

1. Historic District Commission Agenda

Documents:

[HDC FEBRUARY 14, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet

Documents:

[HDC PACKET 2-14-17.PDF](#)

3. Thompson Block Plans And Cut Sheets

Documents:

[THOMPSON BLOCK PLANS AND CUT SHEETS.PDF](#)

CITY OF YPSILANTI

Historic District Commission

Regular Meeting Agenda

The Ypsilanti Historic District Commission works to safeguard Ypsilanti's built heritage by guiding development and renovation within the Historic District. Enabled by federal, state, and local legislation, the HDC seeks to stabilize and improve property values, to promote preservation education, and to develop the Ypsilanti Historic District as a vital living area.

An audio recording of the meeting will be made for the purpose of assisting in the preparation of official minutes only. Once the official minutes are approved the audio recording will be destroyed.

I. CALL TO ORDER AND ROLL CALL

Anne Stevenson, Chair	P	A
Hank Prebys, Vice Chair	P	A
Mike Davis Jr.	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS - **None**

B. NEW BUSINESS

1. **539 Maple Ct.**

2. **315 Washtenaw**

3. **400 N. River**

**Gutter Installation
Window Replacement
Building Restoration**

C. STUDY ITEMS

4. **333 Oak St.**

5. **116-118 Michigan Ave.**

6. **15 E. Cross**

7. **422 N. Hamilton**

D. ADMINISTRATIVE APPROVALS

8. **306. W. Cross**

Re-Roof

E. OTHER BUSINESS

9. **Annual Elections of Officers - Nominations**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of amended minutes of January 10, 2017.

Approval of the minutes of January 24, 2017.

VIII. ADJOURNMENT

Secretary of the Interior's Standards for the Rehabilitation of Historic Structures

Developed by the U.S. Department of the Interior, the Standards provide a framework that guides protective decisions regarding historic structures. The Historic District Commission is required to cite applicable Standards with each formal decision it renders. It may also cite HDC Fact Sheets as part of its decision-making process.

1. Use property for original purpose or provide compatible use with minimal alteration.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. Do not destroy original character. Do not remove or alter historic material or features.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Do not imitate earlier styles.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Preserve significant changes acquired over time.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Preserve distinctive features.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Repair, don't replace. Replacements shall match original.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Clean building gently—no sandblasting.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Preserve archaeological resources.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New work shall be removable.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CITY OF YPSILANTI

Historic District Commission

Regular Meeting Agenda

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Alex Pettit	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING – None

V. BUSINESS SESSION

A. OLD BUSINESS - None

B. NEW BUSINESS

1. 539 Maple Ct.

2. 315 Washtenaw

3. 400 N. River

Gutter Installation

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C. STUDY ITEMS

4. 333 Oak St.

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D. ADMINISTRATIVE APPROVALS

8. 306. W. Cross

Re-Roof

E. OTHER BUSINESS

9. Annual Elections of Officers - Nominations

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

Approval of amended minutes of January 10, 2017.

Approval of the minutes of January 24, 2017.

VIII. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 539 Maple Court

Date of Review: February 9, 2017

Date of Meeting: February 14, 2017

Proposed work: Gutter and fascia installation.

Materials: 6" Titan/Snaplock gutters, 3x4" downspouts, "herringbone" off-white color. Gutter helmet, "charcoal" color.

Staff review:

1. The gutter helmet color will be charcoal, the closet matching color to the current roof and the gutter color is herringbone, an off-white.
2. The existing gutters and 1x4 fascia will be removed and a 1x6 white stained pine fascia on exposed 2x6 rafter ends will be installed prior to gutter installation.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#9, #10

Recommended Motion:

Motion to approve the removal of existing gutters and fascia with new gutters, gutter helmet and fascia. The gutters will be 6" Titan/snaplock gutters and 3x4 downspouts in a herringbone color. The gutter helmet color to be charcoal. The gutters to be installed with straps under the roof shingles. Work to also include the installation of 1x6 white stained pine fascia on exposed 2x6 rafter ends.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.



City of Ypsilanti
Historic District Commission
Work Permit Application

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

RECEIVED

JAN 27 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

539 Maple Ct. Ypsilanti MI 48198

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

Gary Urick

Address

539 Maple Ct.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-218-2562

E-Mail

Contractor

Contractor Name & Contact Info

Atlas Home Improvement LLC 734-449-9480 10824 Plaza Drive, Whitmore Lake MI 48189

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

Installation of new gutters and gutter helmet. New 6" Titan/snaplock gutters and 3 x 4 downspouts. Gutter helmet color is charcoal, closest to matching current roof color. The gutter color is herringbone, an off-white.

Gutters to be installed with straps under the roof shingles.

Homeowner is removing existing gutters and 1x4 fascia, and will be installing 1x6 white stained pine fascia on exposed 2x6 rafter ends, prior to gutter installation.

Materials (for paint include color chips or samples with application):

6" Titan/Snaplock gutters, 3 x 4" downspouts, "herringbone" off-white color.

Gutter helmet, "charcoal" color, close to roof color.

1x6 white stained pine installed as fascia over ends of 2 x 6" rafter ends.

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$4100

Permit fee:

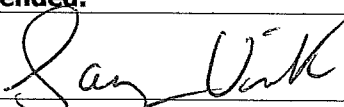
\$35 + \$40 = \$75

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:



Date:

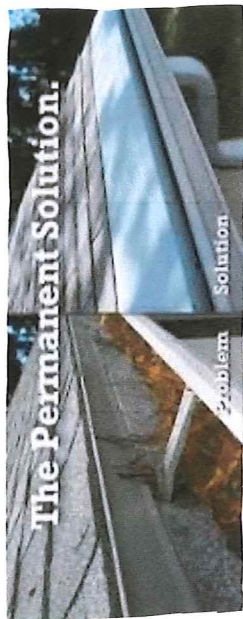
January 27, 2017

Print Name:

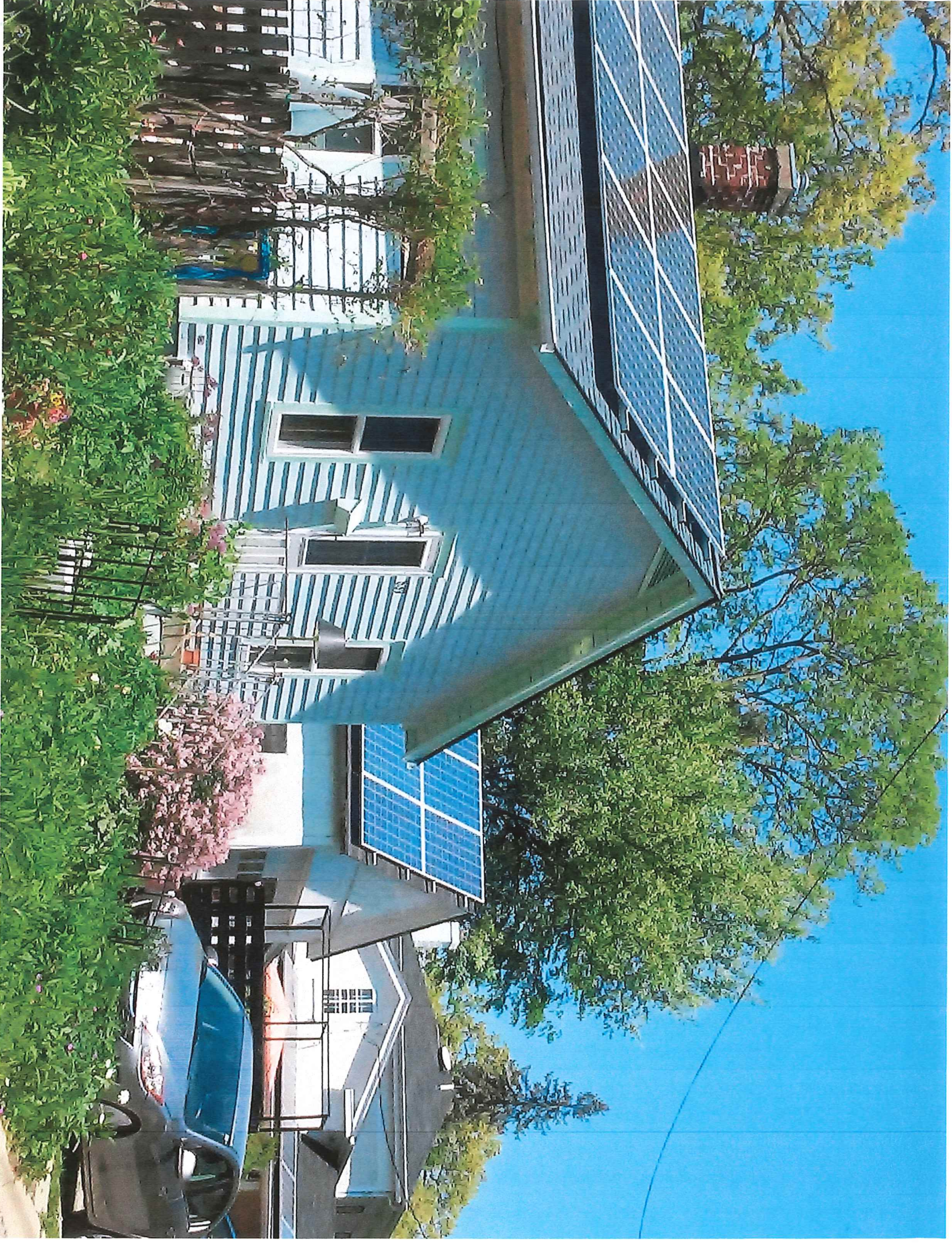
Gary Urick

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

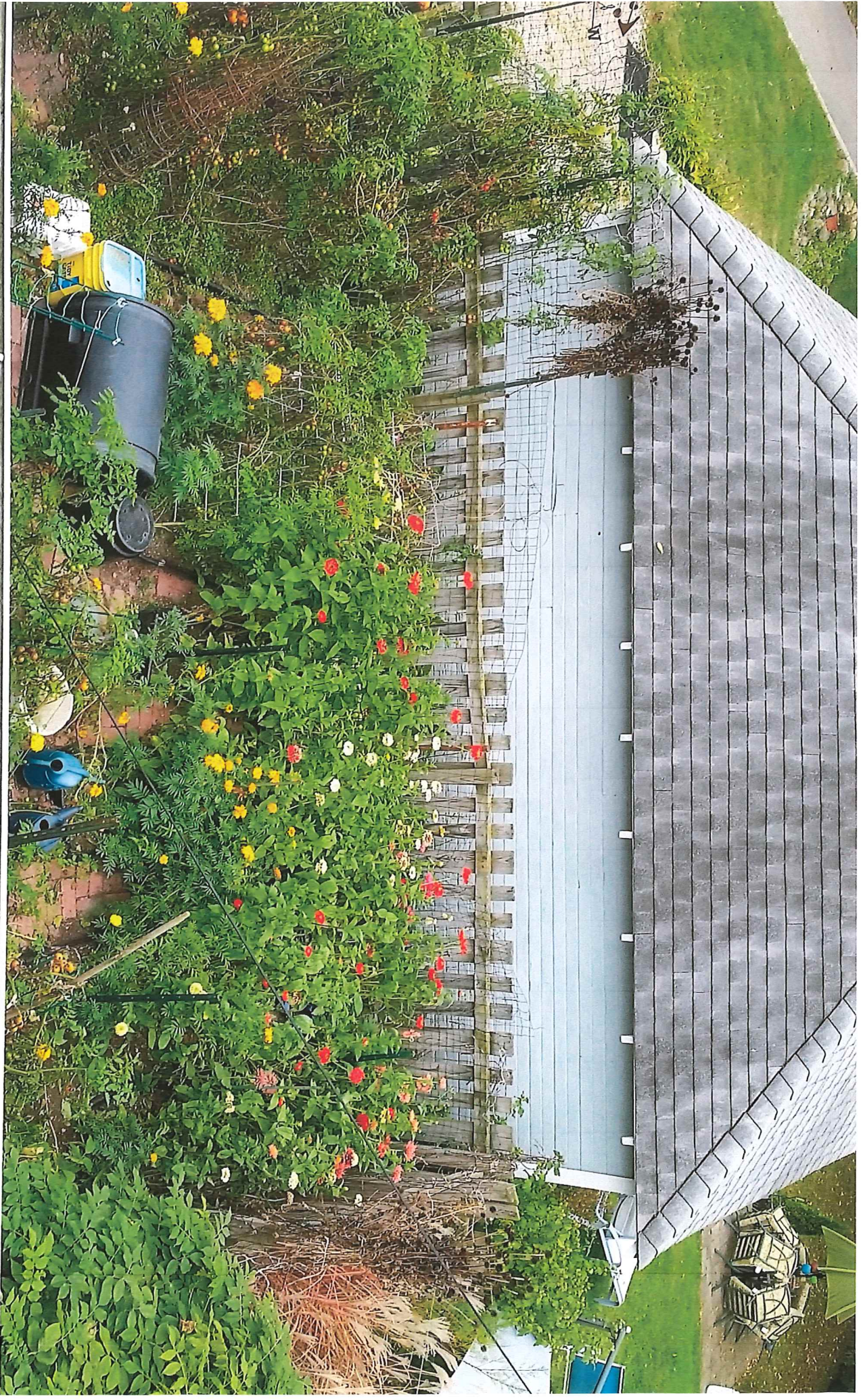
All other necessary Building Permits must be acquired before beginning work.











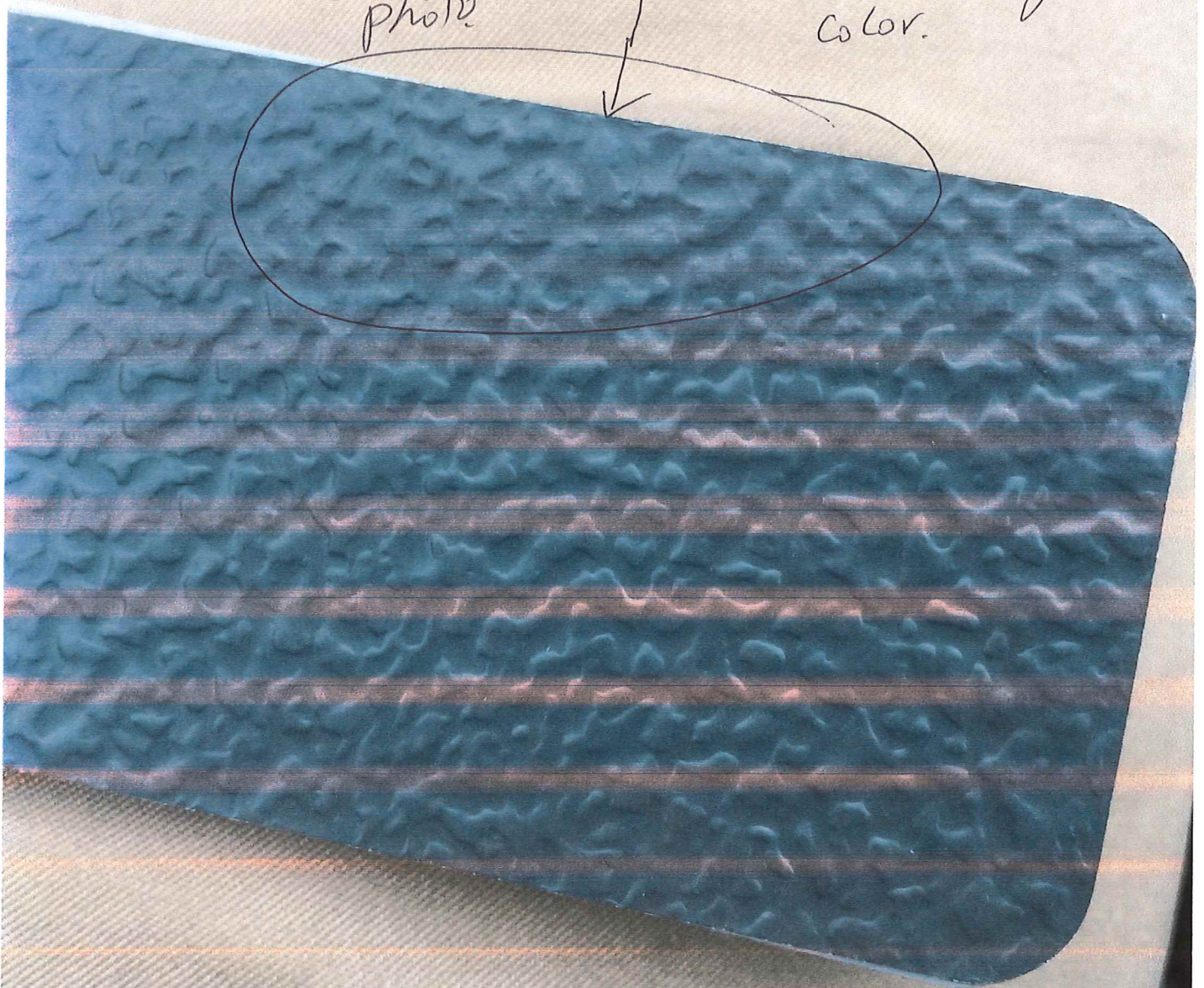
Roof
6/16/14

"CHARCOAL"

helmet color.

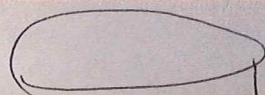
THE color is
"GREYER" THAN
THIS EMAILED
photo?

closest to roof
color.



780 Coppertone

791



summer
color.

819 Herringbone

820



HDC Work Permit Staff Review

Property address: 315 Washtenaw

Date of Review: February 9, 2017

Date of Meeting: February 14, 2017

Proposed work: Installation of 16 Sashpacks w/ screens.
Installation of plate glass picture window and storms on front north side.

Materials: 16 wooden, metal-clad sash pack units with screens. Replacement glass picture window and storms.

Staff review:

1. Applicant was advised to provide pictures of proposed replacement sash packs and any additional information he may find helpful for the Commission.
2. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#3, #6, #9, #10

Recommended Motion:

Motion to approve work at 315 Washtenaw to include the installation of 16 wooden, metal-clad sash packs units with screens. Work to also include the replacement of plate glass picture windows and screens on picture window and transom.

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

Rec. 21687

RECEIVED

JAN 30 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Work Permit Application

Date filed 1/24/17 for HDC meeting date 2/14/17Action item ☒Study item ☐

Action items require payment of the application fee. There is no fee to submit a study item for discussion.

Property Address 315 Washtenaw

Applicant

☐ Owner☐ Architect☒ Contractor

Name

Home Services LTD

Address

421 N. Huron St.

City

State

Zip

Phone

Fax

E-mail

Owner

(if different than applicant)

Who will perform the work?

☐ Owner☒ Contractor

Contractor

(Name, address,
phone)

Action items only: \$

Construction Cost

10,960

Permit Application Fee

50

The permit fee is \$20 plus \$5 for each \$3,000 of construction cost, and is due at the time of application.

To complete this application:

1. On the reverse side, summarize the work proposed, list the main materials to be used, and (if relevant) indicate the color scheme planned.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed
 - b. Paint color chips (if relevant)
 - c. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components
 - d. Dimensioned drawings of any new construction or modifications to existing structures
 - e. A site plan, if proposal is for work on the grounds and not just the structure (e.g., installing an air conditioning system compressor). For fences, new structures, or work that will alter the footprint of existing structures, a photocopy of the mortgage survey with proposed changes indicated is required.

Submit the completed application to the City of Ypsilanti Building Department, 1 South Huron Street, along with the application fee if you wish the HDC to consider the proposal as an action item, not a study item.

Incomplete applications will not be considered.

For additional information, or if you have questions, contact the City of Ypsilanti Planning and Development Department, 734.483.9646, hdc@cityofypsilanti.com.

Ypsilanti Historic District Work Permit Application

Date filed 4/24/17 for HDC meeting date 2/14/17

Property Address 315 Washtenaw

Applicant _____

Description of proposed work (see sample applications)

Install 16 Sashpacks with screens
Install plate glass picture window
and storms on front north side.

Materials

16 wooden, metal clad sash pack units ^{with} screens
Replace plate glass picture window
and storms on picture window
and transom

Colors (Attach color chips or samples)

Body _____

Accent 1 _____

Trim white

Accent 2 _____

Roof _____

Other _____

- ☐ This property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended. (Compliance with this act must be certified to complete this application.)

I hereby attest that the above information is accurate. I am authorized to and hereby grant permission to the City of Ypsilanti and its staff to be on my property for the purposes of preparing reports, taking photographs, and/or evaluating and reviewing this application.

Donald A. Rupert
Signature of Applicant

4/24/17
Date

315 Washtenaw





HDC Work Permit Staff Review

Property address: 400 N. River (Thompson Block)

Date of Review: February 9, 2017

Date of Meeting: February 14, 2017

Proposed work: Reconstruction and Rehabilitation of the entire building. A partial basement is anticipated. The main level will house two restaurants and support space. The upper levels will house apartments.

Materials: All punched opening windows will be metal clad wood windows by Andersen (Eagle). The west facing storefronts will be aluminum. The roof cornice will be reconstructed using cementitious bead-board and trim boards with molded polyurethane brackets. Primary exterior material will be brick, both existing and reconstruction. There will also be limited use of pre-finished vertical metal siding and interlocked metal panels at the stair/elevator/mechanical enclosure on the rear second floor roof and on a portion of the north façade that is new construction

Staff review:

1. Staff was advised plans will be arriving later for lighting and electricity.
- 2.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#3, #6, #9, #10

Recommended Motion:

Motion to approve work at 400 N. River Street as in submitted plans with the following amendments...

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.



Rec 21734
PHDC-17-0007

**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

400 N. River Street St.

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

Richard Mitchell, Architect

Address

Mitchell and Mouat Architects, Inc.

113 S. Fourth Avenue

City

Ann Arbor

State

Michigan

Zip

48104

Phone / Fax

734-662-6070

E-Mail

rmitchell@mitchellandmouat.com

Contractor

Contractor Name & Contact Info

Kincaid Henry, Construction Management, 934 Clark Street, Lansing, Mi. 48906, Chris Rau, Project Leader

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

400 N. River Street, better known as the Thompson Block, is located at the northeast intersection of River Street and Cross Street. The property is distressed due to a 2009 fire and neglect.

The intent is to reconstruct and rehabilitate the three and two-level masonry building.

A partial basement is anticipated. The main level will house two restaurants and support space. The upper levels will house apartments.

Materials:

The primary exterior material will be brick, some of which is in place and some of which will require reconstruction. It is the goal to re-use salvaged brick from the site with the acknowledgement that, if enough brick is not salvageable new brick of matching size and compressive strength will be used. If new brick is required it will be the goal that it be used on the west and south facades, which are currently painted since both are scheduled to be re-painted. The brick on the east and north facades is not painted.

There will also be a limited use of pre-finished vertical metal siding and interlocked metal panels at the stair/elevator/mechanical enclosure on the rear second floor roof and on a portion of the north facade that is new construction.

Materials (for paint include color chips or samples with application):

All punched opening windows will be metal clad wood windows by Andersen (Eagle). The west facing storefronts will be aluminum.

The roof cornice of the three-storey building will be reconstructed using cementitious bead-board and trim boards with molded polyurethane brackets.

Permit Application Fee (action items only)

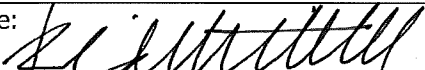
The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost: \$3,500,000	Permit fee: \$35 + 5,828 = \$5,863.
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Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature: 	Date: February 7, 2017
--	---------------------------

Print Name: Richard W. Mitchell

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.



HDC Work Permit Staff Review

Property address: 306 W. Cross (reroof)

Date of Review: February 9, 2017

Date of Meeting: February 14, 2017

Proposed work: Reroof

Materials: Heritage Premium Tamko Asphalt roof shingles in "Rustic Redwood." Brown paint SW "Downing Sand" SW2822.

Staff review:

1. Work to include asphalt roof on front awning and to replace rotted support beams that have been exposed to moisture. Beams will be painted brown to match existing.
2. Drip edge and flashing to also be painted brown to match existing.
3. Before proceeding with work, the applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:
#2, #9, #10

Administratively Approved by staff 2/9/17

1. Use property for original purpose or provide compatible use with minimal alteration.

2. Do not destroy original character. Do not remove or alter historic material or features.

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

6. Repair, don't replace. Replacements shall match original.

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.



Rec 21731
104
PHD-17-0006



**City of Ypsilanti
Historic District Commission
Work Permit Application**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

OFFICE USE ONLY

Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents:
 - a. Photo(s) showing all locations where work is proposed (can be emailed).
 - b. Catalog cut sheets or similar details for windows, doors, light fixtures, and any other manufactured or preassembled components—this includes information from catalogues, professional quotes, or websites (can be emailed).
 - c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
 - d. A sketch plan, if proposal is for work on the grounds and not just the main structure (e.g., installing a new driveway, fence, or shed). This can be drawn on a scaled copy of a mortgage survey.
3. Applications and materials must be received by the Building Department **no later** than 4pm on the Tuesday prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

306 W. CROSS ST, YPSILANTI, MI 48197

Applicant

*If applicant is not owner of property, a written statement from the owner authorizing this application must be included.

Name

Stephen Woodcock

Address

209 Buena Vista Ave

City

Ann Arbor

State

MI

Zip

48103

Phone / Fax

(630) 730-3292

E-Mail

woodcock@gmail.com

Contractor

Contractor Name & Contact Info

Neighborhood Roofing (Saline, MI) Phone: 734-944-1328 FAX: 734-944-6502

Type of work

- ☒ Roofing
☐ Window/Door Replacement

- ☐ Porches
☐ Sign
☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Proposed work is to replace asphalt roof on the front awning, and to replace rotted support beams that have been exposed to moisture.

- Existing Shingles will be removed
- Support beams inspected and replaced where necessary (around the open skylights and along the edges. Skylights' beams will be framed in aluminum to protect from moisture and painted Brown to match beams.
- New synthetic underlayment.
- New drip edge (Brown), new flashing (Brown)
- New shingle is closest available color to current shingle
- No venting impacted

~~Color, Brown, Sherwin Williams "Downing Sand" SW2822~~

Materials (for paint include color chips or samples with application):

- Heritage Premium TAMKO Asphalt roof shingles
- "Rustic Redwood"
- "Brown" paint Sherwin Williams "Downing Sand" SW2822

Permit Application Fee (action items only)

The fee is \$35 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost.
An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$4,604

Permit fee:

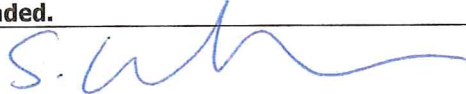
\$35 + 5 = \$40

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

I further affirm that this property has, or will have before the proposed work is completed, a fire alarm system or smoke alarm complying with the Stille-DeRossett-Hale single-state construction code, PA 230 of 1972, as amended.

Signature:



Date:

1/29/2017

Print Name:

Stephen Woodcock

If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at hintern@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hdc.

All other necessary Building Permits must be acquired before beginning work.

② Existing Façade





③ Sample Materials



Proposed
Replacement

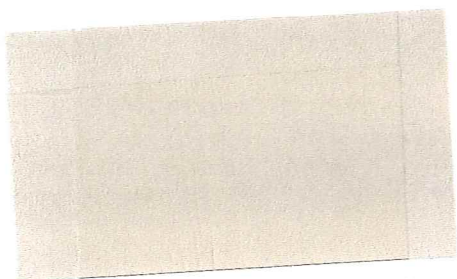


existing



③ Sample Materials

Sherwin Williams "Americas Heritage" Exterior



(B)

Downing Sand
SW 2822

333 Oak St.



333 Oak St.



422 N. Hamilton



422 N. Hamilton



Historic District Commission Annual Election of Officers

NOMINATION FORM

**Please check those Commissioners whose names
you wish to appear on the election Ballot
(include both Chair and Vice Chair)**

	CHAIR	VICE CHAIR
Davis, Mike	[]	[]
Lindsay, Erika	[]	[]
Pettit, Alex	[]	[]
Prebys, Hank	[]	[]
Rupert, Ron	[]	[]
Stevenson, Anne	[]	[]
Schmiedeke, Jane	[]	[]

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
AMMENDED MINUTES OF JANUARY 10, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: SPARK East Incubator, 215 W. Michigan Ave.

Commissioners Present: Jane Schmiedeke, Hank Prebys, Mike Davis Jr., Alex Pettit,
Erika Lindsay,

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Cynthia Kochanek, Associate Planner
Yasmin Ruiz, HDC Assistant

APPROVAL OF AGENDA

Motion: Schmiedeke (second: Davis) moves approval of the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—NONE

OLD BUSINESS

39 E. Cross

**Application is for awning, window glass and sign replacement; painting.*

Applicant: Mark Shauvers – Designhaus Architecture (present)

Discussion: Prebys: States the Commission had no questions about anything but the
Aubree's sign.

Shauvers: States that based on the comments they have lowered the sign so it does not block the crown molding and have changed the way the sign is illuminated so it now used goose-necked lights to be a little more historically correct. The sign is also smaller than what was originally presented. The size of the sign is also up for discussion; they are willing to go smaller. Since the

sign is smaller they were able to pull it tighter to the building. States he can answer any questions they may have about the changes made to the sign.

Davis: Asks if now it will only be lit by the exterior lights shining down on it.

Shauvers: States that the goose-neck lighting will now illuminate the sign.

Davis: Asks how far off the building the sign will be.

Shauvers: States it will be about two inches off the back of the sign but the sign will have a thickness to it after it is milled out of the composite material before it is painted.

Pettit: Asks if the six-inch studs stated in the picture are correct.

Shauvers: States that is correct. The frame that will hold the sign will be a tube steel that will be painted black so it'll disappear behind the sign. The studs are actually gone; it will actually be a metal frame mounted to a wood structure that the sign is then mounted to.

Davis: Asks if they can discuss the size.

Prebys: States that still would not be compatible. Asks if they would be amenable to a 4x10 or 4x11 instead of a 4x12.

Shauvers: States since that is their logo if you scale it proportionately by the time you get it down to 10 feet long it's around three foot four. It would fit more in between the two windows once you get down to that size. Since the "Pizzeria and Grill" are all taken into account that square footage will have to be considered as well.

Davis: Asks if the submitted drawings are new.

Shauvers: States they are. States they pulled the sign down because in the previous version the sign covered the crown molding and they scaled it down. It was originally thirteen feet and it was lowered to 11x8.

Lindsay: Asks if this is exactly how this would look without the goose-neck lighting.

Shauvers: States the elevations may be a bit off in the drawing but they will be in that location.

Prebys: States if the size is reduced, the sign will be narrow and fit in between the two windows.

Shauvers: States they will reduce the sign to fit in between the windows, which will be around ten feet.

Lindsay: Asks if the sign will be shrunk in order to keep it from riding so high so it could be centered above the door.

Shauvers: States they were centering it above the two elements above the door *shows on picture* but once the sign is scaled down they will make it visually appropriate.

Davis: States in their past discussions they wanted the sign to be more contained and not to overlap in so many areas.

Schmiedeke: States that she likes the overlapping elements. It has a fresh feeling to it.

Davis: States he can live with a ten foot or eleven foot sign so he would leave it up to the applicant.

Motion: Davis (Second: Schmiedeke) motions to approve the work at 39 E Cross St to include the removal of the awnings on the upper and side of the building and the replacement of existing paint on building. Paint colors to include paint in Sherwin Williams "Pewter Cast" for the body, "Zircon" for the trim, "Iron Ore" for one accent and "Ceiling Bright White" for the second accent. This will also include the installation of new thermal glass in the front and side of the building, installation of new signs in front of building and the replacement or restoration of the transom glass windows with the same windows as mentioned above. The "Aubree's" sign will be a maximum of eleven feet in length and whatever corresponding proportion is correct. Historic "Pool" sign to receive glass to protect the neon sign. Work to also include new text above the door reading "Pizzeria and Grill." Motion will also include a goose-neck style lightning to provide illumination.

Secretary of the Interior's Standards:

#5 – Preserve distinctive features

#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

#10 – New work shall be removable.

Approval: Unanimous. Motion carries.

NEW BUSINESS

76 N. River

**Application is for Window Replacement*

Applicant: Rick Eubesty – contractor representing the applicant (present)

Discussion:

Eubesky: States he is here for Barry LaRue for the Riverside Arts Center. States he was asked to hand over some drawings and color swatches for the replacement window that's been proposed.

Prebys: Asks if the window is on the north side of the building.

Eubesky: States that is correct.

Prebys: Asks if the applicant knows what the replacement involves.

Eubesky: States that the window was bricked up in the 1970s after there was a fire in the building. The room that's behind it is a large dance studio that is very dark and a window will add light to the space.

Prebys: Asks to see drawings of the window and how the window configuration was arrived at.

Eubesky: States they were mimicked to match the original windows that were on that side of the building.

Prebys: Asks if that is based on photographic evidence.

Eubesky: States that none is provided here, which is what Barry (the applicant) implied.

Davis: Asks if there are any outlines of the original windows left.

Prebys: States that the entire window was taken out and concrete block was put in to fill in the space. States the work is being done in conjunction with the work at the front of the next door building and being done by the same contractor.

Eubesky: States that in terms of color schemes the applicant is open to any of the colors presented.

Motion: Davis (second: Schmiedeke) moves to approve the work at 76 N. Huron to include the removal of the concrete brick from the old window and to install a casement window to replicate the original window in whatever color the owner deems appropriate. The new window shall be wood with aluminum-clad.

Secretary of the Interior's Standards:

#2 – Do not destroy original character. Do not remove or alter historic material or features.

#5 – Preserve distinctive features.

#6 – Repair, don't replace. Replacements shall match original.

Approval: Unanimous. Motion carries.

25-27 N. Washington

**Application is for guard rail installation.*

Applicant: Dave Hamilton – Applicant (present)

Discussion:

Hamilton: States there is a fire escape on the second floor addition on the back of the building that has no hand rail from the short stairway to the long stairway. He just had an inspection and it was pointed out so now's the time to take care of it. He contacted a welder and asked for some ideas on how it would look and he made this diagram to graphically show what he would add. It would be made of steel and painted in any color the HDC thought would be best.

Davis: Asks if the new railing would be a rounded top-tube since the existing ones appear to be the same.

Hamilton: States that the stairway coming up has a rounded top-tube so they could make it the same but the welder did not specify that. Believes the welder specified what he's comfortable working with it.

Lindsay: Asks the applicant how he's planning to attach this to the building and to the existing staircase.

Hamilton: States the existing stair is steel so it will be welded directly to that. To the building there will be a steel plate fastened to the building and then welded to that so it would be secured to the building and drilled into the brick.

Prebys: Asks if there will be any questions on how that stanchion will interact with the roofing material.

Hamilton: States there will be no holes in the roof and the whole thing can be removed when the roof needs replacing.

Schmiedeke: Suggests painting the whole thing the same deep red.

Hamilton: States that would be his choice as well.

Motion: Pettit (second: Lindsay) moves approval for the application for work at 25-27 N. Washington. Work to include the installation of a guard rail from the apartment exit to the existing stairway at the rear of the second floor emergency stairway on 25 N. Washington. Guardrails to be made of a combination of tube steel, steel bar, and square steel as illustrated in the submitted drawings. Railing to be attached to the existing rail as well as

anchored to the brick surface of the building. It should be anchored using a non-corrosive anchor at the mortar joints were possible. Railing to be painted to match the existing steel work in the vicinity.

Secretary of the Interior Standards:

#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

#10 – New work shall be removable.

STUDY ITEMS

400 N. River / Thompson Block

Applicant: Dick Mitchell – Mitchell & Moad Architects, Ann Arbor (present)

Discussion:

Mitchel: States the building was closed on last Thursday so the new group has taken ownership, which has taken months. They are now in the part of the project where they are earnestly taking stock of things and figuring everything out but haven't gained full access yet. They have gone to the site three times with limited access because of ownership, insurance and liability issues. There are still significant unknowns but they are feeling much more comfortable. The new owners are Two Mission Design and Development from Ann Arbor.

(Discusses history of the Thompson Block)

They are considering having some signage but it will not cover the windows such as it does in the 1903 photos. When they were discussing the condition of Thompson Block (with SHPO) it was concluded that there were no interior elements that were worth saving (post-fire). The main focus is to save the shell. They will keep parts of the masonry that are there but it will require steel frames. They were not sure if they were going to need the basement and were going to have it in-filled but now they may need the space for restaurant prep but they are still developing that.

shows example on slideshow

Mitchel: For the proposed west elevation there will be a canopy but is removed here so you can see the storefronts. There is a railing system here due to the drop. The first three bays will be outdoor dining. *points to doors* This will be the primary entrance and here is where the dining hosts will enter. These two bays are the whiskey bar; it is the only bay that did not have the knee wall. From what we can tell this is where the big overhead door was for the city garage. We have some interest here for the big doors to open on summer nights to the terrace. Historically it had a three part system so this is where they have made the biggest departure. There will be surface signs where there were historically painted or surface

mounted wood signs. Staff advised that the HDC can advise on how to mount and illuminate them but in terms of size that is a zoning issue. *shows example of signs* They were also considering bi-fold doors but that was outside of their period of interpretation so they nixed that idea.

For the south elevation they are proposing to add one window. The unpainted stone foundation will remain the same. The highest element is the elevator shaft, the stair with a skylight and a rooftop terrace and the guardrail around it.

Prebys: Asks if the rectangles around it are glass.

Mitchell: States they are not but a cementitious panel and the others are metal panels. They have yet to settle on the number of panels but are a contemporary pattern. This will have all of the necessary duct work. The entryway arch will roughly be in between the windows. It will be the primary entrance but the imprint is not clearly visible on the building so more research will have to be show that the arch was originally there. In the rear this will all be new construction (the exhaust shaft and stairwell). The current infilled windows will possibly become doors. They will also need an emergency egress door.

They are quite sure the canopy had a round cast-iron columns and a metal roof. The approach on the canopy is to keep it utilitarian so it will be metal for fire safety reasons and would need fire safety pipes. They are trying to design it to avoid bird nests to keep it non-flammable. It is all tubular steel and they would infill it.

The entry in the back is recessed so they could have a canopy in the back or possibly a vestibule.

Schmiedeke: Asks if the window (shown on the slideshow) on the far left on the ground floor and the main entrance to the apartment exist now.

Mitchel: States you can see vestiges of the arch (the apartment entrance) and you can see the window in earlier photos.

Schmiedeke: States that her concern is that unless the top arched elements exist now that they should just be straight.

Mitchel: States that it was there and it is visible.

Schmiedeke: States that it was nowhere near as wide as the proposed entrance.

Mitchell: States that it has been changed. During the fire the entire section came out and it was reconstructed and he does not know what was used for the basis of that reconstruction.

Prebys: Asks how all of the divided lights would be dealt with on the storefronts.

Mitchel: States they are true divided lights.

Prebys: States that if they are not true divided lights they have generally insisted that the exterior has the divisions on it applied rather than on the inside or between the glass.

Mitchel: States that they would be called simulated divided lights. States that for the real divided lights the windows would be metal clad wood framing. They would all be simulated divided lights.

Prebys: Asks if any thought has been given to exterior lighting at this stage.

Mitchel: Only that the goose-necks would light the signs.

Prebys: States they would prefer something functional and that does not imitate history.

Lindsay: States they are already picking up queues from the historic photos so to just keep going in that direction; something simple. Also states that the grids in the proposed railings are a bit too busy, especially with the amounts of lights in the windows and the canopy. Suggests maybe a solid glass or other material. States that it has too many linear elements.

Mitchell: States they are entertaining the idea of solar panels on the roof.

Prebys: States that is a wonderful idea.

Davis: States that he likes the design better without the canopy as it showcases the design of the building better.

Prebys: States they have waited for a long time for this and they are looking forward to seeing how the project progresses.

Davis: Asks if they have any landscape ideas yet.

Mitchel: States they are not at that point yet.

Prebys: Asks if they have thought about customer parking.

Mitchel: Not very much because the site is so limited. There will be a double lot in the back that is proposed but that will be for the apartment residents.

Davis: Asks about the impervious surfaces.

Mitchel: States that there are storm water regulations and that they are budgeting for that but they have not created the site plans yet. They have plans for solar panels on the roof as there are huge open exposures on the south side of the roof.

Lindsay: Asks about waiting room for people and for smokers.

Mitchel: States that people will be able to stand and wait in the front areas but says they have not thought about smokers yet.

Schmiedeke: Asks about the simple railing in front of the whisky bar area.

Mitchel: States that it is simply a placeholder as the area is not fully developed yet but it will have to take on the same character as the other areas.

210 N. Washington

Applicant: Greg Gavel – Applicant (Present)

Discussion:

Gavel: States his building burned. The damage to the building is extensive and he would like to improve the interior and exterior of the building during the process. The roof needs to be repaired; it's a flat roof. The brick façade needs to be cleaned but it cannot be pressure-washed. The old metal windows need to be replaced so he would like aluminum-clad wood windows painted white. He was also hoping to get a sign with the "Phoenix" on the side to re-name the building.

Davis: States that he would have to go with zoning because residential signs are a special case but they would not dismiss it straight away.

Gavel: States he would also like to fix the landscaping.

Pettit: States that they are pretty open. Their main concerns are that none of the landscaping damages the building or to grows on to them.

Gavel: States he was thinking about planting some trees or bushes.

Prebys: States that anything affecting the exterior of the building needs to be run by the HDC so the landscaping, the sign, etc. needs to be approved.

Gavel: Also states he would like to add some floodlighting to light up the sign.

Pettit: States they would not dismiss it out of hand but they would like to see what he would propose.

Gavel: States he was thinking about two LED lights at the base of the building that would light up the entire façade.

Lindsay: States they would not allow any colored light or any LED.

Prebys: Suggests that incorporating the sign into the landscaping might be easier than putting it on the side of the building.

Gavel: States that he was looking for suggestions to incorporate the two buildings.

Prebys: Suggests about talking with an architect to discuss how to join the two buildings but urges caution about physically joining them.

Schmiedeke: States they are two separate buildings and they need to remain separate.

Gavel: Asks if the red squares must stay red.

Prebys: States that he can paint them a different color.

Lindsay: Suggests putting a pathway in the landscape plan.

Gavel: Asks if he could change the metal doors on the outside to make them less institutional.

Davis: Suggests to bring in some door ideas and to bring them in as a study item to the next meeting.

Gavel: Asks about painting the outbuildings.

Schmiedeke: States that if he wanted to paint them the same color he does not have to come before them but if he wanted to paint them a different color he would.

OTHER BUSINESS

Property Monitoring – None

2016 Annual Report

Motion: Schmiedeke: (second: Lindsay) Moves approval of the 2016 Annual Report as submitted.

Approval: Unanimous. Motion carries.

2017 HDC Meeting Schedule

Motion: Prebys: (second: Schmiedeke) Moves approval of the 2017 HDC Meeting Schedule as submitted.

Approval: Unanimous. Motion carries.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of December 13, 2016.

Motion: Pettit (second: Davis) Moves approval of the minutes as amended.
Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Pettit (second: Davis) moves to adjourn the meeting.
Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 9:00 p.m.

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
DRAFT MINUTES OF JANUARY 24, 2016

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: Ypsilanti Historical Society Archives, 220 N. Huron

Commissioners Present: Anne Stevenson, Hank Prebys, Alex Pettit, Jane Schmiedeke,
Erika Lindsay

Commissioners Absent: Mike Davis, Ron Rupert

Staff Present: Yasmin Ruiz, HDC Assistant
Cynthia Kochanek, Associate Planner

APPROVAL OF AGENDA

Motion: Pettit (second: Schmiedeke) moves to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS - none

PUBLIC HEARING—none

OLD BUSINESS - None

NEW BUSINESS

203 S. Huron

**Application is for front entrance renovation.*

Applicant: Bob Kane Architect Lindal associate, Representing Gilbert Residence, the
CEO Gilbert Residence—present

Discussion:

Kane: States they here to seek approval for renovations to the entrance of the building. States they were here a few months ago as a study item and are formalizing the plans for the project. *shows plans of the project* what they will be focusing on is the façade facing Huron St. and using the addition built in 2016 as inspiration for the front entrance. States that in addition to the main entrance renovations they will be removing the small purple awnings over each of the windows. All of the windows on the front facade

will be replaced with windows that will exactly match those used in the newer addition. The colors will remain the same. States the windows are currently aluminum but the replacements will be aluminum-clad. They will be removing and replacing the gutters and downspouts along the front façade primarily because the current ones are of various materials and colors. States they are mostly made of copper. The new gutters will match what is on the addition, which is a dark brown, aluminum, K-style gutter.

On the main entry, they will remove the existing fabric awning that is over the circle drive. The goal is to put something more substantial in its place. They will be removing that awning and installing a true structural canopy over the main entrance. They will be removing the existing vestibule and replacing it with a brick and glass vestibule which have the same footprint. They will be replacing and enlarging the gable over the main entry which will allow them to abut the face of the canopy and extend it over the new driveway. States the canopy will be supported with brick piers and a painted column of cement board. What they are attempting is to take what was done on the west elevation addition and use that for the new canopy. States they will create a brick base on the glass vestibule to sit on. All of the materials will now match what is going on in the addition, including the color scheme. *shows the picture of the final project*

States one of the items looked at the study item phase was the pitch of the gable. States they went with the lower pitch with results with the back end poking up over the original ridge line but it should not be very noticeable.

Schmiedeke: States she has no questions.

Stevenson: States she does not also.

Motion (Prebys): Moves approval of the application for renovation for 203 S. Huron to include renovation of the main entry. Work to include modifications to the existing roof form, vestibule replacement, canopy removal and replacement with a more substantial structure. Addition of a concrete curb and gutter along the inner edge of the drive circle. Colors and materials to match the brick and siding trim and roof shingles installed in the northern addition. Work also to include the removal of small awnings over the existing small windows along the west façade. Replacement of window units with aluminum-clad units to match those used in the addition. The color will be metallic silver. Also to include the removal and replacement of existing eave gutters to match the system on the northern addition.

Secretary of the Interior Standards:

#2—Do not destroy original character. Do not remove or alter historic material or features.

#9—Contemporary designs shall be compatible and shall not destroy significant original material.

#10—New work shall be removable.

Approval: Unanimous. Motion carries.

15 W. Michigan Ave.

**Application is for sign re-facing.*

Applicant: Frank Fejeran —present

Discussion:

Fejeran: States they are using the existing sign. They are not getting a new sign but are laying a new vinyl piece on top of the existing parts. The sign will be illuminated from the outside.

Schmiedeke: Asks if the original structure will remain.

Fejeran: States that it will.

Schmiedeke: Asks how it will be illuminated.

Fejeran: States he will use four spotlights that are already there.

Stevenson: States that the only change will be to the new vinyl pieces.

Motion: Pettit (second: Prebys) moves to approve the application for work 15 W. Michigan Ave. to include the installation of new plastic sheeting on the existing sign designed to be as indicated in the proposed drawing.

Secretary of the Interior Standards:

#9—Contemporary designs shall be compatible and shall not destroy significant original material.

#10—New work shall be removable.

Approval: Unanimous. Motion carries.

STUDY ITEMS –

117 E. Cross

The new owners of 117 E. Cross came to the meeting to gain some general information about the Historic District. They will be returning to meetings throughout the year for various projects, the first of which will be painting the house as they wish for it to no longer be pink. Staff gave the owners fact sheets and contact information for when they are ready to come before the commission as action items.

OTHER BUSINESS - none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of January 10, 2017

Motion: Prebys (second: Schmiedeke) moves to approve the minutes as amended.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Schmiedeke (second: Prebys) moves to adjourn.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED AT 7:32p.m.

DRAFT

Product Cut Sheets

Thompson Block Renovation Project
400 North River Street

HDC Ypsilanti
Submission Date: 02.07.17

Standing Seam Metal Roof
Canopy and Awning

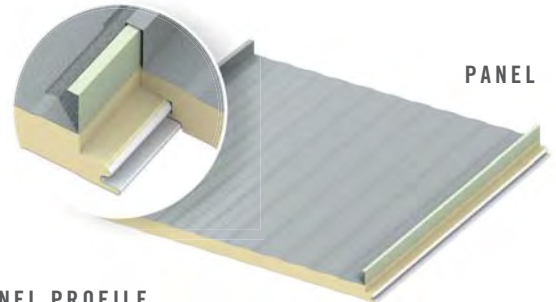


CFR

INSULATED METAL ROOF PANEL

Developed as the preeminent innovation in all-in-one composite panel design, this standing seam roof panel combines durable interior and exterior faces with our unmatched polyurethane core. The CFR roof panel provides an unsurpassed weathertight seal and service life. Ideal for cold storage, commercial, industrial and institutional markets, the panel can be used on roof slopes as low as ½": 12".

LOCK & GROOVE SYSTEM



PANEL

PANEL PROFILE



PRODUCT SPECIFICATIONS

WIDTH • 30", 36", 42"

THICKNESS • 2", 2 ½", 3", 4", 5", 6"

LENGTH • 9'-6" to 53'-0"; contact Metl-Span for custom length availability

EXTERIOR FACE • Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.; or AZ-55 aluminum-zinc coated steel with a clear acrylic coating in 24 Ga.

INTERIOR FACE • Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.

JOINT • Mechanically seamed singlelock standing seam at the exterior side joint. The interior side joint is a single tongue-and-groove interlock.

EXTERIOR PROFILE • 2" high standing seam with a Mesa profile between the seams

INTERIOR PROFILE • Mesa profile, nominal ⅝" deep

UPLIFT PERFORMANCE: • UL 90 rated, FM Approvals Standard 4471, and Florida Building Code approved. Dade County NOA.

U-FACTORS AND R-VALUES *

U-FACTOR (BTU/h-ft²·°F)

PANEL WIDTH: 42"

	75°
2"	0.0600
2½"	0.0490
3"	0.0414
4"	0.0318
5"	0.0257
6"	0.0217

R-VALUE (h-ft²·°F/BTU)

PANEL WIDTH: 42"

	75°
2"	16.67
2½"	20.41
3"	24.15
4"	31.45
5"	38.91
6"	46.08

*Based on ASTM C518, ASTM C1363 and thermal modeling, 75° F core mean temp.

DESIGN FEATURES & BENEFITS

- Weathertight vertical side seaming and installation savings with fewer side joints to seal
- Factory-cut panel ends, factory notching and factory-swaged ends eliminate field work and erection costs

- Factory-installed backer plates at the endlaps eliminate pre-drilling for special fasteners
- Installed from the top side to provide concealed clips and fasteners

Metl-Span: Performance Redefined
1720 Lakepointe Drive, Suite 101, Lewisville, Texas 75057 (p) 877.585.9969 (f) 972.420.9382 metlspan.com

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PART# CFRDS0616

TESTING: CFR INSULATED METAL ROOF PANEL

TEST/APPROVAL	TEST METHOD	TEST TITLE	RESULTS
Fire US	ASTM E84	Surface Burning Characteristics of Building Materials	Flame spread <25, smoke developed <450
	ASTM E108	Standard Test Methods for Fire Tests of Roof Coverings	Passed Class A
	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	Product approved Exterior roof requires FM 4471 approval
	NFPA 286	Fire Tests for Evaluating Contribution of Wall and Ceiling Finish to Roof Fire Growth	Test specimen met the criteria of the IBC Section 803.1.2.1
Fire Canada	CAN/ULC S102	Surface Burning Characteristics of Building Materials and Assemblies	Meets the National Building Code of Canada requirements
	CAN/ULC S107	Methods of Fire Tests of Roof Coverings	Passed Class A
	CAN/ULC S126	Fire Spread Under Roof-Deck Assemblies	Met the criteria of the standard
Structural	ASTM E72	Strength Tests of Panels for Building Construction	See Load Chart
	ASTM E1592	Structural Performance of Metal Roof and Siding Systems by Uniform Static Air Pressure Differences	See Load Chart
	FM 4471	Class 1 Exterior Roof Structural Performance	See FM Roof Load Chart
	UL 580	Uplift Resistance of Roof Assemblies	UL Class 90 Uplift at 5' and 7'
	UL 1897	Uplift Tests for Roof Covering Systems	Uplift Resistance of 166 psf at 5' Uplift Resistance of 140 psf at 7'
Thermal Performance	ASTM C518	Steady-State Thermal Transmission Properties by Means of the Heat-Flow Meter Apparatus	K-Factor of 0.126 BTU.in/hr.ft ² .°F at 40° F mean core K-Factor of 0.14 BTU.in/hr.ft ² .°F at 75° F mean core
	ASTM C1363	Thermal Performance of Building Materials and Envelope Assemblies	See Thermal Performance Guide
Air Infiltration	ASTM E1680	Rate of Air Leakage Through Exterior Metal Roof Panel Systems	<0.023 cfm/ft ² at 12 psf
Water Infiltration	ASTM E1646	Water Penetration of Exterior Metal Roof Panel Systems by Static Air Pressure Differences	No uncontrolled leakage when tested to a static pressure of 12 psf Vertical or horizontal installation
Special Approval	Miami-Dade NOA	Product Approval for City of Miami and Dade County	Product has City of Miami and Dade County Notice of Acceptance
	State of Florida	Product Approval for the State of Florida	Product has State of Florida approval

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Fluted Metal Siding
Addition, East Roof Elements

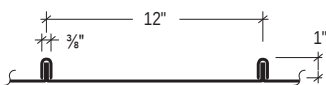
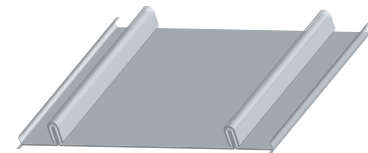
CRAFTSMAN™ SERIES

The Craftsman™ Series is a snap-on batten roof system, available in narrow, wide and high profiles: small (SB), large (LB) and high batten (HB).

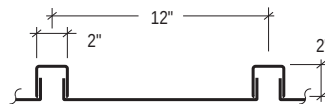
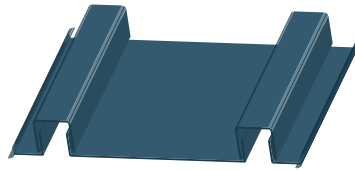
The Craftsman™ Series is a water-shedding system and can be used for roofs and fascias only when installed over a water-proofed solid substructure with a minimum roof slope of 3:12. The Craftsman™ Series design makes complicated building transitions simple without the necessity of flashings. Slope changes from roof to fascia to soffit can be made with one continuous pan and batten.

Product Specifications

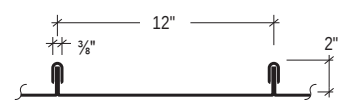
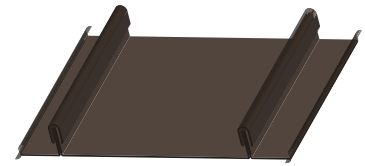
- **Application:** Roof, Fascia
- **Coverage Widths:** 12", 16½"
- **Minimum Slope:** 3:12
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22, 26 (optional)
- **Finishes:** Smooth (standard); Striated (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



SB-12



LB-12



HB-12

DESIGNER™ SERIES

The Designer™ Series panels provide the toughness of metal while creating an attractive, flexible and functional wall or fascia panel. The Designer™ Series is offered in fluted and flat panels, which are equally effective for new construction or retrofitting existing buildings.

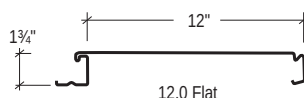
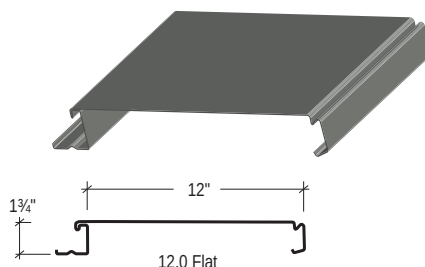
If your design calls for a smooth or flat wall or fascia, look to the Designer™ Series 12.0 Flat Panel, which offers a 1¾-inch deep leg providing the perfect cavity for rigid board insulation.

Product Specifications

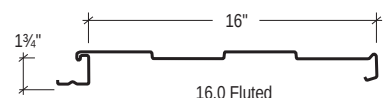
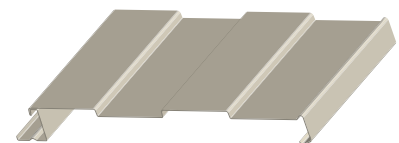
- **Application:** Wall
- **Coverage Widths:** 12" (flat), 16" (fluted)
- **Panel Attachment:** Concealed Fastening System

OPTION 1

- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

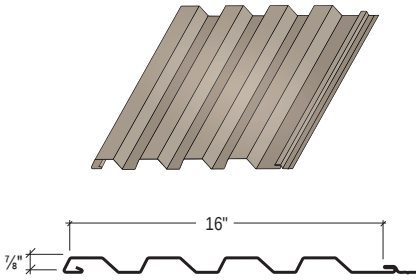


12.0 Flat



16.0 Fluted

MASTERLINE 16

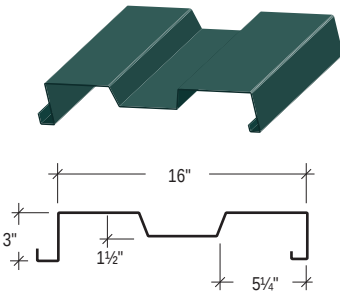


MasterLine 16 is a concealed-fastened metal wall panel that provides an interesting shadow line, enhancing the aesthetics of the panel. While primarily designed for horizontal applications, it can also be installed vertically to give a distinguished architectural design. The panels provide 16-inch coverage and are available with factory-applied mastic in the side laps. Panels may be attached to metal studs, with or without sheathing, as well as to subgirts.

Product Specifications

- **Application:** Wall
- **Coverage Width:** 16"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22, 20, 18 (optional)
- **Finishes:** Smooth (standard); Embossed (optional; 24 and 22 gauge only)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

SHADOWRIB™



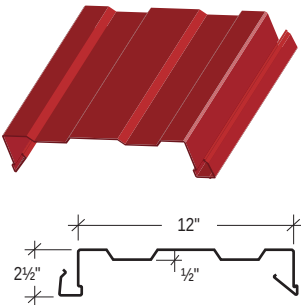
ShadowRib™ is a three-inch deep panel that combines aesthetics, economy and function to bring definition to metal structures. ShadowRib™ is a proven performer and a versatile tool to the designer. Structural strength in the ShadowRib™ panel is accomplished without sacrificing appearance or design flexibility. The fluted face creates distinctive shadow lines.

Product Specifications

- **Application:** Wall
- **Coverage Width:** 16"
- **Panel Attachment:** Concealed Fastening System (outside); ShadowRib™ Panel Clip (inside)
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

OPTION 2

NUWALL®



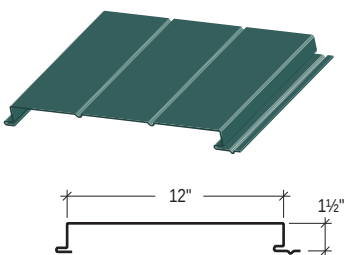
The NuWall® wall panel can be used for either new or retrofit construction. This concealed-fastened system creates a clean, uninterrupted wall on a building.

Product Specifications

- **Application:** Wall
- **Coverage Width:** 12"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

OPTION 3

FW-120



The FW-120 panel is a concealed-fastened wall and liner panel that provides a flat appearance. FW-120 is commonly used for architectural, commercial and industrial markets. The heavy gauge offering provides for large spanning capabilities, particularly in composite wall applications.

Product Specifications

- **Application:** Wall, Fascia
- **Coverage Width:** 12"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22, 20 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coating:** Signature® 300

OPTION 4

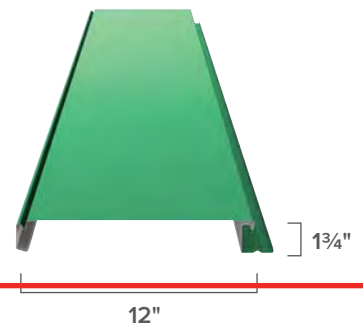


DESIGNER™ SERIES

CONCEALED FASTENER SINGLE-SKIN METAL PANELS

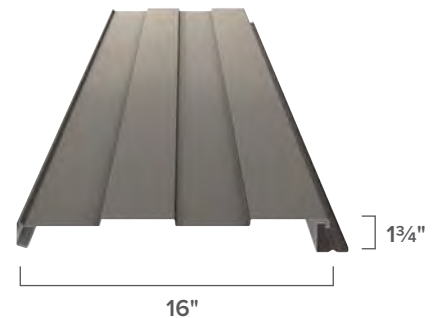
DESIGNER™ SERIES 12" FLAT PANEL

The Designer™ Series 12" Flat Panel combines a clean, elegant design with the toughness of metal. The panel features a 1¾" deep leg that is the perfect cavity for rigid board insulation.



DESIGNER™ SERIES 16" FLUTED PANEL

The Designer™ Series 16" Fluted Panel combines a clean, elegant design with the toughness of metal. The panel features a continuous rib design with a hidden sidelap where the panels join together. The ribs create interesting shadow lines along the length of the wall. The panel legs are 1¾" deep, allowing ample space for rigid board, blanket or batt insulation in the cavity.



OPTION 1

PRODUCT SPECIFICATIONS

12" FLAT PROFILE • 1¾" deep leg

16" FLUTED PROFILE • 4" wide flutes, nominal ⅜" deep with a 1¾" deep leg

WIDTH • 12" for flat panel, 16" for fluted

12" FLAT LENGTH • 5'-0" to 30'-0"

16" FLUTED LENGTH • 5'-0" to 35'-0"

EXTERIOR FACE • Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

STANDARD EXTERIOR • Full-Strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester Coating

FINISHES & COLORS • Please see reverse side for all available colors. Please inquire where order minimums apply.

FASTENING • Concealed fastening system

DESIGNER™ SERIES METAL PANEL COLORS

PANEL NAME		DESIGNER™ SERIES 12" FLAT		DESIGNER™ SERIES 16" FLUTED	
AVAILABLE GAUGES		24 GA.	22 GA.	24 GA.	22 GA.
Standard II	Brownstone	OM	OM	•	OM
	Almond	OM	OM	•	OM
Premium I	Harbor Blue	OM	OM	•	OM
	Pacific Blue	OM	OM	•	OM
	Colonial Red	OM	OM	•	OM
	Brite Red	OM	OM	•	OM
	Slate Gray	OM	OM	•	OM
	Tundra	OM	OM	•	OM
	Snow White	OM	OM	•	OM
	Natural Patina	OM	OM	•	OM
	Spruce	OM	OM	•	OM
	Hunter Green	OM	OM	•	OM
	Classic Green	OM	OM	•	OM
	Medium Bronze	OM	OM	•	OM
Premium II Metallic	Copper Metallic	OM	OM	•	OM
	Silver Metallic	OM	OM	•	OM
Standard SP	Light Stone	OM	OM	•	OM
Premium SP	Hawaiian Blue	OM	OM	•	OM
	Fern Green	OM	OM	•	OM
	Burnished Slate	OM	OM	•	OM
	Koko Brown	OM	OM	•	OM
	Charcoal Gray	OM	OM	•	OM
	Rustic Red	OM	OM	•	OM
	Solar White	OM	OM	•	OM

• = Available with no order minimums required

OM = Available with order minimums

Standard II, Premium I & Premium II Metallic: Full-Strength 70% PVDF Fluoropolymer Coating

Standard SP & Premium SP: Siliconized Polyester Coating

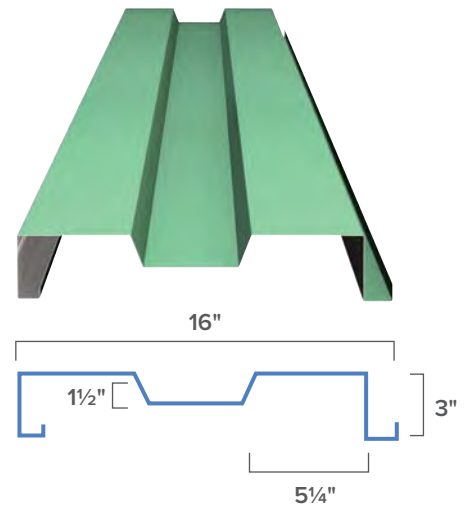
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SHADOWRIB™

CONCEALED FASTENER SINGLE-SKIN METAL PANELS

The ShadowRib™ Panel is a proven performer and versatile tool for designers. The panel has superior structural strength that does not sacrifice aesthetics or design flexibility. The deep flutes featured on this panel create distinctive shadow lines on your structure. The ShadowRib™ Panel may be secured to your structure from the outside of the building with concealed clips, or from the inside of the building with an expansion fastener—both methods create a secure interlock between the panel and structure.



PRODUCT SPECIFICATIONS

PROFILE • 3" deep panel with 1½" deep by 5¼" wide fluting

WIDTH • 16"

LENGTH • 5'-0" to 40'-0"

EXTERIOR FACE • Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

STANDARD EXTERIOR • Full-Strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester Coating

FINISHES & COLORS • Please see reverse side for all available colors. Please inquire where order minimums apply.

FASTENING • Concealed fastening system

SHADOWRIB™ METAL PANEL COLORS

PANEL NAME		SHADOWRIB™ PANEL	
AVAILABLE GAUGES		24 GA.	22 GA.
Standard II	Brownstone	•	OM
	Almond	•	OM
Premium I	Harbor Blue	•	OM
	Pacific Blue	•	OM
	Colonial Red	•	OM
	Brite Red	•	OM
	Slate Gray	•	OM
	Tundra	•	OM
	Snow White	•	OM
	Natural Patina	•	OM
	Spruce	•	OM
	Hunter Green	•	OM
	Classic Green	•	OM
	Medium Bronze	•	OM
Premium II Metallic	Copper Metallic	•	OM
	Silver Metallic	•	OM
Standard SP	Light Stone	•	OM
Premium SP	Hawaiian Blue	•	OM
	Fern Green	•	OM
	Burnished Slate	•	OM
	Koko Brown	•	OM
	Charcoal Gray	•	OM
	Rustic Red	•	OM
	Solar White	•	OM

• = Available with no order minimums required

OM = Available with order minimums

Standard II, Premium I & Premium II Metallic: Full-Strength 70% PVDF Fluoropolymer Coating

Standard SP & Premium SP: Siliconized Polyester Coating

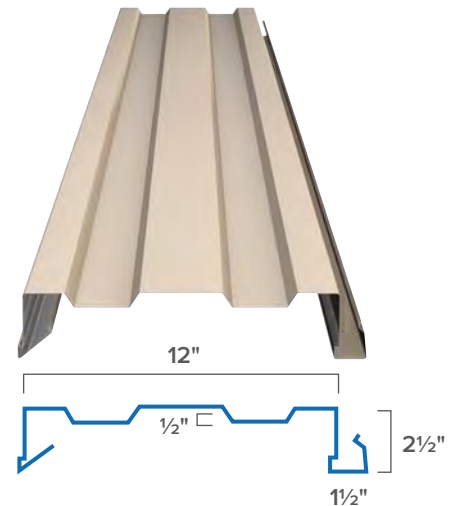
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NUWALL®

CONCEALED FASTENER SINGLE-SKIN METAL PANELS

The NuWall® Panel combines ease of installation in both new and retrofit applications with the pleasing aesthetic appeal of a clean, uninterrupted wall. For retrofit construction, all installation work is performed outside with no disruption to the interior workplace. NuWall® can be installed over an existing R panel wall; other panel profiles may require the use of subgirts. The panel is attached to the structure with self-drilling fasteners on one side of the panel only, no clips required. The adjoining panel simply snaps into the previous panel for quick installation.



PRODUCT SPECIFICATIONS

PROFILE • 2½" deep panel with ½" deep fluting

WIDTH • 12"

LENGTH • 5'-0" to 40'-0"

EXTERIOR FACE • Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

STANDARD EXTERIOR • Full-Strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester Coating

FINISHES & COLORS • Please see reverse side for all available colors. Please inquire where order minimums apply.

FASTENING • Concealed fastening system

NUWALL® METAL PANEL COLORS

PANEL NAME		NUWALL® PANEL	
AVAILABLE GAUGES		24 GA.	22 GA.
Standard II	Brownstone	OM	OM
	Almond	OM	OM
Premium I	Harbor Blue	OM	OM
	Pacific Blue	OM	OM
	Colonial Red	OM	OM
	Brite Red	OM	OM
	Slate Gray	OM	OM
	Tundra	OM	OM
	Snow White	OM	OM
	Natural Patina	OM	OM
	Spruce	OM	OM
	Hunter Green	OM	OM
	Classic Green	OM	OM
	Medium Bronze	OM	OM
Premium II Metallic	Copper Metallic	OM	OM
	Silver Metallic	OM	OM
Standard SP	Light Stone	OM	OM
Premium SP	Hawaiian Blue	OM	OM
	Fern Green	OM	OM
	Burnished Slate	OM	OM
	Koko Brown	OM	OM
	Charcoal Gray	OM	OM
	Rustic Red	OM	OM
	Solar White	OM	OM

• = Available with no order minimums required

OM = Available with order minimums

Standard II, Premium I & Premium II Metallic: Full-Strength 70% PVDF Fluoropolymer Coating

Standard SP & Premium SP: Siliconized Polyester Coating

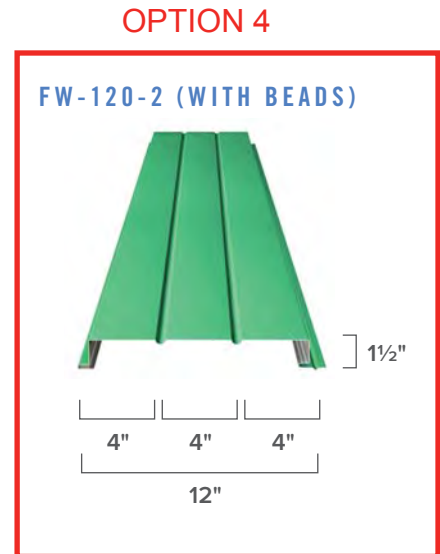
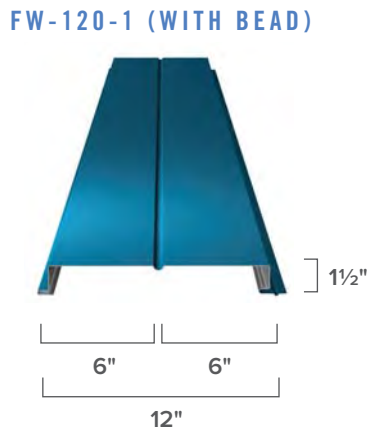
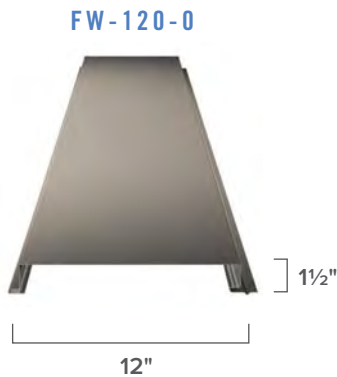
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FW-120

CONCEALED FASTENER SINGLE-SKIN METAL PANELS

The FW-120 Panel is a concealed fastener wall-and-liner panel that provides a flat appearance. FW-120 is commonly used for architectural, commercial and industrial markets. The heavy gauge offering allows for large spanning capabilities, particularly in composite wall applications. The panel is available in a flat profile, with one or two beads.



PRODUCT SPECIFICATIONS

PROFILE • Flat with options of one bead at 6" o.c. or two beads 4" apart

WIDTH • 12"

LENGTH • 5'-0" to 30'-0"

EXTERIOR FACE • Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24, 22 and 20 Ga.

STANDARD EXTERIOR • Full-Strength 70% PVDF Fluoropolymer Coating

FINISHES & COLORS • Please see reverse side for all available colors. Please inquire where order minimums apply.

FASTENING • Concealed fastening system

FW-120 METAL PANEL COLORS

PANEL NAME		FW-120 PANEL		
AVAILABLE GAUGES		24 GA.	22 GA.	20 GA.
Standard II	Brownstone	OM	OM	OM
	Almond	OM	OM	OM
Premium I	Harbor Blue	OM	OM	OM
	Pacific Blue	OM	OM	OM
	Colonial Red	OM	OM	OM
	Brite Red	OM	OM	OM
	Slate Gray	OM	OM	OM
	Tundra	OM	OM	OM
	Snow White	OM	OM	OM
	Natural Patina	OM	OM	OM
	Spruce	OM	OM	OM
	Hunter Green	OM	OM	OM
	Classic Green	OM	OM	OM
	Medium Bronze	OM	OM	OM

• = Available with no order minimums required

OM = Available with order minimums

Standard II & Premium I: Full-Strength 70% PVDF Fluoropolymer Coating

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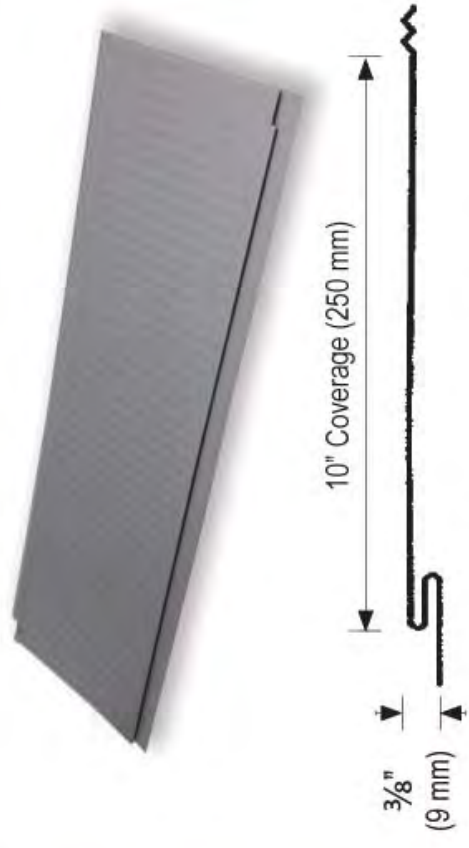
"Flat-Lok" Metal Siding
Stair/Elevator Enclosures

Berridge Fluted Fascia

Interlocking panels with fluted texture for large expansive walls, fascia, or steep mansards. 24 gauge.

- 34 1/2" x 10" exposure
- Multi-use panel
- Panel interlock for wind resistance*
- Florida Product Approval

* Wind Florida Product Approval is ASTM E330

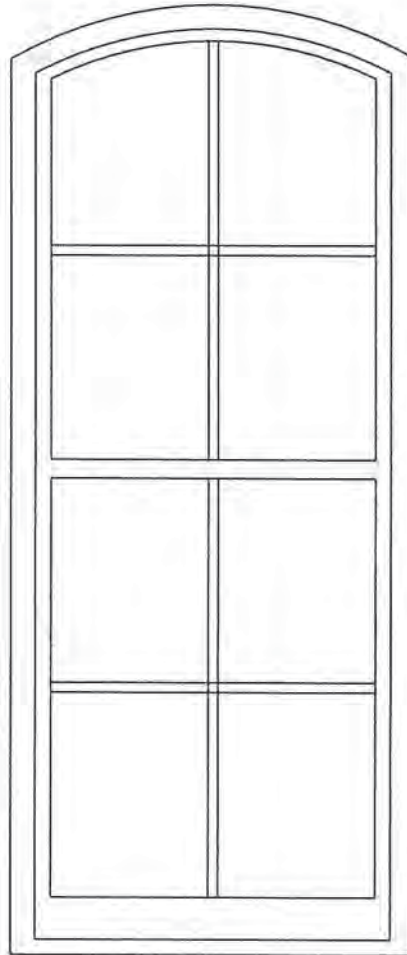


See www.berridge.com for Details and Specifications



Aluminum-Clad Wood Windows
2nd and 3rd Story "punched"
openings

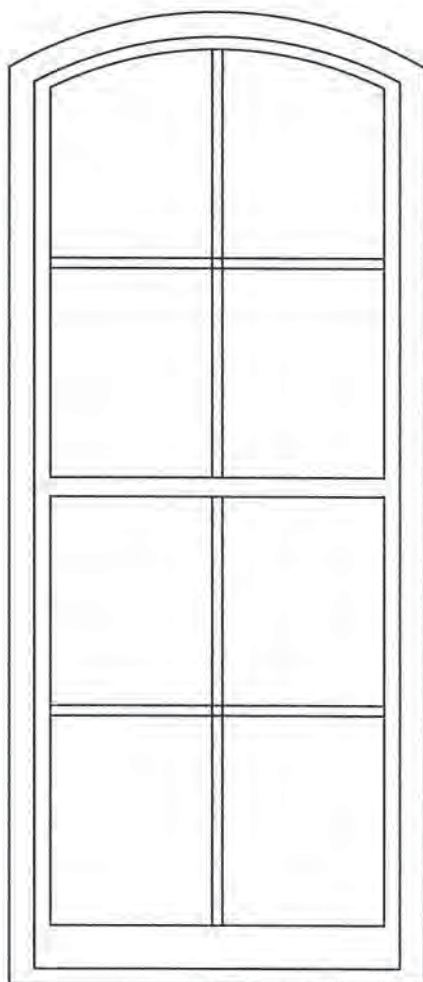
- NOTE: 1. All units and glass patterns are viewed from the exterior unless otherwise specified.
 2. All vertical bars run through unless otherwise required by manufacturing processes.
 3. Any representation of mullied units is provided to show aesthetics relationships only. It remains the responsibility to consult a structural engineer or architect to determine the proper design of mulls to provide sufficient structural strength for load bearing and wind resistance considerations.



*** EXTERIOR VIEW ***
 T7 Radius Single Hung
 Base=3'
 OA=7'-0 1/2"
 Legs=6'-7 43/64"
 Radius=3'
 7/8" MDL (Traditional)
 Colonial Glass Stop

REV#	OrderTrack#	Revision Description			Drafter	Revision Date
Cust: MANS LUMBER & MILLWORK		Job Name:				
OrderTrack# 18835174		E.V. # 1365581-E113612		Date: 12/12/2016	P.O. #	
Andersen [®] WINDOWS • DOORS E-Series/Eagle		This drawing and its contents are the property of Eagle Window & Door. No use or reproduction of the contents of this document is permitted without the express written permission of Eagle Window & Door.			Drafter: SMW	Specials Drawings
					Scale: 3/4"=1'-0"	122309 A
					Approved By:	ELEVATION REVISION: A

- NOTE: 1. All units and glass patterns are viewed from the exterior unless otherwise specified.
 2. All vertical bars run through unless otherwise required by manufacturing processes.
 3. Any representation of mullied units is provided to show aesthetics relationships only. It remains the responsibility to consult a structural engineer or architect to determine the proper design of mulls to provide sufficient structural strength for load bearing and wind resistance considerations.



*** EXTERIOR VIEW ***

T7 Radius Single Hung

Base=3'

OA=7'-0 1/2"

Legs=6'-7 43/64"

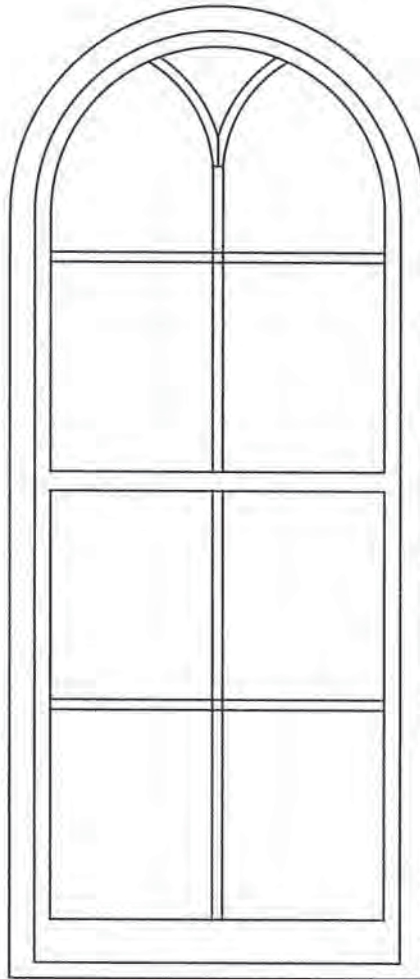
Radius=3'

7/8" MDL (Traditional)

Colonial Glass Stop

REV#	OrderTrack#	Revision Description			Drafter	Revision Date
Cust:	MANS LUMBER & MILLWORK		Job Name:			
OrderTrack#18835174	E.V. # 1365581-E113612	Date:	12/12/2016	P.O. #		
Andersen WINDOWS • DOORS E-Series/Eagle		This drawing and its contents are the property of Eagle Window & Door. No use or reproduction of the contents of this document is permitted without the express written permission of Eagle Window & Door.		Drafter:	SMW	Specials Drawings
				Scale:	3/4"=1'-0"	122309 A
				Approved By:		ELEVATION REVISION: A

- NOTE: 1. All units and glass patterns are viewed from the exterior unless otherwise specified.
 2. All vertical bars run through unless otherwise required by manufacturing processes.
 3. Any representation of mullled units is provided to show aesthetics relationships only. It remains the responsibility to consult a structural engineer or architect to determine the proper design of mulls to provide sufficient structural strength for load bearing and wind resistance considerations.



*** EXTERIOR VIEW ***

T7 Radius Single Hung

Base=3'

OA=7'-0 1/2"

Legs=5'-6 1/2"

Radius=1'-6"

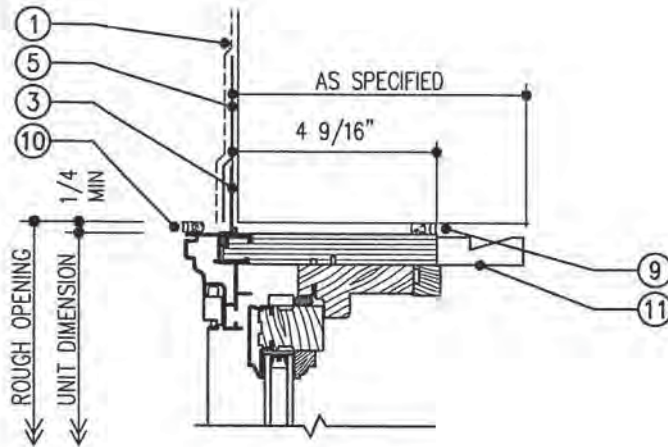
** NON-STD RADIUS **

7/8" MDL (Special)

Colonial Glass Stop

REV#	OrderTrack#	Revision Description			Drafter	Revision Date
Cust:	MANS LUMBER & MILLWORK			Job Name:		
OrderTrack#18835174	E.V. # 1365581-E113612	Date:	12/12/2016	P.D. #		
Andersen [®] WINDOWS • DOORS E-Series/Eagle				Drafter:	SMW	Specials Drawings
				Scale:	3/4"=1'-0"	122309 B
				Approved By:		ELEVATION REVISION: A

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- ① BUILDING WRAP BY OTHERS
- ② PAN FLASHING OR SILL PAN BY OTHERS
- ③ FLANGE SET IN BED OF SEALANT BY OTHERS
- ④ NO SEALANT BEHIND SILL FLANGE
- ⑤ FLASHING BY OTHERS
- ⑥ DRIP CAP AS SPECIFIED, INSTALLED BY OTHERS SET IN BED OF SEALANT SEE GENERAL NOTES
- ⑦ SEALANT BY OTHERS AT FLANGE/FRAME INTERFACE
- ⑧ BACK DAM BY OTHERS
- ⑨ INTERIOR AIR SEAL BY OTHERS
- ⑩ SEALANT WITH FOAM BACKER ROD BY OTHERS
- ⑪ ANDERSEN INTERIOR EXTENSION JAMB AS SPECIFIED
- ⑫ ANDERSEN STEP JAMB AS SPECIFIED
- ⑬ ANDERSEN INSECT SCREEN AT OPERABLE UNIT AS SPECIFIED
- ⑭ ANDERSEN HARDWARE AT OPERABLE UNIT AS SPECIFIED
- ⑮ ANDERSEN EXTERIOR MULL COVER
- ⑯ ANDERSEN INTERIOR MULL COVER
- ⑰ THRESHOLD SET IN SEALANT BY OTHERS

WINDOWS • DOORS

Andersen®

Andersen Windows, Inc.
100 Fourth Avenue North
Bayport, Minnesota 55003

FILE:

DRAWN:

CHECKED:

REVISIONS:

PROJECT:

LOCATION:

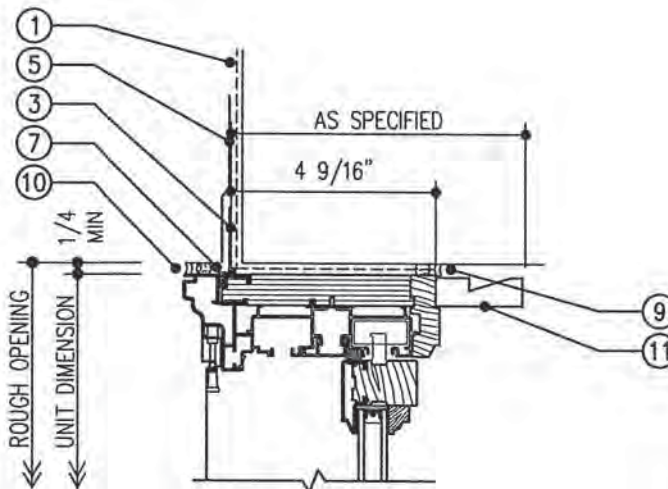
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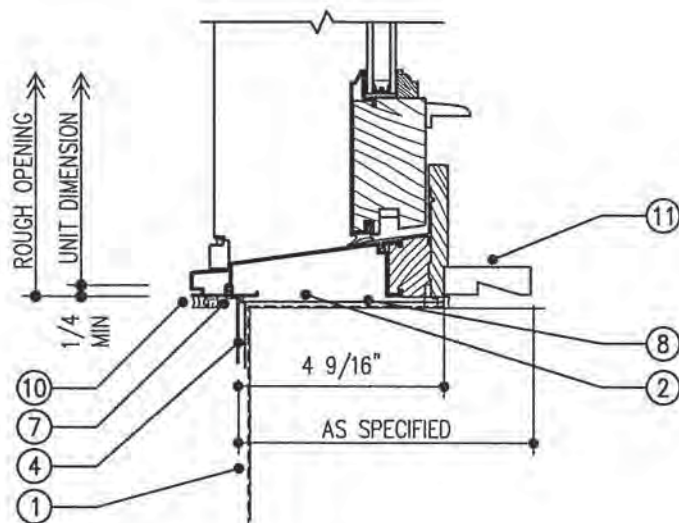
A
E-SERIES DOUBLE HUNG HEAD

SCALE: 3" = 1'-0"



B
E-SERIES DOUBLE HUNG JAMB

SCALE: 3" = 1'-0"



- ① BUILDING WRAP BY OTHERS
- ② PAN FLASHING OR SILL PAN BY OTHERS
- ③ FLANGE SET IN BED OF SEALANT BY OTHERS
- ④ NO SEALANT BEHIND SILL FLANGE
- ⑤ FLASHING BY OTHERS
- ⑥ DRIP CAP AS SPECIFIED, INSTALLED BY OTHERS SET IN BED OF SEALANT SEE GENERAL NOTES
- ⑦ SEALANT BY OTHERS AT FLANGE/FRAME INTERFACE
- ⑧ BACK DAM BY OTHERS
- ⑨ INTERIOR AIR SEAL BY OTHERS
- ⑩ SEALANT WITH FOAM BACKER ROD BY OTHERS
- ⑪ ANDERSEN INTERIOR EXTENSION JAMB AS SPECIFIED
- ⑫ ANDERSEN STEP JAMB AS SPECIFIED
- ⑬ ANDERSEN INSECT SCREEN AT OPERABLE UNIT AS SPECIFIED
- ⑭ ANDERSEN HARDWARE AT OPERABLE UNIT AS SPECIFIED
- ⑮ ANDERSEN EXTERIOR MULL COVER
- ⑯ ANDERSEN INTERIOR MULL COVER
- ⑰ THRESHOLD SET IN SEALANT BY OTHERS



Andersen
WINDOWS • DOORS

Andersen Windows, Inc.
100 Fourth Avenue North
Bayport, Minnesota 55003

FILE:

DRAWN:

CHECKED:

REVISIONS:

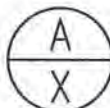
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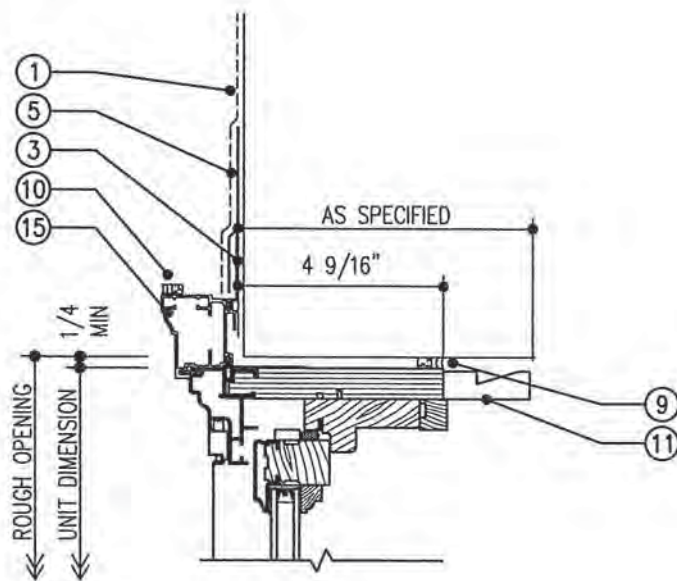
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X OF



E-SERIES DOUBLE HUNG SILL

SCALE: 3" = 1'-0"



- ① BUILDING WRAP BY OTHERS
- ② PAN FLASHING OR SILL PAN BY OTHERS
- ③ FLANGE SET IN BED OF SEALANT BY OTHERS
- ④ NO SEALANT BEHIND SILL FLANGE
- ⑤ FLASHING BY OTHERS
- ⑥ DRIP CAP AS SPECIFIED, INSTALLED BY OTHERS SET IN BED OF SEALANT SEE GENERAL NOTES
- ⑦ SEALANT BY OTHERS AT FLANGE/FRAME INTERFACE
- ⑧ BACK DAM BY OTHERS
- ⑨ INTERIOR AIR SEAL BY OTHERS
- ⑩ SEALANT WITH FOAM BACKER ROD BY OTHERS
- ⑪ ANDERSEN INTERIOR EXTENSION JAMB AS SPECIFIED
- ⑫ ANDERSEN STEP JAMB AS SPECIFIED
- ⑬ ANDERSEN INSECT SCREEN AT OPERABLE UNIT AS SPECIFIED
- ⑭ ANDERSEN HARDWARE AT OPERABLE UNIT AS SPECIFIED
- ⑮ ANDERSEN 751 SILL NOSING TRIM
- ⑯ ANDERSEN 753 BRICKMOULD TRIM



Andersen
WINDOWS • DOORS

Andersen Windows, Inc.
100 Fourth Avenue North
Bayport, Minnesota 55003

FILE:

DRAWN:

CHECKED:

REVISIONS:

PROJECT:

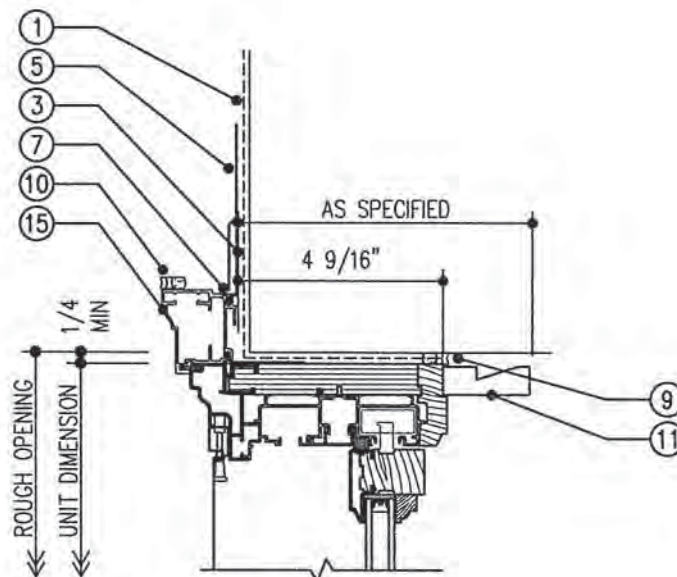
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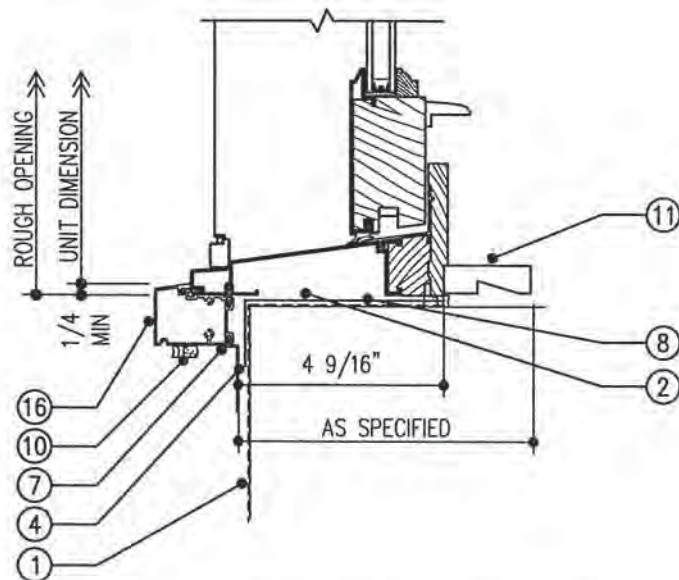
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X OF

A E-SERIES DOUBLE HUNG HEAD
X SCALE: 3" = 1'-0"



B E-SERIES DOUBLE HUNG JAMB
X SCALE: 3" = 1'-0"



A E-SERIES DOUBLE HUNG SILL
X SCALE: 3" = 1'-0"

- ① BUILDING WRAP BY OTHERS
- ② PAN FLASHING OR SILL PAN BY OTHERS
- ③ FLANGE SET IN BED OF SEALANT BY OTHERS
- ④ NO SEALANT BEHIND SILL FLANGE
- ⑤ FLASHING BY OTHERS
- ⑥ DRIP CAP AS SPECIFIED, INSTALLED BY OTHERS SET IN BED OF SEALANT SEE GENERAL NOTES
- ⑦ SEALANT BY OTHERS AT FLANGE/FRAME INTERFACE
- ⑧ BACK DAM BY OTHERS
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- ⑩ SEALANT WITH FOAM BACKER ROD BY OTHERS
- ⑪ ANDERSEN INTERIOR EXTENSION JAMB AS SPECIFIED
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- ⑬ ANDERSEN INSECT SCREEN AT OPERABLE UNIT AS SPECIFIED
- ⑭ ANDERSEN HARDWARE AT OPERABLE UNIT AS SPECIFIED
- ⑮ ANDERSEN 751 SILL NOSING TRIM
- ⑯ ANDERSEN 753 BRICKMOULD TRIM

Andersen Windows, Inc. 100 Fourth Avenue North Bayport, Minnesota 55003		
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PROJECT:	LOCATION:	DATE:
REVISIONS:		PAGE X OF

Talon® Double-Hung Windows



Frame & Sash

❶ Select wood components are kiln dried, and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine or mixed grain fir, or optional wood species including cherry, hickory, African mahogany, maple, oak, walnut, alder or vertical grain fir. Interior surfaces are available unfinished or factory primed. Optional factory-applied finishes are available in a variety of stains and basecoats.

❷ Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

Glazing

❸ High-performance Low-E4® glass with a low-conductance spacer. Triple insulated glass, tinted, clear IG, high-altitude glass and other special glazing options are available.

❹ Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in colonial and contemporary profiles.

Weather Strip

❺ Compression bulb weather strip is applied on the bottom sash, head jamb, at the check rail and on side jambs for a maximum weather seal.

Hardware

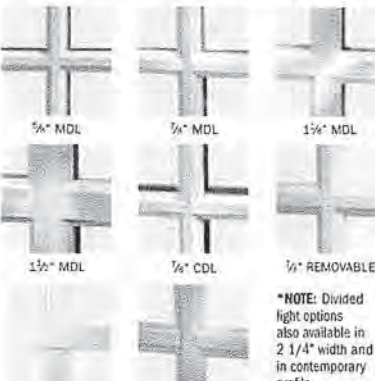
❻ Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

Hardware is available in finishes of bronze, polished brass, gold, white, black, antique brass, pewter, oil-rubbed bronze, satin chrome and bright chrome.

Features & Options

Visit our website to see larger images of our features and options.

6 Sash Locks	7 Rigid Jamb Liners	9 Divided Lights
 BRONZE POLISHED BRASS GOLD WHITE BLACK ANTIQUE BRASS PEWTER OIL-RUBBED BRONZE SATIN CHROME BRIGHT CHROME	 OPTIONAL WOOD INSERT OPTIONAL METAL INSERTS	 5/8" MDL 7/8" MDL 1 1/8" MDL 1 1/2" MDL 7/8" CDL 7/8" REMOVABLE 5/8" FLAT 1" CONTOURED *NOTE: Divided light options also available in 2 1/4" width and in contemporary profiles. MDL = Modern Divided Lights* Flat = Between-glass grilles CDL = Classic Divided Lights* Contoured = Between-glass grilles Removable = Removable wood grilles See page 24 for more information on our divided light options.
Sash Lifts  BRONZE POLISHED BRASS GOLD WHITE BLACK ANTIQUE BRASS PEWTER OIL-RUBBED BRONZE SATIN CHROME BRIGHT CHROME	8 Insect Screens 	10 VeriLock™ Sensors  E-Series/Eagle® double-hung windows with VeriLock™ sensors use a different sash lock. Available in all hardware finishes.

Jamb Liner & Balance System

⑦ Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.

Jamb liners encase balance assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.

Window Anchorage

Optional folding vinyl nailing fins are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

⑧ Insect Screens

Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens.

Aluminum screen mesh is available as an option.

TruScene® insect screens available in all 50 exterior colors and seven anodized finishes.

See page 26 for more information on our insect screen options.

⑨ Divided Lights

Modern Divided Lights. Fixed interior and exterior grilles with internal spacers between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2" or 2 1/4" widths and colonial or contemporary profiles.

Classic Divided Lights. Fixed exterior and interior grilles without an internal spacer. Available in 5/8", 7/8", 1 1/8", 1 1/2" or 2 1/4" widths and colonial or contemporary profiles.

Between-glass grilles. Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of colony white/pebble tan, colony white/sierra bronze or colony white/forest green are available on the 1" profile.

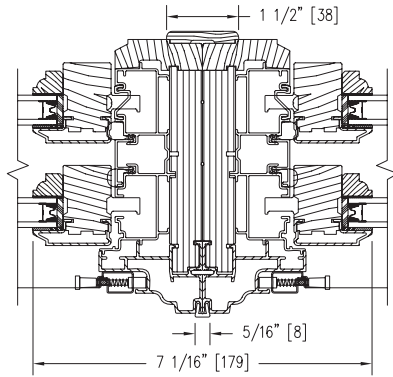
Removable wood grilles. Removable wood grilles are available in a 7/8" width and colonial or contemporary profiles. Optional surround and fixed exterior grilles also available.

⑩ VeriLock™ Sensors

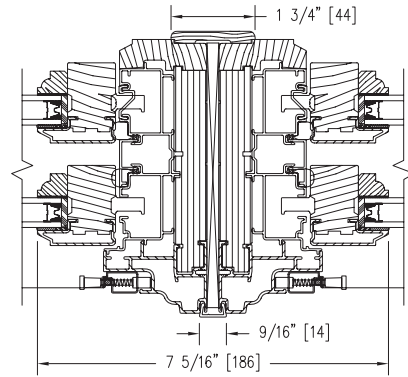
Innovative technology that integrates wireless security sensors into select double-hung windows. These exclusive sensors are unique as they detect whether the windows are locked or unlocked* — a feature no other sensors can provide. See pages 6–7 for details.

*When properly configured and maintained with a professionally installed Honeywell® security system. Printing limitations prevent exact finish duplication. Please see your local dealer for actual samples.

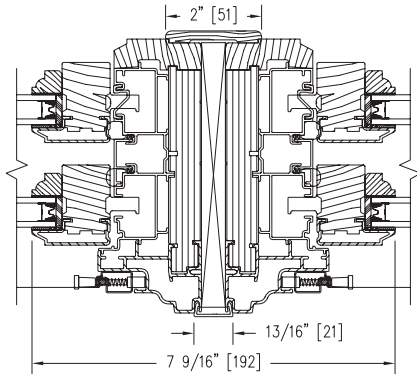
DOUBLE HUNG VERTICAL FACTORY MULLS



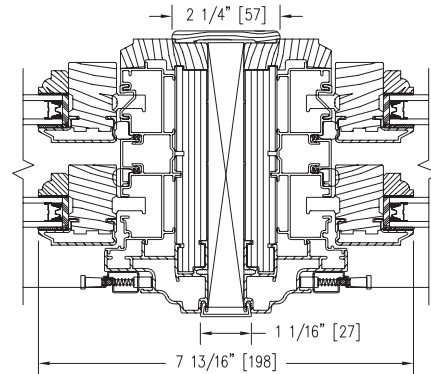
ZERO MULL



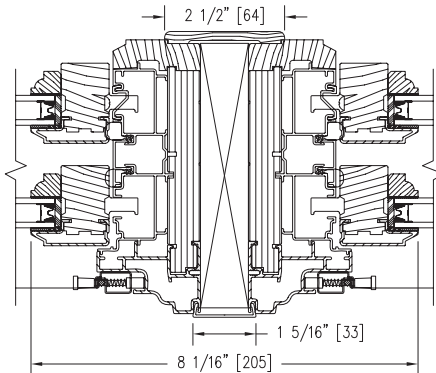
1/4" MULL



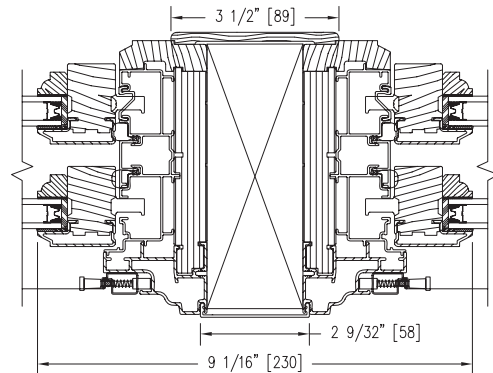
1/2" MULL



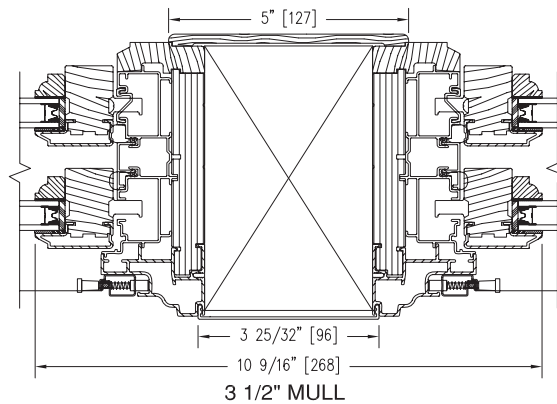
3/4" MULL



1" MULL



2" MULL



3 1/2" MULL

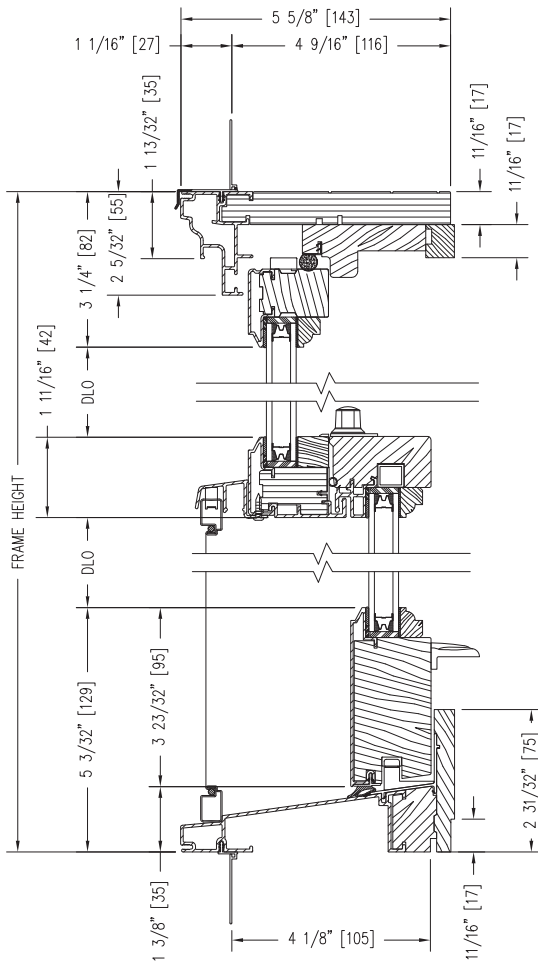
Notes:

Dynamically configure section details to your specific needs by going to EagleWindow.com, select Wintelligence.
Eagle Window & Door reserves the right to change the specifications without notice.

DRAWING # AD3112
SCALE: 3"=1'-0"
REVISION: 2/2/09



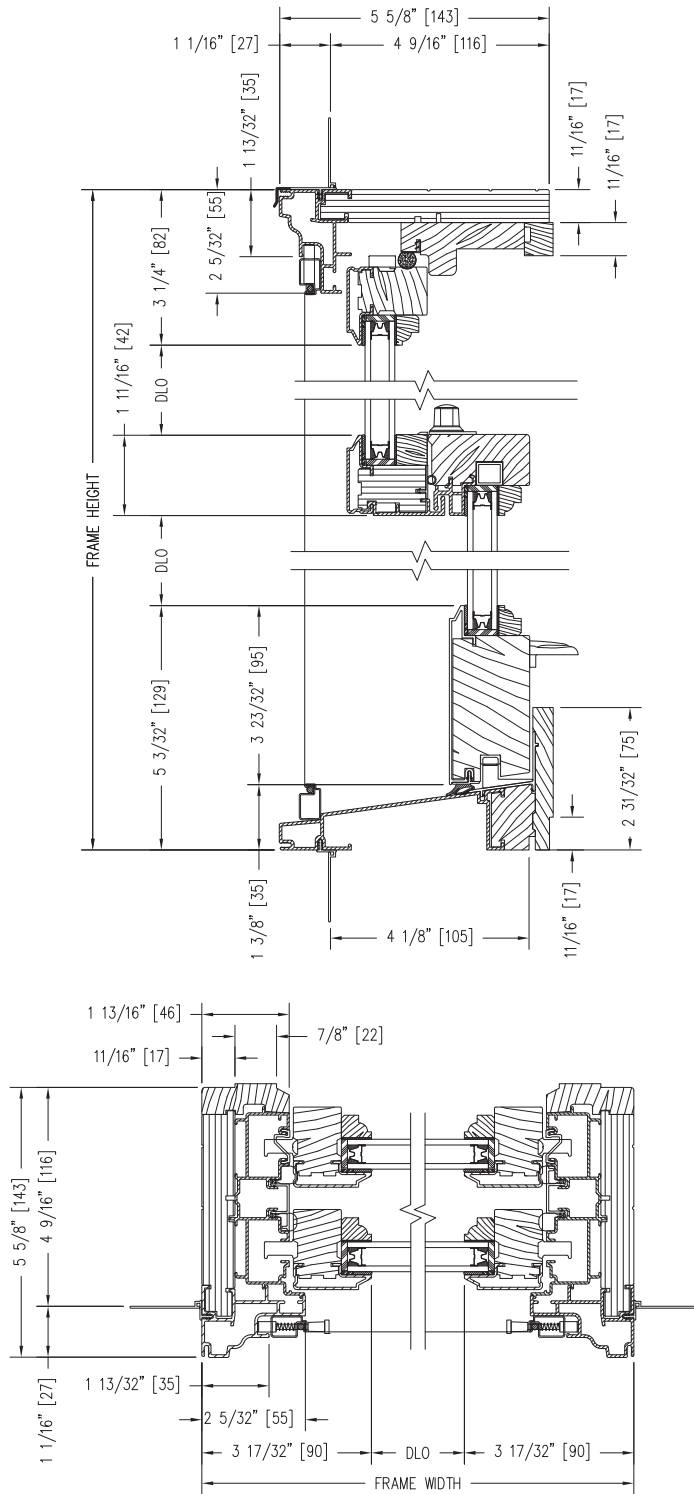
MONUMENTAL SINGLE HUNG



Dynamically configure section details to your specific needs by going to EagleWindow.com, select Wintelligence. Eagle Window & Door reserves the right to change the specifications without notice.

Eagle®
WINDOWS DOORS
an Andersen Company

DOUBLE HUNG



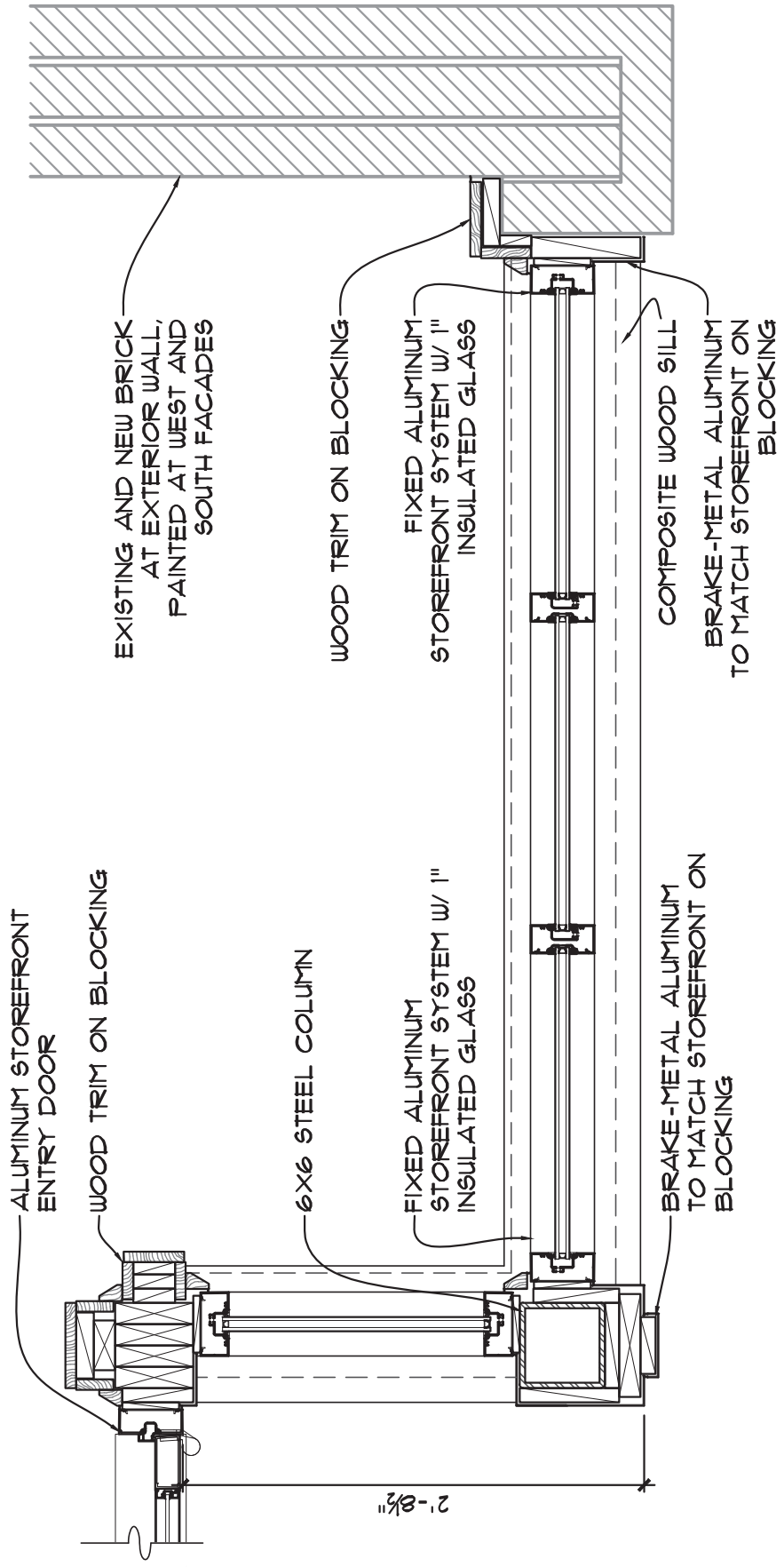
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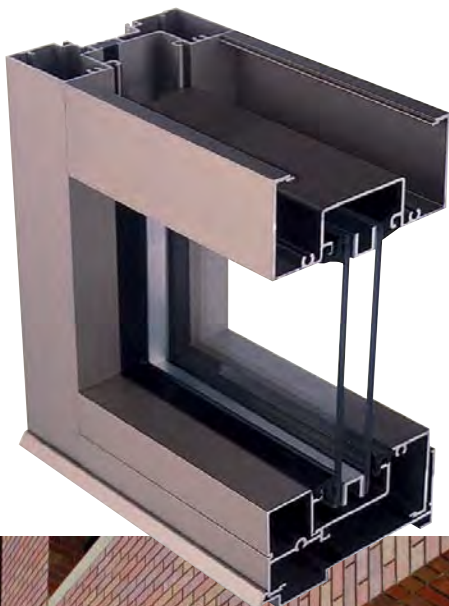
DRAWING # AD3008
SCALE: 3"=1'-0"
REVISION: 2/1/16



Aluminum Storefront Windows and Doors
Main Floor, West Facade



1 Plan Detail at South-West Corner
 SCALE: 1"=1'-0"



E14000 SERIES STOREFRONT

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront, a flush glazed system for use on storefront and low-rise applications. Framing is available in standard non-thermal members with 2" x 4-1/2" profiles, and a 1/2" bite for use with glass or panels up to 1" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.

E14000 SF Cover Page.....	1
E14000 SF Product Booklet.....	2
E14000 SF Thermal Performance Report	13
E14000 SF Mock-Up Test Report.....	14
E14000 SF Mock-Up Test Procedure	23



14000 Series Storefront, Bronze Anodized; Project: Downtown Parking Garage, Traverse City, MI; General Contractor: Christman Co.; Tubelite Dealer: Northern Michigan Glass



14000 Series Storefront, 1P White Painted Finish; Owner: Gates Rubber Inc., Jefferson City, NC; Architect: Fisher Architects, PA; Tubelite Dealer: Keller Glasco



More recycled content, eco-efficient finishes

TUBELITE®

DEPENDABLE

**LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS**

14.01

14000 Series Flush Glaze

Description



Description

Tubelite T14000 Series Framing is a 2" x 4 1/2" deep flush glazed storefront system for use on first floor applications. This dry glazed internally drained framing can be glazed with 1" insulated glass or panels positioned in the center of the frame. Glass pocket reducers can be used to glaze infill thicknesses of 14" to 1/2"

A poured and de-bridged thermal break provides industry standard Condensation Resistance and limits thermal conduction. The thermal pocket also employs the Azon Lance for prevention of dry shrink of the polyurethane barrier.



14.02

14000 Series Flush Glaze

Guide Specifications

General

Description

Furnish all necessary materials, labor and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein.

Fixed window framing shall be 14000 Series Flush Glaze (2" x 4 1/2") as manufactured by Tubelite Inc., Walker, Michigan. Whenever substitute products are to be considered, supporting technical literature, samples drawings and performance data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved.

Test reports certified by an independent laboratory must be made available upon request.

Performance Requirements

Air infiltration shall not exceed .06 CFM/Ft² when tested in accordance with ASTM E-283 at a test pressure of 6.24 PSF.

There shall be no uncontrolled water entry when tested in accordance with ASTM E-331 "Water Penetration of Exterior Windows, Curtainwalls and Doors by Uniform Static Air Pressure Difference" at a test pressure of 15 PSF.

There shall be no uncontrolled water entry when tested in accordance with AAMA 501.1-94 at a dynamic pressure equivalent of 15 PSF.

Structural performance per ASTM E330 shall be based on a maximum allowable deflection of L/175 of the span or 3/4" maximum. The system shall perform to those criteria under a wind load of (architect specify) _____ PSF.

There shall be no buckling, stress on glass, edge seal failure, excess stress on curtainwall structure, anchors and fasteners or reduction in performance when tested in accordance with AAMA 501.5-98 at a temperature range of 0° to 180° F.

There shall be no "Life/Safety" type failures (glass breakage, anchor failures, or structural damage) when tested in accordance with AAMA 501.4, seismic test (lateral cycling.)

Thermal transmittance due to conduction (U_c) shall not be greater than .60 - poured & debridged only (or .63 - slotted only) BTU/Hr/Ft²/F degree when tested in accordance with AAMA 1503-98. Condensation Resistance Factor (CRF) shall not be less than 56 - poured & debridged only (or 53 - slotted only) when tested in accordance with AAMA 1503-98.

The system shall have a Sound Transmission

Class (STC) rating of 32 and an Outdoor-Indoor Transmission Class (OITC) rating of 26 when tested in accordance with ASTM E90-97, ASTM E413-87 (reapproved 1994) and ASTM E1332-90.

Products

Materials

Extrusions shall be of aluminum alloy 6063-T5 extruded within commercial tolerance and free from defects impairing strength and/or durability. Main framing sections to be of .075 inch minimum wall thickness and glazing stop moldings of .060 inch thickness.

Screws, bolts and all other accessories to be compatible with the aluminum under normal service conditions.

Glazing shall be by means of an exterior and interior roll-in wedge of high quality extruded elastomeric material.

Optional: Thermal barrier shall be a two part chemically curing, unfilled polyurethane casting resin poured in place for perimeter members. Intermediate vertical members shall be slotted for efficient thermal performance.

Finish

All exposed framing surfaces shall be free of scratches and other serious blemishes.

Finish to be: (architect select)

Etched and clear anodized

(AAM10C21A31)

Clear - Class 2 (C2)

(AAM10C21A41)

Clear - Class 1 (C1)

Electrolytically deposited color

(AAM10C21A44) Class 1

Champagne (CH)

Light Amber (MB)

Amber (DB)

Statuary Bronze (EB)

Black (BL)

Fluoropolymer (70%) painted color _____.

Execution

Installation

Shall be in accordance with the manufacturer's installation instructions and the approved shop drawings.

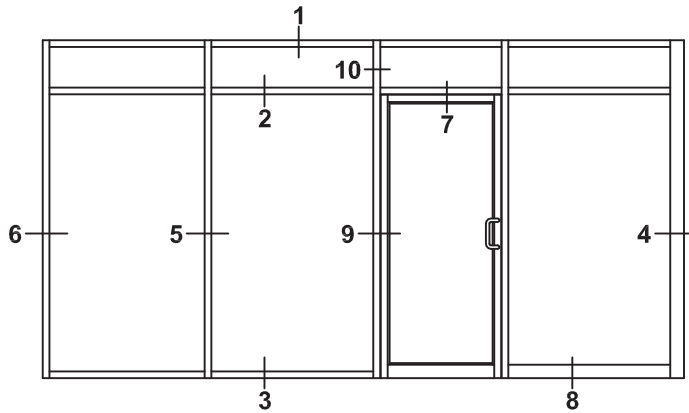
Note:

In keeping with Tubelite's policy of continuing product improvements, all specifications are subject to change without written notice by the manufacturer.

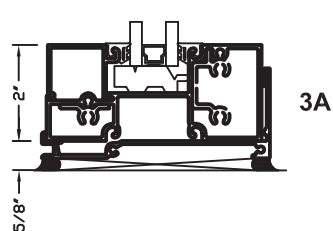
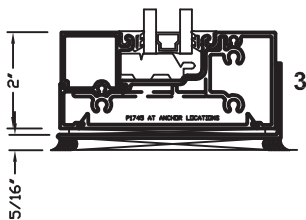
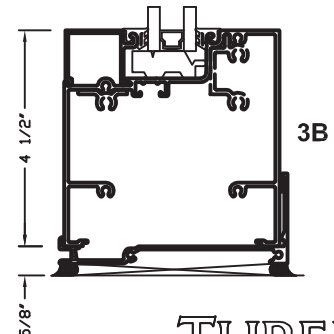
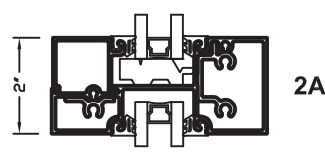
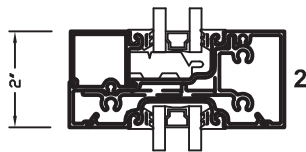
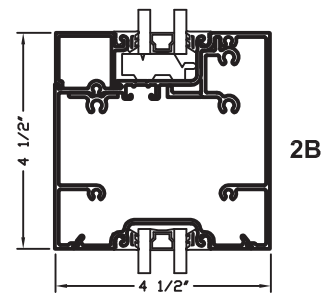
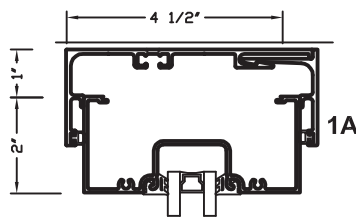
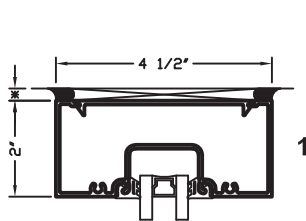
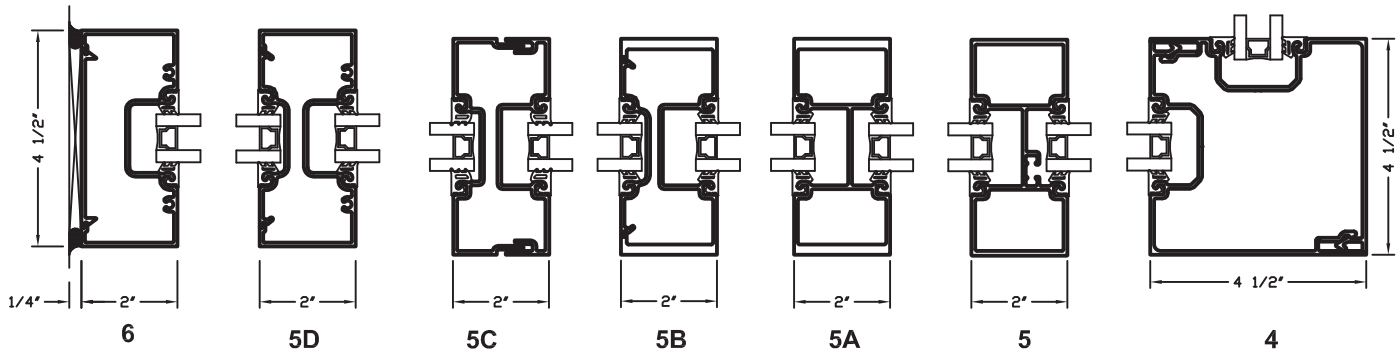
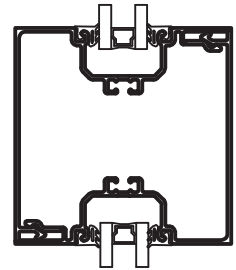
14.03

E14000 Series Flush Glaze

Elevation & 1/4 Size Details



CAD DETAIL FILE NO.
190ELEV



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

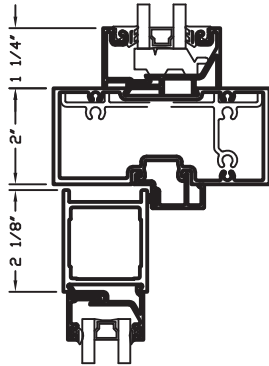
TUBELITE®
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS
2013

14.04

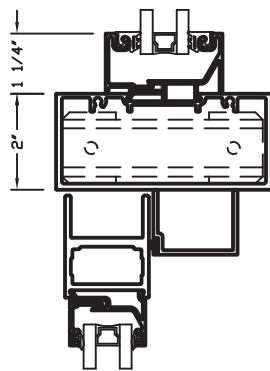
E14000 Series Flush Glaze

1/4 Size Details

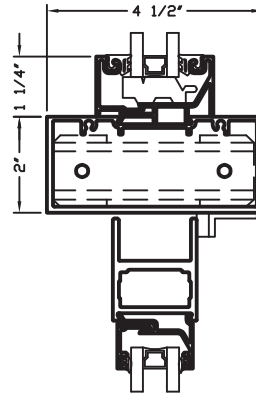
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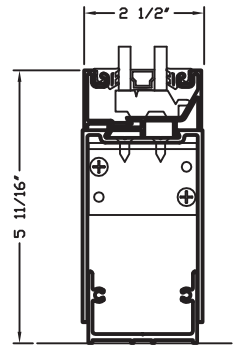
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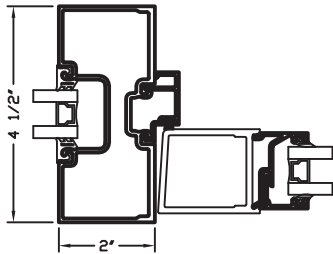
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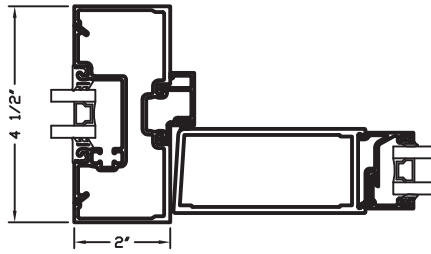
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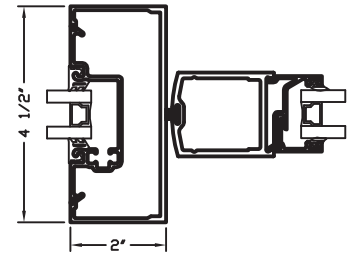
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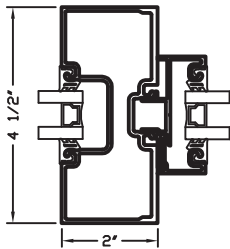
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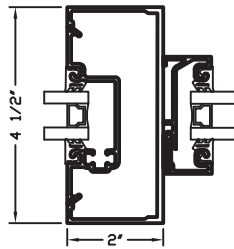
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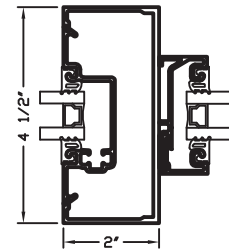
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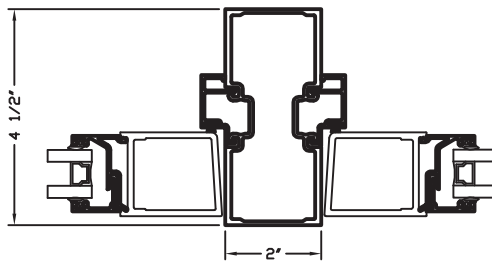
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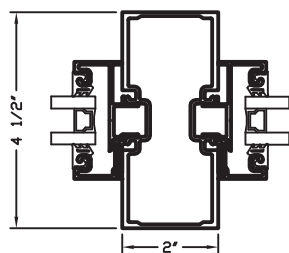
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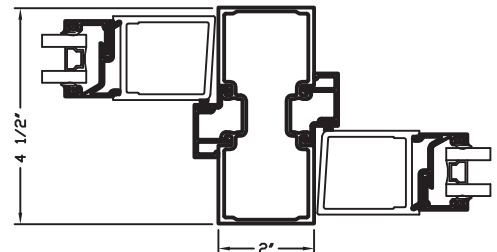
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9C



10C

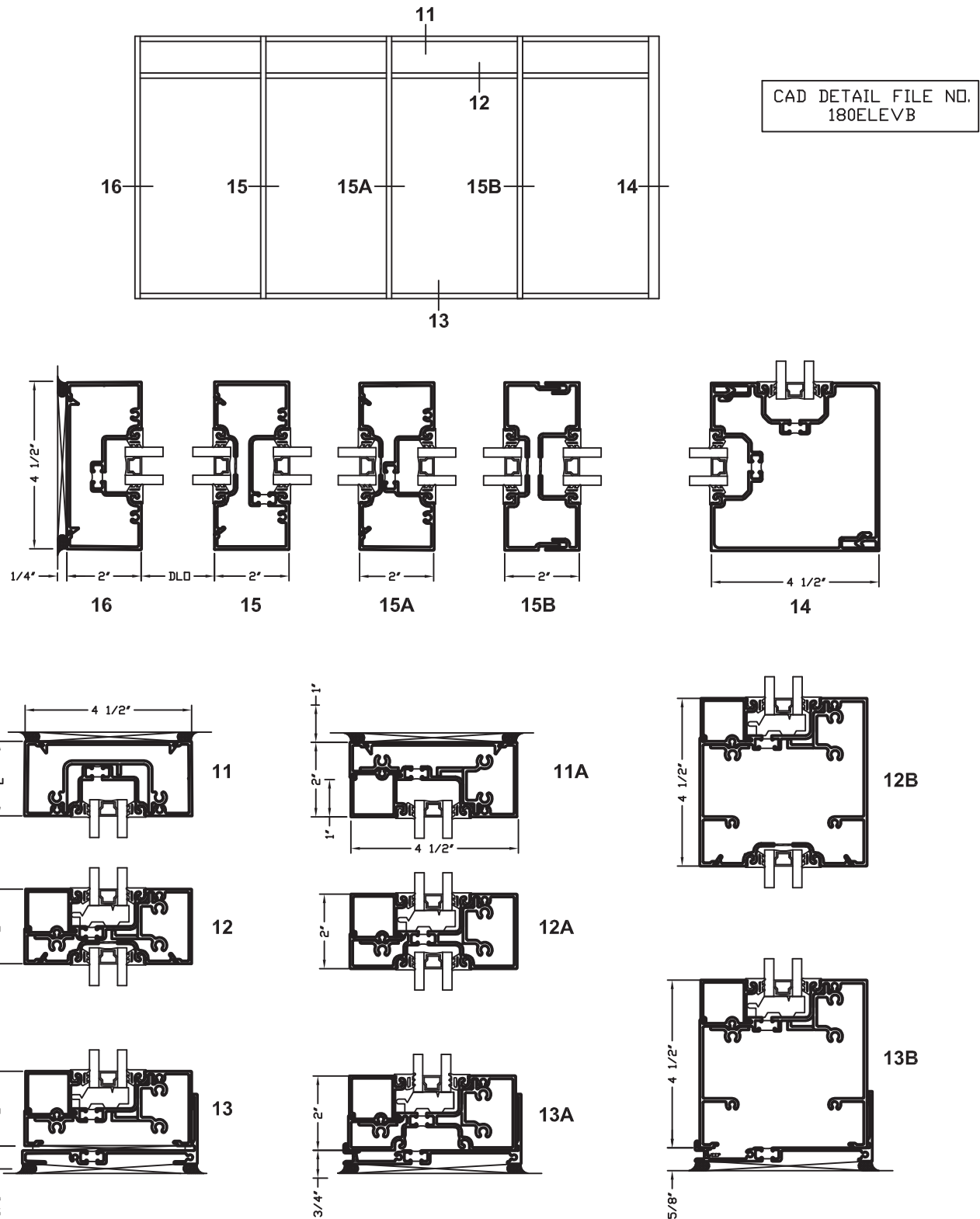


9D

14.05

T14000 Series Flush Glaze

Elevation & 1/4 Size Details



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

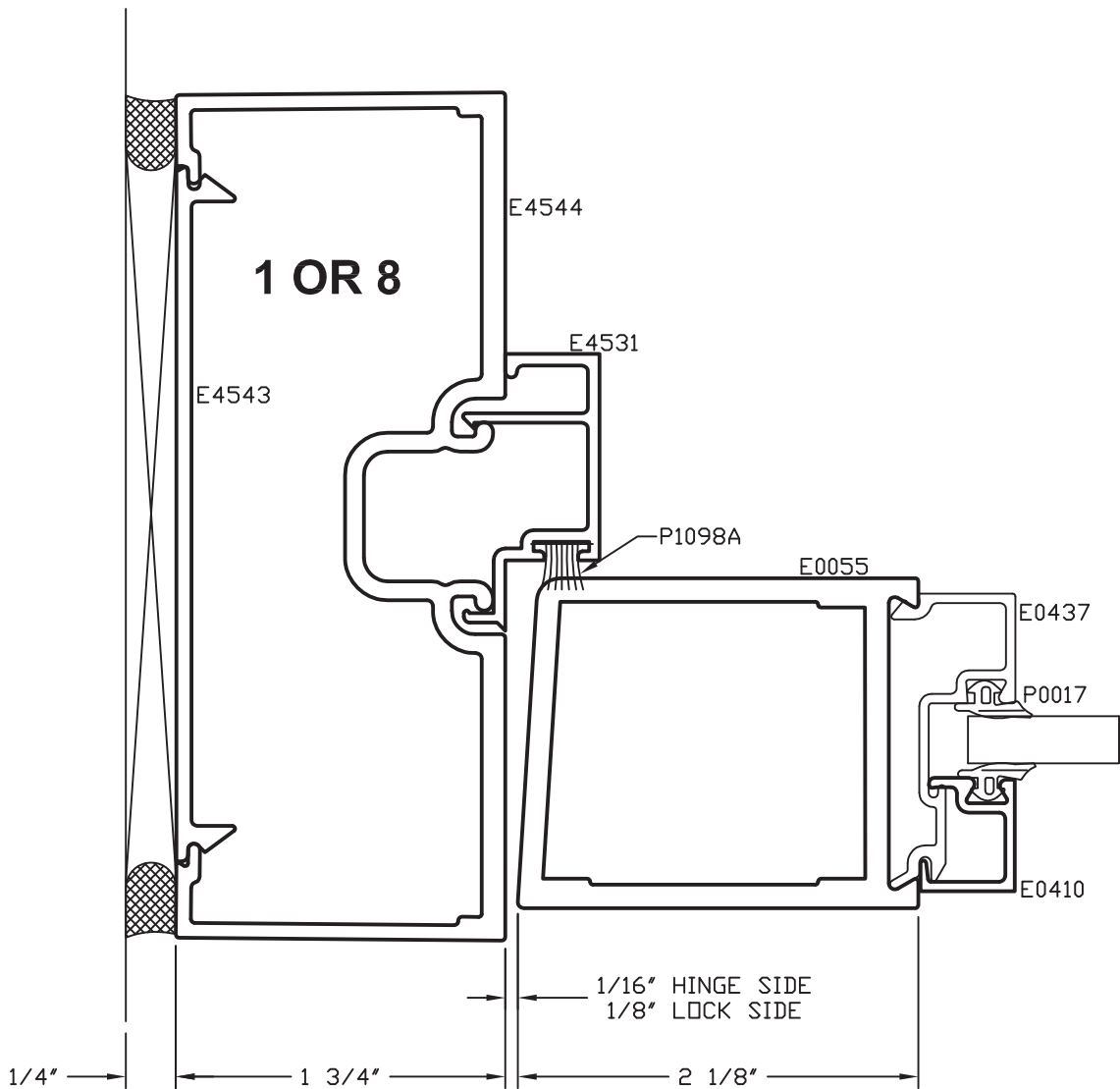
2.06

Standard Entrances

Door Jamb - Narrow Stile Offset Pivot or Butt Hinge

CAD DETAIL FILE NO.
090DRJBNS

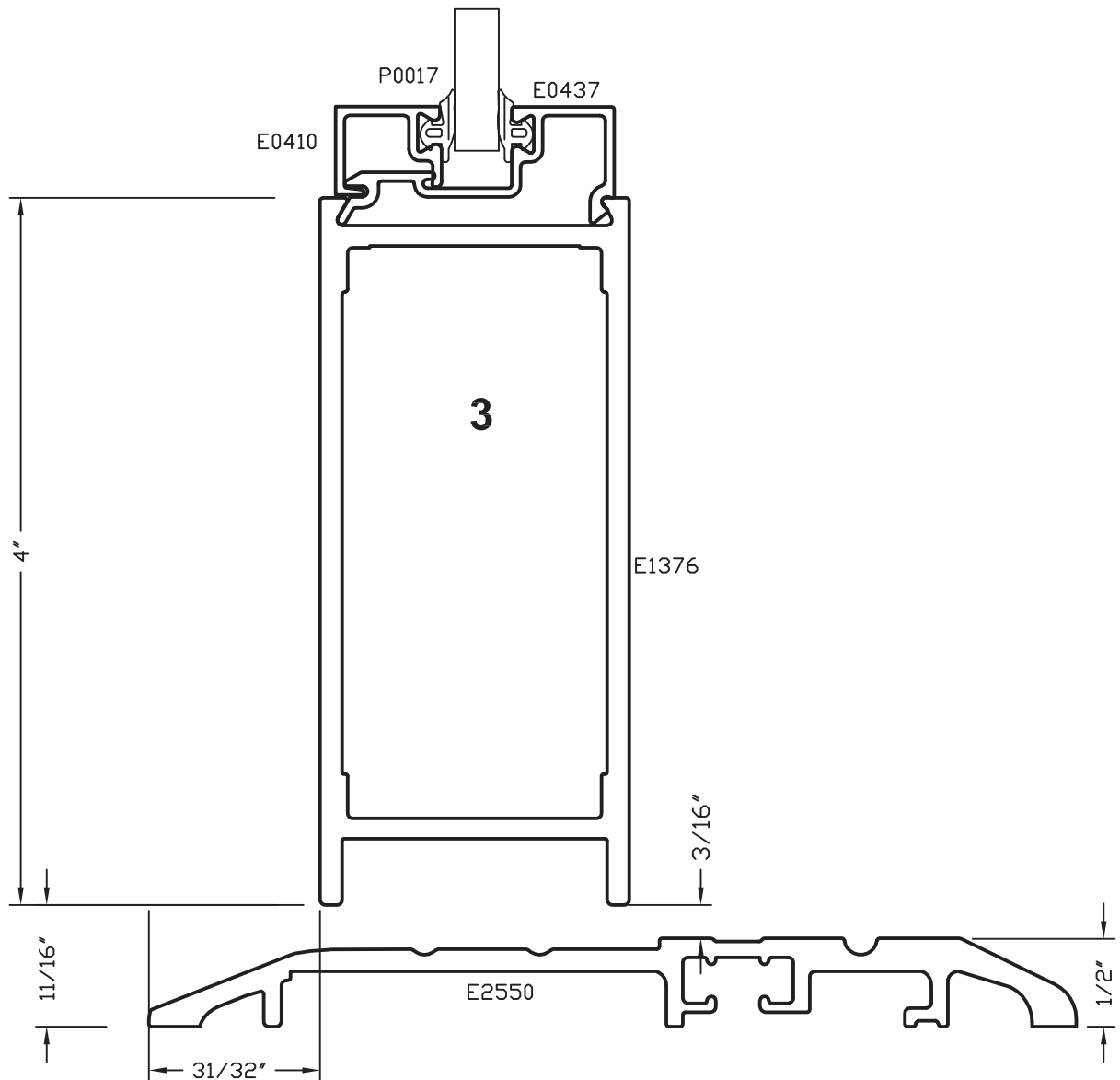
STANDARD SIZES	
SINGLE DOORS	DOUBLE DOORS
3'-0" X 7'-0"	5'-0" X 7'-0"
3'-6" X 7'-0"	6'-0" X 7'-0"



Standard Entrances

Bottom Rail - Offset Pivot or Butt Hinge

CAD DETAIL FILE NO.
090DRBR



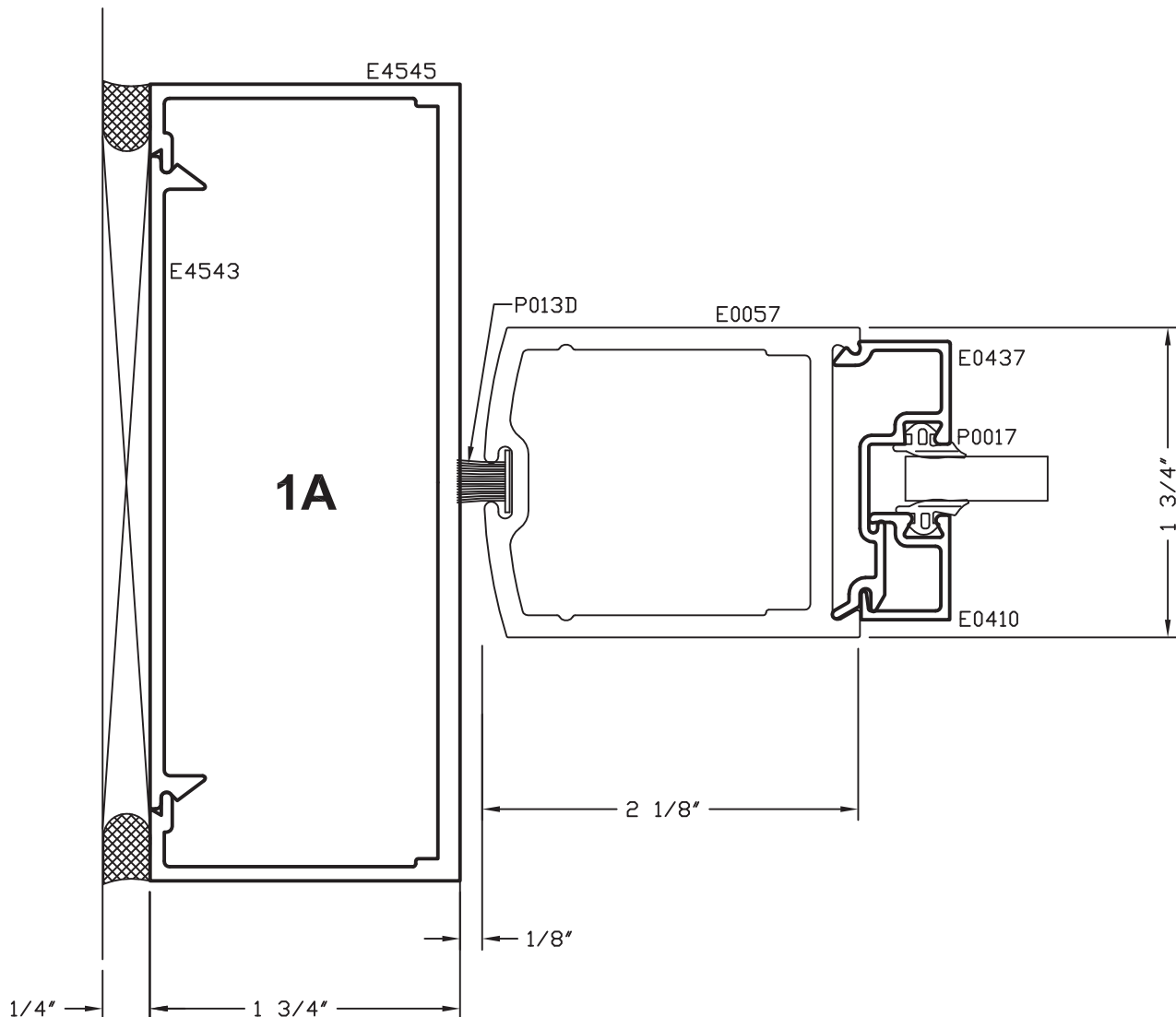
*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

2.10

Standard Entrances

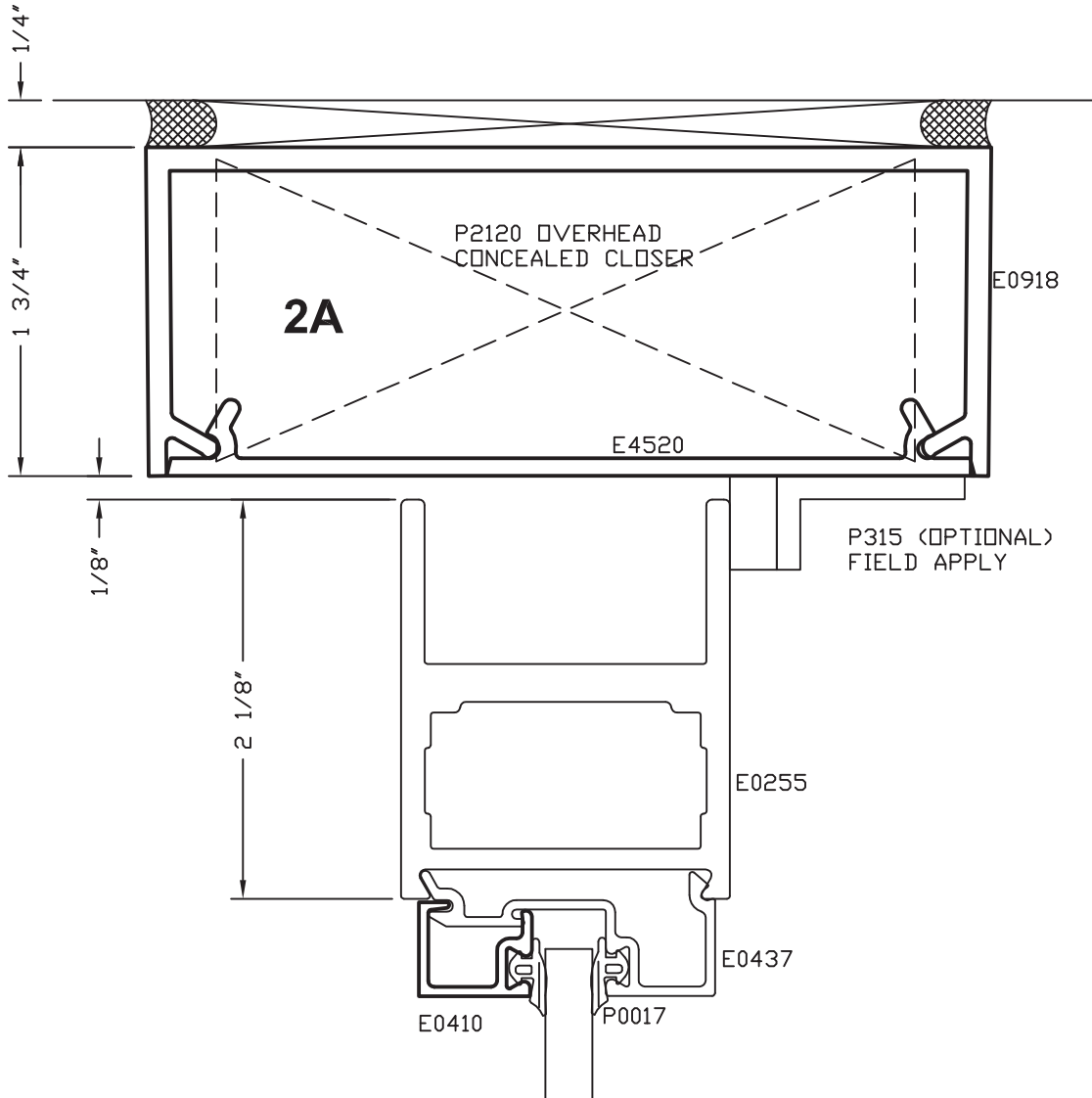
Jamb - Center Pivot

CAD DETAIL FILE NO.
090DRJB2



2.11 Standard Entrances Head - Center Pivot

CAD DETAIL FILE NO.
090DRTR2



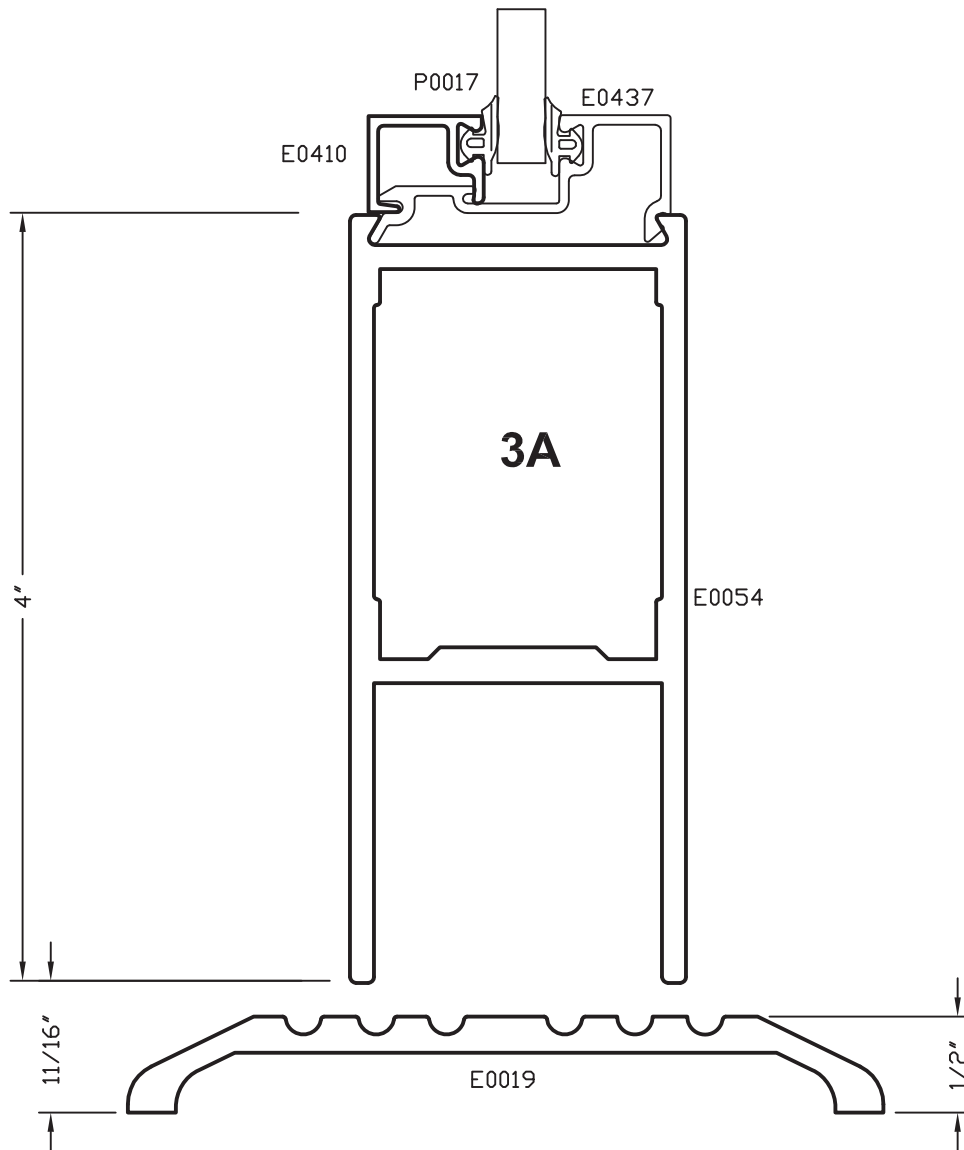
*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

2.12

Standard Entrances

Bottom Rail - Center Pivot

CAD DETAIL FILE NO.
090DRBR2



Glass Skylights

East Lower Roof, Stair Enclosure

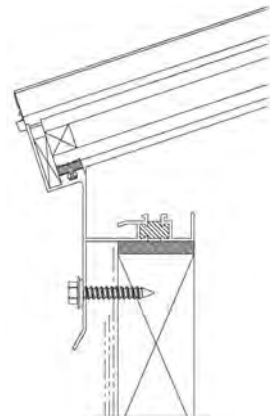


Flat Glass Ridge

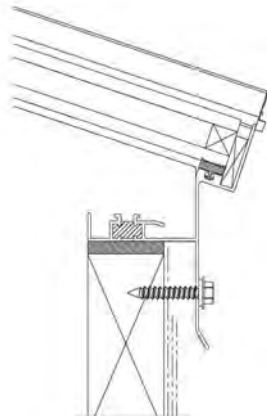
Model SQRH

Frame Material
Aluminum

Cut Section (N.T.S.)



SQRH-CM



SQRH-CM

Specifications

Model SQRH shall be manufactured by Bristolite Daylighting Systems, Terrell, TX. Skylight frame is fabricated of aluminum with a thermopolymer glazing clip to prevent thermal losses through the frame and the formation of condensation on its interior surfaces. Structural capacity of skylight system is 40 PSF positive and negative loads. Skylights shall be fully factory assembled consisting of glass (see below) that is sealed by interior and exterior gasketing. Bay spacing shall not exceed 4'-0", unless approved by Bristolite Daylighting Systems. Units with outside curb spans of 72" or less shall be factory glazed and shipped assembled in sections not to exceed 12'-0" (or 1,000 lbs.) The base frame shall be installed on a roof curb required on four (4) sides and furnished by others.

Sizes:

Model Number	Outside Curb Dimension	Inside Frame Dimension
SQRH	Up to 96" x 21'-0"	Up to 97'-1/4" x 21'-1 1/4"

Model Number	Outside Curb Dimension	Inside Frame Dimension
--------------	------------------------	------------------------

Features:

1. Curb Mounted (CM)
 2. Thermally Broken Frame
- Add highlighted suffixes to model number where applicable:
i.e. 60120-SQRH-CM-I-TG/LC-MF

Glass Type:

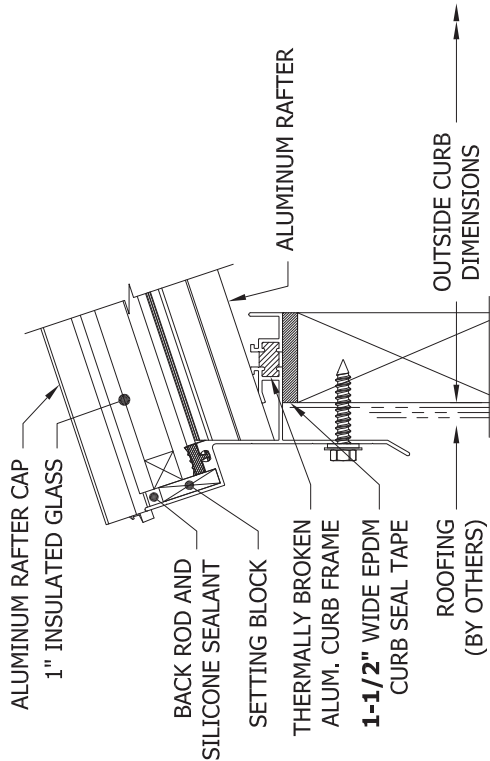
1" Thick Overall
(1/4" Heat Strengthened, 1/2" Air Space, 1/4" Laminated)

Options:

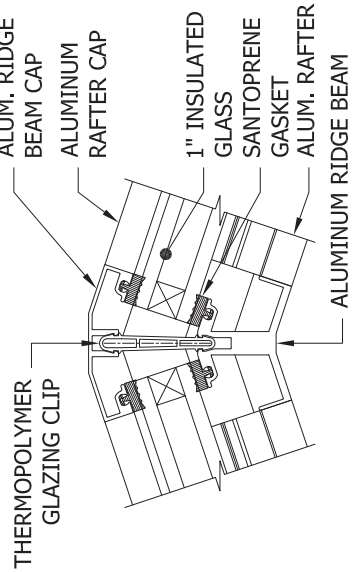
1. Frame Finish – Bronze Anodize (BA), Clear Anodize (CA), Mill Finish (MF) or 70% Kynar Paint (KYN)
2. Single Glazing (1)
3. Glass Color: Bronze (TB), Clear (TC), Green (TGRN) or Grey (TG)

[illegible]

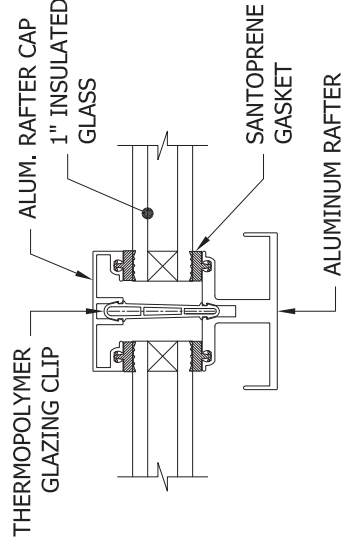
ORDER NO.:	DATE:
PROJECT:	
LOCATION:	
CUSTOMER:	
APPROVED:	DATE:



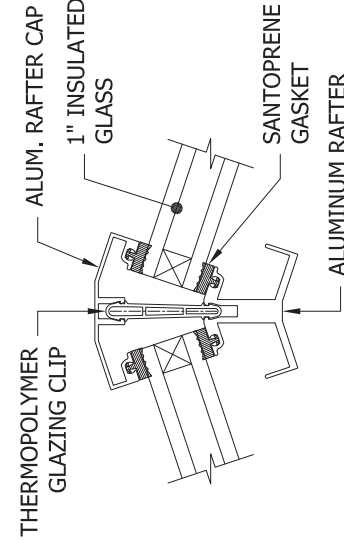
SECTION A



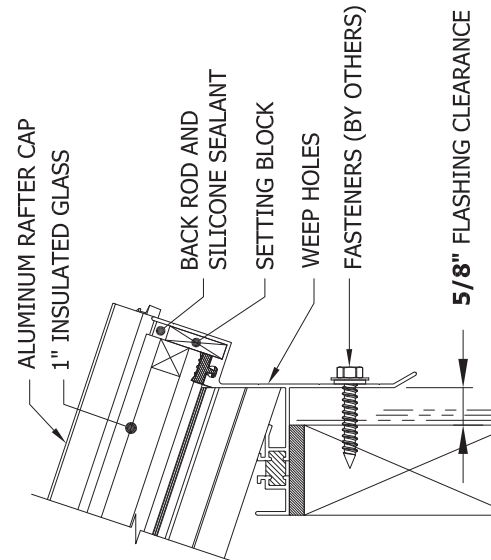
SECTION B



SECTION C



SECTION D



SECTION E

Bristolite Daylighting Systems

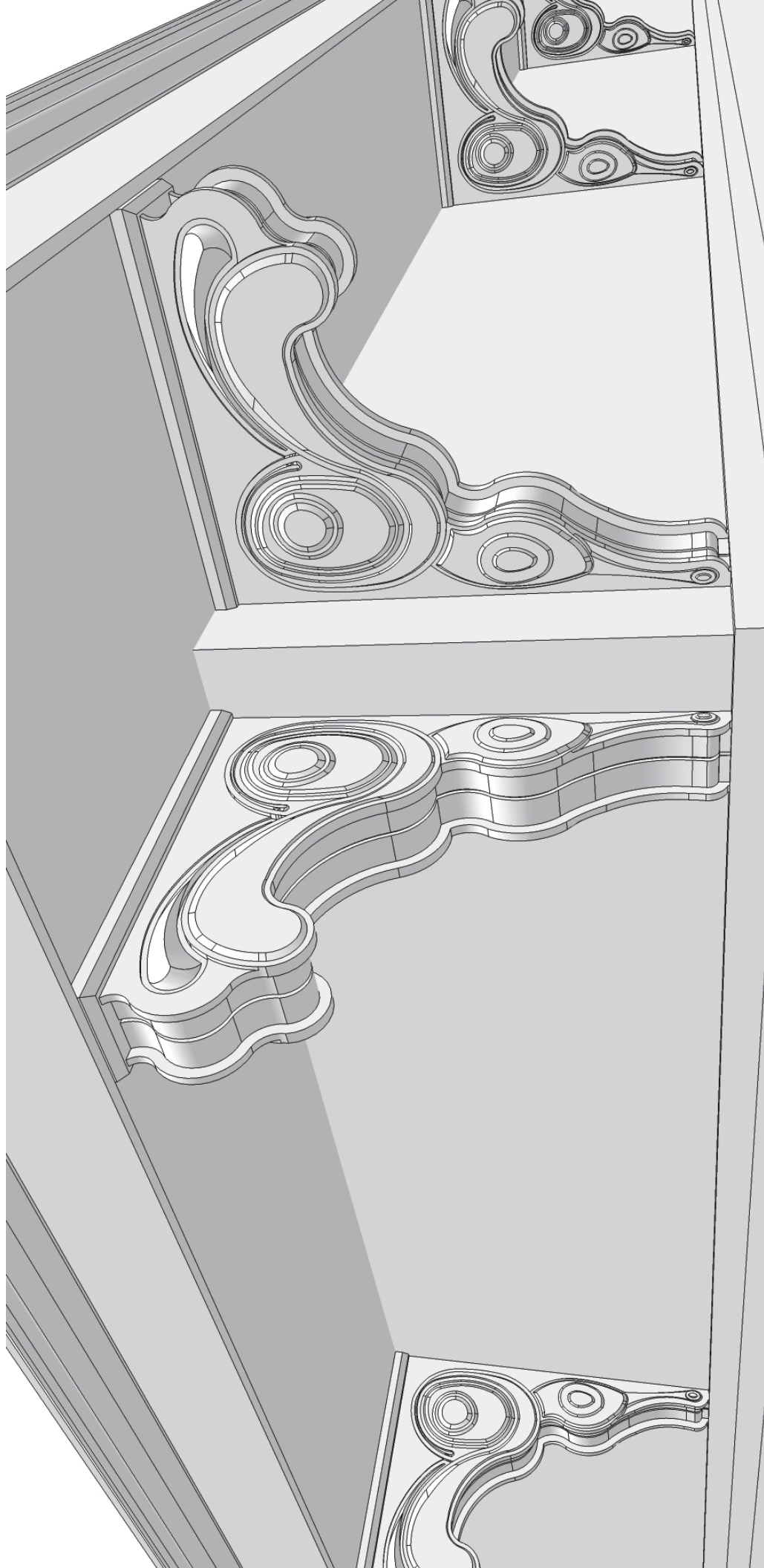
100 Metro Drive, Terrell, TX. 75160
TEL 972.210.4081 / FAX 972.210.4091

DRAWING TITLE:

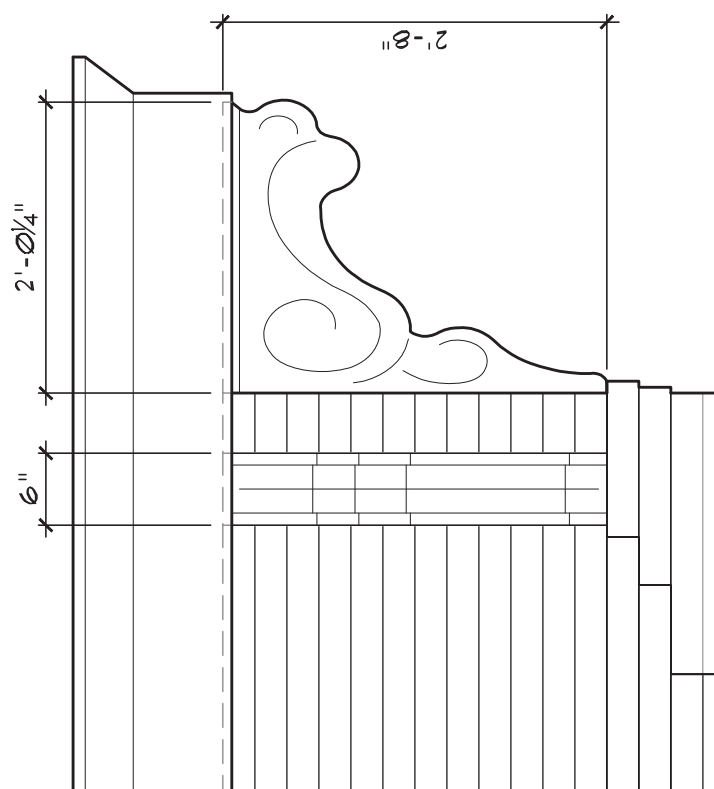
SKYQUICK CURB MOUNTED
HIPPED ENDS RIDGE SKYLIGHT
WITH 1" INSULATED GLASS

REVISION:	SUBMITTAL DATE:	SHEET NO.:	DRAWING NO.:
-		2 of 3	SQRH-1.2

Polyurethane Cornice Brackets
West, South, and North Cornices

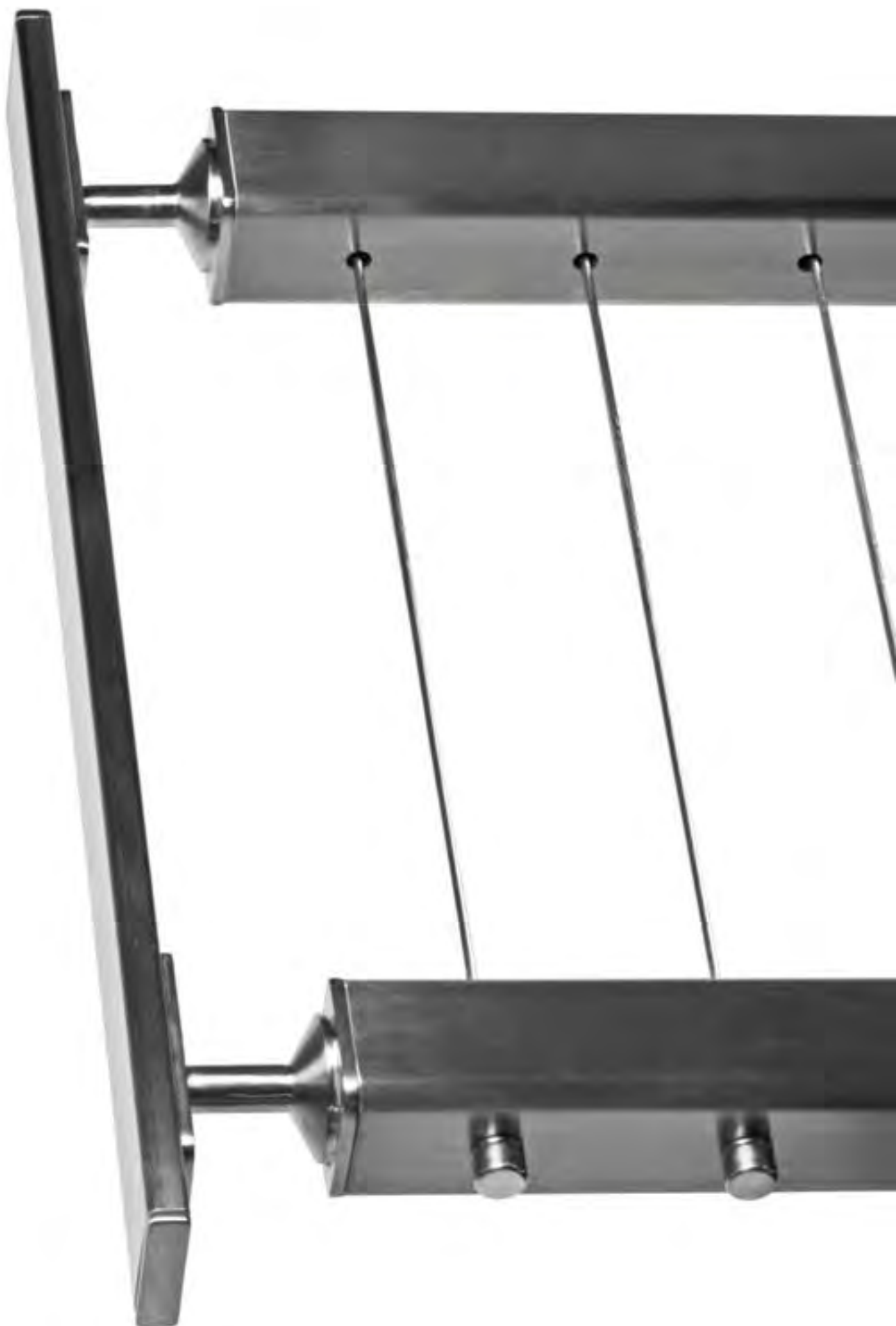






Metal Guardrails

West Terrace, 2nd Floor East Terraces



Exterior LED Light Fixtures
All facades

Wall luminaires with shielded light

Column Light,
West Facade

Housing: Two piece die-cast aluminum with extruded aluminum arm and die-cast canopy supplied with a universal mounting bracket for direct attachment to a 3½" or 4" octagonal wiring box. A die-cast aluminum round "rotation" plate allows the housing to be precisely leveled (or rotated) after installation. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Handblown, seamless, three-ply opal glass (≥ 75% transmissive) with screw neck. Molded high temperature silicone rubber O-ring gasket for weather tight operation. Spun aluminum shade with rolled reinforced edge, painted white inside.

Electrical: 10.5W LED luminaire, 13 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

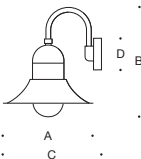
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP44

Weight: 4.0 lbs

Luminaire Lumens: 677

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Lamp		A	B	C	D
66411	10.5 W LED	12 5⁄8	14 1⁄2	13 1⁄2	4 3⁄8

Compact floodlight

Blade-sign Light,
South Facade

Housing: Luminaire constructed of a one piece die-cast aluminum housing. LED module paired with inner reverse-tapered casting to provide maximum heat transfer to outer housing. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Luminaire's optical system consists of a reflector of pure anodized aluminum and clear safety glass with an integrated stray light control cylinder and a glass optic. The lens and optical assembly is secured by a die cast aluminum trim ring using (3) stainless steel captive fasteners.

Mounting: Provided with two piece die-cast aluminum canopy supplied with universal mounting bracket for direct attachment to $3\frac{1}{2}$ " or 4" octagonal wiring box. Die-cast aluminum swivel.

Electrical: 26W LED luminaire, 27.8 total system watts, -40°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. The LED module and driver are mounted on a removable inner assembly for easy replacement. Standard LED color temperature is 4000K with an 80 CRI. Available in 3000K (80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data in this catalog is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

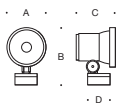
CSA certified to U.S. and Canadian standards for wet locations. Protection class IP65.

Weight: 5.0 lbs.

Luminaire Lumens: 1238

Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Compact floodlight · very narrow beam						Accessories		
Lamp	β	A	B	C	D			
77 700 26.0W LED	9°	6 $\frac{1}{4}$	8 $\frac{7}{8}$	6 $\frac{1}{2}$	3 $\frac{7}{8}$	70076	70757	70720
Exchangeable lenses	flat beam	180° glare shield	360° glare shield	β = Beam angle				



LED wall luminaires with symmetrical light distribution

Egress Door Light,
East and North Facades

Housing: One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3½" or 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum cover frame, secured by captive socket head, stainless steel screws threaded into stainless steel inserts. Interior of lamp compartment painted gloss white. Pure anodized aluminum reflector. Stippled tempered clear glass. Fully gasketed for weather tight operation using a molded silicone rubber O-ring gasket.

Electrical: 19.0W LED luminaire, 22.5 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64

Weight: 3.7 lbs

Luminaire Lumens: 1467

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



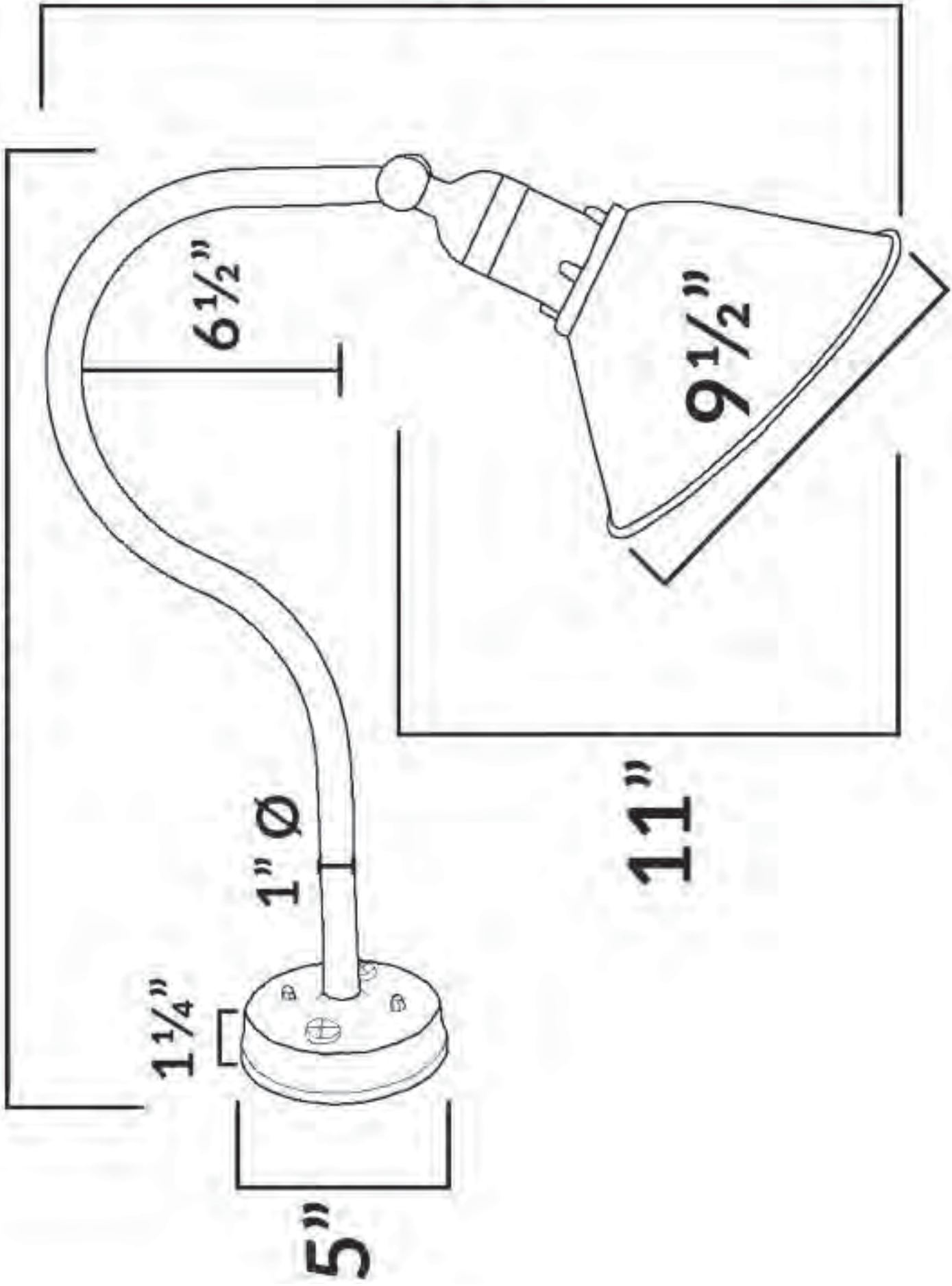
Symmetrical light distribution					
	Lamp	A	B	C	
33816	19.0W LED	5 1/8	9 1/8	5 3/8	



"Gooseneck" Sign Lights,
West Facade

21"

21^{7/16}"



6^{1/2}"

9^{1/2}"

11"

1" Ø

1^{1/4}"

5"

LED



LED



Historic and Existing Photos

Thompson Block Renovation Project
400 North River Street

HDC Ypsilanti
Submission Date: 02.07.17



circa 1890



circa 1890



circa 1916

O.E. Thompson & Sons, Ypailant!



Pre-2009 fire



KristinaScarcelli.com

Post 2009 fire



Summer, 2016



Summer, 2016



Summer, 2016



Summer, 2018



Summer, 2016



Summer, 2016

Perspective Views

Thompson Block Renovation
Project
400 North River Street

HDC Ypsilanti
Submission Date: 02.07.17



South-west Corner



South-east Corner



North-east Corner



North-west Corner

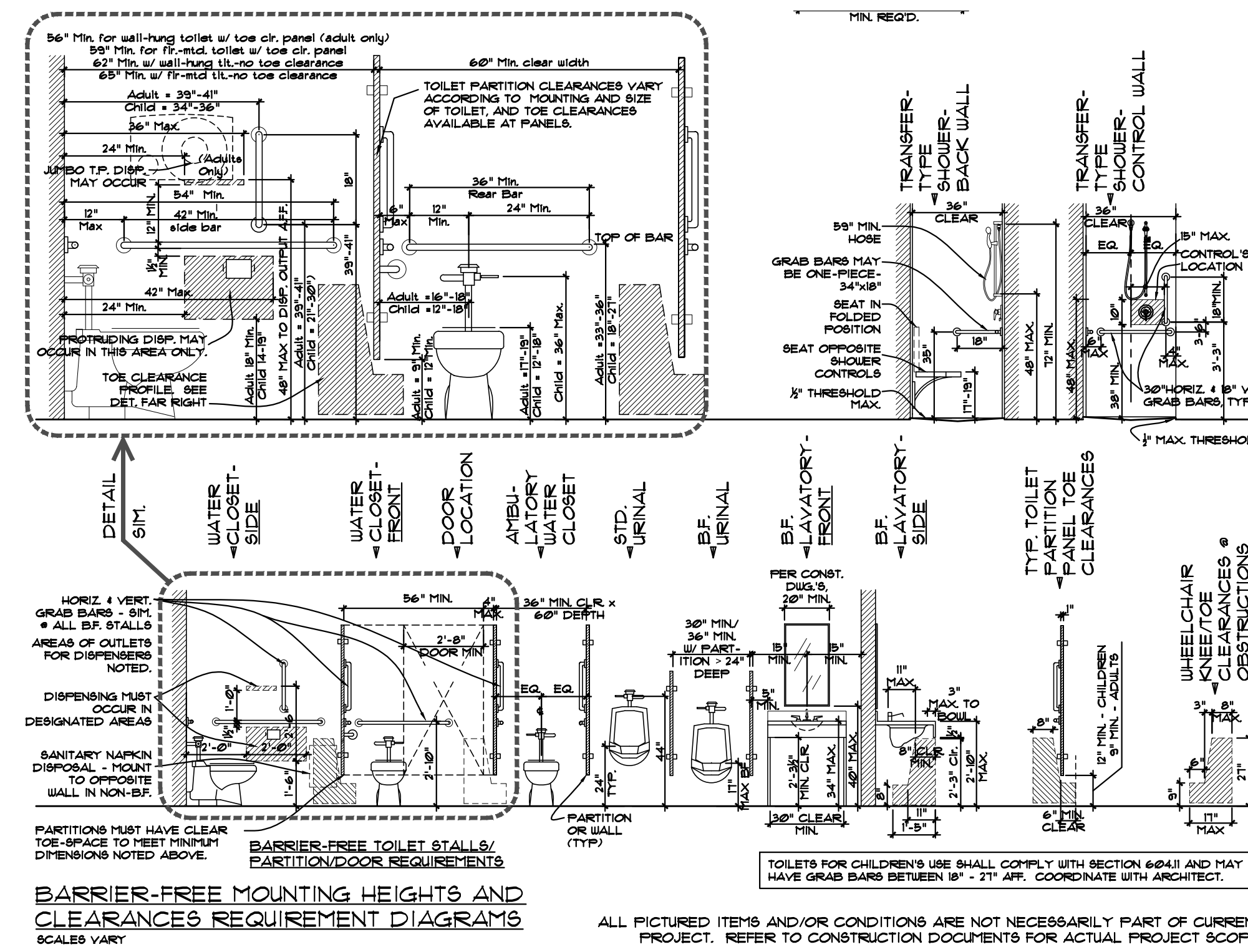


East Apartment Entry

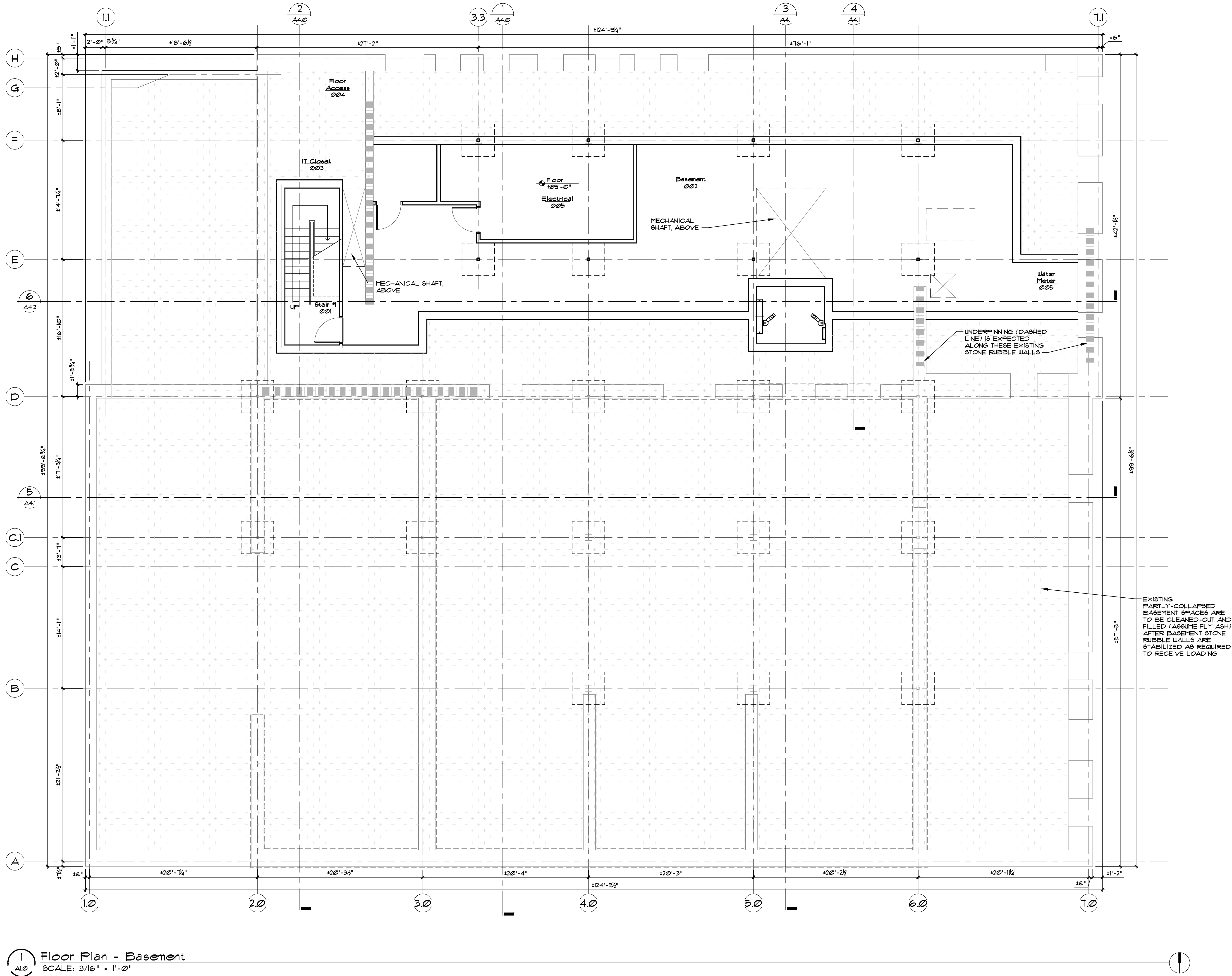


Toward Terrace
Canopy, West Facade

400 N. River Street
Ypsilanti, Michigan



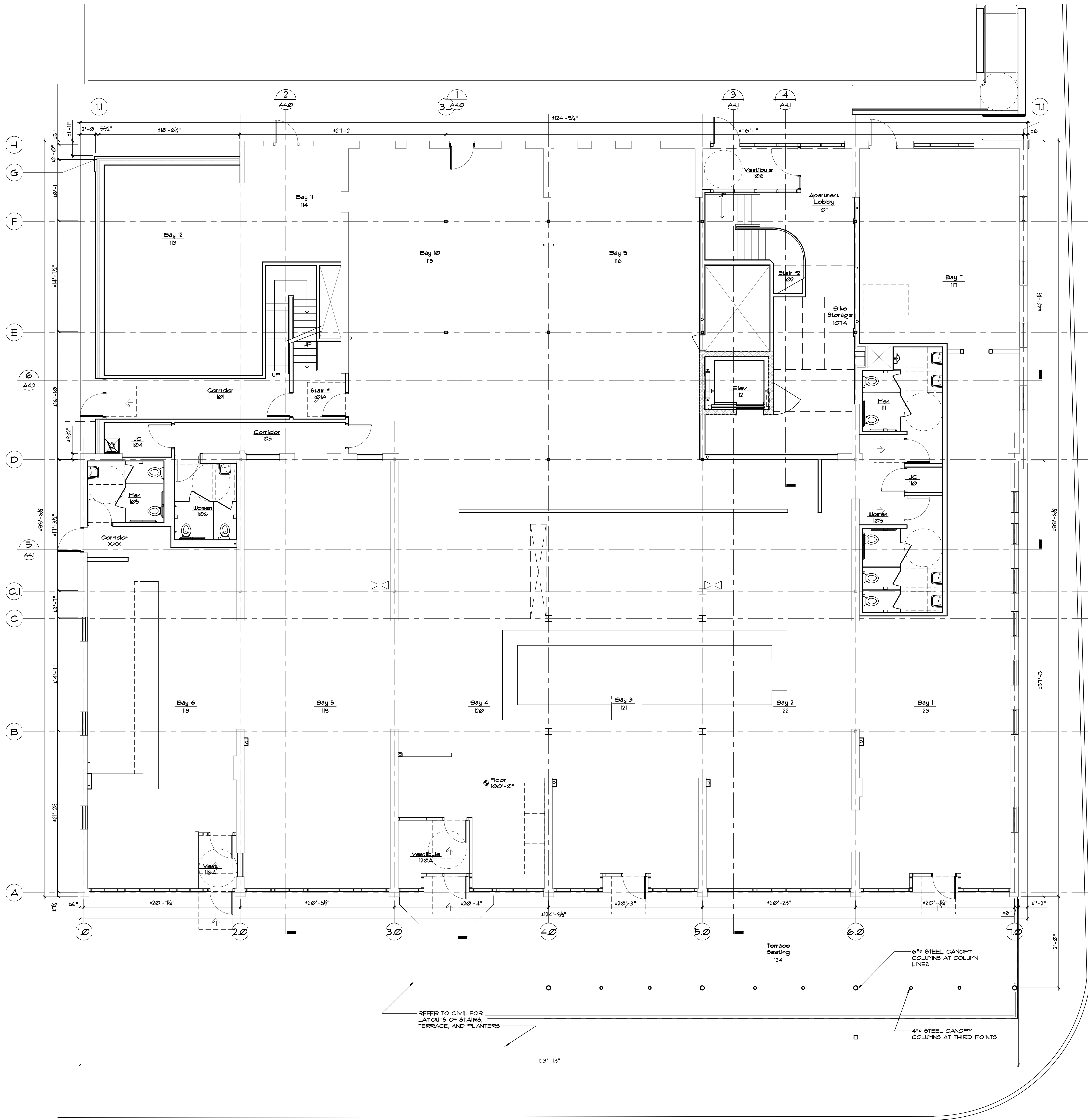
T1.1)



- KEY NOTES
1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
 3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
 4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
 5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
 6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET TU FOR FIXTURES + PARTITION LOCATIONS + REQUIRED BLOCKING.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
 8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTORS AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

Date	Issued For:	01/03/17	SD Estimate
12/01/16	Review	12/01/16	HDC Evaluation
12/01/16	Review	12/01/16	HDC Application
12/01/16	Review	12/01/16	HDC Review
12/01/16	Review	12/01/16	Window Assessment

- NOTES:
1. ALL SPACES ON THIS FLOOR ARE WHITEBOXED IN BPI AND FINISHED IN BPI.
 2. ALL UNDERSLAB UTILITIES AND ALL SLABS ARE BPI.
 3. ALL MASONRY RESTORATION AND STABILIZATION OF EXISTING FOUNDATION WALLS IS BPI.



1 Floor Plan - First
SCALE: 3/16" = 1'-0"

- KEY NOTES
1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
 3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
 4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
 5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
 6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T1 FOR FIXTURES + PARTITION LOCATIONS + REQUIRED BLOCKING.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
 8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

- NOTES:
1. ALL STAIR 101 AND APARTMENT LOBBY 101 SPACES, INCLUDING ANCILLARY SPACES ASSOCIATED WITH SAME, ARE FINISHED IN BPI.
 2. ALL OTHER SPACES ON THIS FLOOR ARE WHITEBOXED IN BPI AND FINISHED IN BP2.
 3. ALL UNDERSLAB UTILITIES AND ALL SLABS ARE BPI.
 4. ALL SHAFTS ARE BPI.
 5. THE ELEVATOR IS BPI.
 6. ALL MASONRY RESTORATION AND STABILIZATION IS BPI.

Date	Issued For:	01/03/17
12/01/16	Review	SD Estimate
12/07/16	Review	HDC evaluation
12/14/16	Review	HDC Review
12/29/16	Window Assessment	HDC Application

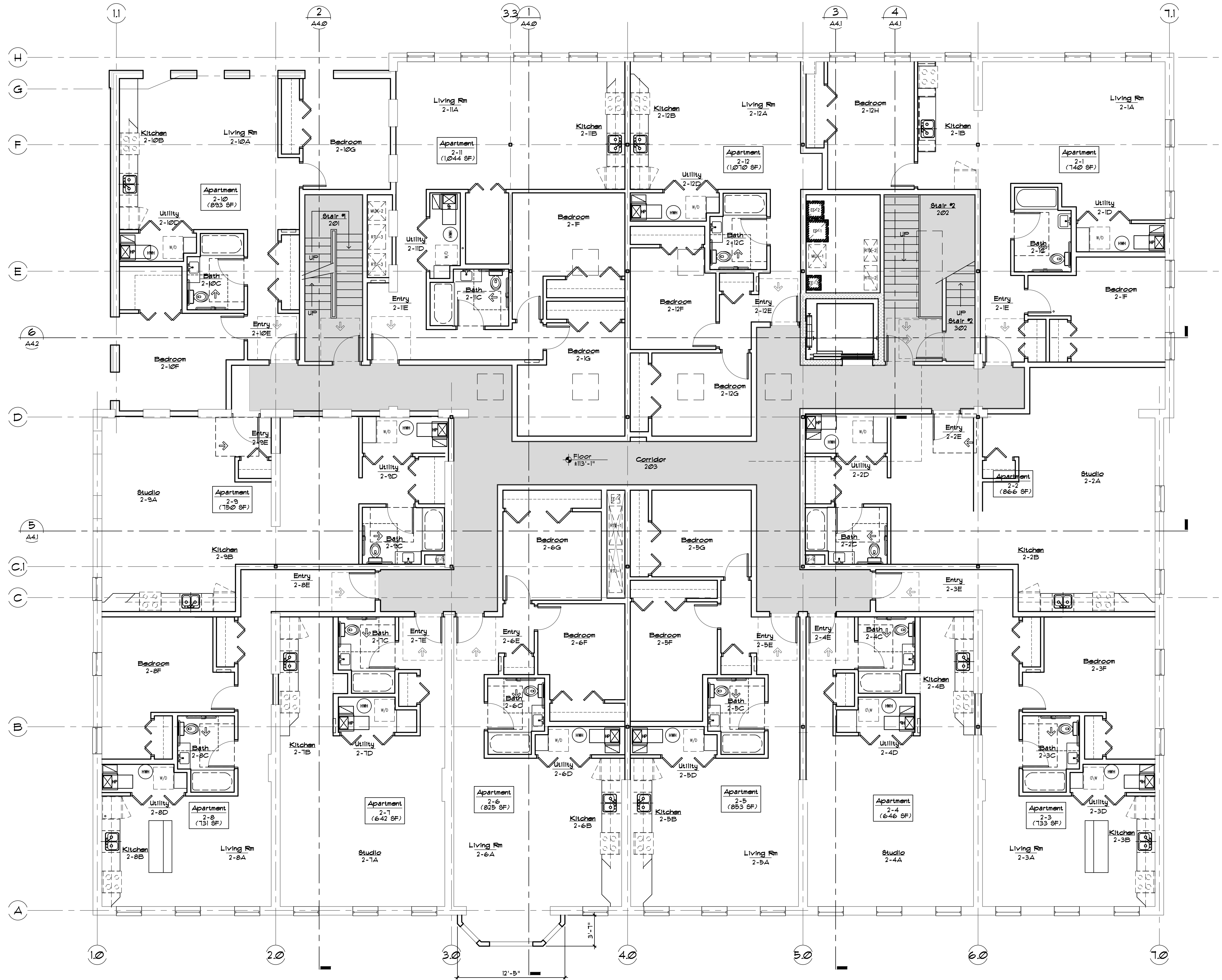
- KEY NOTES
1. USE DIMENSIONS PROVIDED. DO NOT SCALE. DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
 3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
 4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
 5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
 6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET TU FOR FIXTURES + PARTITION LOCATIONS + REQUIRED BLOCKING.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
 8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

Date	Issued For:	SD Estimate	HDC Evaluation
12/01/16	Review	01/03/17	02/02/17
12/01/16	Review	02/02/17	HDC Application
12/14/16	Review	02/02/17	
12/29/16	Window Assessment		

Thompson Block
400 N. River Street
Ypsilanti, Michigan
Project Number: 1620

Floor Plan - SECOND

A1.2



- NOTES:
1. ALL SPACES ON THIS FLOOR ARE FINISHED IN BPL.
 2. ALL MASONRY RESTORATION AND STABILIZATION IS BPL.

1 Floor Plan - Second
SCALE: 3/16" = 1'-0"

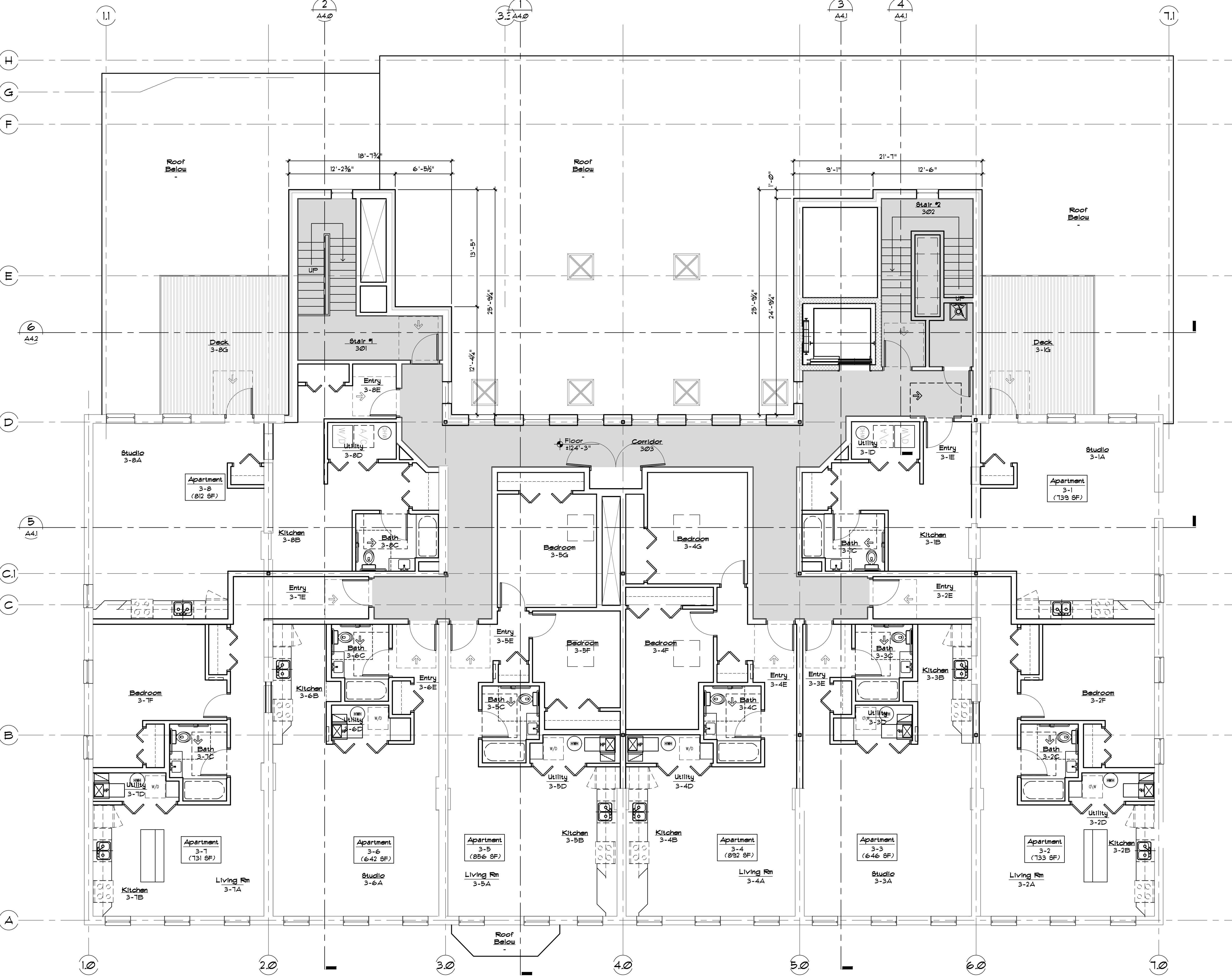
- KEY NOTES**
1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
 3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
 4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
 5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
 6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T11 FOR FIXTURES & PARTITION LOCATIONS & REQUIRED BLOCKING.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
 8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

Date	Issued For:	SD Estimate
12/01/16	Review	01/03/17
12/01/16	Review	02/02/17
12/14/16	Review	02/02/17
12/29/16	Window Assessment	

Thompson Block
 400 N. River Street
 Ypsilanti, Michigan
 Project Number: 1620

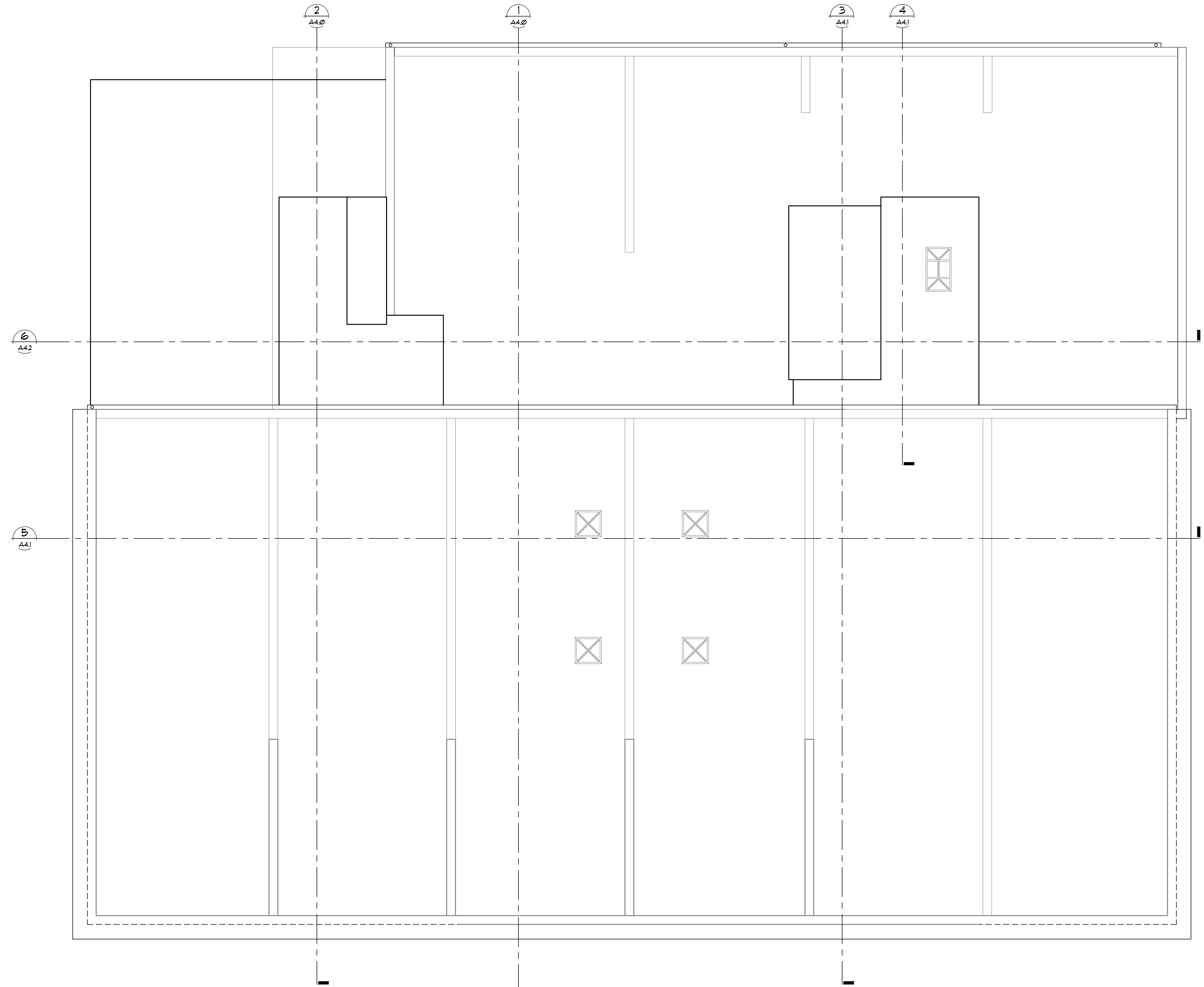
Floor Plan - THIRD

A1.3



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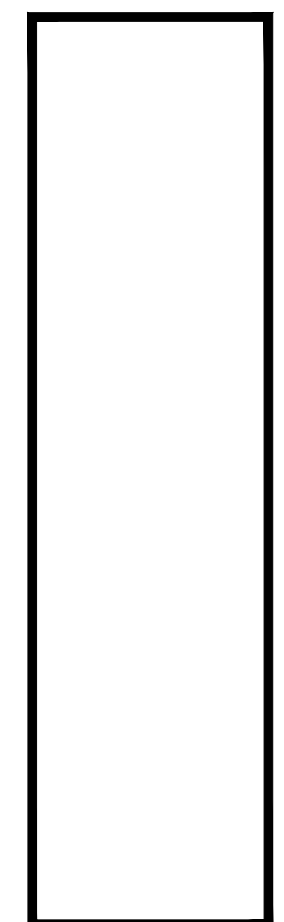
1
A1.4
Roof Plan
SCALE: 3/16" = 1'-0"

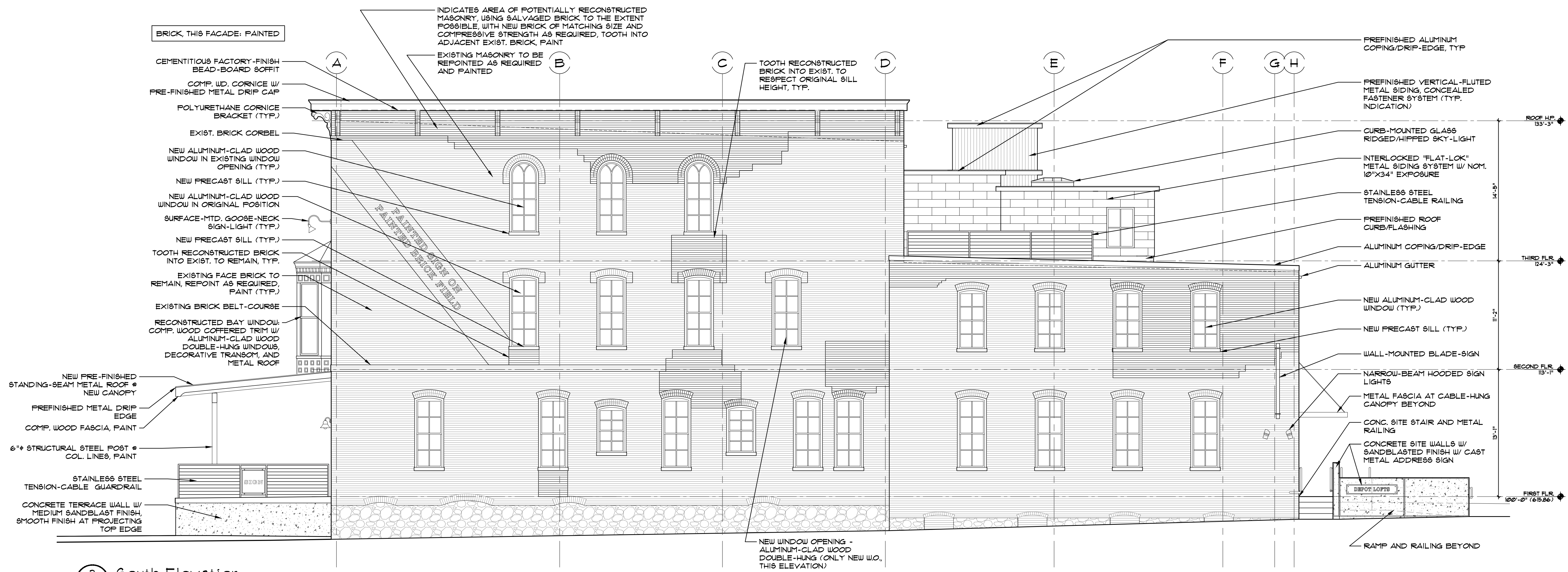


NOTES:

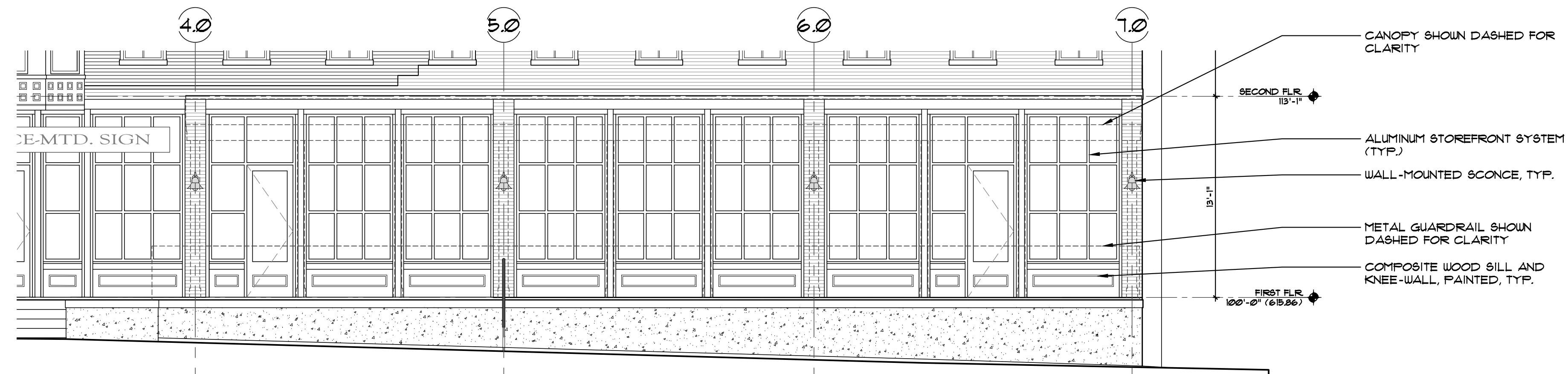
1. ALL ROOF SURFACES ARE BPI.
2. ALL PARAPET MASONRY RESTORATION AND STABILIZATION IS BPI.
3. ALL ROOFS SHALL BE TPO MEMBRANE WITH MIN R-30 RIGID INSULATION THROUGHOUT

Date	Issued For:	01/03/17	SD Estimate
12/01/16	Review	02/02/17	HDC evaluation
12/07/16	Review	02/07/17	HDC Application
12/14/16	Prelim. HDC Review		
12/29/16	Window Assessment		





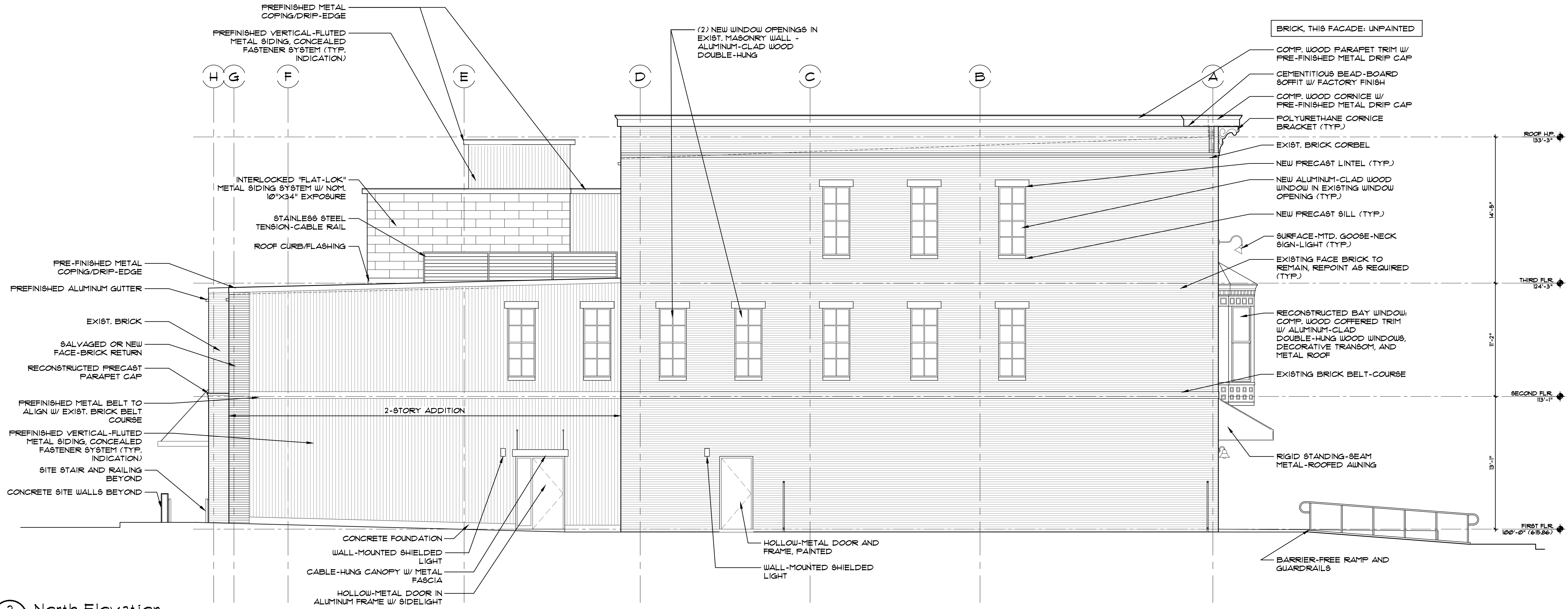
3 South Elevation
SCALE: 3/16" = 1'-0"



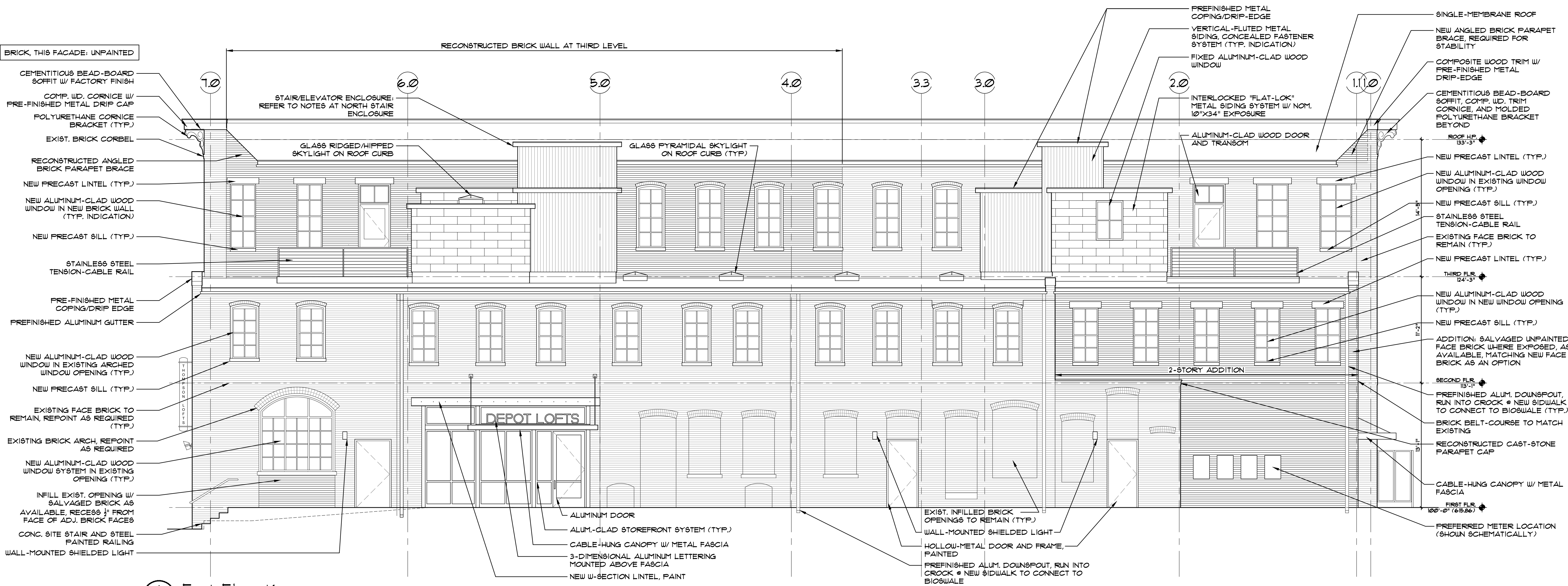
2 West Elevation - Canopy and Rail Not Shown
SCALE: 3/16" = 1'-0"



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



2 North Elevation
SCALE: 3/16" = 1'-0"



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

THOMPSON BLOCK
SECTION 4, T3S, R7E
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN
SITE PLAN

OWNER/DEVELOPER

THE ORIGINAL AND ONLY THOMPSON BLOCK, LLC
116 W. WASHINGTON
SUITE F
ANN ARBOR, MI 48104
PH: (734) _____
ATTN: JON A. CARLSON

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT

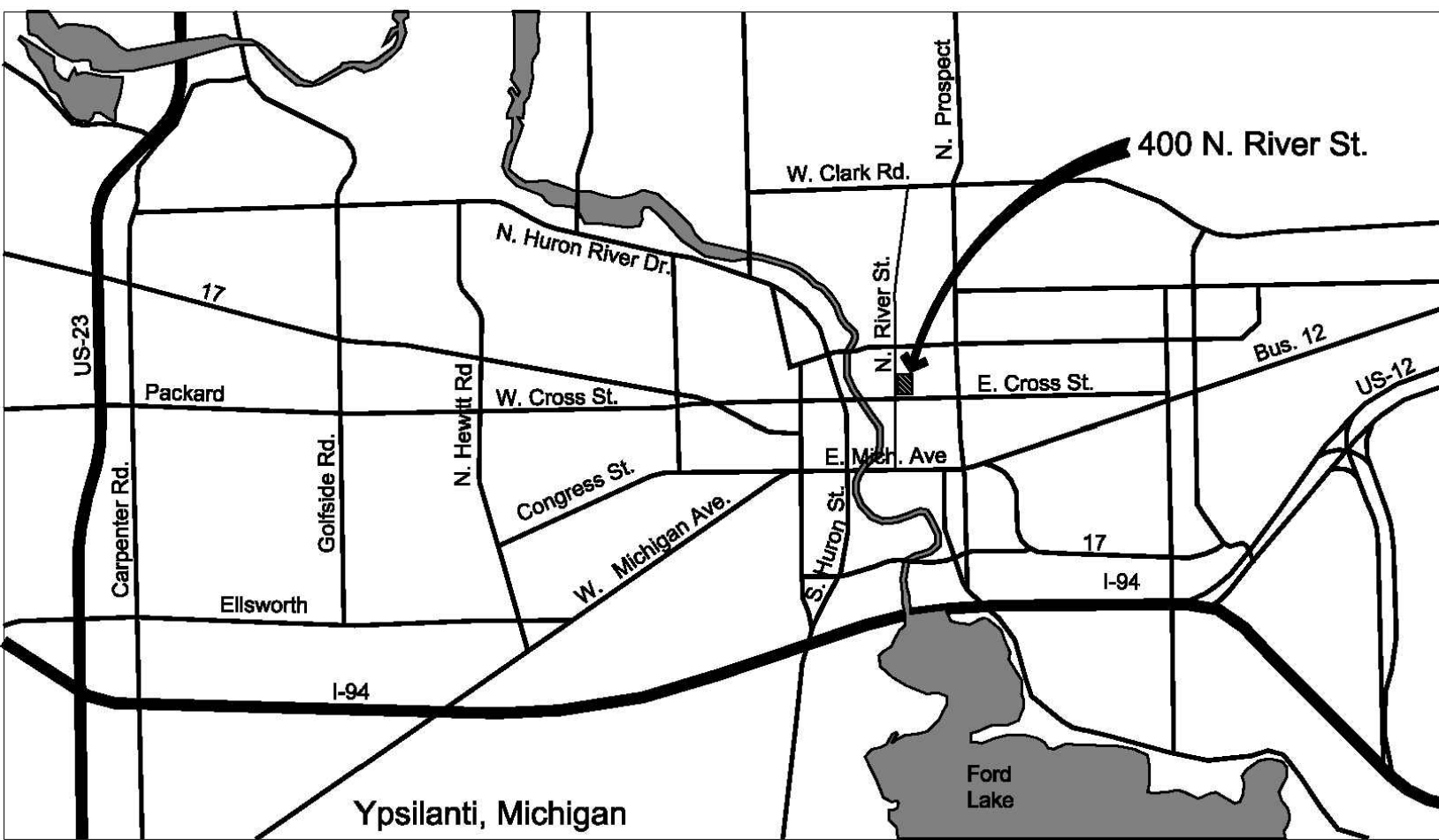
MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
PH. (734) 995-0200
ATTN: SCOTT BETZOLDT
E-MAIL: SWB@MIDWESTERNCONSULTING.COM

ARCHITECT

MITCHELL AND MOUAT ARCHITECTS
113 S. FOURTH AVE.
ANN ARBOR, MI 48104
(734) 662-6070
ATTN: KEVIN STANSBURY

CONSTRUCTION MANAGER

KINCAID HENRY
934 CLARK ST.
LANSING, MI 48906
(517) 332-8210
ATTN: MARILYN CROWLEY



VICINITY MAP
NOT TO SCALE



IMAGE BY MITCHELL AND MOUAT ARCHITECTS

DEVELOPMENT SUMMARY AND COMPARISON CHART

	Existing	Required / Permitted	Proposed
Site Area:	23,688sf / 0.54 acres	60,000sf	23,688sf / 0.54 acres
Lot Width:	129.75 ft	60ft min; 120ft max	129.75 ft
Lot Depth:	182.50 ft	500ft max	182.50 ft
Setbacks:			
Front	River Street	0 ft min; 15ft max	0.15ft - River Street
Side Street yard	Cross Street	0 ft min; 15ft max	-2.92 - Cross Street
Side		0 ft min	5.64ft to north;
Rear		10 ft. min	82ft to east
Frontage Buildout	95%	90% min; 100% max	95%
Zoning:	C - Center	C - Center	C - Center
Historic District	Existing Building Shell	Yes	Historic Restoration proposed
Land Use		Vacant	Apartments above ground floor non-residential uses (principal use) sit-down restaurant
Building Type	Existing Commercial Shell	Commercial/Mixed Use - Medium	Commercial/Mixed Use - Medium
Proposed Building			
Principal Building Height		2 floor min; 5 floor max	3 floors
Min. first floor height		12 feet	13'-1"
		14 feet residential; 20 feet non-residential	13'-1"
Max. first floor height		10 foot min; 12 foot max	11'-2"
Second floor height			
Vehicular Parking:			
Location	None	Side and Rear Yards Upper-story residential in C: 1 space per dwelling unit	Rear yard
Quantity Required (fee in lieu potential within C district)		Restaurant - 1 per 100sf usable floor area (9,788sf/100 = 98 spaces) OR 1 per 3 persons allowed within maximum occupancy load, whichever is greater (670 occupants / 3 = 224 spaces)	20 provided
			4 provided; waiver requested
Bicycle Parking:			
		1 space per 5 vehicular spaces, min. of 2 spaces = 5 spaces	5 spaces provided
Loading Spaces		Not required in C district	None proposed
Signs	Size	Building mounted - varies based on location/type Ground signs prohibited; building mounted signs require permit	See architectural plans Historic sign relocation

THOMPSON BLOCK

JOB No. 16277

REVISIONS:

DATE:

SHEET 1 OF

CADD: DAG

ENG: RW

PM: RW

TECH: 16277/CY1.DWG

FS#468



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RELEASED FOR:

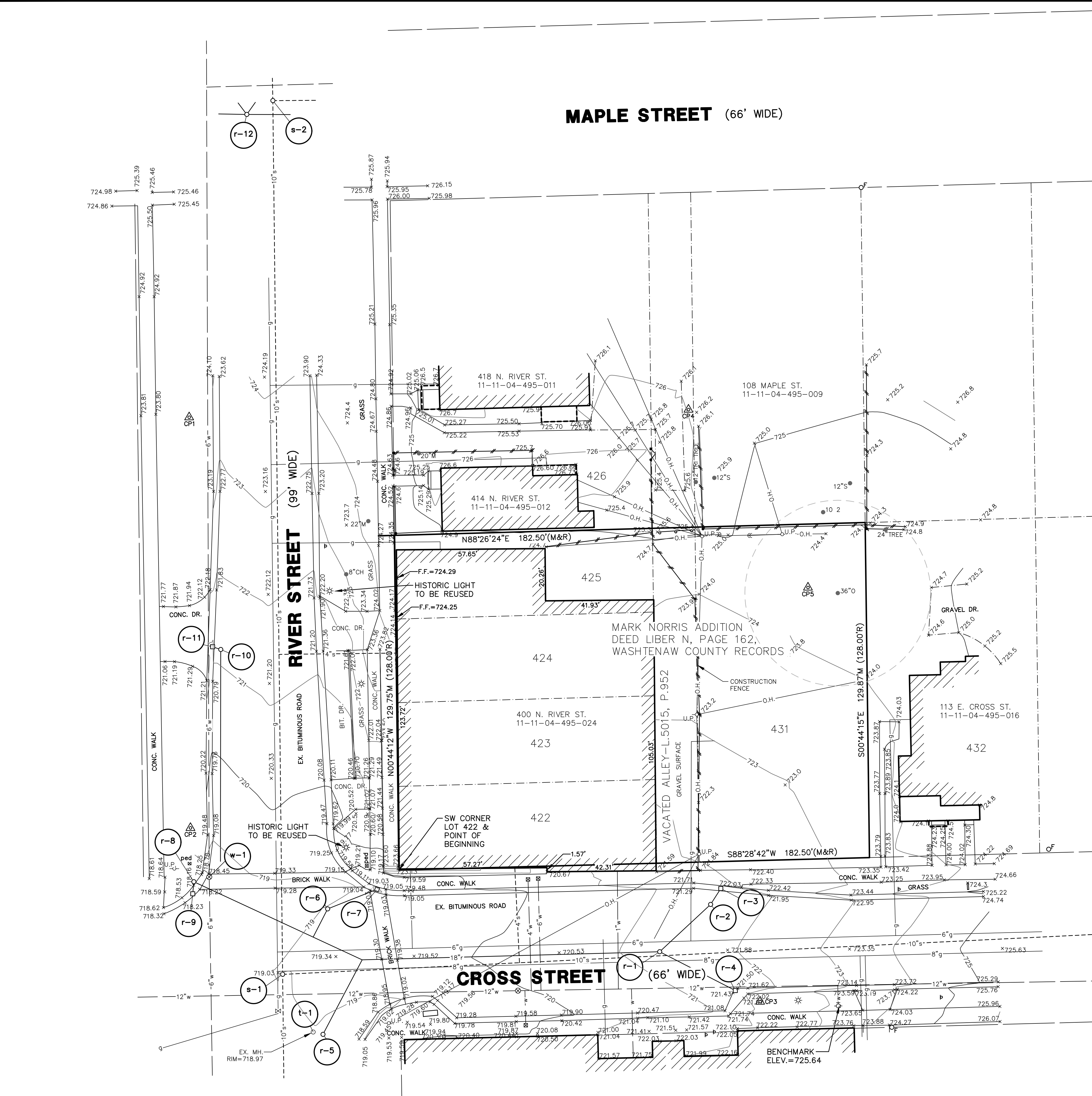
DATE

Sheet List Table

SHEET NUMBERSHEET TITLE

1	COVER SHEET
2	EXISTING CONDITIONS
4	UTILITY, GRADING & SOIL EROSION CONTROL PLAN

P.E. #



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STORM SEWER SCHEDULE

r-1 STORM MH RIM=721.31 12"SE INV=716.11 18"W. INV=716.01 12"NE INV=716.11	r-7 STORM CB RIM=718.97 12"SW INV=715.82
r-2 STORM MH RIM=721.48 12"NE INV=719.38 12"SW INV=718.38	r-8 STORM MH RIM=718.16 15"SE INV=712.86 15"S. INV=715.06
r-3 STORM CB RIM=721.48 12"SW INV=719.28	r-9 STORM CB RIM=718.10
r-4 STORM CB RIM=721.46	r-10 STORM MH RIM=721.16 12"S. INV=718.06 12"W. INV=718.06
r-5 STORM MH RIM=718.89 12"SE INV=714.69 18"NE INV=714.89 BOTTOM OF STRUCTURE/ CHANNEL NW/SE=710.29	r-11 STORM CB RIM=720.89 12"E. INV=718.19
r-6 STORM MH RIM=719.03 12"E. INV=715.33 12"S. INV=714.98	r-12 STORM MH RIM=726.28 18"W. INV=720.43 12"NE INV=722.18 12"NW INV=722.08 18"E. INV=719.68

SANITARY SEWER SCHEDULE

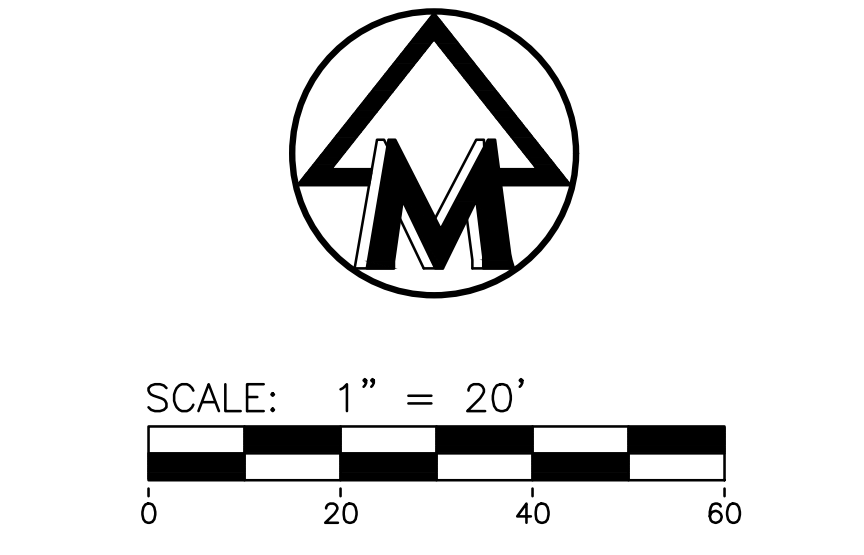
s-1 SAN. MH RIM=718.94 10"SE INV=714.24 6"NE INV=713.64 12"NE INV=713.64 12"SW INV=713.24 6"NW INV=713.84	s-2 SAN. MH RIM=726.31 12"S. INV=715.11 12"NE INV=715.16 10"E. INV=715.66
--	--

WATER MAIN SCHEDULE

w-1 GVW RIM=718.40 T/NUT=715.20 DIRT OVER PIPE
--

TELEPHONE SCHEDULE

t-1 COMMUNICATION MH RIM=718.97 EMPTY STRUCTURE BOTTOM=715.57



LEGEND

838	EXIST. CONTOUR
x836.2	EXIST. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
GUY WIRE	EXIST. GUY WIRE
O.H.	EXIST. OVERHEAD UTILITY LINE
STORM MH	EXIST. LIGHT POLE
15"SE INV=712.86	EXIST. GAS LINE
15"S. INV=715.06	EXIST. GAS VALVE
W	EXIST. WATER MAIN
HYDRANT	EXIST. HYDRANT
GATE VALVE IN BOX	EXIST. GATE VALVE IN BOX
GATE VALVE IN WELL	EXIST. GATE VALVE IN WELL
STORM MH	EXIST. STORM SEWER
CATCH BASIN OR INLET	EXIST. CATCH BASIN OR INLET
SANITARY SEWER	EXIST. SANITARY SEWER
SIGN	SIGN
PEDESTRIAN CROSSING SIGNAL	PEDESTRIAN CROSSING SIGNAL
POST	POST
FENCE	FENCE
GUARDRAIL	GUARDRAIL
SINGLE TREE	SINGLE TREE
FOUND IRON PIPE	FOUND IRON PIPE
CONTROL PT.	CONTROL PT.
SECTION CORNER	SECTION CORNER

BENCHMARK:

SET BM ON ARROW ON TOP/NUT OF HYDRANT LOCATED ON S. SIDE OF CROSS ST. & NE CORNER OF AUTO MUSEUM. ELEVATION=725.64 NAVD 88.

LEGAL DESCRIPTION

(Legal description per Liberty Title Commitment CM24913, Dated October 17, 2016)

The land referred to in this Search is situated in the City of Ypsilanti, Washtenaw County, Michigan, and is described as follows:

Lots 422,423,424,425,431 and the North/South 17 feet wide vacated alley lying adjacent thereto, M. Norris addition, a subdivision, as recorded in Liber N of Deeds, Page(s) 162, Washtenaw County Records, being more particularly described as: Beginning at the Southwest corner of said Lot 422, being also the intersection of the East line of N. River St., 100 feet wide, with the North line of E. Cross St., 68 feet wide; thence North 01 degrees 00' 30" East, 132.00 feet along the West line of said Lots 422 through 425, inclusive; thence South 89 degrees 53' 38" East 184.65 feet along the North line of said Lots 425 and 431 and their extension across said vacated alley, thence South 00 degrees 13' 20" West, 131.64 feet along the East line of said 431; thence due West 186.46 feet along the South line of said Lots 425 and 431 and their extension across said vacated alley, to the POINT OF BEGINNING. Bearings based on the North line of said E. Cross Street as due East/West.

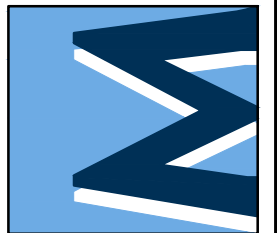
Also:
Being more particularly described as Beginning at the Southwest corner of Lot 422 of Mark Norris Addition, Liber N of Deeds, Page 162, Washtenaw County Records.

thence N 00°44'12" W 129.75 feet measured, (128.00 feet recorded) along the West line of Lots 422 through 425 of said Mark Norris Addition and the East line of River St., 99 feet wide,

thence N 88°26'24" E 182.50 feet along the North line of Lot 425 and 431 and their extension across a vacated alley (16.5 feet wide).

thence S 00°44'15" E 129.87 feet measured, (128.00 feet recorded) along the East line of said Lot 431,

thence S 88°28'42" W 182.50 feet along the South line of Lots 431 and 422 and their extension across a vacated alley (16.5 feet wide) and the North line of Cross St., 66 feet wide to the Point of Beginning.

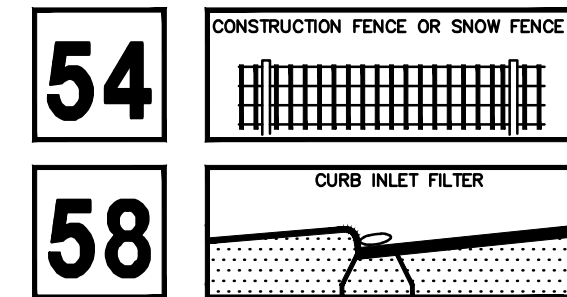


CLIENT

THOMPSON BLOCK
SITE PLAN
EXISTING CONDITIONS

2

JOB NO.	16277
REVISIONS:	
DATE:	2/1/2017
SHEET	1 OF 1
REV.	
DATE	
CADD:	DWG
ENG:	
DATE	
PM:	RW
TECH:	
DATE	
FILE	16277.dwg



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