

1. Historic District Commission Agenda 10-10-17

Documents:

[01-HDC OCT 10, 2017 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 10-10-17

Documents:

[10-10-17 HDC MEETING PACKET.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, October 10, 2017 - 7:00 p.m.
Spark East, 215 W Michigan
Ypsilanti, MI 48197

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. 16 S Washington

2. 406 Oak

3. 118-120 Maple

4. 39 E Michigan

5. 120 N Hamilton

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

6. 412 Oak

7. 108 N Huron

E. OTHER BUSINESS

8. Property Monitoring

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

9. Approval of the minutes of September 26, 2017

VIII. ADJOURNMENT

Fence slat installation
Door installation
Outbuilding demo
Lighting, signage & awning
installation
Reroof

Reroof
Reroof

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.

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HDC Work Permit Staff Review

Property address: 16 S Washington

Date of Application: October 3, 2017

Date of Review: October 5, 2017

Date of Meeting: October 10, 2017

Proposed work: installation of fence slats

Materials: fence weave rolls in white rust, yellow, blue and black, fastening brackets

Staff review:

1. The applicant has previously presented this project to the HDC as a study item.
2. The application is for the installation of fence weave in various colors in the pattern depicted in the image submitted with the application dated 10-3-17.
3. The applicant has indicated that fasteners will be used to hold the fence weave in place.
4. The HDC has voiced concerns previously that the fence weave may have maintenance issues.
5. A building department permit may be required for this work and should to be obtained prior to the start of this work.

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

Staff Recommended Motion:

Move to approve the work at 16 S Washington to include the installation of fence weave rolls in white rust, yellow, blue and black as depicted in the image (page 3) submitted with the application dated October 3, 2017. The fence weave will be held on using fastening brackets.

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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.**

RECEIVED

OCT 03 2017

PHDC-17-0126

rec 22915



CITY OF YPSILANTI
BUILDING DEPARTMENT

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

3

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

16 S Washington Street, Ypsilanti, MI 48197

Applicant

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

Name

Growing Hope

Address

922 W Michigan Ave

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-786-8401

E-Mail

michael@growinghope.net

Contractor

Contractor Name & Contact Info

none

Type of work

☐ Roofing

☐ Window/Door

Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Growing Hope's Marketplace has a chain-link fence along the South side of the property line that has visibility directly behind the Beer Cooler next to the dumpster. We would like to use fence weave to decoratively create a visual barrier to the area where many people loiter and publicly urinate, but also to add pops of color to our outdoor marketplace space. The fence weave will be installed in attached design and attached colors. To note: There will be open triangles of space at the top and bottom of the fence design, but the design should still create enough of a visual barrier to block any public urination or other similar behaviors.

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

Fence weave rolls and brackets for fastening
Colors: White, rust, yellow, blue, black

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:

365

Permit fee:

 $\$35 + 365 = 400$ **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:

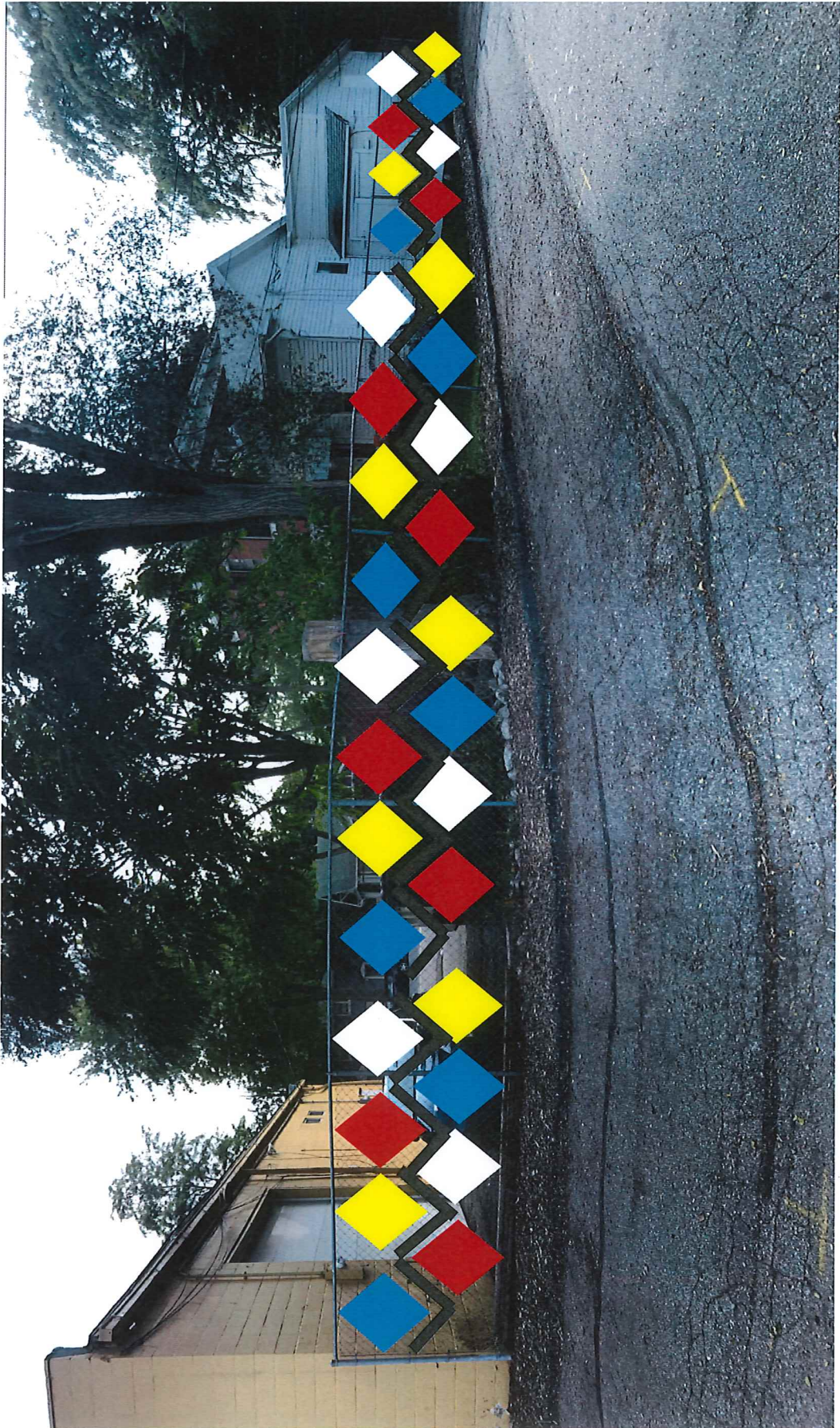
10/3/17

Print Name:

Michael Anthony

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.





ctric
DO



HDC Work Permit Staff Review

Property address: 406 Oak

Date of Application: October 3, 2017

Date of Review: October 5, 2017

Date of Meeting: October 10, 2017

Proposed work: installation of entrance door

Materials: Jeld-Wen 36" x 80" Fan Lite Primed Steel Pre-hung Right-hand inswing front door w/ brickmould

Staff review:

1. The applicant has already installed this door.
2. The application was prompted by a letter sent by staff requesting information on work performed without HDC permits.
3. The HDC has voiced concerns previously about steel entrance doors and generally does not permit fan lite doors in the district since the style is not historic.
4. A building department permit may be required for this work and should to be obtained prior to the start of this work.

Relevant Secretary of the Interior's Standards:

#9, #10

Staff Recommended Motions:

Move to approve the installation of the Jeld-Wen 36" x 80" Fan Lite Primed Steel Pre-hung Right-hand inswing front door w/ brickmould installed at 406 Oak.

Move to deny the installation of the Jeld-Wen 36" x 80" Fan Lite Primed Steel Pre-hung Right-hand inswing front door w/ brickmould installed at 406 Oak with the finding that is this type door is not historically accurate nor appropriate for this structure.

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.



RECEIVED

OCT 03 2017

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

406 OAK ST, YPSILANTI, MI 48198

Applicant

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

Name

ANNE HUNTER

Address

406 OAK ST

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

734-262-3336

E-Mail

AHBUS19@GMAIL.COM

Contractor

Contractor Name & Contact Info

Type of work☐ Roofing☒ Window/Door
Replacement☐ Porches☐ Sign☐ Fence (or other sitework)☐ Other

Complete Description of Proposed Work:

REPLACEMENT OF FRONT ENTRY DOOR
WAS REPLACED WITHOUT REVIEW BY
HDC, AN INADVERTENT ERROR. INVOICE
DESCRIBING NEW DOOR IS ATTACHED.
COLOR & TRIM MATCH PREVIOUS DOOR.

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

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:

~~\$3,000~~ \$226.84

Permit fee:

\$35 + _____ =

Signature

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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:

Print Name:

ANNE HUNTER

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

8/31/2017

The Home Depot - Order Confirmation

PHDC-17-0127



Order #W776129528

Placed on: Aug 31, 2017

Billing Information

Anne Hunter

406 Oak St Unit 2

Ypsilanti MI 48198

Payment Method: Paypal

Item	Price/Item	Qty	Line Total
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Store Pickup (1 item)

3300 Carpenter Rd #2721, Ypsilanti, MI 48197

Items picked up from store #2721

JELD-WEN 36 in. x 80 in. Fan Lite Primed Steel Prehung Right-Hand Inswing Front Door w/ Brickmould Available: Today	214.00	1	214.00
--	--------	---	--------

Subtotal	\$214.00
Pick Up In Store	\$0.00
Sales Tax	\$12.84
Total	\$226.84

Need help?

Online Customer Support:
1-800-430-3376

Custom Blinds:
1-800-921-2119

Call 7 days a week:
6 a.m. to 2 a.m. EST



City of Ypsilanti

Community and Economic Development

September 26, 2017

ANNE HUNTER & JESSICA MEISSNER
406 OAK ST
YPSILANTI, MI 48198

SUBJECT: 406 Oak – Work done in Historic District without a permit

Dear Ms. Hunter & Ms. Meissner,

We have noticed the installation of a new door with a half-moon window at 406 Oak St. Any work done that impacts the exterior appearance of any resource in the Historic District, including doors, must first receive a permit, per Section 54-81 of the City of Ypsilanti Code of Ordinances. Many approvals can be made administratively; others must go before the Historic District Commission.

A Historic District work permit application has been enclosed for your convenience. Please submit it to the Building Department as an action item within 15 days. Please note that if the work that has been completed thus far is deemed inappropriate, it may be required to be removed, replaced, or re-done.

Further information about the Historic District, application procedures, and caring for historic resources is available online at cityofypsilanti.com/263/Historic-District or in the Planning and Development Department on the fourth floor of City Hall. An additional fee of \$50 applies to HDC work started without the issuance of an applicable permit; this can be waived for first-time offenses.

Please contact me at 734-483-9646 or at ckochanek@cityofypsilanti.com with any questions.

Sincerely,

Cynthia Kochanek, Preservation Planner
Planning & Development Department

CC: File
Building Department

Encl: HDC work permit application



406 Oak



HDC Work Permit Staff Review

Property address: 118-120 Maple

Date of Application: October 3, 2017

Date of Review: October 5, 2017

Date of Meeting: October 10, 2017

Proposed work: demolition of accessory structure

Staff review:

1. The applicant is looking to demolish the accessory structure at the back, southeast corner of the property.
2. Using Sanborn Maps, staff was able to narrow down the accessory structure build date to between 1916 and 1927.
3. The HDC has previously denied the demolition of this structure in 1990. At that time the house was under different ownership. Staff has included documents on this in the packet.
4. Staff has advised the applicant that more information will be needed to support the need for demolition of this structure if this project goes to public hearing.
5. The applicant has specified three of the four reasons in which a demo could be considered on the demolition permit. Staff has advised the applicant that if the financial hardship reason is used, more information would be required.
6. The applicant has indicated to staff that nothing is planned to replace the outbuilding, simply that this corner of the property will be cleaned up.
7. A building department permit will be required for this work and should to be obtained prior to the start of this work.

Demolition Process Notes:

Prior to making a motion, the HDC must make a finding of whether or not the structure has any historical or architectural significance. If there is a unanimous vote of the members present that the structure is of minimal historic or architectural significance then then a motion can be made for the demolition immediately. If there is not a unanimous vote regarding the historical or architectural significance then the demo application needs to go to a public hearing. A public hearing needs to be noticed 5-15 days prior to the hearing.

Recommended Motion (architectural significance):

Move to table the application for demolition of the garage structure at 118-120 Oak pending a public hearing due to the structure's architectural significance.

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Recommended Motion (no architectural significance):

Move to (approve/deny) the application for demolition of the garage structure at 118-120 Maple with the findings that the structure is of minimal historic or architectural significance, this demolition will have no adverse impact on the adjacent area or upon the Historic District as a whole and (one of the following):

- The structure constitutes a hazard to the safety of the public and the occupants.
- Retaining the structure will cause undue financial hardship to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- Retaining the structure is not in the interest of the majority of the community.



RECEIVED

OCT 03 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Demolition Permit Application

Date Filed 10-3-17 for HDC meeting date _____

Property Address 118-100 Maple

Applicant: Name John Winn

Address 5277 JACOBSON RD STE D

City Ann Arbor State Mi Zip Code 48103

Phone 734-300-1471 Fax 734-929-4074

Email JWinn1947@gmail.com

If applicant is not owner:

Owner's name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner _____

Who will perform the work?

Contractor's name John Winn

Address and phone 5277 JACOBSON MI - ANN ARBOR 734-300-1471

Cost of proposed work 1000.00

Permit Application Fee 35.00

The permit fee is \$30 plus \$5 for each (or any portion of) \$3000 of construction cost and is due with the application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

R. 22807
#1223

PHDC 17.0128

5

360 sq. ft.

Date filed _____ for meeting date _____

Property Address _____

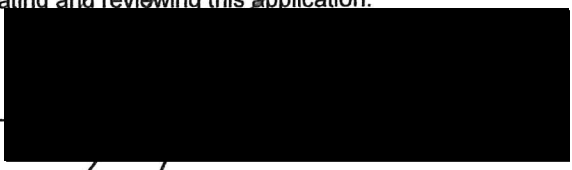
Applicant _____

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☒ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☒ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at it's fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☒ Retaining the structure is not in the interest of the majority of the community.

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.



10-3-11
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

This Building has Been ReBuild and Repaired
Multiple Times and has Been Locked off
From tenants For years.

I would like to Remove this structure
And clean up the tree's so that that corner
is not Being wasted and Rotting.

The skunks and Racoons and etc. just take over the Place.

360 sq ft.

Cynthia Kochanek

From: john <jwinn1947@gmail.com>
Sent: Thursday, October 05, 2017 5:02 PM
To: Cynthia Kochanek
Subject: Re: 118-120 Maple

yes it is only for the out building if I need to submit a new form please advise and we will get it over to you

john

On Oct 5, 2017, at 3:19 PM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:

Hello,

We have received your application for demolition however the application does not indicate anywhere on it or the attached statement that this is only for the outbuilding/garage. In order to place this demo application before the HDC next week, we would require a new/modified statement that indicates that this demo application for the garage prior to tomorrow, October 6 at 2 pm. If you cannot make it into the office, an emailed statement will suffice.

Thanks,

Cynthia Kochanek
Preservation Planner
Community Development Division, City of Ypsilanti
734-483-9646
ckochanek@cityofypsilanti.com



118-120 Maple Outbuilding- October 2017



118-120 Maple Outbuilding- October 2017



118-120 Maple Outbuilding- October 2017



118-120 Maple Outbuilding- October 2017



118-120 Maple Outbuilding- October 2017



118-120 Maple Outbuilding- October 2017



118-120 Maple Outbuilding- October 2017



118-120 Maple Outbuilding- October 2017



CITY OF YPSILANTI, MICHIGAN

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

ONE SOUTH HURON STREET

YPSILANTI, MICHIGAN 48197

TELEPHONE (313) 483-1100

Barb Young
211 E. Michigan Ave.
Saline, Mich. 48176

Dear Mrs. Young:

Tuesday, March 6, the Ypsilanti Historic District Commission held a public hearing for the demolition of the garage at 118-20 Maple. At the hearing your application for a permit was denied by the commission on the grounds that the building is a contributing structure to the district and is in repairable condition.

You are welcome to submit alternative plans at any time. The Historic District Commission's meetings are held on the first and third Tuesday of each month. In order to be placed on the agenda, please submit your proposal by noon on Thursday of the previous week to the Building Department.

If you have any questions, please do not hesitate to contact us.

Sincerely,


Mike Ager

Interim Community and Economic
Development Director
For the Historic District Commission

cc: HDC File
HDC Chairman
Building Inspection

INVOICE 030690

P.O.#10567

Public Notice

A public hearing shall be at 7:00 p.m. on Tuesday, March 6, 1990, at the City Hall Building, One South Huron Street, Ypsilanti, Michigan, during the regularly scheduled Historic District Commission meeting. The purpose of the public hearing is to consider a building permit for the demolition of a garage structure at 118-120 Maple Street, Ypsilanti, Michigan 48197, owned by Mrs. Barbara Young. Reasonable time shall be allocated for comments by the public.

Grace Ramsey
Acting City Clerk
February 15, 1990

STATE OF MICHIGAN }
COUNTY OF WASHTENAW }

SS:

SUSAN A. LANCINA being first duly sworn, says that
she is the chief clerk of

YPSILANTI PRESS
20 East Michigan Avenue
Ypsilanti, Michigan 48198

a daily newspaper published in the English language for the dissemination of local or transmitted news and intelligence of a general character, and legal news, duly qualified by reason of continuous daily publication in excess of two years which has a bona fide list of paying subscribers; and that annexed hereto is a printed copy of a certain order or notice taken from said newspaper and that said order or notice was published in said newspaper on 02-15-90

Sworn to and subscribed to before me this 15th day of
FEBRUARY 1990

Notary Public, Washtenaw County, Michigan
My commission expires: Nov 28, 1992

PRINTER'S BILL: 1 Folios 1 times \$ 20.00
Affidavit of Publication
Clippings

RECEIVED

TOTAL \$ 22.00
FEB 19 1990

Received Payment
Per OK FOR PAYMENT

2-6-90 no action, public hearing required

CITY OF YPSILANTI
Building Inspection/Code Enforcement Divisions
CITY FIRE STATION
525 WEST MICHIGAN AVENUE
YPSILANTI, MICHIGAN 48197
TELEPHONE NO. (313) 482-1025

HISTORIC DISTRICT

**APPLICATION FOR
PLAN EXAMINATION AND
BUILDING PERMIT**

IMPORTANT - Applicant to complete all items in sections: I, II, III, IV, and IX.

**I. LOCATION
OF
BUILDING**

AT (LOCATION) 118-120 Maple ST ZONING DISTRICT D23
(NO.) (STREET)
BETWEEN NORTH River AND Brook
(CROSS STREET) (CROSS STREET)
SUBDIVISION _____ LOT _____ BLOCK _____ LOT SIZE _____

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

A. TYPE OF IMPROVEMENT

- 1 ☐ New building
2 ☐ Addition (If residential, enter number of new housing units added, if any, in Part D, 13)
3 ☐ Alteration (See 2 above)
4 ☐ Repair, replacement
5 ☒ Wrecking (If multifamily residential, enter number of units in building in Part D, 13)
6 ☐ Moving (relocation)
7 ☐ Foundation only

D. PROPOSED USE - For "Wrecking" most recent use

Residential

- 12 ☐ One family
13 ☐ Two or more family - Enter number of units - - - - -
14 ☐ Transient hotel, motel, or dormitory - Enter number of units - - - - -
15 ☒ Garage
16 ☐ Carport
17 ☐ Other - Specify _____

Nonresidential

- 18 ☐ Amusement, recreational
19 ☐ Church, other religious
20 ☐ Industrial
21 ☐ Parking garage
22 ☐ Service station, repair garage
23 ☐ Hospital, institutional
24 ☐ Office, bank, professional
25 ☐ Public utility
26 ☐ School, library, other educational
27 ☐ Stores, mercantile
28 ☐ Tanks, towers
29 ☐ Other - Specify _____

B. OWNERSHIP

- 8 ☐ Private (individual, corporation, nonprofit institution, etc.)
9 ☐ Public (Federal, State, or local government)

C. COST

10. Cost of improvement..... \$ 300
To be installed but not included in the above cost
a. Electrical.....
b. Plumbing.....
c. Heating, air conditioning.....
d. Other (elevator, etc.).....

(Omit cents)

\$ 300

Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

III. SELECTED CHARACTERISTICS OF BUILDING - buildings and additions - complete Parts E - L

E. PRINCIPAL TYPE OF FRAME

- 30 ☐ Masonry (wall bearing)
31 ☒ Wood frame
32 ☐ Structural steel
33 ☐ Reinforced concrete
34 ☐ Other - Specify _____

G. TYPE OF SEWAGE DISPOSAL

- 40 ☐ Public or private company
41 ☐ Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

- 42 ☐ Public or private company
43 ☐ Private (well, cistern)

F. PRINCIPAL TYPE OF HEATING FUEL

- 35 ☐ Gas
36 ☐ Oil
37 ☐ Electricity
38 ☐ Coal
39 ☐ Other - Specify _____

I. TYPE OF MECHANICAL

- Will there be central air conditioning?
44 ☐ Yes 45 ☐ No
Will there be an elevator?
46 ☐ Yes 47 ☐ No

J. DIMENSIONS

48. Number of stories.....
49. Total square feet of floor area, all floors, based on exterior dimensions.....
50. Total land area, sq. ft.

K. NUMBER OF OFF-STREET PARKING SPACES

51. Enclosed.....
52. Outdoors.....

L. RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms.....
54. Number of bathrooms } Full.....
Partial.....

IV. IDENTIFICATION - To be completed by all applicants

Name	Mailing address - Number, street, city, and State	ZIP code	Tel. No.
1. Owner or Lessee <i>Barb Young</i>	<i>211 C Mich Ave Saline MI</i>	<i>48176</i>	<i>662-0880</i>
2. Contractor <i>Steve Gordon</i>	<i>3824 Trade Center Drive</i>	Builder's License No. <i>076188</i>	
3. Architect or Engineer			

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Address

3824 Trade Center Drive

Application date

1-22-90

DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD - For office use

Plans Review Required	Check	Plan Review Fee	Date Plans Started	By	Date Plans Approved	By	Notes
BUILDING		\$					
PLUMBING		\$					
MECHANICAL		\$					
ELECTRICAL		\$					
OTHER _____		\$					

VI. ADDITIONAL PERMITS REQUIRED OR OTHER JURISDICTION APPROVALS

Permit or Approval	Check	Date Obtained	Number	By	Permit or Approval	Check	Date Obtained	Number	By
BOILER					PLUMBING				
CURB OR SIDEWALK CUT					ROOFING				
ELEVATOR					SEWER				
ELECTRICAL					SIGN OR BILLBOARD				
FURNACE					STREET GRADES				
GRADING					USE OF PUBLIC AREAS				
OIL BURNER					WRECKING				
OTHER _____					OTHER _____				

VII. VALIDATION

Building Permit number _____
 Building Permit issued _____ 19_____
 Building Permit Fee \$ _____
 Certificate of Occupancy \$ _____
 Drain Tile \$ _____
 Plan Review Fee \$ _____

FOR DEPARTMENT USE ONLY

Use Group _____
 Fire Grading _____
 Live Loading _____
 Occupancy Load _____

Approved by:

TITLE



CITY OF YPSILANTI, MICHIGAN

BUILDING INSPECTION DIVISION

525 WEST MICHIGAN AVENUE

YPSILANTI, MICHIGAN 48197

TELEPHONE (313) 482-1025

MEMORANDUM

TO: Historic District Commission

FROM: Larry D. Abernathy, Building Inspection Supervisor [REDACTED]

DATE: April 2, 1990

SUBJECT: 118-120 Maple, Shed Demolition and Tree Removal

I had the occasion to view the shed located at the above property. The bottom plate is 80% rotted away and the center support post for the North wall has moved off the foundation. This movement of the center post will result in the north wall collapsing, very likely when someone opens one of the doors. In order to restore the shed, it would require dismantling it to replace the bottom plate completely. In the sheds present condition I have no recourse except to condemn it as dangerous and unsafe and require that it be dismantled.

This property is a three (3) unit structure which, under the zoning ordinance, must have six (6) off street parking spaces. The only place to provide this parking is at the rear of the structure. In order to gain access, the large tree at the west of the driveway must be removed to provide the minimum width (10 feet) for a driveway.

Could you please provide guidance and any recommendation you might have to resolve this matter. I will not be able to issue a certificate of occupancy to the owner until my concerns for the safety of future tenants are addressed and off street parking is provided.

CC: City Manager
City Attorney
Barbara Young
John Winn



CITY OF YPSILANTI, MICHIGAN

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

ONE SOUTH HURON STREET
YPSILANTI, MICHIGAN 48197

TELEPHONE (313) 483-9646

May 1, 1990

Mrs. Barb Young
211 E. Michigan Ave.
Saline, MI 48176

Dear Mrs. Young:

Tuesday May 1, the Historic District Commission authorized the building inspection department, upon completion of the permit application, to issue you a building permit for the repair of the garage at 118-120 Maple.

The stipulations are as follows:

1. Preserve the garage in its present exterior finish and to structural soundness.
2. Vertical tongue and groove molded doors must be rebuilt to their original appearance.
3. Wood siding must be retained in its present character and shape.
4. The building official is authorized to secure the garage from entry and structurally.
5. It is the intent of the Historic District Commission, that upon completion of the repairs, the garage will look as it originally appeared.

You may apply for a permit at the building inspection department, located at the fire department, 525 W. Michigan.

If you have any questions, please contact us.

Sincerely,

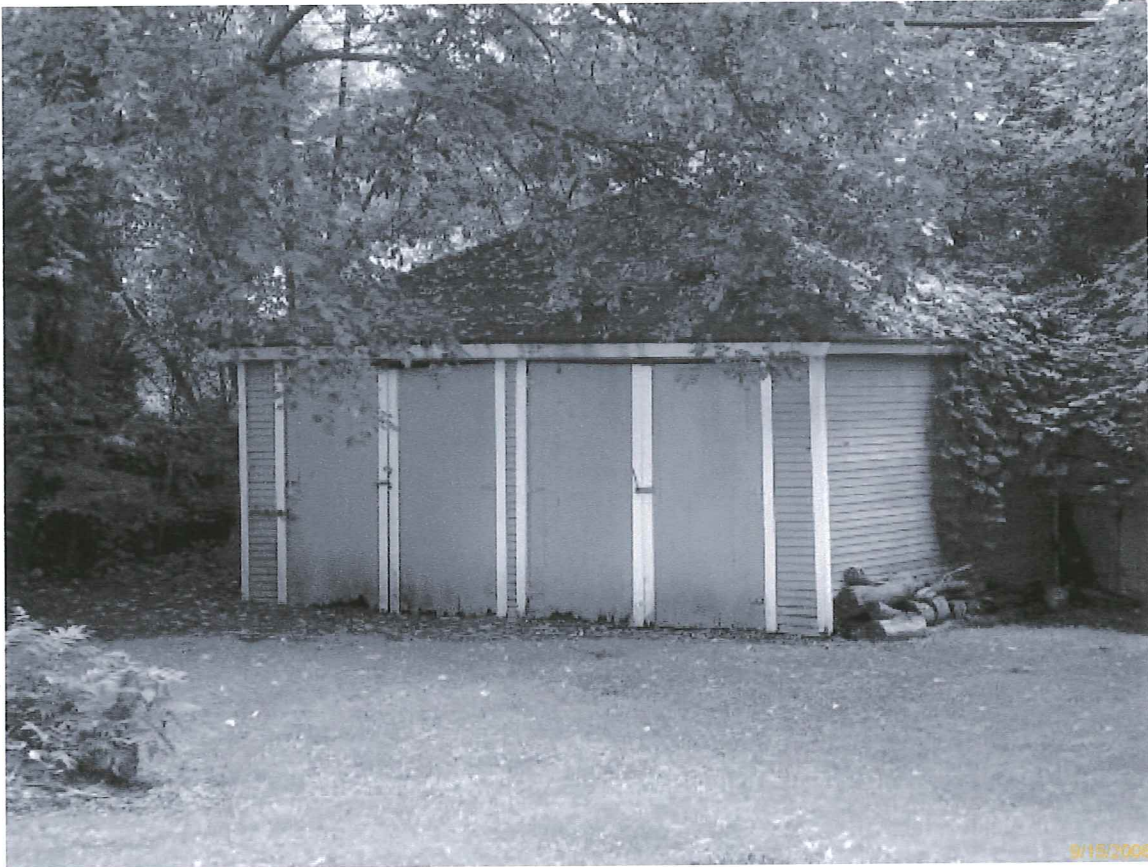

Michael Ager
Interim Community and Economic
Development Director
For The Historic District Commission

cc: City Attorney
HDC Chairman
Building Inspection
HDC File

118-120 Maple

September 2006

118-120 maple.jpg (640x480x256 jpeg)



2-car garage





HDC Work Permit Staff Review

Property address: 39 E Michigan

Date of Application: September 28, 2017

Date of Review: October 6, 2017

Date of Meeting: October 10, 2017

Proposed work: exterior image upgrade including lights, signage and awnings.

Materials: Pre-finished metal louvered awnings, drive-thru canopy, stand-off metal panel system w/ vinyl graphic, KFC individual channel letters 30" in red, metal panel system attached to and held off existing tower, 'REAL MEALS TO GO' vinyl letter for drive-thru canopy, single array LED flood light 3000k black finish with custom 36" arm bracket in black finish, single array LED flood light 3000k black finish with custom 48" arm bracket in black finish and horizontal wide spot beam, exterior rated LED wall pack 3000k in bronze finish.

Staff review:

1. The plans indicates that the striped pyramid shroud and the tower metal wall coping cap at the front will be removed.
2. The existing striped awnings will be replaced with solid red awnings.
3. New lighting will be installed on the structure. HDC to verify if lighting meets current lighting HDC lighting standards. These flood lights do not appear to be dark sky complaint and may need glare shields.
4. The plans indicate that the exterior will be pressure washed, patched and repaired as needed.
5. Plans may require review by the planning department for compliance with the zoning ordinance.
6. A building department permits will be required for this work and should to be obtained prior to the start of this work.

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

Staff Recommended Motions:

Move to approve the work for the 39 E Michigan to include the removal of the striped pyramid shroud and the tower metal wall coping cap at the front. Work to also include the replacement of the existing striped awnings with solid red awnings, the installation of new LED floodlights with glare shields and wall pack LED lights under

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.

the new awnings. Signage will be modified according to the site plans dated May 31, 2017. Work to also include the pressure washing, patching and repairing as needed.



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

rec # 22809

OFFICE USE ONLY

Date Filed:

Meeting Date: 10/10

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

39 E. Michigan Avenue Ypsilanti, MI 48198

Applicant

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

Name

Flora Ramirez - Lendlease

Address

125 S. Clark St. 17th Floor

City

Chicago

State

IL

Zip

60603

Phone / Fax

(312)971-4058

E-Mail

Flora.Ramirez@lendlease.com

Contractor

Contractor Name & Contact Info

TBD

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☒ Other

Complete Description of Proposed Work:

Interior renovation to the dining area of the existing KFC restaurant. The kitchen and drive thru areas will remain in operation during the remodeling process. The exterior image upgrade will consist of new exterior branding (exterior lights and awnings) and signage elements. The building use will remain the same and there will be no kitchen work. Signage and trade permits will be pulled separately for this project.

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

Please note that no exterior paint is being proposed. An awning sample has been included in the enclosed package for department review.

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:	Permit fee:
\$65,000	\$35 + 105 = \$140.00

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:

9/28/2017

Print Name:

Flora Ramirez

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.



September 29, 2017

Bonnie Wessler
Planning Department
1 S. Huron Street
Ypsilanti, MI 48197
(734)822-3127

Re: KFC Remodel Project – Store ID: C105005 - 39 E. Michigan Avenue

Dear Bonnie Wessler,

Lendlease, on behalf of KFC, is requesting approvals to remodel and reimage an existing KFC restaurant in your jurisdiction. KFC has determined 39 E. Michigan Avenue to be the restaurant requiring upgrades and reimagining.

The scope of work will consist of an interior renovation to the dining area of the existing KFC restaurant. The kitchen and drive through areas will remain in operation during the remodeling process. The exterior image upgrade will consist of new exterior branding (exterior lights and awnings), signage elements, and new paint finishes. The building use will remain the same and there will be no kitchen work. Signage and trade permits will be pulled separately for this project. KFC will not be neither increasing the height of the structure nor expanding the building footprint. No structural modifications are being proposed.

Enclosed please find the following documents for your review:

- (1) Sets of Construction Drawings, 11x17, Color
- Historic District Commission Work Permit Application
- Specification Sheet: Exterior Light Fixtures E1 & M3
- Existing Conditions Photo Report
- **AWNING SAMPLE**

Thank you very much for your assistance. If you have any questions, please feel free to contact me at (312) 971-4058, or e-mail me at Flora.Ramirez@lendlease.com

Best Regards,

[Redacted Signature]

Flora Ramirez

Assistant Zoning Manager, Multi-Site Group, Construction

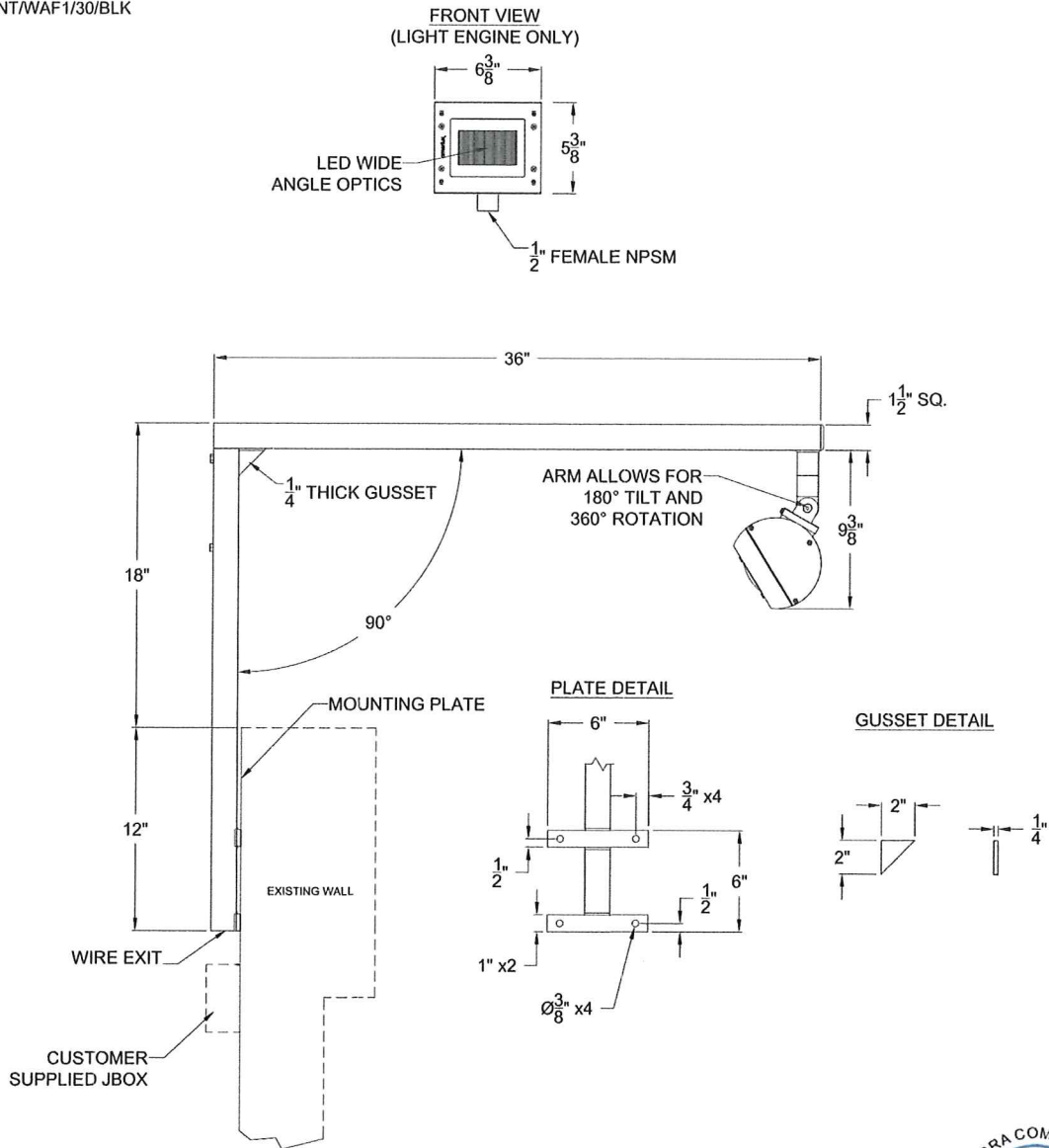
125 S. Clark St. 17th Floor, Chicago, IL 60603

T: (312) 971-4058 | F: (312) 423-1301

Flora.Ramirez@lendlease.com | www.lendlease.com



WAF1.5/BLDG MNT/WAF1/30/BLK



Approved By _____ Date _____

NOTICE: THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING. THIS DRAWING SHOULD ACCOMPANY YOUR ORDER. THANK YOU



DATE 11/19/2015	PART STRING WAF1.5/BLDG MNT/WAF1/30/BLK		FILE NAME KFC_35083.dwg
QUOTE #/ SO # 35083			NOTES
JOB NAME: KFC			
www.amerluxexterior.com 5220 SHANK ROAD PEARLAND, TX. 77581 PHONE: (281) 997-5400 FAX: (281) 997-5441 TOLL FREE: (800) 364-0098	LIGHT SOURCE ● LED	VOLTAGE ● 120-277V	
 EXTERIOR LIGHTING GROUP	FINISH ● BLK SMOOTH ● SATIN BLACK		DRAWN BY HT
			REVISION 2
			GENERAL: EXTERIOR HARDWARE WILL BE STAINLESS STEEL. ELECTRICAL COMPONENTS WILL BE ETL LISTED "SUITABLE FOR WET LOCATIONS."



YUM BRANDS

Fixture Manufacturer: AMERLUX

Lamp Manufacturer: N/A

Cat#: WAF1/BLDG MNT/WAF/30/BLK

Cat#: N/A

Capitol Light is not responsible for inaccuracies in manufacturers published specifications

Type
E1

VARIETA

SINGLE ARRAY LED FLOOD LIGHT

U.11.2.15

APPLICATION:

Accent lighting for exterior retail, commercial and hospitality environments

CONSTRUCTION:

- Die-Cast aluminum faceplate
- Extruded aluminum enclosure
- IP67 sealed optical modules

MOUNTING:

- Cast aluminum pivot
- 180° tilt
- 360° rotation

ELECTRICAL:

Integral drivers
Input voltage 120v-277v auto-sensing
Power consumption 31W
1/2" NPT wire entry
Standard product is shipped as non-dimming unless specified

OPTICS:

- Lumen maintenance: 70% @ 50,000 hours
- 1 lens module containing 16 LEDs available in a number of symmetric or asymmetric axial beam spread patterns

AMBIENT OPERATING RANGE:

-30°C to 40°C

WEIGHT:

5 lbs

EPA:

0.25

FINISH:

Premium quality thermoset polyester powdercoat for a durable finish in the following:

BLK -Satin Black

CLB -Classic Bronze

GRN -Green

TBK -Textured Black

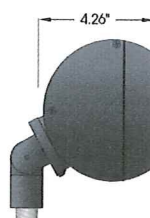
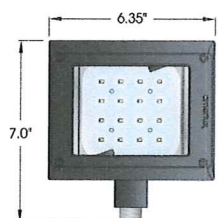
WHT -White

FL1
LED

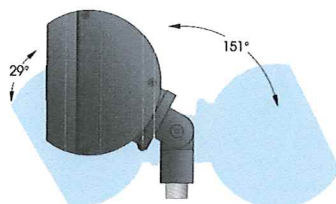


PROJECT:

TYPE:



MOUNTING:



EXTERNAL GLARE SHIELD



ORDERING INFORMATION:

Model	Light Distribution	CCT	CRI	Approx. Lumens	Total Efficacy	Finish	Accessories	Dimming Option
FL1	NSP	30 (3,000K)	80	2,580	83 Lm/W	BLK CLB GRN TBK WHT	EGS (Ext Glare Shield) GSP17 (Ground Stake) PMBS-2-18 (Pole Mount) WMS14 (Wall Mount)	DM 0-10 volt
		40 (4,000K)	80	2,940	94 Lm/W			
		50 (5,000K)	70	3,020	97 Lm/W			
	HMS VMS	30 (3,000K)	80	2,340	75 Lm/W			
		40 (4,000K)	80	2,670	86 Lm/W			
		50 (5,000K)	70	2,740	88 Lm/W			
	HWS VWS	30 (3,000K)	80	2,260	72 Lm/W			
		40 (4,000K)	80	2,580	83 Lm/W			
		50 (5,000K)	70	2,640	85 Lm/W			
	SQS	30 (3,000K)	80	2,270	73 Lm/W			
		40 (4,000K)	80	2,580	82 Lm/W			
		50 (5,000K)	70	2,650	85 Lm/W			
	MFL	30 (3,000K)	80	2,710	87 Lm/W			
		40 (4,000K)	80	3,090	99 Lm/W			
		50 (5,000K)	70	3,170	102 Lm/W			
	HMF VMF	30 (3,000K)	80	2,490	80 Lm/W			
		40 (4,000K)	80	2,840	91 Lm/W			
		50 (5,000K)	70	2,920	94 Lm/W			
	HWF VWF	30 (3,000K)	80	2,420	78 Lm/W			
		40 (4,000K)	80	2,760	89 Lm/W			
		50 (5,000K)	70	2,830	91 Lm/W			
	SQF	30 (3,000K)	80	2,460	79 Lm/W			
		40 (4,000K)	80	2,800	90 Lm/W			
		50 (5,000K)	70	2,870	92 Lm/W			

Ordering options in BOLD

Amerlux reserves the right to change details that do not affect overall function and performance.

www.amerlux.com • 5220 Shank Rd. Pearland, Texas 77581 • (T) 281.997.5400 • (F) 281.997.5441

Electrostatic sensitive device.
observe precautions for handling

5 year limited warranty
AMERLUX LED



Part String

Example: FL1/NSP/30/BLK/EGS/DM

amerlux



YUM BRANDS

Fixture Manufacturer: AMERLUX

Lamp Manufacturer: N/A

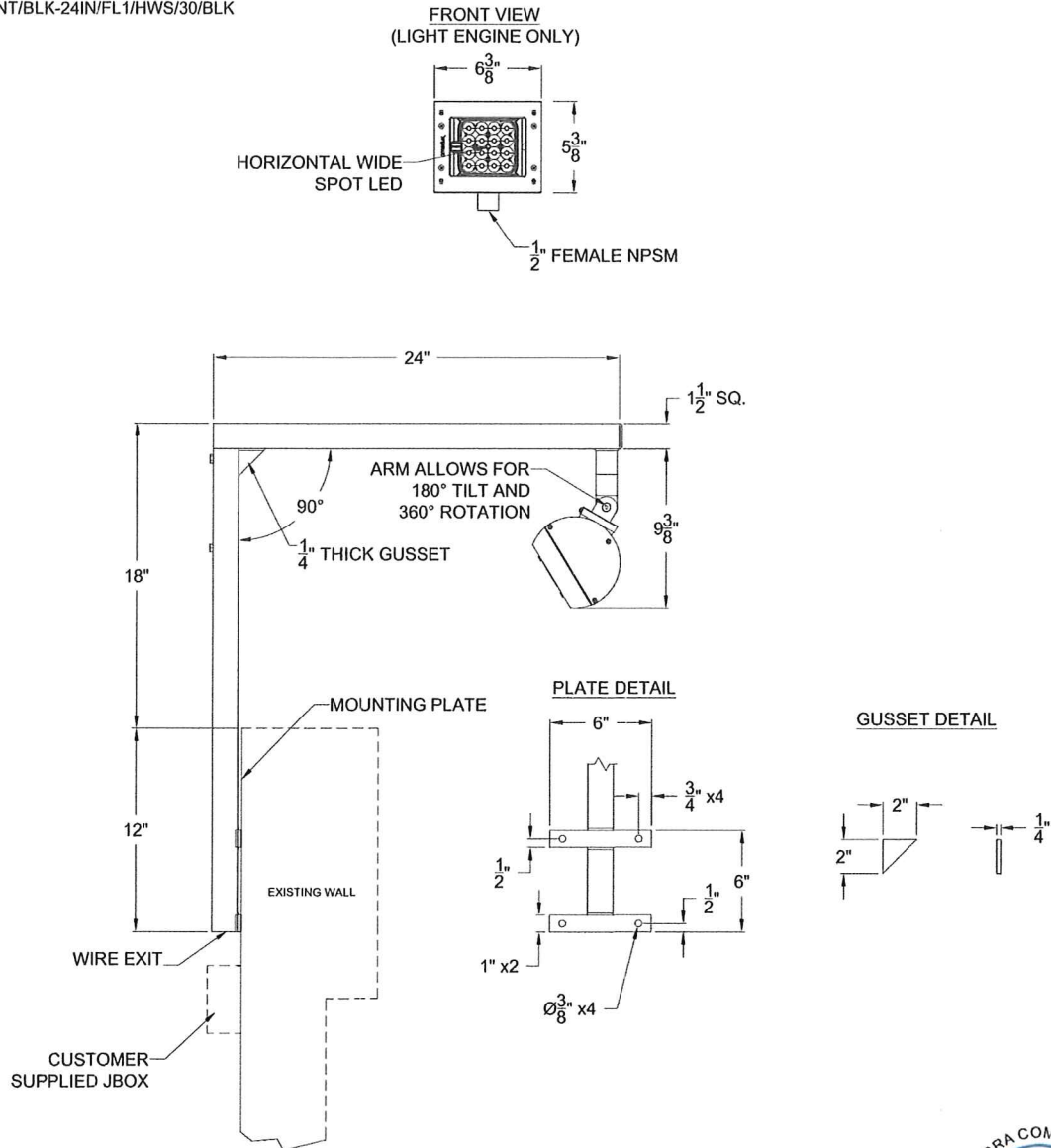
Cat#: FL1/HWS/30/BLK

Cat#: N/A

Capitol Light is not responsible for inaccuracies in manufacturers published specifications

Type
E2

WAF1.5/BLDG MNT/BLK-24IN/FL1/HWS/30/BLK



Approved By _____ Date _____

NOTICE: THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING. THIS DRAWING SHOULD ACCOMPANY YOUR ORDER. THANK YOU



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 EXTERIOR LIGHTING GROUP	FINISH ● BLK SMOOTH ● SATIN BLACK		DRAWN BY HT REVISION 1 GENERAL: EXTERIOR HARDWARE WILL BE STAINLESS STEEL. ELECTRICAL COMPONENTS WILL BE ETL LISTED "SUITABLE FOR WET LOCATIONS."



YUM BRANDS	
Fixture Manufacturer: AMERLUX	Lamp Manufacturer: N/A
Cat#: WAF1 BRACKET	Cat#: N/A
Capitol Light is not responsible for inaccuracies in manufacturers published specifications	

Type
E2BRACKET

Photographic Survey: 39 E. Michigan Avenue
Ypsilanti, MI 48198



1

Click or tap here to enter text.



Click or tap here to enter text.

2



Click or tap here to enter text.

KFC Remodel Project

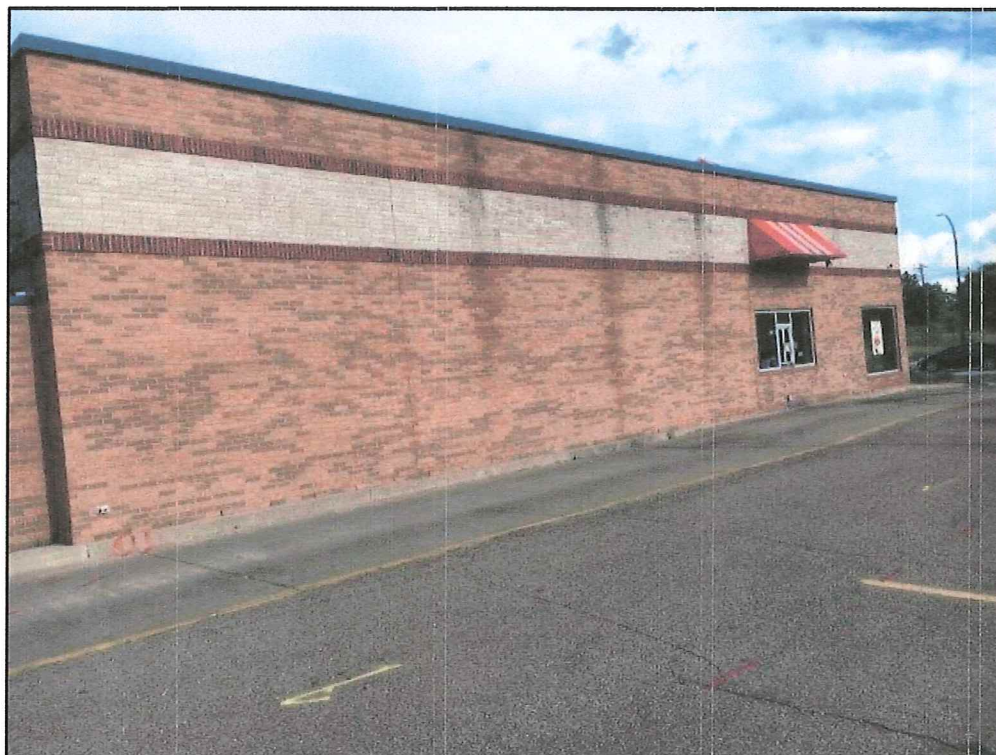
39 E. Michigan Avenue
Ypsilanti, MI 48198

Store# C105005



Click or tap here to enter text.

3



Click or tap here to enter text.

KFC Remodel Project

39 E. Michigan Avenue
Ypsilanti, MI 48198

Store# C105005



Click or tap here to enter text.



Ultra-high efficiency 20 Watt wallpack. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 6.1 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.19A
208V: 0.12A
240V: 0.10A
277V: 0.08A
Input Watts: 22W
Efficiency: 92%

LED Info

Watts: 20W
Color Temp: 3000K (Warm)
Color Accuracy: 71 CRI
L70 Lifespan: 100,000
Lumens: 985
Efficacy: 45 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Color Accuracy:

70 CRI

Color Temperature (Nominal CCT):

3000K

Construction

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Cold Weather Starting:

The minimum starting temperature is -30_C.

Ambient Temperature:

Suitable for use in 50°C (122°F) ambient temperatures.

Thermal Management:

Integral cast aluminum mounting pad and external fins for optimal heat sinking to ensure cool operation with maximum LED life and light output.

Housing:

Precision die cast aluminum housing, lens frame and mounting plate.

Two Mounting Options:

Junction Box with 5 Conduit Entry Points and Threaded Plugs for surface mounting plus Cover Plate for mounting over 4" recessed junction box included with WPLED20.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Gaskets:

High Temperature Silicone.

Electrical

THD:

6.82% at 120V

Driver:

Automatic Voltage Sensing Driver for 120-277 volts.

Driver:

Constant Current, Class2, 100 -277V, 50/60 Hz, 100 - 240VAC 0.3 - 0.15A, 277VAC 0.15A

Surge Protection:

4kV

Optical

Fixture Efficacy:

45 Lumens per Watt

Other

Patents:

The LPACK design is protected under patents in the U.S. Pat. D634873, Canada Pat. 133207, China Pat. ZL201030129137, Taiwan Pat. D139540 and Mexico Pat. 32491

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:

The WPLED20 is Equivalent in delivered lumens to a 150W Metal Halide Wallpack.

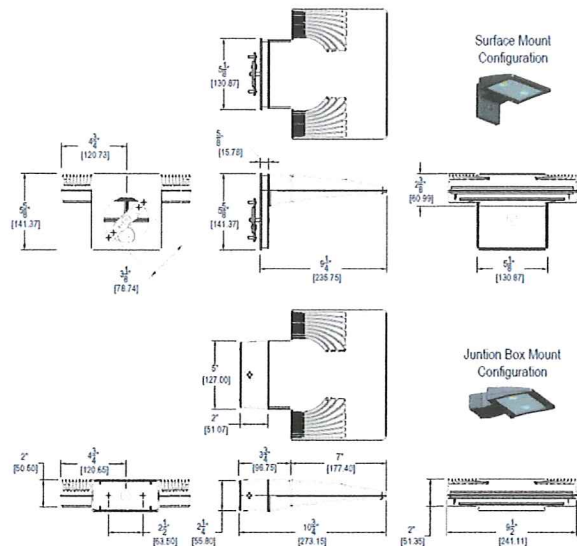
Technical Specifications (continued)

Other

HID Replacement Range:

The WPLED20 can be used to replace 100-175W Metal Halide Wallpacks based on delivered lumens.

Dimensions

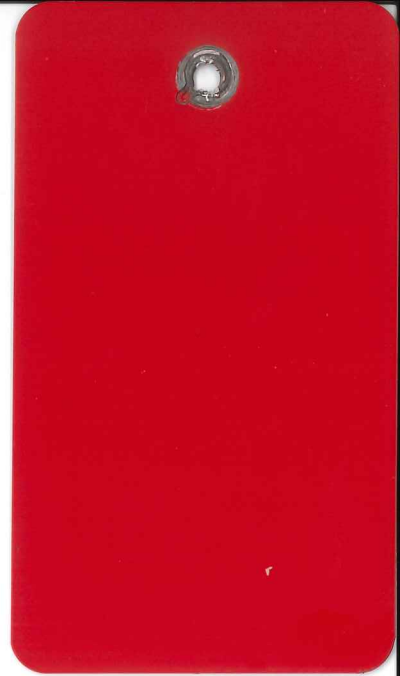


Features

- Ultra-high efficiency 20 Watt wallpack
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 100W MH
- 100 up to 277 Volts
- 5-year warranty

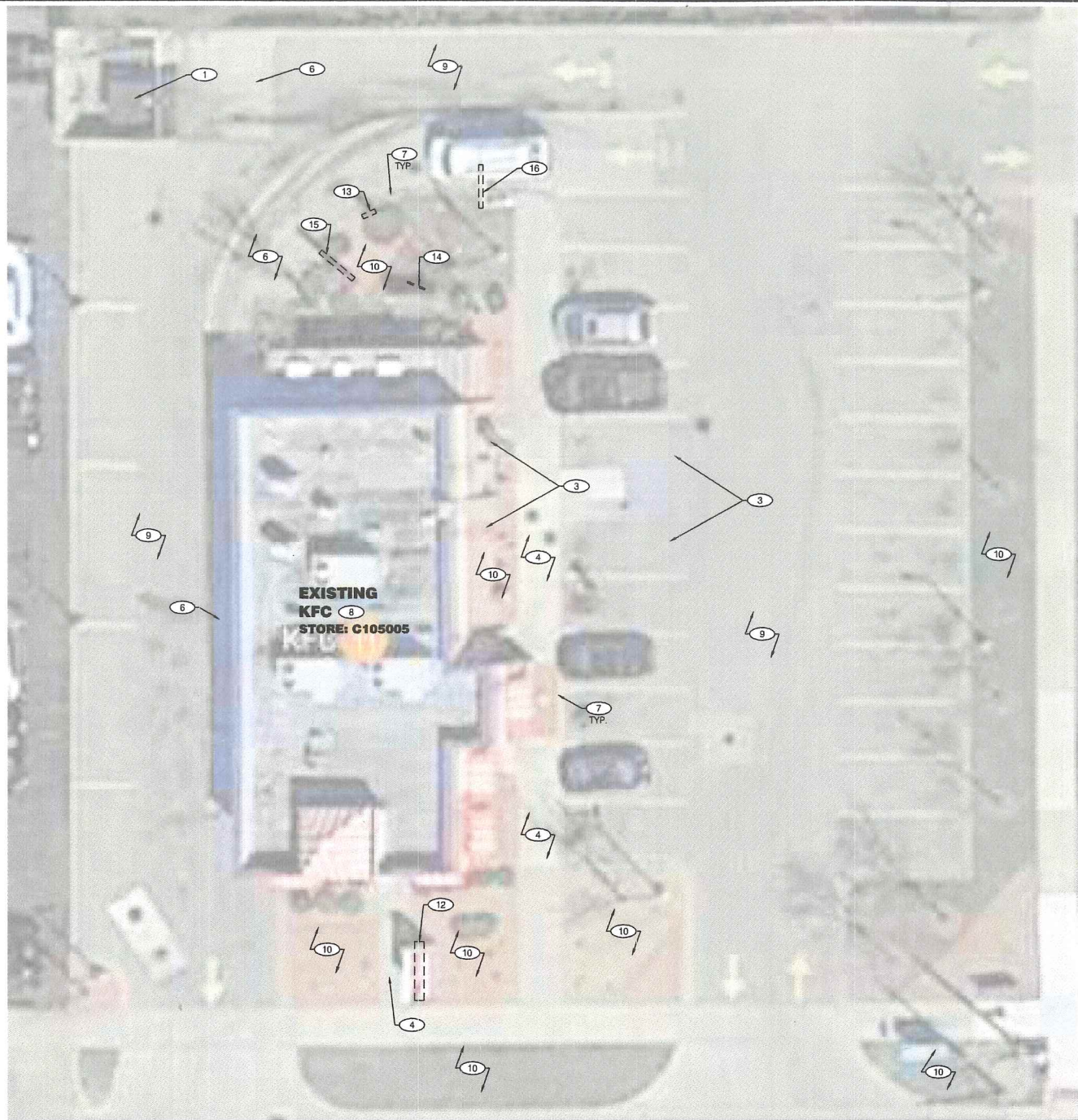
Ordering Matrix

Family	Watts	Color Temp	Sensor	Surface Plate	Finish	Photocell
WPLED	20 = 20W	= Cool Y = Warm N = Neutral	= No Sensor MS = Mini Sensor	= No Surface Plate S = Surface Plate	= Bronze W = White	= No Photocell /PC = 120V Button /PCS = 120V Swivel /PC2 = 277V Button



Awning sample

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SITE PLAN
Scale: NTS

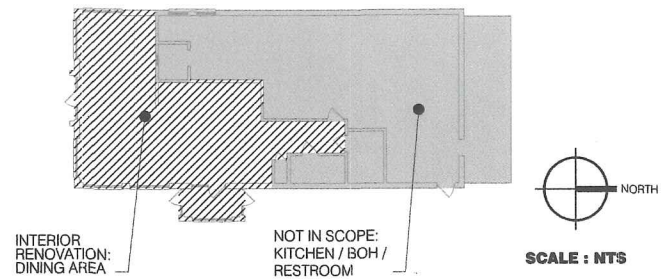
SITE WORK KEY NOTES

1. EXISTING REMOTE DUMPSTER ENCLOSURE TO REMAIN
2. EXISTING WHEELSTOP
3. EXISTING A.D.A. SIGNAGE
4. EXISTING CONCRETE SIDEWALK TO BE PROTECTED THROUGHOUT CONSTRUCTION
5. EXISTING PARKING LOT DIRECTIONAL SIGNAGE
6. EXISTING CONCRETE PAVEMENT TO BE PROTECTED DURING CONSTRUCTION
7. EXISTING CURB TO BE PROTECTED THROUGHOUT CONSTRUCTION
8. EXISTING BUILDING TO BE PROTECTED THROUGHOUT CONSTRUCTION
9. EXISTING ASPHALT PAVEMENT TO BE PROTECTED THROUGHOUT CONSTRUCTION
10. EXISTING LANDSCAPING TO REMAIN
11. EXISTING BUCKET SIGN
12. EXISTING MONUMENT
13. EXISTING SPEAKER POST
14. EXISTING PREVIEW BOARD
15. EXISTING MENU BOARD
16. EXISTING CLEARANCE BAR
17. EXISTING REMOTE DUMPSTER ENCLOSURE TO BE REPAIRED AND PAINTED
18. EXISTING REMOTE DUMPSTER ENCLOSURE TO BE PAINTED (GATE ONLY OR INCL. GML/BRIGH)
19. EXISTING LANDSCAPING TO BE UPGRADED (IF REQ'D BY CITY OR UNDER GCM)
20. EXISTING BOLLARDS TO BE PAINTED OR INSTALL SLEEVES

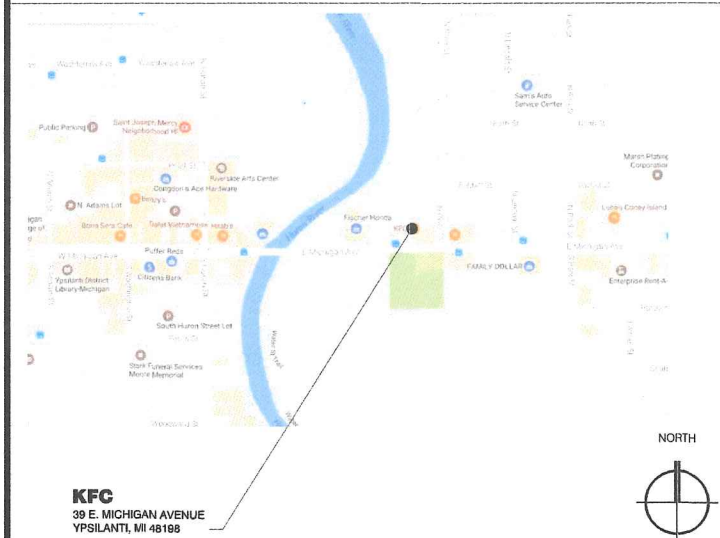
SCOPE OF WORK MATRIX

Scope Type	Incentive
New Ceiling and Lighting	NO
New Restroom Refresh	NO
Dining Room Floor Tile	NO
Drive Thru Package	NO
Multibrand	KFC only

KEY PLAN



VICINITY MAP



PROJECT SUMMARY

PROJECT NAME:	KFC
PROJECT ADDRESS:	39 E. MICHIGAN AVENUE, YPSILANTI, MI 48198
LEGAL JURISDICTION:	CITY OF YPSILANTI
BUILDING CODE:	2012 MICHIGAN BUILDING CODE
BUILDING FOOTPRINT AREA:	2,750 SF
RENOVATION AREA:	1,080 SF
SEATING:	EXISTING: 38, PROPOSED: 44
TYPE OF CONSTRUCTION:	5B
OCCUPANCY TYPE:	A2-ASSEMBLY
OCCUPANCY LOAD:	53

PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF AN INTERIOR RENOVATION OF THE DINING AREA FOR AN EXISTING KFC RESTAURANT. THE KITCHEN AND DRIVE THROUGH AREAS WILL REMAIN IN OPERATION DURING THE REMODELING PROCESS. EXTERIOR IMAGE UPGRADE WILL CONSIST OF NEW EXTERIOR BRANDING & SIGNAGE ELEMENTS AND NEW PAINT FINISHES PER NEW PROTOTYPE. BUILDING USE TO REMAIN THE SAME. BUILDING IS NOT SPRINKLERED.

PROJECT GENERAL NOTES

- A. IT IS INTENDED THAT A COMPLETE OCCUPABLE BUILDING PROJECT IS PROVIDED
- B. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND KFC CM PRIOR TO STARTING WORK
- C. DRAWINGS ARE BASED ON CONDITIONS PROVIDED BY LEND LEASE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF INFORMATION. DISCREPANCIES FOUND IN THE FIELD ARE TO BE RESOLVED ON SITE BY THE CONSTRUCTION MANAGER IN CONJUNCTION WITH THE LEND LEASE PROJECT MANAGER.
- D. ALL ELECTRICAL WORK TO BE DONE ON A DESIGN BUILD SCENARIO. NO PERMITTING UNDER THIS APPLICATION.

PROJECT DIRECTORY

CORPORATE	ARCHITECT
KFC Corporation 1900 Colonial Sanders Lane Louisville, KY 40213	CESO 8534 Yankee St. Dayton, OH, 45458
Contact: Will Nash 502-874-6229	Contact: Brady Harding 937-435-8584

DRAWING INDEX

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KFC

ceso
CREATION TO COMPLETION
8534 Yankee Street, Suite 2B, Dayton, OH 45458
Phone: (937) 435-8584 Fax: (937) 435-3307

PRELIMINARY
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DRAWING SUBMITTALS

DESIGN DEVELOPMENT REVIEW SET	
3/1/2017	CESO
DATE	BY
DESIGN DEVELOPMENT RESUBMITTAL	
3/17/2017	CESO
DATE	BY
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4/4/2017	CESO
DATE	BY
PERMIT SET SUBMITTAL	
5/3/2017	CESO
DATE	BY
PERMIT SET REVISION	
DATE	BY

REVISION:

Mark	Date	By

PROJECT TITLE
"K50 TO AMERICAN
SHOWMAN"
ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
39 E.MICHIGAN AVENUE
YPSILANTI, MI 48198
KFC SITE NO. C105005
SHEET TITLE

**GENERAL
INFORMATION**

SHEET NO.
G-1.0



KFC

CES
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REVISION:

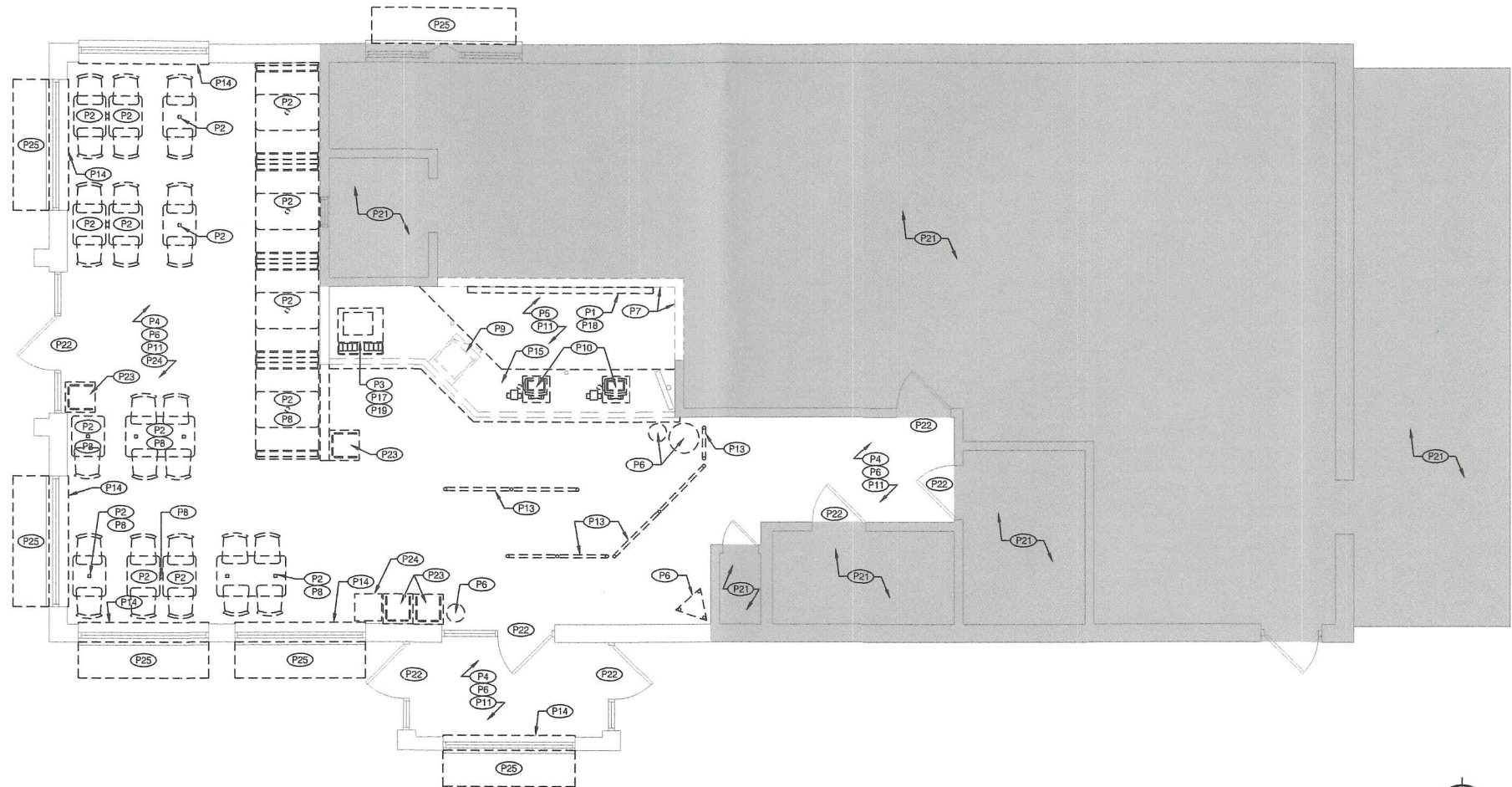
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DEMOLITION:
FLOOR PLAN AND
EXTERIOR
ELEVATIONS

SHEET NO.

D-1.0



DEMOLITION FLOOR PLAN

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



GENERAL NOTES

- REFER TO G-1.0 FOR SCOPE OF WORK
- NO STRUCTURAL ELEMENTS TO BE REMOVED. G.C. TO NOTIFY ARCHITECT IMMEDIATELY OF ANY STRUCTURAL ISSUES IDENTIFIED IN THE FIELD.

LEGEND

	EXISTING TO REMAIN		NO WORK IN THIS AREA
	EXISTING TO BE REMOVED		

DEMOLITION FLOOR PLAN KEY NOTES

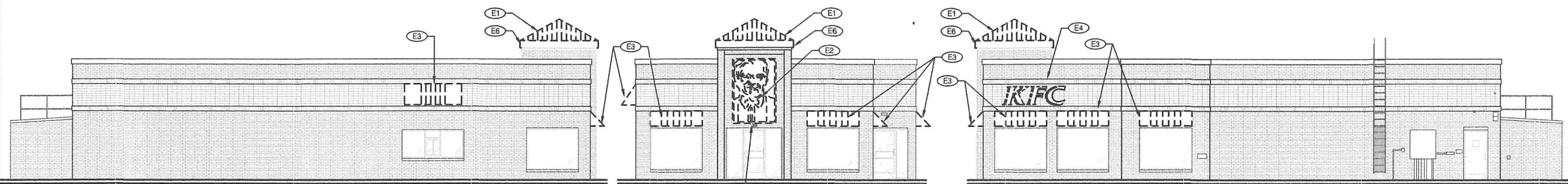
- | | | |
|--|---|---|
| P1. REMOVE EXISTING MENU BOARD & SAVE FOR REUSE | P10. EXISTING POS, CASH DRAWER, CUP DISPENSER AND ALL HARDWARE TO BE REMOVED, SAVED AND SEALED IN A DUST FREE ENVIRONMENT | P19. EXISTING FOUNTAIN DRINK COUNTER TO BE REMOVED (KNEE WALL TO BE MODIFIED AS NEEDED) - UNLESS SS COUNTER |
| P2. REMOVE ALL EXISTING FIXTURES, BOOTHS, TABLETOPS & CHAIRS IN DINING ROOM - EXISTING TABLE STEEL POST TO REMAIN UNLESS NOTED OTHERWISE | P11. EXISTING FLOORING AND COVE BASE TO REMAIN | P20. KEEP EXISTING RR FIXTURES AND ACCESSORIES |
| P3. EXISTING BEVERAGE DISPENSER TO BE REMOVED BY OWNERS VENDORS | P12. REMOVE EXISTING HALF HEIGHT WALL - PATCH FLOOR AS NEEDED | P21. NO WORK IN THIS AREA |
| P4. REMOVE CHAIR RAIL AND WAINSCOTING (TILE BASE AND WALLCOVERING ABOVE TO REMAIN, UNLESS NOTED OTHERWISE) | P13. REMOVE ALL QUEUING RAILS AND POSTS - PATCH FLOOR AS NEEDED | P22. EXISTING DOOR AND HARDWARE TO REMAIN |
| P5. EXISTING SECURITY MONITOR SYSTEM TO REMAIN, PROTECT AS NECESSARY | P14. REMOVE EXISTING WINDOW SILLS | P23. REMOVE EXISTING TRASH ENCLOSURE |
| P6. REMOVE ALL INTERIOR WALL SIGNS, DECOR ELEMENTS & ARTWORK - SAVE "KFC FOUNDATION" ARTWORK FOR REUSE | P15. EXISTING SERVICE COUNTER TO BE REMOVED (KNEE WALL TO BE MODIFIED AS NEEDED) | P24. EXISTING FIXTURE/FURNITURE TO BE REMOVED & DISPOSED OF IN A RESPONSIBLE MANNER |
| P7. TEMPORARY VISQUEEN DUST PARTITION. COORDINATE EXACT LOCATION IN FIELD WITH FRANCHISEE AND PROVIDE A TIGHT SEAL | P16. EXISTING HALF HEIGHT WALL TO REMAIN - NEW PANEL AND CAPS | P25. EXISTING EXTERIOR AWNINGS / CANOPIES TO BE REMOVED - SEE DEMO ELEVATIONS |
| P8. EXISTING TABLE STEEL POST TO BE REMOVED | P17. GENERAL CONTRACTOR TO PUMP DOWN, REMOVE, AND SALVAGE EXISTING ICE MACHINE FOR REUSE | |
| P9. EXISTING UNDER-COUNTER SAFE TO REMAIN PROTECT FROM DUST | P18. REMOVE EXISTING ELECTRICAL (LED PANELS) MENU BOARD AND SAVE FOR REINSTALL BY OWNER VENDOR | |

GENERAL NOTES

- THE G.C. SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE G.C. SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- DRAWINGS ARE BASED ON EXISTING CONDITIONS PROVIDED BY LEND LEASE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THAT INFORMATION. DISCREPANCIES FOUND IN THE FIELD ARE TO BE RESOLVED ON SITE BY THE CONSTRUCTION MANAGER IN CONJUNCTION WITH THE LEND LEASE PROJECT MANAGER.
- THESE DEMOLITION PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF WORKING DRAWINGS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
- GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED DEMOLITION PERMIT FEES AND OBTAIN ALL APPLICABLE DEMOLITION PERMITS.
- GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS & EQUIPMENT DAILY DURING THE DEMOLITION WORK.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED SURFACES AS OUTLINED IN THE DRAWINGS.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.
- ABANDONED PIPES SHALL BE CAPPED IN A MANNER TO CONCEAL WITHIN WALL, CEILING OR FLOOR.
- DEMOLITION MEANS AND METHODS ARE CONTRACTORS RESPONSIBILITY
- NO STRUCTURAL ELEMENTS TO BE REMOVED. G.C. TO NOTIFY ARCHITECT IMMEDIATELY OF ANY STRUCTURAL ISSUES IDENTIFIED IN THE FIELD.
- RESTROOMS TO BE AVAILABLE AND FUNCTIONING AT ALL TIMES FOR EMPLOYEES DURING RENOVATION

ELEVATION KEY NOTES

- REMOVE STRIPED PYRAMID SHROUD, FRAMING, SKIRT AND EXISTING LIGHT FIXTURE-RETAIN CIRCUIT FOR RE-USE. EXISTING PARAPET & CAP FLASHING TO REMAIN
- REMOVE "COLONEL" SIGN CABINET - DISCONNECT POWER & RETAIN CIRCUIT FOR RE-USE
- EXISTING EXTERIOR AWNINGS / CANOPIES TO BE REMOVED
- REMOVE EXISTING "KFC" LETTER SET-SIGN FACE AND CABINET
- REMOVE EXISTING WALL PACK LIGHTING OVER DINING ROOM DOORS
- REMOVE THE TOP OF TOWER WALL METAL COPING CAP
- SALVAGE ADDRESS NUMBER FOR RE-USE (IF EXISTING)



EXISTING DRIVE-THRU ELEVATION

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

EXISTING FRONT ELEVATION

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

EXISTING MAIN ENTRY ELEVATION

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



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DRAWING SUBMITTALS

DESIGN DEVELOPMENT REVIEW SET	
2/1/2017	CERO
DATE	BY
DESIGN DEVELOPMENT RESUBMITTAL	
3/17/2017	CERO
DATE	BY
DESIGN DEVELOPMENT RESUBMITTAL	
4/4/2017	CERO
DATE	BY
PERMIT SET SUBMITTAL	
5/31/2017	CERO
DATE	BY
PERMIT SET REVISION	
DATE	BY

Mark Date By

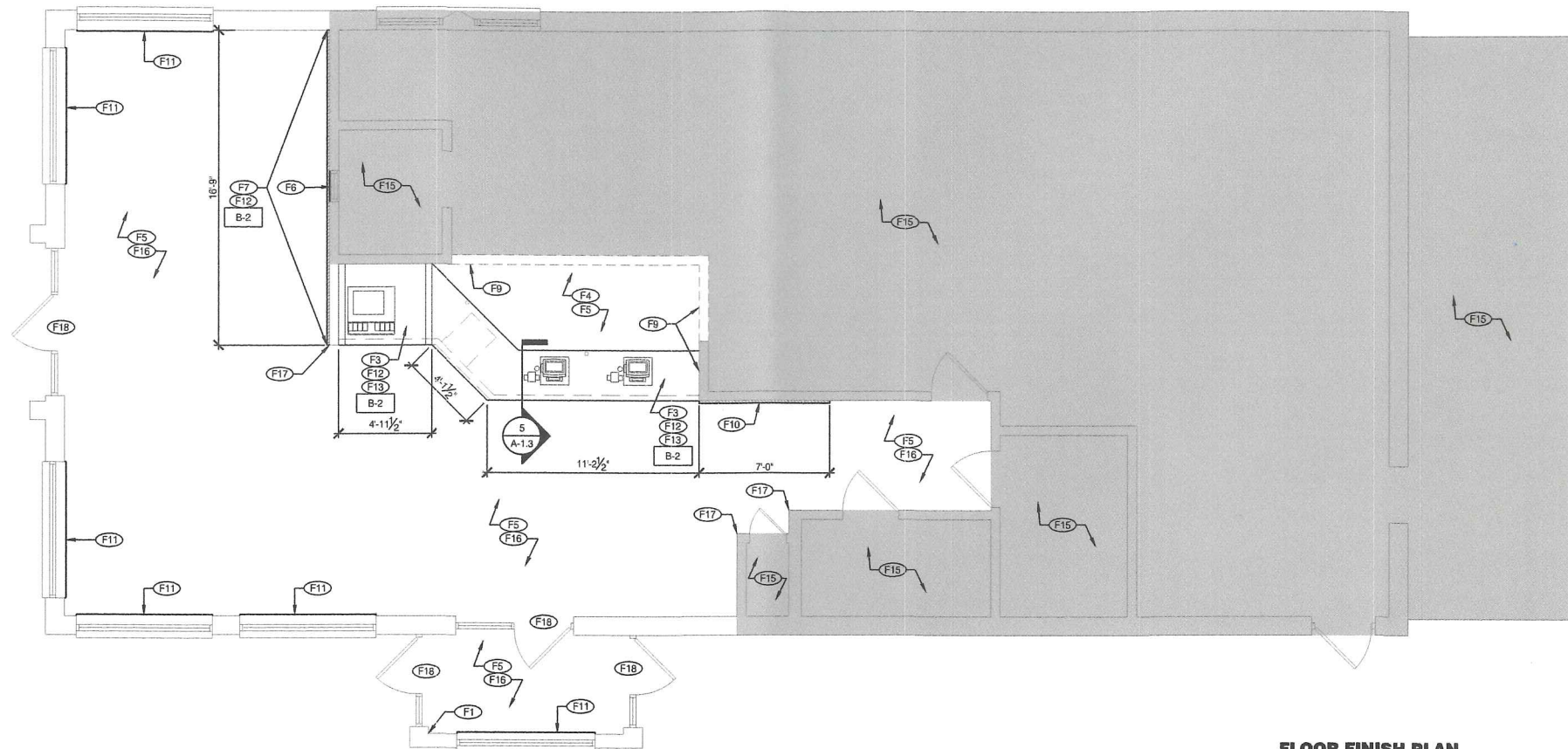
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PROJECT TITLE
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ACCELERATED PROGRAM
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INCENTIVE SCOPE
39 E.MICHIGAN AVENUE
YPSILANTI, MI 48198
PROJECT SITE NO. C105005
SHEET TITLE

FLOOR FINISH PLAN

SHEET NO. _____

A-1.0

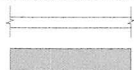


FLOOR FINISH PLAN

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



LEGEND



EXISTING TO REMAIN

NO WORK IN THIS AREA

GENERAL NOTES

- A. REFER TO G-1.0 FOR SCOPE OF WORK
- B. NO STRUCTURAL ELEMENTS TO BE REMOVED. G.C. TO NOTIFY ARCHITECT IMMEDIATELY OF ANY STRUCTURAL ISSUES IDENTIFIED IN THE FIELD.
- C. ALL INTERIOR FINISHES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE 2012 IBC, SECTION 8039

FLOOR FINISH PLAN KEY NOTES

- F1. POST MAX. OCCUPANT LOAD ON WALL ADJACENT TO MAIN ENTRY
- F2. ~~SKIM-COAT EXISTING WALLS TO LEVEL 5 WHERE WALL COVERING HAS BEEN REMOVED. PRIME AND PAINT WALLS AND PAINT EXISTING WAINSCOT, UNLESS OTHERWISE NOTED~~
- F3. EXISTING KNEE WALL - MODIFY / REBUILD AS NEEDED TO ACCOMMODATE COUNTERTOP AT 33" A.F.F. COVER WITH NEW DECORATIVE PANELS - SERVICE COUNTER & FOUNTAIN UNIT COUNTER
- F4. NEW SURFACE MOUNTED STAINLESS STEEL CORNER GUARDS. PROVIDE AND INSTALL GUARD 18GA 3/4" x 3/4" WIDE TO EXPOSED SURFACES WITH SILICONE ADHESIVE
- F5. EXISTING FLOOR AND BASE TILE TO REMAIN. PATCH FLOOR WITH NEW FLOOR TILE WHERE POSTS, RAILS AND WALLS ARE REMOVED. NEW TILE TO MATCH EXISTING. PATCH AND REPAIR ANY DAMAGED TILE TO THE NEAREST FULL TILE AS NECESSARY
- F6. NEW BLOCKING IN WINDOW OPENING TO SUPPORT DECORATIVE WALL PANELS
- F7. NEW PRE-FINISHED FLOOR TO CEILING DECORATIVE WALL TRIM PANELS ON EXISTING WALL SURFACE. INSTALL PANELS 1/2" BELOW CEILING FOR VENTILATION PURPOSES
- F8. ~~NEW PRE-FINISHED VENDOR PROVIDED 4" WINDOW TRIM TO BE PAINTED P-6. REFER TO FINISH SCHEDULE~~
- F9. NEW FRP PANELS OVER EXISTING SIDE WALLS & BULKHEAD TILE
- F10. NEW VENDOR PROVIDED CHAIR RAIL TO CEILING "QUOTE WALL" - REFER TO INTERIOR ELEVATIONS
- F11. NEW WHITE CORIAN WINDOW SILL / WALL CAP (SS-2)
- F12. INSTALL 6" RUBBER WALL BASE OVER NEW WALL PANEL
- F13. INSTALL NEW SOLID SURFACE COUNTERTOPS
- F14. ~~RE-GLAZ DIVIDER WALL WITH NEW LAMINATE PANELS (PL-4) OVER EXISTING PANELS AND INSTALL—CORIAN TOP CAP—REFER TO FINISH SCHEDULE~~
- F15. NO WORK THIS AREA
- F16. INSTALL NEW CHAIR RAIL AND WAINSCOT
- F17. PREFINISHED ALUMINUM CORNER GUARDS TO MATCH NEW WALL FINISH
- F18. EXISTING DOOR CLOSER SHALL BE ADJUSTED TO HAVE A MAXIMUM SLBS OPENING FORCE

FINISH SCHEDULE / INTERIOR FINISHES

FINISH SCHEDULE / INTERIOR FINISHES

FLOORING				WALLS					
MARK	DESCRIPTION	MFG / CONTACT	MODEL # COLOR	REMARKS					
T-1	FLOOR TILE	CREATIVE MATERIALS CORPORATION CMC KFC TEAM NATIONAL ACCOUNTS TEAM O: (800)297-2987 ext. ASAP (2727) fctclg@creativematerials.com	SERIES: SANDERS COLOR: GOLD FINISH: X-GRP SIZE: 6" x 36" GROUT JOINTS: 3/16"	DINING ROOM - USE GROUT 1. SEE PAGES 5 AND 6 OF CMC BODERS PACKET FOR RANDOM INSTALL PATTERN AND DETAIL.	B-2	SERVICE COUNTER, DINER WALLS, RED WALL	JONHONITE SCOTT STERTMEYER P: (800) 388-8916 ext. 0759 C: (713) 524-8731 scott.stertmeyer@jonhonnite.com	MILLWORK WALLBASE MANDALAY 6" TIGRESS 20" CHARCOAL 375" W x 6" H	
T-2	FLOOR TILE	CREATIVE MATERIALS CORPORATION CMC KFC TEAM NATIONAL ACCOUNTS TEAM O: (800)297-2987 ext. ASAP (2727) fctclg@creativematerials.com	SERIES: SANDERS COLOR: GOLD FINISH: X-GRP SIZE: 12" x 12" GROUT JOINTS: 3/16"	RESTROOMS - USE GROUT 2. INSTALL PATTER. STACK BOND	SP-4	KITCHEN WALLS PANELS	MARLITE DAN EGBERS P: (330) 343-6821 C: (330) 350-7833 dgebgs@marlite.com	FP-100 WHITE	BOH
B-1	COVE BASE	CREATIVE MATERIALS CORPORATION CMC KFC TEAM NATIONAL ACCOUNTS TEAM O: (800)297-2987 ext. ASAP (2727) fctclg@creativematerials.com	SERIES: SANDERS COLOR: PATINA FINISH: X-GRP SIZE: 6" x 12" GROUT JOINTS: 3/16"	RESTROOM AND FOM AS REQUIRED BY CODE. USE GROUT 2	SP-53	WAINSCOT	MARLITE DAN EGBERS P: (330) 343-6821 C: (330) 350-7833 dgebgs@marlite.com	REFINISHED - 544F 52 MORNING HAZE PLANK 32" 10-96x12-5" RUN VERTICAL ON WALL USE INTEGRAL CHAIR RAIL	ADD DINING ROOM
	FLOOR TILE	DALTILE P: (502) 968-5558 C: (202) 787-7839 tula.hornc@daltille.com	TYPE: BURETREAD QUARRY, COLOR: RED DORL SIZE: 6"x6" GROUT/MAPEI #47 CHARCOAL	BOH	SP-6	WALL PANELS	MARLITE DAN EGBERS P: (330) 343-6821 C: (330) 350-7833 dgebgs@marlite.com	FRP PANELS LA PALADIA SYMMETRIC 10' x 4' x .060" TILE RUNNING BOND PATTERN	MALLS & BOLDERS @ COUNTER
GROUP 1	FLOOR GROUT	CREATIVE MATERIALS CORPORATION CMC KFC TEAM NATIONAL ACCOUNTS TEAM O: (800)297-2987 ext. ASAP (2727) fctclg@creativematerials.com	MAPEI ULTRACOLOR PLUS HOKOR	USE WITH DINING ROOM TILE. ALL GROUT AND SETTING MATERIALS ARE A PACKAGE AND MUST BE PURCHASED AND SHIPPED WITH FLOOR TILE	SP-8	WALL PANELS	MARLITE DAN EGBERS P: (330) 343-6821 C: (330) 350-7833 dgebgs@marlite.com	FRP PANELS WHITE MATTE SYMMETRIC 10' x 4' x .090" SUBWAY TILE RUNNING BOND PATTERN	RESTROOMS COVER DOWSTING TILE, 2" OR FULL HEIGHT
GROUP 2	FLOOR GROUT	CREATIVE MATERIALS CORPORATION CMC KFC TEAM NATIONAL ACCOUNTS TEAM O: (800)297-2987 ext. ASAP (2727) fctclg@creativematerials.com	MAPEI ULTRACOLOR PLUS HON	USE WITH RESTROOM TILE. ALL GROUT AND SETTING MATERIALS ARE A PACKAGE AND MUST BE PURCHASED AND SHIPPED WITH FLOOR TILE	PL-4	KNEE WALL	LAB DESIGNS LAMINATE SEAN MCWEE SURFACE MATERIALS P: (440) 248-6000 C: (414) 327-2336 seanm@seanmcwee.com	WOOD LAMINATE COLLECTION BRUSHED COGGA W0309	HORZ. ASP.
DOORS									
DOOR	MARLITE	MARLITE 1 MARLITE DRIVE DOWER, OH 44822 330-333-8621	MARLITE HIGH PRESSURE LAMINATE (HPL)	INTERIOR DOORS	SS-2	WINDOW SILL KNEE WALL	DU PONT CORIAN OHIO VALLEY SUPPLY COMPANY P: (613) 681-8300 C: (613) 580-9528 bob.russ@ovsupply.com	TERA COLLECTION WHITE JASMINE 1/2" THICK	DINING ROOM QTY. NEEDS TO BE LISTED UNDER MILLWORK
DOOR FRAME	MARLITE	MARLITE 1 MARLITE DRIVE DOWER, OH 44822 330-333-8621	MARLITE - ALUMINUM ADJUSTABLE FRAMES (AA) SATIN FINISH - MODEL 550 WHINGES	INTERIOR DOOR FRAME		STAINLESS STEEL HEADER CAP	TBD	TBD	MENU BOARD BULKHEAD
DOOR HARDWARE	MARLITE	MARLITE 1 MARLITE DRIVE DOWER, OH 44822 330-333-8621	PUSH/PULL HARDWARE, CLOSER ALUMINUM KICKPLATES - BOTH SIDES	INTERIOR DOORS		CORNER GUARDS	TBD	TBD	HORIZONTAL WALL PROTECTION SYSTEM HORIZONTAL ANODIZED ALUMINUM CORNER GUARDS 1/2" X 1/2" X 1/16" THICKNESS
DOOR HARDWARE	YALE	LOCKNET NATIONAL ACCOUNT 855-432-4813 www.locknet.com	LOCKNET PART # 14095564 - LEVER STYLE AND PREPARED FOR INTERCHANGEABLE KEY SYSTEM	INTERIOR OFFICE SECURITY DOOR HARDWARE					
DOOR LAMINATE	PONITE	TBD	PONITE - W7650 'FEACH-CORBLER'	INTERIOR DOORS					

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PRINTED: Wednesday, May 31, 2017 3:58:18 PM



KFC

cesco
CREATION TO COMPLETION
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DRAWING SUBMITTALS

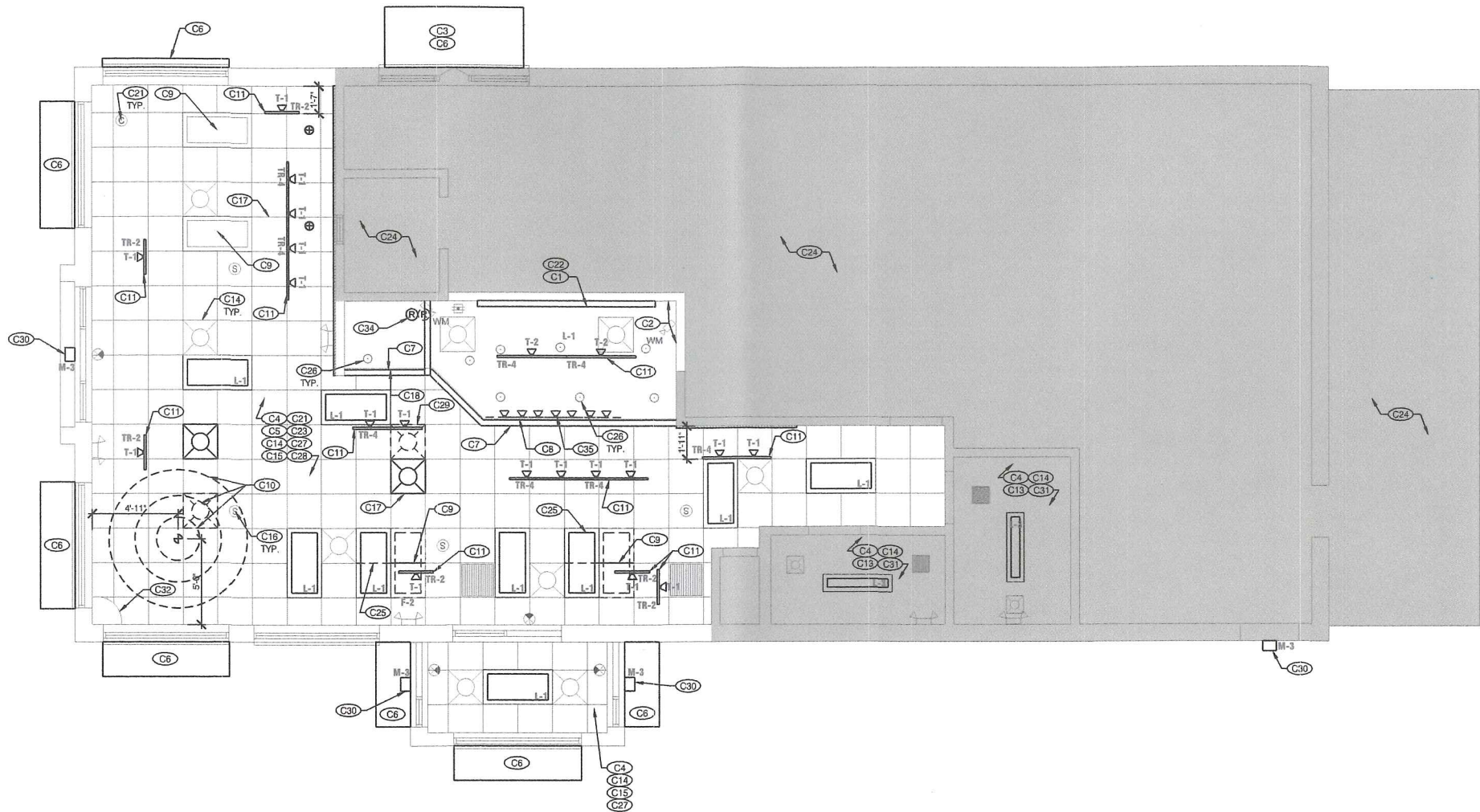
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DATE	BY
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DATE	BY
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4/4/2017	cesco
DATE	BY
PERMIT SET SUBMITTAL	
5/31/2017	cesco
DATE	BY
PERMIT SET REVISION	
DATE	BY

REVISION:
Mark Date By

PROJECT TITLE
"K50 TO AMERICAN
SHOWMAN"
ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
39 E MICHIGAN AVENUE
YPSILANTI, MI 48198
KFC SITE NO. C105005
SHEET TITLE

REFLECTED
CEILING PLAN

SHEET NO.
A-1.1



REFLECTED CEILING PLAN

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



LEGEND	GENERAL NOTES
	A. RESTROOMS - PAINT HARD LID CEILING AND WALLS, STEAM CLEAN FLOOR TILE AND RE-LAMP/ RE-LENSE LIGHT FIXTURES.
	B. NO STRUCTURAL ELEMENTS TO BE REMOVED. G.C. TO NOTIFY ARCHITECT IMMEDIATELY OF ANY STRUCTURAL ISSUES IDENTIFIED IN THE FIELD.
	C. REFER TO A-2.0 EXTERIOR ELEVATIONS FOR WALL SCONCE LOCATIONS
	D. EXISTING BLACK CEILING TO REMAIN. NEW FIXTURE TO BE BLACK TO MATCH EXISTING.

REFLECTED CEILING PLAN KEY NOTES
C1. REINSTALL EXISTING MENU BOARD
C2. NEW STAINLESS STEEL CAP AT UNDERSIDE OF EXISTING BULKHEAD
C3. WIRING OF LIGHTS IN CANOPY BY VENDOR. E.C. SHALL MAKE FINAL CONNECTION TO EXISTING LIGHTING CIRCUIT THIS AREA
C4. REPLACE EXISTING LIGHT FIXTURE WITH NEW LED LIGHT FIXTURES IN DINING. BEHIND SERVICE COUNTER, RESTROOMS, HALLWAYS
C5. EXISTING CEILING RECEPTACLES TO REMAIN.
C6. NEW EXTERIOR AWNING / LOUVER. REFER TO EXTERIOR ELEVATIONS
C7. CUSTOM MILLWORK, FAUX WOOD BEAMS
C8. EXISTING SOFFIT TO REMAIN
C9. NEW CEILING TILE AND INTERMEDIATE GRID TO MATCH EXISTING WHERE LAY-IN LIGHT WAS REMOVED
C10. NEW BUCKET PENDANT LIGHT AND LIGHT RING. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY ON EXISTING CIRCUITS FOR LIGHTS
C11. NEW TRACK LIGHTING
C12. NEW PENDANT LIGHTING CENTERED ABOVE TABLE
C13. PAINT CEILING (P-6)
C14. EXISTING GRILLS AND DIFFUSERS TO REMAIN
C15. EXISTING CEILING GRID/TILES. REPLACE DAMAGED CEILING TILES AS REQ'D - MATCH EXISTING TILE
C16. EXISTING BLACK SPEAKERS TO REMAIN
C17. RELOCATED DIFFUSERS/ GRILLS. ADJUST SUPPLY LINE TO FEED NEW DIFFUSER
C18. INSTALL NEW PEPSI SIGN
C19. REINSTALL EXISTING WI-FI ROUTER IN SAME LOCATION
C20. REINSTALL EXISTING BUG LIGHTS, EXIT SIGNS, EM LIGHTS AS NEEDED
C21. EXISTING CCTVS / CAMERAS / SMOKE DETECTORS TO BE RELOCATED BY OWNERS VENDOR AS NEEDED
C22. REINSTALL EXISTING ELECTRICAL (LED PANELS) MENU BOARD BY OWNER VENDOR
C23. RELOCATE EXISTING T-STAY AS NEEDED
C24. NO WORK IN THIS AREA
C25. RELOCATED LIGHT FIXTURE LOCATION FOR NEW TRACK LIGHTS. USE CIRCUIT FROM LIGHTING REMOVED
C26. EXISTING RECESSED CAN LIGHTS IN BEHIND SERVICE COUNTER TO REMAIN
C27. EXISTING BUG LIGHTS, EXIT SIGNS, EM LIGHTS TO REMAIN
C28. EXISTING TRACK LIGHTING THROUGHOUT DINING/SERVICE AREA/ VESTIBULE TO BE REMOVED. MAINTAIN CIRCUITS FOR RE-USE
C29. NEW CEILING TILE AND INTERMEDIATE GRID TO MATCH EXISTING WHERE DIFFUSER AND GRILL WAS REMOVED
C30. NEW WALL PACK LIGHT ABOVE DOOR
C31. EXISTING GYPSUM BOARD CEILING TO REMAIN. PATCH AND REPAIR AS NEEDED
C32. EXISTING CEILING ELEMENT TO REMAIN
C33. RELOCATED AND REPLACE EXISTING LIGHT FIXTURE AS SHOWN. PATCH AND REPAIR CEILING SYSTEM AS NECESSARY
C34. RELOCATED EXISTING WI-FI ROUTER
C35. EXISTING TRACK LIGHT TO BE REMOVED

GENERAL NOTES - LIGHTING / ELECTRICAL
A. CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER
B. EMERGENCY AND STANDARD LIGHTING MARKED WITH 'NL' SUBSCRIPT SHALL OPERATE CONTINUOUSLY. PROVIDE UNWITNESSED HOT TO STANDARD AND EMERGENCY BALLASTS
C. EMERGENCY LIGHTING NOT MARKED WITH 'NL' SUBSCRIPT: PROVIDE UNWITNESSED CONSTANT HOT TO EMERGENCY BALLAST AND SWITCHED HOT TO STANDARD BALLAST
D. CONTRACTOR SHALL FIELD VERIFY CEILING TYPE AND PROVIDE PROPER MOUNTING HARDWARE
E. ALL LIGHT FIXTURES SHALL BE SUPPLIED WITH LAMPS
F. ELECTRICAL CONTRACTOR SHALL VERIFY AVAILABLE CIRCUITS IN ELECTRICAL PANELS AND REUSE EXISTING CIRCUITS AS AVAILABLE
G. CONNECT LIGHTING CIRCUITS TO EXISTING LIGHTING CONTROL PANEL. COORDINATE CONTROL SEQUENCE AND TIME OF DAY SCHEDULING WITH FRANCHISEE
H. EXISTING 2X4 AND 2X2 LIGHTING TO BE RE-LENSED AND RE-LAMPED (WITH LED)
I. REFER TO A2.0 FOR ADDITIONAL EXTERIOR LIGHTS NOT SHOWN ON PLAN
J. ALL NEW LIGHTING TO BE COORDINATED WITH EXISTING MECHANICAL GRILLES
K. EXISTING ELECTRICAL PANEL LOCATIONS & NEW CIRCUITS SHALL BE VERIFIED BY E.C. E.C. SHALL COORDINATE & VERIFY FINAL ELECTRICAL WITH LIGHTING / SIGNAGE SUPPLIERS
L. PROVIDE ESCUTCHEON PLATES AND SEALANT AT ALL UTILITY PENETRATIONS OF WALLS, CEILINGS, AND FLOORS. DO NOT USE CAULK OR EXPANDING FOAM FOR SEALANT
M. ALL WIRING TO BE PER NEC INSTALLATION REQUIREMENTS SIZED FOR 40% MAX FILL PER NEC
N. RELOCATED DEVICES TO BE ROUTED IN FLEXIBLE METAL CONDUIT.
O. PROVIDE NEW OR EXTEND EXISTING POWER/DATA/PHONE LINES FOR NEW MODIFIED LAYOUT. G.C./E.C. IS RESPONSIBLE FOR FIELD VERIFYING THE EXISTING ELECTRICAL CAPACITY AND CONFIRMING THAT THE NUMBER OF SPACES AT THE PANELS IS ADEQUATE FOR THE ADDITIONAL RELOCATION OF THE SERVICES SHOWN. G.C. TO NOTIFY KFC PM IF EITHER SERVICE OR NUMBER OF SPACES IS FOUND TO NOT MEET THE NECESSARY REQUIREMENTS
P. E.C. SHALL PROVIDE J-BOX FOR SIGNAGE BY SIGN VENDOR. FINAL CONNECTION TO BUILDING POWER BY E.C.
Q. E.C. SHALL PROVIDE J-BOX FOR NEW EXTERIOR LIGHT FIXTURE. FINAL CONNECTION TO BUILDING POWER BY E.C.
R. E.C. SHALL COORDINATE EXACT ROUTING OF ALL NEW AND RELOCATED CIRCUITS. FIELD VERIFY EXISTING CONDITIONS. ALL WORK AND WIRING PER NEC INSTALLATION REQUIREMENTS. ALL WORK TO BE CONCEALED. SURFACE MOUNT RACEWAYS ARE NOT PERMITTED
S. DRAWINGS ARE BASED ON EXISTING CONDITIONS PROVIDED BY LEND LEASE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THAT INFORMATION. DISCREPANCIES FOUND IN THE FIELD ARE TO BE RESOLVED ON SITE BY THE CONSTRUCTION MANAGER IN CONJUNCTION WITH THE LEND LEASE PROJECT MANAGER.

LIGHTING SCHEDULE					
INTERIOR FIXTURES					
NO.	QTY.	LOCATION	MRG/CATALOG NUMBER	DESCRIPTION	WATTS/ VOLTS
F-2	4	SALES FLOOR	MINKA: 2260-84	GLASS PENDANT WITH BRUSHED NICKEL FINISH MEDIUM BASE SOCKET	3 WATTS / 120 VOLTS
T-3	18	SALES FLOOR	JUNO: R600L3HCNWH	VERTICAL INTEGRATED LED TRACK LIGHT WHITE FINISH 3000K HI-CRI 23 DEGREE NARROW BEAM	10 WATTS / 120 VOLTS
T-2	2	MENU BOARD LIGHT	CONTECH: CTL181V3CDP	VERTICAL INTEGRATED LED WALL WASHER TRACK LIGHT 3000K HI-CRI BLACK FINISH	35 WATTS/ 120 VOLTS
TRACK	14	SALES FLOOR	CONTECH: TS-2 TS-4	SINGLE CIRCUIT LINE VOLTAGE TRACK BLACK FINISH	
L-1	12	SALES FLOOR RECESSED TROFFER	MOBERN: MPPEL24LED50DMVWH35	2X4 LED EDGELIT FLAT PANEL 3500K	4 WATTS / 120 VOLTS
L-3	2	RESTROOM RECESSED TROFFER	MOBERN: MPPEL14LED37DMVWH35 MOBERN: SMKT14-MPPEL	1X4 LED EDGELIT FLAT PANEL 3500K WITH FLANGE KIT	37 WATTS / 120 VOLTS
EXTERIOR FIXTURES					
NO.	QTY.	LOCATION	MRG/CATALOG NUMBER	DESCRIPTION	WATTS/ VOLTS
E-1	6	TOP OF WALL	AMERLUX: WAF130/BLK (LIGHT) AMERLUX: WAF130/BLDG MNT/BLK-36IN (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 36" ARM BRACKET BLACK FINISH	24 WATTS / 120 VOLTS
E-2	3	ABOVE BANNER PANEL	AMERLUX: FL11H16020/BLK (LIGHT) AMERLUX: WAF130/BLDG MNT/BLK-48IN (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 48" ARM BRACKET BLACK FINISH HORIZONTAL WIDE SPOT BEAM	31 WATTS / 120 VOLTS
M-3	4	WALL SCONCE	RAB: WPLED20V	EXTERIOR RATED LED WALL PACK 3000K BRONZE FINISH	23 WATTS / 120 VOLTS



KFC

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PERMIT SET SUBMITTAL	
5/21/2017	CES
DATE	BY
PERMIT SET REVIEW	
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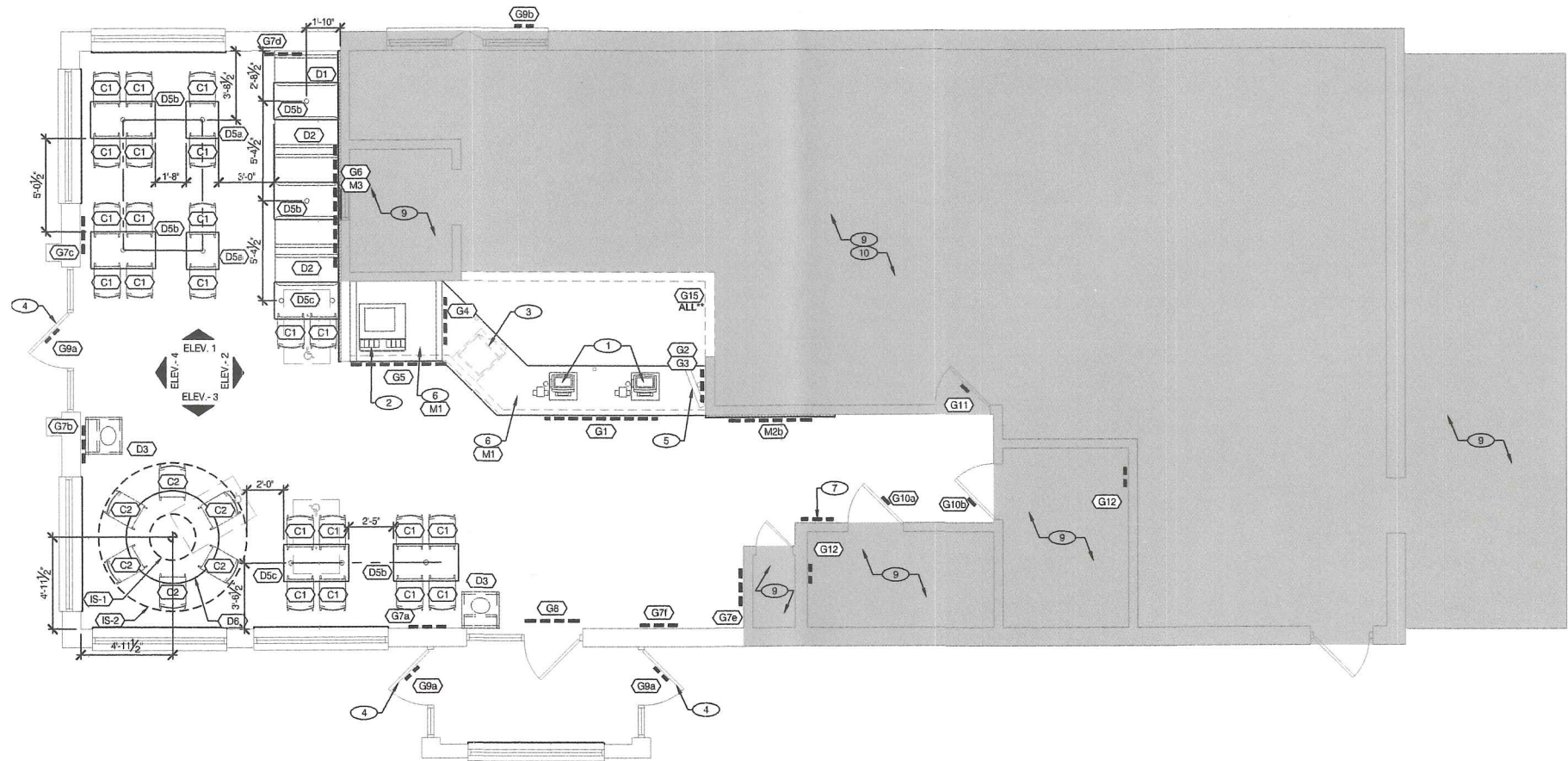
REVISION:

Mark	Date	By

PROJECT TITLE
"K50 TO AMERICAN
SHOWMAN"
ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
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YPSILANTI, MI 48198
KFC SITE NO. C105005
SHEET TITLE

FIXTURE AND
FURNITURE PLAN

SHEET NO.
A-1.2



FIXTURE AND FURNITURE PLAN
Scale: 1/4" = 1'-0"



GENERAL NOTES

LEGEND

A. COORDINATE EXACT GRAPHIC LOCATIONS AND HANGING INSTRUCTIONS WITH VENDOR SPECS

	EXISTING TO REMAIN
	NO WORK IN THIS AREA

FIXTURES & GRAPHICS KEY NOTES:

- EXISTING P.O.S. EQUIPMENT - INCL. EXIST OR NEW UNDER COUNTER CASH DRAWER BRACKET
- RE-INSTALL EXISTING ICE MACHINE & BEVERAGE DISPENSER - SEE SHEET D1.0
- EXISTING SAFE
- REPLACE EXTERIOR/INTERIOR BRANDED, PLASTIC DOOR PANEL WITH PREFINISH PANEL TO MATCH DOOR FRAME
- EXISTING SECURITY MONITOR, RELOCATE AS NECESSARY FOR NEW SERVICE COUNTER LAYOUT
- CUSTOM MILLWORK PROVIDED BY VENDOR
- REINSTALL EXISTING "KFC FOUNDATION" ARTWORK
- PAINT EXISTING TABLETOP POSTS - MATTE BLACK
- NO WORK IN THIS AREA
- G15 BOH GRAPHICS TO BE LOCATED BY KFC

KFC GRAPHIC SCHEDULE

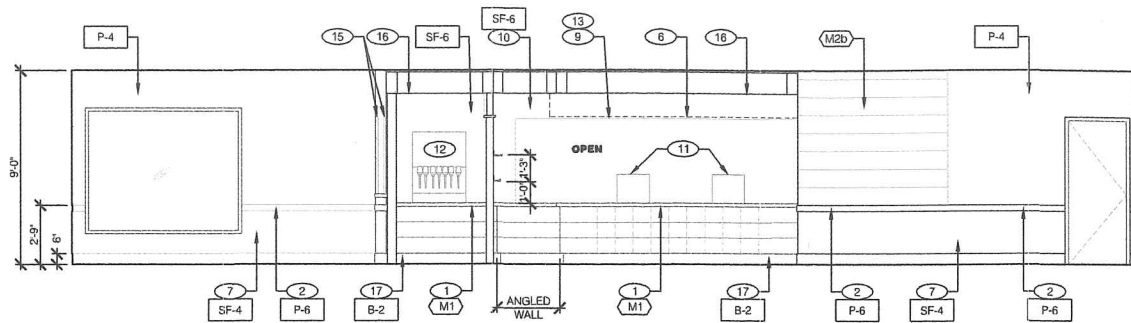
GRAPHICS		
TAG	QTY.	ITEM DESCRIPTION
G1	1	"KITCHEN" SIGN
G2	1	CHALK BOARD - PRINTED
G3	1	REAL MEALS GUARANTEE
G4	1	SECRET PROCESS ART
G5	1	PEPSI FILLING STATION SIGN
G6	1	FOCAL WALL ART
G7a	1	DINING ROOM ARTWORK - "SOUTHERN INSPIRED"
G7b	1	DINING ROOM ARTWORK - "SANDERS FOR SENATOR"
G7c	1	DINING ROOM ARTWORK - "COLONEL 101"
G7d	1	DINING ROOM ARTWORK - "No1 CHICKEN SALESMAN"
G7e	1	DINING ROOM ARTWORK - "PRESSURE COOKER"
G7f	1	DINING ROOM ARTWORK - "BUCKET LIST"
G8	1	"THANKS" MESSAGE
G9a	3	STORE HOURS - ENTRY DOOR
G9b	1	STORE HOURS - DT WINDOW
G10a	1	RESTROOM SIGNS - LADIES
G10b	1	RESTROOM SIGNS - GENTS
G11	1	COLONEL'S OFFICE SIGN
G12	2	RESTROOM MIRROR MESSAGE
G15a	1	BOH ART - COMMUNICATION BOARD (VERT & HORIZ)
G15b	1	BOH ART - FAMILY PRIDE BOARD
G15c	1	BOH ART - COLONEL PROUD BANNER
G15d	1	BOH ART - COLONEL TIE MIRROR
G15e	1	BOH ART - GREATEST CHICKEN COLLAGE
G15f	1	BOH ART - SERVICE PROMISE SIGN (STANDARD 60"x47" AND SMALL 30"x24")

KFC DECOR SCHEDULE

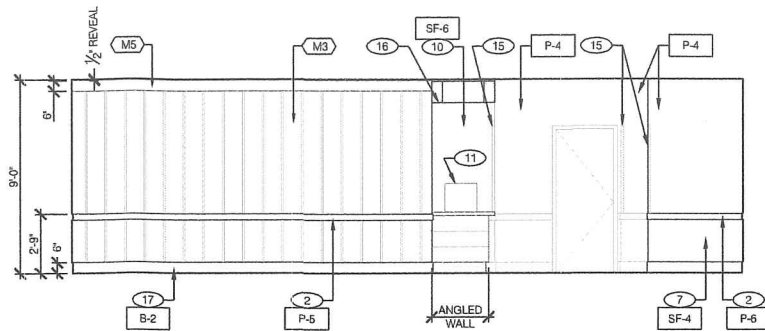
INTERIOR SPECIALTIES		
TAG	QTY.	ITEM DESCRIPTION
IS-1	1	BUCKET
IS-2	1	RING CEILING ELEMENT
DECOR		
TAG	QTY.	ITEM DESCRIPTION
D1	1	SANDERS BOOTH - SINGLE
D2	2	SANDERS BOOTH - DOUBLE
D3	2	TRASH UNIT - SINGLE
D5a	3	TABLE TOP - 21" X 24"
D5b	6	TABLE TOP - 24" X 42"
D5c	2	TABLE TOP - 24" X 42" HC W/ SYMBOL
D6	1	FOCAL TABLE 60" ROUND WITH CUSTOM BASE
CHAIRS		
TAG	QTY.	ITEM DESCRIPTION
C1	28	CAFE DINING CHAIRS
C2	6	CAFE DINING CHAIRS - KFC RED SEAT

KFC DECOR SCHEDULE (CONT'D)

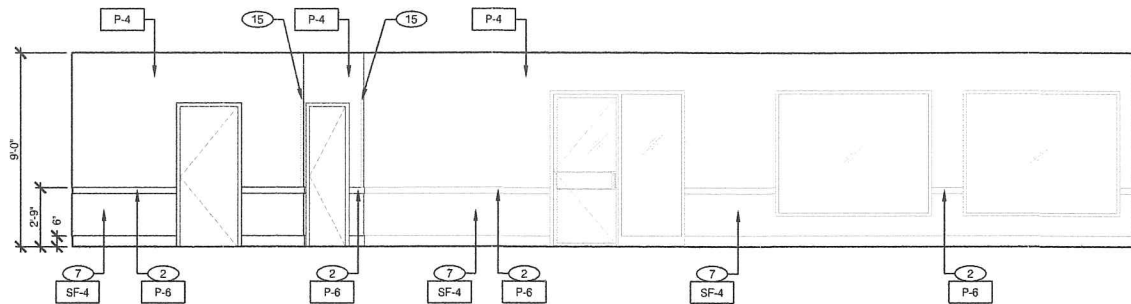
MILLWORK			
TAG	QTY.	LN. FT.	ITEM DESCRIPTION
M1	N/A	20'-4"	ORDER COUNTER/DRINK COUNTER COMPONENTS
	1	20'-4"	FRONT COUNTER BEAMS - NEED BOTH QTY AND LN. FT
	1	N/A	FRONT COUNTER PEPSI DIVIDER WALL AND BACK PANEL
SS-2	6	N/A	CORIAN WINDOW SILL TOPS FOR WINDOWS
M2b	1	N/A	ENTRY FOCAL WALL WITH REAL MEALS QUOTE - OVER CHAIR RAIL
M3	N/A	16'-9"	FOCAL WALL PANELS - BACK RED WALL INCLUDING WINDOW AND TOP TRIM



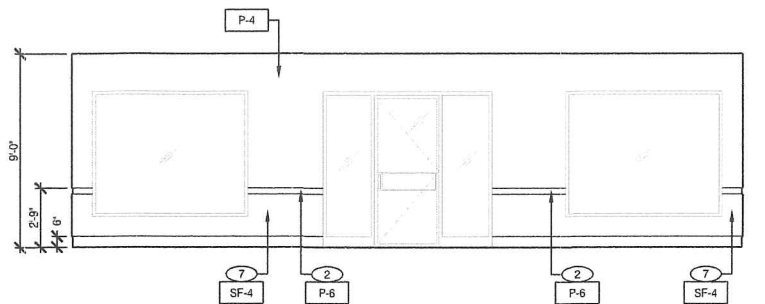
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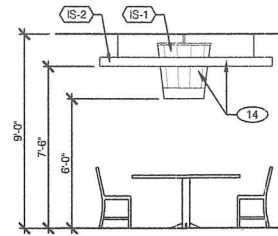
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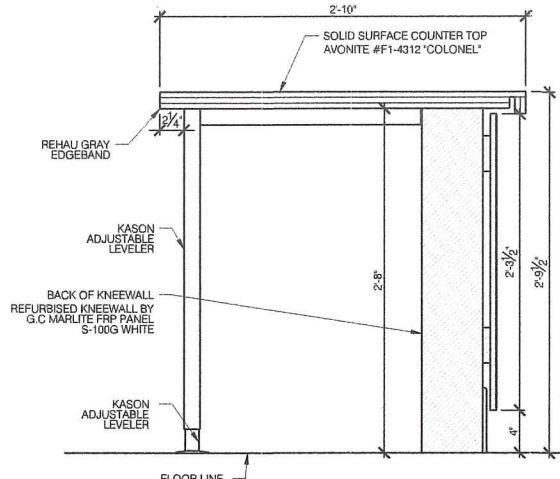
ELEVATION 3
Scale: 1/4" = 1'-0"



ELEVATION 4
Scale: 1/4" = 1'-0"



PROTOTYPE COLONEL'S TABLE
Scale: 1/4" = 1'-0"



5 - SECTION @ SERVICE COUNTER
Scale: 1 1/2" = 1'-0"

INTERIOR ELEVATION KEY NOTES

1. NEW SERVICE COUNTER (OVER EXISTING KNEE WALL)
2. NEW CHAIR RAIL PRE-PRIMED BY VENDOR. INSTALL WITH REVEAL TO CEILING
3. VENDOR PROVIDED WINDOW SILL, JAMB AND HEADER RETURNS ON RED WALL TO BE PAINT P-6
4. NEW PENDANT LIGHT FIXTURES - SEE CEILING PLAN
5. VENDOR PROVIDED FRAMED ARTWORK, USE PROVIDED TEMPLATE TO INSTALL
6. EXISTING MENU BOARD
7. INSTALL NEW WAINSCOT PRE-PAINTED
8. SKIM COAT EXISTING WALLS (TO LEVEL-3); PRIME AND PAINT ABOVE CHAIR RAIL
9. EXISTING SOFFIT (FACE AND UNDERSIDE) TO BE PAINTED P-4
10. NEW FRP PANEL OVER EXISTING TILE
11. EXISTING POS EQUIPMENT
12. EXISTING PEPSI DISPENSER / ICE MACHINE
13. STAINLESS STEEL HEADER CAP ON EXISTING BULKHEAD
14. NEW SUSPENDED BUCKET GRAPHIC ELEMENT
15. NEW SURFACE MOUNTED CORNER GUARDS
16. NEW ORDER COUNTER FAUX BEAMS OVERHEAD
17. NEW 6" WALL BASE

KFC DECOR SCHEDULE

MILLWORK		
M1	1	ORDER COUNTER/DRINK COUNTER COMPONENTS
M2b	1	ENTRY FOCAL WALL WITH REAL MEALS QUOTE - OVER CHAIR RAIL
M3	1	FOCAL WALL PANELS - BACK RED WALL
M5	1	CROWN MOULDING
INTERIOR SPECIALTIES		
TAG	QTY.	ITEM DESCRIPTION
IS-1	1	BUCKET
IS-2	1	RING CEILING ELEMENT

FINISH SCHEDULE / INTERIOR FINISHES

WALLS					
B-2	SERVICE COUNTER, DIVIDER WALLS, REG. WALL	JOHN-SONITE	SCOTT STERTMEYER P: (800) 899-4816 ext. 5759 C: (713) 284-9797 scott.stertmeyer@johnsonite.com	MILLWORK WALLBASE MANDALAY 8" TOLLESS 20" CHAIR RAIL 375" W x 6" H	
SF-4	KITCHEN WALLS, PANELS	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	FR-100 WHITE	BOH
SF-5	WAINSCOT	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	PREFINISHED - P6 WEDDING VEL PLANK 52 16'X6'X1/2" RUN VERTICAL ON WALL USE INTEGRAL CHAIR RAIL	DINING ROOM
SF-6	WAINSCOT	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	PREFINISHED - S446-S2 MORNING HAZE PLANK 52 16'X6'X1/2" RUN VERTICAL ON WALL USE INTEGRAL CHAIR RAIL	ASW DINING ROOM
SF-6	WALL PANELS	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	FRP PANELS LA PALOMA SYMETRIX 10' x 4' x .099" TILE RUNNING BOND PATTERN	MENUBOARD BULKHEAD AND WALLS @ COUNTER
SF-8	WALL PANELS	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	FRP PANELS WHITE MATTE SYMETRIX 10' x 4' x .099" SUBWAY TILE RUNNING BOND PATTERN	RESTROOMS COVER EXISTING TILE 1' OR FULL HEIGHT
PL-4	KNEE WALL	LAB DESIGNS LAMINATE	SEAN MCLEWEE SURFACE MATERIALS P: (440) 248-0000 C: (814) 307-2996 seanm@surfacematerials.com	WOOD LAMINATE COLLECTION BRUSHED COCOA W0090	HORIZ. APP.
	CHAIR RAIL	MARLITE	DAN EGBERS P: (330) 343-6621 C: (330) 295-7633 dgeb@marlite.com	PREFINISHED - P6 WEDDING VEL WOOD CHAIR RAIL	DINING ROOM
SS-5	WINDOW SILL KNEE WALL	DU PONT CORIAN	BOB ROSE OHIO VALLEY SUPPLY COMPANY P: (513) 681-8300 C: (513) 582-2528 bob.rose@ovsco.com	TERRA COLLECTION WHITE JASMINE 1/2" THICK	DINING ROOM QTY. NEEDS TO BE LISTED UNDER MILLWORK
	STAINLESS STEEL HEADER CAP	TBD	TBD	TBD	MENUBOARD BULKHEAD
	CORNER GUARDS	TBD	TBD	TBD	DINING ROOM
DOORS					
	DOOR	MARLITE	MARLITE 1 MARLITE DRIVE DOVER, OH 44322 330.343.6621	MARLITE HIGH PRESSURE LAMINATE (HPL)	INTERIOR DOORS
	DOOR FRAME	MARLITE	MARLITE 1 MARLITE DRIVE DOVER, OH 44322 330.343.6621	MARLITE - ALUMINUM ADJUSTABLE FRAMES (AJP) SATIN FINISH - MODEL 600 W/SHIMMED	INTERIOR DOOR FRAME
	DOOR HARDWARE	MARLITE	MARLITE 1 MARLITE DRIVE DOVER, OH 44322 330.343.6621	PUSH/PULL HARDWARE, CLOSER ALUMINUM KICK PLATES - BOTH SIDES	INTERIOR DOORS
	DOOR HARDWARE	VALE	LOCKNET NATIONAL ACCOUNT 855.532.4613 www.locknet.com	LOCKNET: PART # 1400364 - LEVER STYLE AND PREPARED FOR INTERHARBORABLE KEY SYSTEM	INTERIOR OFFICE SECURITY DOOR HARDWARE
	DOOR LAMINATE	PIONITE	TBD	PIONITE - WT650 'PEACH COBBLER'	INTERIOR DOORS



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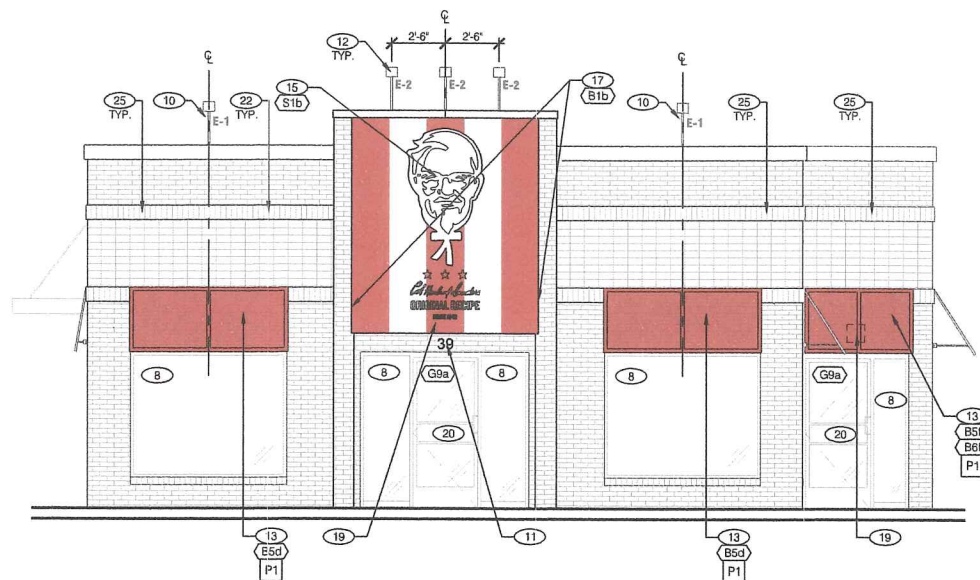
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SHEET TITLE

INTERIOR ELEVATIONS

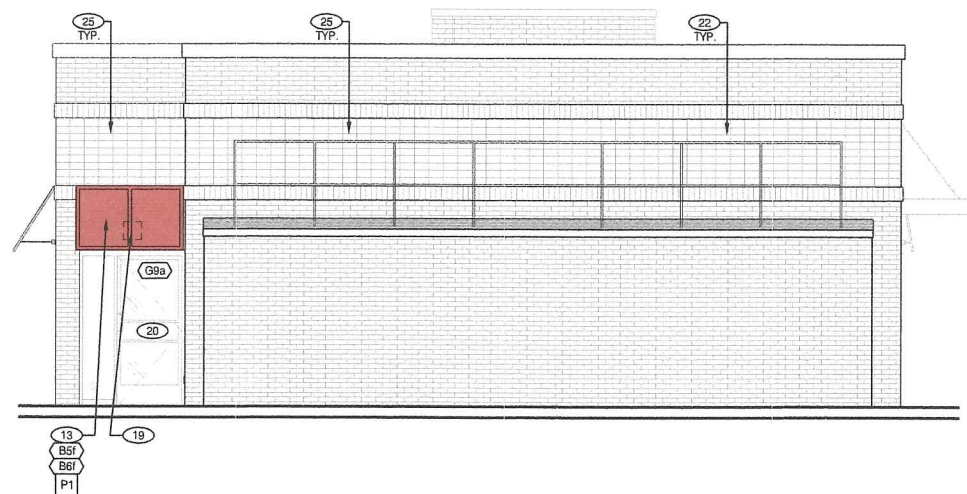
SHEET NO. **A-1.3**

- G.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED PROVIDE ADDITIONAL BLOCKING PER VENDOR'S RECOMMENDATION
- KFC SIGNAGE & STENCILS BY OTHERS - UNDER SEPARATE PERMIT
- AWNINGS BY OTHERS



1 - FRONT ELEVATION

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



2 - REAR ELEVATION

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

FINISH NOTES

1. NEW M-3 EXTERIOR LIGHT 66088CES (INSTALLED ABOVE EXISTING CEILING ON EXISTING LOCATIONS)
2. PAINT WALL SURFACE BEHIND NEW AWNINGS
3. PAINT 4" WIDE BORDER WINDOW SURROUND AS INDICATED
4. EXISTING PARAPET COPING TO BE REPAIRED, SEALED AND PAINTED
5. EXISTING RAILING TO BE PAINTED SF-0
6. STENCIL-PAINTED GRAPHIC ELEMENT
7. NEW EXTERIOR PAINT TREATMENT
8. EXISTING WINDOWS
9. EXISTING BOLLARD
10. NEW EXTERIOR LIGHT FIXTURE CENTERED ON WINDOW AND/OR GRAPHIC. OTHERWISE AS INDICATED IN ELEVATION. PATCH AND REPAIR ROOF MEMBRANE AT FIXTURE ATTACHMENT POINT
11. REINSTALL ADDRESS NUMBERS.
12. NEW SIGNAGE ACCENT LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE
13. NEW PRE-FINISHED METAL LOUVERED AWNINGS (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS)
14. NEW DRIVE-THRU CANOPY
15. NEW STAND OFF METAL PANEL SYSTEM W/ VINYL GRAPHIC
16. NEW KFC INDIVIDUAL LETTER FACES AND CABINET CANS
17. NEW METAL PANEL SYSTEM ATTACHED TO AND HELD OFF EXISTING TOWER. TOP OF PANELING TO ALIGN WITH BOTTOM OF EXISTING TOWER COPING
18. EXISTING EXTERIOR DOOR AND FRAME
19. NEW EXTERIOR WALL LIGHT, M-3
20. EXISTING STOREFRONT DOOR
21. PAINTED STRIPES TO BE EVENLY SPACED BETWEEN 2'-10" - 3'-4" WIDE
22. PRESSURE WASH EXTERIOR, PATCH AND REPAIR AS REQUIRED
23. EXISTING ROOF LADDER
24. NEW PRE-FINISHED METAL LOUVERED AWNINGS 6" FORM THE WALL (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS)
25. EXISTING BRICK TO REMAIN.

PAINT SCHEDULE

****SHERWIN WILLIAMS PAINT NEEDS TO BE COLOR MATCHED AND PROVIDED AS BENJAMIN MOORE****

MARK	LOCATION	UFG / CONTACT	MODEL #/COLOR	REMARKS
P1	EXTERIOR PAINT	BENJAMIN MOORE KURT MCQUELLAN P: (800) 835-3147 C: (502) 646-1658 kurt.mcquellan@benjaminmoore.com	AURA EXTERIOR PAINT EXOTIC RED 2036-1 LOW LUSTER (30%)	MASONRY SUBSTRATE PRIMER: N008; GLAZED TILE, ACRYLIC, FREIGLAS SUBSTRATE PRIMER: PNS-3 STD.; 55A-110

SPECIALITY PAINT (METAL) **SHERWIN WILLIAMS PAINT NEEDS TO BE COLOR MATCHED AND PROVIDED AS BENJAMIN MOORE**

MARK	LOCATION	MFG / CONTACT		MODEL #/COLOR	REMARKS
SF2	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELAND P (800) 635-6147 C (502) 640-1608 kurt.mccleland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2125-70 WEDDING VEL (V520)	COROTECH FIFMER (V132)

EXTERIOR FIXTURES

NO.	QTY.	LOCATION	MFG/CATALOG NUMBER	DESCRIPTION	WATTS/ VOLTS
E-1	6	TOP OF WALL	AMERLUK: WAF1/300/BLK (L)GHT AMERLUK: WAF1/BLDG MNT/BLK-36IN (BRACKET)	SINGLE ARMRY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 36" ARM BRACKET BLACK FINISH	24 WATTS / 120 VOLTS
E-2	3	ABOVE BANNER PANEL	AMERLUK: FLX-H/MSD/BLK (L)GHT AMERLUK: WAF1/BLDG MNT/BLK-49IN (BRACKET)	SINGLE ARMRY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 48" ARM BRACKET BLACK FINISH HORIZONTAL WIDE SPOT BEAM	31 WATTS / 120 VOLTS
M-3	4	WALL SCONCE	RAB: WPLED20Y	EXTERIOR RATED LED WALL PACK 3000K BRONZE FINISH	20 WATTS / 120 VOLTS

KFC IMAGE COMPONENTS SCHEDULE

SIGNAGE

TAG	QTY.	ITEM DESCRIPTION
\$1b	1	VINYL LOGO/GRAPHICS FOR TOWER PANEL - HALF HT.
\$3a	1	KFC CHANNEL LETTERS - 30" RED
\$4b	1	*REAL MEALS TO GO* VINYL LETTERS FOR 15' CANOPY

BUILDING EXTERIOR ELEMENTS

TAG	QTY.	ITEM DESCRIPTION
B1b	1	TOWER PANEL WITH LOGO AND GRAPHICS - HALF HT.
B3b	1	DT WINDOW CANOPY - 6' WIDE
B5d	4	SHUTTERED AWNINGS - 7'-4" WIDE
B5d3	1	SHUTTERED AWNINGS - 7'-4" WIDE (3'-0" HIGH)
B5f	2	SHUTTERED AWNINGS - 5'-0" WIDE
B6f	2	RAIN PAN FOR SHUTTERED AWNINGS - RED

**KFC**

PRELIMINARY
NOT FOR CONSTRUCTION

This document is partially complete. The information contained is not necessarily coordinated or correct. This drawing is for review purposes only.

DRAWING SUBMITTALS

DESIGN DEVELOPMENT REVIEW SET	
2/1/2017	CSO
DATE	BY
DESIGN DEVELOPMENT RESUBMITTA	
3/17/2017	CSO
DATE	BY
DESIGN DEVELOPMENT RESUBMITTA	
4/4/2017	CSO
DATE	BY
PERMIT SET SUBMITTA	
5/31/2017	CSO
DATE	BY
PERMIT SET REVISION	
DATE	BY

REVISION:

Mark	Date	By
------	------	----

PROJECT TITLE
"K50 TO AMERICAN
SHOWMAN"
ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
39 E.MICHIGAN AVENUE
YPSILANTI, MI 48198
KFCC SITE NO. C10500
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

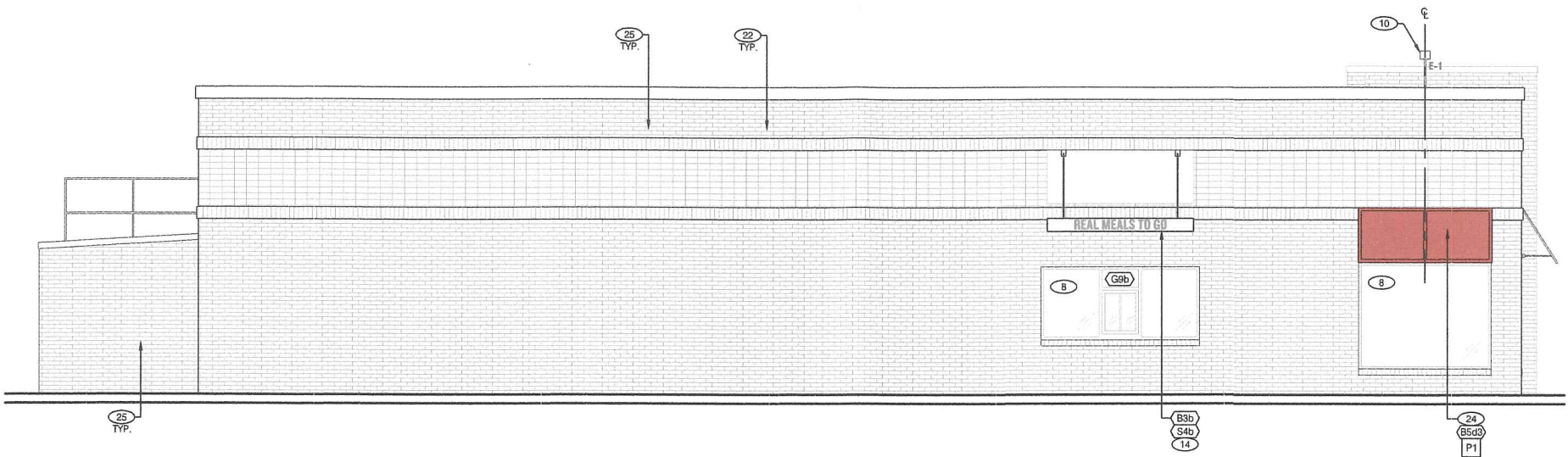
A-2.0

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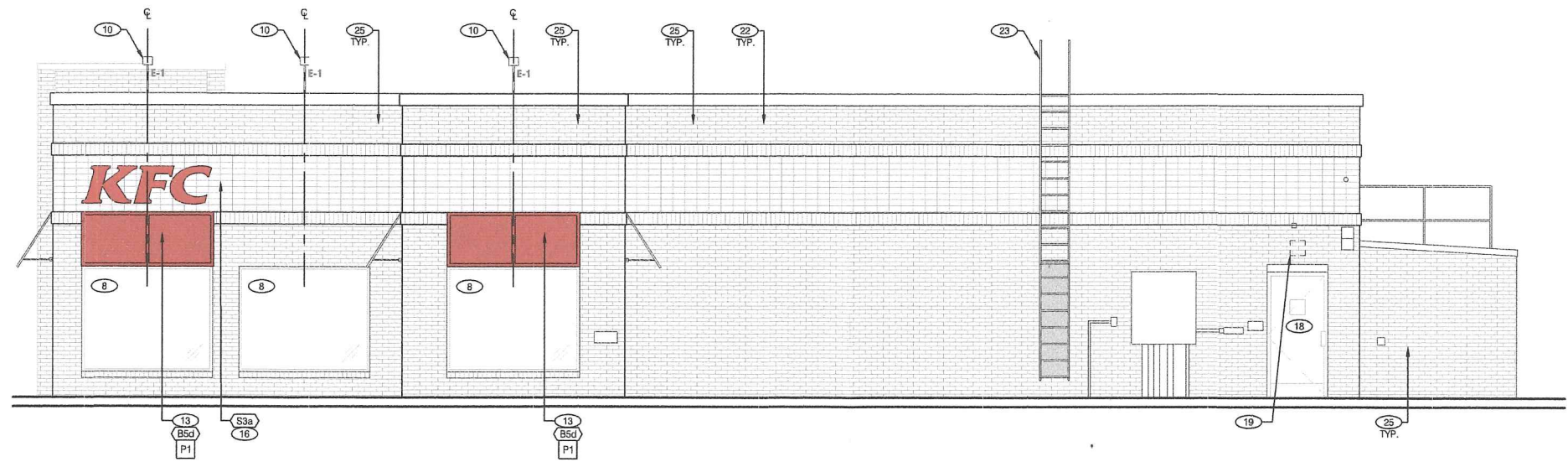
PLOTTED: Wednesday, May 31, 2017 2:50:40 PM

GENERAL NOTES

- G.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED PROVIDE ADDITIONAL BLOCKING PER VENDORS RECOMMENDATION
- KFC SIGNAGE & STENCILS BY OTHERS - UNDER SEPARATE PERMIT
- AWNINGS BY OTHERS
- REFER TO SHEET A-2.0 FOR SHEET NOTES/DECOR SCHEDULE AND FINISH SCHEDULE



3 - DRIVE THRU ELEVATION
Scale: 1/4" = 1'-0"



4 - MAIN ENTRY ELEVATION
Scale: 1/4" = 1'-0"



KFC

cesco
CREATION TO COMPLETION
8534 Yankee Street, Suite 2B, Dayton, OH 45458
Phone: (937) 435-8984 Fax: (937) 435-3307

PRELIMINARY
NOT FOR CONSTRUCTION
This document is partially complete. The information contained is not necessarily coordinated or correct. This drawing is for review purposes only.

DRAWING SUBMITTALS		
DESIGN DEVELOPMENT REVIEW SET		
2/10/2017	cesco	
DATE	BY	
DESIGN DEVELOPMENT REVISION SET		
3/12/2017	cesco	
DATE	BY	
DESIGN DEVELOPMENT REVISION SET		
4/20/2017	cesco	
DATE	BY	
PERMIT SET SUBMITTAL		
5/31/2017	cesco	
DATE	BY	
PERMIT SET REVISION		
DATE	BY	

REVISION:		
Mark	Date	By

PROJECT TITLE
"K50 TO AMERICAN
SHOWMAN"
ACCELERATED PROGRAM
RELEASE 2.0 JAN. 2017
INCENTIVE SCOPE
39 E. MICHIGAN AVENUE
YPSILANTI, MI 48198
KFC SITE NO. C105005
SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO.
A-2.1



10/05/2017 13:14

39 E Michigan Ave



HDC Work Permit Staff Review

Property address: 120 N Hamilton

Date of Application: September 20, 2017

Date of Review: October 6, 2017

Date of Meeting: October 10, 2017

Proposed work: reroof

Materials: dimensional shingles in black or weathered wood

Staff review:

1. The applicant has submitted an application for a reroof.
2. This reroof application was submitted without full details. Staff has emailed the applicant for more details but has not received a response at this time.
3. The current roof on this structure is in need of replacement.
4. HDC to verify venting, flashing and drip edge color and if work will be completed on the trim or the gutters.
5. A building department permit is required for this work and needs to be obtained for this work.

Relevant Secretary of the Interior's Standards:
#5, #10

Staff Recommended Motion:

Move to approve the work at 120 N Hamilton to include the reroofing with (*brand?*) dimensional shingles in (*color?*) with the drip edge and flashing in (*color?*) and (*type?*) venting.

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.



RECEIVED

OCT 03 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

**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

120 N. Hamilton

Applicant

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

Name

Martin Nyrkkanen

Address

7795 Crane Rd

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

7345642125

E-Mail

keysmgmt@comcast.net

Contractor

Contractor Name & Contact Info

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Tear off and replace failing roof

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

Dimensional Shingles *Black or Weatherwood*

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:

5,000

Permit fee:

\$35 + 5 = 40.00

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:

[Redacted Signature]

Date:

9/20/17

Print Name:

MARTIN Nyrkkanen

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.



RECEIVED

SEP 29 2017

CITY OF YPSILANTI
BUILDING DEPARTMENT

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

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Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

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Date Filed:

Meeting Date:

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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

412 OAK ST

Applicant

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

Name

William G Grams

Address

412 OAK ST

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-482-8934

E-Mail

wgrams@GMAIL.COM

Contractor

Contractor Name & Contact Info

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

REFOCK ENTIRE HOUSE WITH FOOF VENTS PLUS O.U CAN VENT

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

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:

7,400.00

Permit fee:

\$35 + _____ =

Signature

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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:

9-29-17

Print Name:

William G. Grams

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THREE STAR WARRANTY

Lifetime Shingle 50 Year NON Protated
FIFTEEN (15) YEAR WORKMANSHIP WARRANTY!



Rapid Roofing is a Professional Roofing Contractor certified by CertainTeed as a Shingle Master 5 Star Contractor. Rapid Roofing proposes to furnish and install labor and material in accordance with the local building code. Rapid Roofing will Warranty the labor for 15 years.

CertainTeed Landmark Series with 15 Year Rapid Roof Warranty

\$ **\$ 7,559.00**

- Lifetime Limited Warranty
- 50yr Non-Prorated **Sure Start 5 Star Warranty**
- Two-piece laminated shingle construction
- Fiber Glass composition
- 15yr. Algae-Resistant warranty
- UL Class A Fire Resistance
- Wind Warranty up to 130 mph
- ASTM D3161 (Self Sealing)
- ASTM D3462 (Tear Strength)



2727 E Michigan Ave • Ypsilanti, MI • 48197 • 734-566 -6930

Total Investment In Your Home

Options and Accessories

Investment

Roof System	LandMark Pro Lifetime Warranty 15 Year Labor Warranty	\$ 7,559.00
Ventalation Upgrade		\$ 268.00
Gutters Upgrage		\$ 0.00
Decking Repair		\$ 440.00
Tear off 3 sq		\$ 75.00
soffit		\$ 0.00
		\$ 0.00
Total:		\$ 8,342.00

Roof Color Selection _____

Trim Color Selection _____

Flashing Color Selection _____

10 Day Rebate Discount:	(\$ 1,099.00)
Check or Cash Discount:	(\$ 180.00)
Total after Discounts:	\$ 7,063.00
30% Down Payment	\$ 2,351.98
Due on Install	\$ 4,711.02
Finance Company	EnerBank
Estimated Monthly Payment	\$ 71.95
Finance Account Number	

*Estimated Monthly payment based on 6% annual interest and 144 months. Amount may vary depending on lender and terms.

YOU, THE OWNER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE NOTICE OF CANCELLATION CLAUSE BELOW FOR AN EXPLANATION OF THIS RIGHT

ACCEPTED AND AGREED: The prices, specifications and conditions contained herein this Agreement are satisfactory and hereby accepted. You are authorized to perform the work as specified.

(MUST BE SIGNED BY ALL OWNERS)

OWNER: _____ / _____

DATE: _____

Terry Satterthwaite

DATE: _____



2727 E Michigan Ave • Ypsilanti, MI • 48197 • 734-566-6930

The Expert's Choice

LANDMARK® PRO

A refined union of vision and value, our PRO line leads its class in optimal performance and color.

- Engineered to meet professional roofers' exacting specifications
- Available in a wide selection of eye-catching Max Def colors
- Outweighs standard laminates to provide greater protection from the elements



Max Def Driftwood ✕



Max Def Georgetown Gray



Max Def Heather Blend



Max Def Resawn Shake



Max Def Shenandoah



Max Def Weathered Wood ✕ 1

See page 11 for specifications and warranty details.



R. 22805 6297
PHDC 17-0125

**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

2

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INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address <i>108 N. HURON, YPSILANTI, MI. 48197</i>
--

Applicant

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

Name <i>EDWARD & BONNIE PENET</i>		
Address <i>108 N. HURON, YPSILANTI, MI. 48197</i>		
City	State	Zip
Phone / Fax <i>734-355-1337</i>		E-Mail <i>egpenet@comcast.net</i>

Contractor

Contractor Name & Contact Info <i>SHORRIF - GOSLIN, ANN ARBOR, 734-680-7291</i>
--

Type of work

- | | | |
|--|--|--------------------------------|
| ☒ Roofing | ☐ Porches | ☐ Other |
| ☐ Window/Door Replacement | ☐ Sign | |
| | ☐ Fence (or other sitework) | |

Complete Description of Proposed Work:

Sharif-Goslin re-deck and re-roof - same
shingles & color - no changes.
Plus - edge vents per cut sheet

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

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:

16,500

Permit fee:

\$35 + 29.50 = 62.50

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:

[Redacted Signature]

Date:

10/4/17

Print Name:

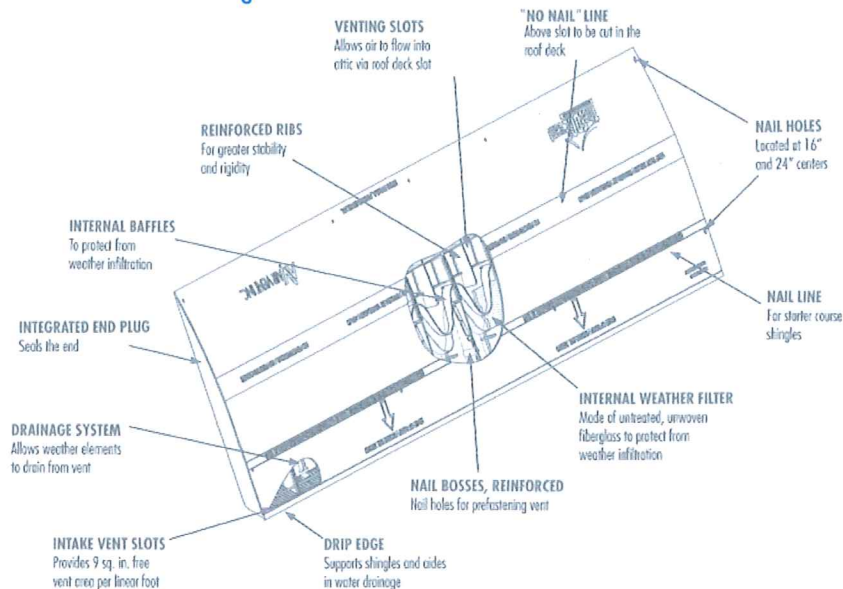
E. G. PENET

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



A Closer Look at The Edge Vent



Edge Vent Installation Steps

1. Install roof edge flashing and gutter straps as necessary.
2. Cut 3/4" slot opening starting 5 inches from the roof's edge and lay climate-appropriate underlayment (felt or waterproofing membrane) on the bare deck - remove underlayment from the slot opening.
3. Position The Edge Vent over the slot.
4. Install climate-appropriate underlayment over The Edge Vent.
5. Start shingling.



Steps 1 & 2



Steps 3 & 4



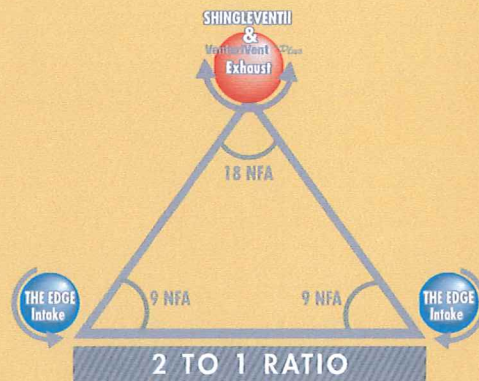
Step 5

Note: Complete step-by-step installation instructions are included inside the product carton and can also be found on www.airvent.com. Visit our website for FAQs about product.

THE BALANCED SYSTEM[®] FOR ATTIC VENTILATION

Research has shown that the best way to ventilate an attic is with a system that provides **continuous** airflow along the entire underside of the roof sheathing. Achieving this desired airflow requires a balanced system of *intake* ventilation low at the roof's edge and *exhaust* ventilation at the ridge. This will help fight heat buildup in the summer, moisture buildup in the winter, and help defend against ice dams.

The Edge Vent's 9 square inches of Net Free Area per linear foot perfectly balances with Air Vent's ShingleVent II and VenturiVent Plus ridge vents, as well as other exhaust vents. It's part of The Balanced System[®] for Attic Ventilation.



Limited Lifetime Warranty and 5-Year Replacement Plus[™] Protection

Replacement Plus protection provides reimbursement for all labor costs incurred in removing any defective vent and installing the vent replacement, in addition to the replacement product itself.



A GIBALTAR INDUSTRIES COMPANY

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PN 18569



AIR VENT INC.

4117 Pinnacle Point Drive, Suite 400,
Dallas, TX 75211

800-AIR-VENT (247-8368)

www.airvent.com • ventilation@gibraltar1.com



The Intake Vent that Keeps the Roofer on the Roof



Shingles →
The Edge Vent →
Gutter →

Features & Benefits of The Edge Vent

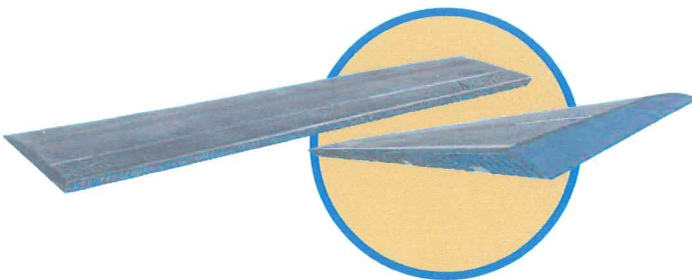
- Roof-top installation eliminates working overhead with soffits, undereaves.
- Roofing contractor has complete control over the intake and the exhaust vents.
- 3/4" low profile helps it blend in with roof.
- Each 4-foot piece has an integrated end plug on both ends to provide a finished appearance and weather protection.
- 9 square inches of Net Free Area per linear foot perfectly balances with ShingleVent® II and VenturiVent Plus™ ridge vents, as well as other exhaust vents.
- Patented internal baffles and drainage system along with an internal weather filter provide 3 levels of weather protection.
- Curved top profile design allows for increased airflow over linear tapered designs.
- Copolymer construction is the same material used in industry-trusted ShingleVent® II and VenturiVent™ Plus.
- Locating tabs on the underside of The Edge Vent assist with positioning the vent over the slot.
- Minimum 3/12 roof pitch with no maximum.
- Passed 30-day ice dam test.

Visit www.airvent.com for more information.

*Air Vent, the industry leader in residential attic ventilation has a shingle-over, edge-of-roof installed intake vent – The Edge™ Vent. It not only provides **continuous** intake airflow at the roof's edge, but it significantly simplifies intake vent installation by keeping the roofing contractor on the roof.*

And The Edge Vent puts the roofing contractor in complete control of the entire attic ventilation system. He no longer has to depend on the framer or the siding installer for intake vents.

Designed by AirVent engineers based on feedback from industry professionals during Air Vent's Ask the Expert™ seminars, The Edge Vent delivers both proper airflow and weather protection. It can be installed with confidence in all climates. Use on homes with or without overhangs; it can be placed up the roof with open soffit construction. Add The Edge Vent to any roof to supplement existing intake vents.



AIR VENT INC.

We Know Air Flow

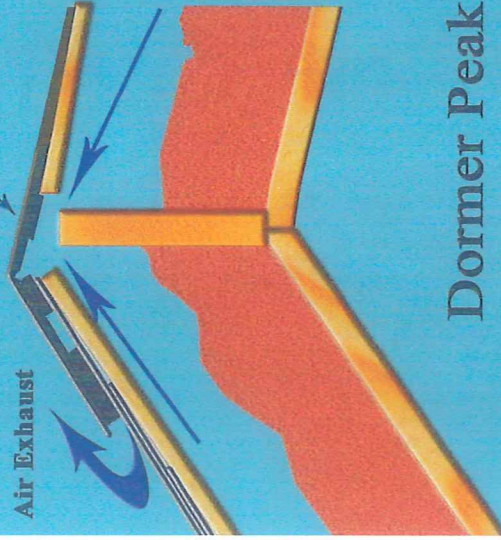
The Proof is in the Test

SmartVent has been passing rigorous lab tests and real world field tests with fantastic results in the coldest of climates since 1999. It has produced positive airflow in the most severe weather conditions with absolutely no water leakage.

New England Ice Dam test approved, SmartVent has had no leaks due to ice damming or snow build-up with or without gutters. Tests were performed by ATI, a certified ICBO, BOCA and ICC test lab in Pennsylvania. Thousands of architects, builders and certified roofing specialists across the country have made SmartVent by DCI products their only choice for maximum ventilation.

SmartVent is helping certified CERTAINTED, ATLAS, GAF, TAMKO and OWENS CORNING shingle contractors meet the requirements for a 'soffit to ridge' passive attic ventilation system.

SmartVent



Dormer Peak Application

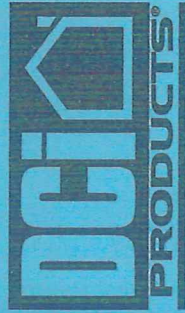
SMARTVENT TESTING AND APPROVALS

ICC



ICC-ES ESR-2484

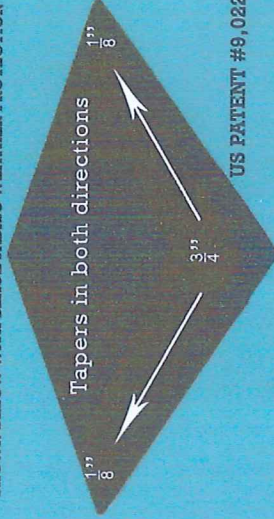
Passed New England Ice Damming Test
Passed Dade County Hurricane Test
Texas Dept of Insurance Approved
US Patent #6,447,392



ADDITIONAL DCI PRODUCTS
 SMARTRIDGE - FOR HIP & RIDGE
 FASCIAVENT - FOR LOW SLOPE ROOFS
 SMARTBAFFLE - INSULATION BAFFLE
 CEDARVENT - FOR SHAKES & SHINGLES
 US ROOFVENT - ROLLED INTAKE VENT
 FLO-FREE LEAF GUARD - FOR GUTTERS
 WWW.DCIPRODUCTS.COM 1-800-622-4455

**SMARTVENT TAPERED END CAPS
ARE AVAILABLE FOR SMOOTH
TRANSITIONS NEAR OBSTRUCTIONS
AND TERMINATIONS**

SHOWN BELOW WITH BLACK FABRIC WEATHER PROTECTION

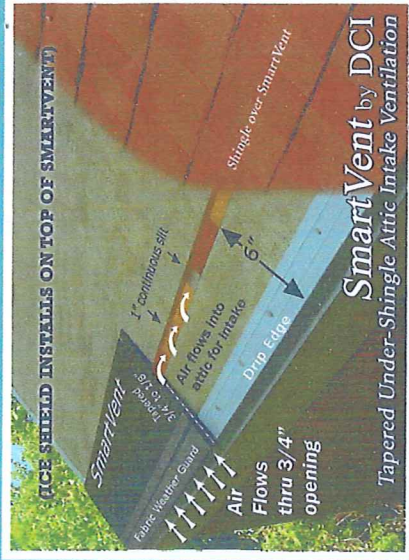


US PATENT #9,022,848

**CONTACT YOUR LOCAL DISTRIBUTOR
FOR MORE INFORMATION**

SMARTVENT

BY DCI



RATED 9 NFA

Tapered Under-Shingle Attic Ventilation

AVAILABLE WITH GRAY OR BLACK

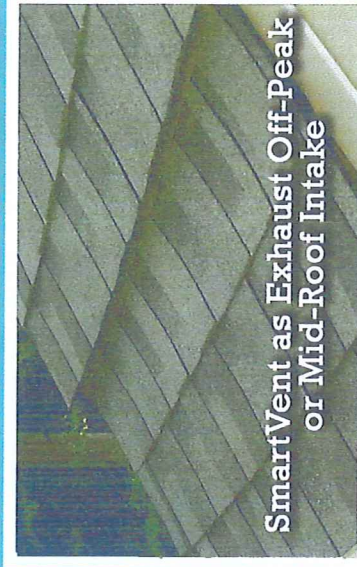
WEATHER FABRIC PROTECTION

FIELD TESTED SINCE 1999

**USE ON EAVES, MID-ROOF, OFF-WALL,
SHED-WALL, OFF-RIDGE, PEAK AND HIP**

**IDEAL FOR BUILDINGS WITH NO SOFFIT
OVERHANG**

INTAKE OR EXHAUST FOR ALL CLIMATES



**SmartVent as Exhaust Off-Peak
or Mid-Roof Intake**

**RECOMMENDED FOR AREAS PRONE TO
WILDFIRES REQUIRING SEALED FIRE RATED
EXTERIOR WALLS & SOFFITS**

The Importance of Ventilation

All attics and roof systems require a balanced air flow called ventilation. Ventilation ridges your home of excessive moisture, heat build up and thermal transfer to your living area and creates an energy efficient roof.

Most homes with ridge vents or other exhaust vent devices do not have the proper soffit intake ventilation required because:

- 1) *attic insulation blocks the soffit undereave vents*
- 2) *the existing vents are not adequate for the ridge vent used*
- 3) *no soffit overhang exists, therefore, no intake*

A house without intake vents will eventually experience major problems with ICE DAMMING, MOLD, MOISTURE, LEAKING, EXTREME HEAT or much more, such as hot/cold bedrooms.

The US government has issued Patent Protection for this unique design. (Patents 6212833 & 6447392)

SmartVent is designed to maximize intake ventilation and complement any exhaust vent to complete the energy efficient roof ventilation system.

Ice & water membrane & Shingles applied on top of SmartVent

1" Roof Decking Slit or series of 1 1/4" holes

SmartVent is tapered from 3/4" to 1/8"

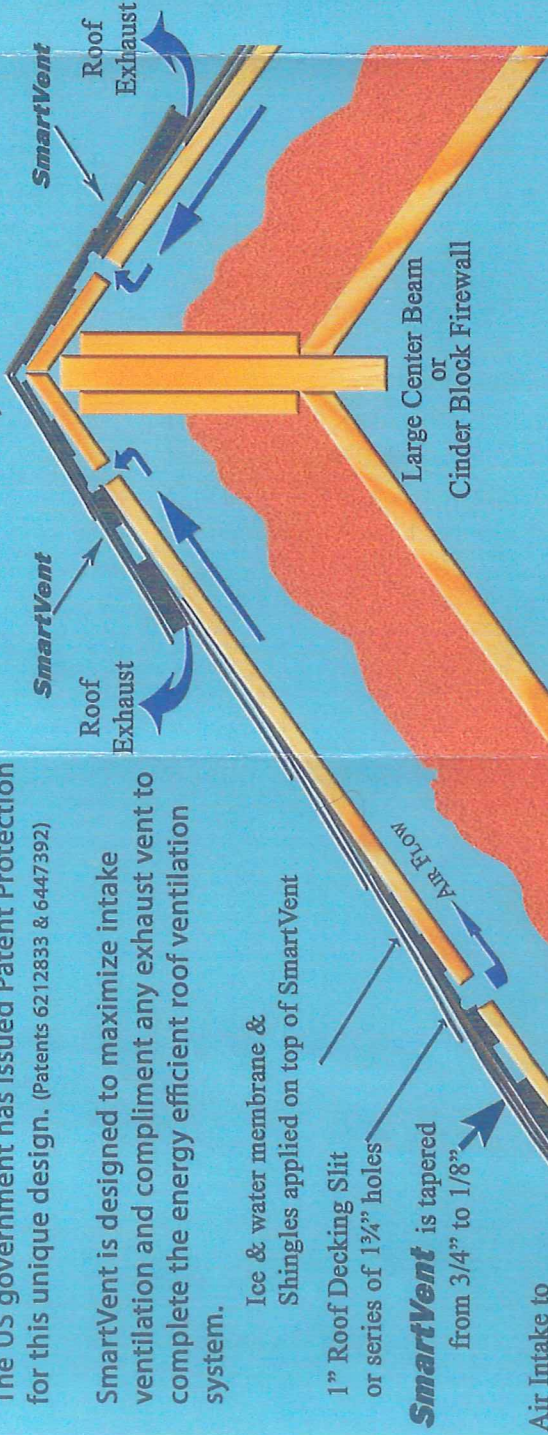
Air Intake to the Attic

AIR FLOW

SmartVent Completes Your Venting System

SmartVent is a tapered, under-shingle, corrugated roof vent designed to easily install along the eaves of the roof. Here's how it works: SmartVent allows cool air to enter under the shingles at the eaves, through a 1" inch roof slit (which is at a protected distance 6 inches up the roof edge), and the fresh air travels out of the ridge vent providing superior airflow and attic cooling. Once installed, it is virtually unnoticeable from the ground. SmartVent also works with existing soffit vents to increase performance. SmartVent can be used as intake and/or exhaust under any course of shingle (also vents peak, off-ridge, mid-roof, shed-roof, and extended overhang applications).

The Complete Ventilation System

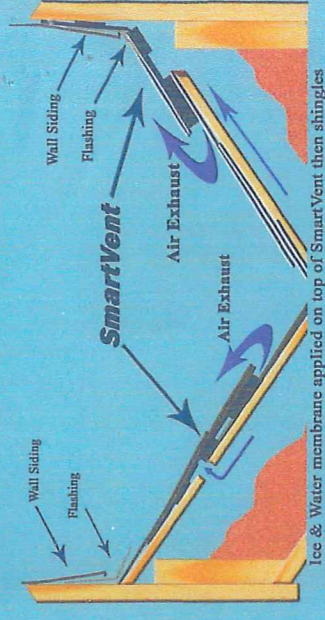


SmartVent Meets Ventilation Requirements ~ Patented in 1999

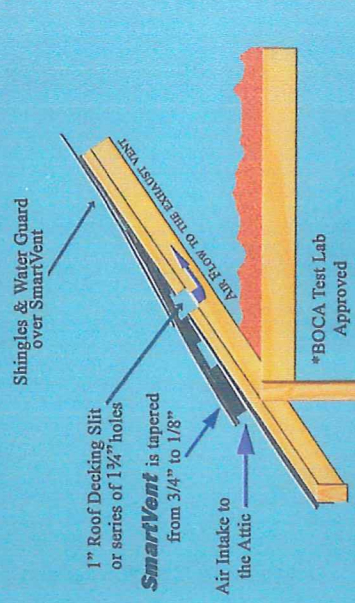
When used at both soffits on a gable roof, SmartVent has a total NFA rating of 18 square inches (or 9 square inches on each side). This is extremely important since all ridge vent products & shingle manufacturers require an equal or greater amount of ventilation at the soffit. SmartVent will meet or exceed all ridge vent and shingle manufacturer intake requirements to warrant their products and achieve an energy efficient home.

Alternate Uses for SmartVent

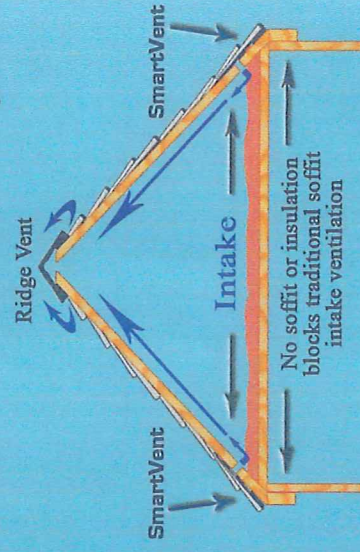
Off-Wall & Shed Roof Applications



Mid Roof Application



Remember, No Intake, No System!



CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF September 26, 2017

CALL TO ORDER AND ROLL CALL

Anne Stevenson Chair 7:00 PM

Meeting Location: City Hall Council Chambers, 1 S. Huron

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

Commissioners Absent: Mike Davis, Jr.

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Motion: Prebys (second: Rupert) moves to approve the agenda as submitted.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS – none

PUBLIC HEARING—none

OLD BUSINESS

333 Oak

**Application is for ac installation.*

Applicant: Judy Lucchetti, Applicant –Present

Discussion: Lucchetti: States that the only place that she was able to figure out to locate the ac is at the back of the house on the alley side. States that the ac condenser needs to be located in the specific area that she indicated since they are trying avoid the dryer vent and the heat is on that same side.

Motion: Prebys (second: Schmiedeke) moves to approve the application at 333 Oak to include the installation of an AC unit and its pad towards the NE rear corner of the house.

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.

NEW BUSINESS

53 E Forest

**Application is for painting, siding repair & porch work*

Applicant: Lauren Ahearn, Applicant –Present

Discussion: Stevenson: States that the applicant was here as a study item last time.

Rupert: Asks what type of wood will be used in the siding repair.

Ahearn: States that it will match what is there.

Rupert: States that he recommends an oil based primer and a satin finish on the paint so that the paint resists dirt.

Schmiedeke: Asks what type of wood will be used for the steps.

Ahearn: States that she will use whatever is required.

Schmiedeke: States that it cannot be treated lumber.

Ahearn: States that they are only widening the steps since there is a significant gap between the stairs and railings.

Rupert: States that the stringer can be treated lumber since it comes into contact with the ground and that the risers can be composite lumber. The treads should be untreated pine, 2 x 12 since a composite will not be strong enough to handle that.

Stevenson: Explains that the treated lumber can be used where it touches the ground and all other wood should not be treated.

Motion: Prebys (second: Schmiedeke) moves to approve the work at 53 E Forest to include the painting using Benjamin Moore Charcoal Slate- HC 178 for the body, Benjamin Moore Monterey White- HC 27 for the trim and Benjamin Moore Clinton Brown- HC 67 for the porch floor. The new wood siding and the new wood steps including an additional mid-stringer for the steps. The treads will be wood and the risers may be a composite material. All to be painted the brown color. An oil based primer is to be used with a latex finish coat in satin. No power washing.

Secretary of the Interior Standards:

- #7- Clean building gently—no sandblasting.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

Ahearn: Asks if it is ok to paint the door in the brown color.

Prebys: Confirms that is fine.

172 N Washington

**Application is for reroofing.*

Applicant: Eric Maurer, Applicant – Present

Discussion: Stevenson: States that this is for the reroof that has already been completed on the house. Asks if that is correct.

Maurer: Confirms that is the case.

Stevenson: Asks if the applicant did a ridge vent with a grey drip edge and flashing. States that there was no gutter work involved.

Maurer: Confirms.

Stevenson: Asks why this was done without a permit.

Maurer: States that there were severe leaks on the roof and that this work was completed over four years due to the cost. States that it was his mistake in not pulling a permit. States that this was a complete tear down on the roof.

Motion: Rupert (second: Prebys) moves to approve the work at 172 N Washington to include the reroofing that has already been completed without a permit. The previous shingles were diamond shaped and they were replaced with shingles to match those on the roofs of the additions to the east. The ridge vent, drip edge and flashing are grey in color. The gutters were not involved in this work. A building department permit is required for this work. The Owens Corning dimensional shingles were installed in Sierra Gray.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

215 S Washington

**Application is for dormer removal, reroofing, porch work & lighting installation.*

Applicant: Pace Nielson, Applicant – Present

Discussion: Stevenson: States that the applicant was here as a study item at the last meeting. She asks about the dormer removal.

Nielson: States that there is a dormer on the south side of the house that was not original. He states that he would like to remove that and just reinstate the roof line in that area. States that he located a historic photo that does not show the dormer.

Stevenson: Asks about roof work.

Nielson: States that since he is already going to have to replace the roof in the area where the dormers are going to be removed, he might as well replace the entire roof. States that the roof will be the same that was approved for the carriage house. States that the gutters will be addressed at a later point.

Stevenson: Asks about the porch railing.

Nielson: States that there was not much there to work with.

Prebys: Asks about the original spindles and if they were as thin as what he is proposing.

Nielson: States that they are about the same size. He states that he will install the bottom rail in reverse so that water does not collect in the bottom rail and install the rails about 4" apart.

Schmiedeke: States that the issue with using the bottom rail upside down is that the rail is not flat where the spindle will connect with it.

Lindsay: Suggests trying to take off the small ridge with a router.

Nielson: States that he is planning to caulk the gap.

Stevenson: States that using the bottom rail in the usual way it will collect water and cause issues later.

Schmiedeke: Asks about the height of the new spindles and railing and if it is the same height as the original.

Nielson: States that it would be 30" which is similar to the height of the original.

Stevenson: Asks if any work will be done on the gutters.

Nielson: States that they will be addressed at a later time, that there is no working gutter system on the house currently.

Stevenson: Asks about the drip edge and flashing.

Nielson: States that it will be black.

Stevenson: Asks about venting.

Nielson: States that there is no venting currently on the house so he was not planning on installing any.

Rupert: States that a ridge vent would be possible. States that if there is no venting then the shingles will not last very long. States to talk to his roofer about possible venting. He states that can vents can be installed in the rear of the property to help.

Stevenson: Asks about the lighting. States that they appear to mimic historic type fixtures.

Pettit: States that the pendent light was an issue for him since it looked a bit colonial. States that the other ones are fine.

Prebys: States that to him they looked like they belonged on the house. States that there are some vaguely colonial revival elements to the house. That modern lights may not look right on this house.

Neilson: States that the pendant light is not going to be hanging down that far and that it can be shortened, if needed.

Motion: Lindsay (second: Pettit) moves to approve the work at 215 S Washington to include the removal of the dormer on the south side of the house and the restoration of the original roofline using GAF Timberline Ultra HD shingles in Pewter Grey. These shingles are to be used to reroof the entire house as well. With drip edge and flashing in black to match the carriage house. No gutter work is planned. Lights per the cut sheets included; the pendant lantern and flush mount lights on the porch and two wall mount lanterns on the carriage house. The replacement of railings on the front porch to be 30" high as original, the balusters with a 4" gap between using the S&L Spindles deluxe handrails 2 x 4 with the spindle notch, the New England handrails and the Heritage spindle 2 x 2. The bottom rail is to be turned upside down to shed rainwater.

Secretary of the Interior Standards:

#5- Preserve distinctive features.

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

428 N Hamilton

**Application is for painting & porch work.*

Applicant: Jason Tallant, Applicant –Present

Discussion: Stevenson: Asks for info on the painting.

Tallant: Confirms the color locations and states that the current siding is aluminum. States that he will clean it before painting.

Rupert: States to use TSP to clean the aluminum siding.

Prebys: Asks the applicant about the color choice since it seems that it is a little more vibrant than other houses in the area.

Tallant: States that he took his cues for the color from the neighborhood and the paint scheme was something that he admired in another house. States that the orange would be for the window and door trim and the lighter color would be for the fascia board.

Lindsay: States that she likes the overall color scheme. Suggests switching the orange to be the accent and the yellow/beige be the primary trim. Suggests that the applicant may like it better that way.

Stevenson: Suggests that the color itself is fine but that the applicant may want to reverse the colors as the orange may be too bright in the larger amount.

Tallant: States that the garage is cedar lap board and he will use the oil based primer and the latex paint for painting that building.

Stevenson: States to not power wash to clean either the garage or the house. Asks about the porch decking and what will be replaced.

Tallant: States that he does not believe that the concrete steps were original and it is out of character for the porch. He also has issues with the steps degrading the rest of the porch and there has always been an issue keeping them level.

Lindsay: Asks if the porch will be replaced in the same dimensions as it is currently.

Tallant: Confirms that it will.

Pettit: Asks about the decking because it looks like its plywood.

Tallant: States that he just placed that on top as a stop gap. He is going to replace the wood decking with the appropriate 1 x 4 tongue and groove fir. He will paint the porch a dark grey color.

Stevenson: States that the lattice for skirting will need to be framed. States that it may be more appropriate to use wood railings for the new wood steps rather than the aluminum railings. Asks what the commissioners think about the railing.

Prebys: Suggests a pipe rail may be possible.

Tallant: States that would be ok.

Stevenson: States that would be fine.

Motion: Pettit (second: Prebys) moves to approve the work at 428 N Hamilton to include the painting of the house with the body color to be Behr Tropical Waterfall P460-2, Behr Taj Mahal M300-2 as trim #1 and Behr Exotic Blossom P240-6 for trim #2. Work to also include the replacement of the porch decking with 1 x 4 tongue and groove fir decking painted in dark grey color. The existing concrete stairs to be removed and to be replaced with new wood staircase to be built to the specifications of the porch fact sheet. All wood to be painted to match the decking including lattice work and all stair parts. A pipe rail to be installed and be mounted to the house and ground to replace the aluminum railing. No power washing.

Secretary of the Interior Standards:

#7- Clean building gently—no sandblasting.

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

#10- New work shall be removable.

Approval: Unanimous. Motion Carries.

16 S Washington

**Application is for a lighting installation.*

Applicant: Laura Gillis, Applicant – Present

Discussion: Stevenson: States that this is as an application that was seen previously as a study item. States that Commissioner Davis sent an email about his concerns with the lighting indicating that the color may be too bright and that there is no shielding. States that he proposed some alternative lighting with shielding. States that this might require some more research.

Pettit: States that he thought that the proposed lights were nice and since they are drop lights he does not believe that this will be an issue since they are essentially blocked from shining upwards. States that it is not a 360 degree light.

Lindsay: States that the lights that Commissioner Davis proposed were not commercial grade.

Stevenson: States that the soft white LEDs are very bright. States that the vintage light may be a better option since it is a warm light that would be softer. States that this may be a more acceptable choice since it is at a lower temperature.

Gillis: States that they were trying to avoid the yellow lights.

Stevenson: States that the soft white LEDs are very bright. States that this may be more of a compromise between the two and that the warm lights should not be all that yellow. Asks if the commission agrees with the softer vintage lights by the same company.

Rupert: Agrees.

Motion: Rupert (second: Pettit) moves to approve the work at 16 S Washington to include the installation of three 16' square metal poles in grey in the locations indicated in the plans submitted with the application dated 9-19-17. Work to also include the installation of Warm White Vintage LED string lights with a black cord.

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- None

Administrative Approvals

14 S Huron (reroof), 333 Oak (window amendment), 217 W Michigan (reroof), 211 Ferris (reroof)

Motion: Prebys (second: Pettit) moves to approval the administrative approvals for 14 S Huron, 333 Oak, 217 W Michigan and 211 Ferris.

Approval: Unanimous. Motion carries.

OTHER BUSINESS

Property Monitoring

Staff provides updates on the property monitoring letters that were sent out for 46-54 N Huron, 406 Oak and 209 Pearl. Commissioner Schmiedeke asks staff for an update on the progress of the Thompson Block, staff provides an update on the same.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of August 22, 2017

Motion: Prebys (second: Rupert) moves to approve the minutes as submitted.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Lindsay (second: Rupert) moves to adjourn the meeting.

Approval: Unanimous. Motion carries.

MEETING ADJOURNED at 8:31 p.m.