ATTACHMENT D

1028 MPRV

1028 E. 10th Street,
Long Beach, CA, 90813

SD PACKAGE

CLIENT

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01 Cover Sheet
02 Tabulations / Site & Building Plan
03 Site Photographs
04 Unit Plans
05 B.1 Elevations
06 B.2 Elevations
07 Building Sections
08 Conceptual Imagery Exterior
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10 Conceptual Landscape Plan

Project Description:

5 For-Sale Dwelling Units with 3 Attached Townhouse Units in Building 1 and 1 Duplex with Townhouse Units in Building 2

Applicable Codes:

Occupancy: R-3

Building Type: Type VB Construction

Fire Protection: 13D

Code Compliance: Building 1: 3-Unit Attached Townhouse
Building 2: Duplex Unit
*Dwelling units to comply with 2016 California Residential Code.
*Project exempt from building accessibility required under CBC1102A.

Zoning Summary:

Existing Zoning: PD-30 Downtown neighborhood overlay

Building Setback (Required) / (Provided):
- Front Yard: 6'-0" / 6'-0"
- Interior Side Yard: 5'-0" & 10'-0" / 5'-0" & 10'-0"
- Rear Yard: 5'-0" / 5'-0"

Max Building Height: 38'-0" (3 stories + loft)

Project Summary:

Total Site Area: 7,500 S.F. (50'-0" x 150'-0")

Allowable Density = 1 Unit per 1,500 sf = 5 Units
Total Units Provided: 5 Units = [3] Townhouse (Triplex) + [2] Townhouse (Duplex)
- Building 1 (yellow) Triplex: ± 2,153 S.F.
  - ° 2-car garage, 3 Bedroom + Loft, 2 ½ Bath, 2 decks
  - (3rd floor deck = 65 sf, Loft deck = 111 sf, Total decks = 176 sf x 3 units = 528 sf)
- Building 2 (orange) Duplex: ± 1,948 S.F.
  - ° 2-car garage, 4 Bedroom + Loft, 2 ½ Bath, 2 decks
  - (3rd floor deck = 45 sf, Loft deck = 49 sf, Total decks = 94 sf x 2 units = 282 sf)

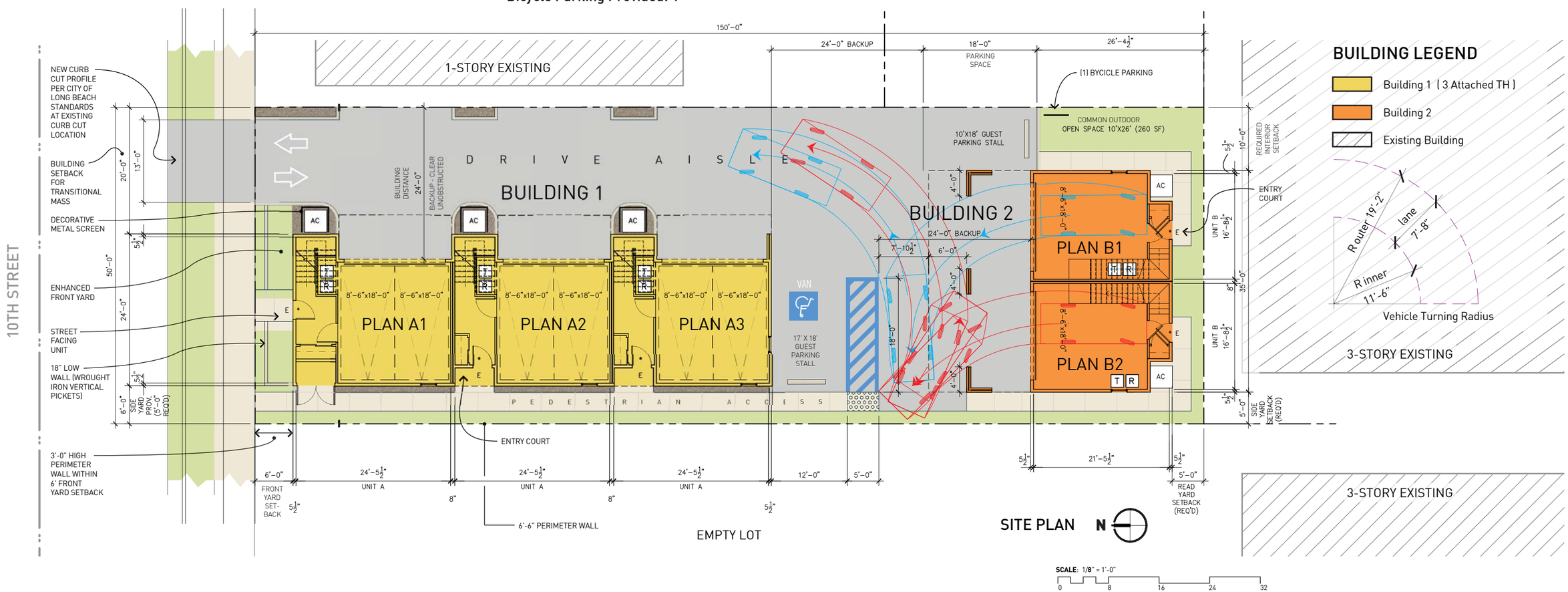
Allowable FAR = 2.25
FAR Provided: 10,354 S.F. / 7,500 S.F. = 1.38
(Building 1) 6,459 sf + (Building 2) 3,895 sf / 7,500 sf = 1.38

Parking Required (per PD-30): 7 required total
5 residential spaces (1 per unit) (8'-6" x 18'-0")
+ 2 guest parking stalls (10'-0" x 18'-0")
Parking Provided: 10 provided total
6 parking spaces @ Building 1 (2 each @ Plan A) (8'-6" x 18'-0")
+ 2 parking spaces @ Building 2 (1 each @ Plan B) (8'-6" x 18'-0")
+ 1 accessible van parking stall (17'-0" x 18'-0")
+ 1 guest parking stall (10'-0" x 18'-0")

Bicycle Parking Required: 1 space for every 5 dwelling units = 1 space
Bicycle Parking Provided: 1

Project Unit Summary:

PLAN	Plan A1, A2, A3	Plan B1, B2
DESCRIPTION	3 BDRM + 2½ BATH TOWNHOME	4 BDRM + 2½ BATH TOWNHOME
QUANTITY	3	2
PLAN GROSS AREA	1st Flr = 522 S.F. 2nd Flr = 661 S.F. 3rd Flr = 661 S.F. Loft = 309 S.F.	1st Flr = 392 S.F. 2nd Flr = 674 S.F. 3rd Flr = 643 S.F. Loft = 239 S.F.
GROSS AREA SUBTOTAL	= 2,153 S.F. (including Garage)	= 1,948 S.F. (including Garage)
BUILDING	Building 1	Building 2
BUILDING GROSS AREA	1st Flr = 1,564 S.F. 2nd Flr = 1,984 S.F. 3rd Flr = 1,984 S.F. Loft = 927 S.F.	1st Flr = 783 S.F. 2nd Flr = 1,348 S.F. 3rd Flr = 1,286 S.F. Loft = 478 S.F.
GROSS AREA SUBTOTAL	= 6,459 S.F. (including Garage)	= 3,896 S.F. (including Garage)



Tabulations / Site & Building Plan

JULY 13, 2019

10th Street, Long Beach, CA

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18-02

10TH STREET LOOKING EAST

10TH STREET LOOKING SOUTH-EAST - WEST SIDE OF SITE

10TH STREET LOOKING SOUTH-WEST - EAST SIDE OF SITE

10TH STREET LOOKING SOUTH-EAST - NORTH-WEST SIDE OF SITE

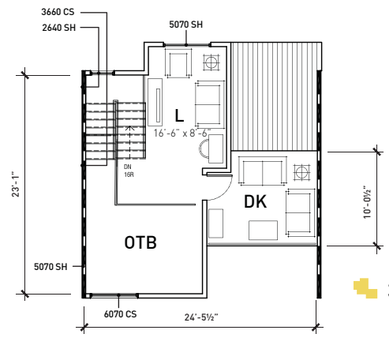
PROJECT AERIAL + KEY MAP (N.T.S.)

10TH STREET LOOKING SOUTH-EAST

10TH STREET LOOKING SOUTH - NORTH SIDE OF SITE

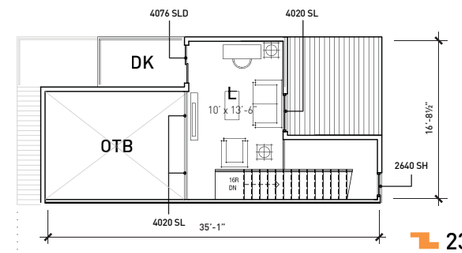
10TH STREET LOOKING SOUTH-WEST

Site Photographs

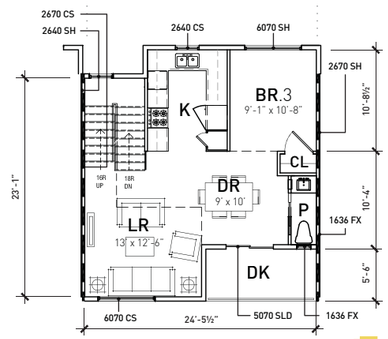


309 S.F.

LOFT - ROOF DECK

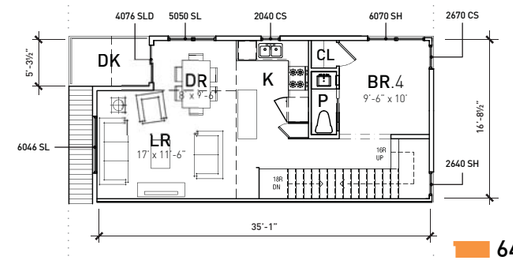


239 S.F.



661 S.F.

THIRD FLOOR



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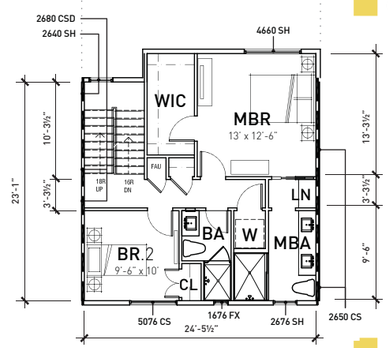

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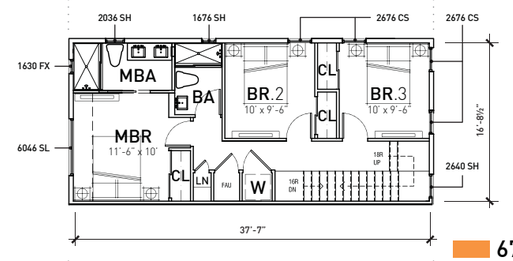
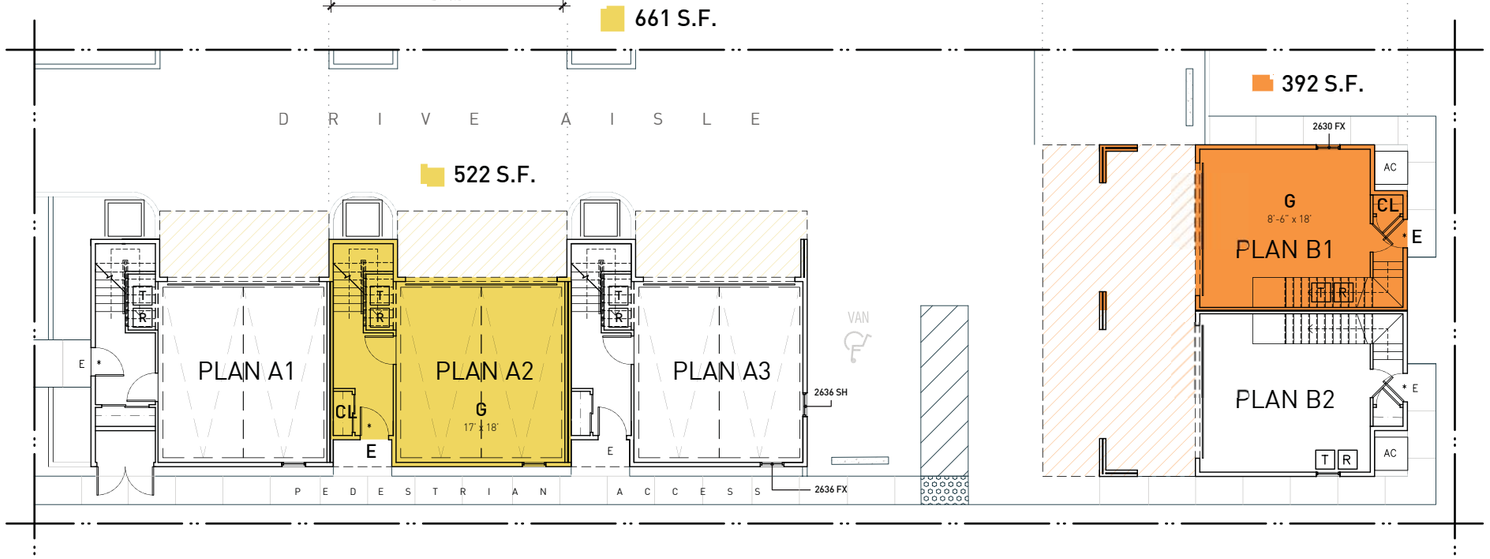


674 S.F.

PLAN A1, A2, A3

PLAN B1, B2



FIRST FLOOR

ROOM LEGEND

E	Entry
G	Garage w/ 1-EV Ready Space
BR	Bedroom
MBR	Master Bedroom
BA	Bathroom
P	Powder
MBA	Master Bathroom
CL	Closet
WIC	Walk-In Closet
LN	Linen Closet
W	Washer/Dryer
K	Kitchen
LR	Living Room
DN	Den
DR	Dining Room
DK	Deck
L	Loft
OTB	Open To Below

SCALE: 1/8" = 1'-0"
0 8 16 24 32

Unit Plans

1028 MPRV

10th Street, Long Beach, CA

JULY 13, 2019

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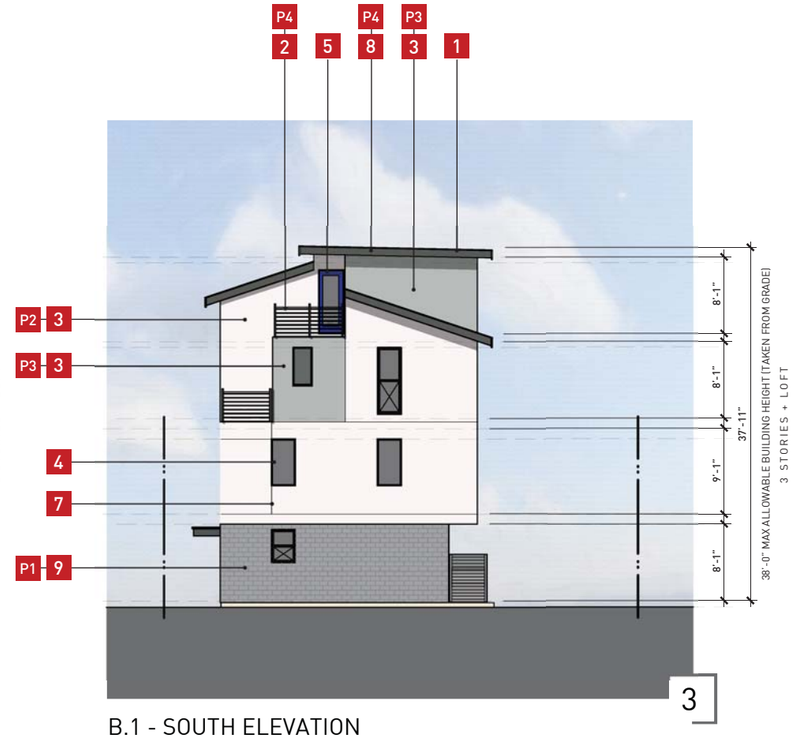
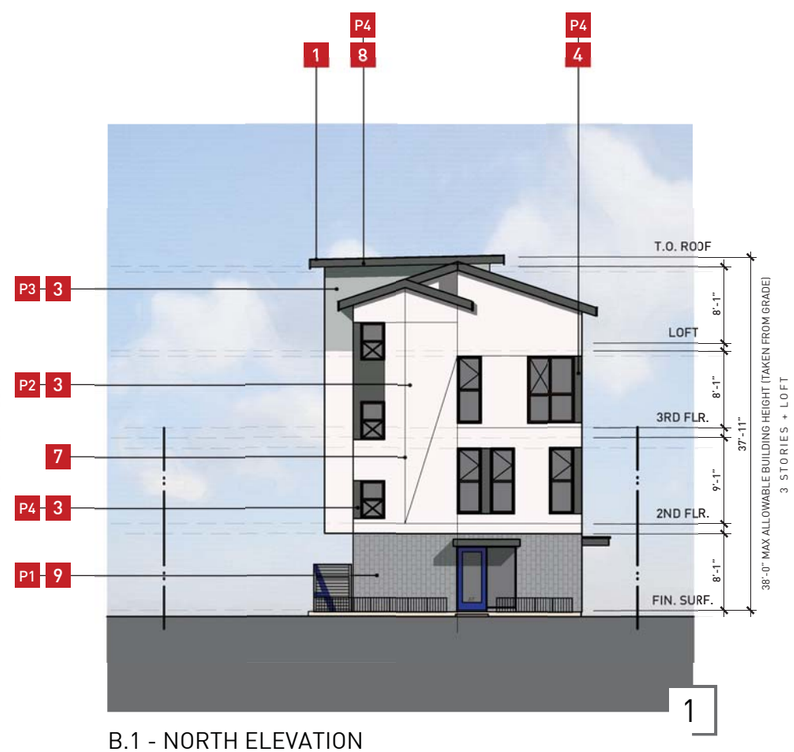
B.1 - WEST ELEVATION



B.1 - SOUTH ELEVATION

B.1 - EAST ELEVATION



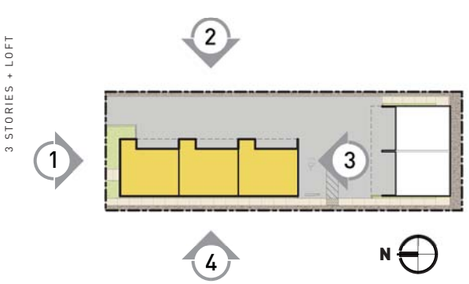
B.1 - NORTH ELEVATION

MATERIAL LEGEND

1. Asphalt Shingles (GAF Timberline Charcoal)
2. Tube Steel Horizontal Pickets
3. Cement Plaster (20/30 Sand Finish)
4. Recessed (2") Vinyl Windows - Milgard Espresso
5. Clear Douglas Fir Doors
6. Vinyl Sliding Door - Milgard Espresso
7. Stucco Expansion Joints
8. Wood Fascia - Metal Gutter
9. Brick Veneer (Painted)

PAINT LEGEND

- P1 Dunn Edwards Paint - Baby Seal (DE6361)
- P2 Dunn Edwards Paint - Precious Pearls (DEW386)
- P3 Dunn Edwards Paint - Haze Blue (DE6311)
- P4 Dunn Edwards Paint - Black Pool (DE6315)



SITE KEY PLAN

SCALE: 1/8" = 1'-0"
0 8 16 24 32

*All exterior wall openings are separated at least 5'-0" from the property line and therefore the area of unprotected openings shall not be limited per Table 705.8 exception f & j.

B.1 Elevations

JULY 13, 2019

1028 MPRV 10th Street, Long Beach, CA

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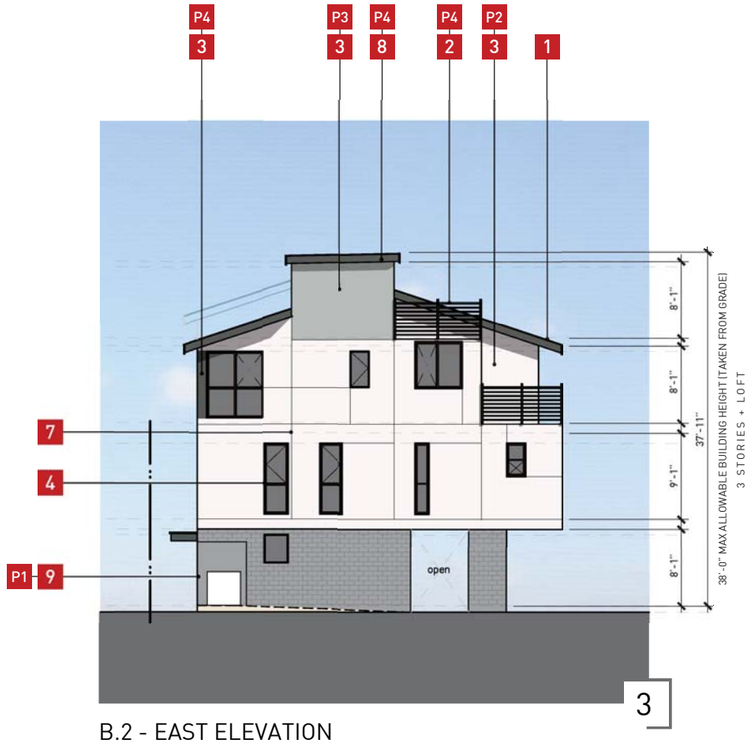
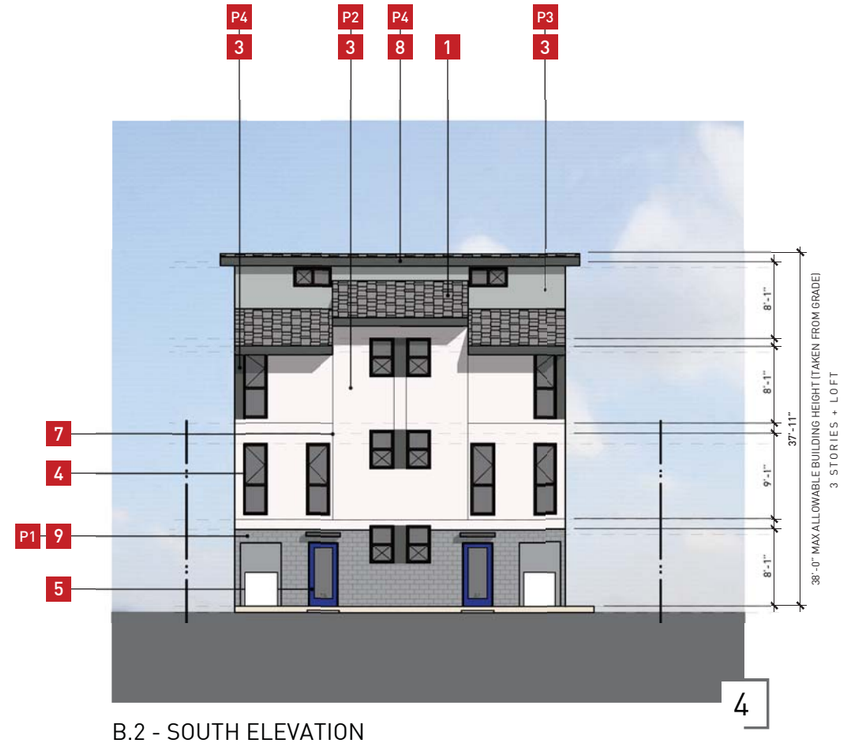
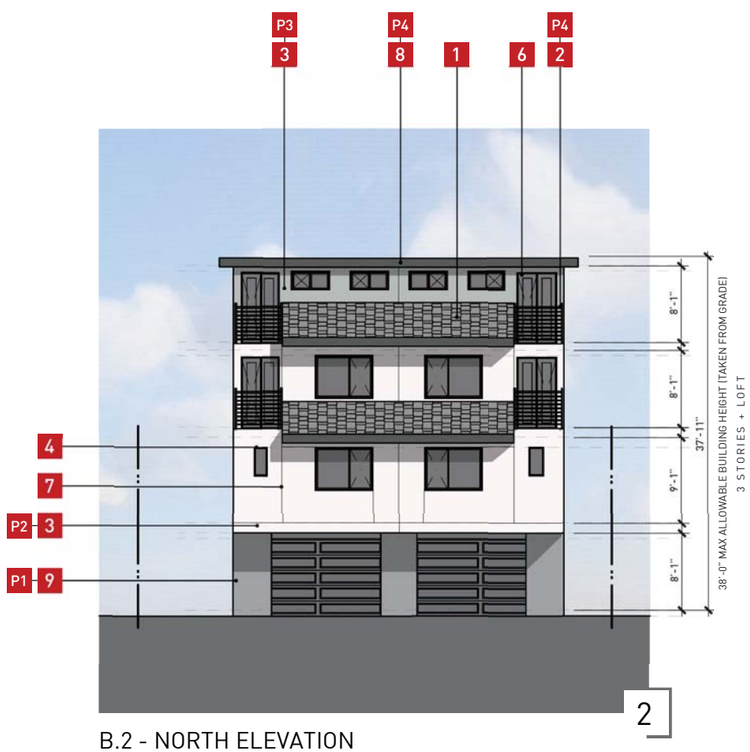
18-02



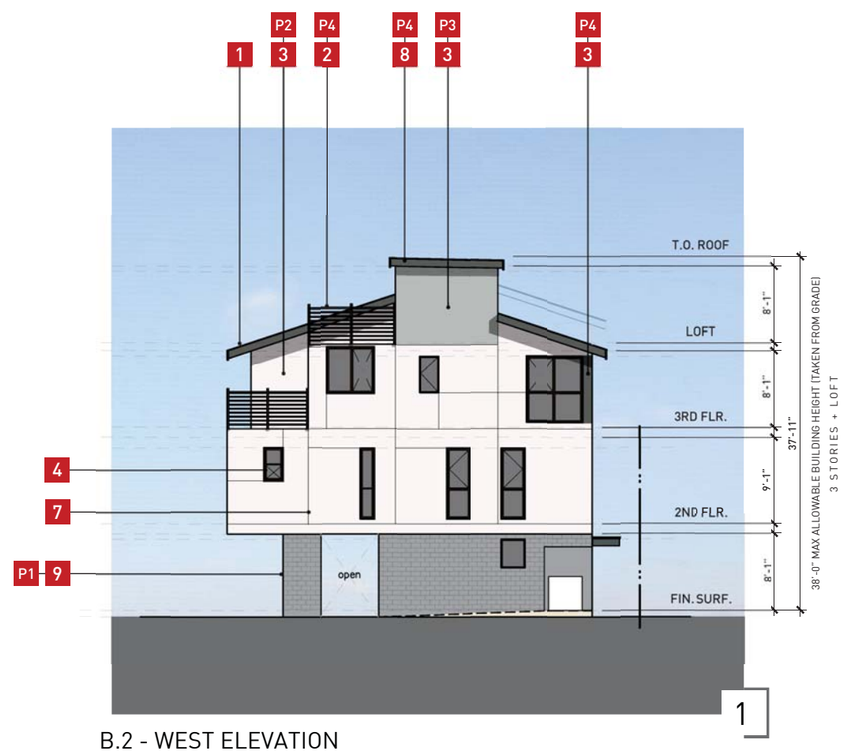
B.2 - EAST ELEVATION



B.2 - SOUTH ELEVATION



B.2 - NORTH ELEVATION



B.2 - WEST ELEVATION

*All exterior wall openings are separated at least 5'-0" from the property line and therefore the area of unprotected openings shall not be limited per Table 705.8 exception f & j.

MATERIAL LEGEND

1. Asphalt Shingles (GAF Timberline Charcoal)
2. Tube Steel Horizontal Pickets
3. Cement Plaster (20/30 Sand Finish)
4. Recessed (2") Vinyl Windows - Milgard Espresso
5. Clear Douglas Fir Doors
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PAINT LEGEND

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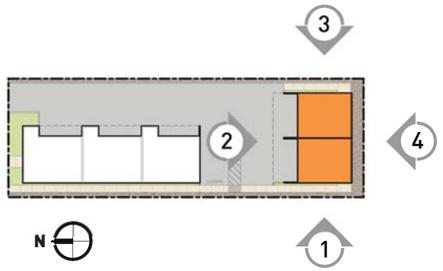

SITE KEY PLAN

SCALE: 1/8" = 1'-0"

0 8 16 24 32

B.2 Elevations

JULY 13, 2019

1028 MPRV 10th Street, Long Beach, CA

dlR Design Inc.

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18-02

Style Line® Series Windows

3-Part Specification

SECTION 08 53 13
MASTER FORMAT™ 2004 EDITION
VINYL WINDOWS

PART 1 – GENERAL

1.1 SUMMARY

A. Section Includes:
1. Horizontal Sliding windows
2. Single Hung windows
3. Single Mull Tilt windows (available in Colorado and Texas markets only)
4. Casement windows
5. Awning windows
6. Picture windows
7. Picture windows with Horizontal Slider frame
8. Radius windows
9. Glazing
10. Accessories

B. Related Sections:
1. 08 32 16 - Vinyl Sliding Doors.

C. Alternates
1. Reference Section 01 23 00 - Alternates

1.2 SUBMITTALS

A. Reference Section 01 33 00 - Submittal Procedure; submit following items:
1. Product Data: Submit Milgard product data.
2. Shop Drawings: Include window schedule, elevations, sections, details, & multiple-window assembly details. Include head, sill & jamb conditions; operable parts & direction/handing; and special mullion reinforcement details.
3. Samples: Submit selection samples for verification, include the following:
3.1. Exterior Color: Minimum 1x4 color chips on fiberglass substrate: (Specify)
3.2. Glass, showing specified tint color. (Specify)

B. Quality Assurance/Control Submittals:
1. Qualifications: Proof of Manufacturer's qualifications.
2. U-Factor and Structural Rating charts required for NFRC and AAMA labeling requirements.
3. Installation Instructions: AAMA 2400, ("Mounting Flange Installation") or AAMA 2410 ("Flush Fin Installation").

C. Closeout Submittals: Reference Section 01 78 00 – Submit following items:
1. Temporary window labels to identify windows that labels were applied to.
2. Owner's Manual/Maintenance Instructions.
3. Special Warranties.

1.3 QUALITY ASSURANCE

A. Overall Standards: Comply with ANSI/AAMA/101,I.S.2, except where noted herein.
B. Manufacturer Qualifications:
1. Minimum 10 years experience in producing vinyl windows.
2. Member AAMA & NFRC.

C. Regulatory Requirements and Approvals:
D. Certifications for Insulated Glass Units:
1. Insulated glass units are certified to ASTM E2188/E2190 per the Associated Laboratories Incorporated (ALI) guidelines.

E. AAMA: Windows shall be Gold Label certified with label attached to frame per AAMA requirements.
F. NFRC: Windows shall be NFRC certified with temporary U-factor label applied to glass and an NFRC tab added to permanent AAMA frame label.

1.4 DELIVERY, STORAGE and HANDLING

A. General: Reference Section 01 66 00 – Product Storage and Handling Requirements.
B. Comply with Manufacturer's/Dealer's ordering instructions and lead time requirements to avoid construction delays.
C. Delivery: Deliver materials in Manufacturer's standard packaging for protection of product.
D. Storage & Protection: Store products away from exposure to environmental conditions that may be harmful to materials.
E. Store materials off ground in an upright position. Provide cover from weather and construction activity.
F. Follow Manufacturer's instructions on label applied to units.

1.5 WARRANTY

A. Residential Special Warranty: (Owner Occupied Single Family Residential)
1. Full Lifetime Warranty to original homeowner.
2. Transferability:
a. Permit unlimited transfer of ownership in first 10 years.
b. Upon first transfer of ownership, warranty period shall become ten years from date of original purchase.
c. Guarantee windows against defects in materials and workmanship including costs for replacement parts and labor.
3. Submit, for Owner's acceptance, Manufacturer's Full Lifetime Warranty document.

Part 2 - PRODUCTS

2.1 MANUFACTURER

A. Products supplied by the following manufacturer:

Milgard Manufacturing, Inc.

1010 54th Avenue East

Tacoma, WA 98424

(800)-Milgard (645-4273)

milgard.com

Manufacturer's Representative:
Name: _____
Telephone: _____
Fax: _____
E-mail: _____

B. Window Series: Milgard Style Line® Series
C. Substitutions: Reference Section 01 25 13 - Product Substitution Procedures

2.2 MANUFACTURED UNITS

A. Proprietary Products: Tubular Extruded Poly Vinyl Chloride (PVC) Windows
1. Style Line® Series Windows
2. Glazing
3. Accessories
4. Substitutions: No substitutions permitted.

2.3 MATERIALS

A. Integral color PVC compound containing impact-resistant solid plasticizer, titanium dioxide UV inhibitor, and surface and color stabilizers.
B. Weatherstripping:
1. Vinyl compression bulb seal

2.4 SYSTEM DESCRIPTION

A. General Performance Requirements: Products and systems provided must be manufactured, fabricated, and installed to the following performance criteria:
1. Comply with ANSI/AAMA/NWWDA 101/I.S.2, except as noted herein.
2. Performance Class: (Specify)
3. Performance Grade: (Specify)
4. U-Factor (NFRC 100): (Specify)
5. SHGC – Solar Heat Gain Coefficient (NFRC 200): (Specify)
6. OITC – Outdoor-Indoor Transmission Class (ASTM E90): (Specify)
7. STC – Sound Transmission Class (ASTM E90): (Specify)

B. Structural Requirements: Products and systems provided must be capable of withstanding wind loads based on testing units representative of those indicated for Project that pass AAMA/NWWDA 101/I.S.2/NAFS, Uniform Structural Load Test:
1. Design Wind Loads: Determine design wind loads, according to ASCE, Section 6, applicable to Product from basic wind speeds (MPH) at 33 feet above grade, based upon mean roof heights indicated on Elevations/Drawings
a. Basic Wind Speed: (Specify)
b. Importance Factor: (Specify)
c. Exposure Category: (Specify)
d. Wind Load Requirement: (Specify)

2.5 WINDOW TYPES

A. Horizontal Slider – (6110 Series, 1-3/8" nail fin setback) [6130 Series, 1" nail fin setback] (6130i Series, J-channel) [6170 Series, Z-bar]
1. Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
2. Sash : 1-3/16" minimum depth. Multi-chambered vinyl profile.
3. Structural Class:
a. 75-1/2" X 59-1/2" and smaller: HS-LC25.
b. Larger than 75-1/2" x 59-1/2": HS-R20.
4. Hardware:
a. Positive action locking mechanism.
b. Nylon rollers, extruded vinyl snap-on monoroal roller track.
5. Weatherstripping: Fin seal polypropylene pile.

B. Single Hung – (6210 Series, 1-3/8" nail fin setback) [6230 Series, 1" nail fin setback] (6230i Series, J-channel) [6270 Series, Z-bar]
1. Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
2. Sash : 1-3/16" minimum depth. Multi-chambered vinyl profile.
3. Structural Class: H-LC30
4. Hardware:
a. Positive action locking mechanism.
b. Concealed block and tackle balancer.
5. Weatherstripping: Fin seal polypropylene pile.

C. Casement – (6510 Series, 1-3/8" nail fin setback) [6530 Series, 1" nail fin setback] (6530i Series, J-channel) [6570 Series, Z-bar]
1. Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
2. Structural Class:
a. 35-1/2" x 59-1/2" and smaller: C-C35.
b. 35-1/2" x 71-1/2": C-C30.
3. Hardware:
a. Dual stainless steel arm rotary operator with standard fold-down handle.
b. Single lever, multi-point locking mechanism.
c. Two bar adjustable stainless steel hinge.
4. Weatherstripping: Fin seal polypropylene pile.

D. Awning – (6410 Series, 1-3/8" nail fin setback) [6430 Series, 1" nail fin setback] (6430i Series, J-channel) [6470 Series, Z-bar]
1. Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
2. Structural Class: AP-C40.
3. Hardware:
a. Stainless steel rotary scissor operator with standard fold-down handle.
b. Dual lever locking mechanism.
c. Two bar stainless steel hinge.
4. Weatherstripping: Fin seal polypropylene pile.

E. Picture Window - (6340 Series, 1-3/8" nail fin setback) [6330 Series, 1" nail fin setback] (6330i Series, J-channel) [6370 Series, Z-bar]
1. Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
2. Structural Class: F-C40.

F. Picture Window with Horizontal Slider Frame - (6310 Series, 1-3/8" nail fin setback) [6331 Series, 1" nail fin setback] (6331i Series, J-channel)
1. Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
2. Structural Class: F-C40.

G. Radius - (6340 Series, 1-3/8" nail fin setback) [6330 Series, 1" nail fin setback] (6330i Series, J-channel)
1. Frame: 3-1/4" minimum depth. Multi-chambered vinyl profile.
2. Sightlines: Equal to Awning.
3. Structural Class:
a. 59-1/2" x 95-1/2" and smaller: AP-C40.

H. Radius with Horizontal Slider Frame - (6310 Series, 1-3/8" nail fin setback) [6331 Series, 1" nail fin setback] (6331i Series, J-channel)
1. Frame: 2-7/8" minimum depth. Multi-chambered vinyl profile.
2. Structural Class: F-C40.

2.6 GLAZING

A. Insulated Glass Units: ASTM E 774, Class A
1. Glazing Type: Dual (Specify)
a. SunCoat® Low-E/Clear
b. SunCoat®AA® Low-E/Clear
c. [Tinted] [Obscure-several types] [Specialty] – Per Approval
2. Overall IG Unit Thickness:
a. 3/4".
3. Spacer Type: (Specify)
a. Tin plated steel spacer
b. Stainless steel spacer
c. Foam spacer
4. Gas Filled: (Specify)
a. Argon
b. None
5. Glass Thickness: (Specify)
a. Per Manufacturer's Specifications
b. Special: Per Manufacturer's Approval
1. 3/32", 1/8", 3/16", 1/4", 7/32" Laminate, Other

2.7 GRIDS/GRILLES/MUNTINS:

A. Internal Grid (Grids Between Glass / GBG):
1. Width: (Specify)
a. 5/8" wide rectangular/flat aluminum bar internal muntin
b. 1-1/16" wide sculptured aluminum bar internal muntin

B. Simulated Divided Lite (SDL):
1. Width: 7/8" (select markets only).

2.8 INSECT SCREENS: Provide tight fitting screen (with hardware) for operating windows

A. Screen Frame:
1. Cambered formed aluminum with rigid plastic corner keys.

B. Screen Mesh:
1. Charcoal colored fiberglass mesh.

2.9 FABRICATION

A. Fabricate frames and sash with mitered and fusion welded corners and joints.
B. Trim and finish corners and welds to match adjacent surfaces.
C. Provide concealed metal reinforcements in sash frame for attachment of lock mechanism.
D. Factory interior glaze (except Double Hung and Double Slider) with snap-on mitered PVC glazing stops matching bevels on the sash and frame. Insulated glass units shall be reglazable without dismantling sash framing.
1. Note: Field glazing is required for large window units (over 40 sq. ft).

2.10 FINISH

A. Frame and Sash Color: (Specify)
1. Exterior: [White] [Clay] [Tan] [Ivory] [Sand] [Tweed] [Silver] [Fog] [Classic Brown] [Espresso] [Bronze]
2. Interior matched to exterior on White, Clay and Tan only. All other exterior finish colors have white interior.

B. Simulated Divided Lite (SDL) Muntins:
1. Interior Vinyl Grids: Match interior of window
2. Internal Shadow Bars: Bronze finished aluminum
3. Exterior Vinyl Grids: Match exterior color of window

C. Grids Between Glass (GBG) Muntins:
1. Single Color – [White] [Clay] [Tan]
2. Two-tone Color (white interior) – [Tan/White] [Sand/White] [Silver/White] [Espresso/White] [Bronze/White]

D. Hardware: [Painted or Metal finishes as supplied by Milgard]
1. [White] [Clay] [Tan] (matched to interior frame finish)

E. Screen Frame Color:
1. Matched to exterior frame color

2.11 SOURCE QUALITY CONTROL:

A. Inspect windows in accordance with Manufacturer's Quality Control Program as required by AAMA Gold Label Certification.

PART 3- EXECUTION

3.1 EXAMINATION

A. Examine openings in which windows will be installed.
1. Verify that framing complies with AAMA 2400 (Mounting Flange Installation) & AAMA 2410 (Flush Fin Installation).
2. Verify that fasteners in framed walls are fully driven and will not interfere with window installation.

B. Coordinate with responsible entity to correct unsatisfactory conditions.
C. Commencement of work by installer is acceptance of substrate conditions.

3.2 INSTALLATION

A. Install windows in framed walls in accordance with AAMA 2400 ("Mounting Flange Installation") and/or AAMA 2410 ("Flush Fin Installation").
B. Do not remove temporary labels.
C. Install insect screens on operable windows.
1. Hold Screens: [Please coordinate with local supplier.]

3.3 CLEANING AND FINISHING

A. Reference Section 01 74 00 – Cleaning and Waste Management.
B. Remove temporary labels and retain for Closeout Submittals.
C. Clean soiled painted surfaces and glass using a mild detergent and warm water solution with soft, clean cloths.

END OF SECTION

Issue Date: May 11, 2017.

More Technical Documents can be found at milgard.com/professionals

VINYL WINDOW SPECIFICATIONS

Style Line® Series Doors

3-Part Specification

SECTION 08 32 16
MASTER FORMAT™ 2004 EDITION
VINYL SLIDING DOORS

PART 1 – GENERAL

1.1 SUMMARY

A. Section Includes:
1. Sliding Patio Door

B. Related Sections:
1. 08 54 13 - Vinyl Windows.

C. Alternates
1. Reference Section 01 23 00 - Alternates

1.2 SUBMITTALS

A. Reference Section 01 33 00 - Submittal Procedure; submit following items:
1. Product Data: Submit Milgard product data.
2. Shop Drawings: Include window schedule, elevations, sections, details, & multiple-window assembly details. Include head, sill & jamb conditions; operable parts & direction/handing; and special mullion reinforcement details.
3. Samples: Submit selection samples for verification, include the following:
3.1. Exterior Color: Minimum 1x4 color chips on fiberglass substrate: (Specify)
3.2. Glass, showing specified tint color. (Specify)

B. Quality Assurance/Control Submittals:
1. Qualifications: Proof of Manufacturer's qualifications.
2. U-Factor and Structural Rating charts required for NFRC and AAMA labeling requirements.
3. Installation Instructions: AAMA 2400, ("Mounting Flange Installation") or AAMA 2410 ("Flush Fin Installation").

C. Closeout Submittals: Reference Section 01 78 00 – Submit following items:
1. Temporary window labels to identify windows that labels were applied to.
2. Owner's Manual/Maintenance Instructions.
3. Special Warranties.

1.3 QUALITY ASSURANCE

A. Overall Standards: Comply with ANSI/AAMA/101,I.S.2, except where noted herein.
B. Manufacturer Qualifications:
1. Minimum 10 years experience in producing vinyl windows.
2. Member AAMA & NFRC.

C. Regulatory Requirements and Approvals:
D. Certifications for Insulated Glass Units:
1. Insulated glass units are certified to ASTM E2188/E2190 per the Associated Laboratories Incorporated (ALI) guidelines.

E. AAMA: Windows shall be Gold Label certified with label attached to frame per AAMA requirements.
F. NFRC: Windows shall be NFRC certified with temporary U-factor label applied to glass and an NFRC tab added to permanent AAMA frame label.

1.4 DELIVERY, STORAGE and HANDLING

A. General: Reference Section 01 66 00 – Product Storage and Handling Requirements.
B. Comply with Manufacturer's/Dealer's ordering instructions and lead time requirements to avoid construction delays.
C. Delivery: Deliver materials in Manufacturer's standard packaging for protection of product.
D. Storage & Protection: Store products away from exposure to environmental conditions that may be harmful to materials.
E. Store materials off ground in an upright position. Provide cover from weather and construction activity.
F. Follow Manufacturer's instructions on label applied to units.

1.5 WARRANTY

A. Residential Special Warranty: (Owner Occupied Single Family Residential)
1. Full Lifetime Warranty to original homeowner.
2. Transferability:
a. Permit unlimited transfer of ownership in first 10 years.
b. Upon first transfer of ownership, warranty period shall become ten years from date of original purchase.
c. Guarantee windows against defects in materials and workmanship including costs for replacement parts and labor.
3. Submit, for Owner's acceptance, Manufacturer's Full Lifetime Warranty document.

Part 2 - PRODUCTS

2.1 MANUFACTURER

A. Products supplied by the following manufacturer:

Milgard Manufacturing, Inc.

1010 54th Avenue East

Tacoma, WA 98424

(800)-Milgard (645-4273)

milgard.com

Manufacturer's Representative:
Name: _____
Telephone: _____
Fax: _____
E-mail: _____

B. Window Series: Milgard Tuscany® Series
C. Substitutions: Reference Section 01 25 13 - Product Substitution Procedures

2.2 MANUFACTURED UNITS

A. Proprietary Products: Tubular Extruded Poly Vinyl Chloride (PVC) Windows
1. Style Line® Series Doors
2. Glazing
3. Accessories
4. Substitutions: No substitutions permitted.

2.3 MATERIALS

A. Integral color PVC compound containing impact-resistant solid plasticizer, titanium dioxide UV inhibitor, and surface and color stabilizers.
B. Weatherstripping:
1. Vinyl compression bulb seal

2.4 SYSTEM DESCRIPTION

A. General Performance Requirements: Products and systems provided must be manufactured, fabricated, and installed to the following performance criteria:
1. Comply with ANSI/AAMA/NWWDA 101/I.S.2, except as noted herein
2. Performance Class: (Specify)
3. Performance Grade: (Specify)
4. U-Factor (NFRC 100): (Specify)
5. SHGC – Solar Heat Gain Coefficient (NFRC 200): (Specify)
6. OITC – Outdoor-Indoor Transmission Class (ASTM E90): (Specify)
7. STC – Sound Transmission Class (ASTM E90): (Specify)

B. Structural Requirements: Products and systems provided must be capable of withstanding wind loads based on testing units representative of those indicated for Project that pass AAMA/NWWDA 101/I.S.2/NAFS, Uniform Structural Load Test:
1. Design Wind Loads: Determine design wind loads, according to ASCE, Section 6, applicable to Product from basic wind speeds (MPH) at 33 feet above grade, based upon mean roof heights indicated on Elevations/Drawings
a. Basic Wind Speed: (Specify)
b. Importance Factor: (Specify)
c. Exposure Category: (Specify)
d. Wind Load Requirement: (Specify)

2.5 DOOR TYPES

A. Sliding Patio Door – (6610 Series, 1-3/8" nail fin setback) [6630 Series, 1" nail fin setback] (6630i Series, J-channel) [6670 Series, Z-bar]
1. Frame: 4-1/8" minimum depth. Multi-chambered vinyl profile.
2. Panel: 2-1/4" x 1-3/16" minimum. Multi-chambered vinyl profile.
3. Sill: 4-1/8" x 1-9/16" high. Multi-chambered vinyl profile.
4. Structural Class: SD-LC35.
5. Hardware:
a. Handle and lock: Interior and outside pull with lever-operated 1 point jamb lock.
b. Keyed exterior cylinder lock. Schlage compatible
c. Rollers: Two sates of dual stainless steel, 1-1/2" diameter rollers on raised monoral stainless steel track.
6. Weatherstripping: Fin seal polypropylene pile.

2.6 GLAZING

A. Tempered Insulated Glass Units: ASTM E 774, Class A:
1. Glazing Type: Dual (Specify)
a. SunCoat® Low-E/Clear
b. SunCoat®AA® Low-E/Clear
c. [Tinted] [Obscure-several types] [Specialty] – Per Approval
2. Overall IG Unit Thickness:
a. 3/4".
3. Spacer Type: (Specify)
a. Warm edge stainless steel spacer
4. Gas Filled: (Specify)
a. Argon
b. None
5. Glass Thickness: (Specify)
a. Per Manufacturer's Specifications
b. Special: Per Manufacturer's Approval
1. 3/32", 1/8", 3/16", 1/4", 7/32" Laminate, Other

2.7 GRIDS/GRILLES/MUNTINS:

A. Internal Grid (Grids Between Glass / GBG):
1. Width: (Specify)
a. 5/8" wide rectangular/flat aluminum bar internal muntin
b. 1-1/16" wide sculptured aluminum bar internal muntin

B. Simulated Divided Lite (SDL):
1. Width: 7/8" (select markets only).

2.8 INSECT SCREENS: Provide tight fitting screen (with hardware) for operating windows

A. Sliding Screen (sliding glass doors)
1. Frame: Roll formed aluminum, 2" x 13/16".
2. Hardware:
a. Lock: Lever action.
b. Rollers: 2 adjustable nylon rollers each at top and bottom.
3. Screen cloth: (specify)
a. Charcoal colored fiberglass mesh.

2.9 FABRICATION

A. Fabricate frames and panels with mitered and fusion welded corners and joints.
B. Trim and finish corners and welds to match adjacent surfaces.
C. Provide concealed metal reinforcements in panel frame for attachment of lock mechanism.
D. Factory interior glaze with snap-on mitered PVC glazing stops matching bevels on the sash and frame. Insulated glass units shall be reglazable without dismantling sash framing.

2.10 FINISH

A. Frame and Sash Color: (Specify)
1. Exterior: [White] [Clay] [Tan] [Ivory] [Sand] [Tweed] [Silver] [Fog] [Classic Brown] [Espresso] [Bronze]. (Clay available in Texas/Oklahoma and Portland markets only)
2. Interior matched to exterior on White, Clay and Tan only. All other exterior finish colors have white interior.

B. Simulated Divided Lite (SDL) Muntins:
1. Interior Vinyl Grids: Match interior of window
2. Internal Shadow Bars: Mill finished aluminum
3. Exterior Vinyl Grids: Match exterior color of window

C. Grids Between Glass (GBG) Muntins:
1. Single Color – [White] [Clay] [Tan]
2. Two-tone Color (white interior) – [Tan/White] [Silver/White] [Classic Brown/White] [Espresso/White] [Bronze/White]

D. Hardware: [Painted or Metal finishes as supplied by Milgard]
1. [White] [Clay] [Tan] (matched to interior frame finish)
2. Optional metal finishes: [Oil Rubbed Bronze] [Brushed Chromme] [Satin Nickel]

E. Screen Frame Color:
1. Matched to exterior frame color

2.11 SOURCE QUALITY CONTROL:

A. Inspect windows in accordance with Manufacturer's Quality Control Program as required by AAMA Gold Label Certification.

PART 3- EXECUTION

3.1 EXAMINATION

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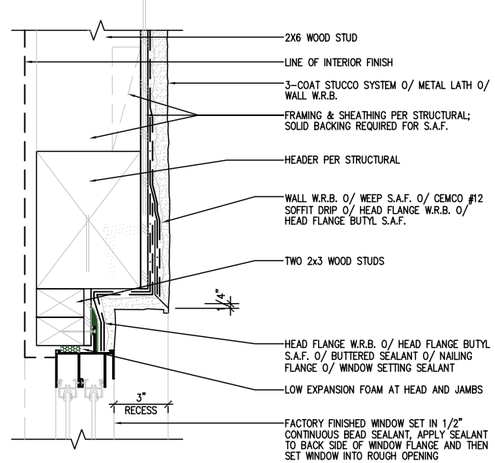
END OF SECTION

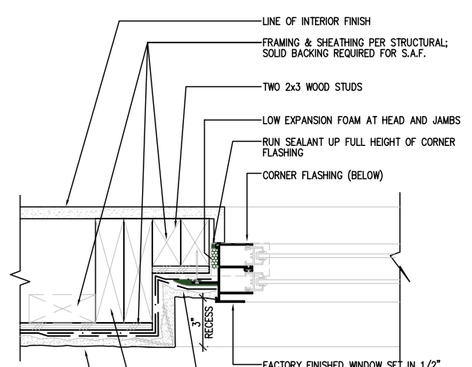
Issue Date: July 29, 2015.

More Technical Documents can be found at milgard.com/professionals

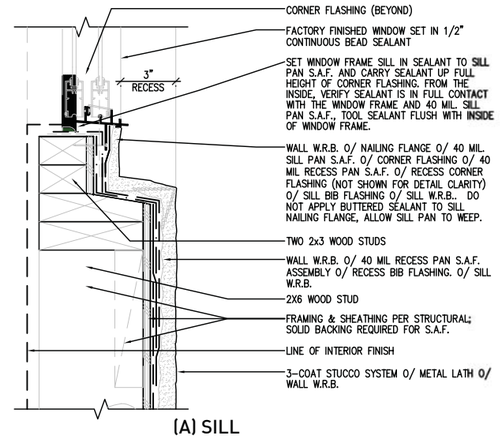
VINYL SLIDING DOOR SPECIFICATIONS



(C) HEAD



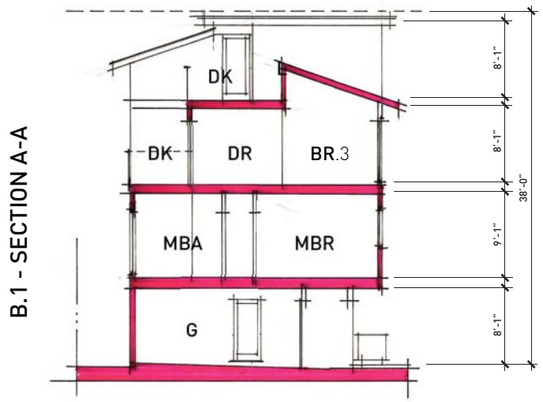
(B) JAMB

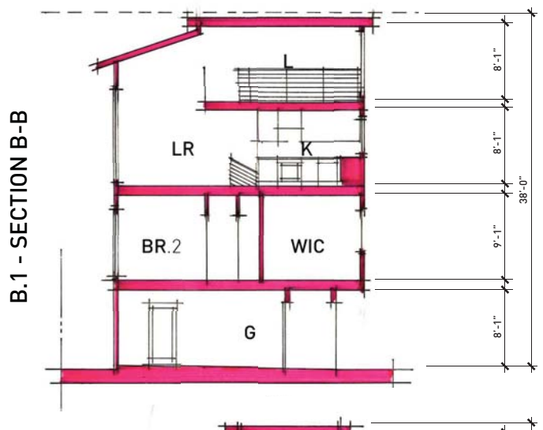


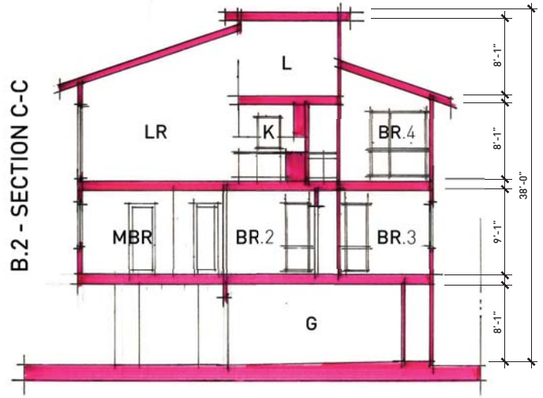
(A) SILL

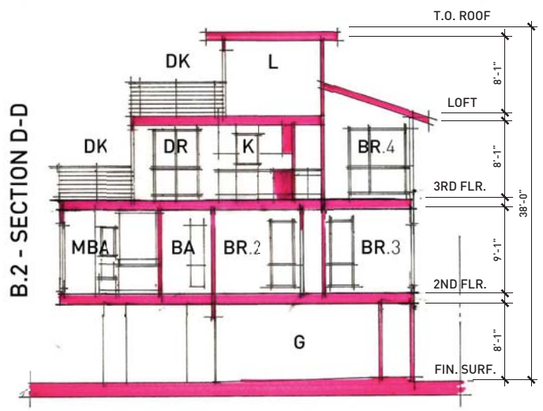
2X6 EXTERIOR WALL	5-1/2"
2X3 WALL FRAMING FOR WINDOWS	2-1/2"
	3" RECESS

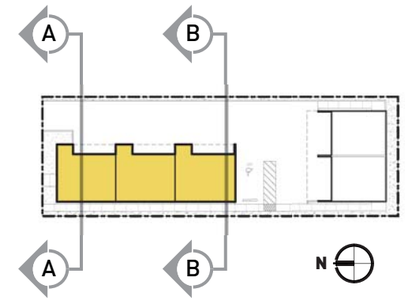
STUCCO WINDOW - 3" RECESS (2-2x3)





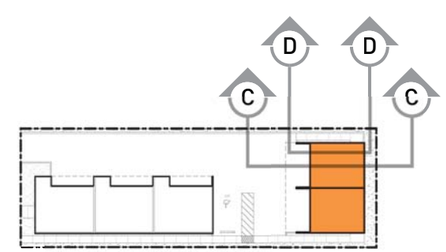






ROOM LEGEND

E	Entry
G	Garage w/ 1-EV Ready Space
BR	Bedroom
MBR	Master Bedroom
BA	Bathroom
P	Powder
MBA	Master Bathroom
CL	Closet
WIC	Walk-In Closet
LN	Linen Closet
W	Washer/Dryer
K	Kitchen
LR	Living Room
DN	Den
DR	Dining Room
DK	Deck
L	Loft
OTB	Open To Below



SITE KEY PLAN

SCALE: 1/8" = 1'-0"
0 8 16 24 32

Building Sections

JULY 13, 2019

1028 MPRV

10th Street, Long Beach, CA

dlR Design Inc.

07

18-02

Conceptual Imagery Exterior

VIEW LOOKING SOUTH-EAST - NORTH-WEST SIDE OF SITE

VIEW LOOKING SOUTH-WEST - NORTH-EAST SIDE OF SITE

VIEW LOOKING NORTH-EAST - SOUTH-WEST SIDE OF SITE

VIEW LOOKING NORTH-WEST - SOUTH-EAST SIDE OF SITE

3D Renderings

LANDSCAPE LIGHTING

ALL PLANTS W/ ◈ SYMBOL SHALL RECEIVE A LOW VOLTAGE LED FLOOD LIGHT (__) TOTAL, PLUS (__) FLOODS ON EACH BUBBLING FOUNTAIN (__) TOTAL, PLUS (__) PATH LIGHTS INDICATED BY ⊙ SYMBOL. PROVIDE & INSTALL TIMER/TRANSFORMER IN LOCATION APPROVED BY OWNER

PLANTING NOTES

INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA. 4 MINIMUM OF THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED

IRRIGATION NOTES

IRRIGATION POINT OF CONNECTION - POTABLE SOURCE, VERIFY SIZE

PROVIDE BACKFLOW PREVENTION PER LOCAL CODE

AUTOMATIC IRRIGATION CONTROLLER REQUIRED - MUST USE SOIL MOISTURE OR EVAPOTRANSPIRATION SENSOR DATA

IRRIGATION CONTROLLER SHALL BE A TYPE THAT DOES NOT LOSE PROGRAMMING DATA IN THE EVENT OF PRIMARY POWER SOURCE INTERRUPTION

IRRIGATION SYSTEM PRESSURE REGULATORS SHALL BE INSTALLED TO WITHIN THE MANUFACTURER'S RECOMMENDED DYNAMIC PRESSURE RANGE

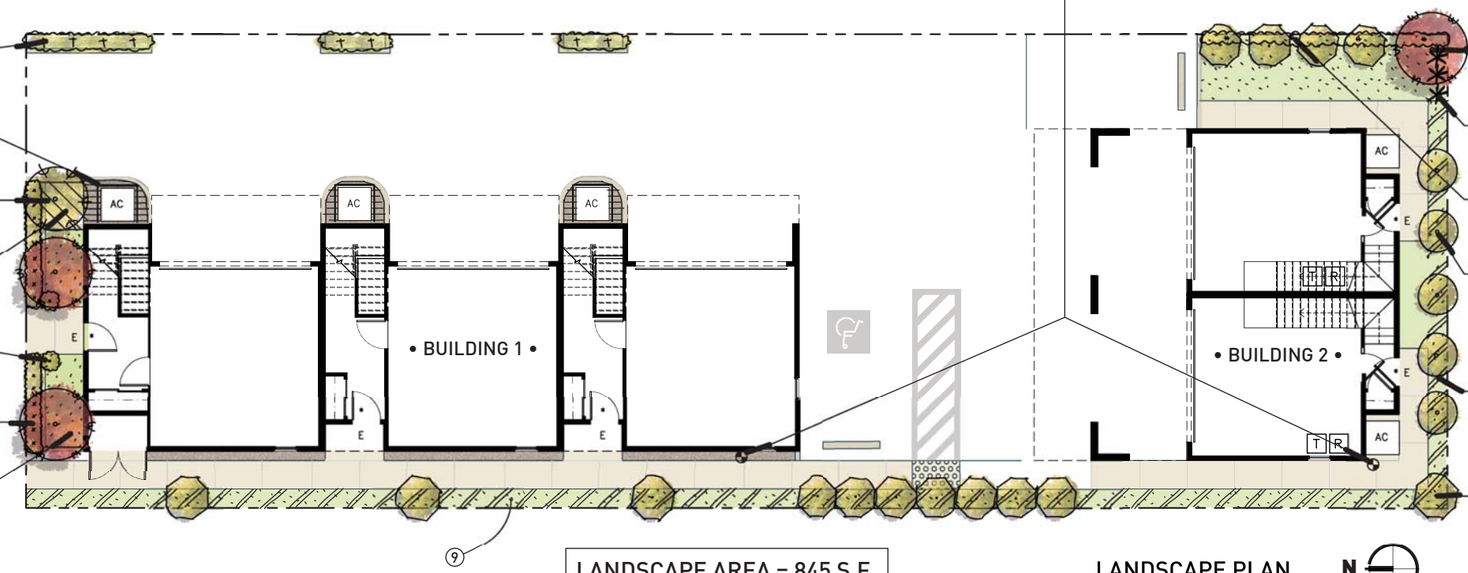
MANUAL SHUT OFF VALVES (E.G., GATE, BALL, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE WATER DUPPLY POINT OF CONNECTION

ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.

CONSTRUCTION LEGEND

1. BENDER BOARDS HEADER - 1"x 4" BROWN RECYCLED PLASTIC.
2. CONCRETE PAVING - SANDED FINISH - JOINTS AS SHOWN
3. SOLID FENCE & GATE - MAX. HEIGHT
4. CRUSHED ROCK - 3" LAYER - PEA SIZE
5. BUBBLING JAR FOUNTAIN W/ PREFAB BELOW GRADE VAULT COVERED W/ RIVER COBBLE - PROVIDE POWER SWITCHING & PLACEMENT
6. BUBBLING ROCK BOWL W/ PREFAB BELOW GRADE VAULT COVERED W/ RIVER COBBLE - PROVIDE POWER SWITCHING & PLACEMENT
7. PREFAB FIRE PIT TABLE
8. 4" HIGH BRICK CURB - ROWLOCK SOLDIER COURSE

1	8 / 15 GAL.	PODOCARPUS GRACILIOR	FERN PINE ON NURSERY TRELLIS
2	10" O.C. / 4" POTS	SCAEVOLA 'ROMEO'	
3	1 / 15 GAL.	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE (DROUGHT TOLERANT)
4	6" O.C. / FLATS	POLYGONUM CAPITATUM	KNOTWEED
5	2 / 5 GAL.	GARDENIA - PATIO TREE FORM	'GRAFTED'
6	16 / 5 GAL.	ROSA 'ICEBERG'	WHITE ROSE HEDGE (24"± HIGH)
7		LAWN 'KURAPIA SOD'	SODDED
8	3 / 24" BOX	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE
9	3 / 15 GAL.	CORDYLINE AUSTRALIS	'RED SENSATION'
10	72" O.C. / 5 GAL.	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE (3' HIGH HEDGE)
11	5 / 5 GAL.	CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE (TRAIN INTO TREES)
12	18" O.C. / 1 GAL.	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
13	15 / 15 GAL.	HYMENOSPORUM FLAVUM	SWEETSHADE TREE



LANDSCAPE AREA = 845 S.F.

LANDSCAPE PLAN

N

SCALE: 1/8" = 1'-0"

0 8 16 24 32

Conceptual Landscape Plan

JULY 13, 2019

1028 MPRV 10th Street, Long Beach, CA

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