fan is mounted in the attic and vents out the gable vents.
3. Electronic thermostat and humidistat for efficient operation.
4. Electric backup available for hookup for continued operation after dusk or when adequate solar power is not available.
5. Ventilates up to 4200 sq ft (390 sq m) attic space (under certain conditions, including adequate intake ventilation)
6. 38-volt DC Motor (variable speed) with external brushes.
7. 14 in (356 mm) 3-wing ultra quiet aluminum blades with pitch angle matched to motor/solar panel
8. Fan housing is electro-deposition, galvanized, powder coated with 3 mils to 5 mils (0.076 mm to 0.127 mm) thickness.
9. Remote Attic Monitor (optional) displays attic temp, humidity, fan operation, and source of power via portable device from almost anywhere in the home.
10. Gable-Mount Solar Fan Dimensions: 16 in (406 mm) length, 14 in (356 mm) width, and 8-1/2 in (216 mm) height; Solar Panel Dimensions: 18-3/4 in (476 mm) length, 17-1/4 in (438 mm) width and 1 in (25 mm) height; 25.7 lbs (11.6 kg) shipping weight.
11. Suitable for use on roofs with a pitch from 3:12 to 16:12.
12. Standards/Qualifications: Solar panel complies with UL 1703 impact resistance requirements.

2.8 SKYLIGHTS

NOTE TO SPECIFIER Delete skylight products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. Illuminator® Tube Skylight – Non-impact Resistant Unit

1. Innovative solution for bringing natural light into home, reducing reliance on electricity. Units with composite and aluminum flashing are recommended for use with asphalt-shingled roofs, wood shakes, and slate roof types. Units with formable flashing are recommended for use with tile and metal roof applications.
2. Available in two sizes 10 in (254 mm) or 14 in (356 mm) acrylic dome, reflecting the equivalent of up to 300-Watts with a 10 in (254 mm) unit or 500-Watts with a 14 in (356 mm) unit of natural light.
3. Light is distributed evenly over 150 sq ft (13.9 sq m) area with a 10 in (254 mm) unit or 300 sq ft (27.9 sq m) area with a 14 in (356 mm) unit via adjustable, reflective tubing.
4. Black, composite flashing is designed to prevent leaking and is pitched for easier installation.
5. Units sold as a complete kit containing 4 ft (1.2 m) of adjustable, reflective tubing, a weather-resistant dome, one-piece flashing, and Energy Star rated diffuser lens.
6. Optional Electric Light Kit available for 10 in (254 mm) and 14 in (356 mm) units.
7. Remote control operated Solar Powered Dimmer allows full control over amount of light entering a room, without using electricity. For 10 in (254 mm) units only.
8. Standards/Qualifications: ASTM D635, ASTM D1929, ASTM D2843, ICC-ESR 1835, AAMA/WDMA/CSA 101/I.2S/A440, ENERGY STAR qualified, Florida Product Approval (FL15095.1), and TDI listed for usage in Texas Coastal Region (SK-35).

B. Illuminator® Tube Skylight – Impact Resistant Unit for use outside (High Velocity Hurricane Zone) HVHZ.
1. Innovative solution for bringing natural light into home, reducing reliance on electricity. Recommended for tile and metal roof applications.
2. Available in two sizes 10 in (254 mm) or 14 in (356 mm) polycarbonate dome, reflecting the equivalent of up to 300-Watts with a 10 in (254 mm) unit or 500-Watts with a 14 in (356 mm) unit of natural light.
3. Light is distributed evenly over 150 sq ft (13.9 sq m) area with a 10 in (254 mm) unit or 300 sq ft (27.9 sq m) area with a 14 in (356 mm) unit via adjustable, reflective tubing.
4. Silver, one-piece formable aluminum flashing is designed to prevent leaking. Secondary, formable flashing also included.
5. Units sold as a complete kit containing 4 ft (1.2 m) of adjustable, reflective tubing, a weather-resistant dome, one-piece flashing plus secondary flashing, and Energy Star rated diffuser lens.
6. Optional Electric Light Kit available for 10 in (254 mm) and 14 in (356 mm) units.
7. Remote control operated Solar Powered Dimmer allows full control over amount of light entering a room, without using electricity. For 10 in (254 mm) units only.
8. Standards/Qualifications: ASTM D635, ASTM D1929, ASTM D2843, ICC-ESR 1835, AAMA/WDMA/CSA 101/I.2S/A440, ENERGY STAR qualified, Florida Product Approval (FL15095.2), and TDI listed for usage in Texas Coastal Region (SK-36).

C. Illuminator® Tube Skylight – Impact Resistant Unit for use within and outside HVHZ.
1. Innovative solution for bringing natural light into home, reducing reliance on electricity.
2. Available in two sizes 10 in (254 mm) or 14 in (356 mm) polycarbonate dome, reflecting the equivalent of up to 300-Watts with a 10 in (254 mm) unit or 500-Watts with a 14 in (356 mm) unit of natural light.
3. Light is distributed evenly over 150 sq ft (13.9 sq m) area with a 10 in (254 mm) unit or 300 sq ft (27.9 sq m) area with a 14 in (356 mm) unit via adjustable, reflective tubing.
4. Black, spun aluminum flashing is designed to prevent leaking.
5. Units sold as a complete kit containing 4 ft (1.2 m) of adjustable, reflective tubing, a weather-resistant dome, one-piece flashing, and Energy Star rated diffuser lens.
6. Optional Electric Light Kit available for 10 in (254 mm) and 14 in (356 mm) units.
7. Remote control operated Solar Powered Dimmer allows full control over amount of light entering a room, without using electricity. For 10 in (254 mm) units only.
8. Standards/Qualifications: ASTM D635, ASTM D638, ASTM D1929, ASTM D2843, ICC-ESR 1835, AAMA/WDMA/CSA 101/I.2S/A440, ENERGY STAR qualified, Florida Product Approval (FL15095.3), and TDI listed for usage in Texas Coastal Region (SK-36).

2.9 FASTENERS

A. Fasteners: Galvanized steel, stainless steel, or aluminum nails complying with ASTM F1667, minimum 12 gauge, 0.0808 in (2.05 mm) shank with 3/8 in (9.5 mm) diameter head.

B. All fasteners must be driven flush with the shingle surface and penetrate at least 3/4 in (19.1 mm) into the wood deck. Where the deck is less than 3/4 in (19.1 mm) thick, the fastener should be long enough to penetrate fully and extend through roof sheathing.

2.10 METAL FLASHING

A. Flashing: Provide flashing as specified by Section 07600 - Metal Flashing and Sheet Metal.

PART 3 EXECUTION

3.1 EXAMINATION

A. Prior to starting work, examine all roof decks on which work is to be applied for defects in materials and workmanship which may be detrimental to the proper installation or long-term performance of the shingles.

B. Underlayment and shingles installed directly over roof insulation or similar type decks is not approved.

1. Roof deck must be dry, minimum 25/32 in (19.8 mm) thick, minimum 6 in (152 mm) wide boards with maximum 1/4 in (6.4 mm) spaces, or APA rated sheathing (exposure 1): minimum 3/8 in (9.5 mm) plywood, minimum 7/16 in (11.1 mm) oriented strand board. Consult your manufacturer for other approved constructions.
2. Ventilation under the roof deck must meet local code requirements.

C. Do not begin installation until the roof deck has been properly prepared.

D. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding. Commencement of installation constitutes acceptance of conditions.

3.2 PREPARATION

A. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

B. Remove all existing roofing down to the roof deck.

C. Verify installed roof deck is acceptable to receive shingles. Acceptable roof decks include the following:
1. Lumber sheathing: 6 in (152 mm) minimum width, 25/32 in (19.8 mm) minimum thickness.
2. Plywood sheathing: 3/8 in (9.5 mm) minimum thickness Exposure 1 grade plywood sheathing as recommended by APA and in compliance with applicable Codes.
3. OSB panels: 7/16 in (11.1 mm) minimum thickness non-veneer structural panels as recommended by APA and in compliance with applicable Codes.
4. Spacing between boards or panels shall not exceed 1/4 in (6.4 mm) between roof boards or between plywood or OSB sheathing panels.

D. Verify that the deck is dry, structurally sound, clean and smooth. It shall be free of any depressions, waves, and projections. Cover with minimum 28 gauge; 0.0187 in (0.475 mm) galvanized steel, 0.0156 in (0.396 mm) stainless steel, or 0.0126 in (0.320 mm) aluminum sheet metal all holes 1 in (25 mm) or less in diameter, cracks over 1/2 in (13 mm) in width, loose knots and excessively resinous areas. Decking or deck boards with holes greater than 1 in (25 mm) in diameter shall be replaced.

E. Verify that the deck is structurally sound and free of deteriorated decking. All deteriorated and damaged decking shall be removed and replaced with new materials.

F. Clean deck surfaces thoroughly prior to installation of self-sealing ice and water barrier and underlayment.

G. Verify that the existing shingles are dry, sound, clean and smooth. All curled, buckled or loose tabs shall be nailed down or removed.

3.3 UNDERLAYMENT APPLICATION

A. Install in accordance with manufacturer's instructions.
1. Install using methods recommended by shingle manufacturer and in accordance with local building codes. When local codes and application instructions are in conflict, the local code requirements shall take precedence.
2. Install self-adhering ice and water barrier from the eaves edge of roof up the slope a full 36 in (914 mm) but not less than 24 in (610 mm) beyond the interior edge of the exterior wall. Lap ends 6 in (152 mm) on roof decks sloped 5:12 and greater. On roofs with pitch from 2:12 up to 4:12, see application instructions printed on each package.

B. Drip Edge
1. Drip edge shall be installed on all roof edges.

2. Install drip edge on eaves first with underlayment installed over the drip edge.
3. Install drip edge on rakes after underlayment is installed, with the drip edge fastened over the underlayment.
4. Joints in drip edge shall be lapped minimum 2 in (51 mm) with the upslope piece lapped over the down slope piece.
5. Install fastener 8 in to 10 in (203 mm to 254 m) on center, approximately 1-3/4 in (44 mm) from the outside edge of the drip edge.

C. Valleys
1. Install self-adhering ice and water barrier at least 36 in (914 mm) wide and centered on the valley. Lap ends 6 in (152 mm) and seal.
2. Where valleys are indicated to be "open valleys", install metal flashing over self-adhering ice and water barrier before roof deck underlayment is installed; DO NOT nail through the flashing. Secure the flashing by nailing at 18 in (457 mm) on center just beyond edge of flashing so that nail heads hold down the edge, or use valley metal with a formed edge and secure with clips.

D. Roof Deck
1. On roofs with pitch greater than 4:12, lap horizontal edges at least 2 inches (51 mm) and at least 2 inches (51 mm) over self-adhering ice and water barrier. Lap ends at least 4 inches (102 m). End laps in succeeding course should be located at least 6 ft (1.8 m) from end laps in the preceding course.
2. On roofs with pitch between 2:12 to less than 4:12, see application instructions printed on each shingle wrapper, or follow local code requirements.
3. Lap underlayment over valley protection at least 6 inches (152 mm).

E. Penetrations
1. Vent pipes: Install a 24 in (610 mm) square piece of self-adhering ice and water barrier lapping over roof deck underlayment; seal tightly to pipe.
2. Vertical walls: Install self-adhering ice and water barrier extending at least 3 in to 4 in (76 mm to 102 mm) up the wall and 12 in (305 mm) on to the roof surface. Lap the membrane over the roof deck underlayment.
3. Chimneys: Install self-adhering ice and water barrier around entire chimney extending at least 6 in (152 mm) up the wall and 12 in (305 mm) on to the roof surface. Lap the membrane over the roof deck underlayment.

3.4 SHINGLE INSTALLATION

A. Install shingles in accordance with manufacturer's printed installation instructions.

B. Install starter course at lowest roof edge and along rake with edge of shingles extending 1/4 in (6.4 mm) over edge of roof.

C. Install first and successive courses of shingles stepping diagonally up and across roof deck with manufacturer's recommended offset at each succeeding course. Maintain uniform exposure of shingles at each succeeding course.

D. Fasten shingles to deck with manufacturer's recommended number of roofing nails per shingle, or in accordance with local codes.

E. Install ridge vents and shingles at valleys, hips and ridges in accordance with manufacturer's recommendations and local code requirements.

3.5 PROTECTION

A. Protect installed products until completion of project.

B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

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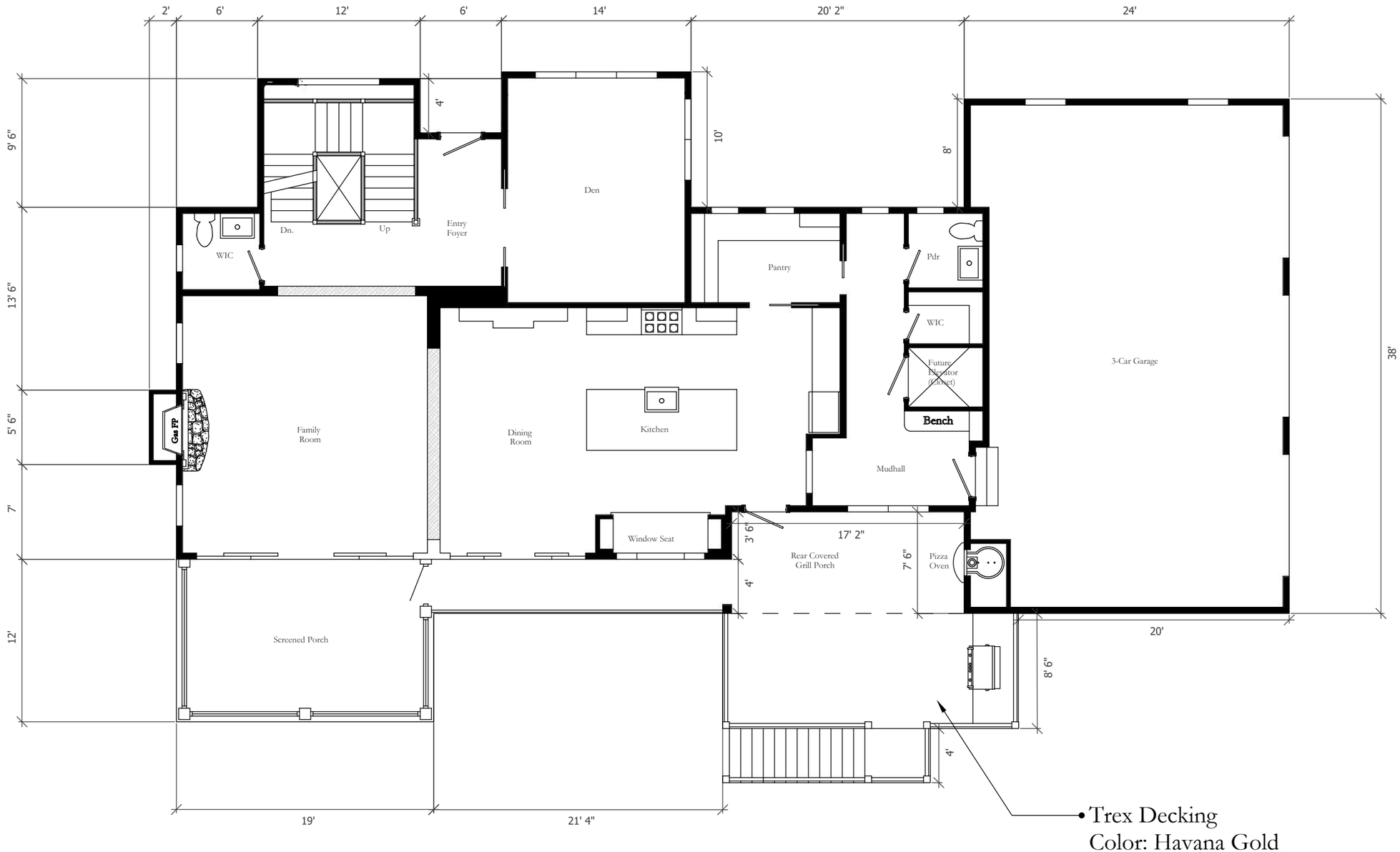


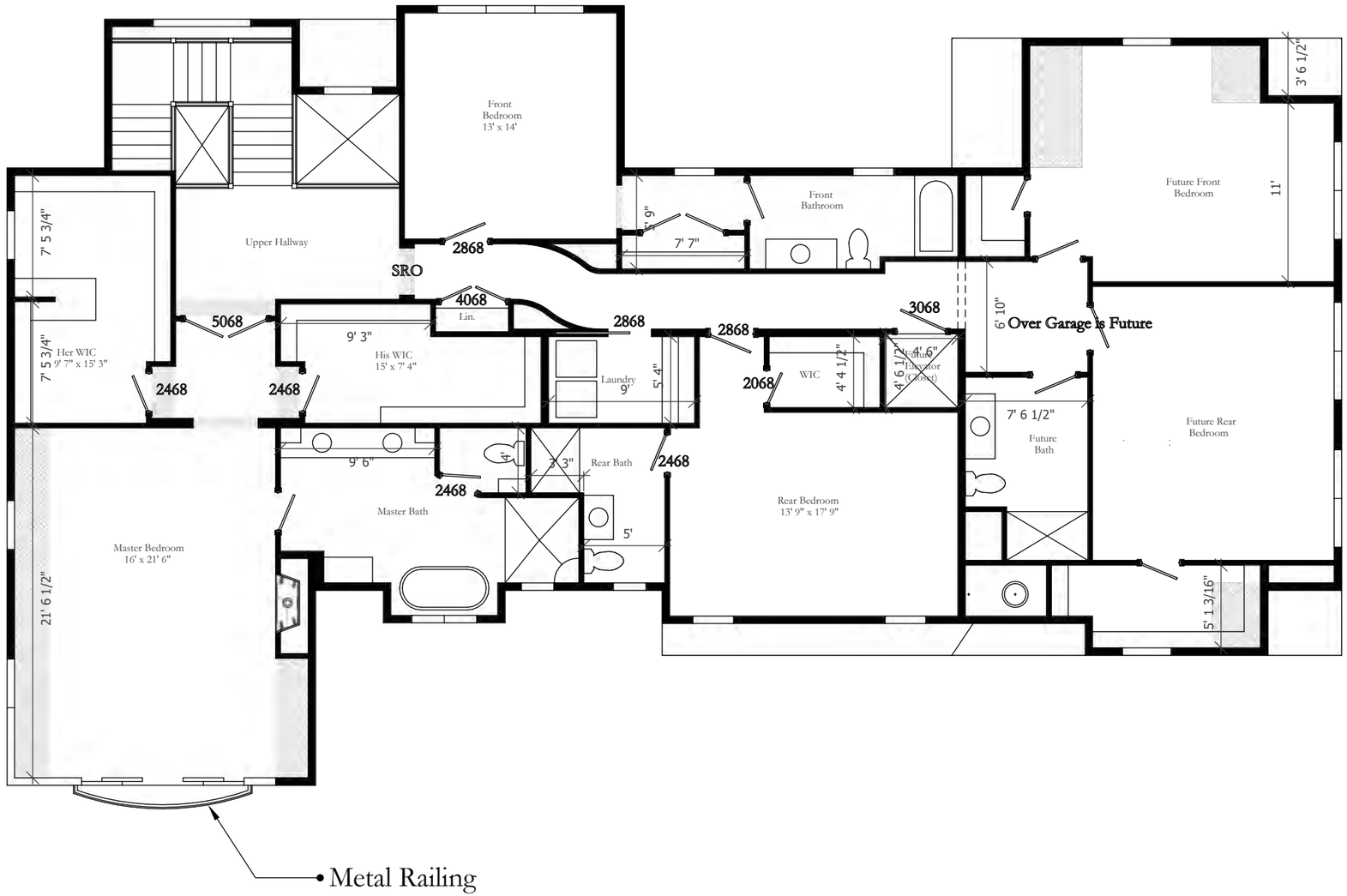
Witt Construction
563 N Broadway Saratoga Springs, NY 12866

October 4, 2016

Rosecrans Residence

Design-Review Plans

Scale: 1/8" = 1'



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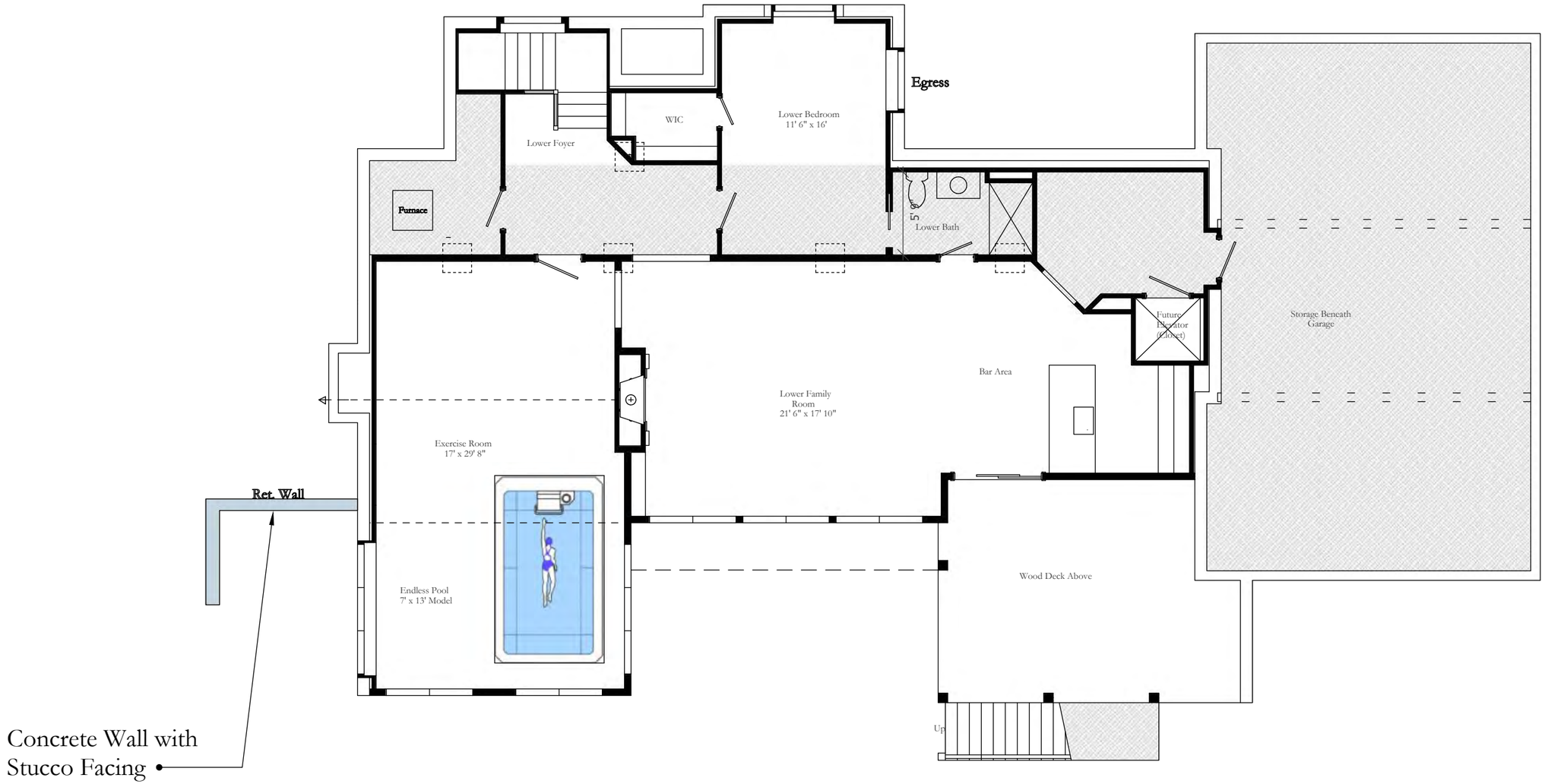

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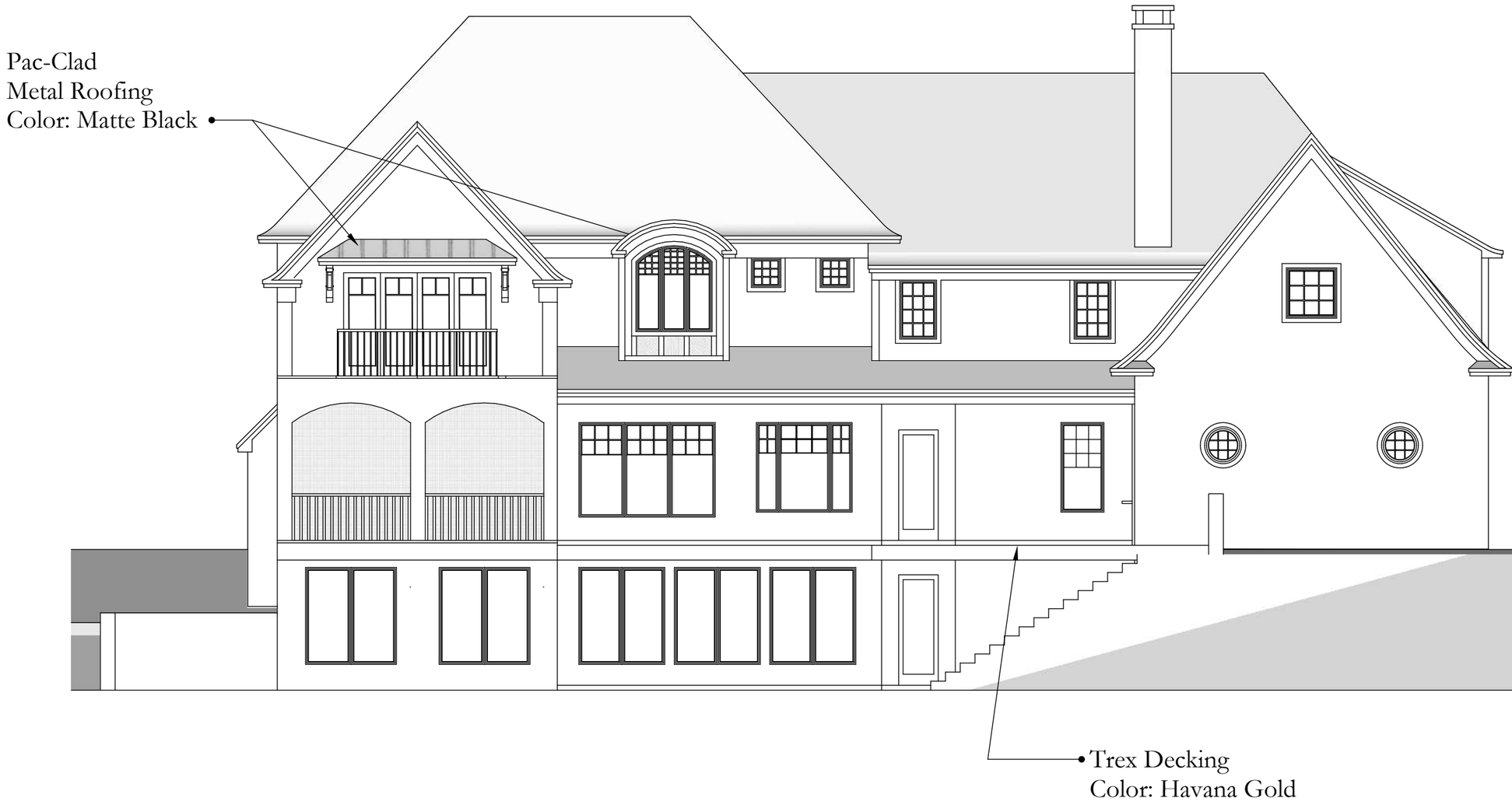

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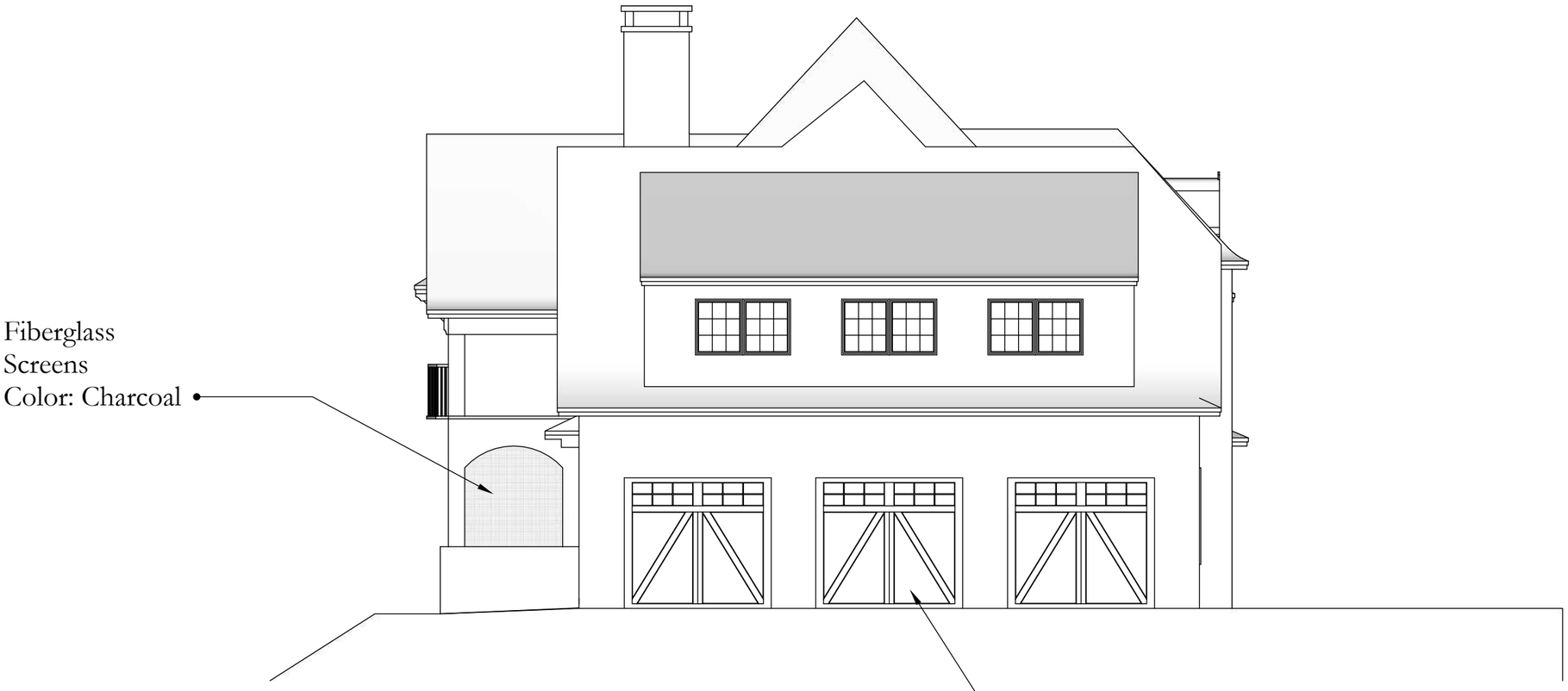

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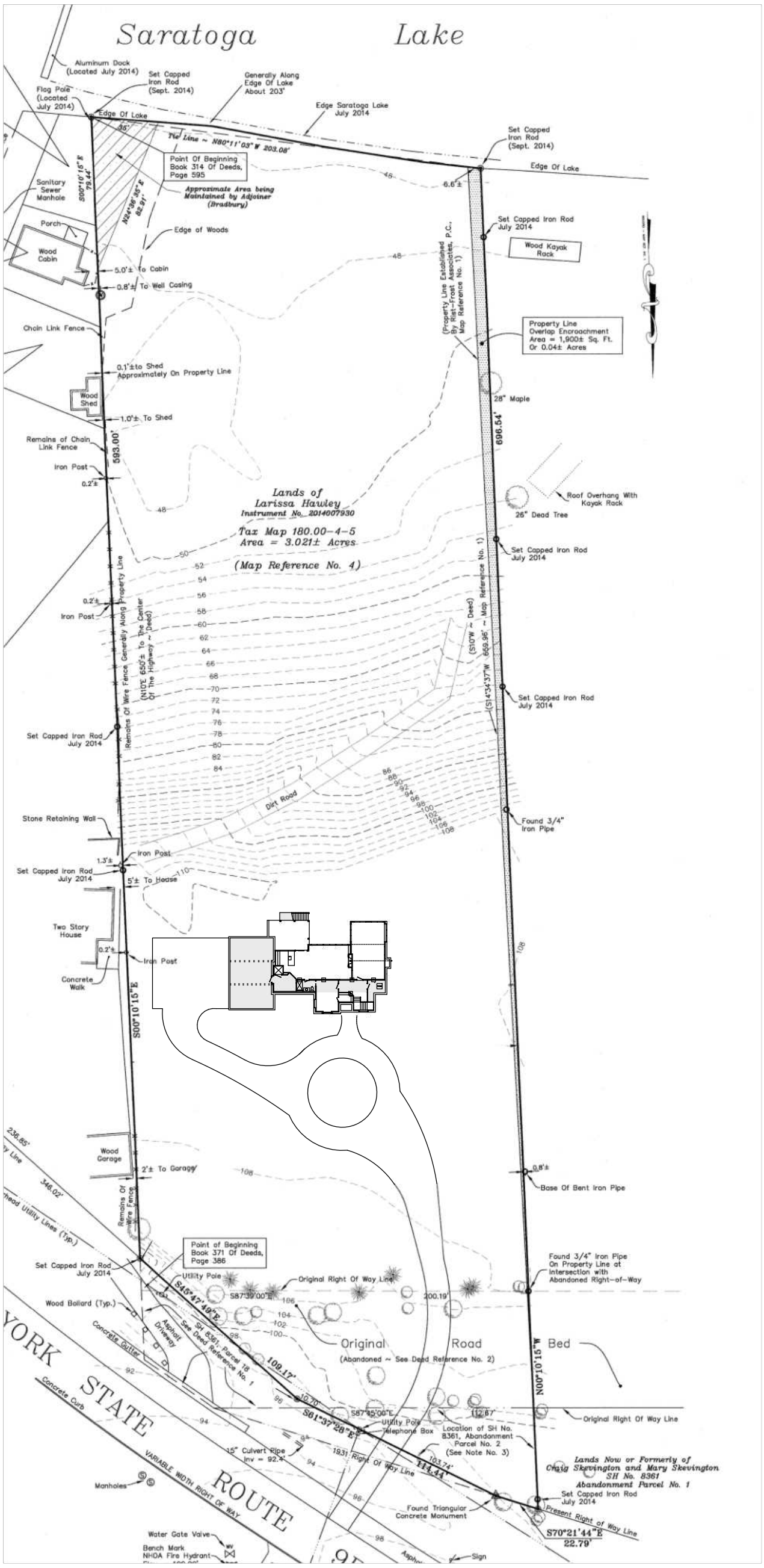

Rosecrans Property

Saratoga Lake, Saratoga Springs

Scale: 1" = 60'

October 4, 2016

Roofing

SW 9180
Aged White

Trim

Siding

Windows

WITT
CONSTRUCTION, INC.
National Award Winner

540 Union Avenue, Saratoga Springs DRC Review

Deck Flooring

Lighting

Front Entrance Door

Garage Doors

Garage Roof Brackets

POLYURETHANE - PUR » DECORATIVE MILLWORK » BRACKETS » BRACKET 12-1/2X14-5/8X5 SMOOTH

BKT13X15

Price: $53.82

CAD Elevation: DWG DXF
CAD Profile: DWG DXF

WIDTH	5.0000
HEIGHT	14.6250
LENGTH	0.0000
PROJECTION	12.5000
DIAMETER	0.0000
INSIDE DIAMETER	0.0000
RADIUS	0.0000

All dimensions in inches

Surrounding Roof Brackets

POLYURETHANE - PUR » DECORATIVE MILLWORK » DENTIL BLOCK » DENTIL BLOCK 5-3/8X4-3/8X6-7/8 SMOOTH

DTLB5X4X7

Price: $34.33

CAD Elevation: DWG DXF
CAD Profile: DWG DXF

WIDTH	4.3750
HEIGHT	5.3750
LENGTH	0.0000
PROJECTION	6.8750
DIAMETER	0.0000
INSIDE DIAMETER	0.0000
RADIUS	0.0000

All dimensions in inches

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563 N Broadway Saratoga Springs, NY 12866

October 21, 2016

Rosecrans Residence

Revised Concept Plans

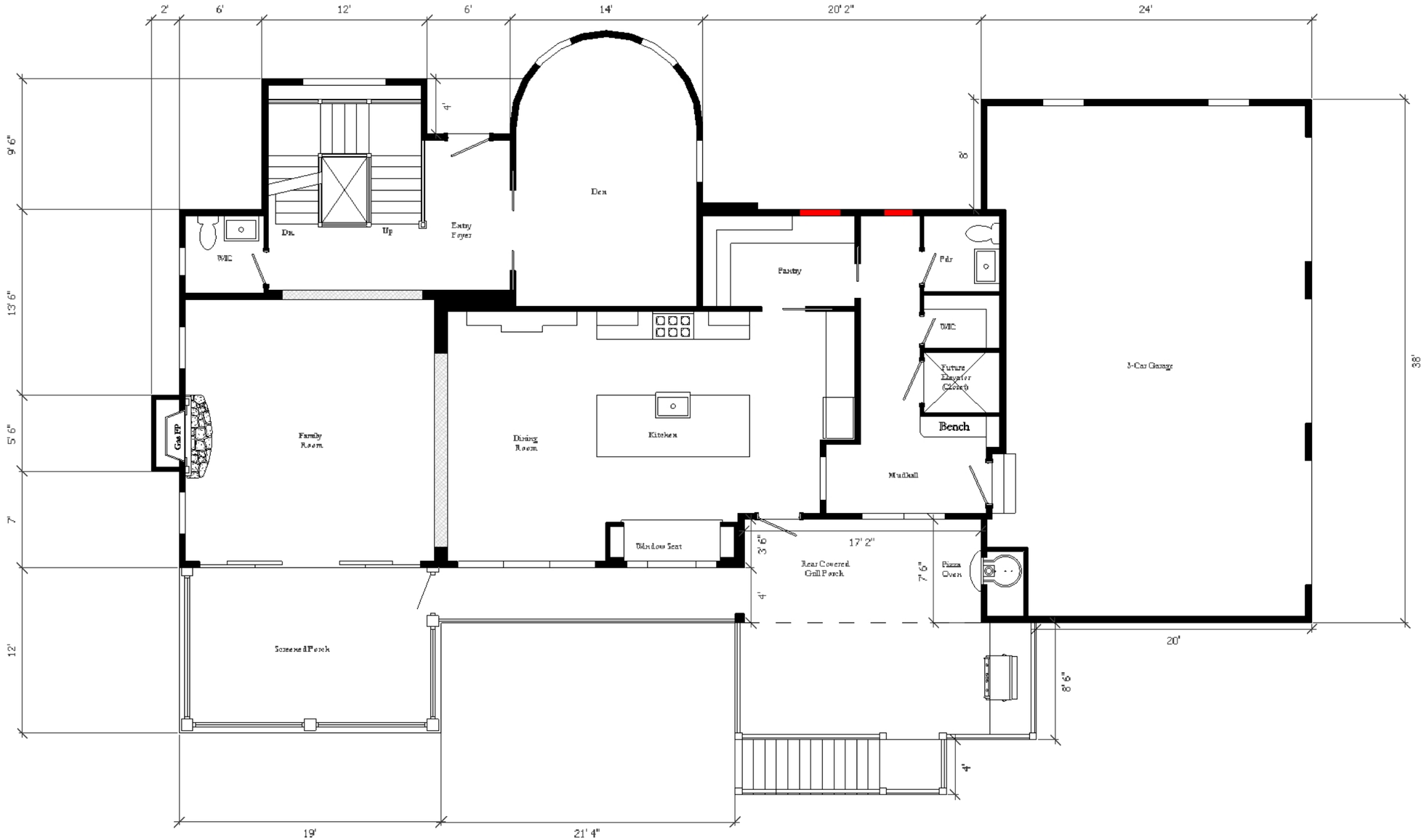
Witt Construction

563 N Broadway Saratoga Springs, NY 12866

October 21, 2016

Rosecrans Residence

Revised Concept Plans



Witt Construction

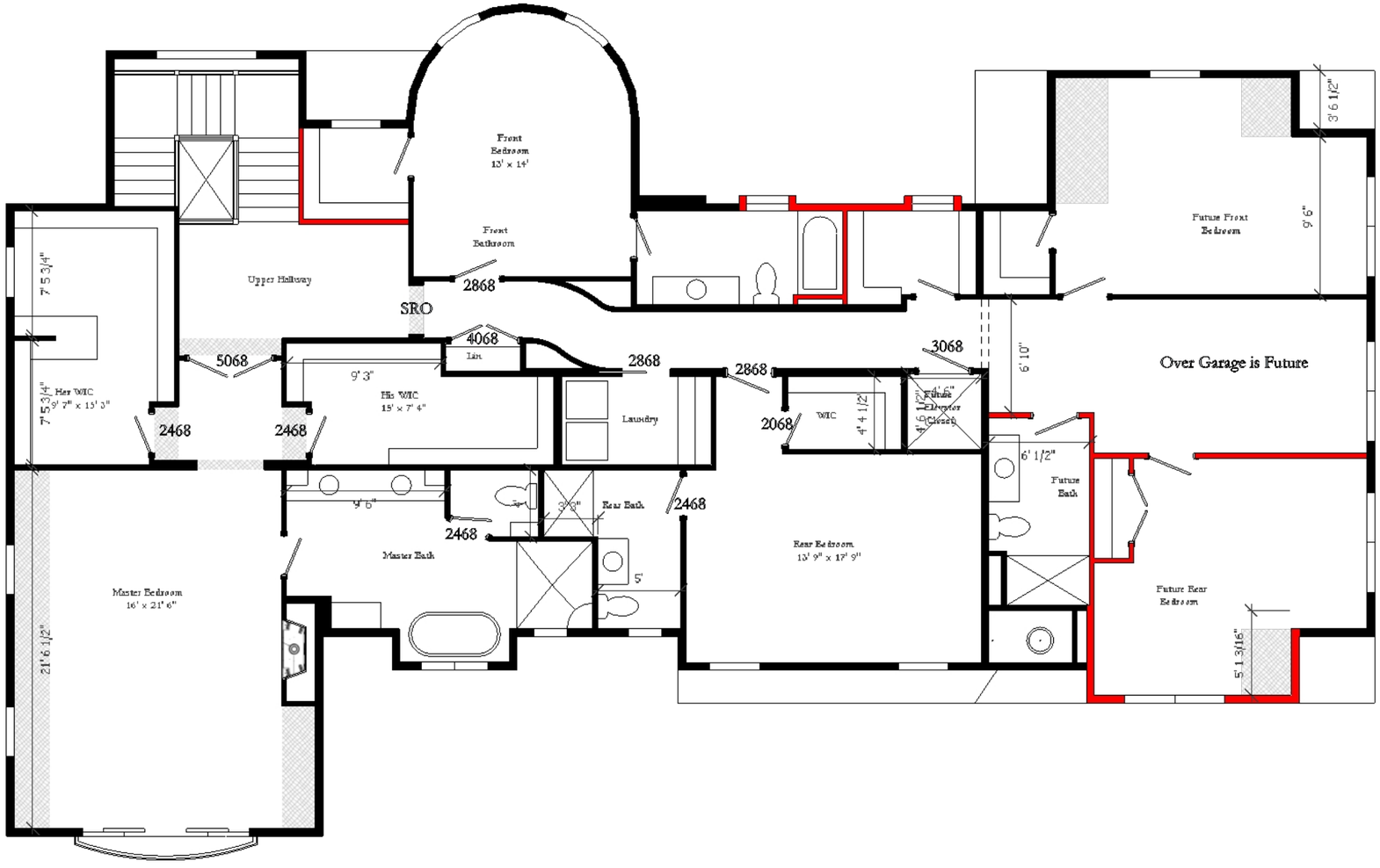
563 N Broadway Saratoga Springs, NY 12866

October 21, 2016

Rosecrans Residence

Revised Concept Plans

Scale: 1/8" = 1'



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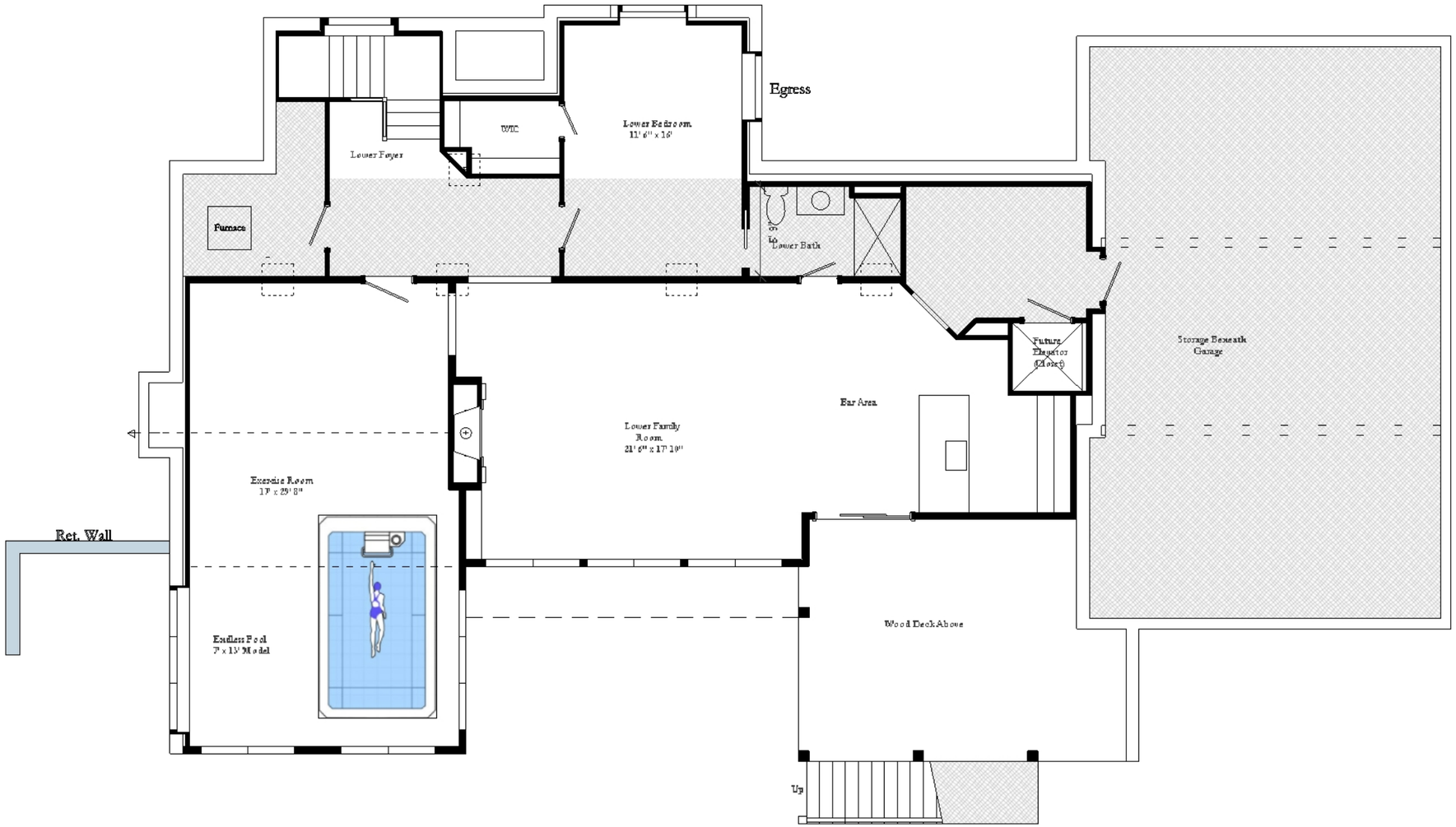

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October 21, 2016

Rosecrans Residence

Revised Concept Plans

Scale: 1/8" = 1'

Atlantic Premium Shutters®

SECTION 10712

COMPOSITE SHUTTERS AND ACCESSORIES

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PART 1 GENERAL

1.1 SECTION INCLUDES

A. Functional exterior shutters.

B. Exterior shutter hardware.

1.2 RELATED SECTIONS

A. Section 09900 - Paints and Coatings.

1.3 SUBMITTALS

A. Submit under provisions of Section 01300.

B. Shop Drawings: Show materials, layout, dimensions, profiles, fasteners and anchors, hardware, finishes, and interface with adjacent construction.

C. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Installation methods.

D. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's 40 standard colors.

E. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and textures.

1.4 QUALITY ASSURANCE

A. Thermal Stability: Fiberglass louvers and side rails thermally stable from minus 100 degrees F (minus 38 C) to 200 degrees F (93 C).

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to site in manufacturer's original, unopened packaging, with labels

clearly identifying product name and manufacturer.

B. Store products in manufacturer's unopened packaging until ready for installation.

C. Store materials in a clean, cool and dry area in accordance with manufacturer's instructions. Do not leave unopened shutters in direct sunlight.

D. Protect materials during handling and installation to prevent damage.

1.6 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.7 WARRANTY

A. Provide with a limited lifetime warranty on structural components and manufacturers defects and factory applied finish. Warranty is limited to the original purchaser.

B. Provide a limited ten year warranty on structural components and factory applied paint finish.

C. Provide a limited three year warranty on structural components and manufacturers defects.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Atlantic Premium Shutters - The Tapco Group, which is located at: 29797 Beck Rd. ; Wixom, MI 48398-2834; Toll Free Tel: 866-288-2726; Tel: 877-437-0608; Fax: 843-752-0111; Email: Brent.Dupree@Tapcoint.com Web: www.thetapcogroup.com/brands/atlantic

B. Substitutions: Not permitted.

C. Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.2 SHUTTERS

A. Raised Panel Shutters: Atlantic Architectural Collection Raised Panel Shutters fabricated of high density solid core composite material, and high density PVC sheet machined and interlocked with pultruded fiberglass stiles. Finished Raised Panel is 1 inch (26 mm) thick. Shutters are finished with two part urethane paint, oven cured.
   1. Style:
      a. Standard two panel.
      b. Single panel.
      c. Extra panel (3 panel).
      d. Extra panel (4 panel).
      e. Flat panel.
      f. Custom rail location.
      g. Arch or radius top.
      h. V-Groove flat panel.
      i. Single panel with vertical cut profile.
      j. Rabbeted edge with beading.
      k. Cut out.

l. Butt hinge.

2. Width:
   a. _____ inch (____ mm).
   b. As indicated on the Drawings.
3. Height:
   a. _____ inch (____ mm).
   b. As indicated on the Drawings.
4. Colors:
   a. Pine 644.
   b. White 631.
   c. Walnut 641.
   d. Craftsman Brown 659.
   e. Federal Brown 635.
   f. Hammered Silver 661.
   g. Roycraft Mist Gray 664.
   h. Chelsea Gray 662.
   i. Evergreen 638.
   j. Deep Sea Blue 637.
   k. Pewter 646.
   l. Roycraft Pewter 663.
   m. Midnight Sky 639.
   n. Tempest Blue 666.
   o. Hamilton Blue 667.
   p. Harbor 645.
   q. Rockwood Dark Green 656.
   r. Rockwood Shutter Green 654.
   s. Roycraft Bottle Green 655.
   t. Forest Green 633.
   u. Charleston Green 653.
   v. Weathered Shingle 660.
   w. Rockwood Medium Brown 658.
   x. Garnet 669.
   y. Polished Mahogany 657.
   z. Roycraft Copper Red 668.
   aa. Board and Batten Red 650.
   bb. Black 632.
   cc. Cascade 647.
   dd. Bordeaux 640.
   ee. Sand 642.
   ff. Plum Creek 643.
   gg. Prime finish.
   hh. Custom color as selected.

B. Louver Shutters: Atlantic Architectural Collection Louvered Colonial Shutters fabricated of pultruded fiberglass for vertical stiles and horizontal louvers. High density PVC sheet is machined and interlocked with fiberglass stiles. Finished louver is 1-1/4 inch (32 mm) thick. Louvers are spaced 1-1/4 inches (32 mm) to allow for proper air ventilation. Shutters are finished with two part urethane paint, oven cured.
   1. Style:
      a. Standard.
      b. Additional rails.
      c. Vertical mullion.
      d. Faux tilt rod.
      e. Custom top or bottom rail.
      f. Solid arch top.
      g. Horns.

h. Rabbeted edge.
i. Bahama louver spacing.
j. Butt hinge.

2. Width:
   a. _____ inch (____ mm).
   b. As indicated on the Drawings.
3. Height:
   a. _____ inch (____ mm).
   b. As indicated on the Drawings.
4. Colors:
   a. Pine 644.
   b. White 631.
   c. Walnut 641.
   d. Craftsman Brown 659.
   e. Federal Brown 635.
   f. Hammered Silver 661.
   g. Roycraft Mist Gray 664.
   h. Chelsea Gray 662.
   i. Evergreen 638.
   j. Deep Sea Blue 637.
   k. Pewter 646.
   l. Roycraft Pewter 663.
   m. Midnight Sky 639.
   n. Tempest Blue 666.
   o. Hamilton Blue 667.
   p. Harbor 645.
   q. Rockwood Dark Green 656.
   r. Rockwood Shutter Green 654.
   s. Roycraft Bottle Green 655.
   t. Forest Green 633.
   u. Charleston Green 653.
   v. Weathered Shingle 660.
   w. Rockwood Medium Brown 658.
   x. Garnet 669.
   y. Polished Mahogany 657.
   z. Roycraft Copper Red 668.
   aa. Board and Batten Red 650.
   bb. Black 632.
   cc. Cascade 647.
   dd. Bordeaux 640.
   ee. Sand 642.
   ff. Plum Creek 643.
   gg. Prime finish.
   hh. Custom color as selected.

C. Combination Shutters: Atlantic Architectural Collection Combination Shutters fabricated of pultruded fiberglass for vertical stiles and horizontal louvers. High density solid core composite material and High density PVC sheet is machined and interlocked with fiberglass stiles. Finished combination is 1-1/4 inch (32 mm) thick. Shutters are finished with two part urethane paint, oven cured.
   1. Style:
      a. Standard.
      b. Additional rail.
      c. Extra panel.
      d. Vertical mullion.
      e. Faux tilt rod.

f. Custom rail sizes.
g. Solid panel arch top. Bahama lover spacing. Rabbeted edge.
h. Bahama louver spacing.
i. Rabbeted edge.
j. Butt hinge.
k. Cut out.

2. Width:
   a. _____ inch (____ mm).
   b. As indicated on the Drawings.
3. Height:
   a. _____ inch (____ mm).
   b. As indicated on the Drawings.
4. Colors:
   a. Pine 644.
   b. White 631.
   c. Walnut 641.
   d. Craftsman Brown 659.
   e. Federal Brown 635.
   f. Hammered Silver 661.
   g. Roycraft Mist Gray 664.
   h. Chelsea Gray 662.
   i. Evergreen 638.
   j. Deep Sea Blue 637.
   k. Pewter 646.
   l. Roycraft Pewter 663.
   m. Midnight Sky 639.
   n. Tempest Blue 666.
   o. Hamilton Blue 667.
   p. Harbor 645.
   q. Rockwood Dark Green 656.
   r. Rockwood Shutter Green 654.
   s. Roycraft Bottle Green 655.
   t. Forest Green 633.
   u. Charleston Green 653.
   v. Weathered Shingle 660.
   w. Rockwood Medium Brown 658.
   x. Garnet 669.
   y. Polished Mahogany 657.
   z. Roycraft Copper Red 668.
   aa. Board and Batten Red 650.
   bb. Black 632.
   cc. Cascade 647.
   dd. Bordeaux 640.
   ee. Sand 642.
   ff. Plum Creek 643.
   gg. Prime finish.
   hh. Custom color as selected.

D. Bahama Shutters: Atlantic Architectural Collection Bahama Shutters fabricated of pultruded fiberglass for vertical stiles, horizontal rails and horizontal louvers. Finished shutter is 1-1/4 inch (32 mm) thick. Shutters are finished with two part urethane paint, oven cured.
   1. Style:
      a. Standard
      b. Additional rails.
      c. Additional vertical mullion.

d. Colonial louver spacing.

2. Width:
   a. Single Panel.
   b. Double panel with vertical mullion.
   c. Triple panel with vertical mullions.
   d. Four panel with vertical mullions.
   e. _____ inch (____ mm).
   f. As indicated on the Drawings.
3. Height:
   a. _____ inch (____ mm).
   b. As indicated on the Drawings.
4. Colors:
   a. Pine 644.
   b. White 631.
   c. Walnut 641.
   d. Craftsman Brown 659.
   e. Federal Brown 635.
   f. Hammered Silver 661.
   g. Roycraft Mist Gray 664.
   h. Chelsea Gray 662.
   i. Evergreen 638.
   j. Deep Sea Blue 637.
   k. Pewter 646.
   l. Roycraft Pewter 663.
   m. Midnight Sky 639.
   n. Tempest Blue 666.
   o. Hamilton Blue 667.
   p. Harbor 645.
   q. Rockwood Dark Green 656.
   r. Rockwood Shutter Green 654.
   s. Roycraft Bottle Green 655.
   t. Forest Green 633.
   u. Charleston Green 653.
   v. Weathered Shingle 660.
   w. Rockwood Medium Brown 658.
   x. Garnet 669.
   y. Polished Mahogany 657.
   z. Roycraft Copper Red 668.
   aa. Board and Batten Red 650.
   bb. Black 632.
   cc. Cascade 647.
   dd. Bordeaux 640.
   ee. Sand 642.
   ff. Plum Creek 643.
   gg. Prime finish.
   hh. Custom color as selected.

E. Raised Panel Shutters: Atlantic Classic Collection Raised Panel Shutters fabricated of high density solid core composite material. Finished raised panel is 1 inch (25 mm) thick. Shutters are finished with two part urethane paint, oven cured.
   1. Style:
      a. Standard.
      b. Single panel.
      c. Extra panel (3 panel).
      d. Extra panel (4 panel).
      e. Flat panel.

f. Arch or radius top.
g. V-Groove flat panel
h. Custom rail location.

2. Width:
   a. _____ inch (____ mm).
   b. As indicated on the Drawings.
3. Height:
   a. _____ inch (____ mm).
   b. As indicated on the Drawings.
4. Colors:
   a. Pine 644.
   b. White 631.
   c. Walnut 641.
   d. Craftsman Brown 659.
   e. Federal Brown 635.
   f. Hammered Silver 661.
   g. Roycraft Mist Gray 664.
   h. Chelsea Gray 662.
   i. Evergreen 638.
   j. Deep Sea Blue 637.
   k. Pewter 646.
   l. Roycraft Pewter 663.
   m. Midnight Sky 639.
   n. Tempest Blue 666.
   o. Hamilton Blue 667.
   p. Harbor 645.
   q. Rockwood Dark Green 656.
   r. Rockwood Shutter Green 654.
   s. Roycraft Bottle Green 655.
   t. Forest Green 633.
   u. Charleston Green 653.
   v. Weathered Shingle 660.
   w. Rockwood Medium Brown 658.
   x. Garnet 669.
   y. Polished Mahogany 657.
   z. Roycraft Copper Red 668.
   aa. Board and Batten Red 650.
   bb. Black 632.
   cc. Cascade 647.
   dd. Bordeaux 640.
   ee. Sand 642.
   ff. Plum Creek 643.
   gg. Prime finish.
   hh. Custom color as selected.

F. Louver Shutters: Atlantic Classic Collection Faux Louvered Colonial Shutters fabricated of high density solid core composite material. Finished louver is 1-1/4 inch (32 mm) thick. Shutters are finished with two part urethane paint, oven cured. These shutters provide no air ventilation.
   1. Style:
      a. Standard.
      b. Additional Rails.
      c. Arch or Radius Top
   2. Width:
      a. _____ inch (____ mm).
      b. As indicated on the Drawings.

3. Height:
    a. _____ inch (____ mm).
    b. As indicated on the Drawings.
4. Colors:
    a. Pine 644.
    b. White 631.
    c. Walnut 641.
    d. Craftsman Brown 659.
    e. Federal Brown 635.
    f. Hammered Silver 661.
    g. Roycraft Mist Gray 664.
    h. Chelsea Gray 662.
    i. Evergreen 638.
    j. Deep Sea Blue 637.
    k. Pewter 646.
    l. Roycraft Pewter 663.
    m. Midnight Sky 639.
    n. Tempest Blue 666.
    o. Hamilton Blue 667.
    p. Harbor 645.
    q. Rockwood Dark Green 656.
    r. Rockwood Shutter Green 654.
    s. Roycraft Bottle Green 655.
    t. Forest Green 633.
    u. Charleston Green 653.
    v. Weathered Shingle 660.
    w. Rockwood Medium Brown 658.
    x. Garnet 669.
    y. Polished Mahogany 657.
    z. Roycraft Copper Red 668.
    aa. Board and Batten Red 650.
    bb. Black 632.
    cc. Cascade 647.
    dd. Bordeaux 640.
    ee. Sand 642.
    ff. Plum Creek 643.
    gg. Prime finish.
    hh. Custom color as selected.

G. Board and Batten Shutters: Atlantic Classic Collection Board and Batten Shutters fabricated of high density solid core composite material. Finished board and batten is 1-1/2 inch (38 mm) thick. Shutters are finished with two part urethane paint, oven cured.
1. Style:
    a. Standard.
    b. Z-Bar.
    c. Extra batten.
    d. No battens.
    e. Arch or radius top.
    f. Cut out.
2. Width:
    a. _____ inch (____ mm).
    b. As indicated on the Drawings.
3. Height:
    a. _____ inch (____ mm).
    b. As indicated on the Drawings.

4. Colors:
    a. Pine 644.
    b. White 631.
    c. Walnut 641.
    d. Craftsman Brown 659.
    e. Federal Brown 635.
    f. Hammered Silver 661.
    g. Roycraft Mist Gray 664.
    h. Chelsea Gray 662.
    i. Evergreen 638.
    j. Deep Sea Blue 637.
    k. Pewter 646.
    l. Roycraft Pewter 663.
    m. Midnight Sky 639.
    n. Tempest Blue 666.
    o. Hamilton Blue 667.
    p. Harbor 645.
    q. Rockwood Dark Green 656.
    r. Rockwood Shutter Green 654.
    s. Roycraft Bottle Green 655.
    t. Forest Green 633.
    u. Charleston Green 653.
    v. Weathered Shingle 660.
    w. Rockwood Medium Brown 658.
    x. Garnet 669.
    y. Polished Mahogany 657.
    z. Roycraft Copper Red 668.
    aa. Board and Batten Red 650.
    bb. Black 632.
    cc. Cascade 647.
    dd. Bordeaux 640.
    ee. Sand 642.
    ff. Plum Creek 643.
    gg. Prime finish.
    hh. Custom color as selected.

H. ProSeries Raised Panel Shutters: Atlantic ProSeries Raised Panel Shutters fabricated of high density solid core composite material. Finished raised panel is 1 inch (25 mm) thick. Shutters are primed only and should receive a finish coat of paint.
1. Style:
    a. Standard.
    b. Single Panel.
    c. Extra Panel (3 panel).
    d. Extra Panel (4 panel).
    e. Flat Panel.
    f. Quarter Round Arch Top.
2. Width:
    a. _____ inch (____ mm).
    b. As indicated on the Drawings.
3. Height:
    a. _____ inch (____ mm).
    b. As indicated on the Drawings.
4. Colors: Shutters are primed only and should receive a high quality finish coat of paint.
    a. Color: as specified in Division 09900

b. As Indicated on Drawings

I. ProSeries Louver Shutters: Atlantic ProSeries Louver Shutters fabricated of high density solid core composite material. Finished Louver is 1-1/4 inch (32 mm) thick. Shutters are primed only and should receive a finish coat of paint.
1. Style:
a. Standard.
b. Additional Rails.
c. Quarter Round Arch Top.
2. Width:
a. _____ inch (____ mm).
b. As indicated on the Drawings.
3. Height:
a. _____ inch (____ mm).
b. As indicated on the Drawings.
4. Colors: Shutters are primed only and should receive a high quality finish coat of paint.

J. ProSeries Board and Batten Shutters: Atlantic ProSeries Board and Batten Shutters fabricated of high density solid core composite material. Finished Board and Batten is 1-1/2 inch (38 mm) thick. Shutters are primed only and should receive a finish coat of paint.
1. Style:
a. Standard.
b. Z-Bar
c. Extra batten
d. No battens
e. Quarter Round Arch Top
2. Width:
a. _____ inch (____ mm).
b. As indicated on the Drawings.
3. Height:
a. _____ inch (____ mm).
b. As indicated on the Drawings.
4. Colors: Shutters are primed only and should receive a high quality finish coat of paint.
a. Color: as specified in Division 09900.
b. As indicated on Drawings.

2.3 HARDWARE

A. Atlantic Architectural Collection, Classic Collection, and ProSeries Raised Panel, Louver, Combination, or Board and Batten Shutters Hardware only.
1. Hardware:
a. Pintel: Provide in same size pairs.
1) Pintel plate size - 1-1/2 inch (38 mm) by 3-1/2 inch (89 mm) by 1/8 inch (3.2 mm), Pin diameter 3/8 inch (9.5 mm).
2) Stainless Steel with a matte black powder coat finish.
3) Offsets:
a) 1/2 inch (12.5 mm).
b) 1-1/2 inch (38 mm).
c) 2-1/4 inch (57 mm).
d) 3-1/2 inch (89 mm).
b. 4 inch (102 mm) Lag Pintel: Provide in pairs.
1) Stainless Steel with a matte black powder coat finish.
c. 6 inch (152 mm) L-Hinge: Provide in same size pairs.

1) Stainless Steel with a matte black powder coat finish.
2) Offsets:
   a) 0 inch.
   b) 1/2 inch (12.5 mm).
   c) 1-1/2 inch (38 mm).
   d) 2-1/4 inch (57 mm).

d. 9 inch (229 mm) adjustable L-Hinge: provide in pairs.
   1) Stainless Steel with a matte black powder coat finish.

e. 10 inch (254 mm) Strap Hinge: Provide in same size pairs.
   1) Stainless Steel with a matte black powder coat finish.
   2) Offsets:
      a) 0 inch
      b) 1/2 inch (12.5 mm).
      c) 1-1/2 inch (38 mm).
      d) 2-1/4 inch (57 mm).

f. 12 inch (305 mm) Strap Hinge: Provide in same size pairs.
   1) Stainless Steel with a matte black powder coat finish.
   2) Offsets:
      a) 1/2 inch (12.5 mm).
      b) 1-1/2 inch (38 mm).
      c) 2-1/4 inch (57 mm).

g. 10 inch (254 mm) Backplate: Provide in same size pairs.
   1) Stainless Steel with a matte black powder coat finish.

h. 12 inch (305 mm) Backplate: Provide in same size pairs.
   1) Stainless Steel with a matte black powder coat finish.

i. Jamb Pintel: Provide in same size pairs.
   1) Stainless Steel with a matte black powder coat finish.
   2) Offsets:
      a) 1/2 inch (12.5 mm).
      b) 1 inch (25 mm).
      c) 2 inch (51 mm).

j. Flat Hinge:
   1) Stainless Steel, 12 gauge with matte black powder coat finish.
   2) Offsets:
      a) 0 inch.
      b) 1/2 inch (12.5 mm).
      c) 1-1/2 inch (38 mm).
      d) 2-1/4 inch (57 mm).

k. 6 inch (152 mm) L-Hinge Backplate: Stainless Steel with matte black powder coat finish. Provided in pairs.

l. Flat Hinge Backplate: Stainless Steel with matte black powder coat finish. Provided in pairs.

m. H-Hinge: Stainless Steel with matte black powder coat finish. Provided in pairs.

n. Pintal Shim: Stackable, black polyamide plastic, 1/4 inch (6 mm) thick.

o. S Holdback: Stainless Steel with matte black powder coat finish. Provided in pairs with Stainless Steel lag bolt, washer, and cotter pin.

p. Dog Post Holdback: Stainless Steel with matte black powder coat finish. Provided in eaches.

q. Rat Tail Holdback: Stainless Steel with matte black powder coat finish. Provided in pairs.

r. 6 inch (152 mm) Lag Bolt: Stainless Steel with matt black powder coat finish. Provided in pairs. For use with S Holdback and Rat Tail Holdback.

s. Shutter Slide Bolt, 12 inch (305 mm). Stainless Steel with matte black powder coat finish.

1) Non-locking slide bolt.
2) Locking slide bolt.

t. Acorn Holdback.

u. Fixed Mounting Hardware – Clear polycarbonate bracket
1) 9 inch (229 mm)
2) 14 inch (356 mm)
3) 18 inch (457 mm)

B. Atlantic Architectural Collection Bahama Shutter Hardware only.

1. Hardware:

a. Male Hinge:
1) Plate size - 1-1/8 inch (28 mm) backplate.

b. Female Hinge, 2-3/8 inch (60 mm):
1) Plate size 1-1/4 inch (32 mm) with 1/4 inch (6 mm) lip.
2) Projection 2-3/8 inch (60 mm).

c. Female Hinge, 3-3/8 inch (86 mm):
1) Plate size 1-1/4 inch (32 mm) with 1/4 inch (6 mm) lip.
2) Projection 3-3/8 inch (86 mm).

d. Tilt Arms:
1) Aluminum tilt arms with nylon end caps.
2) Black Anodized tilt arms with nylon end caps.
3) Nylon hinges/eye end sets.
4) Stainless steel clevis pins:

PART 3 EXECUTION

3.1 EXAMINATION

A. Do not begin installation until substrates have been properly prepared.

B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

C. Commencement of work will imply acceptance of substrate.

3.2 PREPARATION

A. Clean surfaces thoroughly prior to installation.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

A. Install in accordance with manufacturer's instructions and with no fasteners through the face of the shutters.

B. Adjust operable units for smooth unobstructed operation.

C. Atlantic ProSeries Shutters require a light sanding using a 360 grit sandpaper prior to top coat application to achieve proper paint adhesion.

3.4 PROTECTION

A. Protect installed products from damage by weather and other work until Date of Substantial Completion.

B. Touch-up and repair damaged products before Date of Substantial Completion.

END OF SECTION

MATERIAL SAFETY DATA SHEET

Exterior California Stucco (all standard colors)

OSHA 29 CFR 1910.1200

SECTION I:

Manufacturer's Name:	California Stucco Products Corp.
Address:	85 Zabriskie Street Hackensack, New Jersey 07601
Emergency Telephone #:	201-342-0878
Trade Name & Synonyms:	Exterior California Stucco (all standard colors)
Chemical Family:	Not available
Formula:	Proprietary
Date Prepared:	11/15/85

SECTION II: HAZARDOUS INGREDIENTS

INGREDIENTS	CAS NUMBER	% (WT)	ACGIH TLV	OSHA PEL
Silicon Dioxide, Crystalline	14808-60-7	65-70	*	**
Calcium Hydroxide	01305-62-0	13-18	5mg/m3	none
All other nuisance dust from organic or inorganic sources, Portland cement is included in this identification	65997-15-1	13-18	5mg/m3 (respirable) 10mg/m3 (total)	5mg/m3 (respirable) 15mg/m3 (total)

Ingredients not directly identified are non-hazardous.

SECTION III: PHYSICAL DATA

Boiling Point (0 deg. F):	Not available
Vapor Pressure (mmHg):	Not applicable
Vapor Density (AIR=1):	Not applicable
pH:	Not available
Specific Gravity (H2O=1):	Not available
Percent Volatile by Volume (%):	Not applicable
Solubility in Water:	Slight (0.1% - 0.5%)
Appearance & Odor:	White or colored powder. No odor.

SECTION IV: FIRE AND EXPLOSION HAZARD DATA

Flash point (Method Used):	Not applicable
Flammable Limits:	Not applicable
Extinguishing Media:	Not applicable
Special Fire Fighting Procedures:	Material is non-combustible
Unusual Fire and Explosive Hazards:	None

SECTION V: HEALTH HAZARD DATA

Threshold Limit Value: 10mg/m3-total dust; 5mg/m3-respirable dust
Primary Route of Entry: Inhalation
Effects of Overexposure:

Eye Contact- May cause irritation to eyes, specifically inflammation of the cornea due to aggregate abrasion upon direct contact.

Skin Contact- May cause dryness or burns upon prolonged contact. Hypersensitive individuals may develop an allergic dermatitis. This material is not absorbed through the skin and therefore no toxic effects are known via this entry route.

Inhalation- This product contains Crystalline Silica. This may cause irritation to mucous membranes of the respiratory tract and to the upper respiratory tract specifically. Excessive inhalation may lead to fibrosis of the lungs (silicosis).

Ingestion- No toxic effects are known.

Emergency First Aid Procedures:

Eye Contact- **DO NOT RUB EYES.** Immediately flush with water for 15 minutes. Consult physician.

Skin Contact- Rinse skin with water to remove material. Do not rub skin until abrasive material is removed. Wash thoroughly with soap and water. If irritation develops, seek medical attention. Remove contaminated clothing and wash before reuse.

Inhalation- Remove to fresh air. If irritation, cough or difficult breathing or other respiratory symptoms develop, consult a physician.

Ingestion- Dilute by giving two (2) glasses of milk or water. Consult medical personnel.

SECTION VI: REACTIVITY DATA

Stability:	Stable
Conditions to Avoid:	Keep dry until use
Incompatibility (Materials to Avoid):	Strong oxidizing agents such as strong organic and inorganic acids
Hazardous Decomposition Products:	None
Hazardous Polymerization:	Will not occur
Conditions to Avoid:	None

SECTION VII: SPILL OR LEAK PROCEDURES

Steps to be taken in case material is released or spilled: Provide ventilation.
Collect spilled powder with dustless method and place in containers. If material is mixed, surround with absorbent material and shovel into containers

Waste Disposal Method: Uncontaminated material may be reused. Dispose of as non-hazardous waste in compliance with all federal, State and Local regulations.

SECTION VIII: SPECIAL PROTECTION INFORMATION

Respiratory Protection (Specific Type):	When exposure exceeds the PEL, a NIOSH approved respirator is recommended.
Ventilation:	If necessary, use local exhaust to control PEL of airborne dust.
Protective Clothing:	Rubber gloves, rubber boots and adequate clothing are recommended to protect skin from prolonged contact.
Eyewear:	Safety glasses with side shield are recommended in dusty environments while mixing and as long as splash hazards exist.
Other protective Equipment:	Provide eyewash station and other suitable means of cleansing eyes and skin.

SECTION IX: SPECIAL PRECAUTIONS

Precautions to be taken in handling and storing:	Store in cool, dry area off the ground. Avoid contact with strong oxidizing agents such as acids. Avoid inhalation of dust. Avoid eye and skin contact.
Other precautions:	Protect product containers from physical damage.

The information in this Material Safety Data Sheet relates to the specific material designated herein and does not relate to use in combination with any other material or in any process. Since conditions are outside our control, we make no warranties, expressed or implied, and assume no liability in connection with any use of this information. The information set forth herein is based on technical data that California Stucco Products Corp. believes to be reliable and is hereby submitted in good faith.

ABBREVIATIONS:

ACGIH:	American Conference of Governmental Industrial Hygienists
CAS:	Chemical Abstract Service
CFR:	Code of Federal Regulations
m3:	Cubic Meter
mg:	Milligram
NIOSH:	National Institute for Occupational Safety and Health
OSHA:	Occupational Safety and Health Administration
PEL:	Particulate Emission Level
TLV:	Threshold Limit Value

*TLV for crystalline silica:	For respirable dust in mg/m3:	10mg/m3 / % respirable quartz +2
	For total dust, respirable & nonrespirable:	30mg/m3 / % quartz +3
**PEL for crystalline silica:	For respirable dust in mg/m3:	10mg/m3 / % SiO2 +2
	For total dust in mg/m3:	30mg/m3 / % SiO2 +2

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

WITT CONSTRUCTION, INC.

563 N. BROADWAY
SARATOGA SPRINGS
NEW YORK, 12866

(518) 587-4113
(518) 587-0260 FAX
JWITT@WITTCONSTRUCTION.COM

Project Title

Rosecrans-Hawley Residence

Dwg. Number

1

Date: 10/31/2016

Witt Construction

563 N Broadway Saratoga Springs, NY 12866

October 31, 2016

Rosecrans Residence

Revised Exterior

BKT13X15

Price: $53.82

CAD Elevation: DWG DXF
CAD Profile: DWG DXF

WIDTH	5.0000
HEIGHT	14.6250
LENGTH	0.0000
PROJECTION	12.5000
DIAMETER	0.0000
INSIDE DIAMETER	0.0000
RADIUS	0.0000

All dimensions in inches

DTLB5X4X7

Price: $34.33

CAD Elevation: DWG DXF
CAD Profile: DWG DXF

WIDTH	4.3750
HEIGHT	5.3750
LENGTH	0.0000
PROJECTION	6.8750
DIAMETER	0.0000
INSIDE DIAMETER	0.0000
RADIUS	0.0000

All dimensions in inches

Board and Batten

Providing instant old-world charm, these robust, deeply dimensioned shutters are the classic choice for French Country, cottage, Spanish-style or Tudor homes. Combine with stucco, brick, fiber cement, stone veneer or vinyl for a beautifully finished exterior. Choose from a wide range of colors and options to make any home unique.

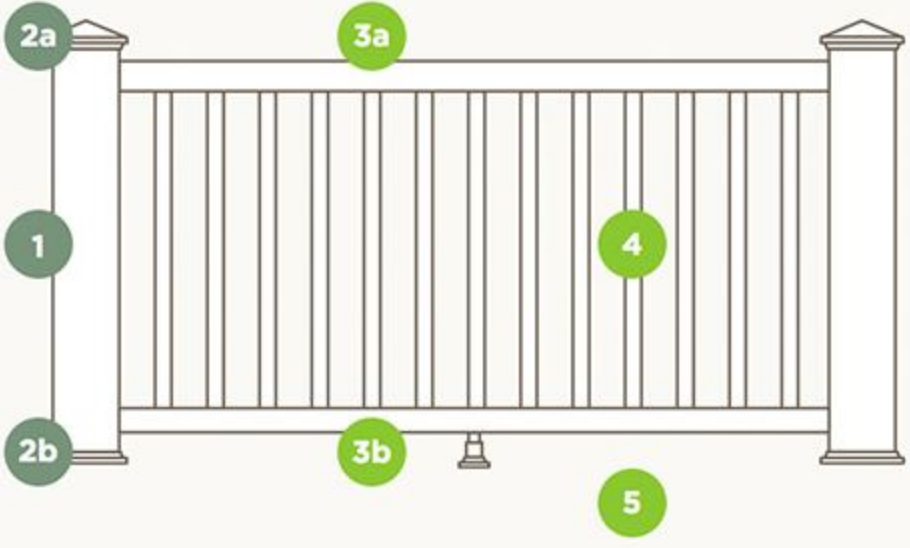
Please note that actual colors may vary from those shown on screen.

Tips & Information

Elevating the fine art of outdoor living thru the fine art of outdoor design

TRANSCEND® COMPONENTS

Transcend is either a 5-step or 3-step process. Choose Trex post sleeves, caps and skirts (steps 1 & 2). Then choose each component separately for a custom design (steps 3–5).



1. Post Sleeve

2a. Post Sleeve Cap

2b. Post Sleet Skirt

3a. Top Rail

3b. Bottom Rail

4. Balusters

5. Accessory Infill Kit

Transcend also offers a simple, 3-step option if you choose a rail & baluster kit in Classic White.

CITY OF SARATOGA SPRINGS

DESIGN REVIEW COMMISSION

City Hall - 474 Broadway
Saratoga Springs, New York 12866
Tel: 518-587-3550 x.515 fax: 518-580-9480
www.saratoga-springs.org

[FOR OFFICE USE]

(Application #)

(Date received)

ARCHITECTURAL / HISTORIC REVIEW APPLICATION

	APPLICANT(S)*	OWNER(S) *(If not applicant)*	ATTORNEY/AGENT
Name	The Saratoga Hilton		Matthew J. Jones
Address	534 Broadway		68 West Avenue
	Saratoga Springs, NY 12866		Saratoga Springs, NY 12866
Phone	/	/	[redacted]
Email			

Identify primary contact person: ☐ Applicant ☐ Owner ■ Attorney/Agent

* An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in premises: ■ Owner ☐ Lessee ☐ Under option to lease or purchase

PROPERTY INFORMATION

Property Address/Location: 534 Broadway Tax Parcel #: 165 . 52 - 1 - 78
(*for example: 165.52 – 4 – 37*)

Current Zoning District: T-6 Property use: ☐ Residential ■ Non-residential/mixed-use

Type of Review: ☐ Architectural ■ Historic ☐ Extension/modification (of current approval)

Summary description of proposed action:

Erection of an upper canopy to cover a vehicular drop-off area at the existing Broadway hotel entrance, plus the construction of an outdoor dining patio with a covering flat roof canopy adjacent to (south of) the existing Broadway entrance.

SEQRA negative declaration on file with the City Planning Department.

Has a previous application been filed with the DRC for this property? ☐ No ■ Yes – date(s)? 1987-89; 2007; 2011; 2013

- App. No.(s)? 2011.090; 2011.088; 2011.082; 2013.084

APPLICATION FEE (payable to "Commissioner of Finance"):

Residential Structures (principal, accessory)	$25	Non-residential / mixed-use structures (principal)	$300
Residential approval – extension	$25	Non-residential signs, awnings, accessory structures	$100
Residential - administrative action	$25	Non-residential approval – extension	$100
		Non-residential - administrative action	$100

A "complete" application consists of **2 hard copies (1 original) , and 1 electronic copy of application & ALL other materials as required below:

New Construction / Additions

- ■ Color photographs showing site/exterior details of existing structures and adjacent properties
- ■ Site plan, drawn to scale, showing existing & proposed construction, property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.); on no larger than 2'x3' sheet – smaller preferred if legible
- ■ Elevation drawings showing design of all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ☐ Floor plans for proposed structure; on sheet no larger than 2'x3' – smaller permitted if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Change in exterior building materials (windows, doors, roof, siding, etc.), or color (in non-residential districts only)

- ☐ Color photographs showing site/exterior details of existing structures and that illustrate affected features
- ☐ Elevation drawings showing all sides of existing & proposed construction – label dimensions, colors, materials, lighting (fixture & lamp type, wattage), etc. - include compass bearing & scale; no larger than 2'x3' sheet – smaller permitted if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Within front yard setbacks in Historic Districts only (Front setbacks: UR-1 & INST-HTR=30'; UR-4=25'; UR-2, UR-3 & NCUD-1=10')

- Installation, removal or change in material of drive- and walkways
- Installation or removal of architectural, sculptural or vegetative screening over 3' in height
- Installation of accessory utility structures or radio/satellite transmission/reception devices (more than 2' diameter)

For any of above:

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing & proposed construction: include property lines & dimensions, required & proposed setbacks & lot coverage, site features (fences, walks, trees, etc.) street names, compass bearing & scale; no larger than 2'x3' sheet – smaller preferred if legible
- ☐ Product literature, specifications and samples of proposed materials and colors

Signage / Awnings

- ☐ Color photographs showing site/exterior details of existing structures, and adjacent properties
- ☐ Plan showing location of proposed sign/awning structure on building/premises: no larger than 11"x17"
- ☐ Scaled illustration of proposed sign/awning structure and lettering (front view & profile): include all dimensions of structure; type, dimensions and style of lettering or logo; description of colors, materials, mounting method and hardware
- ☐ Descriptions, specifications of proposed lighting including fixture & lamp type, wattage, mounting method, and location
- ☐ Product literature, specifications and samples of proposed materials and colors

Demolition

- ☐ Color photographs showing site/exterior details of existing structures, and of adjacent properties
- ☐ Site plan showing existing and any proposed structures - include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Written description of reasons for demolition and, in addition:
  - ☐ For structures of "architectural/historical significance", demonstrate "good cause" why structure cannot be preserved
  - ☐ For structures in an architectural district that might be eligible for listing on National Register of Historic Places, or for a "contributing" structure in a National Register district (contact City staff), provide plans for site development following demolition - include a timetable and letter of credit for project completion

Telecommunication facilities

- ☐ Color photographs showing site/existing structures, and of adjacent properties
- ☐ Site plan showing existing and proposed structures: include dimensions, setbacks, street names, compass bearing, and scale
- ☐ Scaled illustration of proposed structures: include all dimensions; colors, materials, lighting, mounting details
- ☐ Consult Article 240-12.22 of the City's Zoning Ordinance and City staff to ensure compliance with requirements for visual impact assessment and existing and proposed vegetative screening

Request for extension of current approval

☐ Identify date of original DRC approval: _____Current expiration date: _____ Org. App. No. _____
☐ Describe why this extension is necessary and whether any significant changes have occurred either on the site or in the neighborhood.

SEQR Environmental Assessment Form

☐ Applicants proposing the following must complete "Part I" of the SEQR Short Environmental Assessment Form (available here: http://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf):

- Construction or expansion of a multi-family residential structure (4 units +)
- Construction or expansion (exceeding 4,000 sq. ft. gross floor area) of a principal or accessory non-residential structure
- Telecommunications facility, radio antennae, satellite dishes
- Demolition

Disclosure

Does any City officer, employee or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?

■ No ☐ Yes - If yes, a statement disclosing the name, residence, nature, and extent of this interest must be filed with this application.

Certification

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Design Review Commission.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.

I/we hereby authorize the members of the Design Review Commission and designated City staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this application.

Furthermore, I/we agree to meet all requirements under Article VII for Historic Review or Article VIII for Architectural Review of the Zoning Code of the City of Saratoga Springs.

_____ Date:_____
(applicant signature)

_____ Date:_____
(applicant signature)

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature: _____ Date:_____

Owner Signature: _____ Date:_____

FOR OFFICE USE ONLY

This application has been reviewed by the Zoning Enforcement Officer and is being forwarded to the Commission.

Signature: _____ Date: _____

Additional Comments: _____

_____

_____

_____

_____

_____

_____

_____

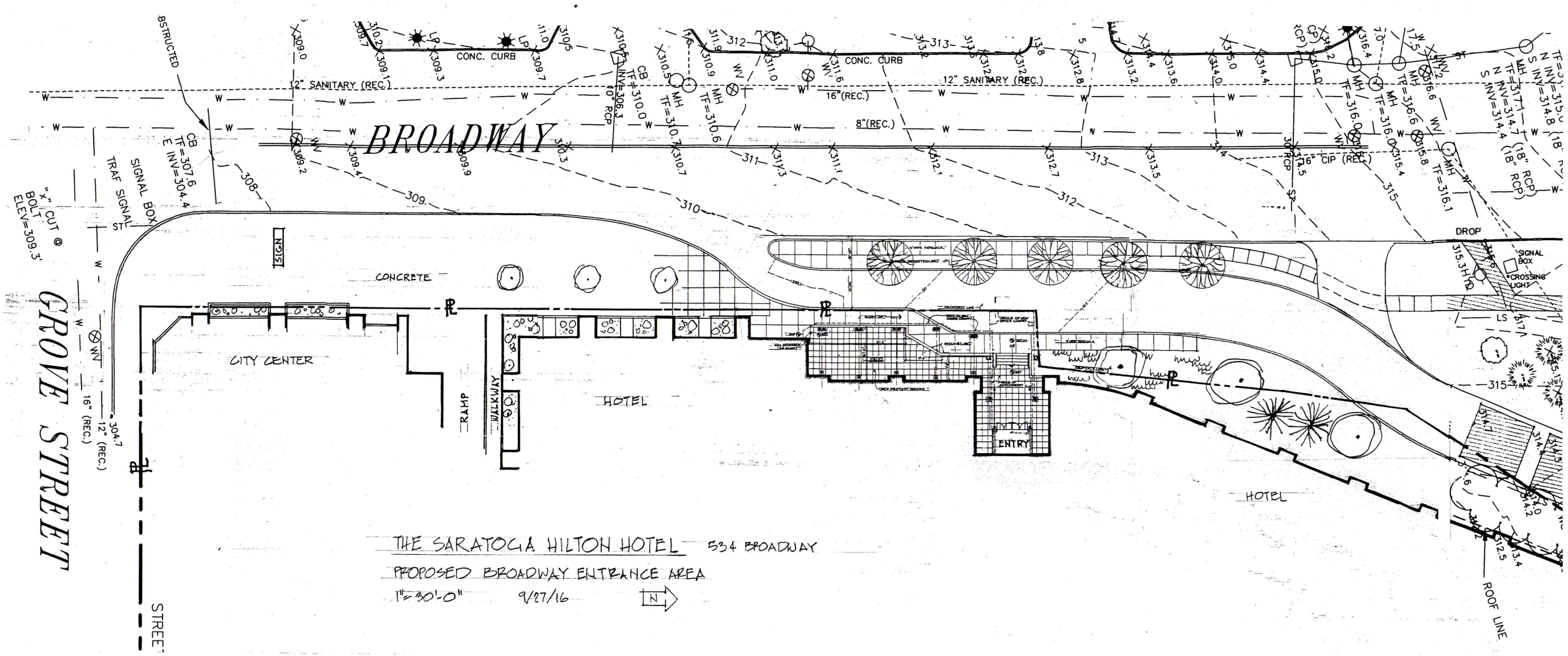
_____

THE
SARATOGA

Hilton

NORTH
NORTH
9
50
TRUCK
TRUCK
EAST
9P
29

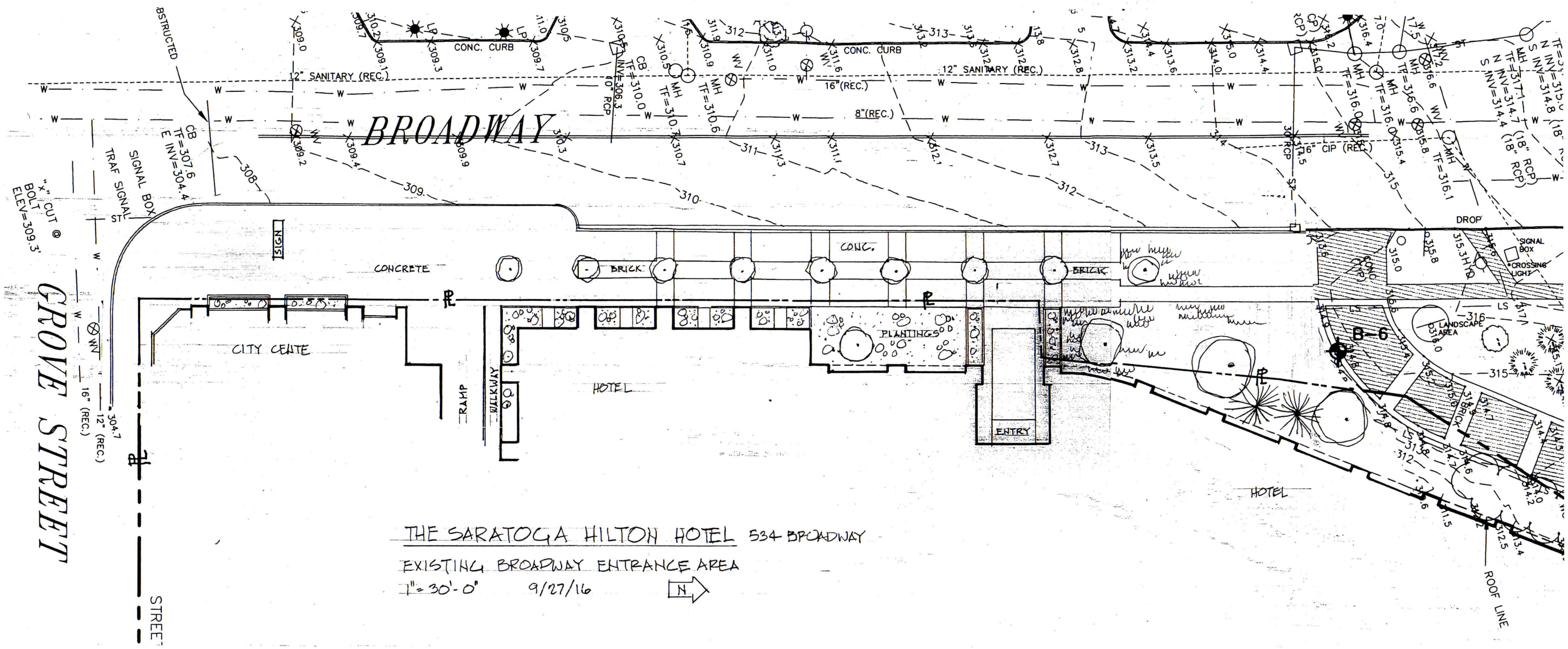
SOUTH
SOUTH
9
50



THE SARATOGA HILTON HOTEL 534 BROADWAY

PROPOSED BROADWAY ENTRANCE AREA

1"=30'-0" 9/27/16



THE SARATOGA HILTON HOTEL 534 BROADWAY

EXISTING BROADWAY ENTRANCE AREA

1" = 30'-0" 9/27/16 N

BROADWAY

5' WIDE SIDEWALK

GREEN RETENTION BELT

10'-0"

12'-0"

310

311

312

20'-0"

PROPERTY LINE

SLOPE UP

FACE OF NEW LOWER CANOPY

EDGE OF NEW UPPER CANOPY

310

310

ADA ENTRANCE (NO RAMP)

31'-2"

11'-3"

PATIO

11'-6"

1'-8"

RETAINING WALL

312.33

DN

5' WIDE SIDEWALK

PROPERTY LINE

310

EDGE OF EXIST. CANOPY

NEW PRECAST PAVERS

309.87

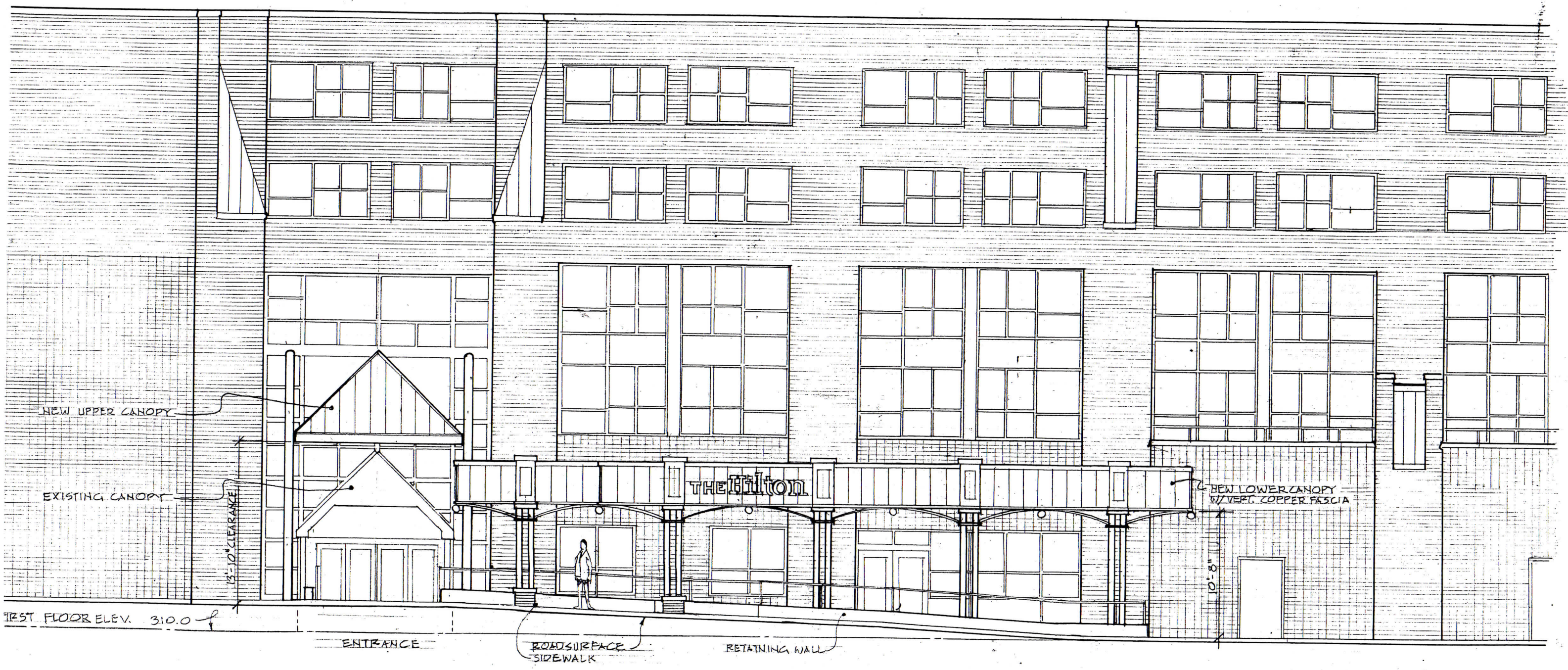
EXISTING ENTRANCE

N

PARTIAL SITE PLAN PROPOSED BROADWAY ENTRANCE AREA

THE SARATOGA HILTON HOTEL 534 BROADWAY SARATOGA SPRINGS, NY

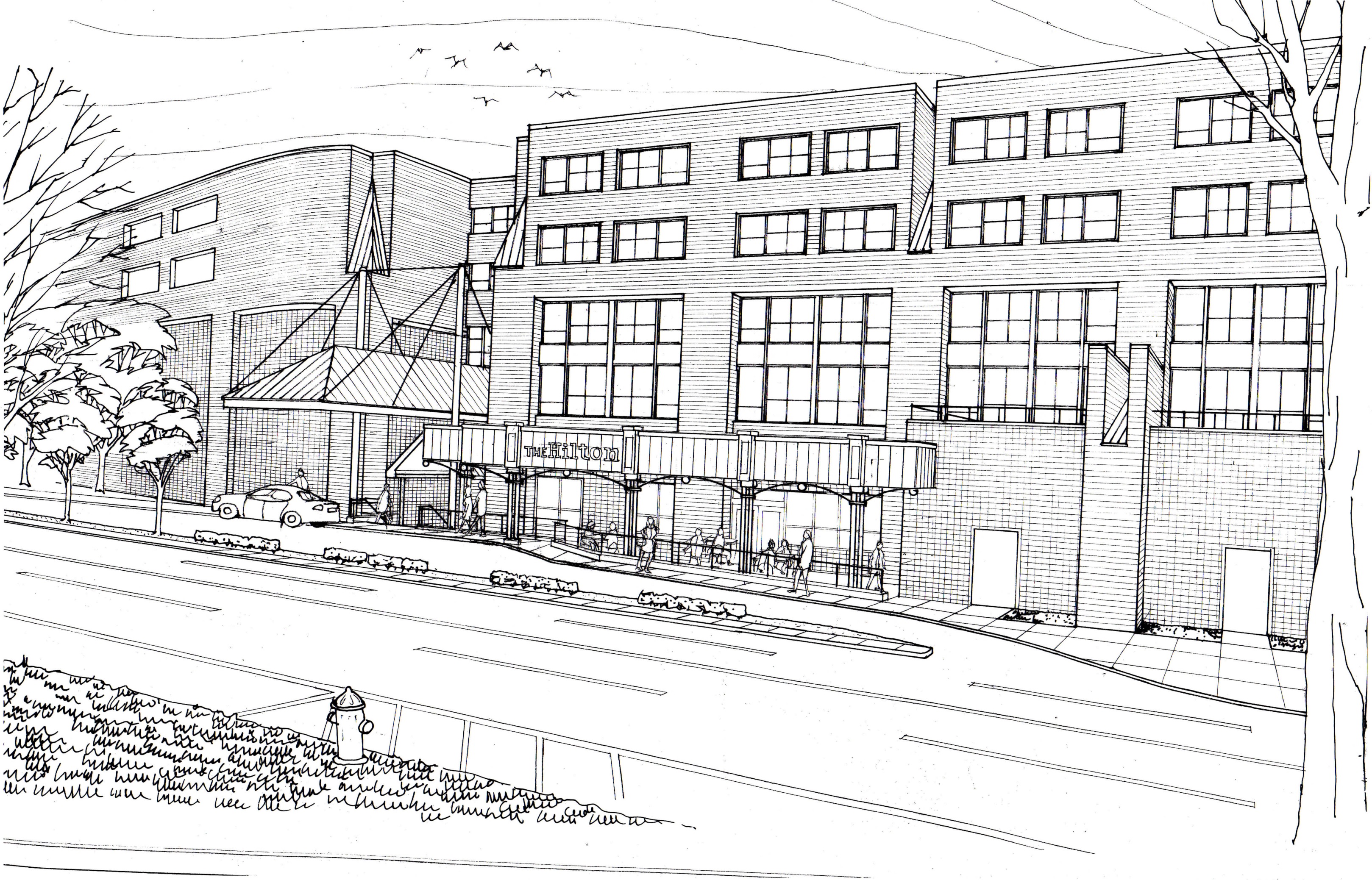
1/8" = 1'-0" REV. 9/14/16 FROST HURFF ARCHITECTS



WEST ELEVATION PROPOSED BROADWAY ENTRANCE AREA

THE SARATOGA HILTON HOTEL 534 BROADWAY SARATOGA SPRINGS, NY

1/8" = 1'-0" 10/9/16 FROST HURFF ARCHITECTS


THE Hilton

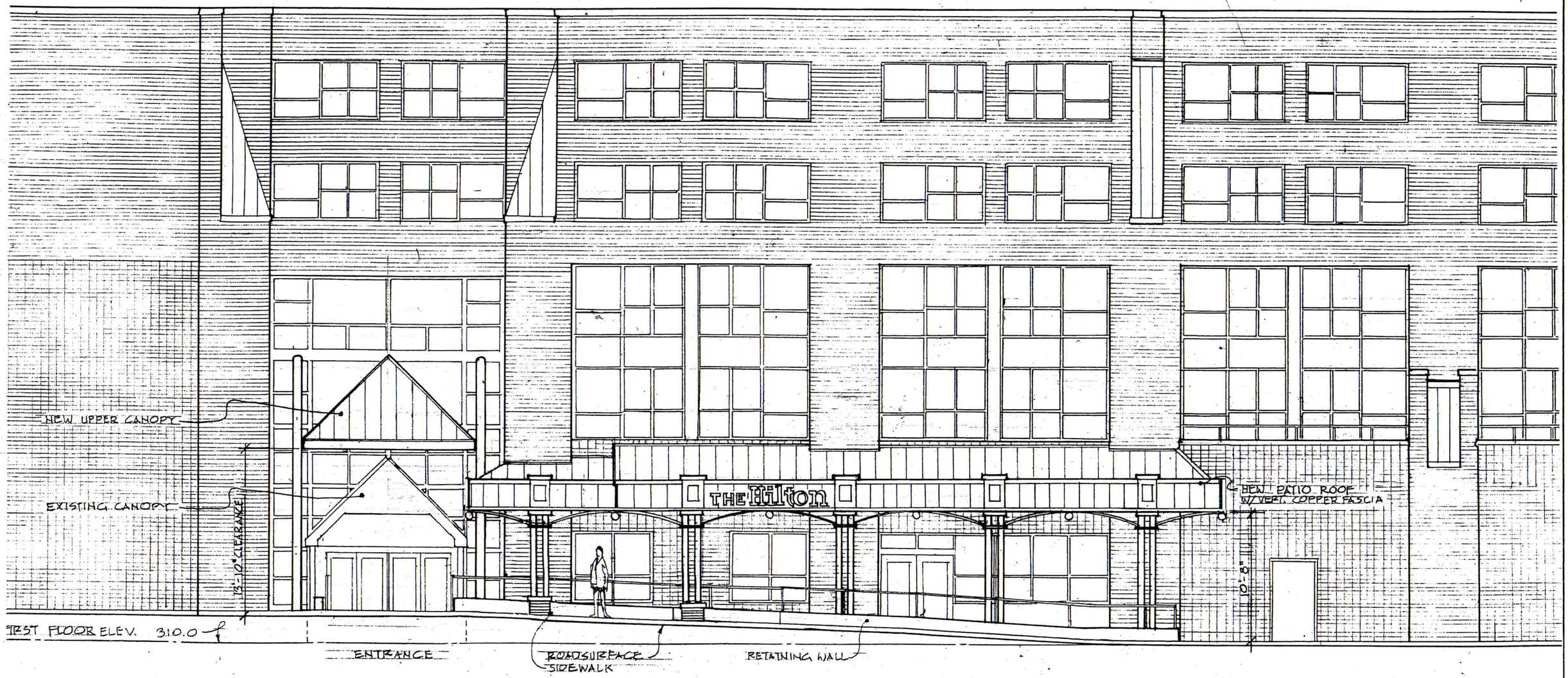
THE Hilton

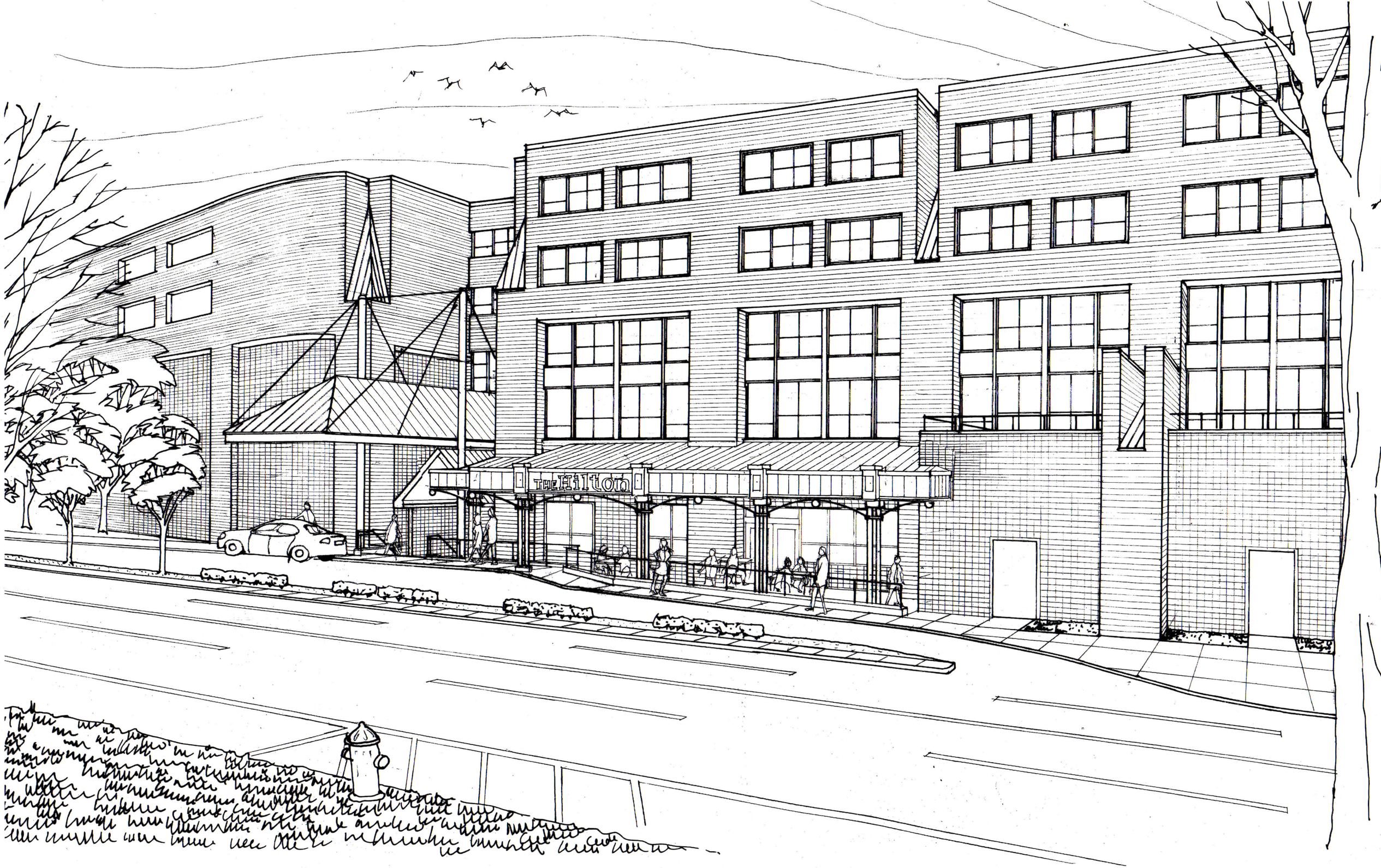
HILTON HOTEL

Broadway Entrance

Elevation

Scale 1/8"=1'-0" Date 11/1/16

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THE SARATOGA HILTON HOTEL

BROADWAY ENTRANCE

FHA 8/16