



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: February 6, 2024

NEW BUSINESS

SUBJECT: A REQUEST BY KEN SIM AND KERRY CUNNINGHAM FOR APPROVAL OF MINOR ALTERATION TO A CLASS 3 SITE LOCATED AT 1121 LINDA VISTA ROAD AND ASSOCIATED REVIEW FOR POTENTIAL RE-DESIGNATION OF A CLASS 3 SITE TO A CLASS 1 OR 2 HISTORIC RESOURCE (APN #507-132-001) (SY).

FROM: Department of Planning Services

SUMMARY

The property owners are requesting approval for minor alterations to replace two original steel sash windows with picture windows that alter the size of the original opening of the single-family dwelling constructed in 1948. The property was identified as an eligible historic site and listed on the Class 3 inventory and appears to be in excellent condition.

Pursuant to Municipal Code Section 8.05.130 (Demolition or Alteration to Class 3 and 4 sites), the HSPB will determine if the site possesses sufficient historic significance to warrant possible re-designation to a Class 1 or Class 2 historic resource and thereby issue a stay on demolition or alteration permits on the site.

The property owners are not seeking historic designation of the property at this time; however, they have expressed interest in seeking historic designation in the future.

RECOMMENDATION:

That the HSPB stay the request for alteration for a period of up to 120 days and authorize the processing of a designation application to consider whether the building qualifies for a designation of a Class 1 or Class 2 historic resource.

BACKGROUND AND SETTING:

County records indicate the home was constructed in 1948 as a single-family residence. The home was originally designed for Harriet Van Horn with 3-bedrooms, 2-bathrooms and a separate maid's quarters.¹ The exterior consists of Arizona sandstone and vertical steel poles used as decorative elements along the front façade. Designed by Herbert W. Burns, the exterior of the home remains relatively in-tact.

¹ This home is referenced in the book *The Design of Herbert W. Burns* by Steven Keylon.

AERIAL VIEW OF THE SUBJECT PARCEL.



CURRENT CONDITION OF THE HOME IN 2024.



**HISTORIC IMAGE OF THE HARRIET VAN HORN RESIDENC, 1949.
IMAGE SOURCE: PALM SPRINGS VILLAGER**



<i>Related Relevant City Actions by HSPB, Planning, Fire, Building, etc...</i>	
January 2024	Site inspection by HSPB accompanied by City Staff.

<i>Ownership Status</i>	
September 2022	Purchase by the current owner.

ANALYSIS:

Staff analysis of the project is based on the application material and site visits. The existing home retains much of the original building fabric, including the steel casement windows seen in the photograph from 1949. The simple clean lines define the elevations, and the stone-faced pylons balance the overall massing of the structure. When looking closely at the existing conditions, it is apparent that the building has strong material and design integrity. While the request to replace and alter the original fenestration on the rear elevation qualifies as a minor alteration, staff finds the current condition of the home appears to have excellent historic integrity and significance.

Requests for alterations of Class 3 site are processed according to Municipal Code Section 8.05.130.

Criteria and Findings for Possible Re-designation of a Class 3 Building.

If the HSPB finds that the site warrants possible re-designation, it may direct and authorize the processing of an application to re-designate the site as a Class 1 or Class 2 historic resource, which will then be considered by the HSPB and the City Council as provided in Chapter 8.05 of the Municipal Code. Any demolition/alteration permit shall be automatically stayed for a period of up to one-hundred twenty (120) days pending a re-designation decision. In making its review, the HSPB must make the following findings:

1. *That the Class 3 or Class 4 building possesses exceptional historic, architectural, archaeological, cultural or aesthetic significance to warrant redesignation as a Class 1 or Class 2 historic resource in accordance with the criteria set forth in Section 8.05.070 above; and*
2. *That the Class 3 or Class 4 building retains sufficient historical integrity relative to its original configuration, architectural features, or character.*

If the HSPB cannot affirmatively make these findings, then it shall take no action and refer the permit to the Director of Planning who shall thereafter approve the application for submittal to the Building Department for appropriate building permits.

Staff analyzed the site relative to the criteria in 8.05.070 as follows:

- a. *The site, structure, building or object exhibits exceptional historic significance and meets one or more of the criteria listed below:*

The residence at 1121 Linda Vista Road appears to exhibit exceptional historic significance through its association with the architectural designer Herbert W. Burns, and the level of design and material integrity seems to remain in place. It is further evaluated below.

- (i) *The resource is associated with events that have made a meaningful contribution to the nation, state or community; or*

No information is provided indicating any significant event is associated with the site as part of this application.

- (ii) *The resource is associated with the lives of persons who made a meaningful contribution to national, state or local history; or*

The application does not include additional historic research related to associated persons of significance, but the home is referred to as Harriet Merry Van Horn's residence in the book about Herbert W. Burns by Steven Keylon. Additional research is required to confirm if the home is associated with persons of national, state, or local significance.

- (iii) *The resource reflects or exemplifies a particular period of national, state or local history; or*

Constructed in 1948, the home demonstrates characteristics of the Late Moderne style of architecture within the historic context of the Post-World War II period (1945-1969). The design emphasizes volume, horizontality, and simple lines reinforced in the steel casement fenestration. The current condition of the home appears to exemplify these concepts and meet criterion iii.

- (iv) *The resource embodies the distinctive characteristics of a type, period or method of construction; or*

The building uses steel poles and stone-clad pylons as decorative elements but there is limited information regarding the construction methodology used to construct this building. Additional research is requested to investigate the construction history to determine if this criterion is met.

- (v) *The resource presents the work of a master builder, designer, artist, or architect whose individual genius influenced his or her age, or that possesses high artistic value; or*

Considered a local master designer, Herbert W. Burns is responsible for numerous commercial and residential properties in Palm Springs. His aesthetic includes the use of vertical steel poles, projecting rooflines, and stone-veneer pylons to break up the horizontality of the building mass. Herbert W. Burns is considered a master of his trade whose work defined and influenced an era. This criterion appears to be met.

- (vi) *The resource represents a significant and distinguishable entity whose components may lack individual distinction, as used in evaluating applications for designation of historic districts, for parcels on which more than one entity exists; or*

The property is located in the Movie Colony East neighborhood but is not part of a historic district. The property itself is seen as significant and distinguishable; therefore, does not meet this criterion.

- (vii) *The resource has yielded or may be likely to yield information important to national, state or local history or prehistory.*

There is no known information on the property associated with the pre-historic period.

Evaluation of Historic Integrity.

Historic Integrity is evaluated based on seven qualities: location, design, setting, materials, workmanship, feeling and association in accordance with guidelines of the United States Department of the Interior, National Park Service's National Register Bulletin titled: "How to apply the National Register Criteria for Evaluation" as revised from time to time.

Staff evaluated the property's integrity as follows:

Location.

The building appears to be in its original location on the property from when it was first constructed.

Design.

The building consists of simple forms, a flat roof, unadorned stucco exterior walls, and sandstone-veneer pylons. Late Moderne designs focus on unifying simple volumes with a continuous architectural feature such as a canopy or fascia detail to create a sense of horizontality.² Minor modifications have been made to the home, but the overall integrity of the design appears to be preserved and intact.

Setting.

The corner lot setting of the single-family home remains intact.

Materials.

The thin steel poles and steel casement windows are used as simple decorative elements that appear to be in their original configuration, and the stucco exterior walls and sandstone veneer appear to be in great condition. The material integrity of the home defines the simple clean lines which are important to the Late Moderne style of architecture.

² City of Palm Springs Citywide Historic Context Statement for Post-World War II Palm Springs (1945-1969).

Workmanship.

The stone-veneer walls exhibit a noteworthy level of workmanship that is visible on the exterior and interior of the home.

Feeling.

The feeling of a single-family home designed in the Late Moderne style is preserved and maintained.

Association.

The design of the home is associated with the architectural designer Herbert W. Burns, and the home clearly demonstrates his design concepts.

ENVIRONMENTAL ASSESSMENT

Although the proposed alteration is considered a project pursuant to the guidelines of the California Environmental Quality Act (“CEQA”), the possible action of the HSPB to initiate a re-designation application and to place a stay of demolition/alteration on the property is not subject to review under CEQA pursuant to Sections 15060 (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment), and Section 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 15, Chapter 3, because it has no potential for resulting in physical changes to the environment, directly or indirectly.

CONCLUSION:

The property at 1121 Linda Vista Road appears to be an exceptional example of Herbert W. Burns’ work. The material and design integrity of the home looks like it is in excellent condition and much of the original building materials, including the steel casement windows, appear to be intact. Additional research should be conducted on the property to determine if it may be reclassified as a Class 1 or 2 historic site.

Staff recommends that the HSPB authorize a stay of alteration to process an application to analyze the qualifications of the site for historic designation.

PREPARED BY:	Sarah Yoon, Associate Planner/Historic Preservation Officer
REVIEWED BY:	David Newell, Assistant Director of Planning Services

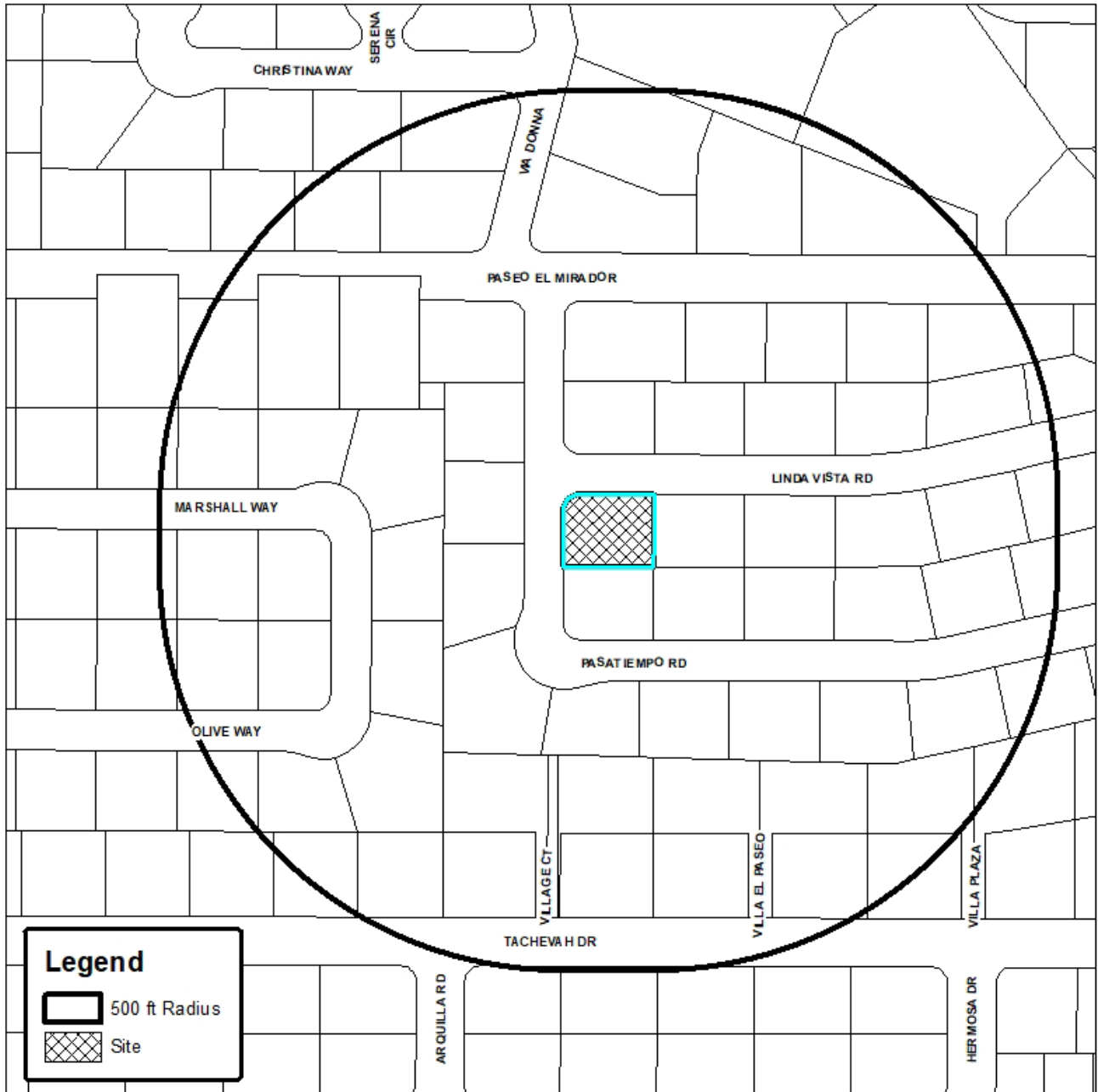
Attachments:

- A. Vicinity Map
- B. Application and related material

ATTACHMENT A



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
1121 Linda Vista Road

ATTACHMENT B

12/21/23

Re: 1121 Linda Vista Road, Palm Springs, CA 92262

Dear HSPB Members,

Recently, we completed a project to install 3 sliding glass doors in our Class 3 Herbert Burns 1948 home. One of the sliding glass doors that was installed in the primary bedroom faces the west in order to take advantage of the western San Jacinto mountain views. There are two original steel sash windows on each side of the sliding glass door. To maximize the western views, we would like to replace the original steel sash windows with two picture windows that extend from floor height to the height of the sliding glass door. This design essentially creates a wall of glass that will maximize views of the backyard and mountains from the primary bedroom. As the house was designed expressly to maximize these views with 1948 technologies, we believe these modifications are in the spirit of the original design of the house and will only add to its appeal.

Ken Sim & Kerry Cunningham
Owners

12/29/23

We, Ken Sim and Kerry Cunningham, are the owners of 1121 Linda Vista Rd, Palm Springs, CA 92262. We are representing ourselves in the application to modify and replace the steel sash windows.

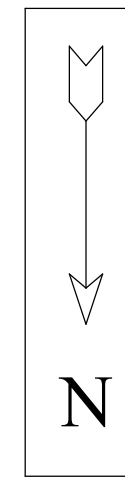
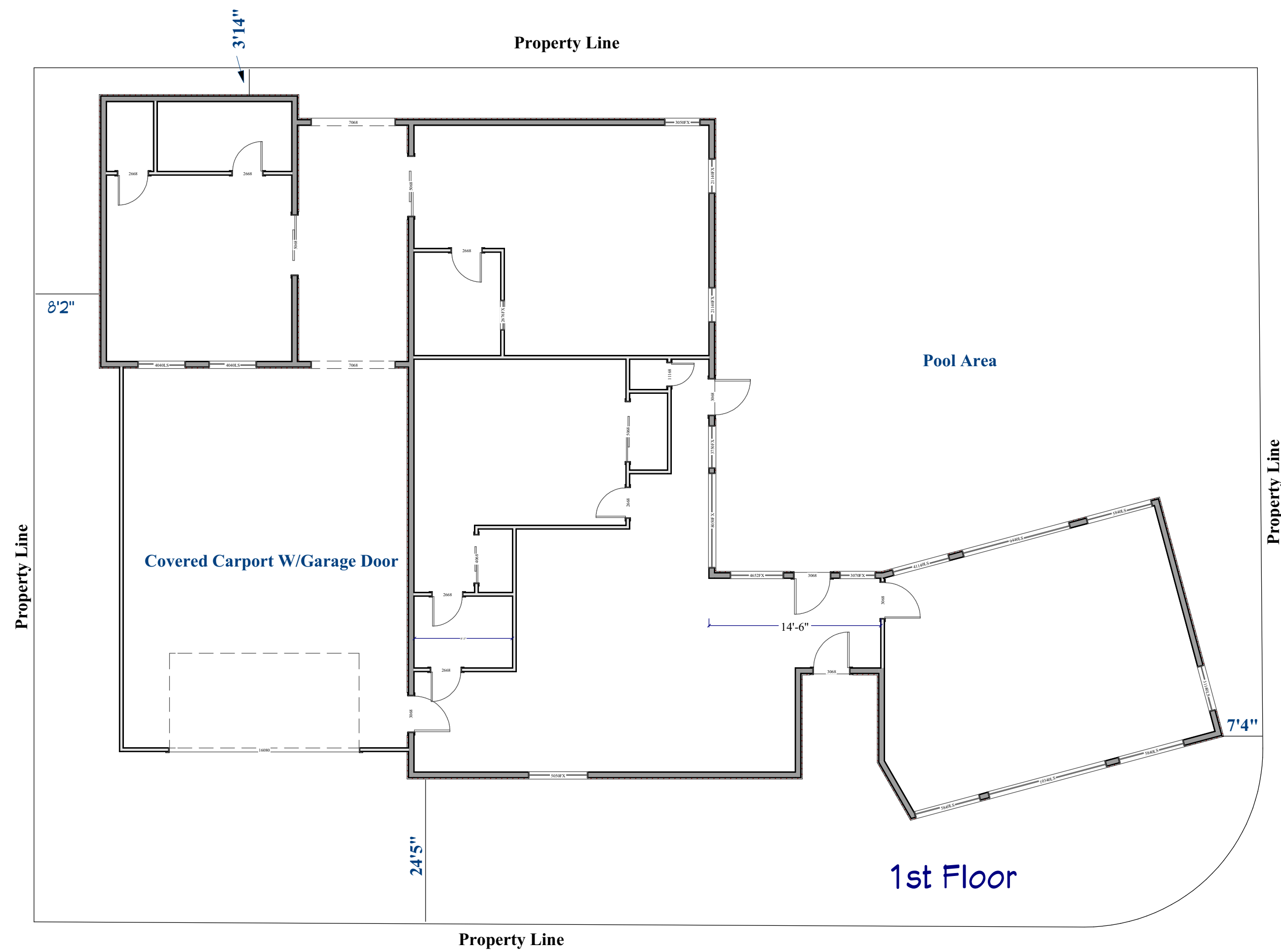


Ken Sim



Kerry Cunningham

AS-BUILT



SCOPE OF WORK:

Install 2 (N) Low E Tempered Glass Windows

PROPERTY ADDRESS:

1121 Linda Vista Rd
 Palm Springs, Ca. 92262
 Assessment No. (PIN) 507132001
 APN (GeoCode) 507132001
 Property Type: Single Family Dwelling
 TAG: 011-021 PALM SPRINGS

Legal Description
 LOT 15 MB 021/025 EL MIRADOR PARK Lot 15
 SubdivisionName EL MIRADOR PARK LotType Lot
 RecMapType Map Book MapPlatB 021 MapPlatP 025

NOTE:
 Smoke and Carbon Monoxide Alarms are Required per
 CRC 315 - R315 and will be verified and inspected by inspector in field

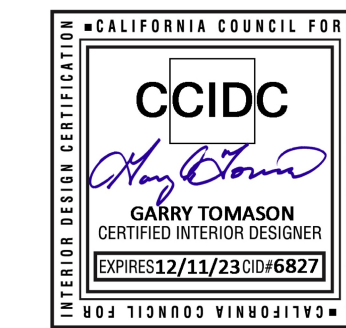
LEGAL USE:
 Single Family Dwelling

Occupancy Groups: R-3/U
 Type of Construction: V-B
 Sprinklers: NO
 Stories: 1
 Area of Work: 2282 SF
 Remodel: 2282 SF

STRUCTURAL ENGINEER:

JAMES E. DeGROFF
 Registered Engineer CE-17919
 72690 Homestead Rd., Palm Desert, CA 92260
 (805)889-0917 email: jed4415@gmail.com

DESIGN PROFESSIONAL:



A CERTIFIED INTERIOR DESIGNER IS A COMPETENT DESIGN PROFESSIONAL WHO MAY PREPARE AND SUBMIT NON-STRUCTURAL, NON-SEISMIC CONSTRUCTION DOCUMENTS AND SPECIFICATIONS TO LOCAL BUILDING DEPARTMENTS FOR THE PURPOSES OF PLAN CHECK.

B&P CODE SECTION 8800 AND DEPARTMENT OF CONSUMER AFFAIRS CALIFORNIA ARCHITECTS BOARD SECTION 5538:
 A CERTIFIED INTERIOR DESIGNER MAY DESIGN ANY TYPE OF NON-STRUCTURAL OR NON-SEISMIC INTERIOR SPACES CONSISTENT WITH SECTION 8800 AND SECTION 5538. THEY MAY ENGAGE IN THE PROGRAMMING, PLANNING, DESIGNING AND DOCUMENTING THE CONSTRUCTION AND INSTALLATION OF NON-STRUCTURAL OR NON-SEISMIC ELEMENTS WITHIN THE INTERIOR SPACES OF A BUILDING. "NON-STRUCTURAL" MEANS INTERIOR ELEMENTS THAT ARE NON-LOAD BEARING. "NON-SEISMIC" MEANS INTERIOR ELEMENTS THAT DO NOT ASSIST IN THE SEISMIC BRACING OF A BUILDING'S STRUCTURAL SYSTEM. COMMON NON-STRUCTURAL ITEMS INCLUDE CEILING AND PARTITION SYSTEMS AS THESE COMPONENTS EMPLOY NORMAL AND TYPICAL BRACING CONVENTIONS AND DO NOT ASSIST IN THE STRUCTURAL INTEGRITY OF A BUILDING.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN THE TITLE 24 CCR AND THIS JURISDICTION.
- SEPARATE PERMITS REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING AND GRADING.
- ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING.
- WATER SHALL BE PROVIDED ON THE SITE AND USE TO CONTROL DUST.
- TEMPORARY TOILET FACILITY SHALL BE PROVIDED ON SITE.
- THE FINISH GRADE SHALL SLOPE A MIN. OF 5% TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%.
- THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%.
- PANEL LOCATIONS
- PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS CLOTHES CLOSETS. PANELS SHALL NOT BE LOCATED IN BATHROOMS.
- NON-METALLIC SHEATHED CABLE SHALL BE:
 - PROTECTED BY RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC RIGID NON-METALLIC CONDUIT, PIPE, OR OTHER MEANS WHEN CABLE IS EXPOSED OR SUBJECT TO PHYSICAL DAMAGE.
 - PROTECTED BY 1 1/16 IN. STEEL PLATE OR SLEEVE, OR BE NOT LESS THAN 1-1/4 IN. FROM THE NEAREST EDGE OF THE FRAMING MEMBER, WHEN INSTALLED THROUGH FRAMING MEMBERS. STEEL PLATES OR SLEEVES ARE REQUIRED ON ALL DOUBLE SHEAR WALLS WHEN CABLE IS INSTALLED EITHER THROUGH OR PARALLEL TO FRAMING MEMBERS.
 - PROTECTED BY GUARD STRIPS WITHIN 6 FEET OF AN ATTIC ACCESS WHEN NO PERMANENT STAIRS OR LADDERS ARE PROVIDED. (CEC 334.23)
 - PROTECTED BY GUARD STRIPS IN THE ENTIRE ATTIC WHEN PERMANENT STAIRS OR LADDERS ARE PROVIDED. ACCESS PANELS OR DOORS FROM THE SECOND FLOOR INTO THE ATTIC ARE CONSIDERED PERMANENT ACCESS AND GUARD STRIPS ARE REQUIRED IN THE ENTIRE ATTIC.
 - HAVE A BENDING RADIUS NOT LESS THAN 5 TIMES THE DIAMETER OF THE CABLE. (CWC 334.24)
 - SUPPORTED AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12" OF EVERY OUTLET BOX, JUNCTION BOX, CABINET OR FITTING (CEC 334.30)
 - CIRCUITS AND RECEPTACLES

- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET, INCLUDING ANY WALL SPACE 2 FT. WIDE OR GREATER. NOTE: A FIXED PANEL OF A SLIDING GLASS DOOR IS CONSIDERED WALL SPACE. (CEC 210.11(C)(1))
- IN KITCHENS, BREAKFAST ROOMS, PANTRIES AND DINING ROOMS A MINIMUM OF 2-20A CIRCUITS SHALL BE PROVIDED. COUNTER SPACE RECEPTACLES SHALL BE GFCI AND INSTALLED:
 - AT EACH WALL COUNTER SPACE THAT IS 12 IN. OR GREATER: - NO MORE THAN 48 IN. O.C.;
 - MAXIMUM 24 IN. FROM THE END OF THE COUNTER;
 - MAXIMUM 20 IN. ABOVE COUNTER SURFACE
 - ON ISLAND COUNTER SPACE (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE;
 - ON PENINSULAR COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE;
- BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT WITH AT LEAST ONE GFCI WALL RECEPTACLE WITHIN 36 IN. OF EACH BASIN.
- LAUNDRY ROOMS SHALL HAVE A SEPARATE 20A CIRCUIT WITH AT LEAST ONE RECEPTACLE SHALL BE PROVIDED.
- IN GARAGES, AT LEAST ONE GFCI RECEPTACLE SHALL BE PROVIDED. ALL OTHER GARAGE RECEPTACLES EXCEPT THOSE DEDICATED TO AN APPLIANCE SHALL BE GFCI.
- IN HALLWAYS OF 10 FT. OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED.

*AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
 *PROVIDE ULTRA FLUSH WATER CLOSURE FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
 *A COPY OF THE OVLUTION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
 GENERAL NOTES:
 THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
 WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
 PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:
 HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE

R106.1.1 Information on construction documents.

Construction documents shall be drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

DISCLAIMER

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. GARRY TOMASON / G19 Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check and verify all conditions and dimensions and other details prior to construction and be solely responsible thereafter.

Layout Page Table			
Label	Title	Description	Comments
A-1	SITE PLAN		
A-2	PROPOSED DOOR/WINDOW		
A-3	FRAMING PLAN		
A-4	DOOR & WINDOW SCHEDULE		
T-1	STRUCTURAL TITLE PAGE	Structural Engineer	
SN	STRUCTURAL NOTES	Structural Engineer	
S-1	HEADER PLAN	Structural Engineer	
S-2	SHEARWALL PLAN	Structural Engineer	
S-3	WINDOW HEADER PLAN	Structural Engineer	
S-4	STRONG-WALL INSTALLATION #1	Structural Engineer	
S-5	STRONG-WALL INSTALLATION #2	Structural Engineer	



NUMBER	DATE	REVISION BY	DESCRIPTION

PREPARED FOR:
 Ken Sim
 1121 Linda Vista Rd
 Palm Springs, Ca. 92262

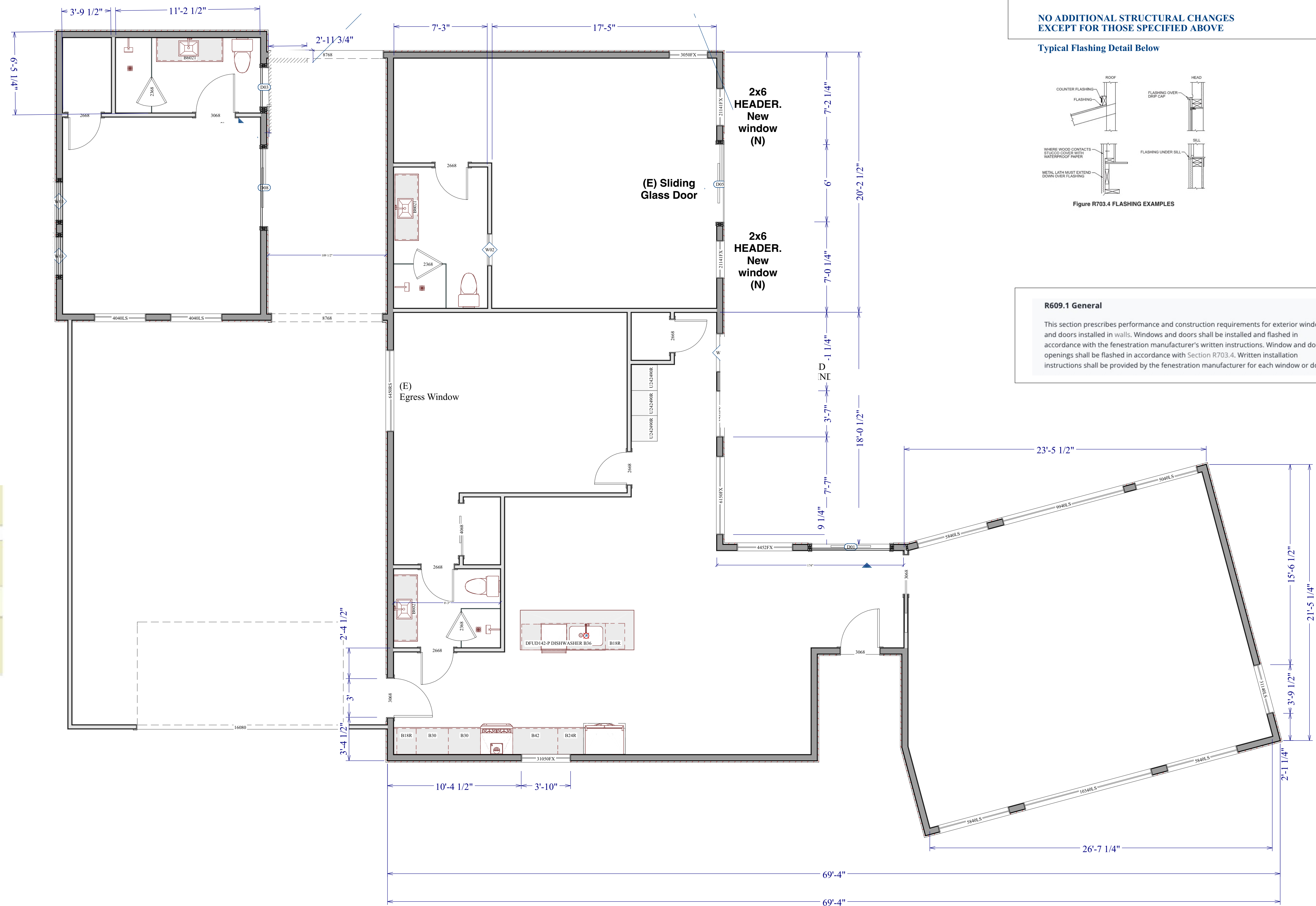
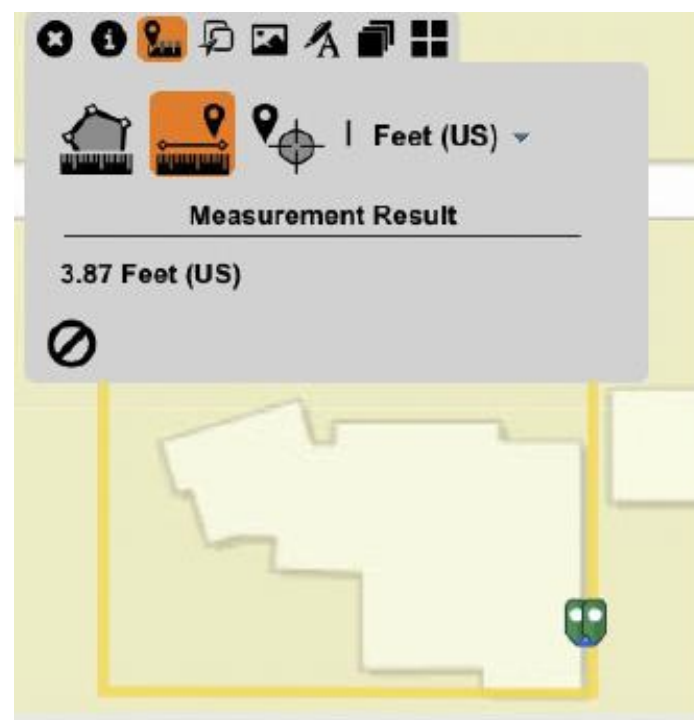
PAGE DESCRIPTION
SITE PLAN

DRAWINGS PROVIDED BY:
G19 DESIGN
 ARCHITECT & PA
 38665 Vista Dr., Cathedral City, CA. 92234
 760.888.7117

DATE:
 10/10/23

SCALE:
 1/8" = 1'

SHEET:
A-1

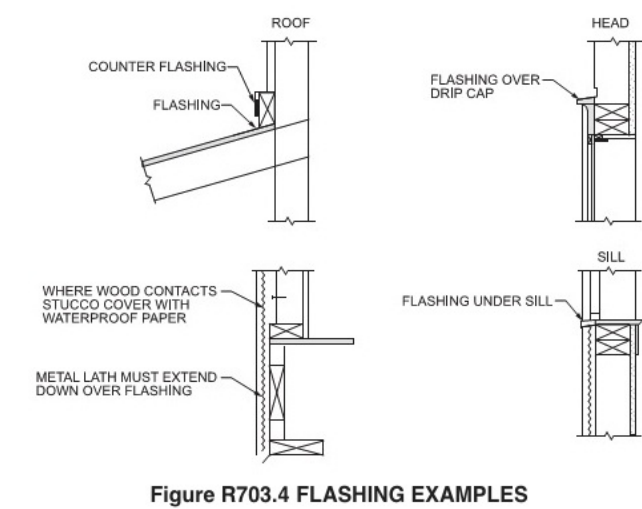


LEGEND:
 (E) EXISTING
 (N) NEW

Install 2 (N) Low E Tempered Glass Windows

NO ADDITIONAL STRUCTURAL CHANGES EXCEPT FOR THOSE SPECIFIED ABOVE

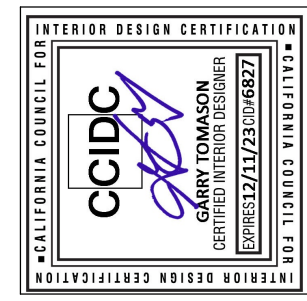
Typical Flashing Detail Below



R609.1 General

This section prescribes performance and construction requirements for exterior windows and doors installed in walls. Windows and doors shall be installed and flashed in accordance with the fenestration manufacturer's written instructions. Window and door openings shall be flashed in accordance with Section R703.4. Written installation instructions shall be provided by the fenestration manufacturer for each window or door.

STRUCTURAL ENGINEER:
 JAMES E. DeGROFF
 Registered Engineer CE-17919
 72690 Homestead Rd., Palm Desert, CA 92260
 (805)889-0917 email: jed4415@gmail.com



NUMBER	DATE	REVISION BY	DESCRIPTION

PREPARED FOR:
 Ken Sim
 1121 Linda Vista Rd
 Palm Springs, Ca. 92262

PAGE DESCRIPTION
PROPOSED WINDOW & DOOR REPLACEMENT

DRAWINGS PROVIDED BY:
GO DESIGN
 ARCHITECT & BATH
 38665 Vista Dr., Cathedral City, CA. 92234
 760 888 7117

DATE:

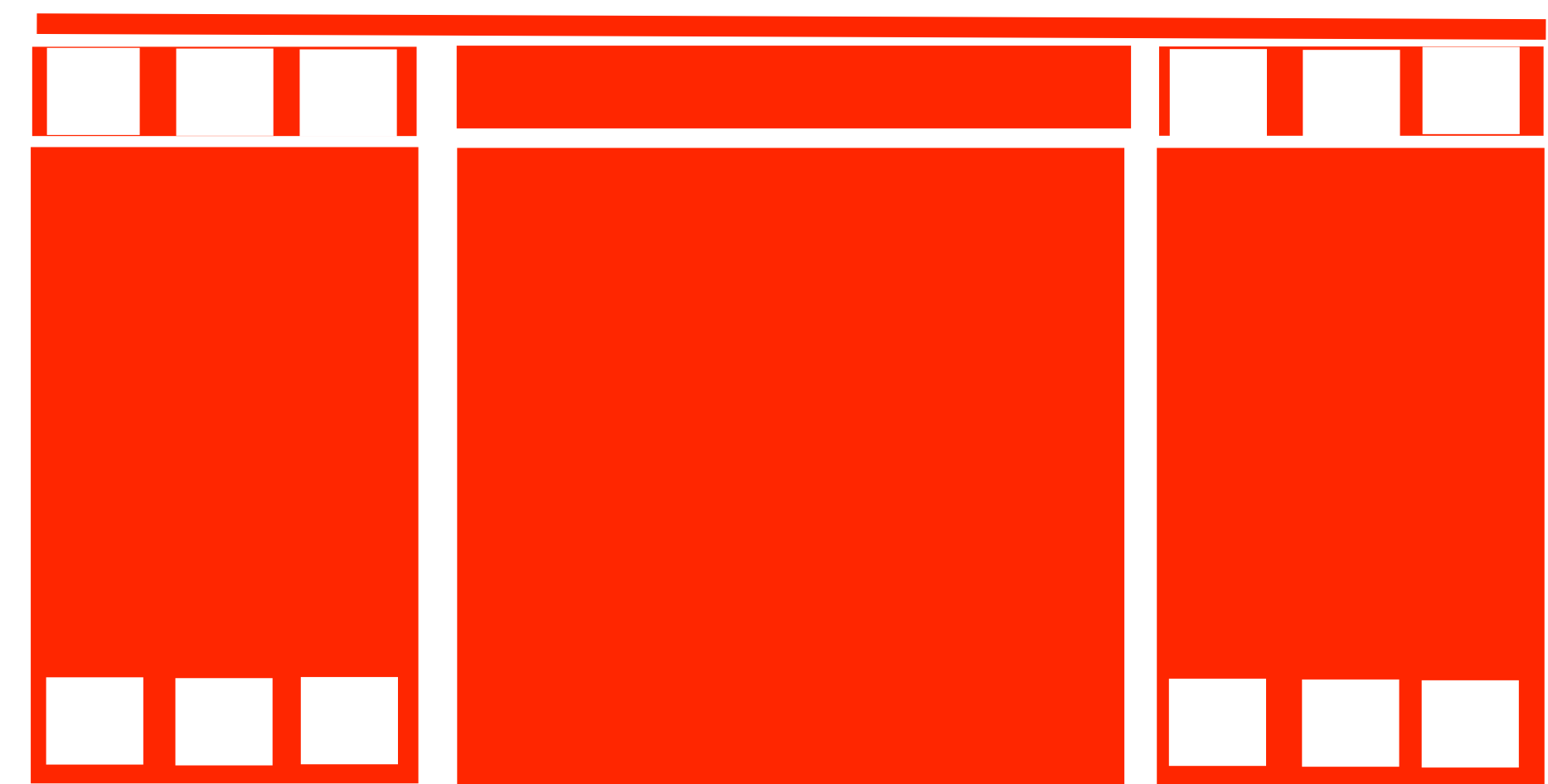
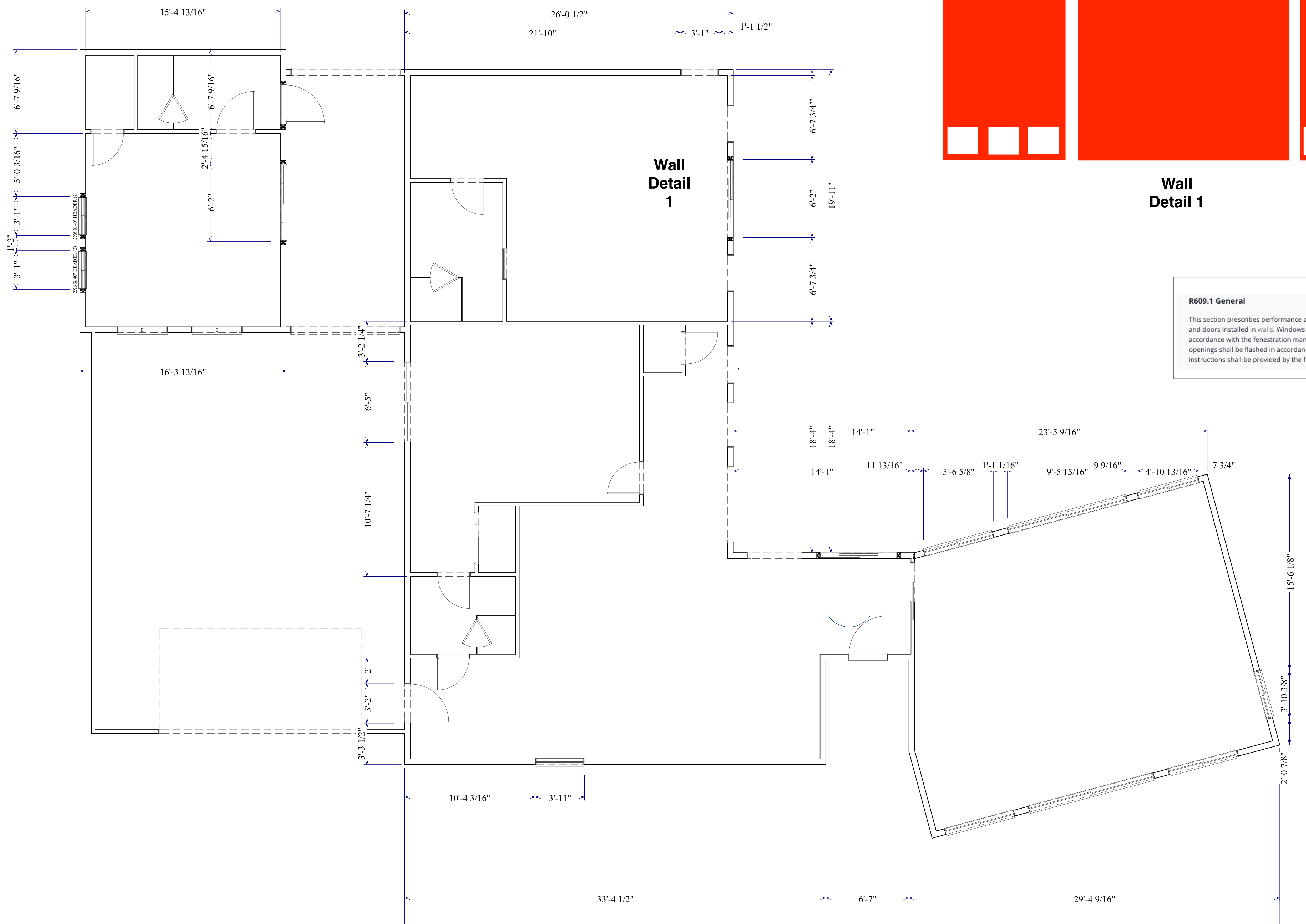
10/10/23

SCALE:

1/4" = 1'

SHEET:

A-2



Wall Detail 1

NUMBER	DATE	REVISION BY	DESCRIPTION

PREPARED FOR:
 Ken Sim
 1121 Linda Vista Rd
 Palm Springs, Ca. 92262

PAGE DESCRIPTION
 FRAMING DETAIL

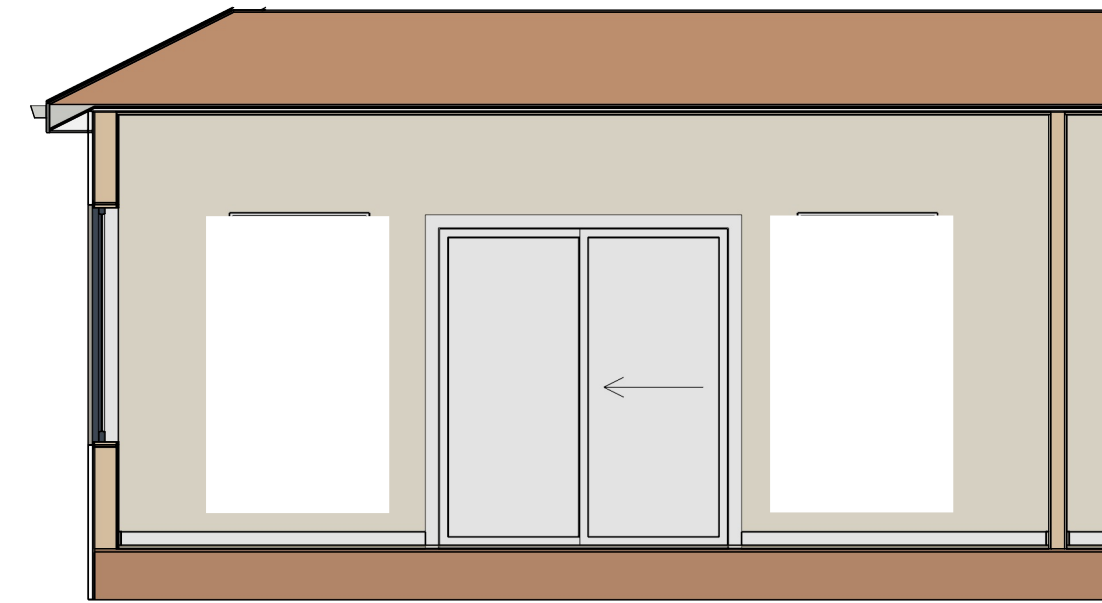
DRAWINGS PROVIDED BY:
GO DESIGN
 ARCHITECTURE & PA™
 38665 Vista Dr. Cathedral City, CA. 92234
 760 888 7117

DATE:
 10/10/23

SCALE:
 1/4" = 1'




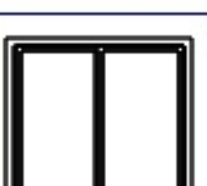
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A-3

ELEVATIONS



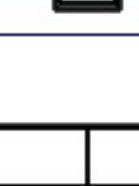


Elevation 1
Bedroom

DOOR SCHEDULE

DOOR SCHEDULE		QTY	PK	CODE	SIZE	DESC	MANUFACTURER	COMMENTS
	D01	606	1		606 R EX 74 70 1/2	EXT SLIDER-GLASS PANEL		LOW E-TEMPERED GLASS
	D03	306	1		306 R EX 38 70 1/2	EXT HINGED-DOOR P/W		
	D05	606	1		606 L EX 74 70 1/2	EXT SLIDER-GLASS PANEL		LOW E-TEMPERED GLASS
	D02	606	1		606 L EX 74 70 1/2	EXT SLIDER-GLASS PANEL		LOW E-TEMPERED GLASS

WINDOW SCHEDULE

WINDOW SCHEDULE		QTY	PK	CODE	SIZE	DESC	MANUFACTURER	COMMENTS
	W01	306	1		306 TX 37 70 1/2	FIXED GLASS		TEMPERED FIXED GLASS
	W02	206	1		206 TX 31 70 1/2	FIXED GLASS		FROSTED TEMPERED GLASS
	W03	301	2		301 H L 37 70 1/2	LEFT SLIDING		



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PREPARED FOR:
Ken Sim
1121 Linda Vista Rd
Palm Springs, Ca. 92262

PAGE DESCRIPTION
Wall Elevations -
Window & Door Schedule

DRAWINGS PROVIDED BY:
GO DESIGN
ARCHITECTURE & PAINT
38665 Vista Dr. Cathedral City, CA. 92234
760 888 7117

DATE:

10/10/23

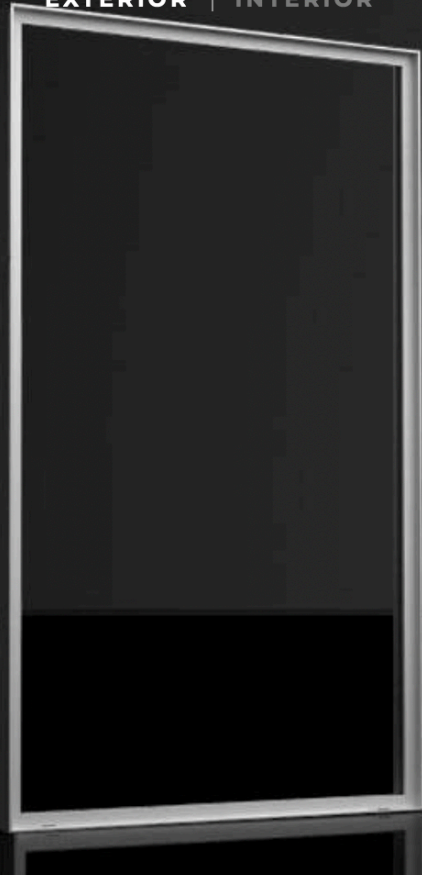
SCALE:

SHEET:

A-4



EXTERIOR | INTERIOR



A250 THERMALLY IMPROVED ALUMINUM
WINDOWS

Picture Windows

★★★★★ 3.8 (397)

MATERIAL

Aluminum

PRICE POINT

\$\$\$


PROJECT TYPE

Replacement, New Construction

Because of their clean, narrow sightlines, A250 Thermally Improved Aluminum picture windows make a beautiful wall of windows when used in combinations. These metal windows do not open, or have any rails to obstruct their view, making them ideal for large walls and high ceilings.

Acoustical Ratings

Updated : 10/16/23

Operating Style	Series Numbers	Glass 1	Glass 2	Spacer		STC	OITC	Test Date	Test Number	
				Intercept or Cardinal	Foam or Dura****					
operating style 	920PW size tested 6040 STC 31-33	1/8	1/8	Acoustical ratings	not available	for	this	glass	combination	
		1/8	3/16							
		1/8	5/32	-	-	31	24	11/03/08	TL08-674	
		3/16	1/8							
		5/32	1/8							
		1/8	1/4	-	-	33	26	11/03/08	TL08-676	
		1/4	1/8							
		1/8	LAM	-	-	33	27	11/03/08	TL08-675	
		LAM	1/8							
		3/16	3/16	Acoustical ratings	not available	for	this	glass	combination	
		5/32	5/32							
		3/16	1/4	Acoustical ratings	not available	for	this	glass	combination	
		5/32	1/4							
1/4	3/16									
1/4	5/32									
3/16	LAM	Acoustical ratings	not available	for	this	glass	combination			
5/32	LAM									
LAM	3/16									
LAM	5/32									
1/4	1/4	Acoustical ratings	not available	for	this	glass	combination			
1/4	LAM	Acoustical ratings	not available	for	this	glass	combination			
LAM	1/4									
LAM	LAM	Acoustical ratings	not available	for	this	glass	combination			

BLD # 203



SCRAP USE ONLY

1 Of 1

111195 WO# 20337951 SO# 4891806.005

PW TBNS CA Route TA-D-WTEM 04/28/23

IGU*0083686421.03

920 THERMAL;PW, CASE, AWN

OA 1.00 ST 6

SPCR 023 SHP 1-STD

Milgard Manufacturing TEM Intracompany

~~SENDA 1006 / Z~~ SYNC 63

Unit Size 33.9375 X 77.9375

1/8 / 1/8

BARSET

VENTSET

PW | 1/8; SunCoatMAX Tempered over 1/8; Clear Tempered | Fxd Panel |

EdgeGardMAX | Gray Spacer | Extruded Metal

MILGARD
WINDOWS and DOORS

Register your MILGARD® warranty

Thank you for choosing MILGARD. We strive to deliver windows and doors that perform to the highest standards with a frictionless experience at every step.

To receive notifications of relevant product updates and more efficient service if issues arise, register your products online. The Sales Order Number below is required to register your products.

For more information and to register your warranty, go to milgard.com/register

SALES ORDER NUMBER
KEEP THIS FOR YOUR RECORDS

Protect your investment. Register your MILGARD product warranty today.



It is strongly recommended, registering your warranty is not a requirement, covered by the MILGARD Warranty. Tuscany® Series, Trinsic™ Series, Style Series, Ultra™ Series are all trademarks of Milgard Manufacturing, LLC.

Important Information

INSTALLATION
MILGARD products must be installed level, plumb, square and weather-tight in their opening following AAMA 2400-20 (new construction applications) or AAMA 2410-13 (replacement applications).



Find detailed installation information at milgard.com/install

BEFORE INSTALL


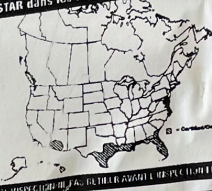
1. Fully inspect product(s) prior to installation. Do not install nonconforming or damaged products.
2. Store in shaded area on flat base. Do not lean against a corner.
3. Do not lift by frame only.
4. Protect the vinyl sill from traffic and damage. Provide FULL support under door sill.

DURING INSTALL

1. Close and lock window and door sliding panels.
2. Install level, plumb and square with up to a 1/4" clearance on all sides.
3. Use corrosion-resistant fasteners that are compatible with product material.
4. If insulation foam is needed, it must be the low expansion type that meets AAMA B12 Voluntary Practice for Assessment of Single Component Aerosol Expanding Polyurethane Foams for Sealing Rough Openings of Fenestration Installations.

Improper installation is the greatest cause of window and door malfunction. Damage or defects caused by improper installation, storage, handling, or maintenance are not covered by the MILGARD Warranty.

WARNING: This product can expose you to chemicals, such as lead and phthalates, which are known to the State of California to cause cancer and to cause birth defects or other reproductive harm. In addition, drilling, sanding, or cutting wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust by using a dust mask or other personal protective gear. For more information please visit www.P65Warnings.ca.gov

<p>ENERGY STAR Certified in Highlighted Regions Certifie ENERGY STAR dans les regions en surbrillance</p> <p>Canada energystar.gc.ca</p>  <p>U.S. / E.U. energystar.gov</p> <p>DO NOT REMOVE UNTIL FINAL INSPECTION OR FINAL RETAIL AMOUNT OF PRODUCT IS FINAL</p>		<p>ENERGY STAR Certified in: US - Southern</p>
		<p>STC = No Rating</p>
<p>CPD# MIL-A-148-06550-00001 SO# 4891806.005 920 FIXED ALUM WT/IE</p>		<p>MIL</p>
<p>0.75 AIR 0.022(2) SU-D NO GRIDS</p>		
<p>ENERGY PERFORMANCE RATINGS ÉVALUATION DES PROPRIÉTÉS ÉNERGETIQUES</p>		
<p>U-Factor Facteur-U 0.36 (U.S./I-P)</p>	<p>2.04 (Metric/SI)</p>	<p>Solar Heat gain Coefficient Coefficient de gain de chaleur solaire 0.25</p>
<p>ADDITIONAL PERFORMANCE RATINGS ÉVALUATION SUPPLÉMENTAIRE DES PROPRIÉTÉS</p>		
<p>Visible Transmittance Transmission Visible 0.58</p>	<p>Air Leakage Infiltration d'Air ≤0.3 ≤1.5 (U.S./I-P) (Metric/SI)</p>	
<p>Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org</p>		
<p>Le fabricant convient que ces cotes respectent les procédures applicables du NFRC en vue de déterminer le rendement de l'ensemble du produit. Les cotes du NFRC sont déterminées selon une série de conditions environnementales établies et une taille de produit spécifique. Le NFRC ne recommande aucun produit et ne garantit pas le recours à un produit particulier en vue d'une utilisation déterminée. Veuillez consulter les documents d'information du fabricant afin d'obtenir d'autres renseignements sur le rendement du produit en question. www.nfrc.org</p>		
<p>This fenestration product has been certified by the manufacturer to meet the air infiltration requirements of Section 116(a)1, 2016 California Building Energy Efficiency Standards</p>		

NFRC LABEL MUST REMAIN ATTACHED TO PRODUCT THROUGH FINAL INSPECTION







3 Part Specification Thermally Improved Aluminum | A250 Windows

GENERAL NOTES TO SPECIFIER:

THIS SPECIFICATION SYSTEM HAS BEEN PREPARED TO ASSIST DESIGN PROFESSIONALS IN THE PREPARATION OF PROJECT OR OFFICE MASTER SPECIFICATIONS. IT FOLLOWS GUIDELINES ESTABLISHED BY THE CONSTRUCTION SPECIFICATIONS INSTITUTE, AND THEREFORE MAY BE USED WITH MOST MASTER SPECIFICATION SYSTEMS WITH MINOR EDITING.

EDIT CAREFULLY TO SUIT PROJECT REQUIREMENTS. MODIFY AS NECESSARY AND DELETE ITEMS THAT ARE NOT APPLICABLE. VERIFY THAT REFERENCED SECTION NUMBERS AND TITLES ARE CORRECT (NUMBERS AND TITLES REFERENCED ARE BASED ON MASTERFORMAT, 2004 EDITION.)

THIS SECTION ASSUMES THE PROJECT MANUAL WILL CONTAIN COMPLETE DIVISION 1 DOCUMENTS INCLUDING 01 25 13 – PRODUCT SUBSTITUTION PROCEDURES, SECTIONS 01 33 00 – SUBMITTAL PROCEDURES, 01 62 00 – PRODUCT OPTIONS, 01 66 00 – PRODUCT STORAGE AND HANDLING REQUIREMENTS, 01 74 00 – CLEANING AND WASTE MANAGEMENT, 01 77 00 – CLOSEOUT PROCEDURES, AND 01 78 00 –CLOSEOUT SUBMITTALS. CLOSE COORDINATION WITH DIVISION 1 SECTIONS IS REQUIRED. IF THE PROJECT MANUAL DOES NOT CONTAIN THESE SECTIONS, ADDITIONAL INFORMATION SHOULD BE INCLUDED UNDER THE APPROPRIATE ARTICLES.

THIS IS AN OPEN PROPRIETARY SPECIFICATION ALLOWING USERS THE OPTION OF APPROVING OTHER MANUFACTURERS THAT COMPLY WITH THE CRITERIA SPECIFIED HEREIN.

NOTES TO THE SPECIFIER ARE CONTAINED IN BOXES AND SHOULD BE DELETED FROM FINAL COPY.

OPTIONAL ITEMS REQUIRING SELECTION BY THE SPECIFIER ARE ENCLOSED WITHIN BRACKETS, E.G. [35] [40] [45]. MAKE APPROPRIATE SELECTIONS AND DELETE OTHERS.

ITEMS REQUIRING ADDITIONAL INFORMATION ARE UNDERLINED BLANK SPACES, E.G. _____.

OPTIONAL PARAGRAPHS REQUIRING SELECTION OF ONE OF THE OPTIONS ARE SEPARATED BY “OR” WITHIN A BOX. E.G.

OR

BOLD FACE TYPE IDENTIFIES OPTIONAL PARAGRAPHS AND FEATURES THAT MAY BE INCLUDED OR DELETED DEPENDING UPON PROJECT REQUIREMENTS. CONVERT THE BOLD FACE TYPE TO REGULAR TYPE WHEN INCLUDING THESE PARAGRAPHS OR FEATURES.

REVISE FOOTER TO SUIT PROJECT/OFFICE REQUIREMENTS.

ELECTRONIC VERSIONS OF THIS SPECIFICATION UTILIZE AUTOMATIC PARAGRAPH NUMBERING.

WHEN EDITING IS COMPLETE, DELETE ALL TEXT ON THIS PAGE, THEN REMOVE THE SECTION BREAK AT THE TOP OF THE NEXT PAGE TO REMOVE THIS PAGE FROM THE DOCUMENT.

SPECIFICATION BEGINS ON THE FOLLOWING PAGE.



3 Part Specification Thermally Improved Aluminum | A250 Windows

THERMALLY IMPROVED (TIE) ALUMINUM WINDOWS - 08 51 13

With the thin lines that Milgard’s TIE Aluminum Windows provide, they are ideal for both new construction as well as replacement. This series of products provide an economical solution while providing architectural style.

TIE Aluminum Windows

PART 1 – GENERAL

1.01 SUMMARY

A. Section Includes:

1. Solid and tubular aluminum extruded windows of the following type(s):

Picture Window	Series 920, 921
Casement	Series 920, 921
Awning	Series 920, 921
Horizontal Slider	Series 1120
Vertical Slider	Series 1520
Bay Window	Series 1551
Bow Window	Series 1561
Radius	Series R20

B. Related Sections:

INSERT APPROPRIATE SECTION NUMBERS AND TITLES BELOW FOR WINDOW FLASHING AND INSTALLATION SEALANTS.

1. _____ - _____.
2. _____ - _____.
3. 08 32 13 – TIE Aluminum Sliding Doors.

INCLUDE APPROPRIATE LANGUAGE BELOW IF PRODUCTS SPECIFIED IN THIS SECTION ARE TO BE BID AS ALTERNATES. OTHERWISE DELETE FOLLOWING PARAGRAPH.

C. Alternates:

1. Reference Section 01 23 00 – Alternates.

TIE Aluminum Windows (continued)

1.02 SUBMITTALS

A. Reference Section 01 33 00 – Submittal Procedures; submit following items:

1. Product Data.
2. Shop Drawings: Include window schedule, window elevations, sections and details, and multiple window assembly details.
3. Samples:
 - a. Color samples: Minimum 1x4 inch (25x100 mm) samples of Aluminum with painted or anodized color.
 - b. Glass, showing specified tint color.**
4. Quality Assurance/Control Submittals:
 - a. Qualifications: Proof of manufacturer's qualifications.
 - b. U-Factor and structural rating charts required for AAMA and NFRC labeling requirements.**
 - c. Installation Instructions – AAMA 2400 (“Mounting Flange Installation”)

B. Closeout Submittals: Reference Section 01 78 00 – Closeout Submittals; submit following items:

1. Temporary window labels marked to identify windows that labels were applied to.
2. Maintenance instructions.
3. Special Warranties.

1.03 QUALITY ASSURANCE

A. Overall Standards: Comply with ANSI/AAMA 101.I.S.2, except as otherwise noted herein.

B. Qualifications:

1. Manufacturer Qualifications:
 - a. Minimum five years experience in producing aluminum windows of the type(s) specified.
 - b. Member AAMA, NFRC.

INSERT LOCAL REGULATORY REQUIREMENTS BELOW.

TIE Aluminum Windows (continued)

C. Regulatory Requirements:

D. Certifications for insulated glass windows:

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

1.04 DELIVERY, STORAGE AND HANDLING

- A. Reference section 01 66 00 - Product Storage and Handling Requirements.
- B. Follow manufacturer's instructions on label applied to windows.

1.05 WARRANTY

SELECT "RESIDENTIAL" WARRANTY BELOW FOR OWNER OCCUPIED SINGE FAMILY RESIDENTIAL AND OWNER OCCUPIED CONDINIUM PROJECTS. SELECT "COMMERCIAL WARRANTY FOR NON-OWNER OCCUPIED CONDOMINIUMS, COMMERCIAL, AND MULTI-FAMILY PROJECTS.

A. Residential Special Warranty:

1. Lifetime limited warranty to original owner.
2. Transferability:
 - a) Permit unlimited transfer of ownership in first ten years.
 - b) Upon first transfer of ownership, guarantee period shall become ten years from date of original purchase.
3. Warranty windows against defect in materials and workmanship including costs for parts and skilled labor.

OR

B. Commercial Special Warranty:

1. 10-year warranty.
2. Warranty windows against defects in manufacturing and workmanship including costs for parts and skilled labor.

TIE Aluminum Windows (continued)

PART 2 – PRODUCTS

2.01 MANUFACTURER

A. Milgard Manufacturing, Inc.
1010 54th Avenue East
Tacoma, WA 98424

Tel: 1.800.MILGARD (645-4273)
(253) 922-2030
Fax: (253) 926-0848
Web: milgard.com

INSERT NAME, ADDRESS AND PHONE NUMBERS OF MANUFACTURER'S REPRESENTATIVE BELOW

1. Manufacturer's Representative:

Tel: _____
Fax: _____
Email: _____

B. Window Series: Milgard TIE Aluminum Windows

C. Substitutions: Reference Section 01 25 13 – Product Substitutions Procedures.

2.02 MATERIALS

A. Aluminum: Comply with requirements of AAMA/WDMA/CSA 101/I.S.2/A440-05, 6063-T5 temper for strength, corrosion resistance and application of required finish.

B. Extruded frame members are to be .060" in thickness for structural walls.

VERIFY THAT WINDOW FLASHING MATERIAL AND INSTALLATION SEALANT IS SPECIFIED IN APPROPRIATE SECTIONS.

2.03 GENERAL PERFORMANCE REQUIREMENTS:

A. Thermal Performance: Comply with NFRC 100.

B. Air Leakage, Water Resistance, Structural Test: Comply with ANSI/AAMA 101/I.S.2.

C. Forced-Entry Resistance: Comply with ASTM E 588.

TIE Aluminum Windows (continued)

2.04 WINDOW TYPES:

SELECT FOLLOWING WINDOW TYPES AND RELATED NAIL FIN/MOUNTING STYLE BASED ON PROJECT REQUIREMENTS.
DELETE WINDOW TYPES NOT USED.

A. Picture Window and Radius – [920 Series, 1-5/16" nail fin setback] [921 Series, block frame (no nail fin)] [R20 Series, 1-5/16" nail fin setback]:

1. Frame:

- a. 920 Series, 2 ¼" (57mm)
- b. 921 Series, 1 ½" (38mm)
- c. R20 Series, 2 ¼" (57mm)

2. Sightlines:

- a. 920 Series, equal to 1 ¼"
- b. 921 Series, equal to 1 13/16"
- c. R20 Series, equal to 1 1/4"

3. Performance Class:

- a. 920 & 921 Series, 95 ½" x 71 ½" and smaller: F-HC45
- b. R20 Series, 71 ½" x 71 ½" and smaller: F-HC40

B. Casement – [920 Series, 1 5/16" nail fin setback] [921 Series, block frame (no nail fin)]:

1. Frame:

- a. 920 Series, 2 ¼" (57mm)
- b. 921 Series, 1 ½" (38mm)

2. Sash: Depth of 1 1/2" (38mm), solid aluminum extrusion.

3. Performance Class:

- a. 95 ½" x 59 ½" Double Casement with center fixed, 36 vent set: C-C30.

4. Hardware:

- a. Cam style locking mechanism with latch on jamb.
- b. Tension adjustable hinge.

5. Weatherstripping: Dual durometer vinyl bulb seal.

2.05 GLAZING

A. Insulated Glass Units: ASTM E 774, Class A, 1 inch (25 mm) thick overall except 1120/1520 series, which are 3/4 inch (19mm) thick.

1. Glazing Type: [Clear/Clear] [Clear/SunCoat® Low-E] [Clear/SunCoat® Low-E, argon gas filled] [Clear/SunCoatMAX™ Low-E] [Clear/SunCoatMAX™ Low-E, argon gas filled] [Clear/Hardcoat Low-E] [Clear/Hardcoat Low-E, argon gas filled].

WARM EDGE SPACERS ARE NOT AVAILABLE ON SOME UNITS
INCLUDING CERTAIN OVERSIZE UNITS, RADIUS AND GABLED UNITS.

2. Spacer Bar: [Warm edge steel spacer] [Aluminum box spacer] [Warm edge foam spacer].

MOST COMMON TYPES OF INSULATED UNITS ARE INCLUDED ABOVE, BUT SEVERAL OTHER TYPES INCLUDING TINTED, REFLECTIVE, HEAT STRENGTHENED, TEMPERED, OBSCURE, WIRE, AND LAMINATED ARE AVAILABLE FOR SPECIAL APPLICATIONS. SELECT DESIRED TYPES FROM MILGARD WEBSITE milgard.com/architects AND SPECIFY IN LIEU OF, OR IN ADDITION, TO THE ABOVE WITH ALL NECESSARY CRITERIA SUCH AS OBSCURE PATTERNS. IF MORE THAN ONE TYPE OF GLAZING IS REQUIRED FOR THE PROJECT, BE CERTAIN THAT TYPE FOR EACH WINDOW IS CLEARLY NOTED ON DRAWINGS OR IN WINDOW SCHEDULE.

2.06 DIVIDED LITE GRIDS

VERIFY THAT DESIRED GRID PATTERNS, IF ANY, ARE SHOWN ON THE DRAWING. CERTAIN GRID PATTERNS MAY NOT BE AVAILABLE WITH ONE OR THE OTHER BAR TYPES IN THE FOLLOWING PARAGRAPH - CONSULT MILGARD FOR UNUSUAL DESIGN APPLICATIONS. GRIDS ARE NOT AVAILABLE FOR SINGLE PANE GLASS WINDOWS.

- A. [5/8 inch (16 mm) wide flat, grids between the glass that are color matched to frame and sash] [1-1/16 inch (27 mm) wide sculptured, grids between the glass that are color matched to frame and sash]

2.07 INSECT SCREENS

A. Provide tight-fitting screen for operating sash with hardware to allow easy removal.

1. Screen Cloth: Charcoal colored fiberglass mesh.
2. Frame:
 - a. Cambered formed aluminum with rigid plastic corner keys.
 - b. Pull tabs for removal.

2.08 FABRICATION

A. Fabricate frames and sash with mechanically joined corners. Corners are fastened with corrosion resistant screws and sealed with an acrylic sealant.

C. All fixed glass is exterior glazed and all sashes are marine glazed with flexible PVC glazing. The fixed glazing shall be removed without disassembly of a sash. The vents will need to be disassembled to replace the glazing.

2.09 FINISHES

- A. Frame and Sash Color: [Bronze] [Clear] Anodized Exterior Finish: Provide AA-C22-A32 Class II Bronze or AA-C22-A31 Class II Clear finish, minimum 0.4 mils thick, electrolytically deposited color anodized finish.
- B. Color match screen frame to window frame and sash color.

2.10 SOURCE QUALITY CONTROL

- A. Windows inspected in accordance with manufacturer's Quality Control Program as required by AAMA Gold Label certification.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Examine openings in which windows will be installed.
 - 1. Verify that framing complies with AAMA 2400 ("Mounting Flange Installation") or 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.

3.02 INSTALLATION

INSTALLATION INSTRUCTIONS (AAMA 2400) ARE ADEQUATE FOR NORMAL INSTALLATION CONDITIONS IN FRAMED CONSTRUCTION. MASONRY WALLS AND UNUSUAL CONDITIONS MAY REQUIRE ADDITIONAL INFORMATION IN THIS ARTICLE.

- A. Install windows in framed walls in accordance with AAMA 2400 ("Mounting Flange Installation") or AAMA 2410 ("Flush Fin Installation").
- B. Do not remove temporary labels.
- C. Install insect screens on operable sash.**

3.03 CLEANING

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

END OF SECTION

This specification was prepared by Milgard Manufacturing, Inc. Comments or suggestions for improvement should be addressed to Milgard at the address in Article 2.01 A.

Issue Date: March 26, 2021