

1. Historic District Commission Agenda 5-22-18

Documents:

[00-HDC MAY 22, 2018 AGENDA.PDF](#)

2. Historic District Commission Meeting Packet 5-22-18

Documents:

[HDC MEETING PACKET 5-22-18.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, May 22, 2018 - 7:00 p.m.
SPARK East, 215 W Michigan Ave
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
Mike Davis, Jr., Vice Chair	P	A
Erika Lindsay	P	A
Alex Pettit	P	A
Hank Prebys	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

1. 216 W Michigan	Sign installation & painting
2. 116-118 W Michigan	Front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning

B. NEW BUSINESS

3. 418 N Hamilton	Painting
4. 12 W Michigan	Door replacement
5. 313 E Cross	Fence installation
6. 405 Oak	Reroof
7. 206 N Huron	Solar panel installation
8. 113 Buffalo	Side & rear porch installation
9. 422 N Hamilton	Window/storm window replacement

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

10. 201 S Washington	Reroof
11. 210 W Cross	Reroof
12. 214 N Huron	Fence installation

E. OTHER BUSINESS

13. Demolition process/application discussion
14. Property monitoring
15. LED lighting strips resolution/policy

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

16. Approval of the minutes of May 8, 2018

VIII. ADJOURNMENT

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

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

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

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

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

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

3. Do not imitate earlier styles.

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

4. Preserve significant changes acquired over time.

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

5. Preserve distinctive features.

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

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

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

7. Clean building gently—no sandblasting.

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

8. Preserve archaeological resources.

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

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

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

10. New work shall be removable.

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

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HDC Work Permit Staff Review

Property address: 216 W Michigan

Date of Application: April 20, 2018

Date of Review: May 16, 2018

Date of Meeting: May 22, 2018

Proposed work: sign installation and painting

Materials: powder coated steel sign on stainless steel standoffs, illuminated LED symbol with frosted translucent acrylic facing, painting to match sign as depicted in the concept rendering

Staff review:

1. The applicant is applying for a sign installation. A new signboard back has been installed with the steel sign attached. HDC to verify what material was used for the signboard.
2. The applicant has indicated that the illuminated portion of the sign will be completed at a later time. In the meantime the acrylic part of the symbol will be fully translucent in order to allow the blue color behind the logo to be seen.
3. HDC to verify if the applicant is looking for approval of the sign illumination at this time and if so to advise that if the illumination is not done within 6 months then the applicant will need to request an extension from staff prior to the expiration of the approval.
4. This project was previously seen at the April 10, 2018 HDC meeting as a study item and tabled from the May 8, 2018 meeting.
5. The size of the sign is subject to zoning ordinance requirements.
6. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 216 W Michigan to include the installation of a powder coated steel sign on a (*material?*) signboard with stainless steel standoffs and a fully transparent

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

10. New work shall be removable.

acrylic material in the logo area that allows the blue behind the logo to be visible as depicted in the drawing submitted with the application dated April 20, 2018. Work to also include the painting as shown in the concept rendering with the application. The LED logo will be illuminated at a later date; at that time a frosted translucent acrylic facing will be placed in the logo and the light will be contained so as to not leak from the sides of the logo.

phdc-18-0035
rec#23639



**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: 4/20

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

216 W. Michigan Ave.

Applicant

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

Name

Michael Ploof

Address

1118 N. Congress St.

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

(248) 824-6521

E-Mail

michael@tinkertech.io

Contractor

Contractor Name & Contact Info

Rob Todd (734) 219-5268

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☐ Other

Complete Description of Proposed Work:

See attached photo and drawing.

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:

\$1850

Permit fee:

\$35 + 0 = \$35

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:

4/20/18

Print Name:

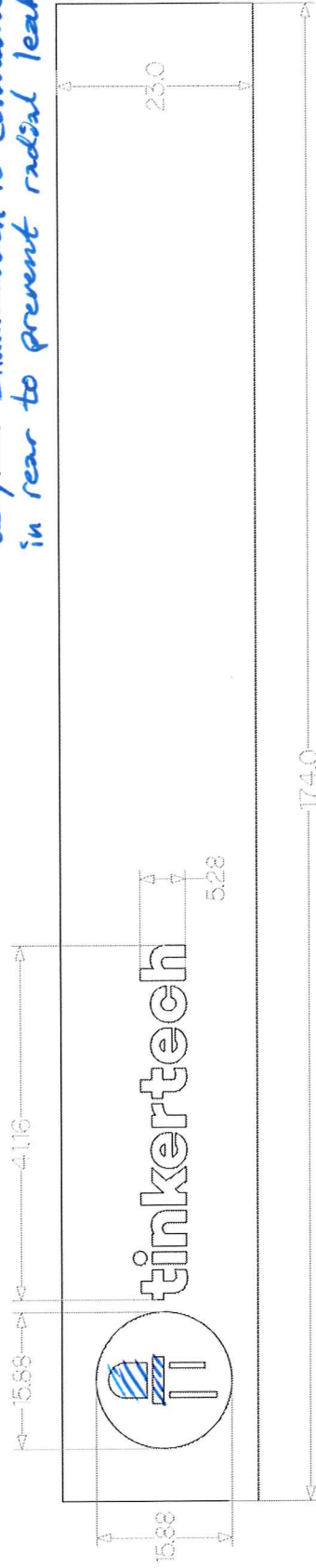
Michael Ploof

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

Sign elements - $\frac{1}{8}$ " powder coated steel on
 1" long stainless steel standoffs.
 Illuminated area is frosted translucent
 acrylic. Illumination is contained
 in rear to prevent radial leakage.

▨ - Illuminated area



Description of Work

The sign elements will be constructed from 1/8" powder coated steel on 1" long stainless steel standoffs. The illuminated area covered with frosted translucent acrylic. Illumination is contained in rear of sign to prevent light leakage. Illumination will be installed at a later date, so the illuminated area will temporarily be fully transparent acrylic, allowing the blue behind the logo to be visible. Both the backer signboard on which the logo and letter elements are attached and the accent panels around the store window will be painted with flat, exterior grade, water-based paint to match the blue color shown in the concept rendering.



HDC Work Permit Staff Review

Property address: 116-118 W Michigan Ave

Date of Application: February 16, 2018

Date of Review: May 16, 2018

Date of Meeting: May 22, 2018

Proposed work: Front & rear façade work; window & door replacement & window re-opening, roof deck & balcony installation, rear expansion, painting & cleaning, awning/sun shade installation

Materials: concrete sill, storefront systems with insulated glass and 4" wood framing, 4' projected metal awning, 4'x18' steel balcony w/ cable railing, 3" exp. corrugated metal siding, treated wood, planter box railing, composite beadboard, steel, brick infill, 3' deep arched metal canopy, wood doors, aluminum clad wood windows

Staff review:

1. The application was tabled at the previous HDC meetings, and was granted an application timeline extension through May 22, 2018.
2. The applicant has provided updated plans and cut sheets for the HDC to review.
3. Staff also requested an additional written extension in case there were any issues with the currently proposed plans.
4. The applicant was issued a building department permit for interior work. Once work started it became evident that the storefronts would need to be removed.
5. When the storefronts were removed staff sent a letter to the owner regarding the need for an HDC permit prior to any work commencing on the exterior of the building.
6. The application does not include any details in the application on paint/window and many other finish colors as well as final signage size and materials. Some of these items could be separated out with any other smaller details that need to be addressed and applied for in a separate application.
7. HDC to verify all windows on the upper stories will be aluminum clad wood.

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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.

8. The proposed front door on the 118 W Michigan façade and the unfinished aluminum/steel elements may be considered inappropriate.
9. An additional building department permit will be required for this work and should be obtained prior to the start of any further work.

Relevant Secretary of the Interior's Standards:

#5, #9, #10

Motions:

Move to approve the application for work at 116-118 W Michigan as depicted in the plans dated May 15, 2018. The composite beadboard will be finished in *(color?)*, the rooftop decking in *(color?)* and the windows and storefront systems in *(color?)*. A condition of approval is that all awnings and canopies will be finished in *(color?)*. The applicant is to return to the HDC with new front doors, sign details, paint colors, etc. at a later date, but prior to installation.

Move to accept the May 22, 2018 written request for an extension of the timeframe for consideration of the Historic District Work Permit application dated February 16, 2018 for 116-118 W Michigan. The timeframe is to be extended to June 12, 2018 per the applicant's written request.

Move to table the application for work at 116-118 W Michigan due to the need for further details on the project.



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 # 23358

OFFICE USE ONLY

Date Filed:

Meeting Date: 2/27

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

116-118 MICHIGAN AVE.

Applicant

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

Name

VAN HUNSBROOKER / VANARCHITECTS PLLC

Address

2000 HOGBACK RD, SUITE 3

City

ANN ARBOR

State

MI

Zip

48105

Phone / Fax

734-971-4000 / 734-971-9450

E-Mail

VANARCH@AOL.COM

Contractor

Contractor Name & Contact Info

DONOVAN CONSTRUCTION INC

BRUCE DONOVAN, 734-320-1190 P.O. BOX 308 HAMBURG RD HAMBURG, MI 48139

Type of work

- ☒ Roofing
☒ Window/Door Replacement

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

☒ Other

Complete Description of Proposed Work:

SOUTH FACADE.

- STONEFRONT ALTERATION
- NEW SIGNAGE AWNING (METAL)
- NEW WINDOWS
- NEW PAINT
- REPAIR OF PARAPET

NORTH FACADE.

- EXTENDING 1ST FLOOR RECESS OUT TO MATCH REST OF FACADE.
- REPLACE EXISTING WINDOWS
- INSTALL WINDOWS IN BOARDED OPENINGS
- ENLARGE WINDOWS IN BRICK INFILL OPENINGS.
- NEW ENTRY POOR & CANOPY
- NEW SUSPENDED BALCONY
- NEW STAIR/ELEVATOR TOWER
- NEW ROOF-TOP DECK w/ PLANKER RAILING & SUN TRILLS.
- CLEAN BRICK (NO PAINT)

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:

\$ 228,000

Permit fee:

\$35 + 375 = \$410

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:

2-16-18

Print Name:

VAN HUNSBERGER

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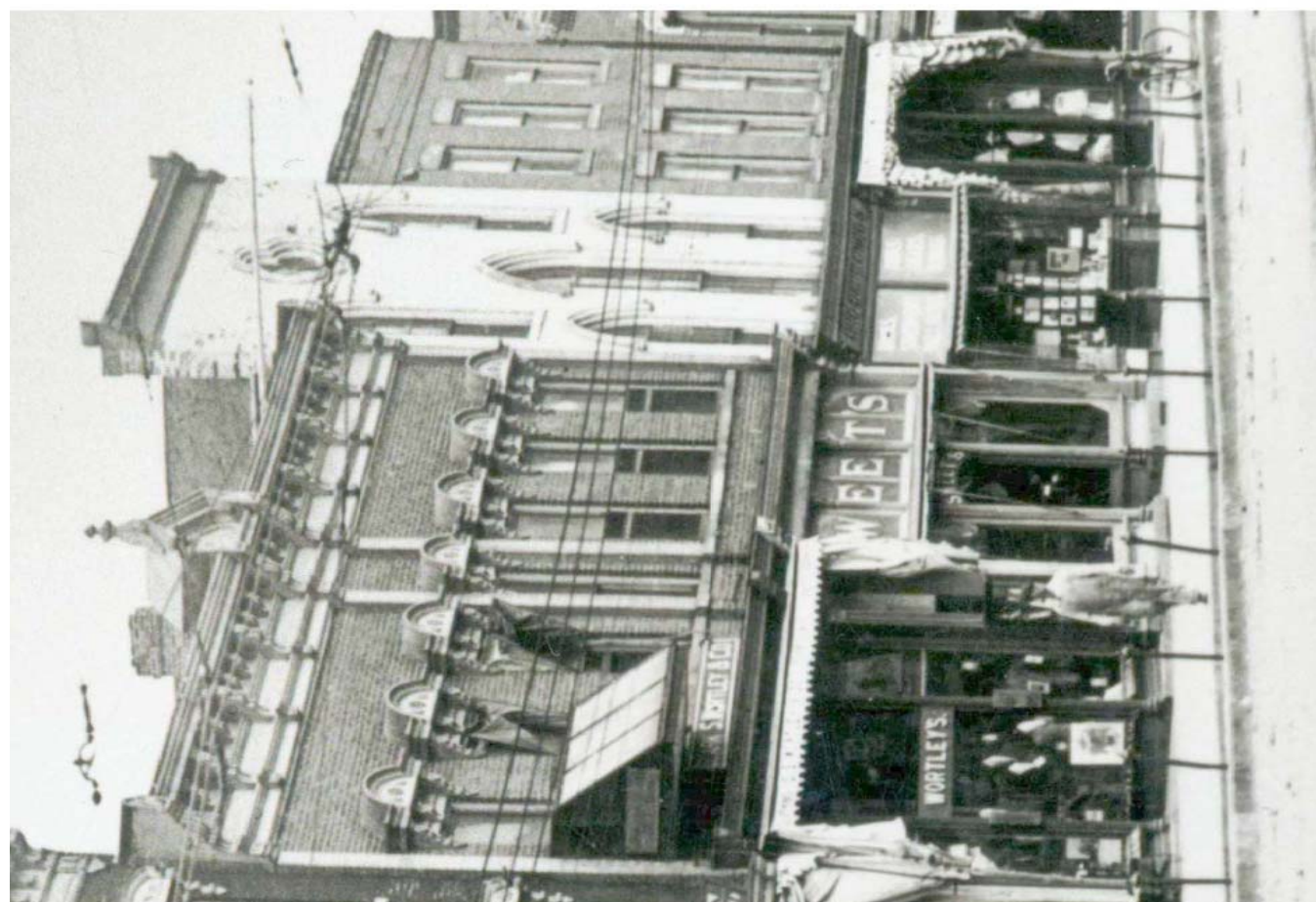
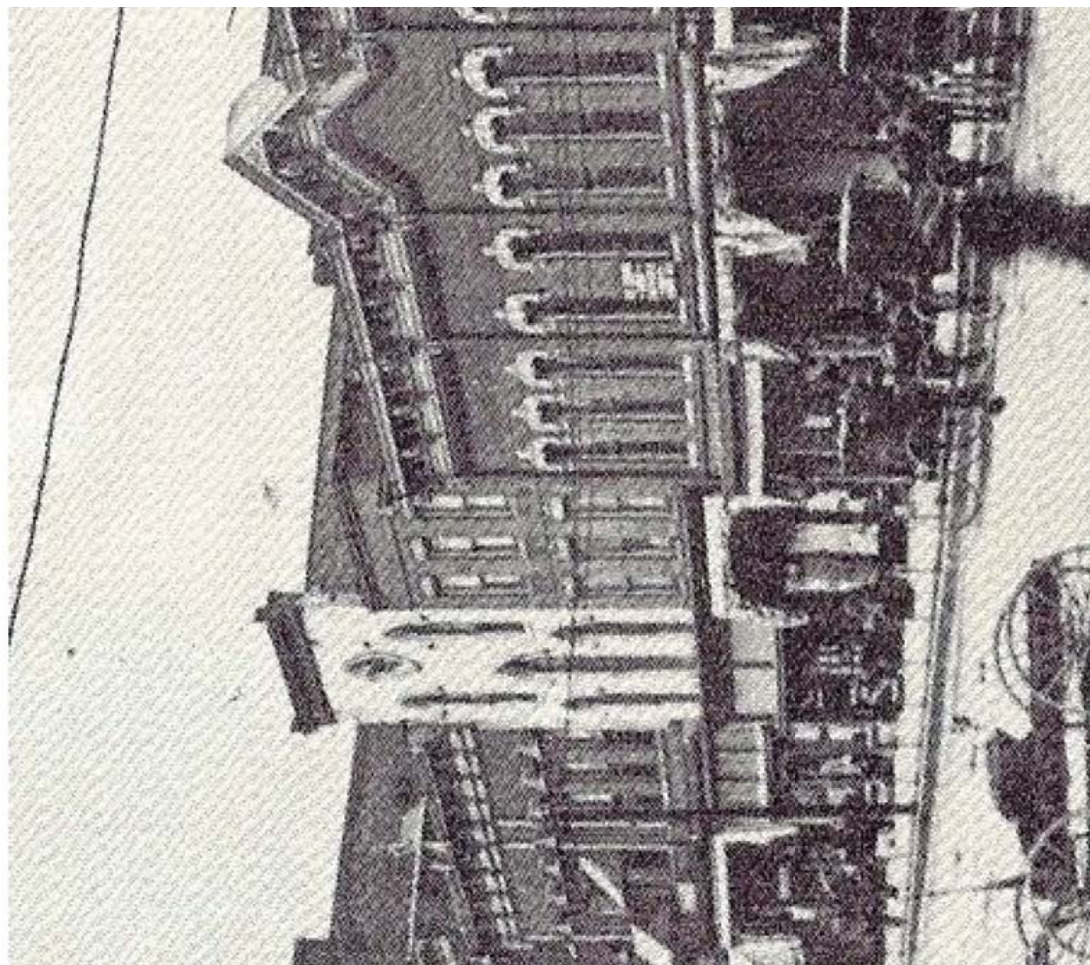






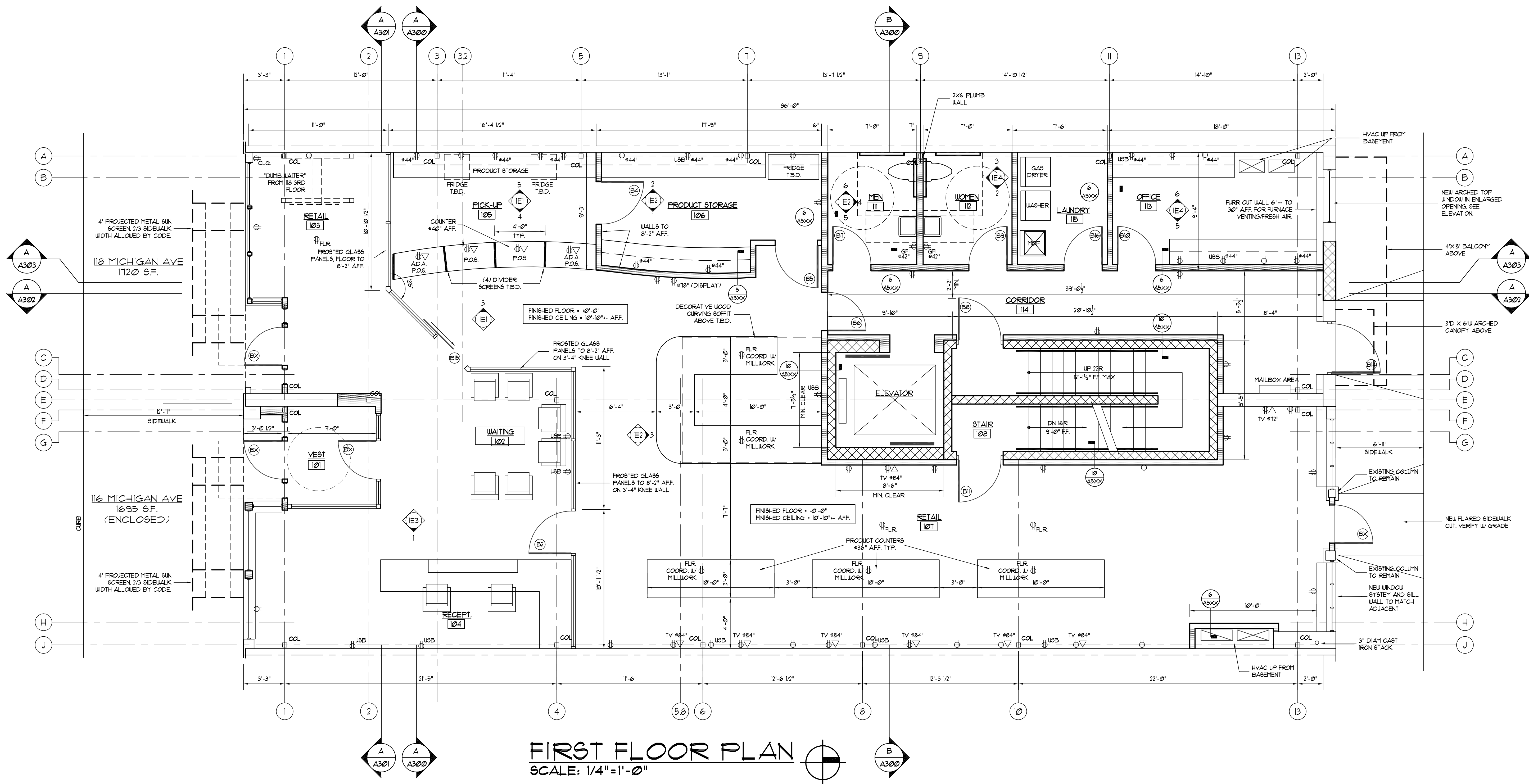




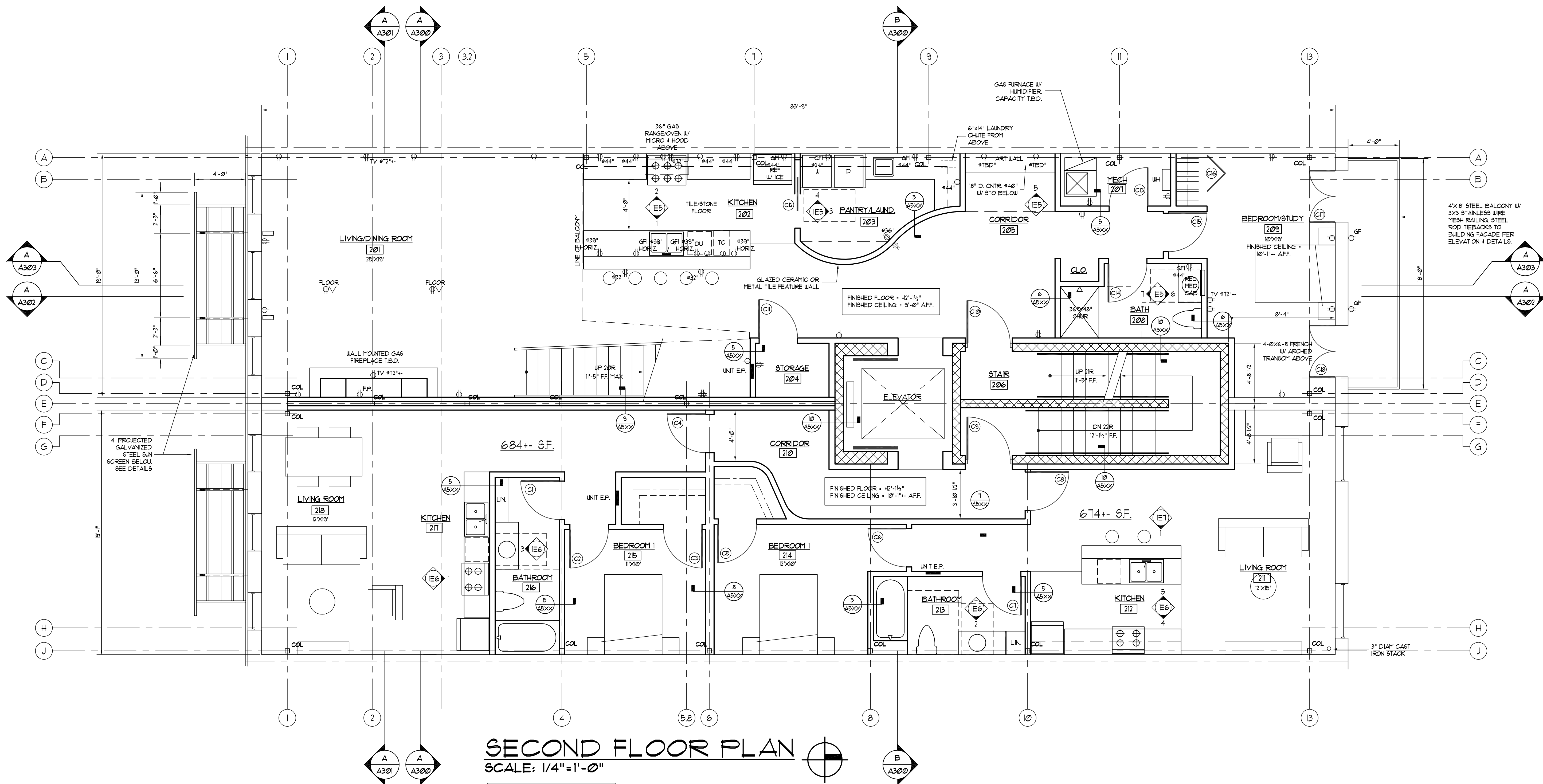








FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN

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

NOTE: ALL GENERAL PURPOSE (NON
DEVICE SPECIFIC) OUTLETS IN OWNER
OCCUPIED UNIT SHALL HAVE USB PORTS.
ALL OUTLETS #18" AFF. UNLESS NOTED.

HERBAL SOLUTIONS
118 MICHIGAN AVE • YPSILANTI, MI 48197

2000 HOBBACK RD. SUITE 3
ANN ARBOR, MI 48105
734.971.4000 P
734.971.9450 F

VanArchitects
ARCHITECTURE | DESIGN P L L C

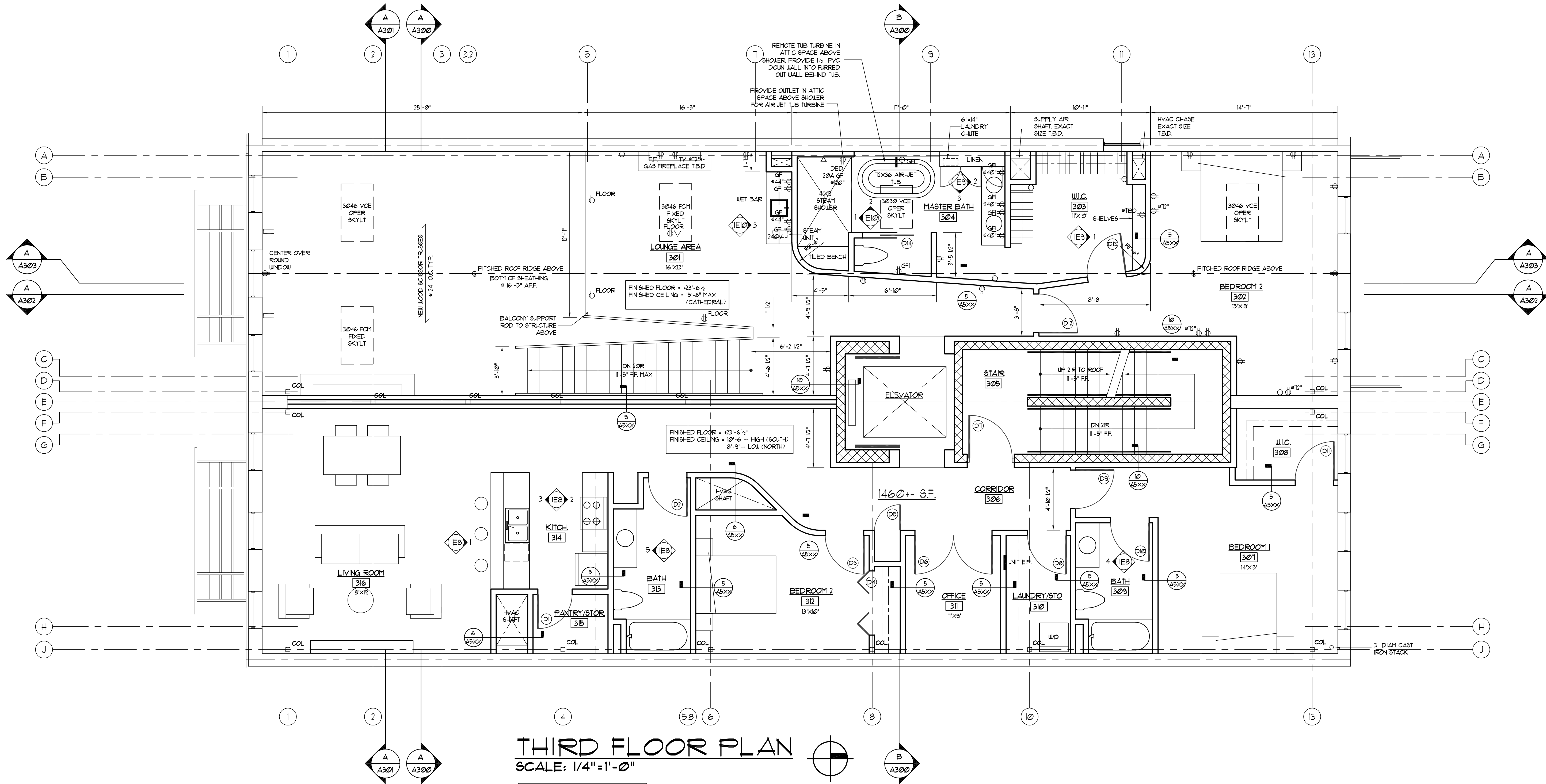
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OF THE COPYRIGHT OWNER

REVISIONS

DRAWN
VRH
DATE
5-15-18
CHKD.
APPVD.

JOB NO.
16-14
CAD ID:
PLAN-NEW6
SHEET NO.

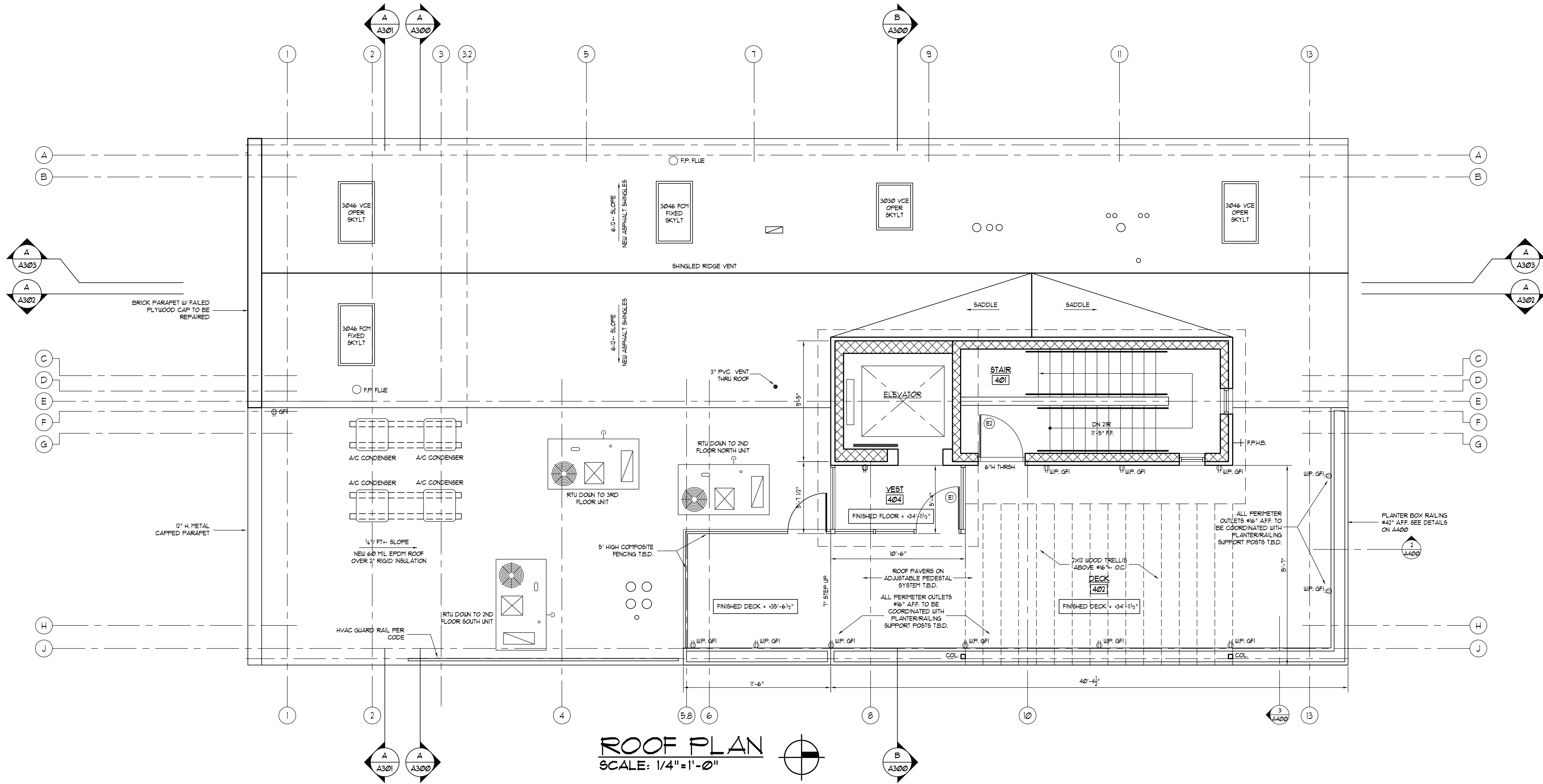
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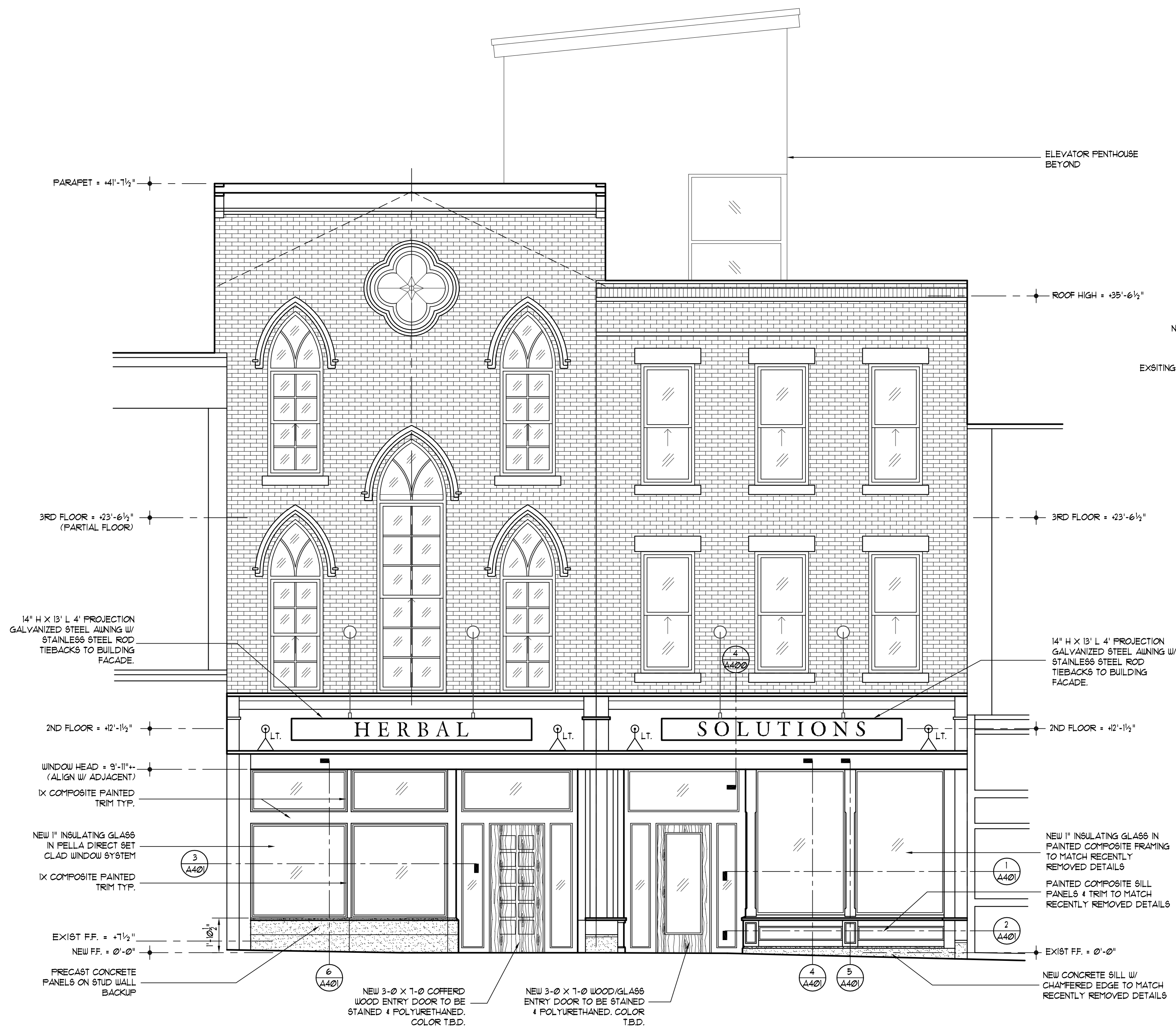


THIRD FLOOR PLAN

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

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ALL OUTLETS AT 18" AFF. UNLESS NOTED.

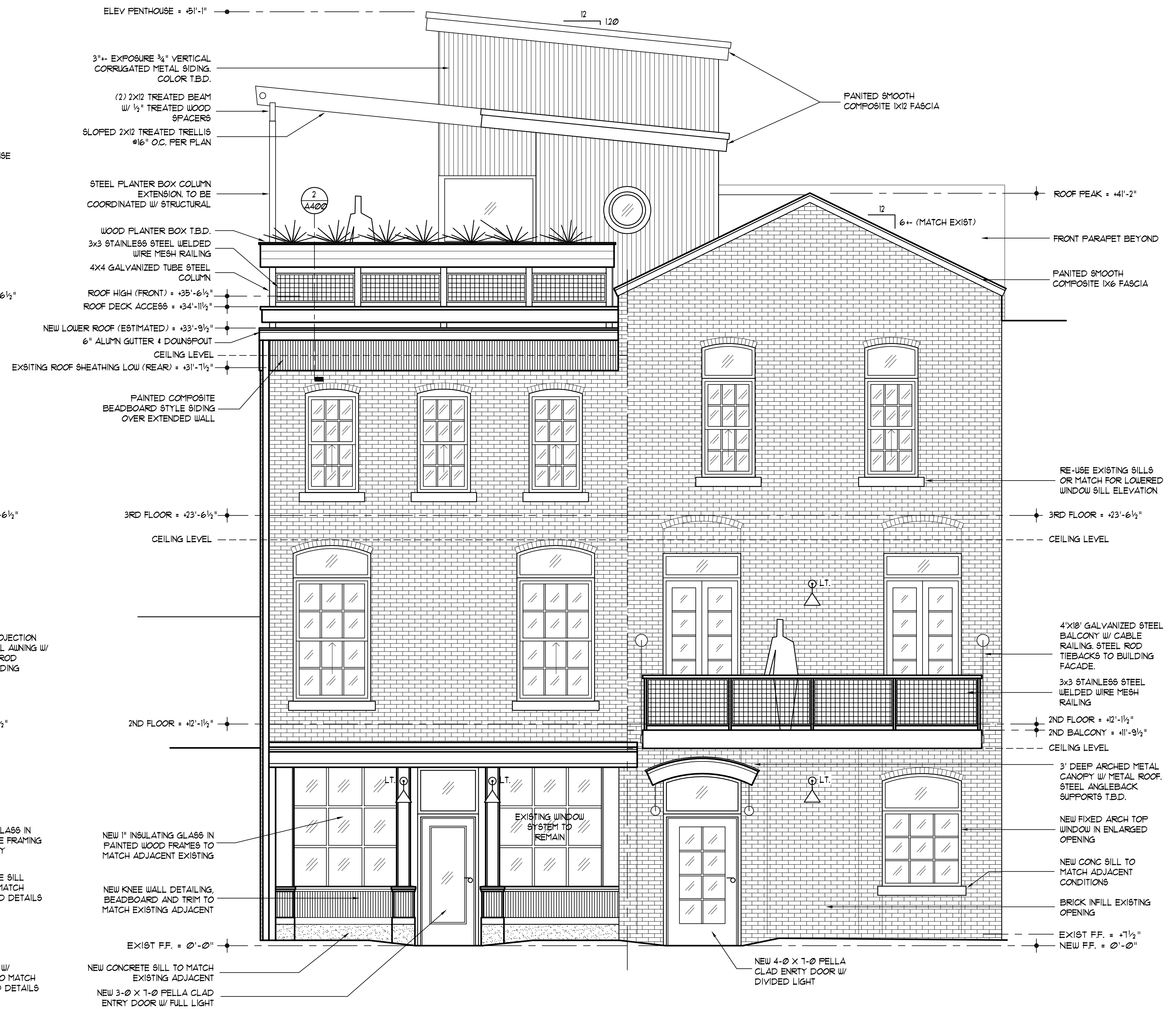




SOUTH ELEVATION (L2)
SCALE: 1/4"=1'-0"

ALL 2ND & 3RD FLOOR WINDOWS TO BE REMOVED AND REPLACED WITH NEW ALUMN CLAD W/ INSULATING GLASS. FRAME & MULLION PROFILES TO BE APPROVED BY HDC PRIOR TO INSTALLATION.

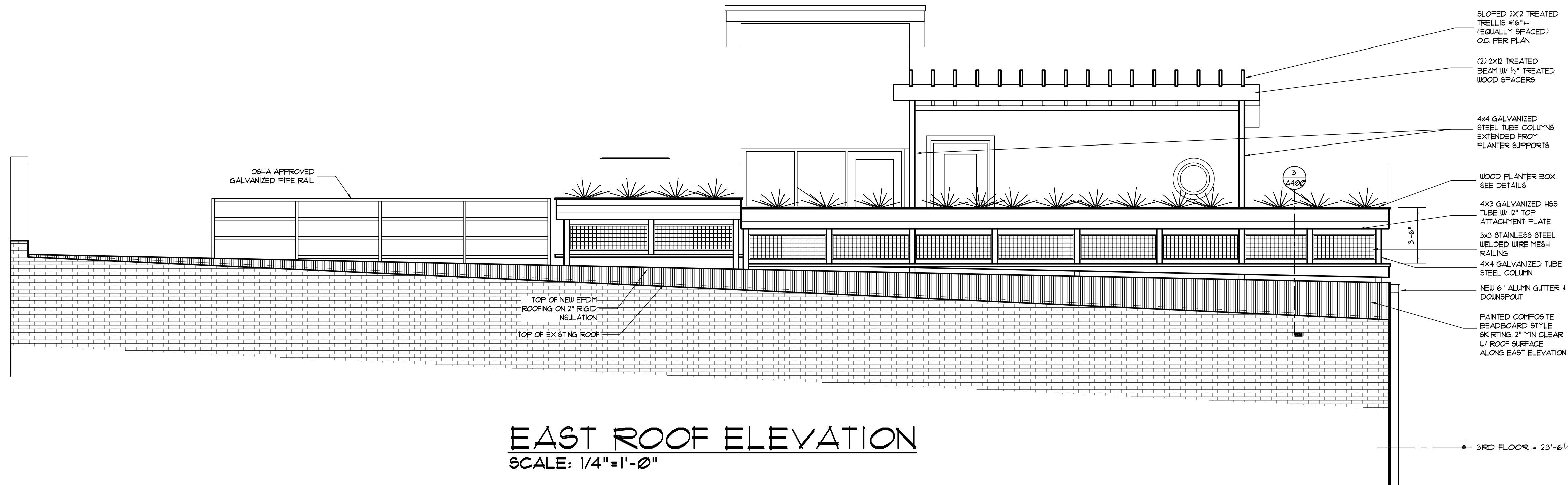
ALL BRICK ON ELEVATION TO BE CLEANED BUT NOT PAINTED. ALL WOOD AND COMPOSITE SURFACES TO BE PAINTED.



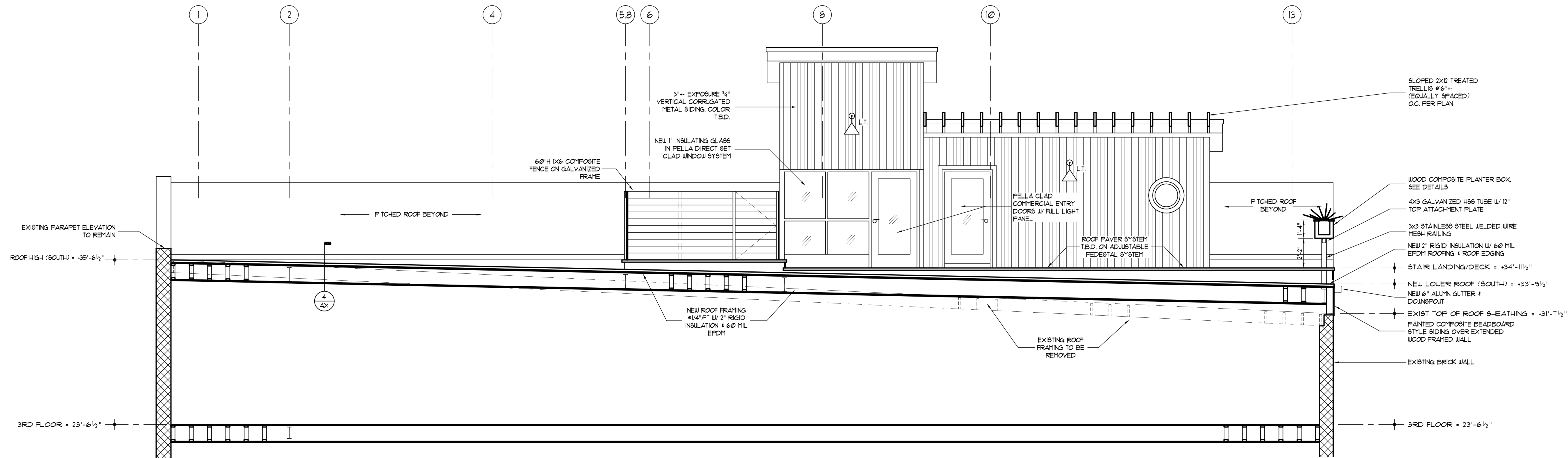
NORTH ELEVATION
SCALE: 1/4"=1'-0"

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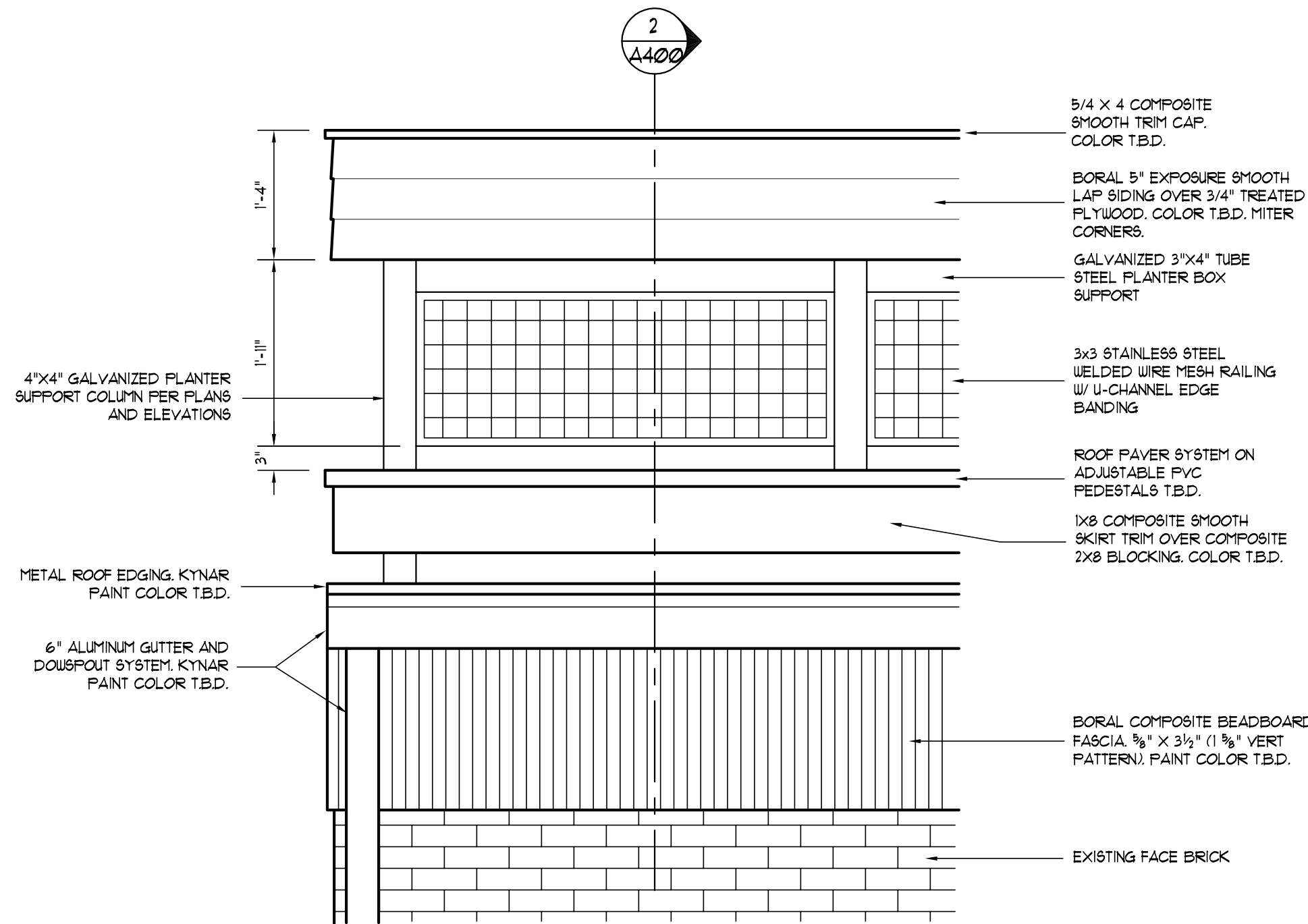
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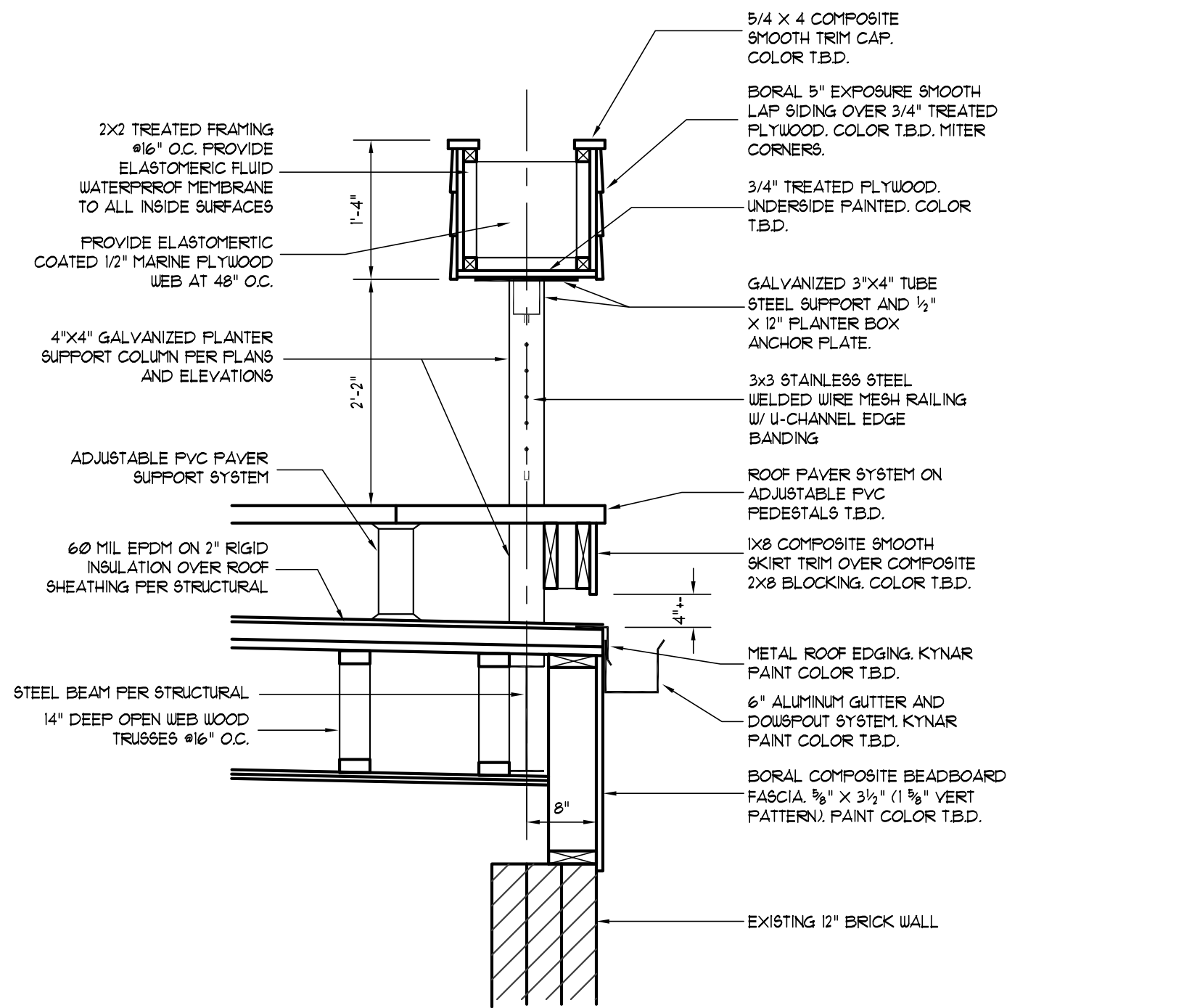
EAST ROOF ELEVATION
SCALE: 1/4" = 1'-0"



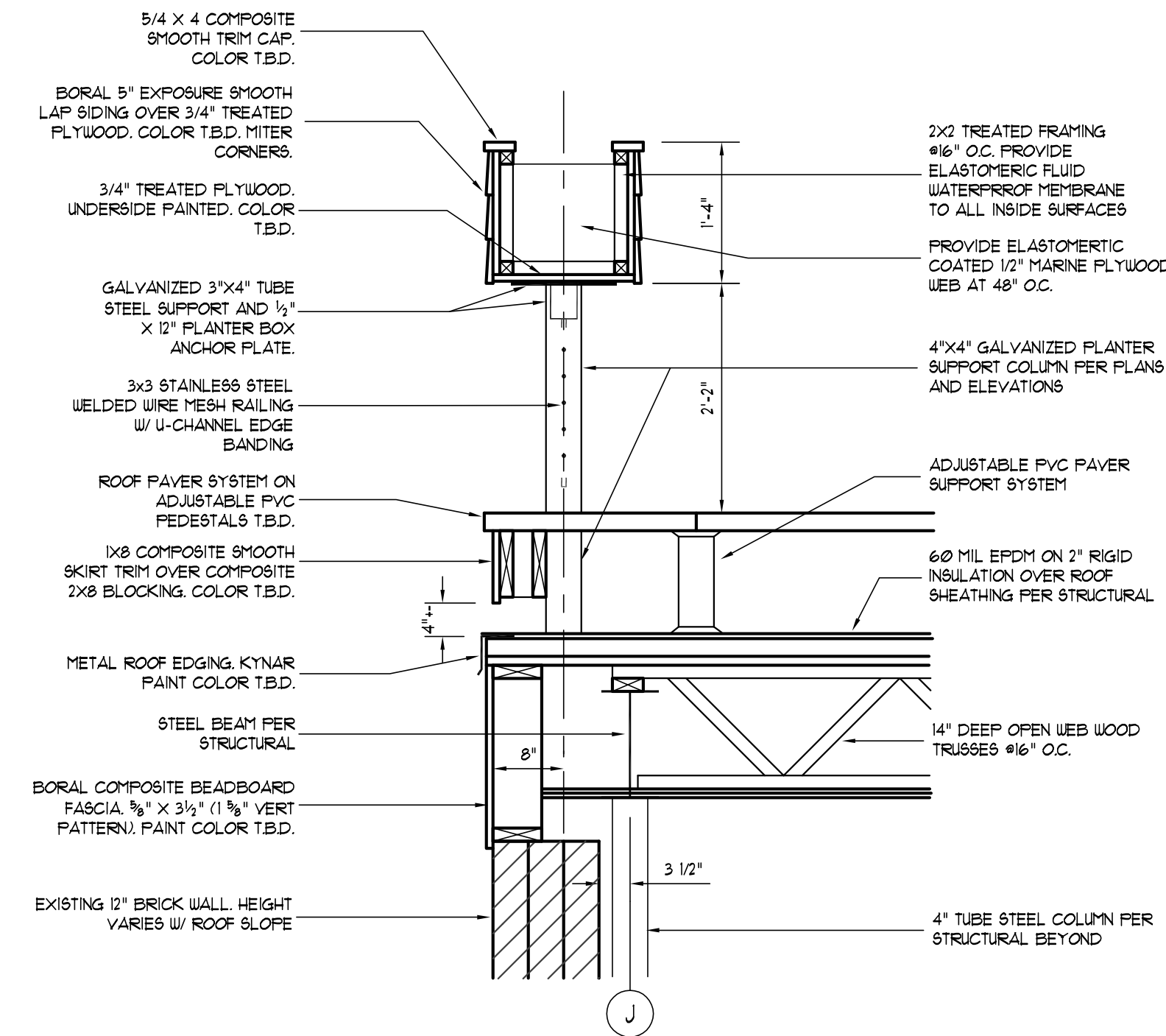
ROOF SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"



1 ROOF PLANTER ELEVATION
SCALE: 3/4"=1'-0"

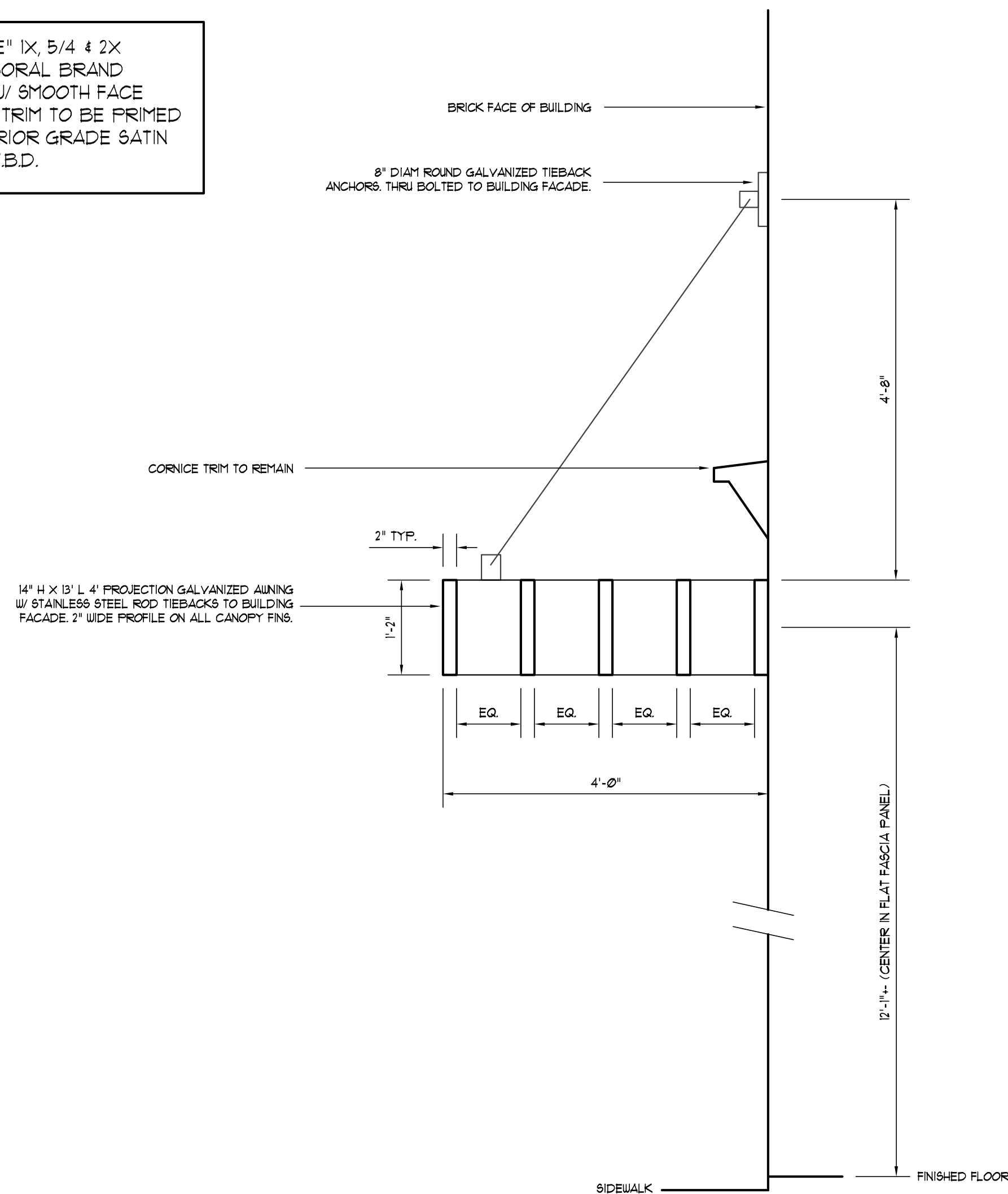


2 ROOF PLANTER SECTION NORTH WALL
SCALE: 3/4"=1'-0"

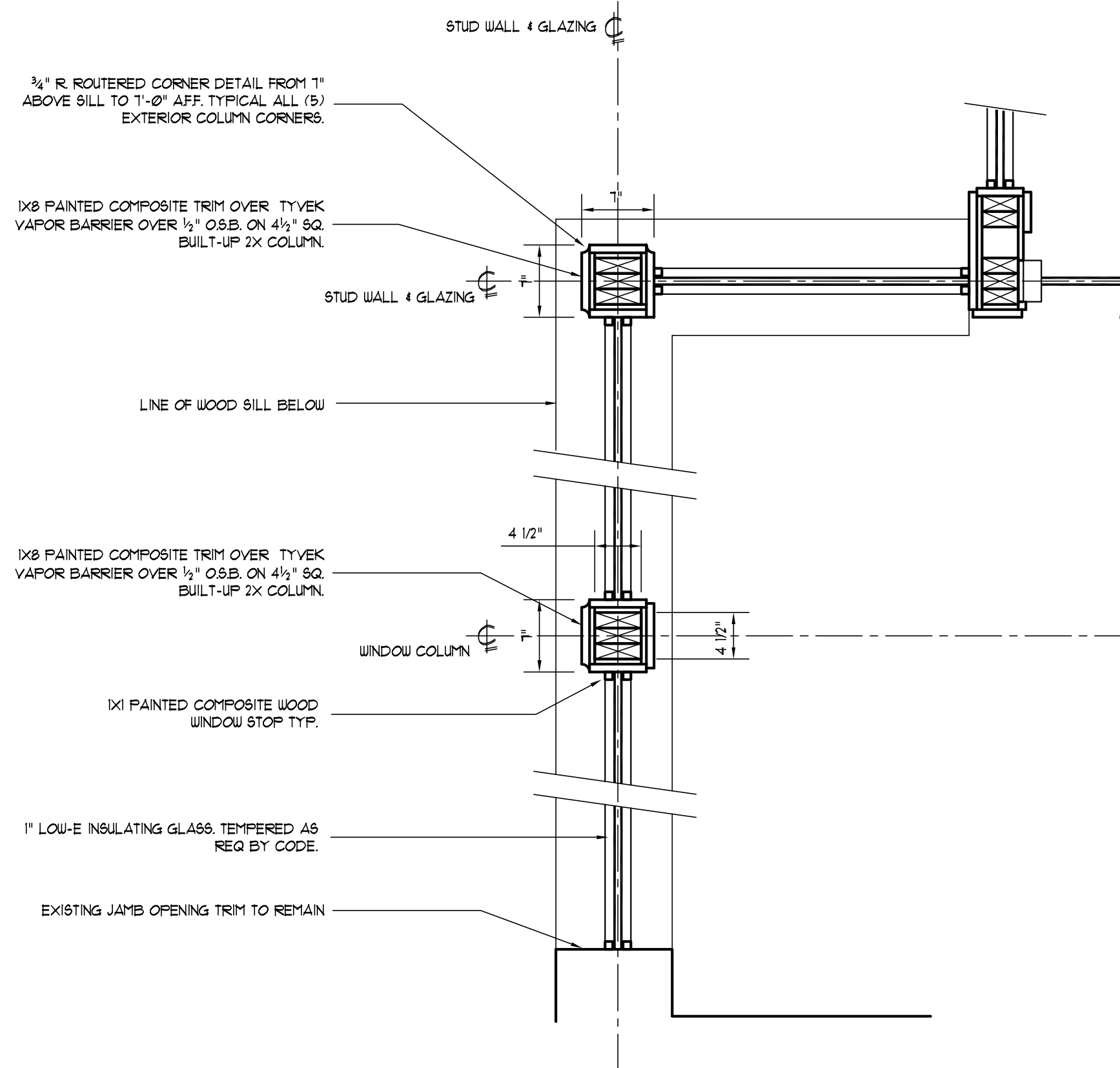


3 ROOF PLANTER SECTION EAST WALL
SCALE: 3/4"=1'-0"

NOTE: ALL "COMPOSITE" I.e., 5/4 x 4 2x MATERIAL SHALL BE BORAL BRAND "TRU-EXTERIOR TRIM" w/ SMOOTH FACE FACING OUTWARD. ALL TRIM TO BE PRIMED AND PAINTED w/ EXTERIOR GRADE SATIN LATEX PAINT. COLOR T.B.D.

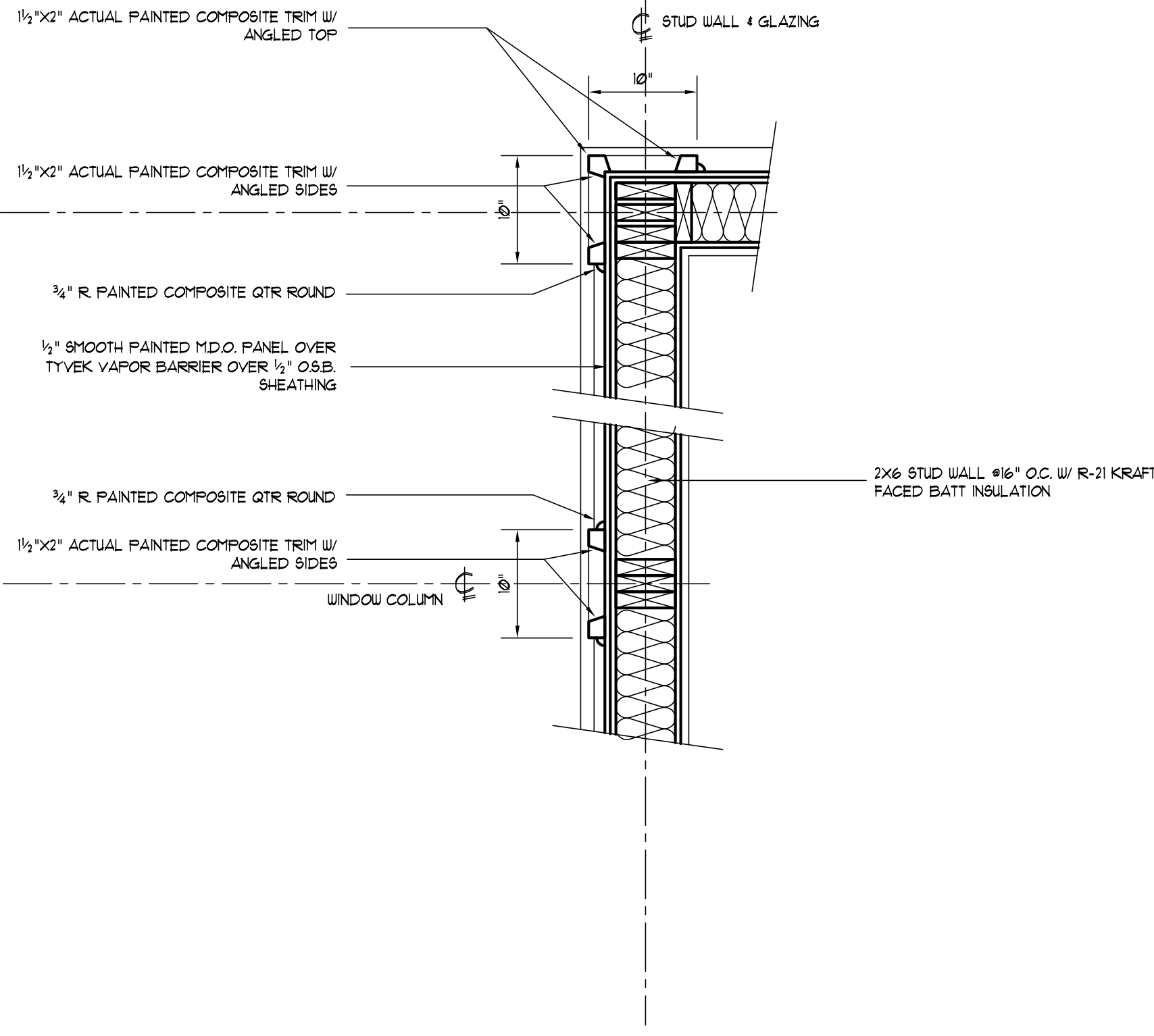


4 FRONT AWNING SECTION
SCALE: 3/4"=1'-0"

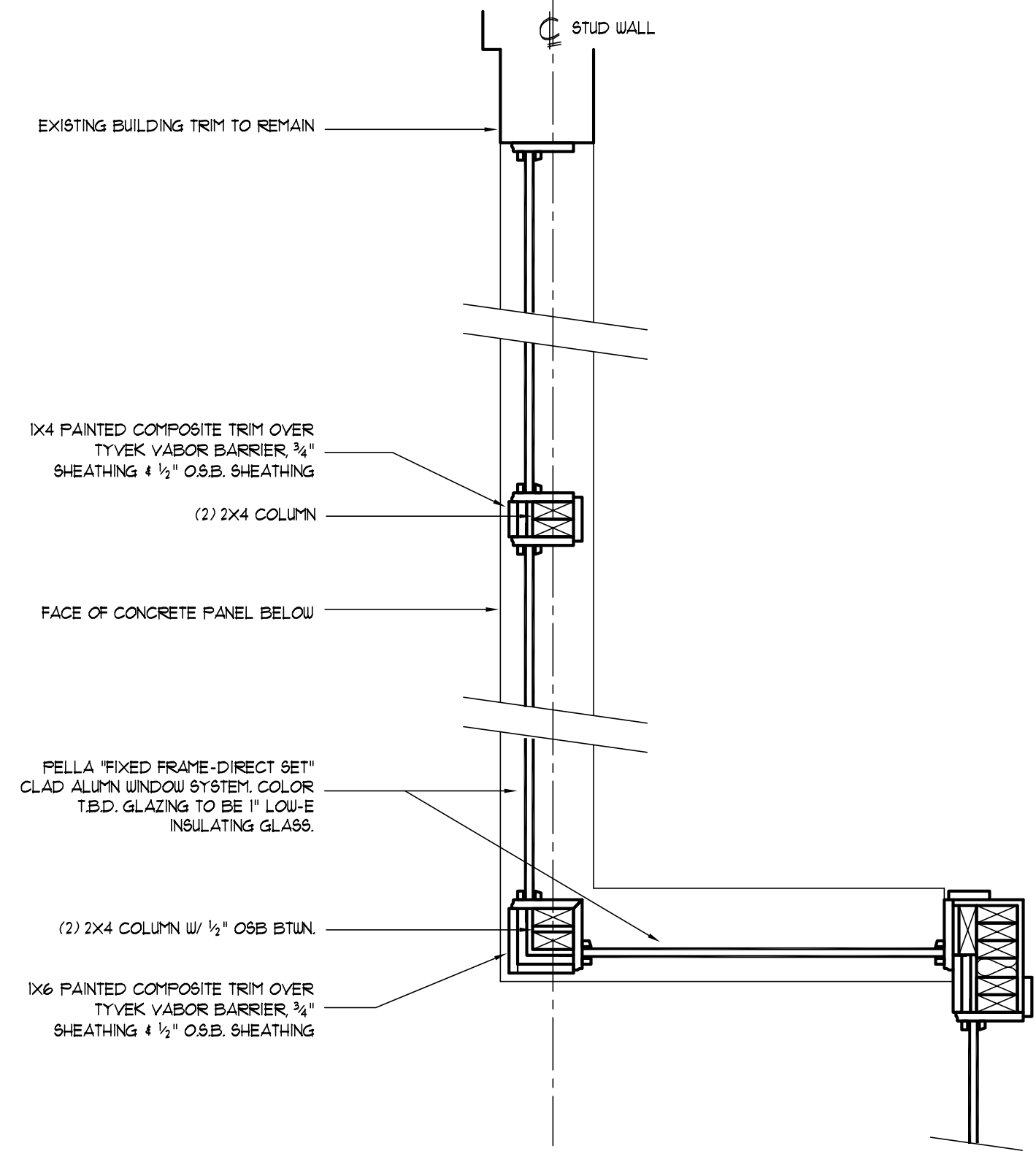


NOTE: ALL "COMPOSITE" 1X, 5/4 & 2X MATERIAL SHALL BE BORAL BRAND "TRU-EXTERIOR TRIM" W/ SMOOTH FACE FACING OUTWARD. ALL TRIM TO BE PRIMED AND PAINTED W/ EXTERIOR GRADE SATIN LATEX PAINT, COLOR T.B.D.

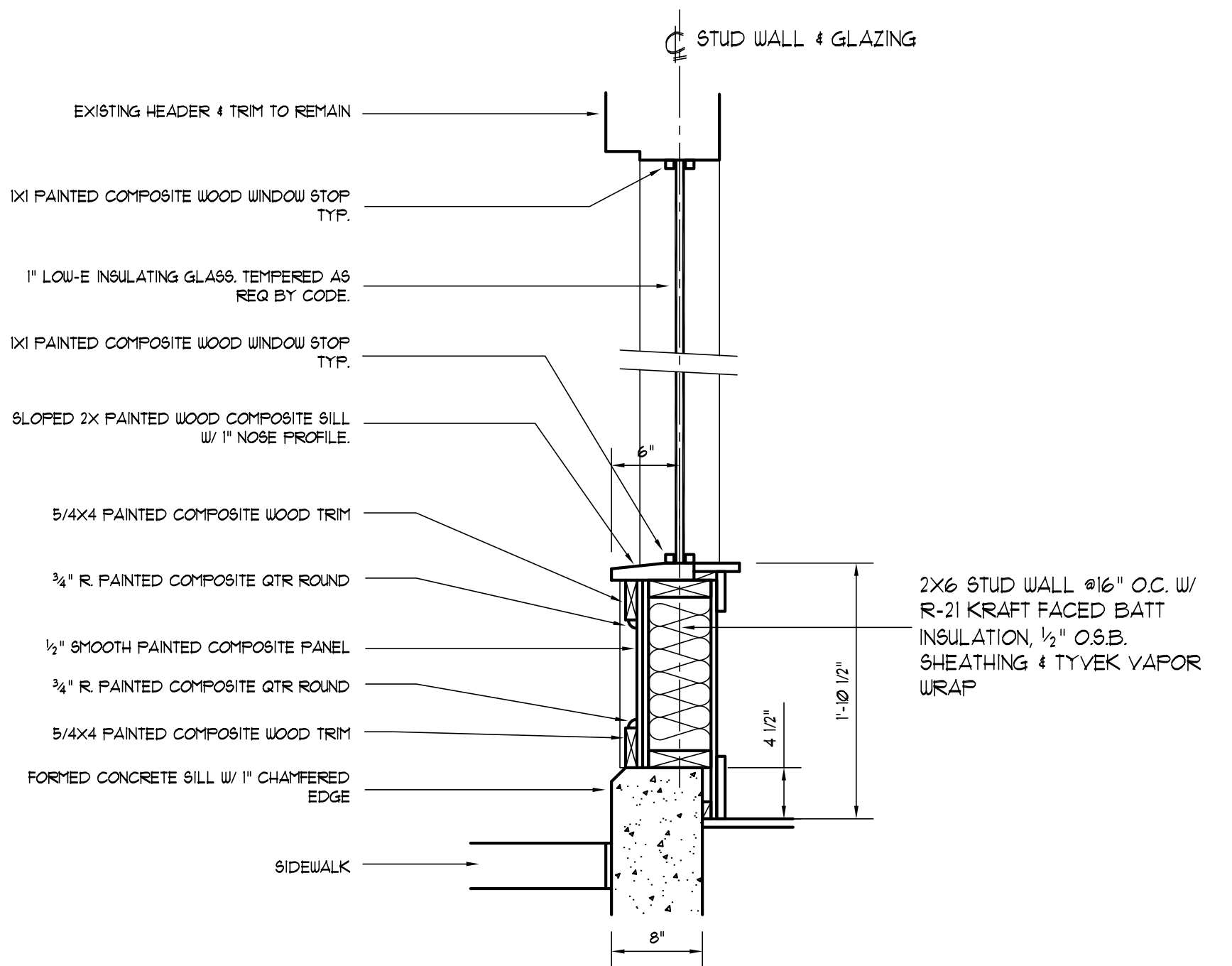
1 STOREFRONT PLAN DETAIL
SCALE: 1"=1'-0"



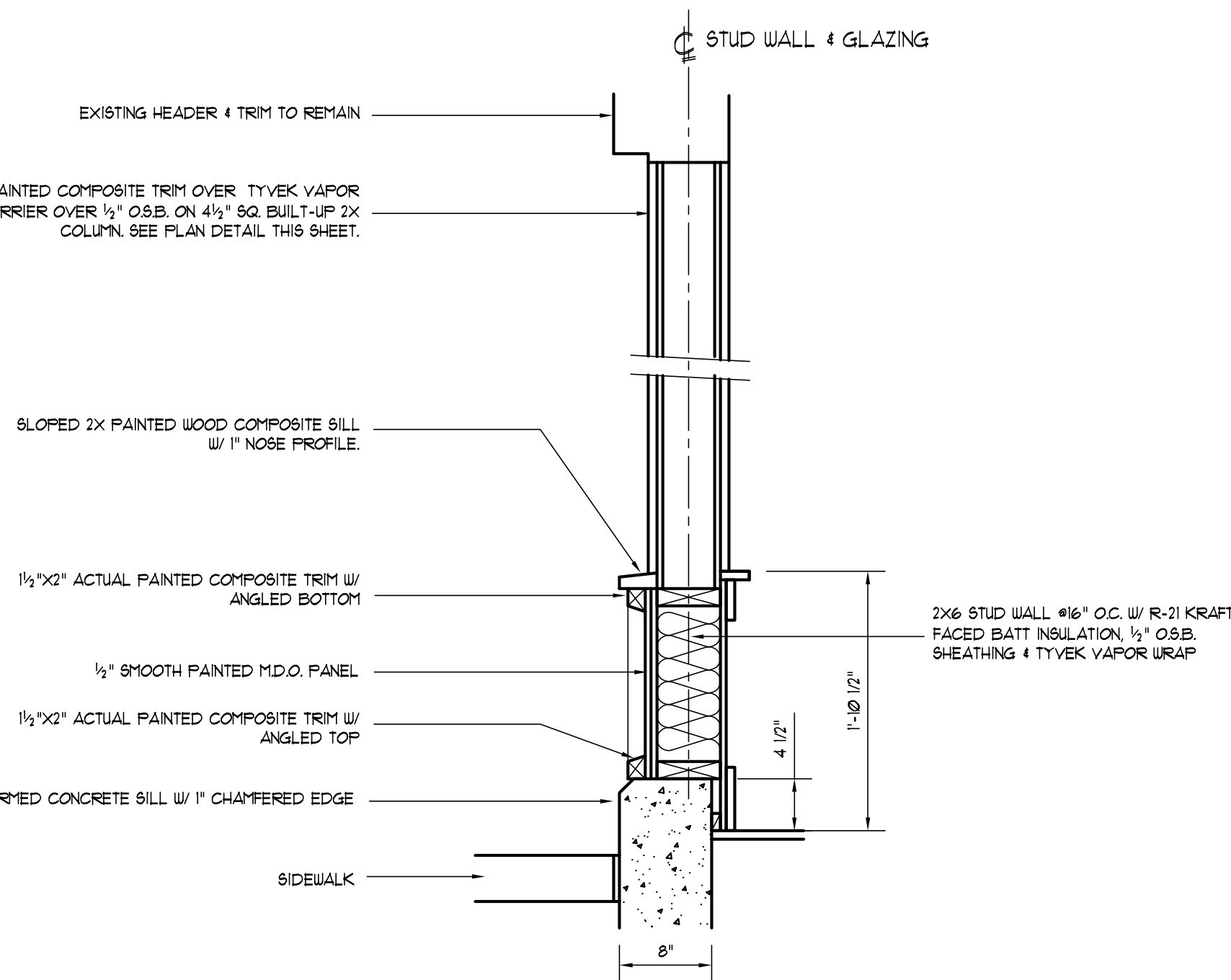
2 STOREFRONT PLAN DETAIL
SCALE: 1"=1'-0"



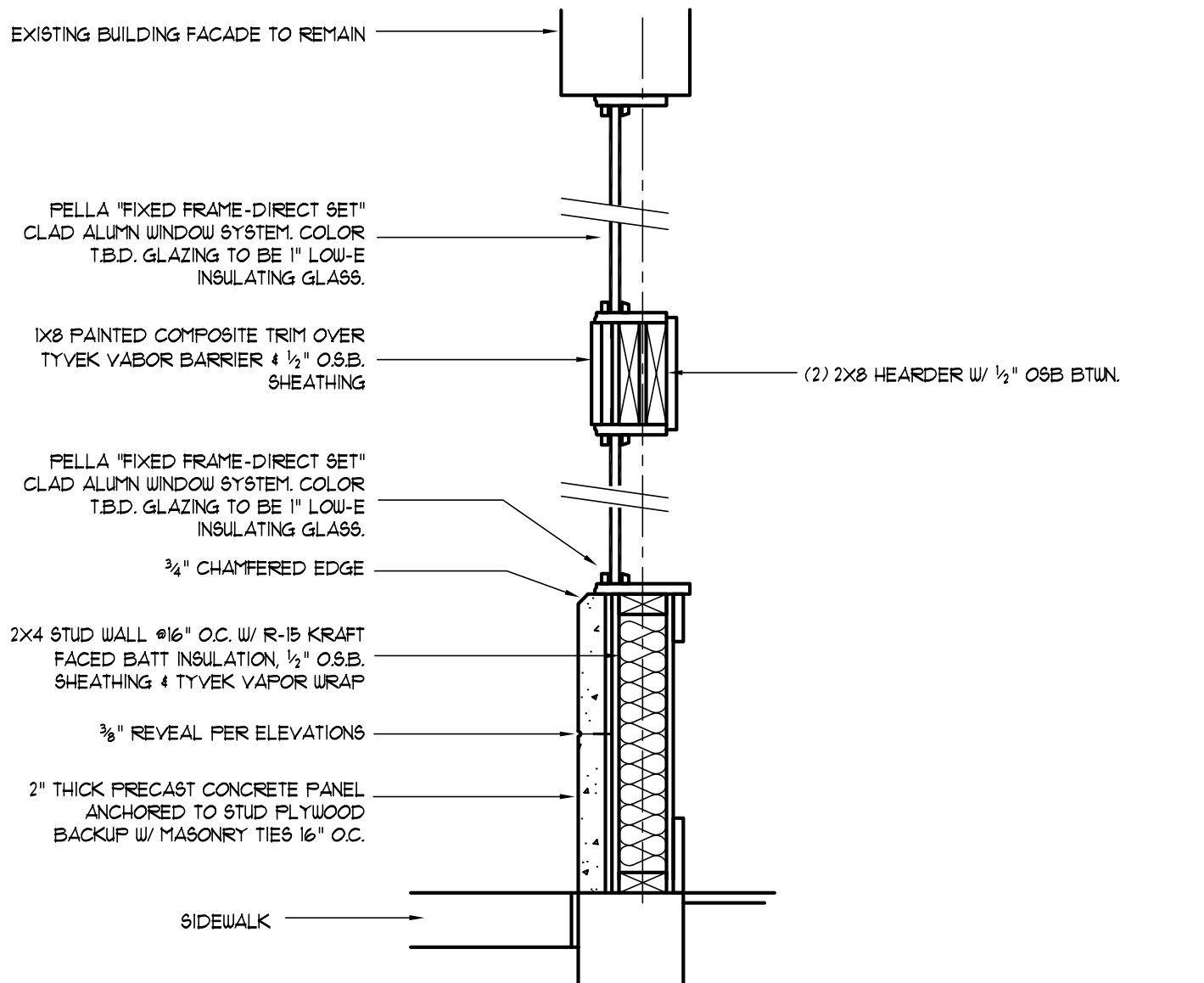
3 STOREFRONT PLAN DETAIL
SCALE: 1"=1'-0"



4 STOREFRONT SECTION DETAIL
SCALE: 1"=1'-0"



5 STOREFRONT SECTION DETAIL
SCALE: 1"=1'-0"



6 STOREFRONT SECTION DETAIL
SCALE: 1"=1'-0"



Build something great™

Boral **TruExterior®** Siding & Trim

Product Guide



Pioneering an entirely new category of building materials made with the revolutionary poly-ash material, Boral TruExterior® Siding & Trim is the only product available today that addresses both the moisture- and movement-related issues commonly seen with other exterior materials on the market.

addresses both moisture- and movement- related issues

Moisture

Boral TruExterior® products contain no wood fiber, preventing the moisture-related issues that commonly plague wood, wood composites and fiber cement.

- Virtually no moisture cycling
- No need to prime ends or field cuts
- Resists rot and termite attacks†
- No swelling†
- No cracking or splitting
- No cupping or checking†
- Suitable for ground contact

Movement

Boral TruExterior® products offer a high level of dimensional stability, eliminating many of the movement-related issues seen with PVC and vinyl.

- Maintains a high level of dimensional stability†
- Installation is the same regardless of the season
- No special precautions or adhesives to control or limit movement
- No need for special paints
- No limitations on paint colors

†Please see Boral TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at www.boraltruexterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for Boral TruExterior® Siding & Trim at www.boraltruexterior.com.

Cut. Fasten. Paint. **Done.**

It really is that simple. That's because Boral TruExterior® Siding & Trim offers phenomenal performance, remarkable workability and a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

Application

- Designed for use in non-structural applications
- Suitable for ground contact
- Can be used in moisture-prone areas

Expansion & Contraction

- No special precautions or adhesives are required to control or limit movement caused by moisture or temperature changes
- Traditional exterior-grade caulks, auto-body or wood fillers are all acceptable for filling nail holes

Tools

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

Fastening

- Accepts a wide variety of high-quality exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

Painting

- Boral TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Can be painted any color without special precautions as it is not prone to movement caused by heat gain from dark colors†
- Paint lasts longer than on wood because Boral TruExterior® products cycle virtually no moisture†

Boral TruExterior®

Our Product Offering

The exclusive poly-ash technology platform behind Boral TruExterior® Siding & Trim creates a high-performance material with a high level of dimensional stability and resistance to moisture, making it ideal for a number of exterior applications. With a complete offering of 5/8, 4/4, 5/4 and 2x Trim, Accessories, Beadboard and Siding, Boral TruExterior® Siding & Trim has everything you need to create a polished and professional installation.

SIDING BEADBOARD TRIM ACCESSORIES

Bevel Collection

About the Bevel Collection

Bevel Siding is the newest addition to Boral TruExterior® Siding – the first manmade siding profiles to genuinely replicate the natural aesthetic of real wood while maintaining a high level of dimensional stability.

Recreating the look and character of traditional clapboard or bevel lap siding, Boral TruExterior® Siding's Bevel profile offers the true taper and shadow line effect historically seen with cedar and redwood siding, without the moisture-related issues that commonly plague wood.

All images below depict Boral TruExterior® Bevel Siding



Bevel

The Bevel profile authentically replicates the look of cedar and redwood siding.

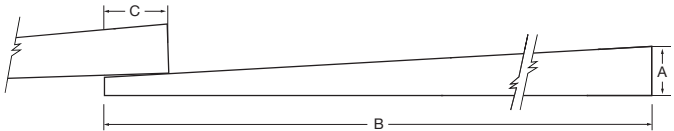
Available Finish:



smooth



Nominal Size	Actual Thickness (A)	Actual Width (B)	Minimum Overlap (C)
1/2 x 6	0.50"	5.50"	1.0"
1/2 x 8	0.50"	7.25"	1.0"
3/4 x 10	0.75"	9.25"	1.0"



Rabbeted Bevel

This variation of the Bevel profile is rabbeted to create a perfectly spaced overlap.

Available Finish:



smooth



Coming Soon!

Beaded Bevel

The Beaded Bevel profile features a beaded edge that adds detail and charm.

Available Finish:



smooth



Coming Soon!

Beadboard

About Boral TruExterior® Beadboard

Including 4-inch, **double-4**, 6-inch and double-6 profiles, Boral TruExterior® Beadboard is ideal for porch ceilings, soffits and decorative wall applications, and allows for a variety of installations, as it can be attached in either parallel or perpendicular directions.

The high level of dimensional stability[†] allows the product to be installed 24" on center without the need for additional backing for added support. Its "tongue-and-groove" design allows it to be fastened through the tongue, resulting in a clean look free from visible fasteners, or it can be reversed to offer a contemporary "V-groove" appearance.

All images below depict Boral TruExterior® Beadboard





Boral TruExterior® Beadboard

Single Beadboard

Two distinct beaded patterns — 4" and 6" — to suit the most popular design trends

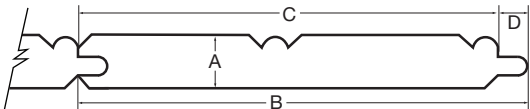
Available Finish:



smooth



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
5/8 x 4	0.625"	3.50"	3.16"	0.34"
5/8 x 6	0.625"	5.25"	4.91"	0.34"



Double Beadboard

The same appearance as the single-profile products, but with twice the coverage

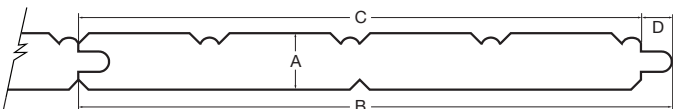
Available Finish:



smooth



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
5/8 x 8	0.625"	6.6825"	6.3425"	0.34"
5/8 x 12	0.625"	10.25"	9.91"	0.34"



Trim

About Boral TruExterior® Trim

Designed to be used in non-load-bearing applications, Boral TruExterior® Trim is suitable for ground contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other exterior applications. Because of its high level of dimensional stability†, there is no need to prime ends or field cuts. Plus, it can be painted any color. Boral TruExterior® Trim accepts a wide variety of fasteners and can be installed using standard woodworking tools and methods.

All images below depict Boral TruExterior® Trim





Boral TruExterior® Trim

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1 1/2" x 1 1/2"
—	—	1 x 3	3/4" x 2 1/2"	5/4 x 3	1" x 2 1/2"	—	—
5/8 x 4	5/8" x 3 1/2"	1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
—	—	1 x 5	3/4" x 4 1/2"	5/4 x 5	1" x 4 1/2"	—	—
5/8 x 6	5/8" x 5 1/2"	1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
5/8 x 8	5/8" x 7 1/4"	1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
5/8 x 10	5/8" x 9 1/4"	1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
5/8 x 12	5/8" x 11 1/4"	1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. 16' lengths are available in all sizes with 12' and 20' lengths available in 4/4, 5/4 and 2x Trim.

Available Finishes:
(Reversible)



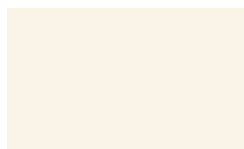
ENVIRONMENTALLY SMART COLORS - DESIGNED ENERGY EFFICIENT



TERRA COTTA



AGED COPPER



SOLAR WHITE



SANDSTONE



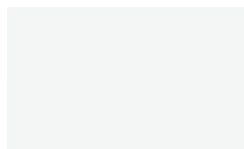
SURREY BEIGE



COLONIAL RED



PATINA GREEN



REGAL WHITE



ASH GRAY



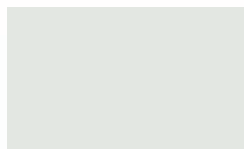
SIERRA TAN



*REGAL RED



*HEMLOCK GREEN



STONE WHITE



DOVE GRAY



MEDIUM BRONZE



*BURGUNDY



*HARTFORD GREEN



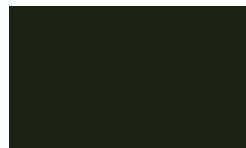
SLATE BLUE



SLATE GRAY



MANSARD BROWN



MATTE BLACK



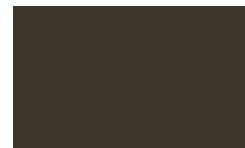
EVERGREEN



*REGAL BLUE

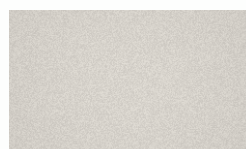


CHARCOAL GRAY



DARK BRONZE

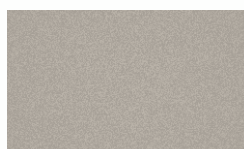
METALLIC COLORS



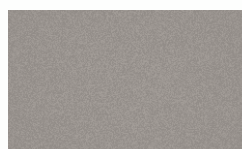
*SILVER



*COPPER



*CHAMPAGNE



*PRE-WEATHERED
GALVALUME[®]

NON-PAINTED

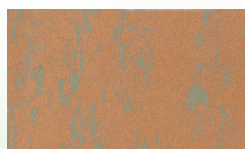


ACRYLIC COATED
GALVALUME[®]

WEATHERED METAL COLORS



*GALV-TEN[™] RAW



*COPPER-TEN[™] RAW



*COR-TEN AZP[®] RAW



**Sheffield Metals
International**

CLEVELAND: 800.283.5262

ATLANTA: 800.929.9359

DALLAS: 877.853.4904

DENVER: 877.375.1477

SAN JOSE: 408.916.3262

www.WhyItsCooler.com

*Available at a slight price premium.

Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar 500[®] or Hylar 5000[®] resins, which provide superior color retention, and allow us to offer non-prorated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Silver, Champagne, and Pre-Weathered Galvalume. Metallics are warranted for chip, crack, and peel only. Please contact your representative for more information.

*Also available in Robust.



STOCK AVAILABILITY MATRIX							GALVALUME			ALUMINUM			
							24 ga.	24 ga.	24 ga.	.032 nom.	.032 nom.	.040 nom.	.050 nom.
							40.375"	44.375"	48.375"	40.500"	48.000"	48.000"	48.000"
			ISR	EMI	3yr.	SRI							
Aged Copper	★	L	0.47	0.85	0.46	53	●		●				
Ash Gray	★	L	0.39	0.84	0.39	41	●		●				
Burgundy	★		0.25	0.85	0.23	23	●		●				
Champagne Metallic	★	L	0.37	0.80	0.35	37	●		●				
Charcoal Gray	★		0.29	0.84	0.28	28	●		●				
Colonial Red	★	L	0.30	0.85	0.29	30	●	●	●	●	●	●	
Copper Metallic	★	L	0.49	0.86	0.47	56	●		●	●			
Dark Bronze	★		0.26	0.84	0.25	24	●	●	●	●	●	●	●
Dove Gray	★	L	0.49	0.86	N/A	56	●		●				
Evergreen	★		0.27	0.86	0.26	26	●	●	●	●	●	●	
Hartford Green	★		0.26	0.85	0.25	24	●		●		●	●	
Hemlock Green	★	L	0.29	0.86	0.29	29	●		●				
Mansard Brown	★		0.27	0.86	0.25	26	●		●		●	●	
Matte Black	★		0.29	0.83	0.27	27	●		●		●		
Medium Bronze	★	L	0.30	0.87	0.28	31	●	●	●	●	●	●	●
Patina Green	★		0.28	0.87	0.28	28	●		●				
Pre-weathered Galvalume®	★		0.30	0.79	0.28	27	●		●				
Regal Blue	★		0.26	0.85	0.25	24	●		●				
Regal Red	★	L	0.42	0.83	0.41	45	●		●				
Regal White	★	L	0.67	0.86	0.67	81	●	●	●	●	●	●	●
Sandstone	★	L	0.54	0.86	0.53	63	●	●	●	●	●	●	●
Sierra Tan	★	L	0.35	0.86	0.34	37	●	●	●	●	●	●	●
Silver Metallic	★	L	0.59	0.79	0.60	67	●		●	●		●	●
Slate Blue	★		0.29	0.85	0.28	28	●		●				
Slate Gray	★	L	0.33	0.84	0.33	33	●	●	●	●	●	●	●
Solar White	★	L	0.68	0.85	0.66	82	●		●	●	●	●	●
Stone White	★	L	0.60	0.86	0.56	71	●		●			●	
Surrey Beige	★	L	0.42	0.85	0.41	46	●		●				
Terra Cotta	★	L	0.35	0.86	0.35	37	●		●	●	●	●	
Acrylic Coated Galvalume®	★	L	0.67	0.14	0.55	56	●		●				
Cor-Ten AZP® Raw			0.32	0.89	N/A	34			●				
Copper-Ten™ Raw			0.45	0.88	N/A	51			●				
Galv-Ten™ Raw			0.49	0.84	N/A	55			●				
Bonderized/Paint Grip													
Custom Colors							▲	▲	▲	▲	▲	▲	▲

NOTES

- All of Sheffield's CoolR metal is painted with a .20 mil primer and .70 -.90 mil Top Coat of 70% Kynar 500 or Hylar 5000. The reverse side has a .20 primer and .30 - .40 backer coating.
- 22 gauge steel available in 44.375" and 48.375" widths upon request.
- .050 aluminum available in 48.000" width upon request.
- For low slope roofing to meet Energy Star requirements the ISR must be ≥0.65. After 3 years, the solar reflectance must be ≥0.50.
- For steep slope roofing to meet Energy Star requirements the ISR must be ≥0.25. After 3 years, the solar reflectance must be ≥0.15.
- For low slope roofing to meet LEED 2009 requirements the SRI must be ≥78.
- For steep slope roofing to meet LEED 2009 requirements the SRI for 100% of the roof must be ≥29.
- Low slope is defined as ≤2:12.
- Steep slope is defined as >2:12.

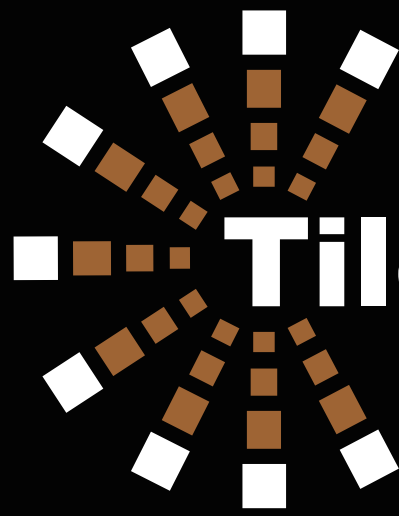
KEY

●	Stocked Item
▲	Available on Custom Order Basis
★	Energy Star Compliant
L	LEED 2009 Compliant
ISR	Initial Solar Reflectance
EMI	Emissivity
SRI	Solar Reflectance Index

Oil canning is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using coil that has been processed properly, designing for thermal movement, following stringent specifications for installation and proper handling most oil canning can be eliminated. Oil canning is not grounds for coil/panel rejection.

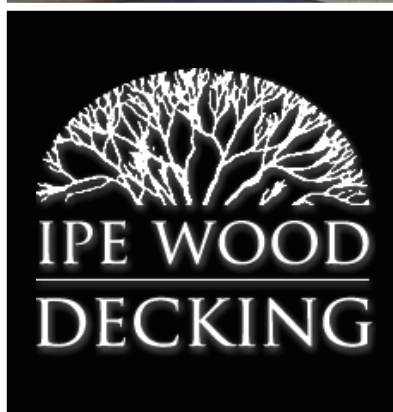
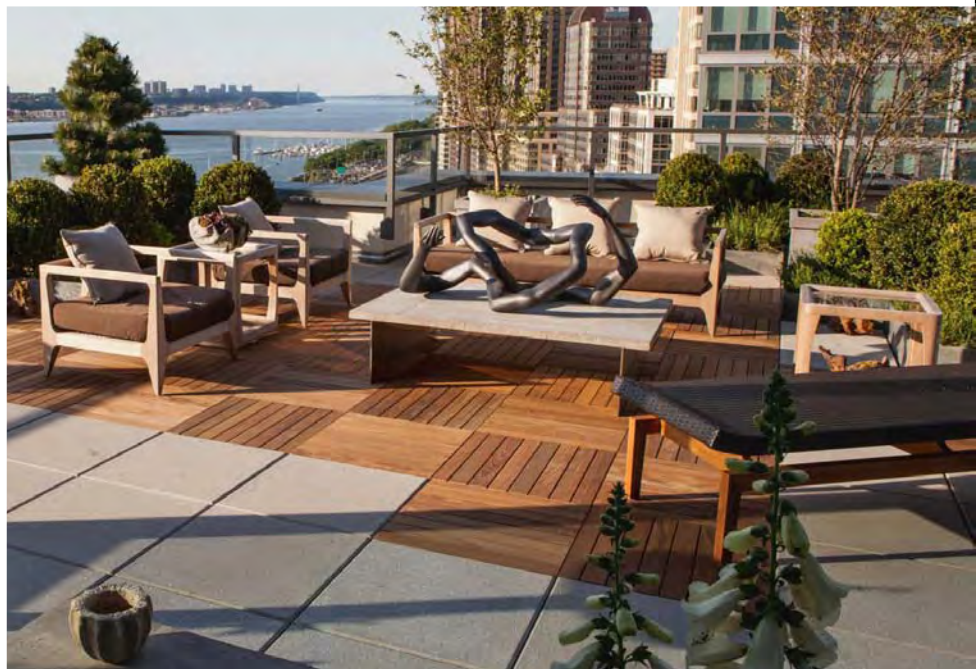
Galvalume® is a registered trademark of BIEC. Hylar 5000® is a registered trademark of Solvay Solexis, Inc. Kynar 500® is a registered trademark of Atofina, Inc.



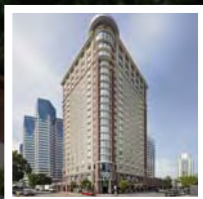


Tile Tech IPÊ-Tile™

Paving America one step at a time!



MANUFACTURER OF IPÊ WOOD TILES & ADJUSTABLE PEDESTAL SYSTEMS



Applications

Roof Decks
Plaza Decks
Pool Decks

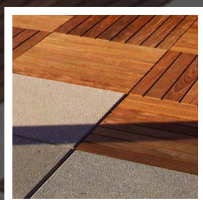
3



IPE Wood Tiles

Details and Properties

6



Material Comparison

IPE
Massaranduba
Teak
Pressure Treated Pine
Composite Decking

7



Adjustable Pedestals

HYBRID Pedestal™ System
- Uni-Just™
- Stack-Cap™

8



Installation Details

IPE Deck Tiles over
Pedestals
-Single Ply
-Hot Rubber
-Modified Bitumen

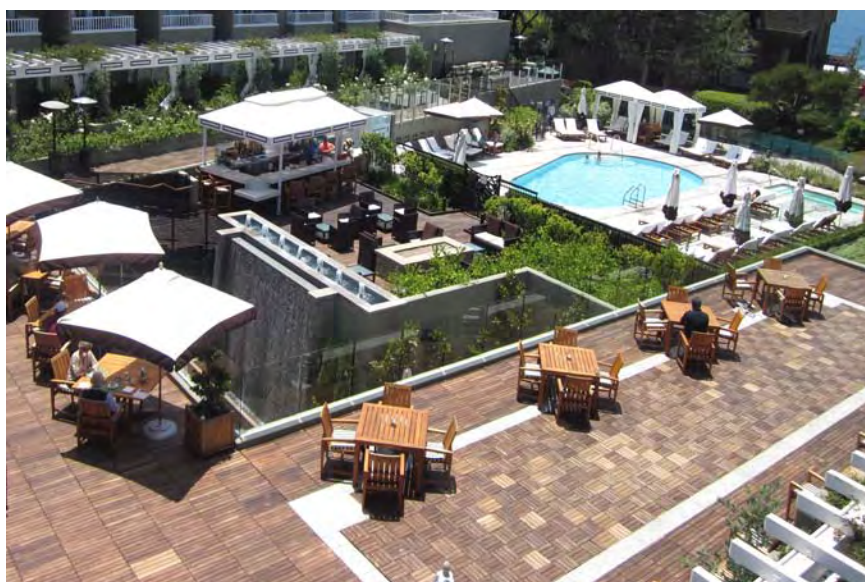
11



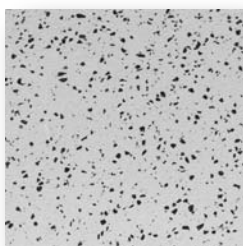
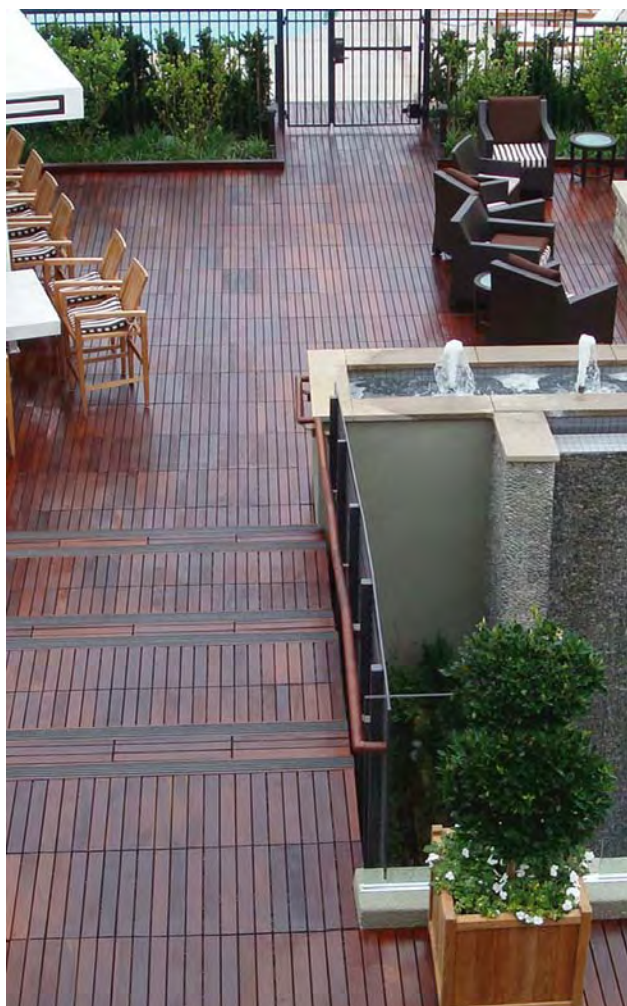
The concept of using IPÊ (EE-Pay) Wood Tiles as roof ballasts, plaza decks and terraces has created new opportunities for otherwise lost spaces. Roofs, decks and plazas can now be functional, as well as attractive. IPÊ Wood Tiles provide durability, protection and performance for the roof system from harsh weather conditions while providing drainage and a level walking surface. At only 6 lbs. per SqFt they are the ideal LIGHT WEIGHT choice as compared to other roof paving products.

Tile Tech offers a solution for all roofing & waterproofing needs from standard Walkway and Roof Ballast, to Architectural Plazas and Green Roofs. Functional design, color and durability all come together with Tile Tech roof and plaza Pavers and IPÊ Tiles.

As elegant in function as they are in appearance, Tile Tech IPÊ Tiles let you bring the natural beauty of exotic hardwood to any environment. They are an ideal solution for any indoor or outdoor areas, including patio, balconies, walkways, gardens, spa rooms and pool decks. Easy to install and able to stand the test of time, our innovative IPE tile and Pedestal systems can be



reconfigured, expanded and even taken with you when you move. Tile Tech IPÊ Wood Tiles is the original, leading brand of naturally durable wood tiles. Favored by design professionals and consumers alike, the Tile Tech IPE brand has become synonymous with commitment to superior quality and sustainable resources. Our product's strength, hardness and durability have been proven again and again in demanding residential and commercial applications.



White Black Paver



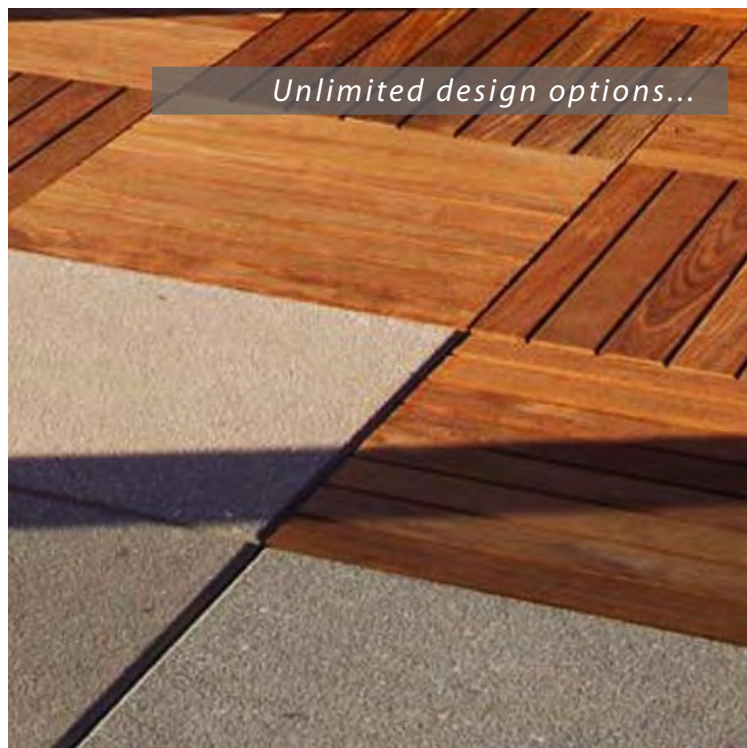
Pedestal System



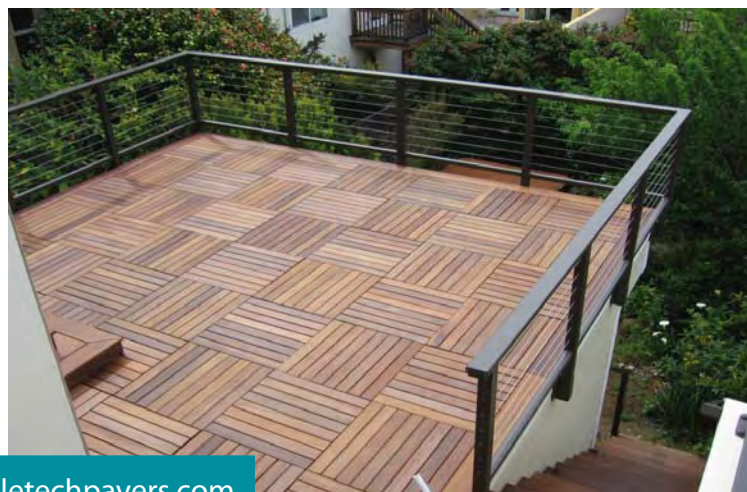
IPÊ Tile

4 IPÊ Wood Tile - Application

By combining the natural beauty of IPE Wood Tiles with that of Architectural Pavers, the design possibilities are endless. Even after years of use, wood retains its beauty. If necessary, it can be easily renewed with another coat of finish or it can be entirely sanded and refinished. Because wood is a renewable resource, flooring constructed from it is an ecologically sound choice.



The application of an elevated paver system provides the designer with new possibilities and advantages. Tile Tech Pedestal System elevates, levels and uniformly spaces pavers thus allowing water to be channeled away from the surface. Roof and Plaza IPE Wood Tiles allow easy access to the roof and waterproofing system for making repairs or standard maintenance procedures effortless.



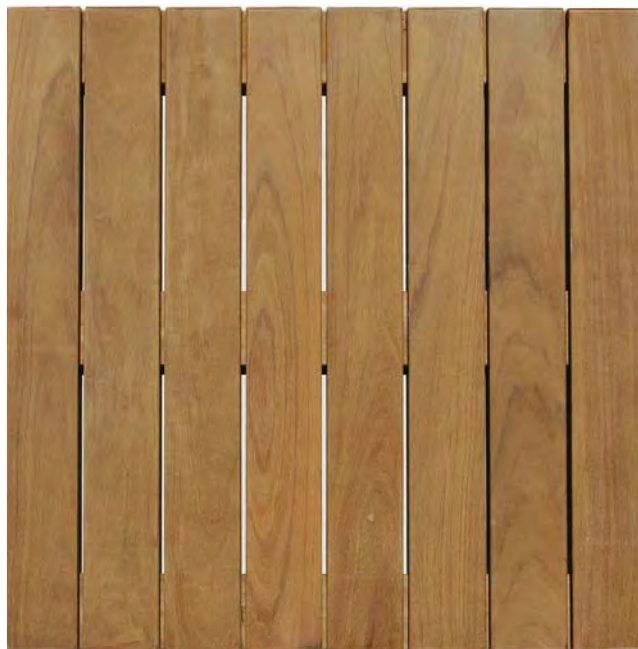


IPÊ Wood Tiles, also known as "Ironwood" are an incredibly durable Brazilian hardwood rated by the US Forest Lab for 25 years plus. Naturally resistant to fire, insects, moisture, and movement, this air dried hardwood (16-20%) is perfect for exterior commercial and residential applications such as roof decks, docks, or exterior plazas. In service for over 25 years from Atlantic City Boardwalk, to the Diner Key Marina in Miami, IPÊ has proven durability. It can be sealed and or stained to maintain its natural beauty or it can be allowed to weather to a beautiful silver gray.

When compared to other decking materials such as redwood, cedar, or copper chromium arsenate pressure treated materials, IPÊ gives longer life (3-5 times the life span), stronger resistance to fire, weather, insects and movement and is competitively priced with high grades of cedar and redwood. If you compare the one time cost of IPÊ to the 3-5 times you replace other materials over the life span of IPÊ, the value of IPÊ becomes very clear!



TERMITE RESISTANCE - (15 years in ground without attack by termites) Highest Rating. **FIRE RESISTANCE** (ASTM-E84) tested to National Fire Protection Code, Class A, Uniform Building Code, Class 1; Highest Rating. **HARDNESS** (ASTM-D143) tested; Approximately seven times harder than Cedar, and can stands up to the harshest conditions imaginable. **SLIP RESISTANCE** (ASTM-C1028-89) tested; Our IPÊ deck tiles exceeds the ADA requirements for Static Coefficient of friction in a wet environment **STRENGTH** (ASTM-D143) tested; Three times stronger than Cedar, our IPÊ Decking tiles exceeds all existing code requirements for exterior constructions.

**DIMENSIONS:**

- 20" x 20" x 1-1/2"
- 24" x 24" x 1-5/8"
- 24" x 48" x 1-5/8" (Custom Size)

SURFACE:

- Smooth
- Grooved

WEIGHT:

- 5.75lbs per SqFt *LIGHT WEIGHT!*

FIRE RATING:

- Class A
(ASTM E108-07a Spread of Flame)

HARDNESS:

- 3,680 lbs (Janka Rating)

Tile Tech's IPÊ Wood paving tiles are designed for constructing raised wood decks over exterior surfaces such as rooftops, terraces and plazas, in both residential and commercial applications.

Our IPÊ Wood Tiles are constructed from kiln dried 1x3 IPÊ wood face slats secured to 3 IPÊ wood support runners (battens) using corrosion resistant stainless steel screws. Due to their high structural strength, dimensional stability and low flexing, Tile Tech's IPÊ paving tiles are specifically designed for installation on our pedestal supports, enabling decks with a perfectly horizontal surface to be built over sloping or irregular surfaces. Pedestals can be either fixed height or adjustable for slop compensation. The Pedestal System provide a broad footprint that can easily be installed and placed directly on top of roofing and waterproofing systems with no insulation.



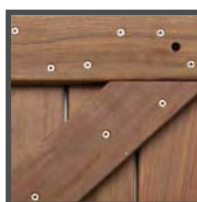
Smooth Surface Structural IPÊ Deck tiles is our most popular tile and exceeds the Americans with Disabilities Act requirements for Static Coefficient of friction in a wet environment (ASTM-C1028-89)



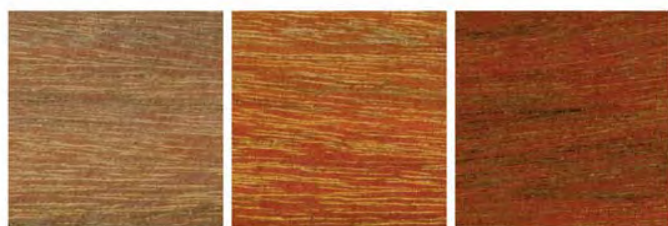
Grooved Surface Structural IPÊ Deck tiles provide the highest slip resistance for wet climates. often specified when added slip resistance is desired but not required.



Sealed or Weathered IPÊ Deck Tiles can be sealed to maintain its natural beauty or it can be allowed to weather to a beautiful silver gray. To retain the rich color, an oil based finish with ultraviolet inhibitors is recommended.



Structurally constructed with 7/8" thick boards for extra strength and resistance to flexing. A slot cut in the corner of each tile enables a special washer to be inserted and invisibly screwed to the top of the pedestal, thus locking down the tiles and ensuring a safe, secure and level surface.



Weathered

Waxed

Varnished

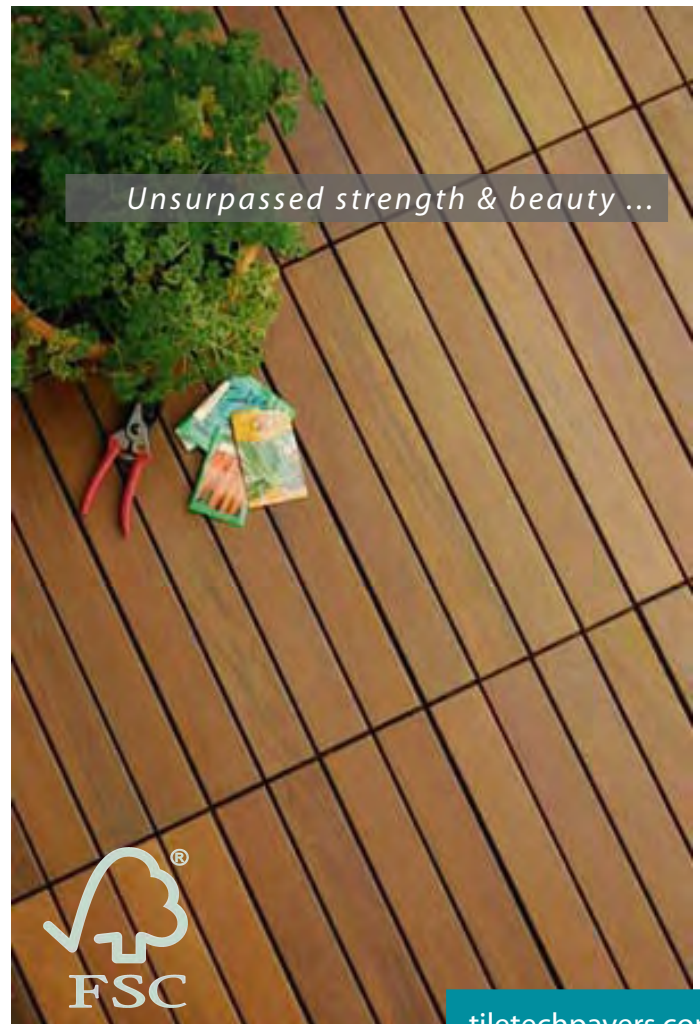
WOOD TYPES	Hardness Janka Scale (lbs)	Bending Strength (psi)	Fire Rating	Decay Resistance	Life Span (years)	Appearance
IPÊ	3,680	22,560	High A	Highest rating for insect and termite resistance	30+	Also known as "Ironwood", is an extremely dense, tight grained. No splinters, surface stays smooth & resists damage.
Massaranduba	3,190	17,310	High A	Highest rating for insect and termite resistance.	25+	Also known as Brazilian Redwood, has a consistent reddish color with a fine straight grain and is nearly blemished free.
Teak	1,000	14,600	Medium B-C	Generally very resistant. Different grades will vary greatly	10-15	Very dense, straight-grained hardwood with a high natural oil content. Deep rich brown with some pieces displaying red and amber hues
Pressure Treated Pine	870	14,500	Varies	Chromated copper arsenate in wood offers excellent resistance, but with potential health and environmental risks.	10	Surface develops splits, checks, boards cup and twist, becomes rough & gray to green without regular sealing
Composite Decking	940 - 1,390	1,500 - 4,500	Low C-D	Generally resistant. Different types will vary greatly	10-15	Tendency to sag, expand, contract and fade in sunlight. Susceptible to moisture, mold and mildew
Redwood	480	7,900	Low C-D	Resistant to decay, but relatively soft and quick to weather.	10-12	Usually straight grained with a fine, even texture. Scratches easily, splinters & becomes black gray without regular sealing.

The **Janka hardness** is a measurement of the force necessary to embed a .444-inch steel ball to half its diameter in wood, and is the industry standard for gauging a wood product's resistance to wear and denting.

Top View



Bottom View



H Y B R I D

New



(Pat. # 8,453,391 & Pat. Pen)

The Tile Tech Pedestal System is designed for concrete pavers or IPE Wood Tiles to lay level over a built up roof. The substrate can be either concrete or wood structure, with a roof membrane over the top.

Our new Hybrid Pedestal™ System consists of 7 standard components and off-the-shelf, 4.215" diameter SDR-35 PVC pipe. The PVC pipe allows the pedestal system to vary in height up to 22+ inches and is cut to the desired height using 12" chop saw. The Uni-Base is then "press fit" on to one end of the PVC pipe and a Uni-Collar on to the other end and require no gluing or other attachments. Either 3/4" or 1-1/2" Uni-Insert is then screwed in to the Uni-Collar allowing for fine height adjustments. The assembly is completed by aligning and locking the Uni-Cap with the Uni-Insert. The Uni-Cap features include built-in self-leveling and removable 1/8" spacer tabs for proper paver spacing and joint alignment.



Stackable caps allow for minor height adjustments from 1/2" up to 6" and can compensate for slopes of 0% to 3% by aligning the built-in slope compensator of one cap relative to another. *Simple, easy and affordable!*



Single model design allows for all height applications from low as 1/2" and as high as 22" resulting in reduced labor and material cost.

Eliminates leftover parts and pieces!



PVC pipe adjustment allows the pedestal system to vary in heights up to 22+ inches by using off-the-shelf 4"Ø SDR-35 PVC pipe available everywhere. *Eliminates material & shipping cost!*

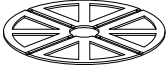
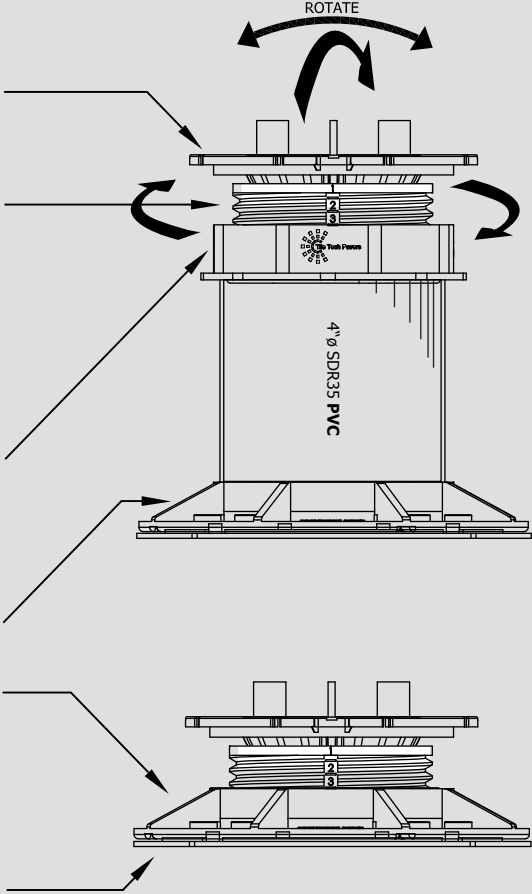
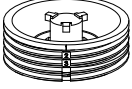
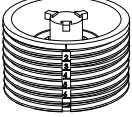
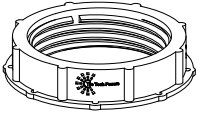
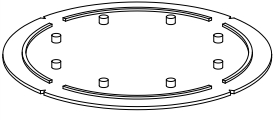
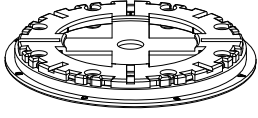


Screw adjustment allows for quick and easy fine height tuning for an additional 3/4" or 1-1/2" depending on model size of UNI-INSERT™ used. *Eliminates having to cut pipe exactly!*



Self-Leveling head allows for slope compensation of 0% to 6% in any direction. Allen or Hex key will allow for leveling while loaded with pavers. *Eliminates having to remove pavers to make adjustments!*

A d j u s t a b l e P e d e s t a l S y s t e m

PEDESTAL DETAILS	Component	Function	Assembly Diagram
	UNI-SHIM™ 1/8" & 1/16"	Allow for fine tuning of individual pavers. Can be broken in to quarters or halves and stacked on top or bottom of pedestals.	 4" SDR35 PVC 4" SDR35 PVC pipe is user supplied & cut to required height. All pedestal systems can be used with or without PVC pipe depending on height.
	UNI-CAP™	Align and lock on to UNI-INSERT and allows for self-leveling in any direction from 0% to 6% slope.	
	UNI-INSERT™ 3/4"	Screw in to UNI-COLLAR and allows for additional height adjustment of either 3/4".	
	UNI-INSERT™ 1-1/2"	Screw in to UNI-COLLAR and allows for additional height adjustment of 1-1/2".	
	UNI-COLLAR™	Compression fits on to end of 4" SDR-35 PVC pipe and allowing UNI-INSERT to screw in to the system.	
	UNI-BASE™	Compression fits on to end of 4" SDR35 PVC pipe or can be used with UNI-INSERT alone.	
	BUFFER PAD™ (Mandatory)	Used under base to provide slip resistance, noise dampening & membrane protection.	
	STACK-CAPS™	Used of low height requirements. Rotate and stack caps for slope & height adjustment. Can also be used with PVC pipe to reach 6" max.	

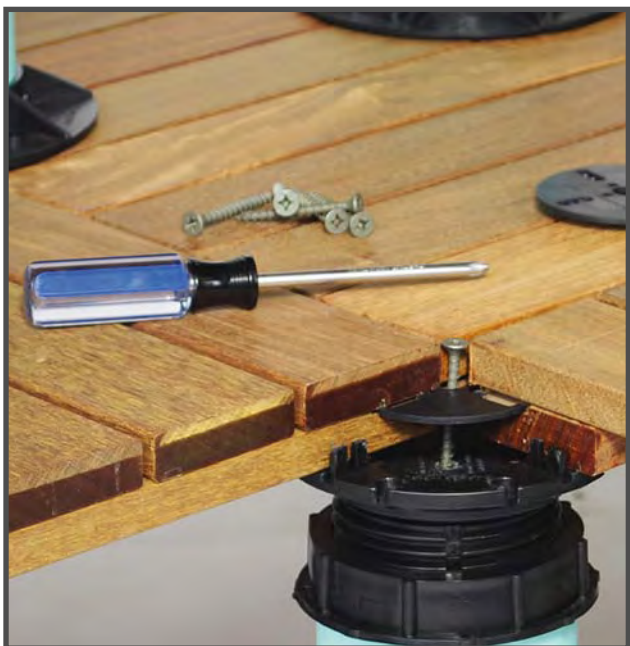
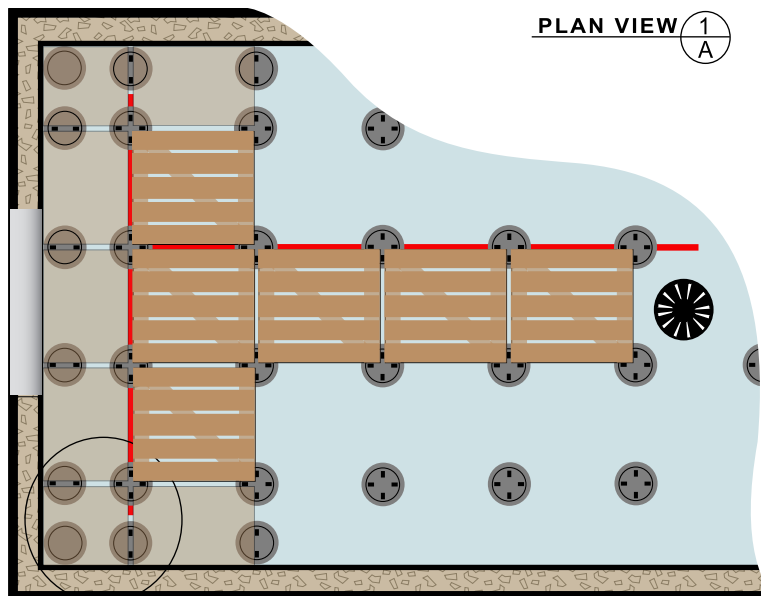
PEDESTAL PROPERTIES	TEST METHOD	RESULTS
Tensile Strength	ASTM C-638	6,300psi Minimum
Flexural Modulus	ASTM C-790	35,000psi Minimum
Flexural Strength	ASTM C-790	10,500psi Minimum
Softening Point	ASTM C-1525	226° F
Freeze Thaw	ASTM C-	Unaffected
Material	HDPP - High Density Polypropylene * Resistant to oils, acids, alkalis, bitumen, mold and algae.	

For complete material & installation specifications, please visit our website or contact us.





1. In a typical installation do not start first row of pavers at perimeter wall, instead begin installation of full pavers at the second row in the roof field.
2. Mark perpendicular guidelines on substrate surface to ensure square layout.
3. The first height of the pedestal is then determined and PVC pipe is cut with a standard 12" shop saw to the required height, less 3/8" for bottom base and collar insets plus buffer pad. The Uni-Insert will provide an additional 3/4" or 1-1/2" of height depending on the model size used.
4. Install initial pavers along guidelines forming a "T" pattern. Install remaining field pavers out from "T".
5. Perimeter pavers are installed last and normally cut and less than full size to ensure proper layout and fit. Pedestal spacer tabs can be removed in order to position pedestals at perimeter just tangent to wall.
6. Any section of the roof that receives concrete pavers that is not restrained by an abutting wall or parapet must be "boxed in" by some field installed restraint. No movement should be allowed at the perimeter of a paver system.



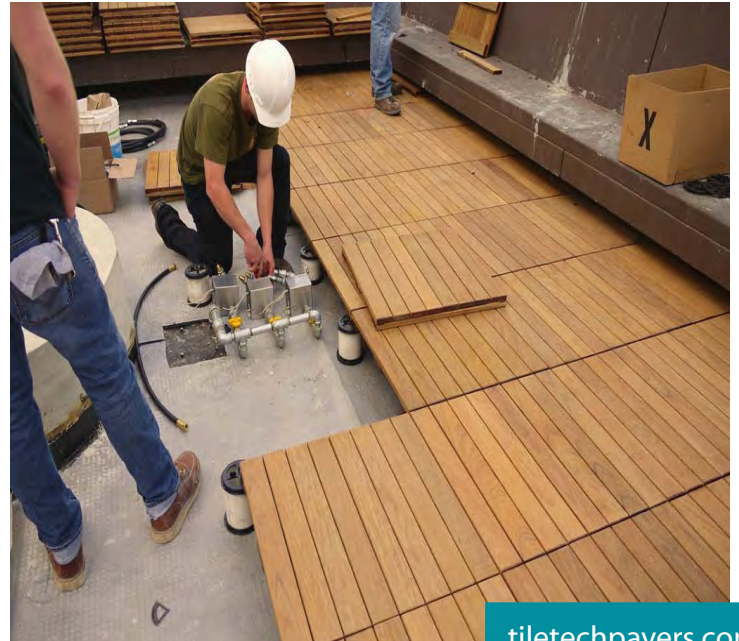
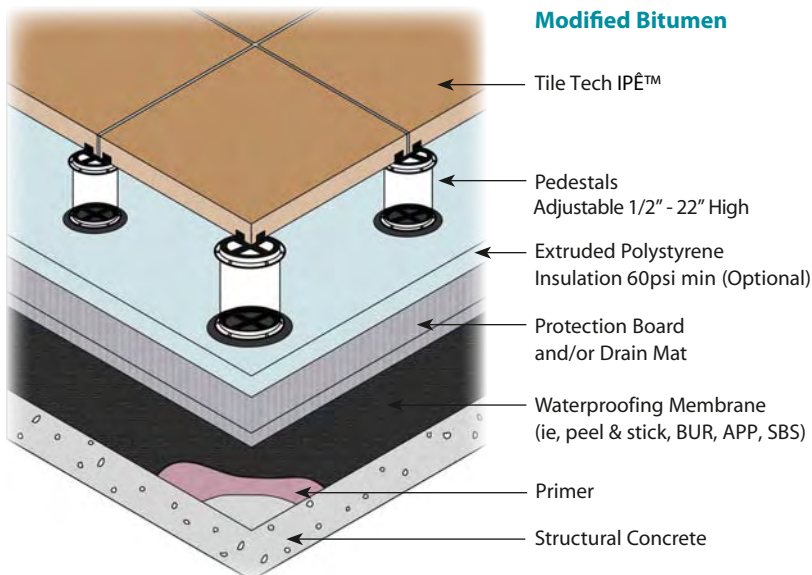
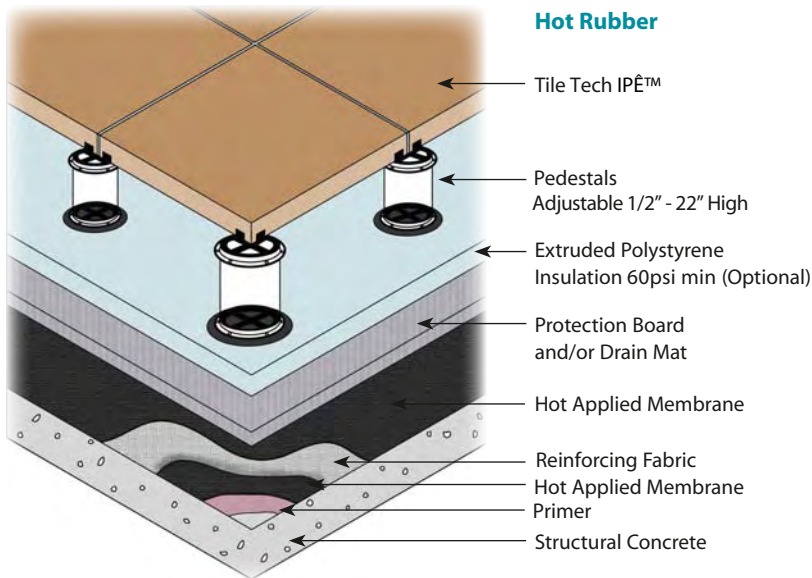
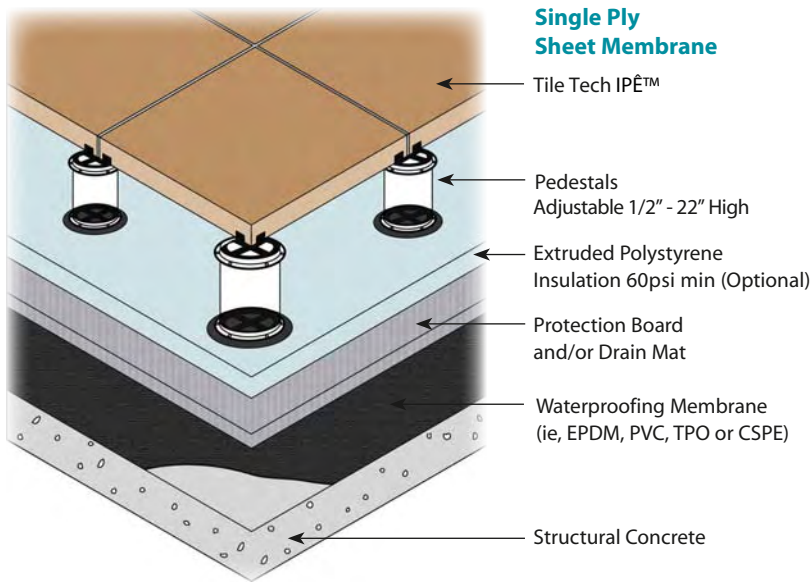
A step above the rest...

Quick water drainage. The gap between and under Tile Tech IPE Tiles™ allows for rapid water discharge on to substrate surface.

Concealment of utilities, pipes and drains. The void between the IPÊ Tile and membrane can be used to accommodate pipes and services including drains, but retain easy access for maintenance and repair.

Thermal insulation & protection. The void between the paving and membrane encourages constant air circulation, extending the life of the waterproofing and improving heat insulation in addition to protecting the substrate surface from UV degradation.

Level paving & significant less weight. With no requirement for special surface preparations, such as sand or aggregate bedding the floating system provides a level, light weight solution, allowing structures to be built with less loading on structure and at substantially lower cost.



Short Form Guide Specifications

Section 07760 Roof Pavers

PART ONE- GENERAL

1.2 SUMMARY

- A. Scope of work
 - 1. IPE Wood Tiles
 - 2. Adjustable Pedestals

1.4 SUBMITTALS

- A. Product Data Sheet
 - 1. Including preparation instructions, installation methods, storage and handling requirements.
- B. Samples
 - 1. Submit two sets of standard color chips of manufacturer's full range.

1.5 QUALITY ASSURANCE

- A. Manufacturer
 - 1. Minimum of 5 years experience manufacturing precast pavers.
 - 2. Supply a written installation procedure manual.
- B. Installation Contractor
 - 1. Minimum of 1 year experience installing precast pavers on projects of similar size.
 - 2. Installation contractor must meet all local & state licensing & bonding requirements.

1.8 WARRANTY

- A. Manufacturer
 - 1. Shall warrant installed pavers for a period of 5 year from date of substantial completion against failure of materials.
- B. Installation Contractor
 - 1. Shall warrant installed pavers for a period of 3 year from date of substantial completion against failure of workmanship.

PART TWO - PRODUCTS

2.1 MANUFACTURER

- A. Tile Tech Pavers Inc.
 - Tel.....213-380-5560
 - Fax.....213-380-5561
 - Toll Free.....888-380-5575
 - Web.....tiletechpavers.com

2.2 MATERIALS

- A. IPE Wood Tiles
 - 1. Size: 20" x 20" x 1-1/2"
24" x 24" x 1-7/8"
24" x 48" x 1-7/8 (Custom)
 - 2. Finish: Smooth Surface
Grooved Surface

SELECT ONE SYSTEM BELLOW OR COMBINE

- B. Uni-Just Pedestal System
 - 1. Uni-Base
 - 2. Uni-Cap
 - 3. Uni-Collar
 - 4. Uni-Insert: Model 3/4" or 1-1/2"
 - 5. Uni-Shim: Model 1/16" and 1/8"
 - 6. Uni-Spacer
 - 7. Uni-Buffer Pad
 - 8. SDR-35 PVC Pipe (4.215" OD)
User supplied and cut to desired height.
- C. Stack-Cap Pedestal System
 - 1. Stack-Cap
 - 2. Uni-Shim: Model 1/16" and 1/8"
 - 3. Uni-Spacer
 - 4. Uni-Buffer Pad
 - 5. SDR-35 PVC Pipe (4.215" OD)
User supplied and cut to desired height.

PART THREE - EXECUTION

3.1 EXAMINATION

- A. Examine area to receive IPE & Pedestal system and verify:
- B. Substrate surface are smooth, sound, clean and free of irregularities.
- C. Related work penetrating the plane of roof is completed.
- D. Verify that the roof deck will sustain the weight of the IPE Tile System.
- E. Do not commence IPE Tile application until unsatisfactory conditions are satisfied.

3.2 PREPARATION

- A. Broom deck surface clean.

3.3 INSTALLATION

- A. Install in accordance with Tile Tech Pavers and other contributing manufacturer's instructions.
- B. First, determine a starting point; this will be largely dependent on where less than full size IPE Tile are to be used.
- C. Establish a grid pattern for the pedestals using chalk lines.
- D. Use a laser leveling device or a mason's line to determine finished elevation of the deck surface and height of PVC Pipe to be cut. Assemble Adjustable Pedestal System components and place at grid line intersections.
- E. Install Tile Tech IPE Wood Tiles on top of pedestals. Fine tune adjustments to the tile surface can be made by using the pedestal shims.
- F. Once level, Insert special washer in to the slot in the corner of 3 tiles than install 4th tile. Screw down the washer locking down the 4 tile corners and ensuring a safe, secure and level surface.

For complete material & installation specifications, please contact Tile Tech Pavers



888-380-5575



213-380-5561



Sales@tiletechpavers.com



www.TileTechPavers.com

**McNICHOLS Quality 3" Square Opening Wire Mesh 0.2500" Wire, Square Welded, Plain Steel, 48.0000" x 120.0000"**

Visit us online at <http://www.mcnichols.com>
Order Now: 1-877-884-4653 or email sales@mcnichols.com

**Item Specifications:**

Item Number :	3629250041
Product Line :	Wire Mesh
Product Type :	Square Opening
Weight :	1.23 #/SF
Class :	Square Welded
Trade Name :	McNICHOLS
Major Material :	Plain Steel
Minor Material :	Cold Rolled
Construction Type :	Welded Untrimmed
Opening Size1 :	3.0000
Opening Size 2 :	3.0000
Wire Diameter Parallel Width :	0.2500
Percent Open Area :	85
Width :	48.0000
Length (Span for Grating) :	120.0000
SKU Type :	Sheet
Wire Diameter Parallel Length :	0.2500
HS Item Number :	3629250041

**Accessories:**

Angle	U Edging
-------	----------

Options:

Angle Cutting	Straight line cutting to produce an angle other than 90 degrees
Calendering	A rolling operation which flattens the knuckles of Wire Cloth giving it a smoother surface.
Circle Cutting	Shearing or sawing material in a circular path to a specified dimension.
Coating	A material applied as a covering to another material such as vinyl coating applied to steel.
Coiling	A relatively long, continuous piece of material rolled to form a coil.
Cut to Size	This describes the option of cutting a standard size into pieces of specified size with typically 90 degree corners. Used to describe this process regardless of what tool or machine is used to do the cutting.
Drawings Required	Drawings required to confirm material specifications, sizes or to aid in erection of the finished materials.
Electro-galvanizing	The process of electrolytically applying a thin coating of zinc to a base material. The result is a much thinner zinc coating than hot dip galvanizing.
Forming	A variety of processes that change the shape of material to a specific form through cutting, bending, molding, stamping, etc.
Framing	An option where a secondary product, usually U-edging or angle is cut and welded to form a frame around the edge of the material.
Hot Dip Galvanizing	The process of applying a zinc rich coating to steel to prevent corrosion by submerging the material in a tank of molten zinc for a period of time.
Painting	The process of applying paint to material.
Plating	The application of a thin layer of a secondary metal to a primary metal through an electrolytic process.
Polishing	The process of changing the surface appearance of a material through the repeated application of an abrasive media (brushing, grinding, sanding, etc.)
Powder Coating	The process of applying powdered paint to an item then placing it in an oven where the powder particles melt and coalesce to form a continuous coating.
Random Cutting	The process of cutting when material is cut to size without regard to any finished pattern or stub length.
Slitting	A cutting process which is used to cut a coil into a series of strips of considerable length. Typically these strips are recoiled during this process.
Stamping	The process by which small pieces are produced by punching a specific size and shaped die through the material.
Straight Cutting	Straight line cutting at a 90 degree angle to the edge of the material.
Vibrating Screens - Wire Mesh	A product made of wire mesh to which hook flanges are attached. The resulting product is then installed into a machine designed to sort material to size.

Applications:

Architectural/Decorative	Applications where the appearance of the finished item is as important as the function of the item.
Catwalk/Walkway	Material used as flooring on a raised pathway enabling movement from one area to another.
Container/Enclosure	Products used as components of a container. The container may be to keep objects in or as a security device to keep people or things out.
Filter/Screen	Material used to reduce the flow of a liquid or gas, to limit the size of a particulate or to reduce the amount of light allowed to pass.
Fixture/Furniture	Material used as a component in a fixture or furniture.
Grille/Guard	Material used in some way to restrict access to an area.
Panel/Partition	Material used as the means to stop the passage of something from one place to another.
Part/Equipment	Products used as parts on equipment or machinery.
Platform/Deck/Mezzanine	Materials used in the construction of a mezzanine or platform up above the existing level.
Railings	Products used to form a physical barrier around an area or platform, typically a handrail.



P R O F E S S I O N A L

[Return to Patio Doors Overview \(/doors\)](#)

Architect Series® Reserve™ Out-Swing Hinged Commercial Door

Downloads

2D Cross Section   
(Aluminum-Clad Wood)

2D Elevation   
(Aluminum-Clad Wood)

Specifications 
(Aluminum-Clad Wood)

- Wood and **aluminum-clad wood** options.
- Standard sizes up to 6' 1-1/2" x 7' 11-1/2".
- 32" clear opening widths and low-profile, ADA compliant sills are standard.
- Putty Glaze sash profile available with matching grilles.
- Exclusive hardware styles in 12 finishes.
- Exceptional energy efficiency.

A local Pella team member is ready to help you with your project.

[Get A Quote \(/contact/quote\)](#)

[Custom Door Solutions \(/doors/product-details/custom-reserve\)](#) [Installation Guides \(http://www.installpella.com\)](#) [Warranty Info \(/warranties\)](#)



Features & Options

Sizes and Shapes

Wood Types

Interior Finishes

Exterior Finishes

Glazing

Grilles

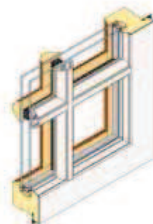
Hardware

Screens

Grilles -Architect Series Reserve Out-Swing Hinged Commercial Door

Three grille types are available on Architect Series commercial entrance doors.

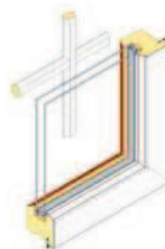
- **Integral Light Technology® Grilles** are historically accurate; adhered to the exterior and interior face.
- **Grilles-between-the-glass** are permanent aluminum grilles that are factory installed between the panes of glass to provide easy cleaning.
- **Removable Interior grilles** can be removed for glass cleaning.



Integral Light Technology® Grilles



Grilles-between-the-glass



Removable Interior Grilles

Integral Light Technology® (ILT) Grilles

Combine the historical look of true divided lights with today's energy efficiency, structural integrity and water-resistant performance.

- Grilles are adhered to the outside of the glass – wood on the interior and aluminum on the exterior

Contact Us

Click here to contact us about your project or information needs.

[CONTACT PELLA \(/contact\)](#)



[\(/support/leed\)](#)

Find potential LEED credits for this project [\(/support/leed\)](#)

Order Pella Replacement Parts Online » (http://parts.pella.com/OA_HTML/ibeCZzpHome.jsp?sitex=10040)

- Window Parts
- Patio Door Parts
- Supplies

- Between-the-glass nonglare foam spacers, which are aligned with the interior aluminum grilles, replicate the appearance of true divided lights – and offer thermal performance vastly superior to metal spacers

[Get A Quote \(/contact/quote/\)](#)

[Contact Us \(/contact\)](#)

Grille Profiles



5/8" width
(Ogee and
Putty Glaze
profiles)



7/8" width
(Ogee and
Putty Glaze
profiles)



1-1/4" width
(Ogee and
Putty Glaze
profiles)



2" width
(Ogee profile
only)

Grilles-between-the-glass

Permanent aluminum grilles are factory-installed inside the airspace of insulating glass to provide the look of divided lights while making glass cleaning easy.

- Exterior finish matches aluminum-cladding color
- Eight interior colors are available
- Grilles are 3/4" wide

Grille Profiles



Grille Interior Colors



Brickstone



Brown*



Cordovan



Harvest



Ivory



Putty*



Tan*



White

*Available with matching exterior grille color only.

Removable interior grilles

Roomside wood interior grilles are securely attached to the interior, but can be removed for glass cleaning.

- Available prefinished to match the interior wood finish and exterior cladding
- Available in two standard and custom widths

Grille Profiles

Also available in custom widths.



3/4" width



1 1/4" width

[Learn more about Architect Series Commercial Entrance Door Grille Profiles, Patterns, Spacing and Visible Glass Design Parameters. \(http://media.pella.com/professional/adm/Clad-Wood/ASR-OS_GRILLE.pdf\)](#)

Learn more about all [Pella Grille Options \(/doors/features-and-options/grilles\)](/doors/features-and-options/grilles)





PRODUCT SELECTION GUIDE

Size and Performance Data

Sound Transmission Class / OITC



	Clad LX	Wood LX	Clad SE				
SIZES							
Standard double-hung vent/fixed sizes	●	●	●				
Transom sizes	●	●	●				
Egress sizes	●	●	●				
Single-hung	●	●	—				
Simulated-hung	●	●	—				
Single-hung – arch head	●	●	—				
Cottage sash split	●	●	●				
Variable sash split	●	●	—				
Special sizes available	●	●	●				
PERFORMANCE 1							
Meets or Exceeds AAMA/WDMA Ratings	H-CW30 - CW50 Hallmark Certified	H-CW30 - CW45 Hallmark Certified	H-CW30 - CW50 Hallmark Certified				
Air Infiltration (cfm/ft² of frame @ 1.57 psf wind pressure) 2	0.11	0.11	0.11				
Water Resistance	4.6-7.5 psf	4.6-6.9 psf	4.6-7.5 psf				
Design Pressure	30-50 psf	30-45 psf	30-50 psf				
HurricaneShield® Products with Impact-resistant Glass	CW-60 Hallmark Certified	—	—				
OTHER PERFORMANCE CRITERIA							
Forced Entry Resistance Level (Minimum Security Grade) 3	10	10	10				
Operating Force (lb) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing) 4	40/45	40/45	40/45				
SOUND TRANSMISSION CLASS / OUTDOOR-INDOOR TRANSMISSION CLASS							
Product	Frame Size Tested 5	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
ARCHITECT SERIES WOOD LX WINDOW	WITH INTEGRAL GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	27	24
	45" x 65"	11/16"	3mm	6mm Laminated	—	34	29
	WITH REMOVABLE OR NO GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	26	22
	45" x 65"	11/16"	3mm	3mm	—	29	24
ARCHITECT SERIES CLAD LX OR SE WINDOW	WITH INTEGRAL GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	27	25
	45" x 65"	11/16"	3mm	3mm	—	29	25
	45" x 65"	11/16"	3mm	5mm	—	33	29
	45" x 65"	11/16"	3mm	6mm Laminated	—	34	29
	WITH REMOVABLE OR NO GRILLES						
	45" x 65"	11/16"	2.5mm	2.5mm	—	26	22
	45" x 65"	11/16"	3mm	3mm	—	28	23
	45" x 65"	11/16"	3mm	5mm	—	32	28
	45" x 65"	11/16"	3mm	6mm Laminated	—	33	28

(—) = Not Available

(1) Maximum performance for single unit when glazed with the appropriate glass thickness. See Design Data pages in this section for specific product performance class and grade values.

(2) Published performance data for air infiltration is determined by testing a minimum of four (4) products of NFRC model size. Testing is conducted in accordance with ASTM E283. Air infiltration ratings for products will differ by size. The performance data does not apply to

combination assemblies unless noted. Actual product performance may vary for a number of reasons including installation and product care.

(3) The higher the level, the greater the product's ability to resist forced entry.

(4) Glazing configurations may result in higher operational forces

(5) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.



PRODUCT SELECTION GUIDE

Features and Options



STANDARD

OPTIONS / UPGRADES

GLAZING

Glazing Type

Dual-Pane Insulating Glass —

Insulated Glass Options/Low-E Types

SunDefense™ Low-E

Advanced Comfort Low-E

Advanced Low-E

NaturalSun Low-E

Clear (no Low-E coating)

Additional Glass Options

Annealed Glass

Tempered Glass

Obscure Glass¹

Tinted Glass (Bronze, Gray and Green)

HurricaneShield® Products with Impact-Resistant Glass (Laminated Dual-Pane Insulating Glass²)

Gas Fill/High Altitude

Argon

High altitude

WOOD TYPES

Pine

Mahogany (clad and wood LX only), Douglas Fir (clad LX only)

EXTERIOR

EnduraClad® protective finish

EnduraClad Plus protective finish

Factory Primed Pine wood exterior

Unfinished Mahogany wood exterior

INTERIOR

Unfinished Wood

Factory primed³, Factory prefinished paint³, Factory prefinished stain

HARDWARE

Hardware Finish

Champagne, White, Brown or Matte Black

Bright Brass, Satin Nickel, Oil-Rubbed Bronze, Antique Brass, Distressed Bronze, Distressed Nickel

Sash Locks

Cam-action lock

Simulated lock, Air conditioner lock, Historical spoon-style lock (surface mounted)

Tilt-Wash Cleaning

Tilt to interior on both sashes

—

Other Hardware

—

Sash lifts

GRILLES

Integral Light Technology® Grilles

— Traditional, Prairie, Top Row, Cross, New England, Victorian, Diamond, Custom

Roomside Removable Grilles

— Traditional, Prairie, Custom

Grilles-Between-the-Glass

— Traditional, Prairie, Top Row¹, Cross or Custom-Equally Divided

SCREENS

— Full-Height or Half-height InView™ screens or Vivid View® screens

(1) Contact your local Pella sales representative for current color options.

(2) Low-E coatings are limited on Laminated Glass, see detailed product description or glazing performance for full details.

(3) Not available on Mahogany and Douglas Fir interiors.



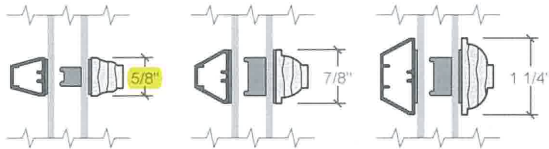
GRILLE TYPES

Typical Grille Profiles

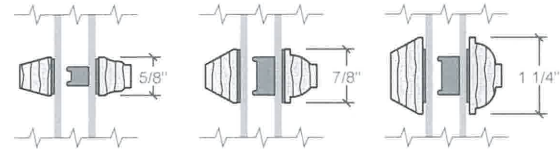


Integral Light Technology®

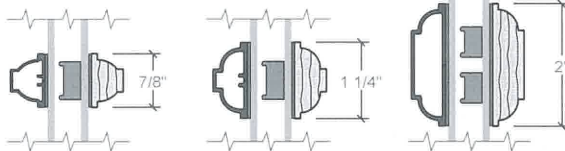
Putty and Ogee Glaze Grilles Clad Exterior - Wood Interior



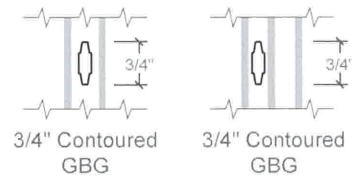
Putty and Ogee Glaze Grilles Wood Exterior - Wood Interior



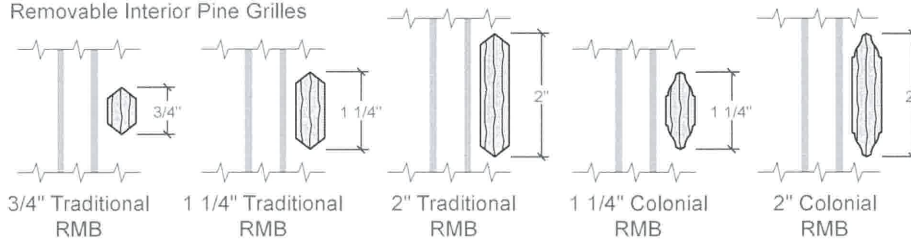
Ogee Glaze Grilles Clad Exterior - Wood Interior



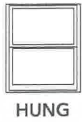
Contoured Aluminum - Grilles-Between-the-Glass



Removable Interior Pine Grilles



Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.



HUNG

DETAILED PRODUCT DESCRIPTIONS

Aluminum-Clad Exterior

LX and SE Double-, Single- and Simulated-Hung



FRAME

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [LX: [clear pine] [mahogany] [douglas fir]] [SE: clear pine].
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).
- Optional factory applied jamb extensions available between 4-9/16" (116mm) and 7-3/16" (183mm) wall depths.
- Vinyl jamb liner [LX includes wood / clad inserts].
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

SASH

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [LX: [clear pine] [mahogany] [douglas fir]] [SE: clear pine]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with aluminum and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- Sash exterior and interior profile is ogee.
- Double-Hung: Upper sash has surface-mounted wash locks [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

WEATHERSTRIPPING

- Water-stop santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

GLAZING SYSTEM

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced Low-E] [SunDefense™ Low-E] [Advanced Comfort] [NaturalSun Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

EXTERIOR

- Aluminum-clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [standard] [custom].₁
- Aluminum-clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish
 - Color is [standard] [custom].₁

INTERIOR

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen White] [Bright White] [stain₁]].

HARDWARE

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock] [simulated lock (Single-piece lock ties upper and lower sash together. When removed, lower sash becomes operable)]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Bright Brass] [Satin Nickel] [Oil-rubbed Bronze] [Antique Brass] [Distressed Bronze] [Distressed Nickel].

OPTIONAL PRODUCTS

Grilles

- **Integral Light Technology® grilles**
 - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [LX: [pine] [mahogany] [douglas fir]] [SE: pine]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₁]].
 - Exterior grilles are [5/8" putty glaze profile] [7/8" putty glaze] [ogee profile] [1-1/4" putty glaze] [ogee profile] [2" ogee profile] that are extruded aluminum.
 - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
- Grilles-Between-the-Glass₂
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
 - Interior color is [White] [Black] [Tan₃] [Brown₃] [Putty₃] [Ivory] [Brickstone] [Harvest] [Cordovan].
 - Exterior colors is [standard].₁
- Roomside Removable grilles
 - [[3/4"] [1-1/4"] [2"] regular] [[1-1/4"] [2"] colonial] profile, with [Traditional] [Prairie] patterns that are removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₁]].
 - Exterior [unfinished, ready for site finishing] [factory primed] [finish color matched to exterior claddings].

Screens

- InView™ screens
 - [Half-Size] [Full-Size₄] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Screen frame finish is baked enamel, color to match window cladding.
- Vivid View® screens
 - [Half-Size] [Full-Size₄] PVDF 21 / 17 mesh, minimum 78 percent light transmissive screen, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Full screen spreader bar placed on units > 37" width or > 65" height.
 - Screen frame finish is baked enamel, color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device available. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Contact your local Pella sales representative for current designs and color options.

(2) Available on units glazed with Low-E insulated glass with argon, clear insulated glass and obscure insulated glass.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

(4) Full screens are available on units ≤ 96" height.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

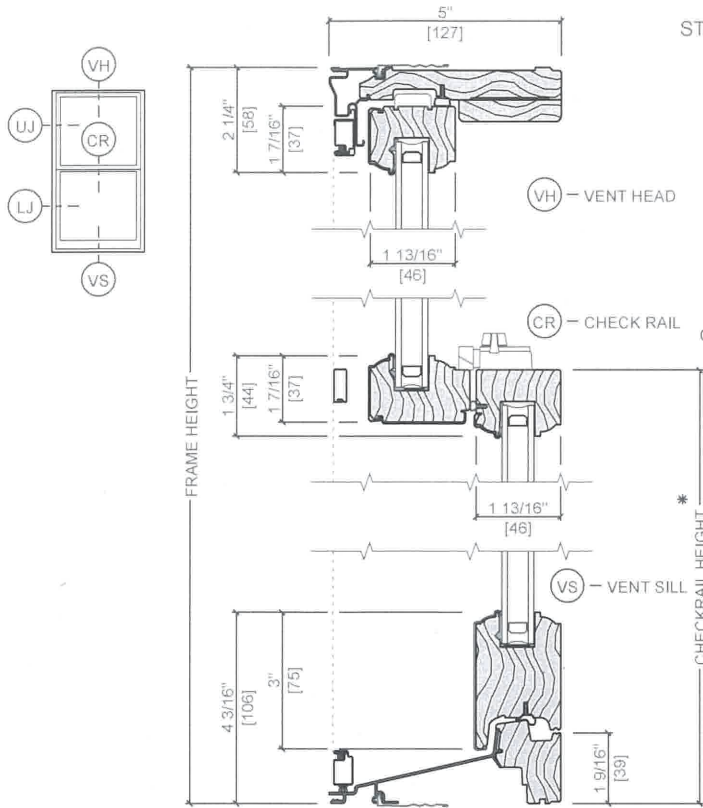


HUNG

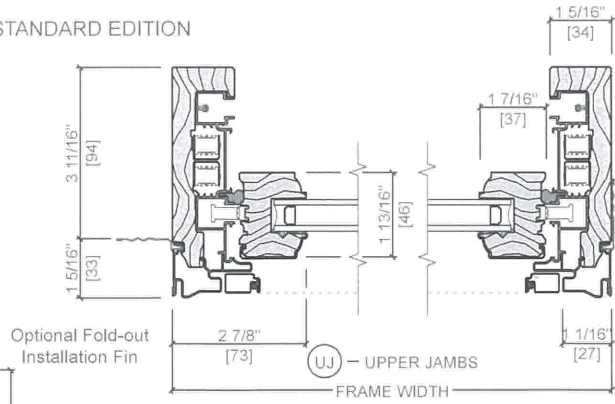
UNIT SECTIONS

Aluminum-Clad Exterior

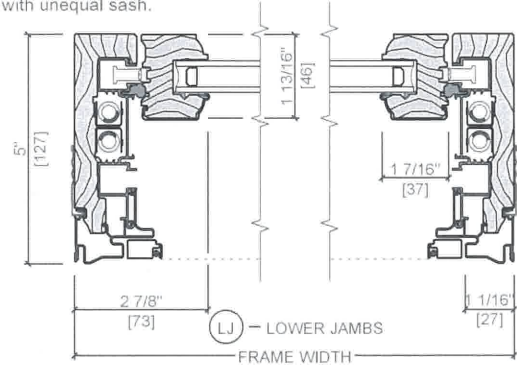
SE Double-Hung



STANDARD EDITION

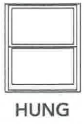


* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

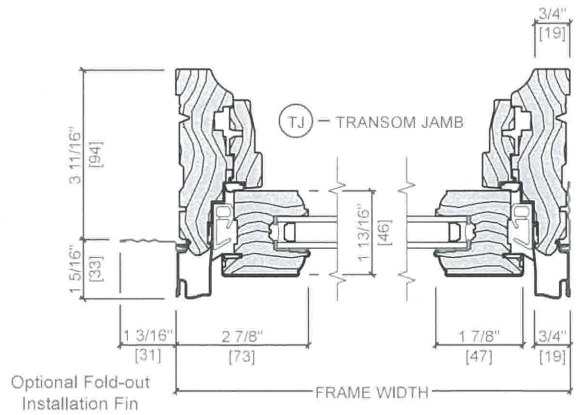
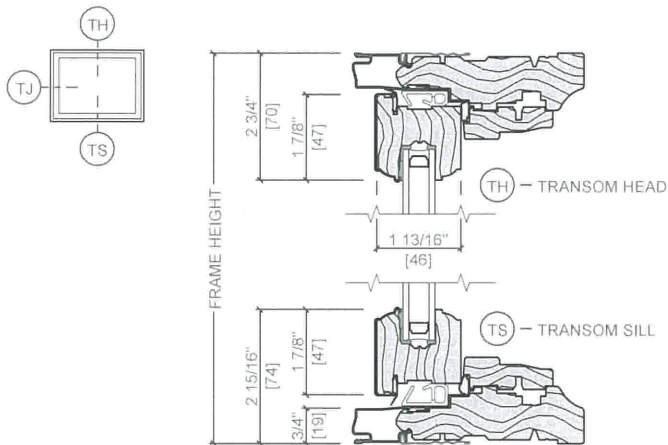
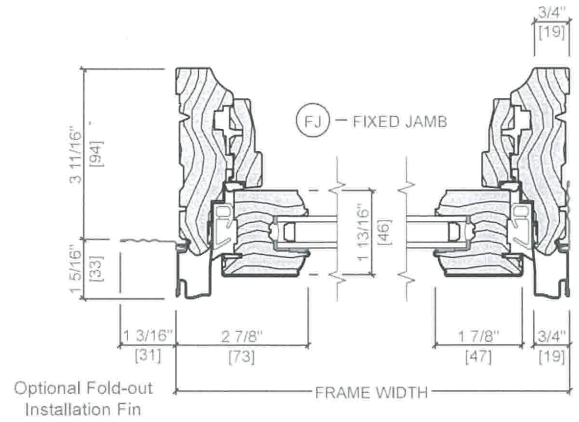
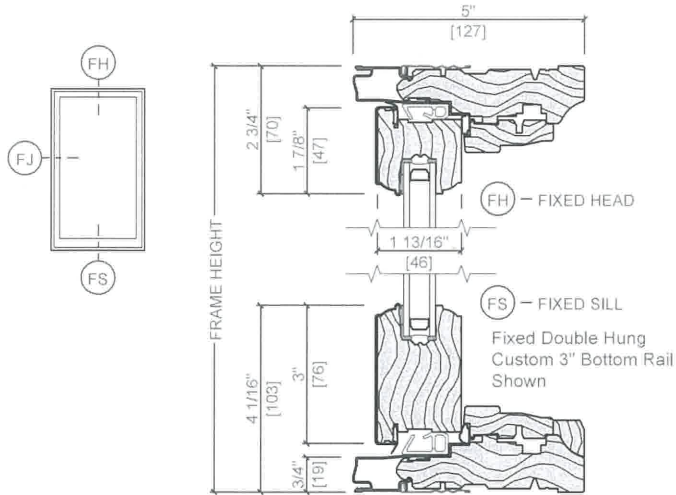
All dimensions are approximate.



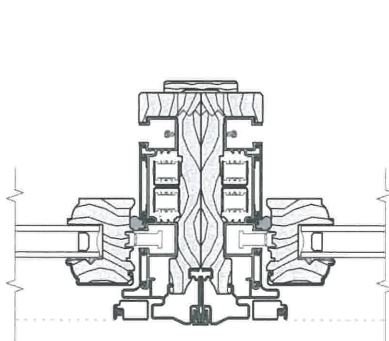
UNIT SECTIONS

Aluminum-Clad Exterior

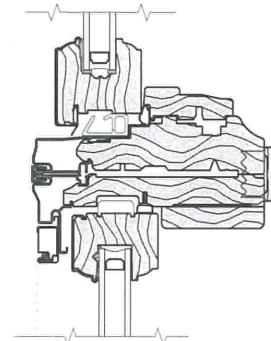
LX and SE Fixed and Transoms



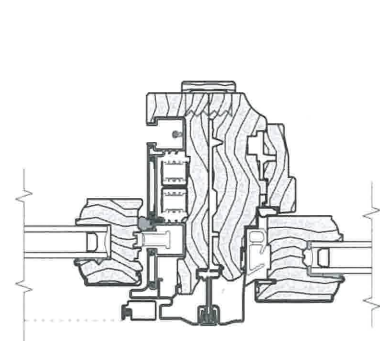
TYPICAL JOINING MULLIONS



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

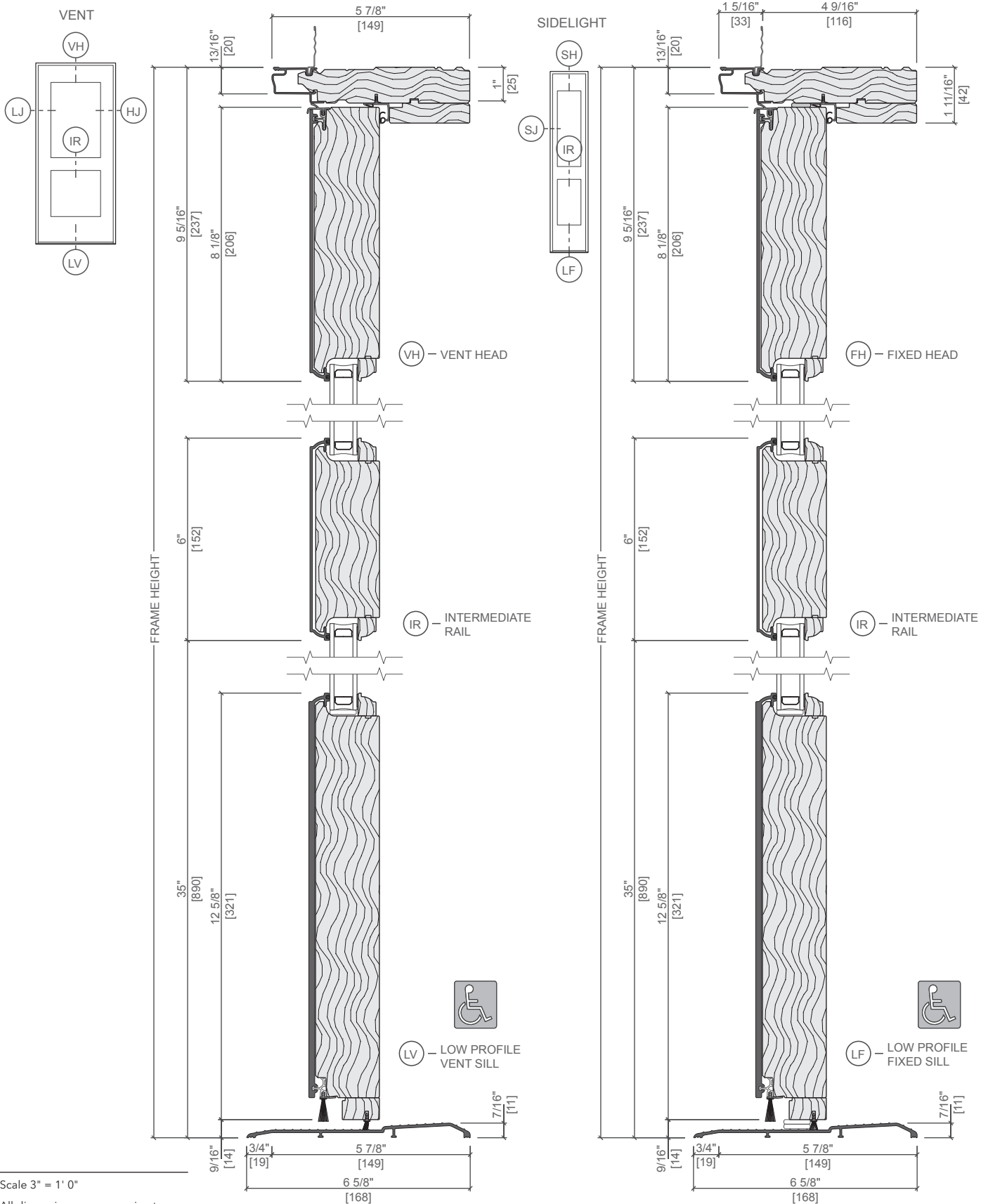
See www.PellaADM.com for mullion limitations and reinforcing requirements.



OUT-SWING DOOR

UNIT SECTIONS

Commercial Aluminum-Clad Exterior



Scale 3" = 1' 0"

All dimensions are approximate.

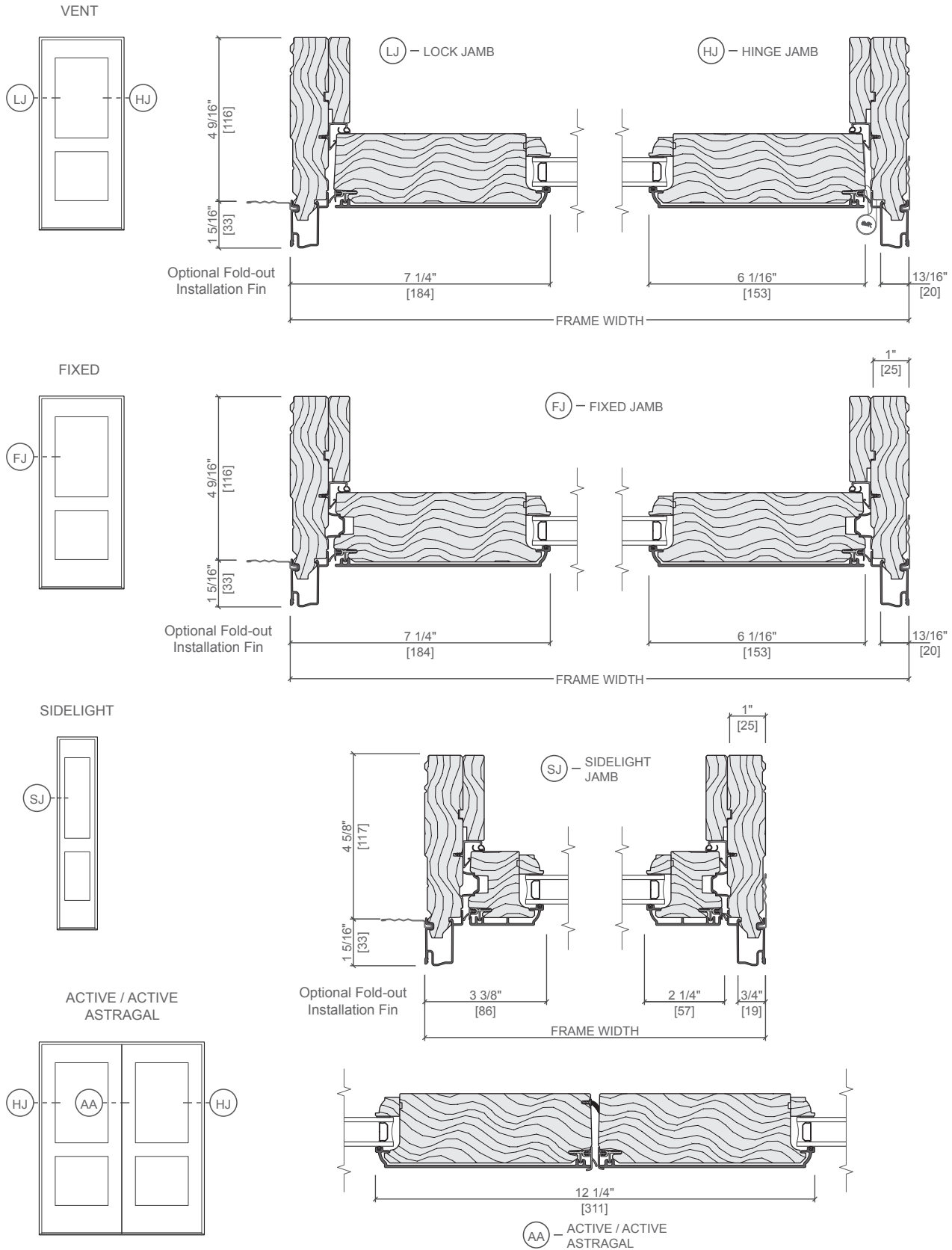
Water resistance is 0 psf for units with a low profile sill.



OUT-SWING DOOR

UNIT SECTIONS

Commercial Aluminum-Clad Exterior



Scale 3" = 1' 0"

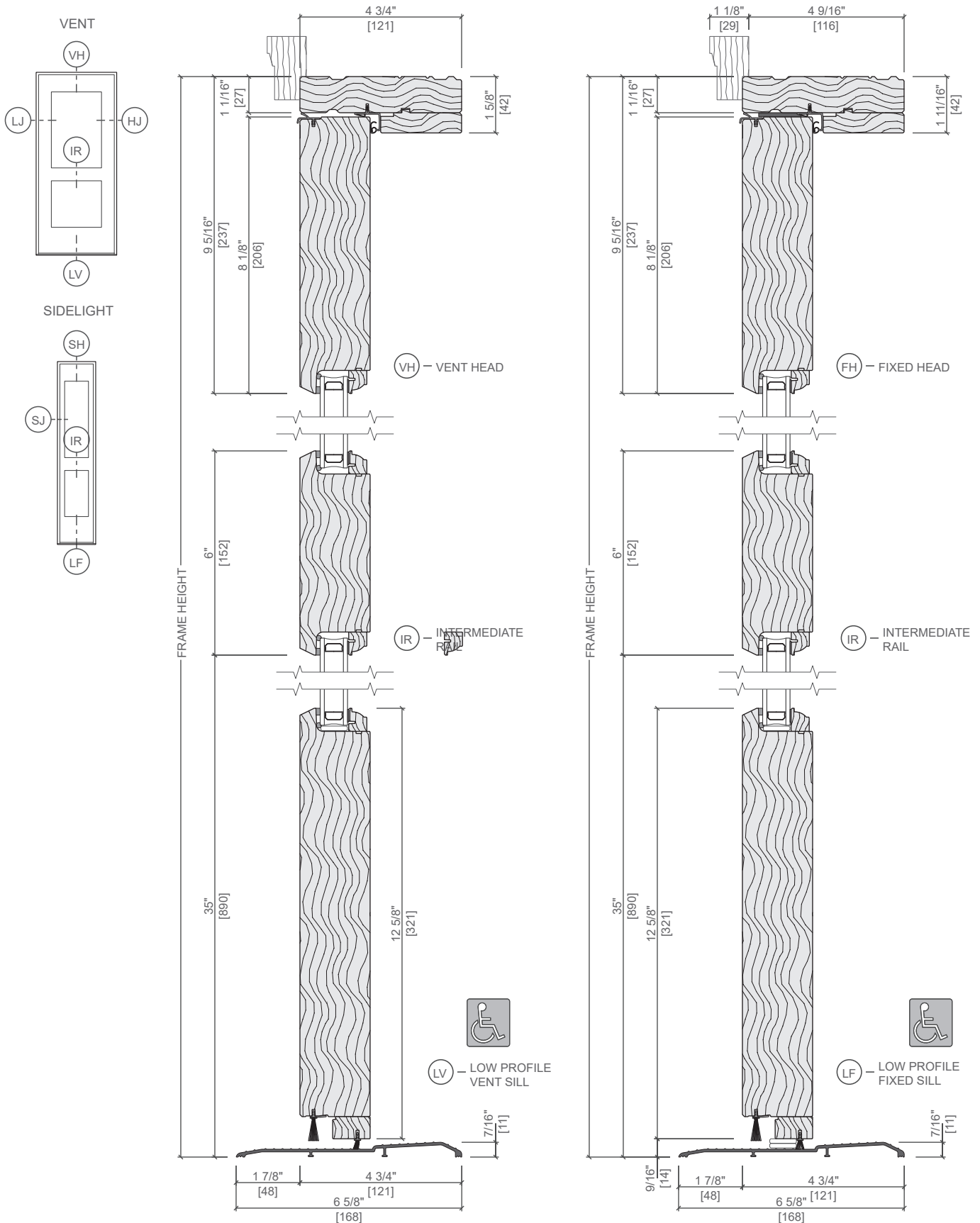
All dimensions are approximate.



OUT-SWING DOOR

UNIT SECTIONS

Wood Exterior

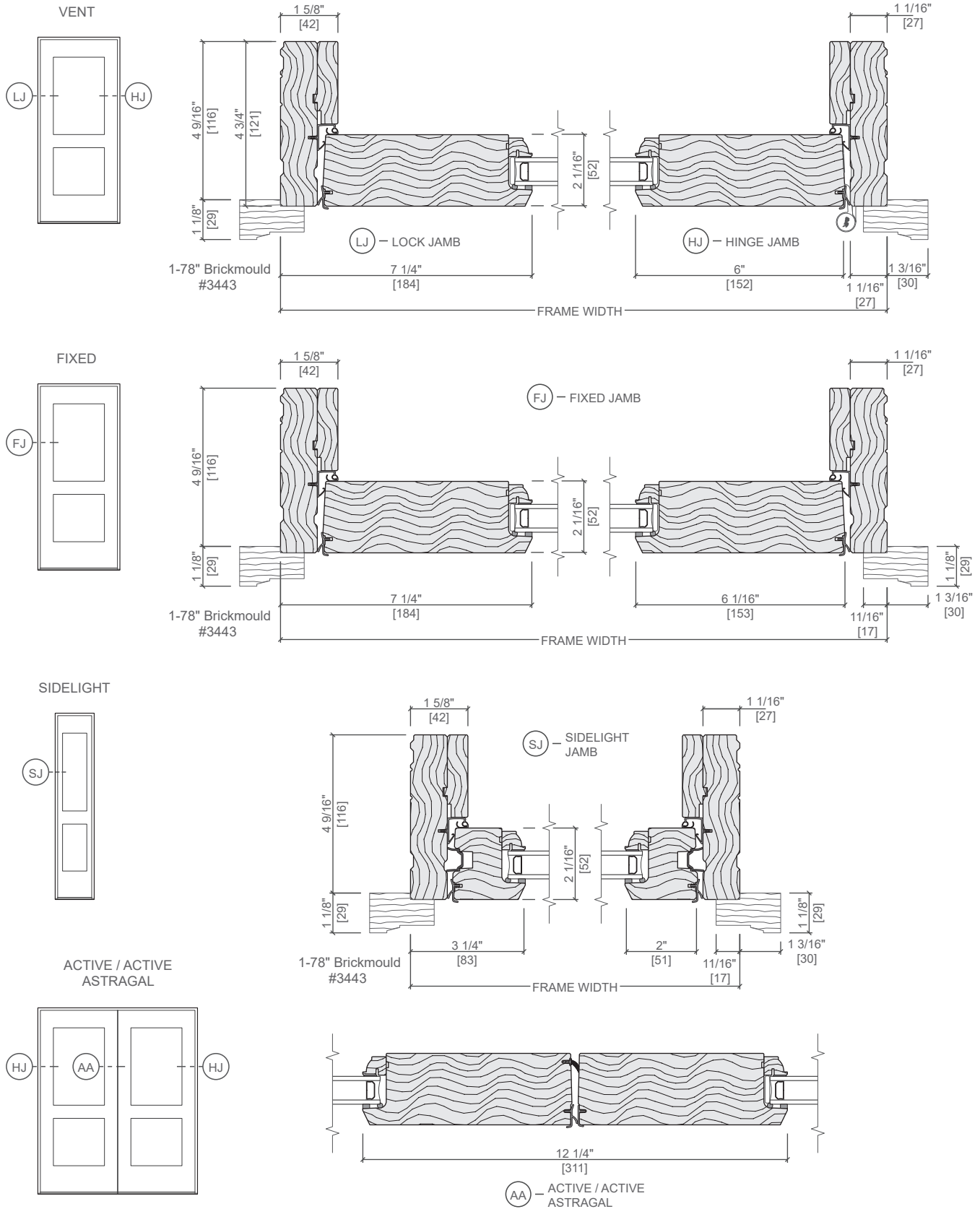




OUT-SWING DOOR

UNIT SECTIONS

Wood Exterior



Scale 3" = 1' 0"

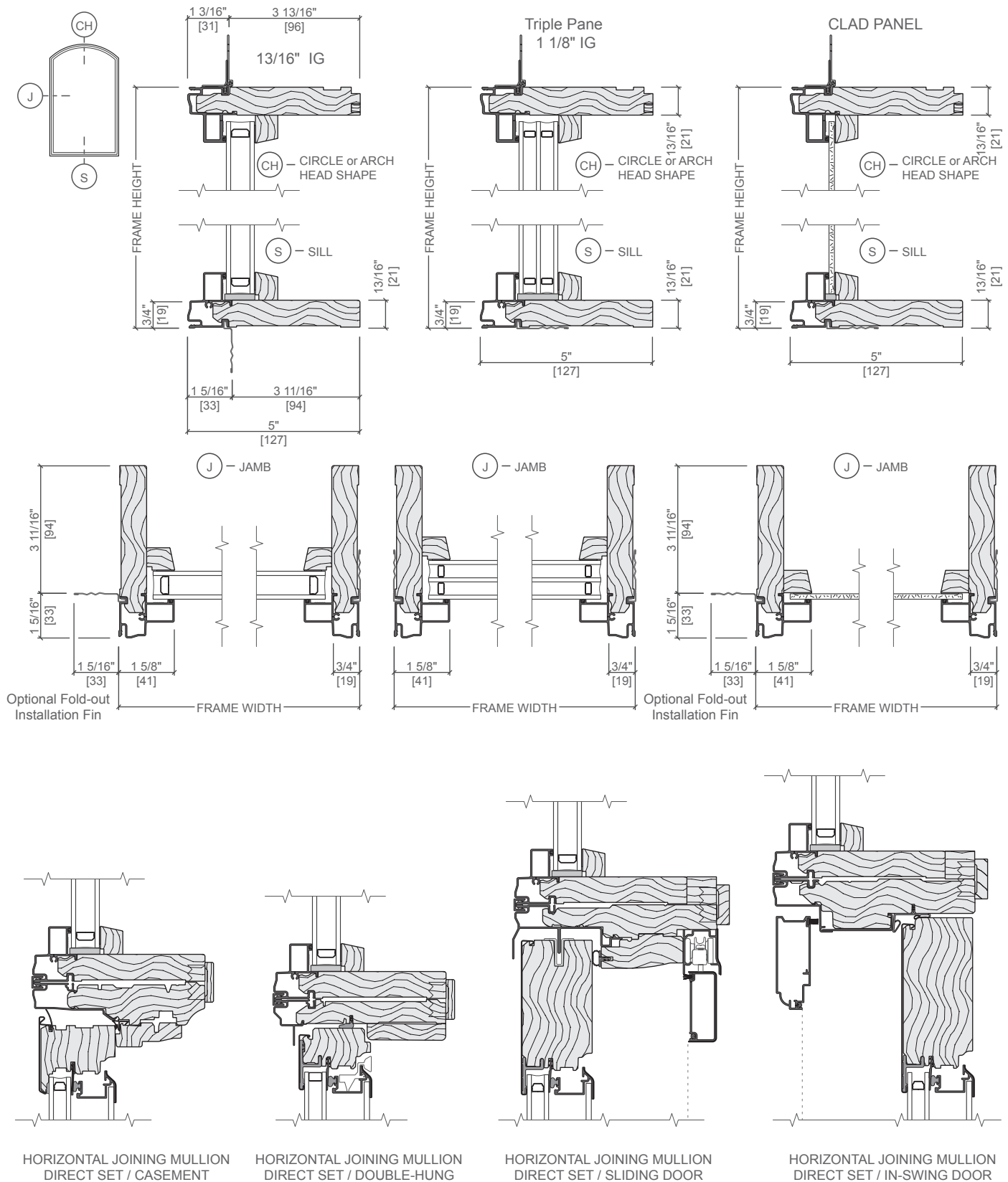
All dimensions are approximate.



FIXED WINDOW

UNIT SECTIONS – CURVED SHAPES**Aluminum-Clad Exterior**

Interior Glazed



Scale 3" = 1' 0"

All dimensions are approximate.



Shown in Matte Black.

VINTAGE FRENCH FARMHOUSE SCONCE

\$239 - \$399 REGULAR

\$179 - \$299 MEMBER

The graceful yet hardworking design of an antique French farmhouse light is echoed in this fixture. A bell-shaped metal shade focuses the light it casts, and weathered-metal fittings capture the patina of the original.

SHOP THE ENTIRE COLLECTION ▶

HIDE DETAILS -

- Made of steel and aluminum
- Matte Black, Grey Enamel, and Warm White shades have white interiors and distressed aluminum caps
- Weathered Zinc and Weathered Rust shades have matching interiors and caps
- 10" sconce uses one 60 max. bulb (sold separately)
- 14" sconce uses one 75W max. bulb (sold separately)
- 18" sconce uses one 100W max. bulb (sold separately)
- Dimmer switch compatible
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire

HIDE DIMENSIONS -

10" Sconce: 10"W x 14¼"D x 12¼"H; 7 lbs.

14" Sconce: 14"W x 21½"D x 17½"H; 11 lbs. 

18" Sconce: 18"W x 25"D x 22"H; 16 lbs.

10" INSTALLATION INSTRUCTIONS ▶

14" INSTALLATION INSTRUCTIONS ▶

18" INSTALLATION INSTRUCTIONS ▶

FINISH OPTIONS



Matte Black



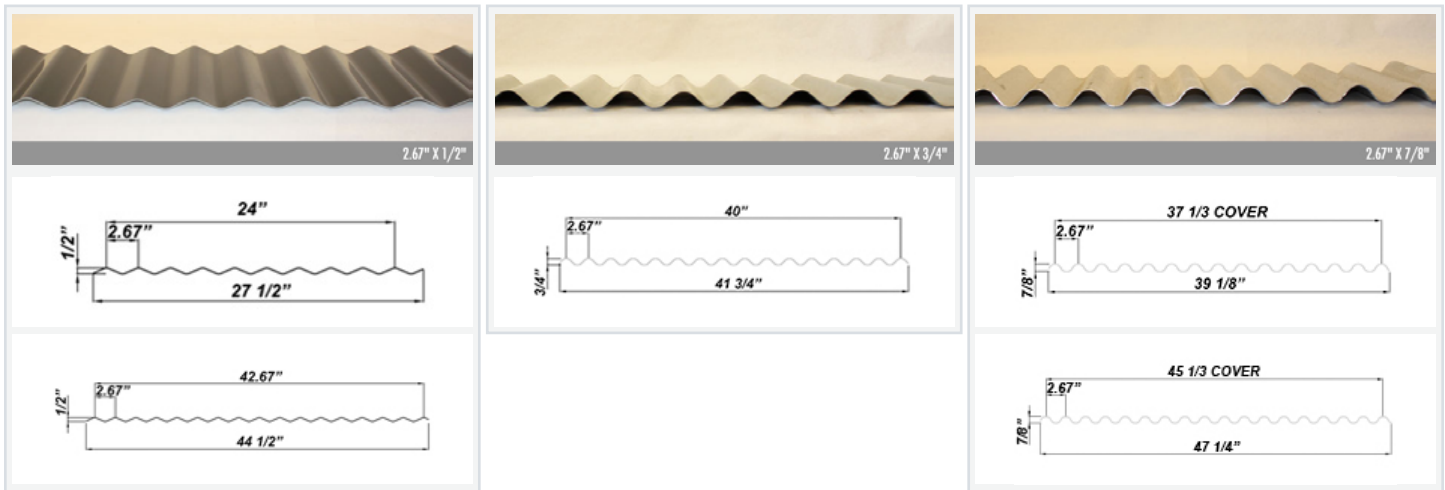
Weathered
Rust



Weathered
Zinc 

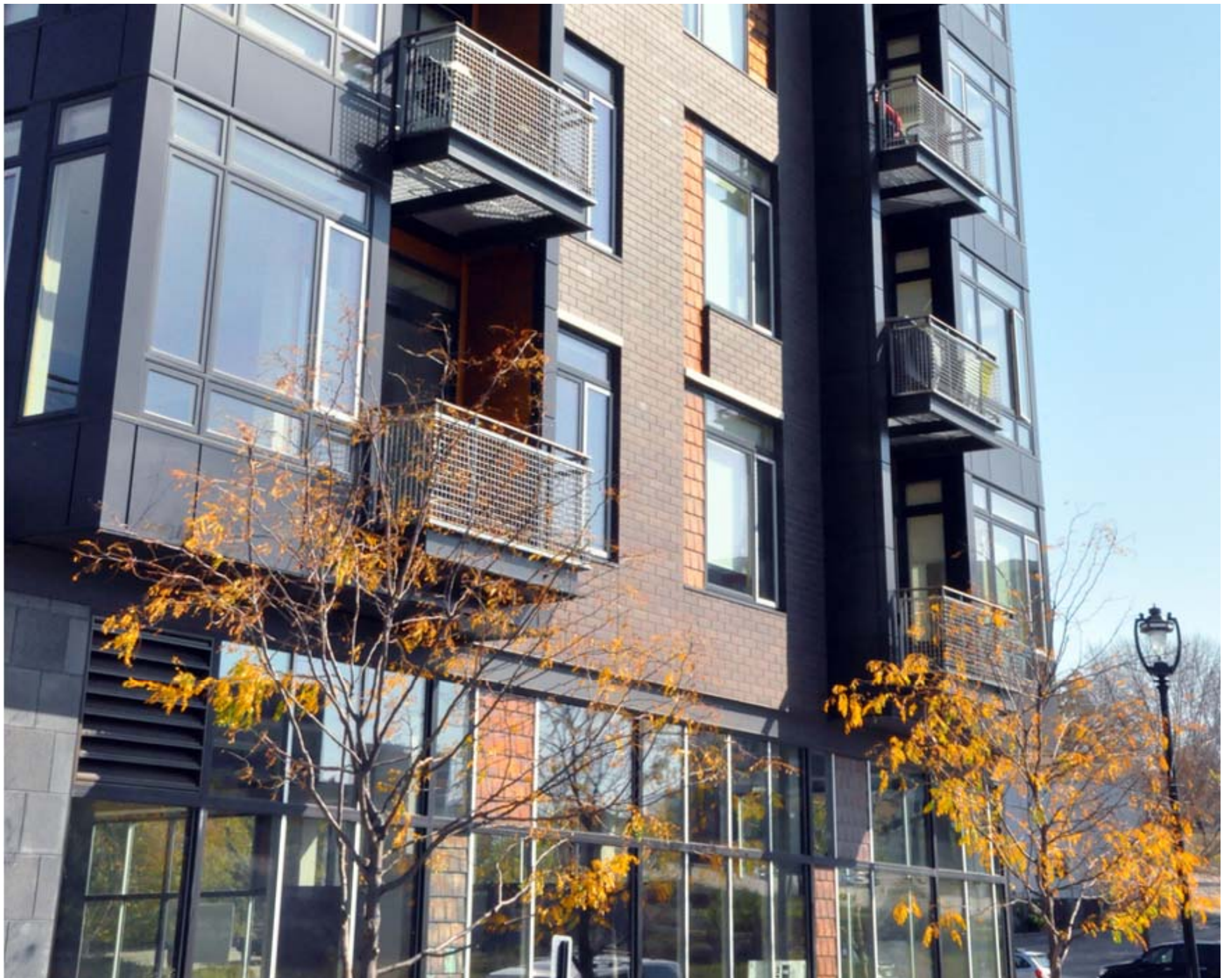
DESCRIPTION/SPECIFICATIONS

Corrugated Metals, Inc.'s Sinewave industrial roofing and siding products are the standard patterns for the industry. They provide improved strength in the materials and are easy to install and economical to use. The most common uses are industrial, commercial and architectural applications. These products offer a rib pattern of 2.67" centers and a depth of 1/2", 3/4", or 7/8".



	Aluminum	Steel	Stainless Steel	ASTM A606 Weathering Steel
Alloys	3004, 3003, 3105, 5052, 5083, 3004/7072 Alclad	Hot-Dip Galvanized Steel, CRCQ (Cold-Rolled Commercial Quality)	304, 3042B, 316, 409 Aluminized	A naturally oxidizing product to provide the appearance of rust
Thicknesses:	.015" to .100"	29GA – 12GA	24GA – 12GA	22GA – 12GA
Lengths:	12 inches - 90 feet	12 inches - 90 feet	12 inches - 90 feet	12 inches - 90 feet
Finishes:	Bare (Mill Finish) Stucco Embossed, Painted (Any color subject to code)	Bare (Mill Finish) Painted (Any color subject to code)	Bare (Mill Finish) Stucco Embossed	Naturally oxidized
Paint System:	Kynar, Siliconized, Polyester, Plastisol	Kynar, Siliconized, Polyester, Plastisol	Not Applicable	Not Applicable

	2.67 x 1/2"		2.67 x 3/4"	2.67 x 7/8"
Widths:	44 1/2"	27 1/2"	41 3/4"	39 1/8"
Roofing Coverage:	40"	24"	37 1/3"	34 2/3"
Siding Coverage	42 2/3"		40	37 1/3"





May 22, 2018

Ypsilanti Historical District Committee

RE: 116-118 Michigan Ave, Ypsilanti building remodel

Dear Committee,

In the event that further submissions or revisions are needed after the May 22 HDC meeting, the owner of the project, Adam Tasselmyer, would like to ask for an extension of the application deadline that was issued on 2-16-18 for the work at 116-118 Michigan Ave. We would request that the deadline be extended to the June 12th meeting.

No new work will begin on the exterior of the building until we have your full approval.

Thank you for considering our request for this extension.

Sincerely,

Van Hunsberger AIA, NCARB
VanArchitects PLLC



HDC Work Permit Staff Review

Property address: 418 N Hamilton

Date of Application: May 15, 2018

Date of Review: May 16, 2018

Date of Meeting: May 22, 2018

Proposed work: painting and porch repair

Materials: wolmanized wood to match existing, Benjamin Moore- BM 1552- River Reflections (main), Benjamin Moore- OC 25-Cloud Cover (trim), Benjamin Moore- BM 826-Stunning (windows, porch, doors)

Staff review:

1. The applicant was seen at the previous May 8, 2018 HDC meeting as a study item.
2. The applicant is applying for painting; the house and garage will be painted in Benjamin Moore- BM 1552- River Reflections (main), Benjamin Moore- OC 25-Cloud Cover (trim), Benjamin Moore- BM 826-Stunning (windows, porch, doors).
3. HDC to advise no power washing or sand blasting to clean; applicant indicates on the application that he will sand and use a hose to clean.
4. HDC to advise on paint finish.
5. A building department permit is not required for painting. The applicant is to check with the building department if a permit is needed for the porch work, especially if it is more than just deck board replacement.

Relevant Secretary of the Interior's Standards:
#7, #9, #10

Recommended Motion:

Move to approve the work at 418 N Hamilton to include the porch repair and the painting of the house and garage in Benjamin Moore- BM 1552- River Reflections (main), Benjamin Moore- OC 25-Cloud Cover (trim), Benjamin Moore- BM 826-Stunning (windows, porch, doors). Power washing is not permitted.

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

MAY 15 2018

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

R-23837 #2152

PHDC 18-0047

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

418 N Hamilton St. Ypsilanti MI 48197

Applicant

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

Name

DAVID CENTER

Address

418 N HAMILTON ST

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

248-875-3931

E-Mail

DAVID.CENTER@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:

Repair to front porch, approx first 3' of board (by approx 9 feet) needs to be replaced. Repair to be done with wolmanized wood that will match as closely as possible the existing board dimensions so that repair after paint does not visibly differ from unreplaced boards. Porch to be painted.

Exterior painting of house and garage.

Hand sander with hose off where cleanup required for prep.

MAIN BODY: GRAY: BM1552; "RIVER REFLECTIONS"

TRIM: WHITE: WHITE: OC-25; "CLOUD COVER"

WINDOW FRAMES, DOORS, PORCH, STEPS: NAVY: BEN MOORE 826; "STUNNING"
(AKA: CC-870; "JET BLUE")

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

color chips

home image (emailed)

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:

3000

Permit fee:

\$35 + _____ = 35

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:

5/14/2018

Print Name:

DAVID CENTER

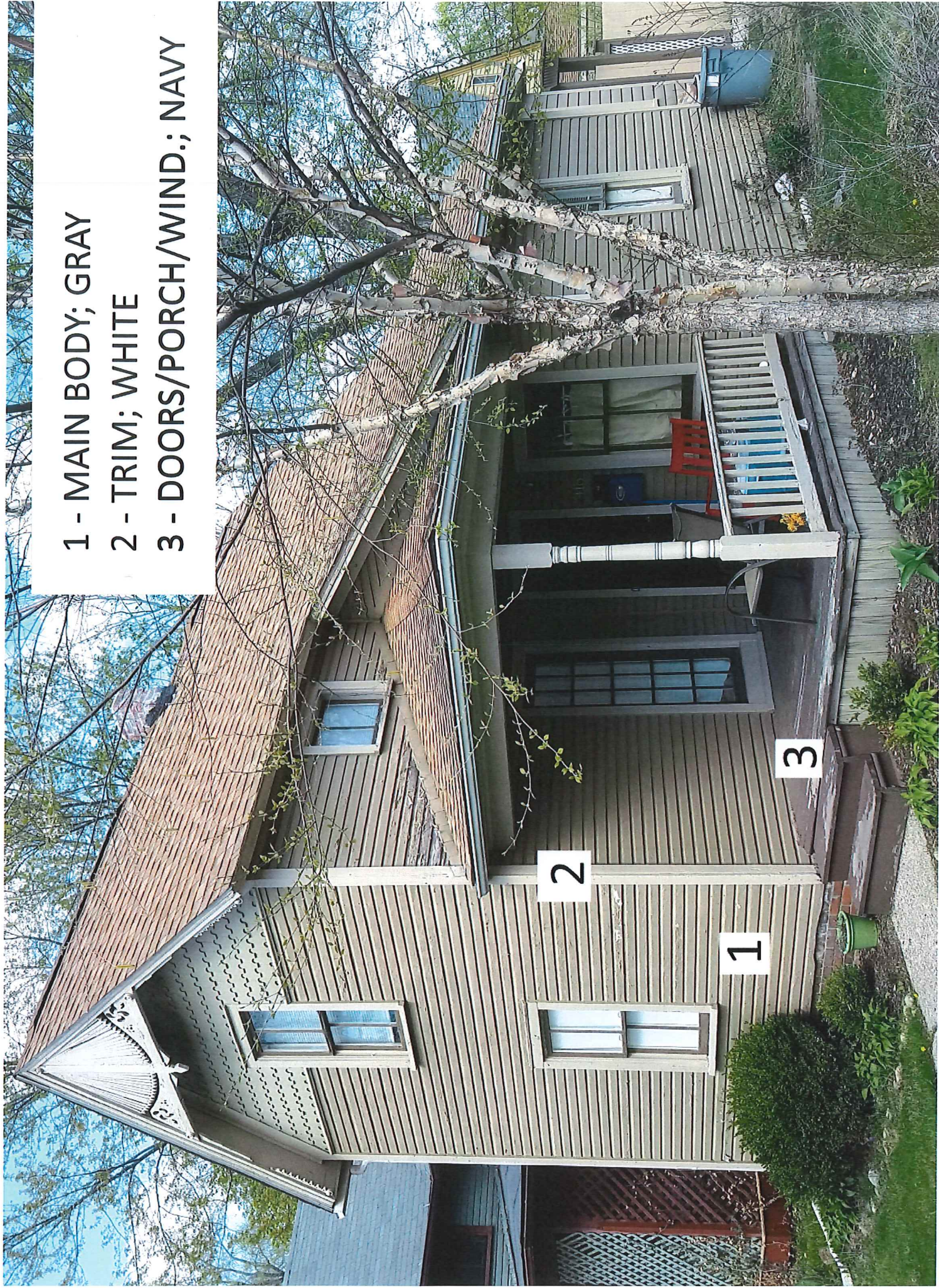
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646, email us at ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

1 - MAIN BODY; GRAY

2 - TRIM; WHITE

3 - DOORS/PORCH/WIND.; NAVY





Bm 1552
River
reflections

Collingwood	
OC-28	OC-28
Balboa Mist	
OC-27	OC-27
Silver Satin	
OC-26	OC-26
Cloud Cover	
OC-25	OC-25
OC  Benjamin Moore® OC	

misty blue	820
blue ice	821
riviera azure	822
steel blue	823
yin yang	824
blue nova	825
stunning	826
BENJAMIN MOORE® 087	



HDC Work Permit Staff Review

Property address: 12 W Michigan

Date of Application: May 15, 2018

Date of Review: May 16, 2018

Date of Meeting: May 22, 2018

Proposed work: door replacement

Materials: wood or metal doors, True Value paint-C417-Gothic Gray, True Value paint-C447-Bingham, True Value paint- B316-Mountain Blue, True Value paint-B317-Blue Ribbon

Staff review:

1. The applicant is replacing the two front entry doors on the building. The door on the left is the residential entry door and the right hand door is the commercial entry.
2. The applicant prefers the two custom made wood doors submitted with the application; the residential version of this door appears to be Craftsman in style and may be considered inappropriate for this commercial building.
3. The applicant has also included paint chips for 4 colors; the applicant has indicated to staff that all 4 colors are equally acceptable options for the paint on the doors.
4. A building department permit may be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 12 W Michigan to include the installation of two new (*metal or wood*) storefront doors indicated as (*1st preference, option #1, 2, 3, 4*) in the application submitted May 15, 2018. The doors are to be painted in (*True Value paint-C417-Gothic Gray, True Value paint-C447-Bingham, True Value paint- B316-Mountain Blue, True Value paint-B317-Blue Ribbon*).

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

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

K. 23830 #294
PHDC 18-0044

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

12 W Michigan Ave, Ypsilanti 48197

Applicant

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

Name

John Keane

Address

12 W Michigan Ave

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

414-584-8315

E-Mail

johnnelsonkeane@gmail.com

Contractor

Contractor Name & Contact Info

Howard Commercial Door 313-535-6090

Type of work

☐ Roofing

☒ Window/Door

Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Replace ^{1970's} entry-way doors to 1st floor commercial space & entry stairwell to residence above.

Proposal includes hollow-metal and custom-machined wood options.

New doorway to residence to include privacy / rain glass.

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

2 new entry doors, 1 left reverse and 1 right hand reverse. Any necessary installation materials.

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

Permit fee:

\$35 +

0

=

\$35

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:

5/13/18

Print Name:

John Keane

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

PHDC-18-0044



Howard Commercial Door
26577 GRAND RIVER
REDFORD, MI 48240
PH-313-535-6090 FAX-313-952-2740

May 11th, 2018

John Keane
29709 Michigan Ave.
Inkster, Mi. 48141
Attn: Fred
Email: johnnelsonkeane@gmail.com

Here is the pricing that you requested.

RE: Ypsi Multi Use Doors

RE: Option #1 (See attached Drawings)

- 1- 2870 Hollow Metal Door RH/LHR with (2) 1/4 Lite Kits (Tempered Glass)
- 1- 3070 Hollow Metal Door LH/RHR with (2) 1/4 Lite Kits (Tempered Glass)
- 2- Select Continuous Hinges SL5783CL
- 2- Medium Duty Closers
- 2- Medium Duty Exit Device with Rim Cylinder & Pull Handle
- 2- Brush Sweeps

Material & Installation Total Before Tax \$ 3,068.70

RE: Option #2 (See attached Drawings)

- 1- 2870 Hollow Metal Door RH/LHR with 1/4 Lite Kit (Tempered Glass)
- 1- 3070 Hollow Metal Door LH/RHR with 1/2 Lite Kit (Tempered Glass)
- 2- Select Continuous Hinges SL5783CL
- 2- Medium Duty Closers
- 2- Medium Duty Exit Device with Rim Cylinder & Pull Handle
- 2- Brush Sweeps

Material & Installation Total Before Tax \$ 2,793.10

Howard Commercial Door
26577 GRAND RIVER
REDFORD, MI 48240
PH-313-535-6090 FAX-313-952-2740

RE: Option #3 (See attached Drawings)

- 1- 2870 Hollow Metal Door RH/LHR with 1/4 Lite Kit (Tempered Glass)
- 1- 3070 Hollow Metal Door LH/RHR with 1/4 Lite Kit (Tempered Glass)
- 2- Select Continuous Hinges SL5783CL
- 2- Medium Duty Closers
- 2- Medium Duty Exit Device with Rim Cylinder & Pull Handle
- 2- Brush Sweeps

Material & Installation Total Before Tax \$ 2,793.10

RE: Option #4 (See attached Drawings)

- 1- 2870 Hollow Metal Door RH/LHR with 1/4 Lite Kit (Tempered Glass)
- 1- 3070 Hollow Metal Door LH/RHR with 1/4 Lite Kit (Tempered Glass)
- 2- Select Continuous Hinges SL5783CL
- 2- Medium Duty Closers
- 2- Medium Duty Exit Device with Rim Cylinder & Pull Handle
- 2- Brush Sweeps

Material & Installation Total Before Tax \$ 2,835.50

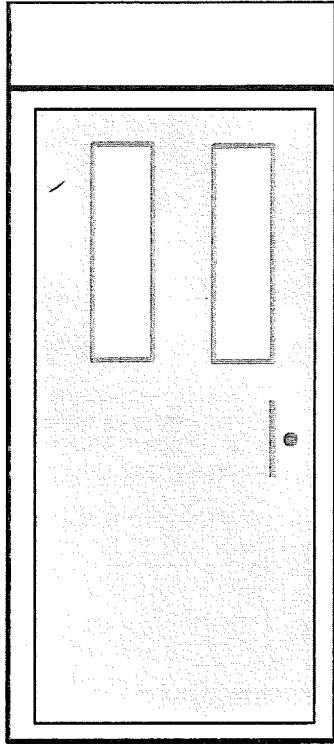
If you have any questions please give me a call.

Sincerely,

David L. Bates

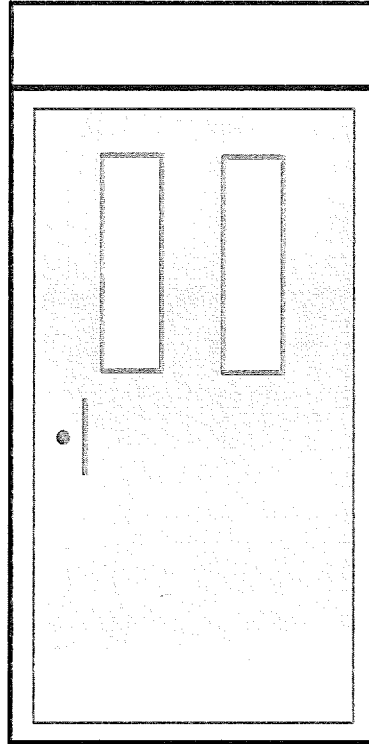
1-2'8" 7'0" Hollow Metal Door on
Continuous Hinge with (2) 1/4 Lites

Panic Bar, Rim Cylinder & Pull
Handle On Outside. Two Brush
Sweeps. Threshold if needed.



1-3'0" 7'0" Hollow Metal Door on
Continuous Hinge with (2) 1/4 Lites

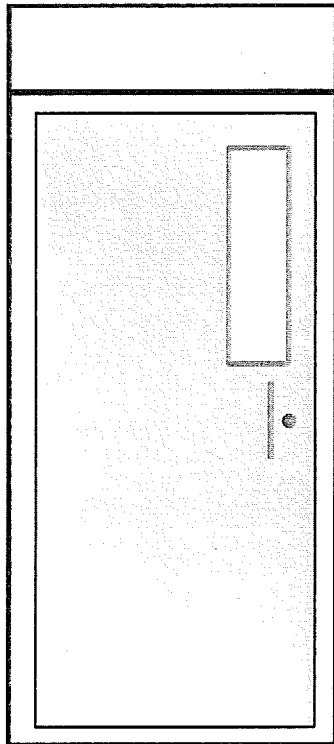
Panic Bar, Rim Cylinder & Pull
Handle On Outside. Two Brush
Sweeps. Threshold if needed.



OPTION 1

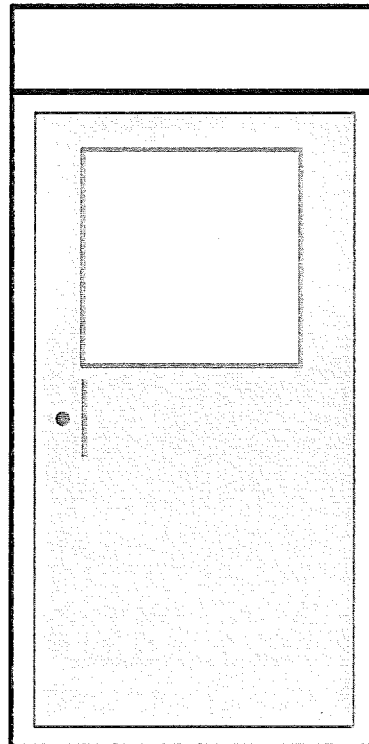
1-2'8" 7'0" Hollow Metal Door on
Continuous Hinge with 1/4 Lite

Panic Bar, Rim Cylinder & Pull
Handle On Outside. Two Brush
Sweeps. Threshold if needed.



1-3'0" 7'0" Hollow Metal Door on
Continuous Hinge with 1/2 Lite

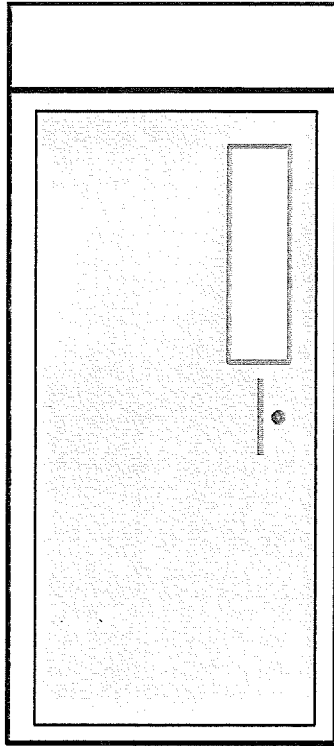
Panic Bar, Rim Cylinder & Pull
Handle On Outside. Two Brush
Sweeps. Threshold if needed.



OPTION 2

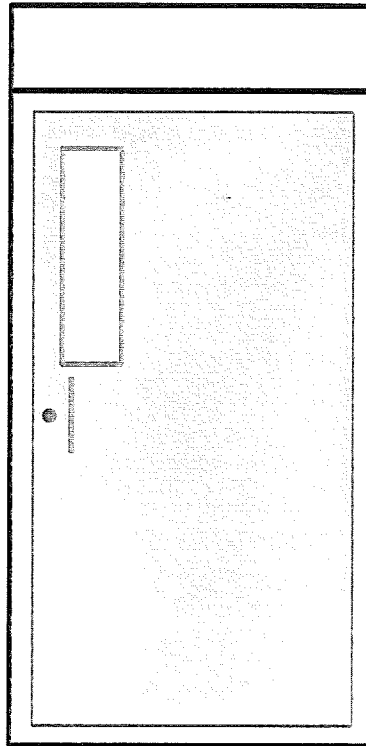
1-2'8" 7'0" Hollow Metal Door on
Continuous Hinge with ¼ Lite

Panic Bar, Rim Cylinder & Pull
Handle On Outside. Two Brush
Sweeps. Threshold if needed.



1-3'0" 7'0" Hollow Metal Door on
Continuous Hinge with 1/4 Lite

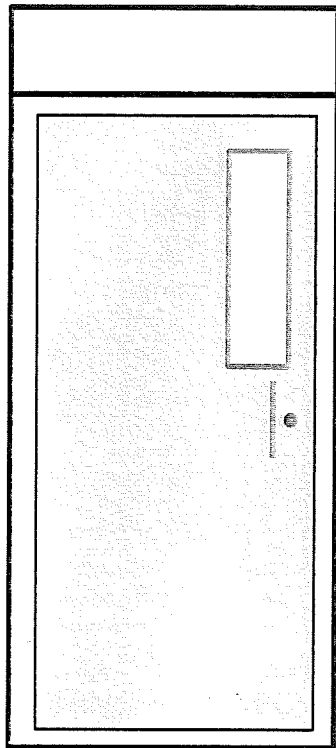
Panic Bar, Rim Cylinder & Pull
Handle On Outside. Two Brush
Sweeps. Threshold if needed.



OPTION 3

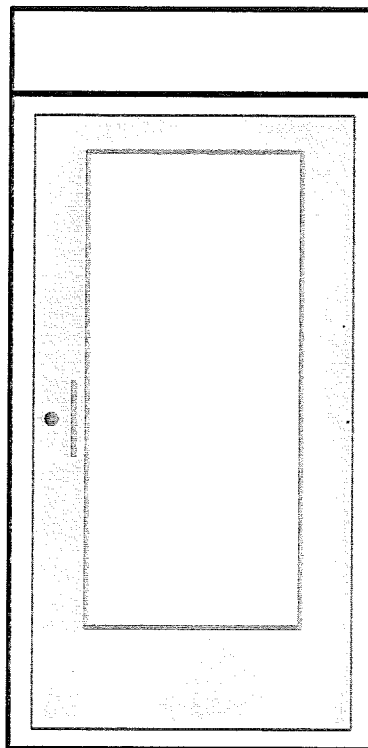
1-2'8" 7'0" Hollow Metal Door on
Continuous Hinge with 1/4 Lite

Panic Bar, Rim Cylinder & Pull
Handle On Outside. Two Brush
Sweeps. Threshold if needed.



1-3'0" 7'0" Hollow Metal Door on
Continuous Hinge with Full Lite

Panic Bar, Rim Cylinder & Pull
Handle On Outside. Two Brush
Sweeps. Threshold if needed.



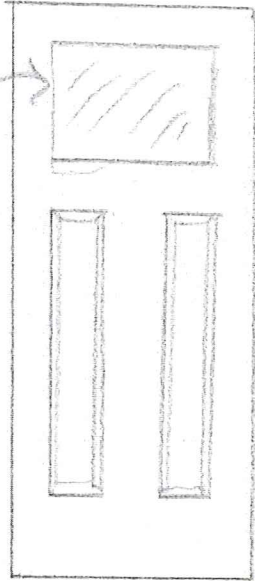
OPTION 4

Residential
Door

$32\frac{3}{8} \times 82 \times 1\frac{3}{4}$

Rain Glass

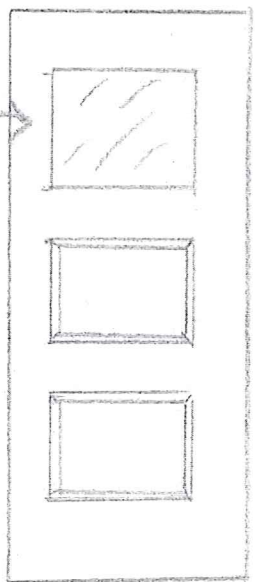
914.20



Get sheet for
custom-machined
wooden doors.

Rain Glass

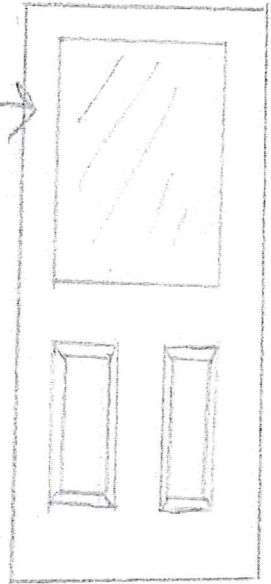
914.20



Store Front
Door
 $35\frac{3}{4} \times 83\frac{1}{4} \times 1\frac{3}{4}$

Clear
insulated

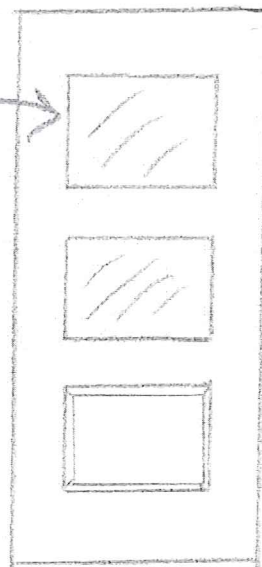
585.76



1st
preference

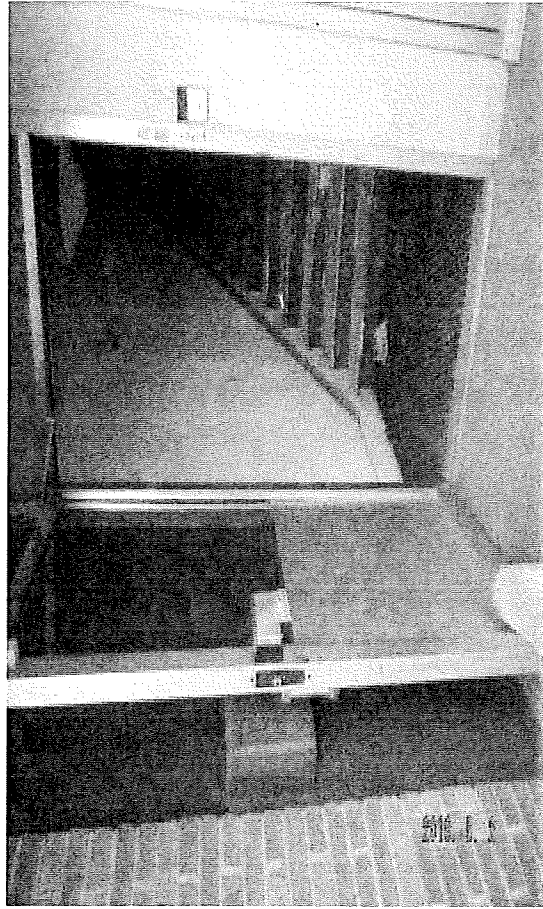
Clear
insulated

592.48

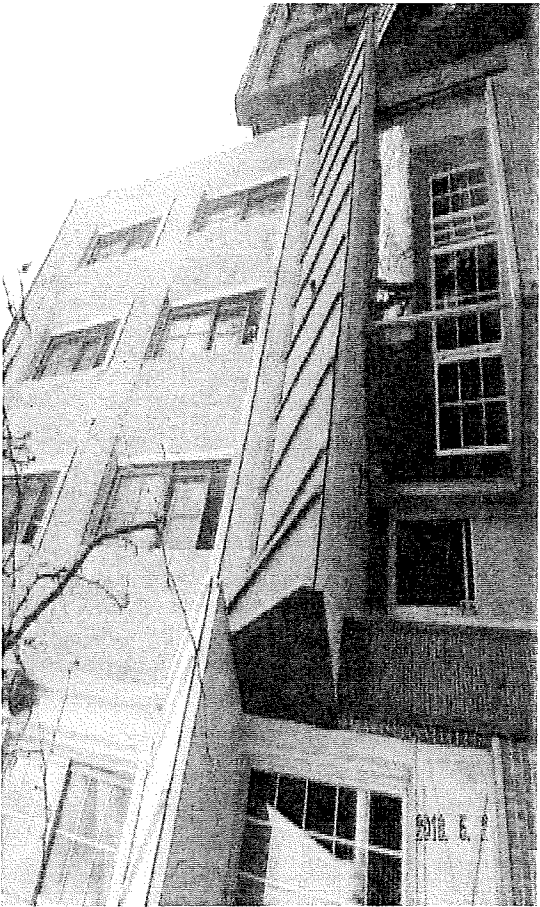




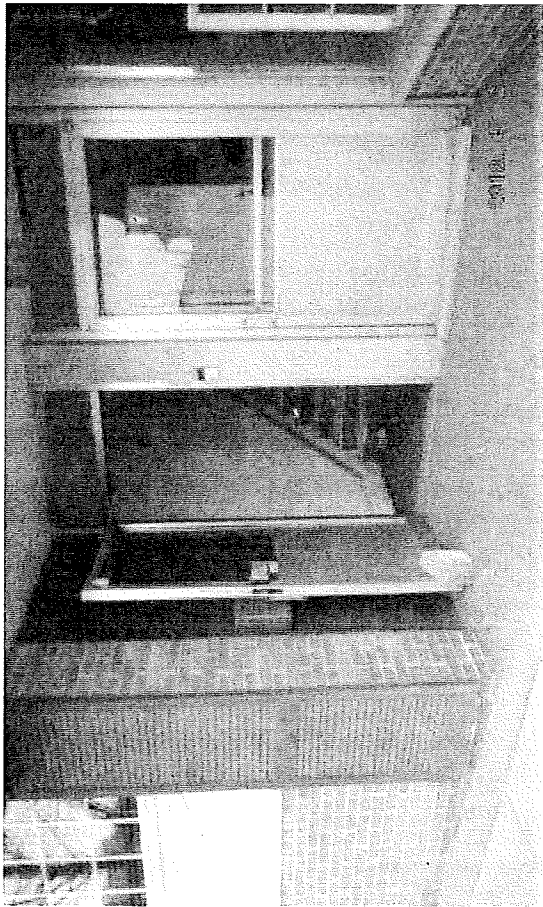
Address



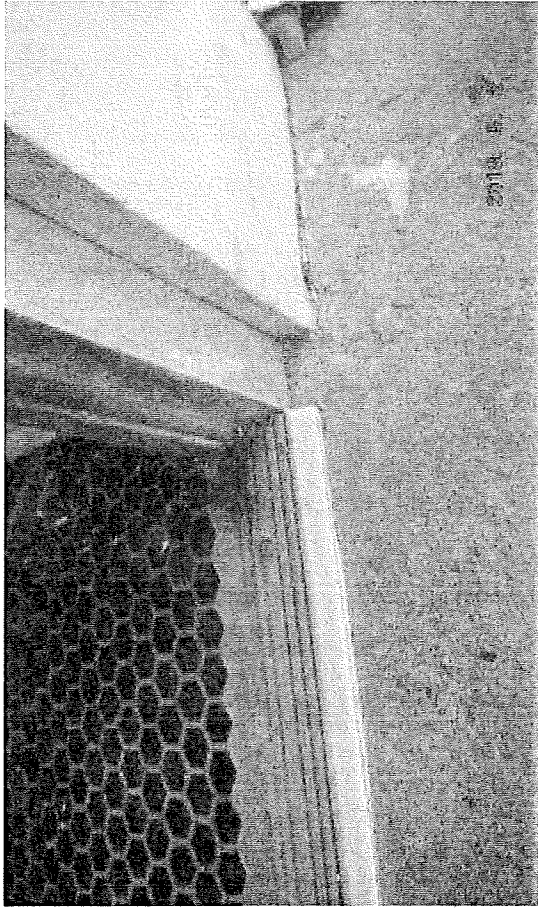
RHOS



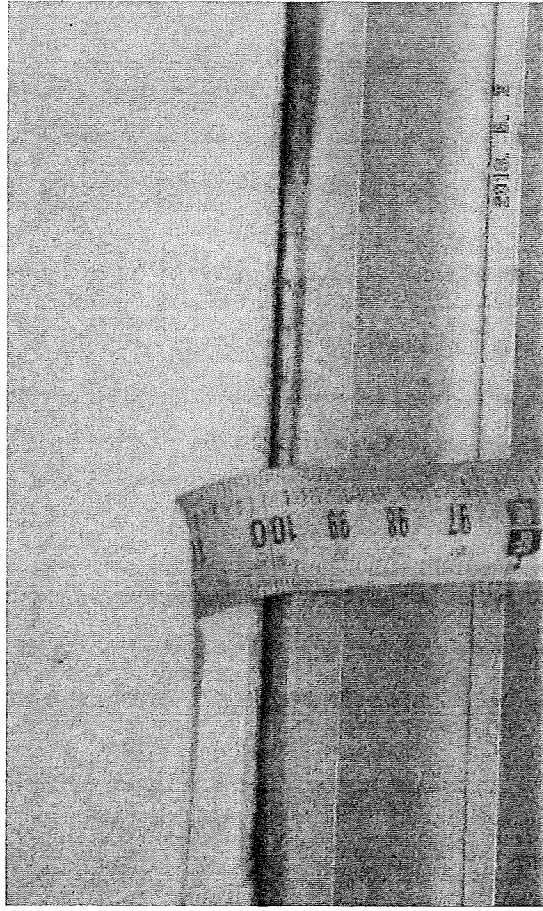
Front



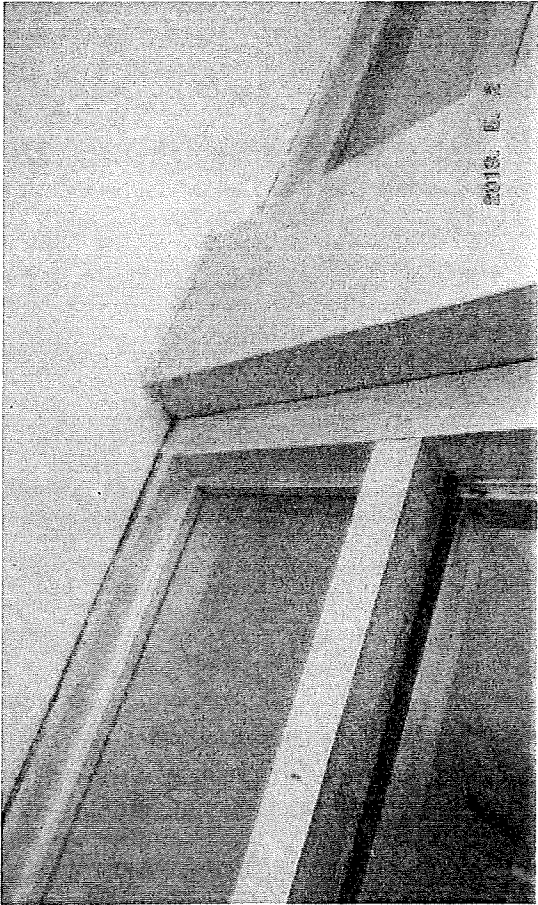
Front Entry Door 1



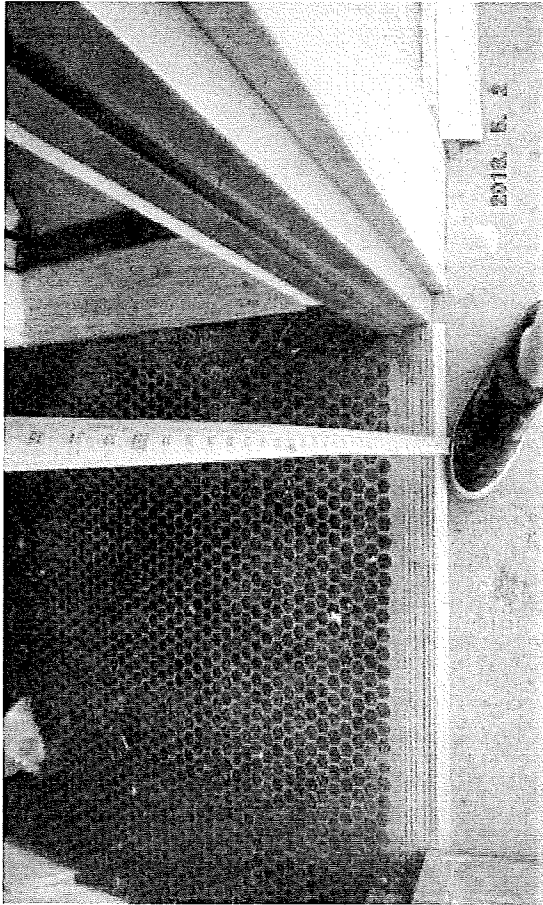
Bottom Right



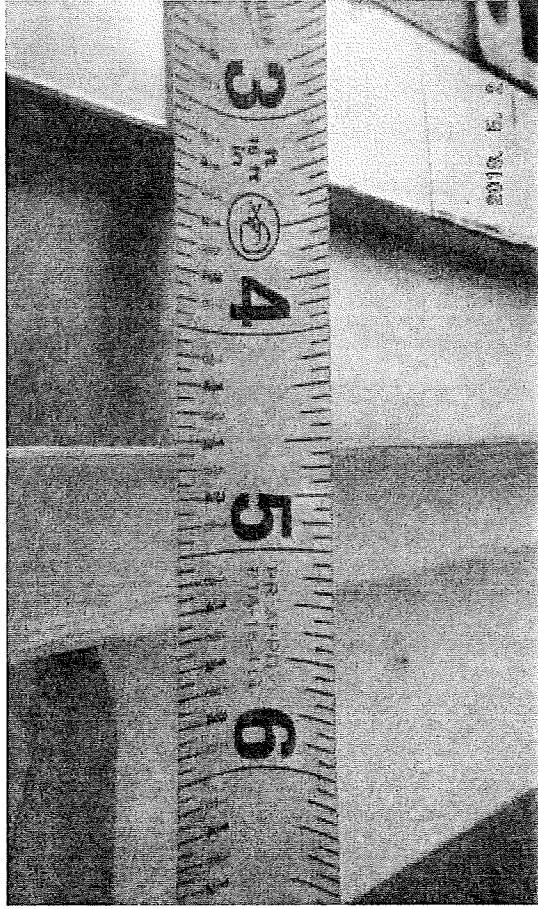
100"



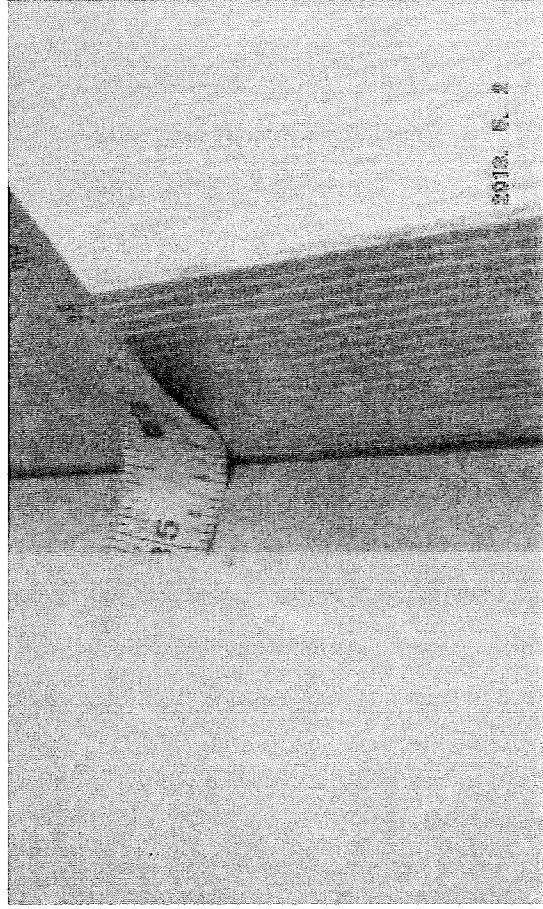
Top Right



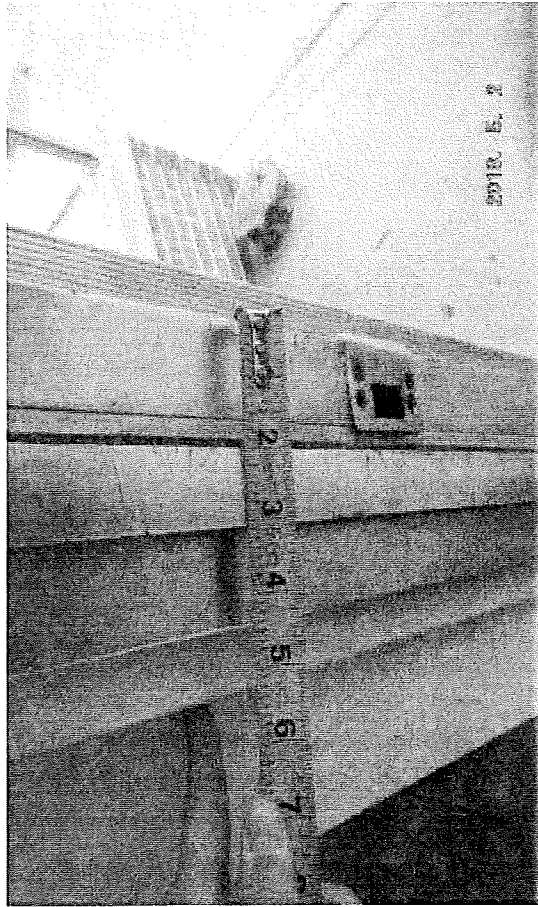
Height



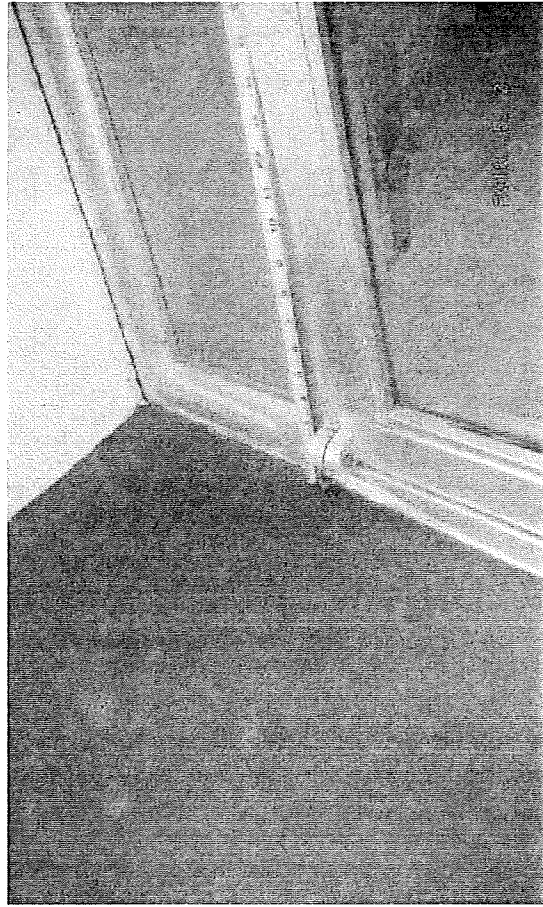
4 9/16"



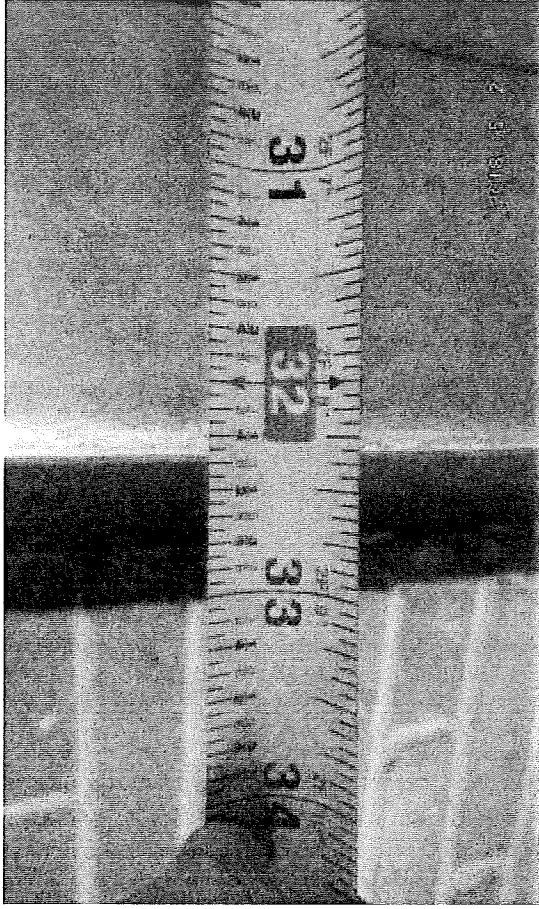
35 1/2"



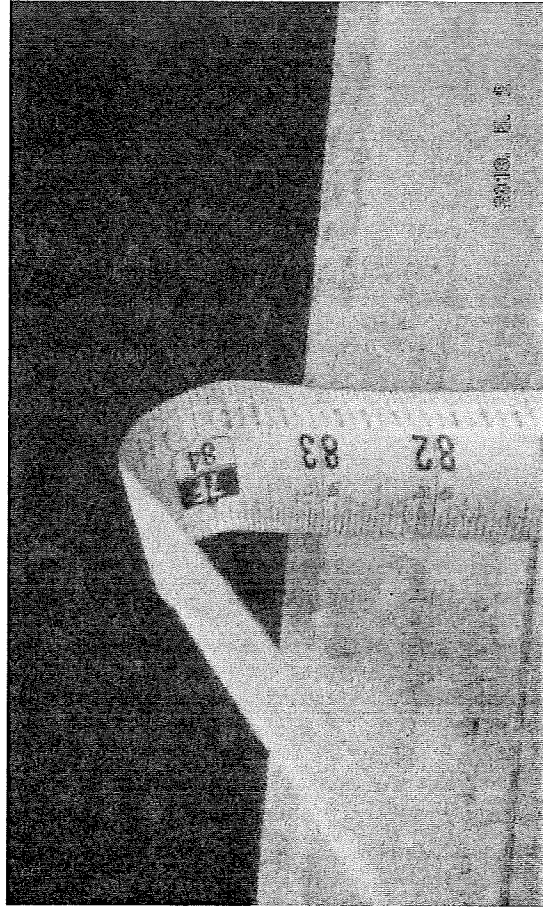
Jamb



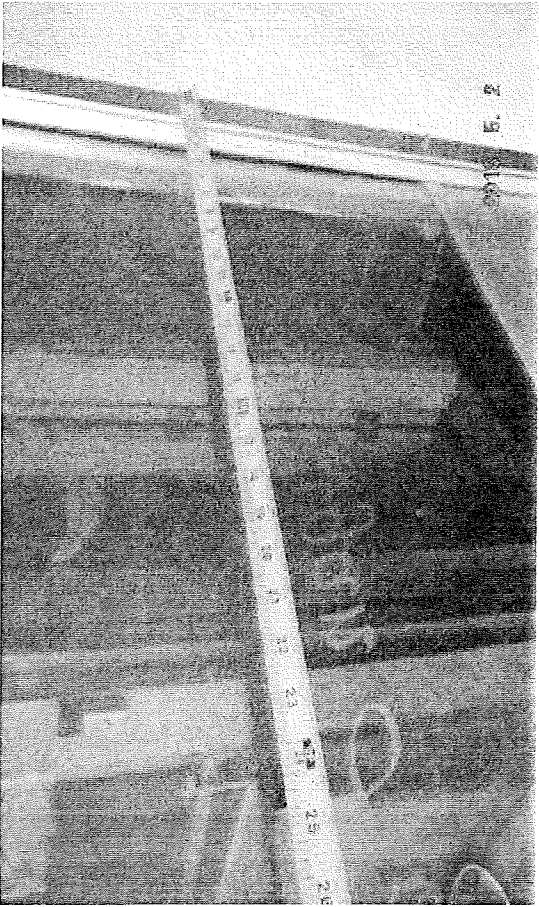
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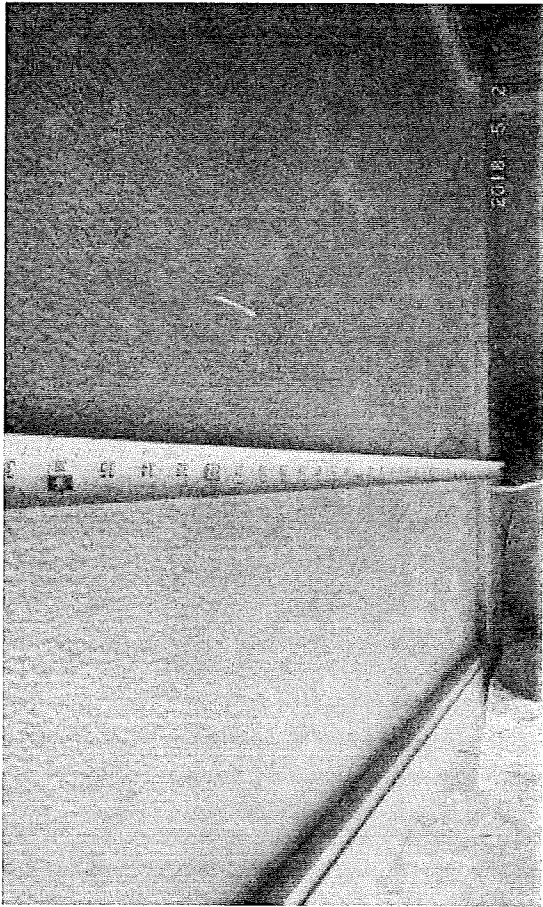
32 3/8"



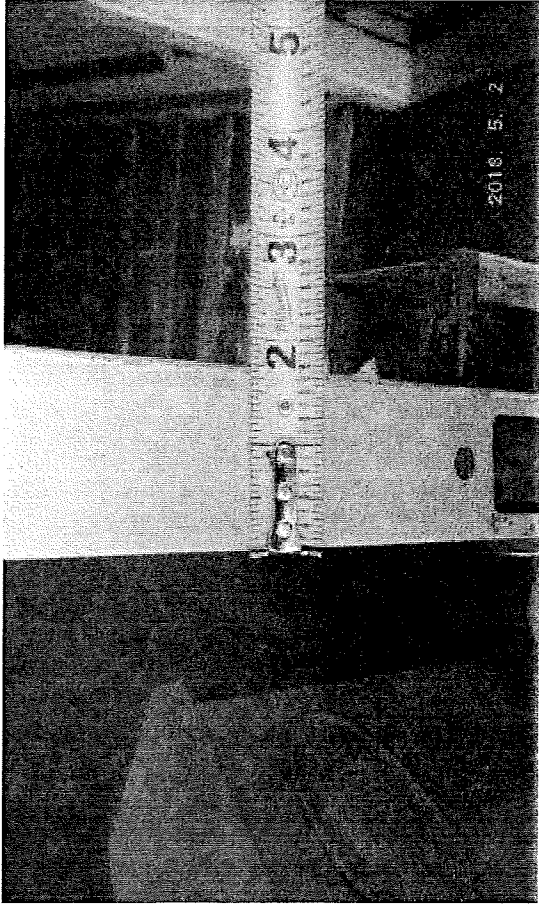
83 3/8"



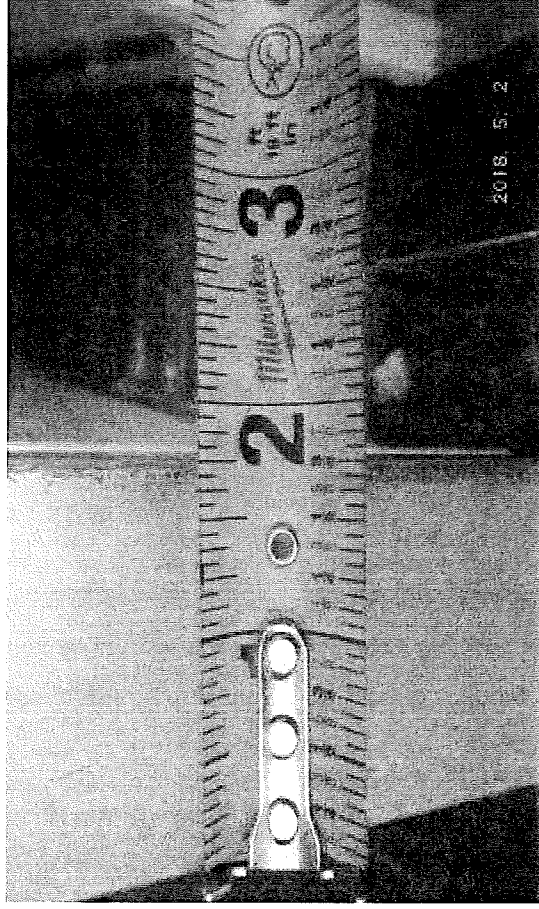
Slab Width



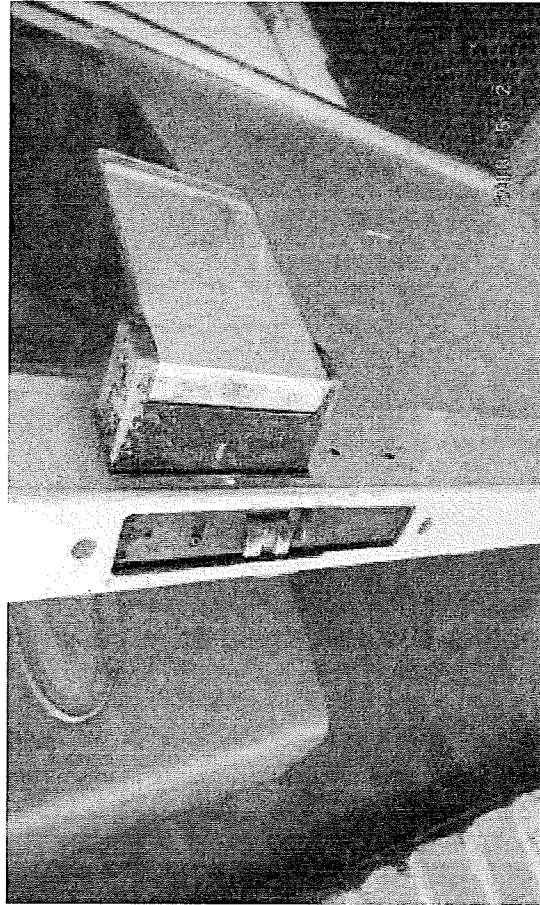
Slab Height



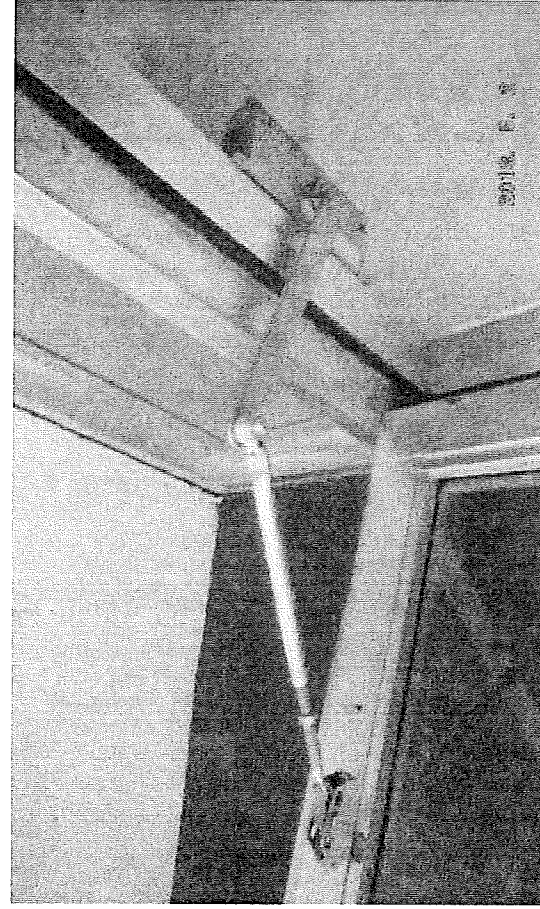
Thickness



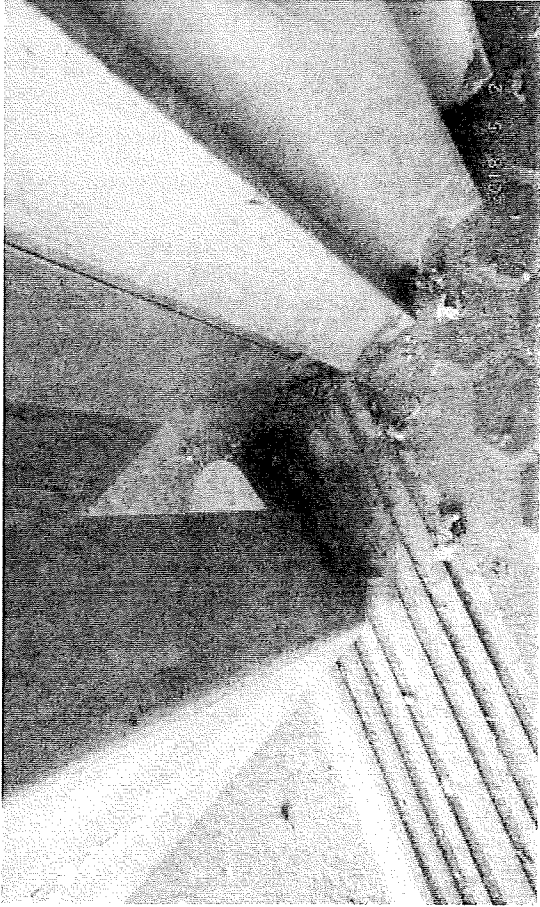
1 3/4"



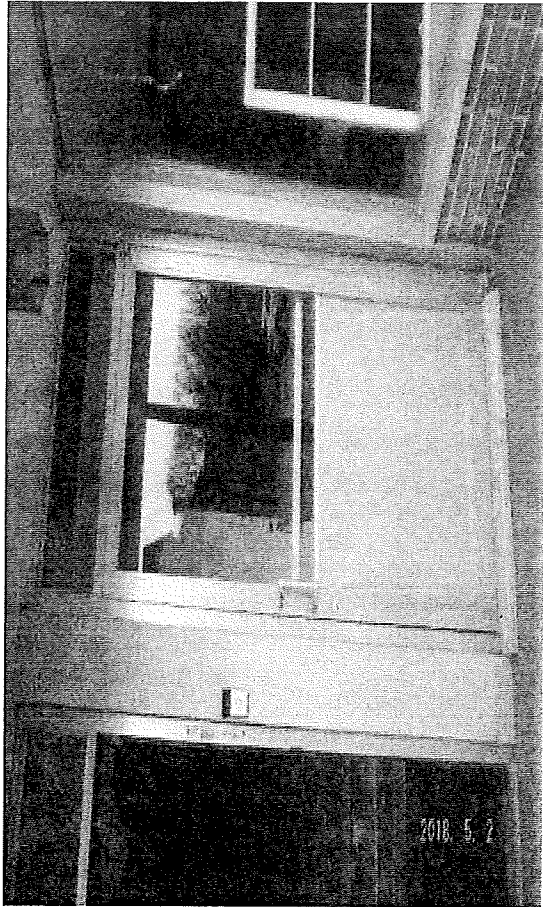
Handle



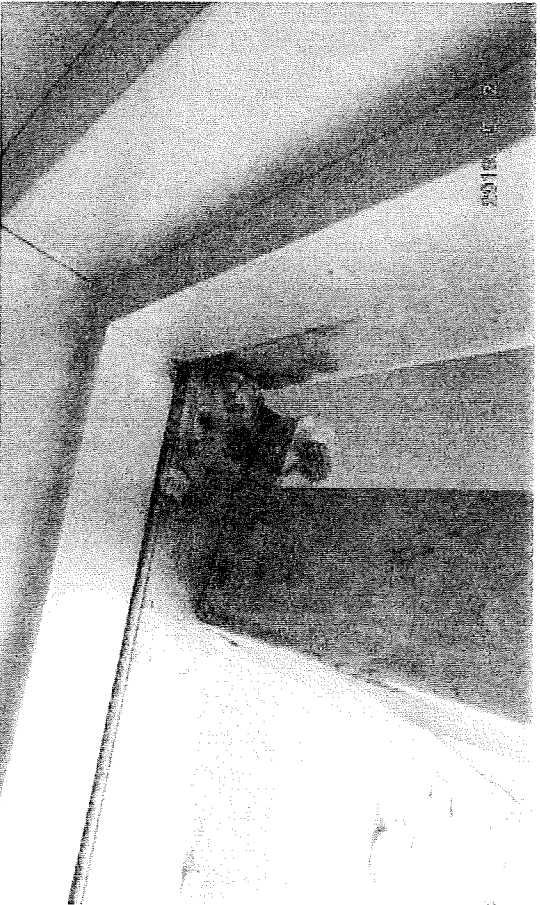
Closer



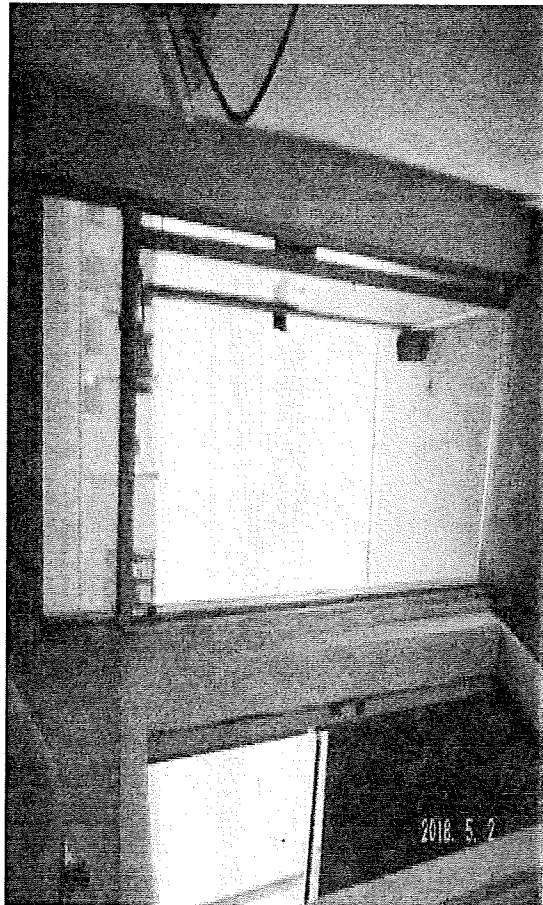
Bottom Hinge



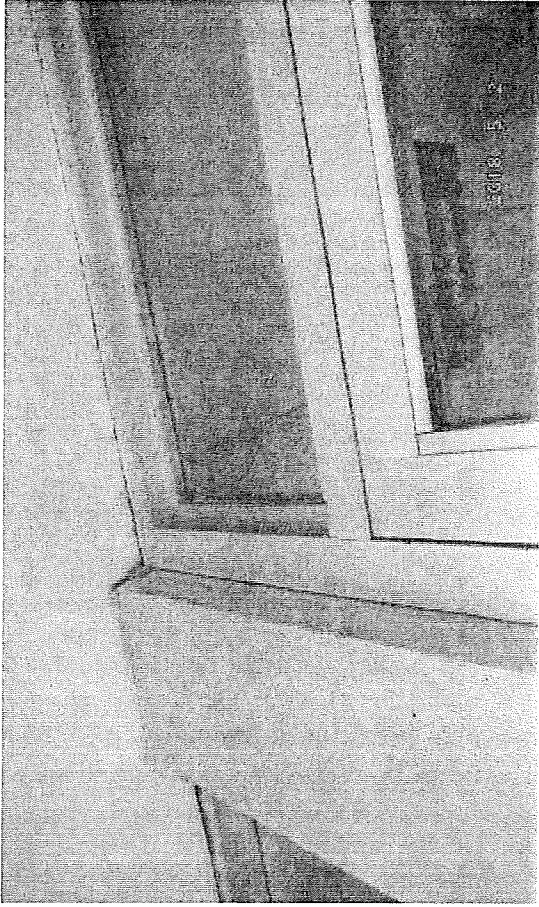
Front Entry Door 2



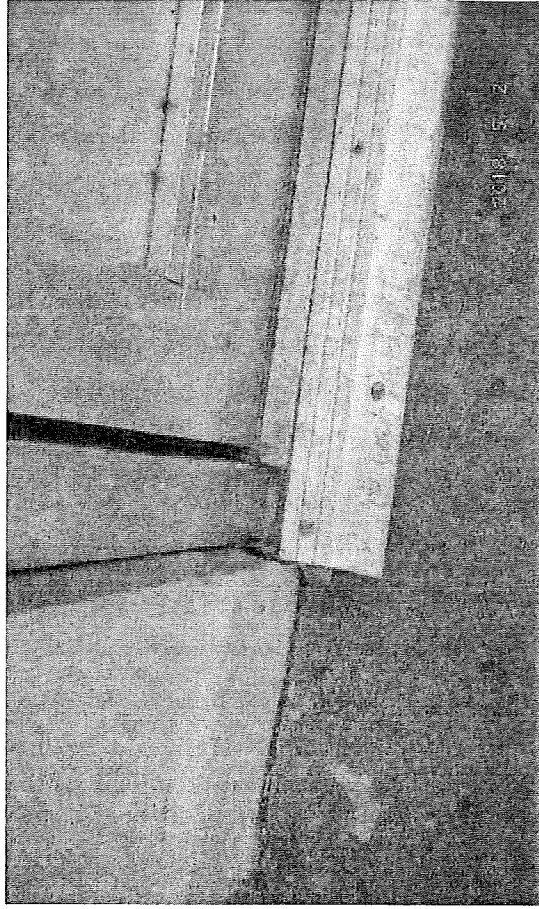
Top Hinge



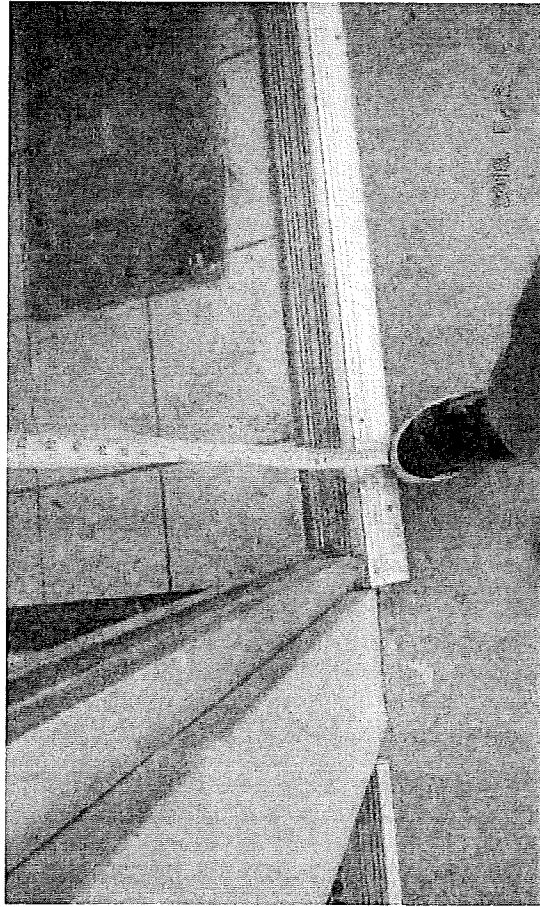
Interior



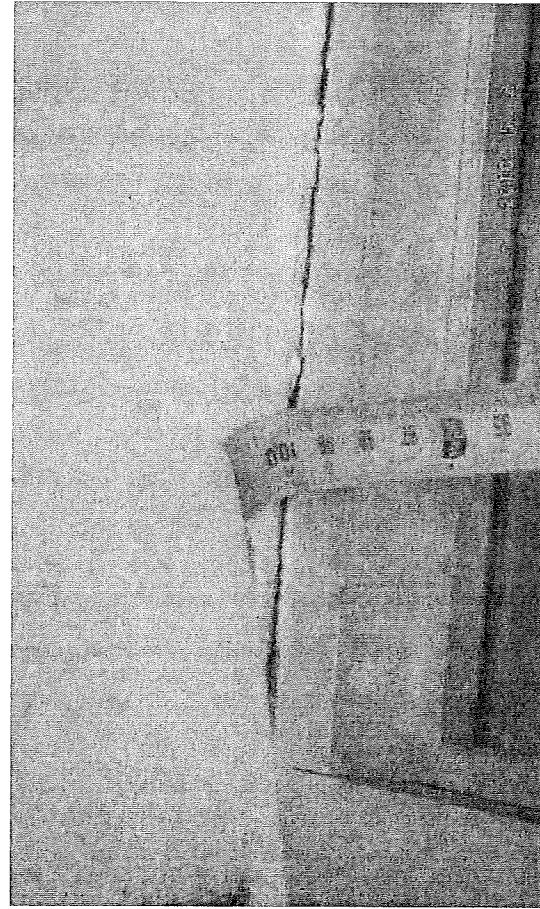
Top Left



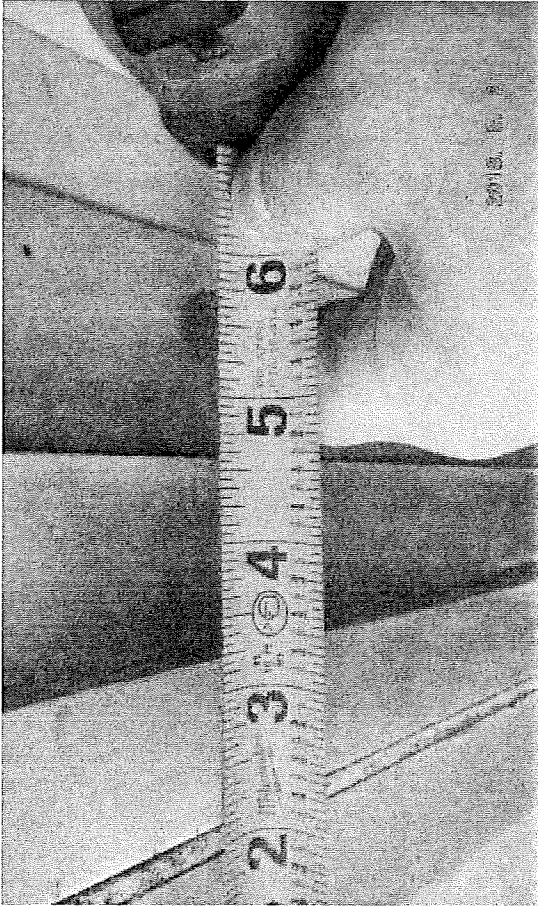
Bottom Left



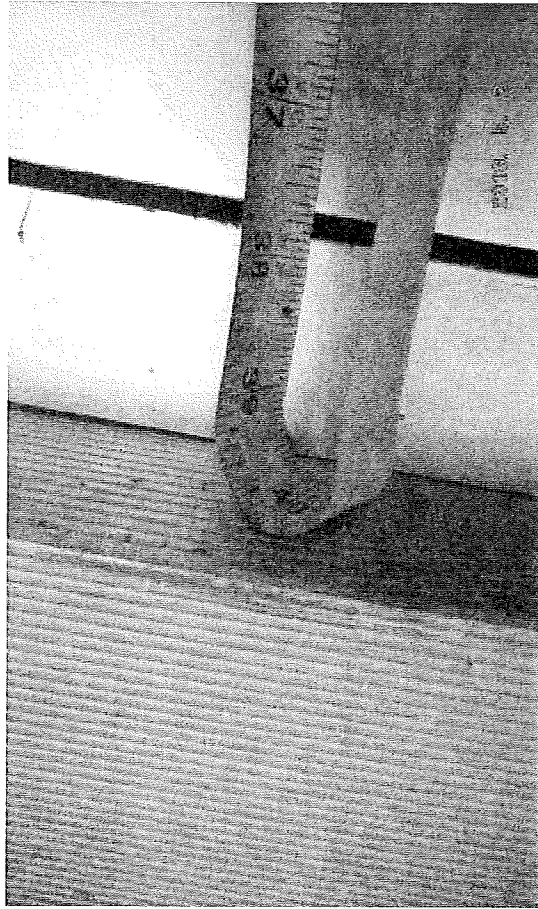
Height



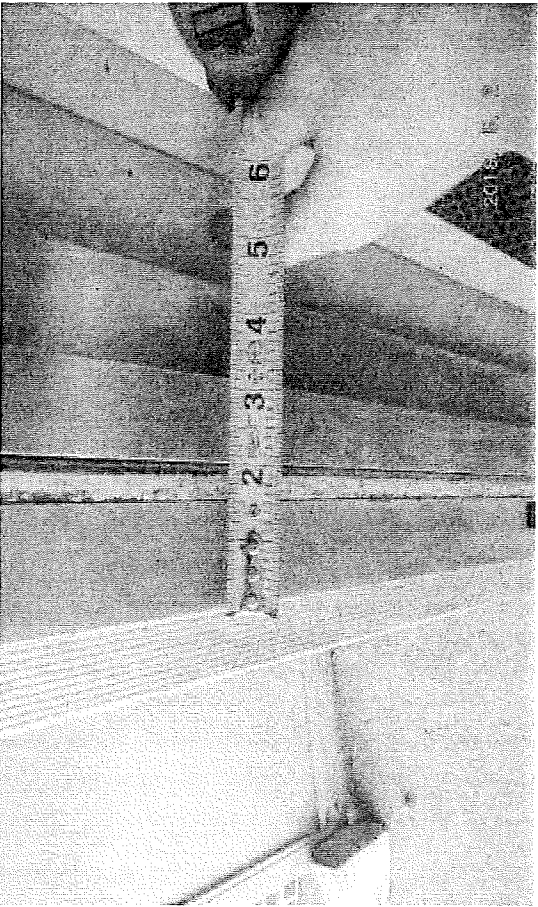
100"



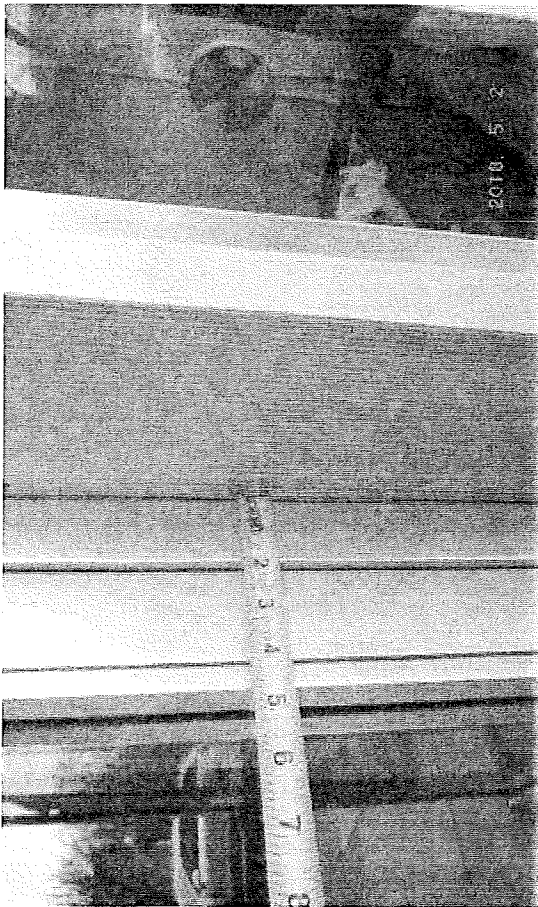
4 9/16"



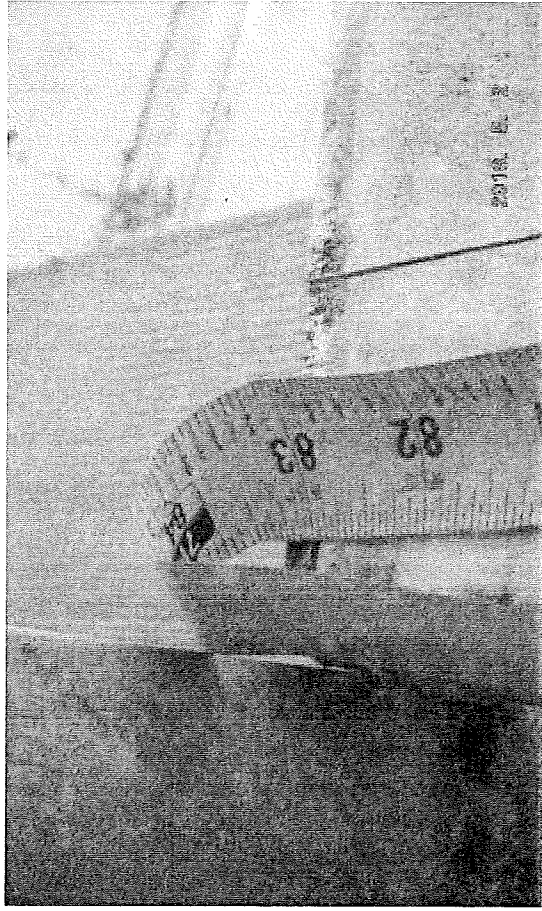
39 1/2"



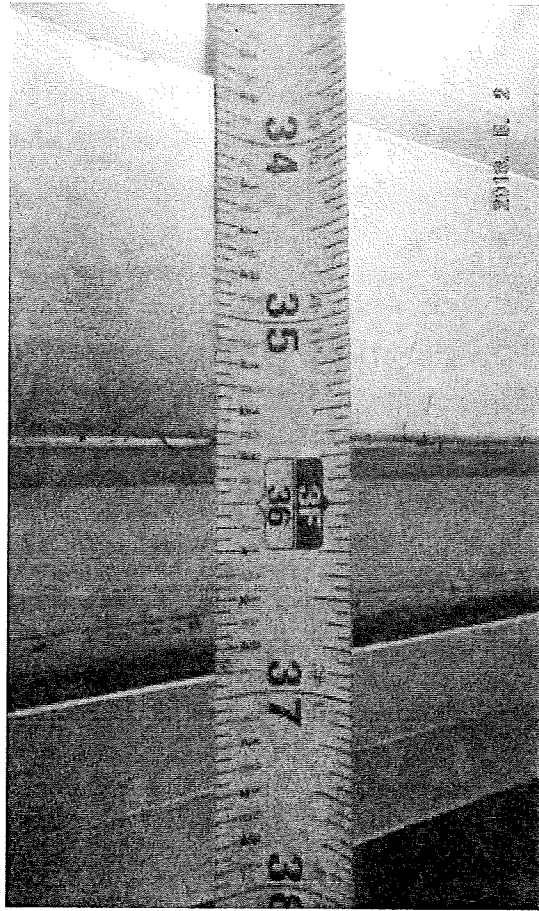
Jamb



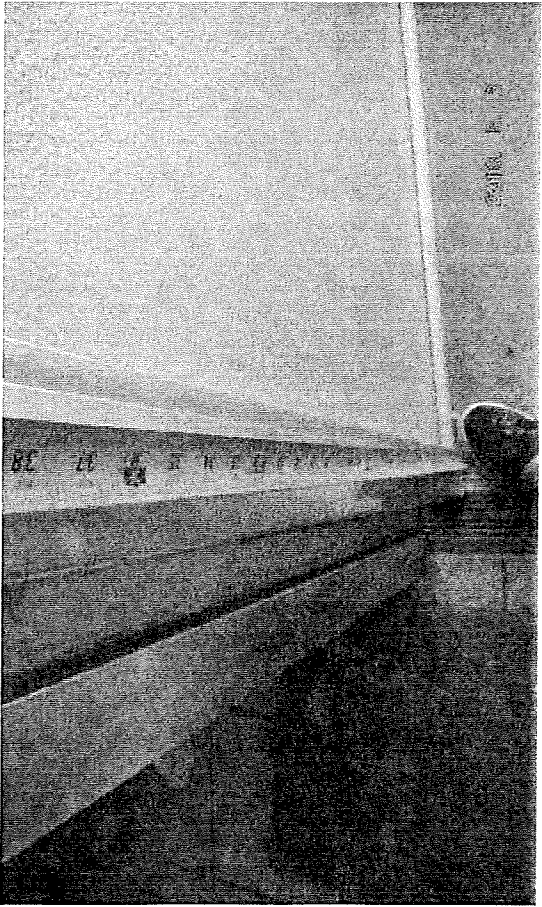
Width



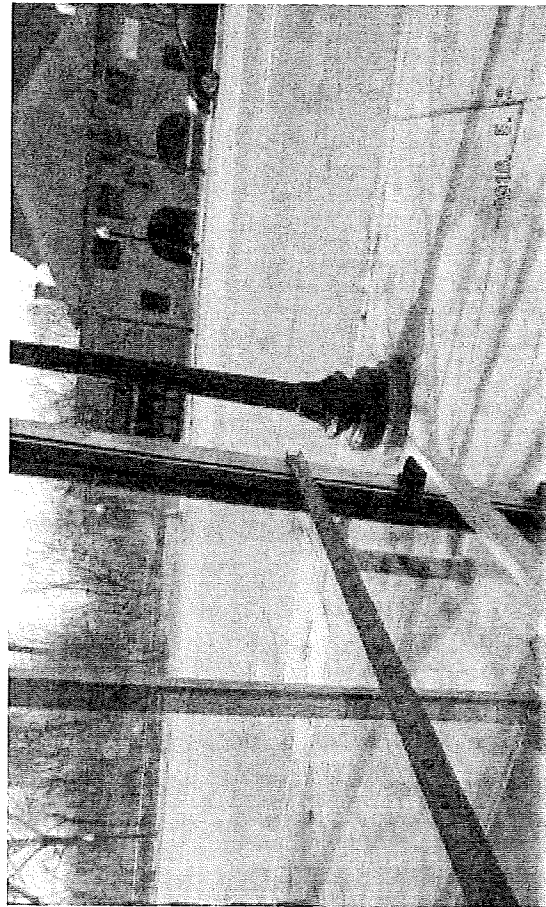
83 1/4"



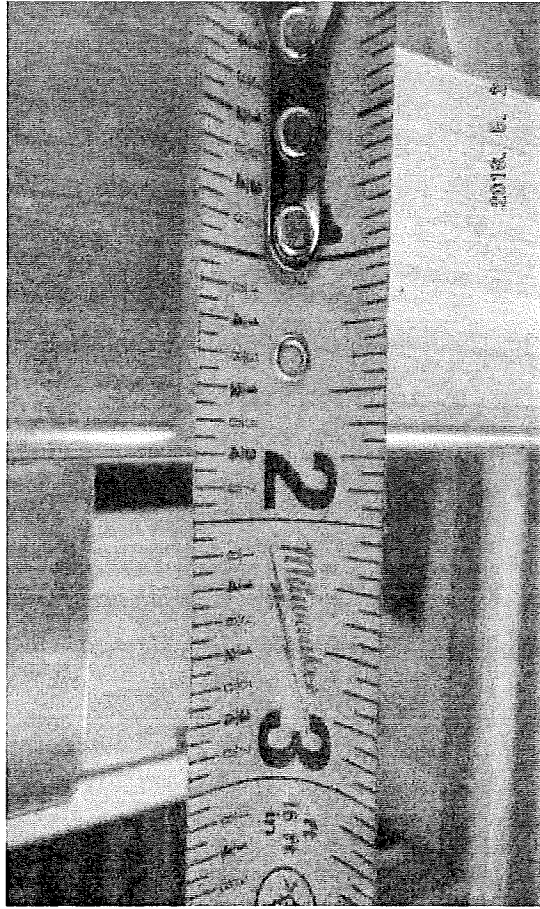
35 3/4"



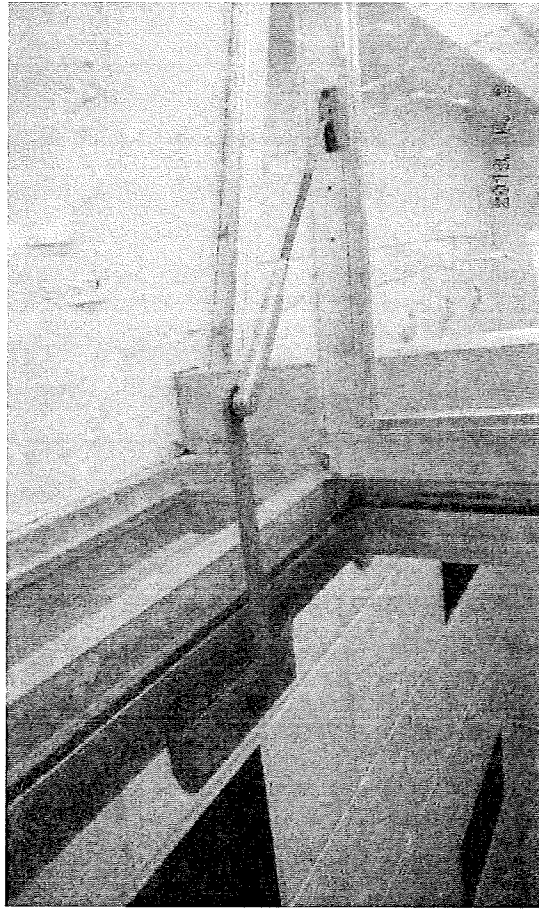
Slab Height



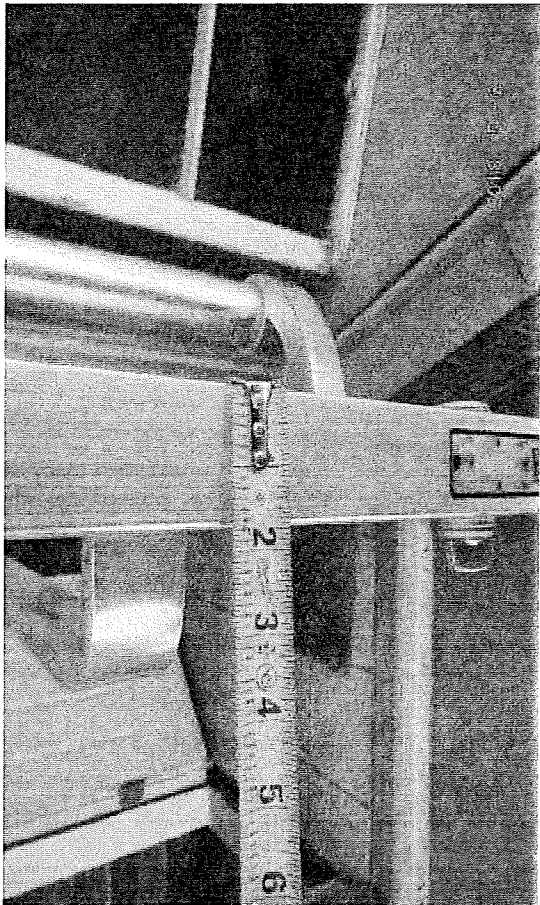
Slab Width



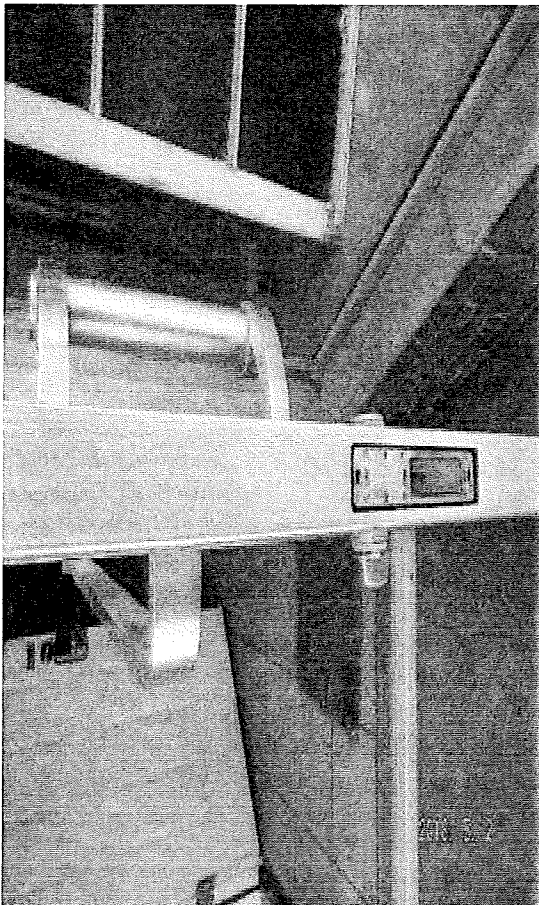
1 3/4"



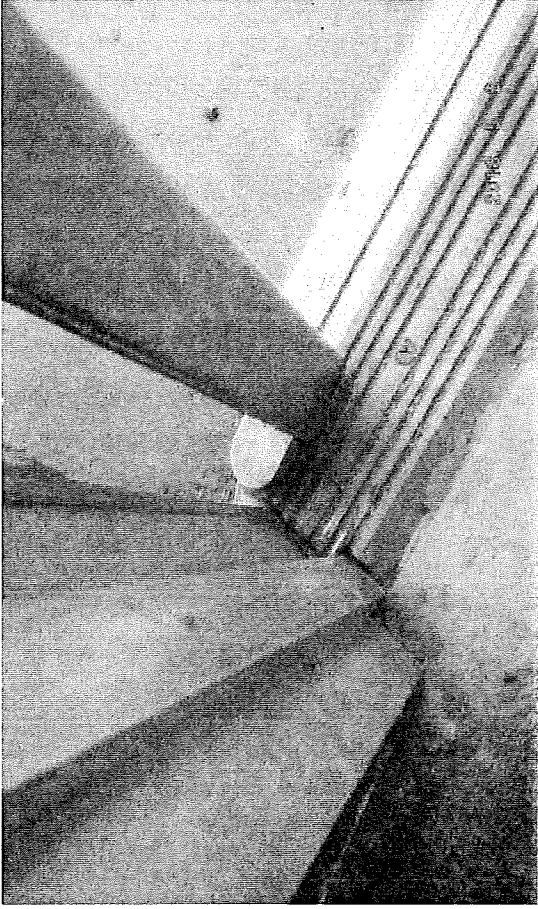
Closer



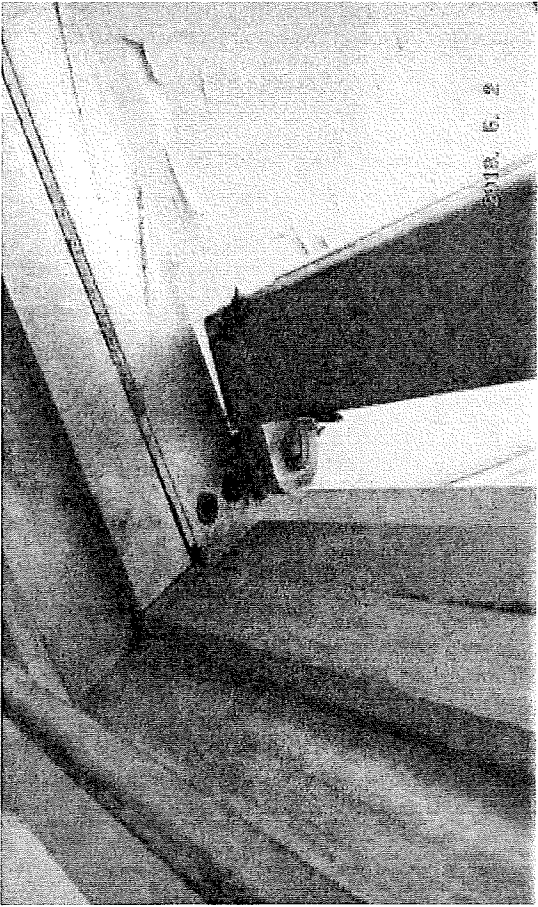
Thickness



Handle



Bottom Hinge



Top Hinge



Interior

B31

B311
Coconut
Water (P)

B312
Winter Lake (P)

B313
Remembrance (P)

B314
Pleasant (P)

B315
Clean
Water (D)

B316
Mountain
Blue (N)

B317
Blue
Pebble (N)

C44

C441
Porch White (P)

C442
Sea Flower (P)

C443
Ridge
Green (P)

C444
Castleton
Green (T)

C445
City Street (D)

C446
Foothills (N)

C447
Bingham (N)

C41

C411
Grace (P)

C412
Throw
Pillow (P)

C413
Seaside
Retreat (P)

C414
Pencil
Sketch (T)

C415
London (T)

C416
Electric Eel (D)

C417
Gothic
Gray (N)



Rain Glass

Image/Sketch for Parcel: 11-11-40-401-006



****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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HDC Work Permit Staff Review

Property address: 313 E Cross

Date of Application: May 15, 2018

Date of Review: May 16, 2018

Date of Meeting: May 22, 2018

Proposed work: fence installation

Materials: 5' treated pine fence with 4' treated pine fence in the front, opaque stain to match the roof color (Desert Sand) on the house

Staff review:

1. The applicant is planning to install a fence at the side and rear of the house.
2. The plan is to install a 5' arched top treated pine fence with a matching 4' treated pine fence for the front (south) section of the fencing indicated on the plans.
3. HDC to verify if the 4' height fence will be used for the front section on both sides of the house (the areas that measure 24' and 3' on the plans) or just on the driveway (24') side.
4. The applicant indicated an arbor and a gate on the application; HDC to verify specifics on same.
5. The applicant plans to paint the fence with an opaque stain to match the roof color (Desert Sand) on the house; the applicant is to bring paint chips to the meeting.
6. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 313 E Cross St to include the fence installation as indicated on the application submitted on May 15, 2018. A 5' arched top treated pine fence with a matching 4' arched top treated pine fence for the front (south) section of the fencing on (*either side or the left side*) of the house will be installed. A gate to match the proposed fencing will be installed on the driveway side. An arbor will be installed as indicated in the email dated May 16, 2018. The fence, gate and arbor will be finished with an opaque stain to match the roof color on the house (*Desert Sand*).

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.

R. 23835 Visg
PHDC-18-0046



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

313 E. Cross St

Applicant

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

Name

Chris Folts

Address

313 E. Cross St.

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

919-818-7863

E-Mail

Chris @ chrisfolts.com

Contractor

Contractor Name & Contact Info

Associated Fence CO.

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

* Replacing existing fence
w/ 5 ft privacy fence.
(same location)
front facing fences will have
decorative arches and styling.

22' 16'

4' walk gate

24'

Back of House

3'

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

5 ft tall treated pine. will be finish with opaque stain. 4 ft height along the front with decorative curve and styling

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:

\$3250

Permit fee:

\$35 + 5 = \$40

Signature

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

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

Signature:

[Redacted Signature]

Date:

5/15/16

Print Name:

Chris Folts

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.

Cynthia Kochanek

From: Chris Folts <chris@chrisfolts.com>
Sent: Wednesday, May 16, 2018 12:03 PM
To: Cynthia Kochanek
Subject: Re: 313 E Cross

Hi Cynthia!

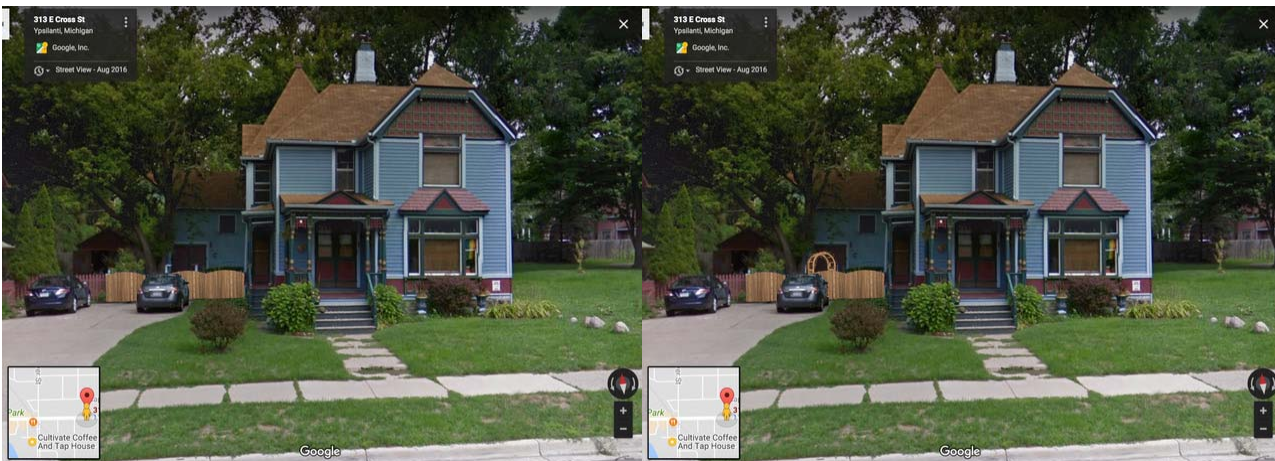
Attached are a few options that we had in mind for the fencing style. We are willing to be flexible as needed.



We can bring a sample of the stain color chip to the meeting on Tuesday. Our goal is to match with colors from the roof of the house (Desert Sand) to tie those two items together. You can see an example of that as well below:



Not sure if this is helpful or not but I also mocked up a quick preview of what the fence might look like at the location. The first image shows the fence without an arbor over the gate, and the second shows a very rough idea of what it would look like with the arbor.

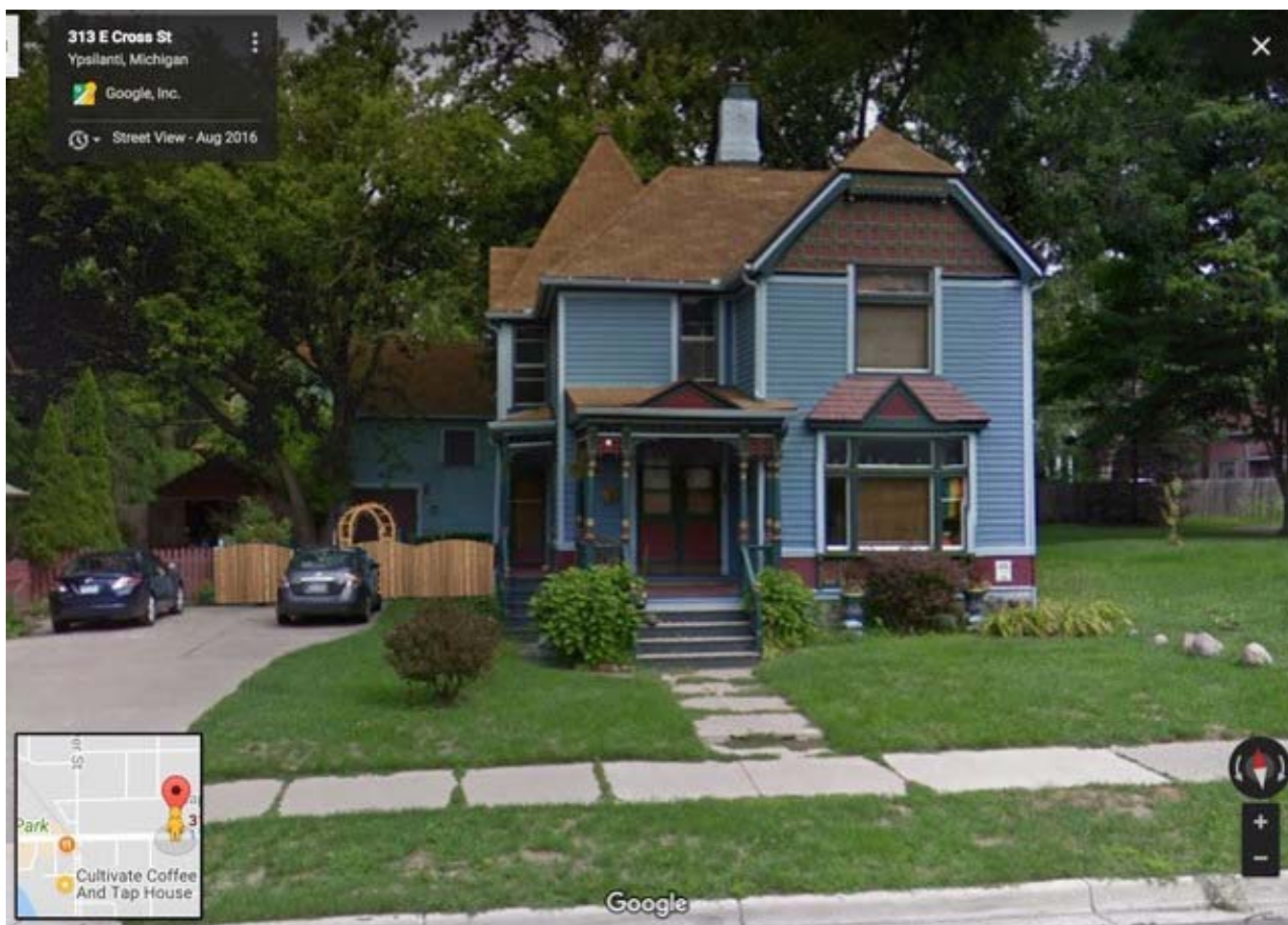
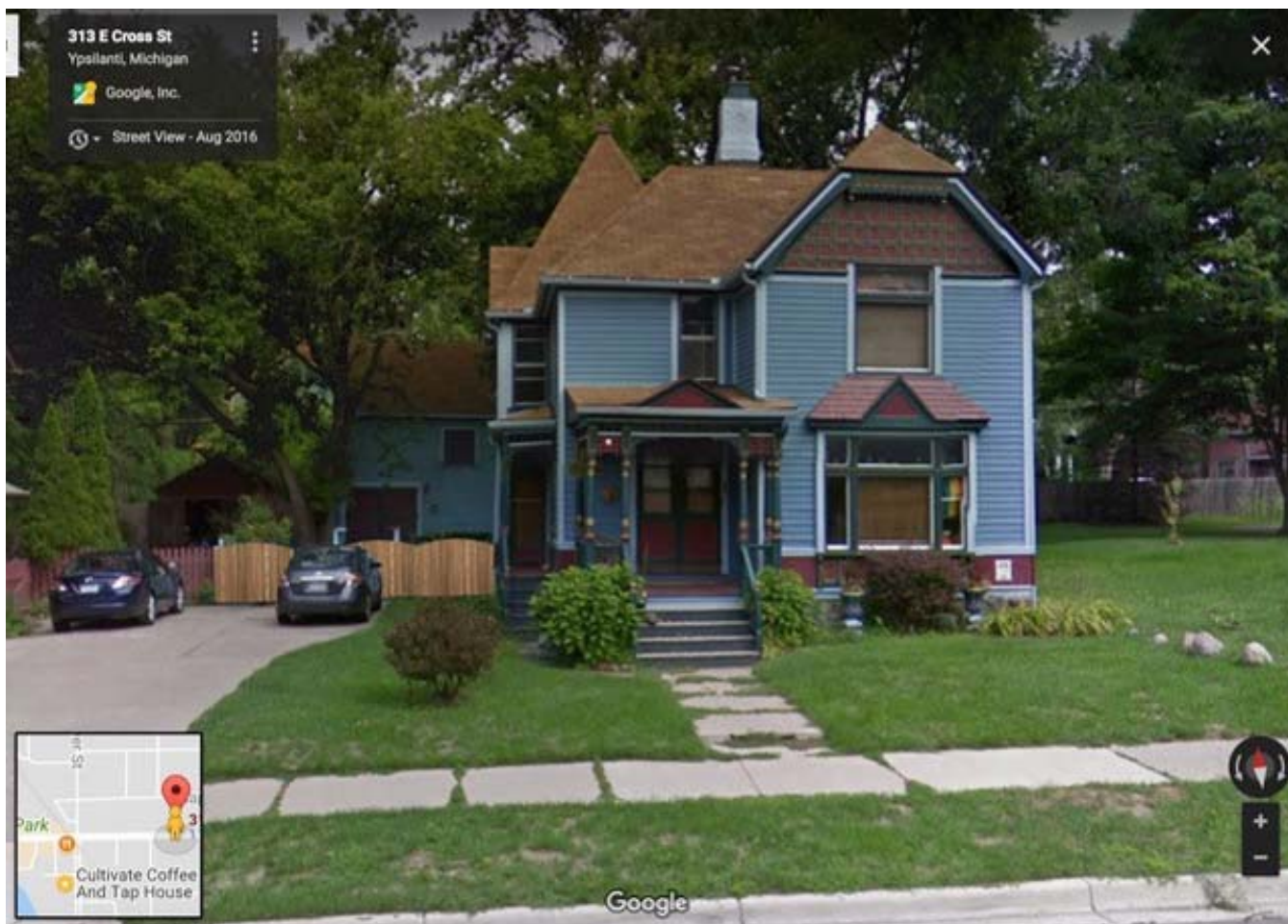


Let me know if you need anything else!

Thanks,

Chris Folts
919-818-7963
chris@chrisfolts.com

On May 16, 2018, at 8:45 AM, Cynthia Kochanek <CKochanek@cityofypsilanti.com> wrote:





HDC Work Permit Staff Review

Property address: 405 Oak

Date of Application: May 15, 2018

Date of Review: May 16, 2018

Date of Meeting: May 22, 2018

Proposed work: reroofing

Materials: MS-Metal Sales U-panel/PBU-Panel 36" metal roof in black (porch), Metro Roof Products MetroCottage Shingle in Shadow Wood-HD-51 metal roof panels (main)

Staff review:

1. The applicant is planning on placing a metal roof panel system by Metro Roof Products in MetroCottage Shingle in Shadow Wood-HD-51 over the existing shingles on the main part of the house. This shingle appears to mimic an architectural shingle.
2. The applicant is also planning on placing a more traditional metal panel system over the existing roofing on the flatter porch roof. This system will be MS-Metal Sales U-panel/PBU-Panel 36" metal roof in black.
3. These two roofing systems are quite different visually however the stone-coated panel roof system may not be rated for the lower profile roof.
4. The HDC has previously approved a stone-coated metal roofing system by Decra for 316 Pearl back in October 13, 2015 however it is unclear as to whether it was actually installed at this property.
5. Staff has suggested that the applicant bring in a sample of the main roof.
6. HDC to verify if any gutter & trim work is involved and the plans for the venting and drip edge. Any new box vents are to be placed so as to not be visible from the street.
7. A building department permit may be required for this work and should be obtained prior to the start of any work.

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

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.

Recommended Motion:

Move to approve the work at 405 Oak for reroofing in MS-Metal Sales U-panel/PBU-Panel 36" metal roof in black for the porch roof and a Metro Roof Products MetroCottage Shingle in Shadow Wood-HD-51 metal roof panels for the main part of the house. The drip edge is to be (*color*) and the venting will be accomplished thru the use of (*ridge or low profile box vents to match*). Any new box vents, if required by code, are to be placed so as to not be visible from the street.



RECEIVED

MAY 15 2018

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

405 Oak Street

Applicant

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

Name

Lawrence Wheeler Jr

Address

758 S Webster Church Rd

City

Whitmore Lake

State

Micho

Zip

48189

Phone / Fax

734 240 3443

E-Mail

Kandk.happydad@gmail.com

Contractor

Contractor Name & Contact Info

Lawrence Wheeler Jr

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

Go over existing shingles with Metro Shadowood Stone Coated shingles. On porch roof replace over shingles

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:

18,000.00

Permit fee:

\$35 + _____ = 60.00

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:

5 15 18

Print Name

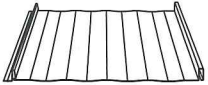
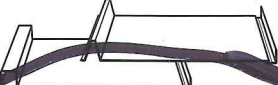
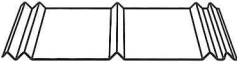
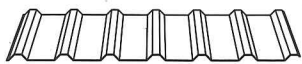
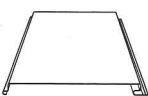
Lawrence Wheeler Jr

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.

Porch

COMMON 26 GAUGE PANEL PROFILES (COVERAGE)

Vertical Seam (12", 16" & 18") 	Image II (12" & 16") 	Pro-Loc I & Pro-Loc II (12") 	Maxi/Mini-Batten Panel (12", 16" & 18") 
5V-Crimp (24") 	R-Panel/PBR-Panel (36") 	U-Panel/PBU-Panel (36") 	V-Line 32 (32") 
Classic Rib® (36") 	Pro-Panel II® (36") 	7/8" Corrugated (varies) 	Span-Line 36A (36") 
Soffit Panel (12") 	<i>Panels are available in other gauges also. Please inquire. Not all colors and gauges are stocked at all branches. Color samples are close representations but are limited by processing and viewing conditions. Actual samples are available by request. For all specific warranty application, installation and technical information regarding these products, contact your sales representative.</i>		

Black
for Low
Slope-front
Porch

PAINT SYSTEMS

PVDF (Kynar 500®) paint system combines ceramic pigmentation with polyvinylidene fluoride for a superior, long-lasting performance. The PVDF system is respected for its durability, resistance to chalking and fading, chemical resistance, and color retention. The PVDF system meets both Kynar 500® and Hylar 5000® specifications. Contains 70% Kynar 500® resins.

Color side of panel: Total dry film thickness 0.90 - 1.10 mil.
Reverse side of panel: Total dry film thickness 0.50 - 0.70 mil.
All measurements are in accordance with ASTM D 1005.

MS Colorfast45® is a thermoset paint system composed of polyester resin which has been modified with silicone resin. The MS Colorfast45® system offers good protection from the elements with special consideration to chalk and fade resistance, durability, and chemical resistance.

Color side of panel: Total dry film thickness 0.90 - 1.10 mil.
Reverse side of panel: Total dry film thickness 0.50 - 0.70 mil.
All measurements are in accordance with ASTM D 1005.

PVDF (KYNAR 500®) PAINT PERFORMANCE

Salt Spray Resistance

ASTM B 117	1,000 Hours	Creep from scribe no more than 1/16" (2mm), no blisters
------------	-------------	---

Humidity Resistance

ASTM D 2247	2,000 Hours	No field blisters
-------------	-------------	-------------------

Abrasion Resistance

ASTM D 968	Method A	65 ± 10 liters/mil
------------	----------	--------------------

Chalk Resistance

ASTM D 4214	5,000 Hours	No chalking greater #8 rating
-------------	-------------	-------------------------------

MS COLORFAST45® PAINT PERFORMANCE

Salt Spray Resistance

ASTM B 117	1,000 Hours	Creep from scribe no more than 1/16" (2mm), no blisters
------------	-------------	---

Humidity Resistance

ASTM D 2247	1,000 Hours	No field blisters
-------------	-------------	-------------------

Abrasion Resistance

ASTM D 968	Method A	30 liters/mil minimum
------------	----------	-----------------------

Chalk Resistance

ASTM D 4214	2,000 Hours	No chalking greater #8 rating
-------------	-------------	-------------------------------



When installed properly, this product will help reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics.

12-12 1095

ms metal sales
manufacturing corporation

Bay City, MI: 888.777.7640
Deer Lake, PA: 800.544.2577
Denver, CO: 800.289.7663
Detroit Lakes, MN: 888.594.1394

Fort Smith, AR: 877.452.3915
Independence, MO: 800.747.0012
Jacksonville, FL: 800.394.4419
Jefferson, OH: 800.321.5833

Mocksville, NC: 800.228.6119
Nashville, TN: 800.251.8508
Rock Island, IL: 800.747.1206
Rogers, MN: 800.328.9316

www.metalsales.us.com

Sellersburg, IN: 800.999.7777
Temple, TX: 800.543.4415

PVDF Paint System



Linen White (81)¹

SR = 0.73	TE = 0.86	SRI = 89
-----------	-----------	----------



Khaki (88)

SR = 0.35	TE = 0.87	SRI = 37
-----------	-----------	----------



Classic Green (66)

SR = 0.32	TE = 0.86	SRI = 33
-----------	-----------	----------



Zinc Grey (29)

SR = 0.41	TE = 0.86	SRI = 45
-----------	-----------	----------



Burnished Slate (49)

SR = 0.30	TE = 0.85	SRI = 30
-----------	-----------	----------



Ocean Blue (35)

SR = 0.29	TE = 0.86	SRI = 29
-----------	-----------	----------



Patriot Red (73)

SR = 0.46	TE = 0.86	SRI = 52
-----------	-----------	----------



Acrylic Coated Galvalume® (41)²

SR = 0.67	TE = 0.14	SRI = 56
-----------	-----------	----------

MS Colorfast45® Paint System



Polar White (80)

SR = 0.58	TE = 0.87	SRI = 68
-----------	-----------	----------



White (30)

SR = 0.57	TE = 0.88	SRI = 67
-----------	-----------	----------



Light Stone (63)

SR = 0.50	TE = 0.88	SRI = 58
-----------	-----------	----------



Mocha Tan (22)

SR = 0.52	TE = 0.87	SRI = 60
-----------	-----------	----------



Brown (12)

SR = 0.31	TE = 0.87	SRI = 32
-----------	-----------	----------



Burgundy (15)

SR = 0.25	TE = 0.87	SRI = 24
-----------	-----------	----------



Patriot Red (73)

SR = 0.35	TE = 0.88	SRI = 38
-----------	-----------	----------



Red (24)

SR = 0.30	TE = 0.86	SRI = 30
-----------	-----------	----------



Burnished Slate (49)

SR = 0.31	TE = 0.87	SRI = 32
-----------	-----------	----------



Ocean Blue (35)

SR = 0.30	TE = 0.88	SRI = 31
-----------	-----------	----------



Hawaiian Blue (70)

SR = 0.32	TE = 0.87	SRI = 33
-----------	-----------	----------



Charcoal (17)

SR = 0.30	TE = 0.87	SRI = 31
-----------	-----------	----------



Ash Grey (25)¹

SR = 0.37	TE = 0.88	SRI = 40
-----------	-----------	----------



Forest Green (26)

SR = 0.27	TE = 0.87	SRI = 27
-----------	-----------	----------



Patina Green (58)

SR = 0.29	TE = 0.86	SRI = 29
-----------	-----------	----------



Black (06)

SR = 0.30	TE = 0.88	SRI = 31
-----------	-----------	----------

SR = Solar Reflectance • TE = Thermal Emittance • SRI = Solar Reflectance Index

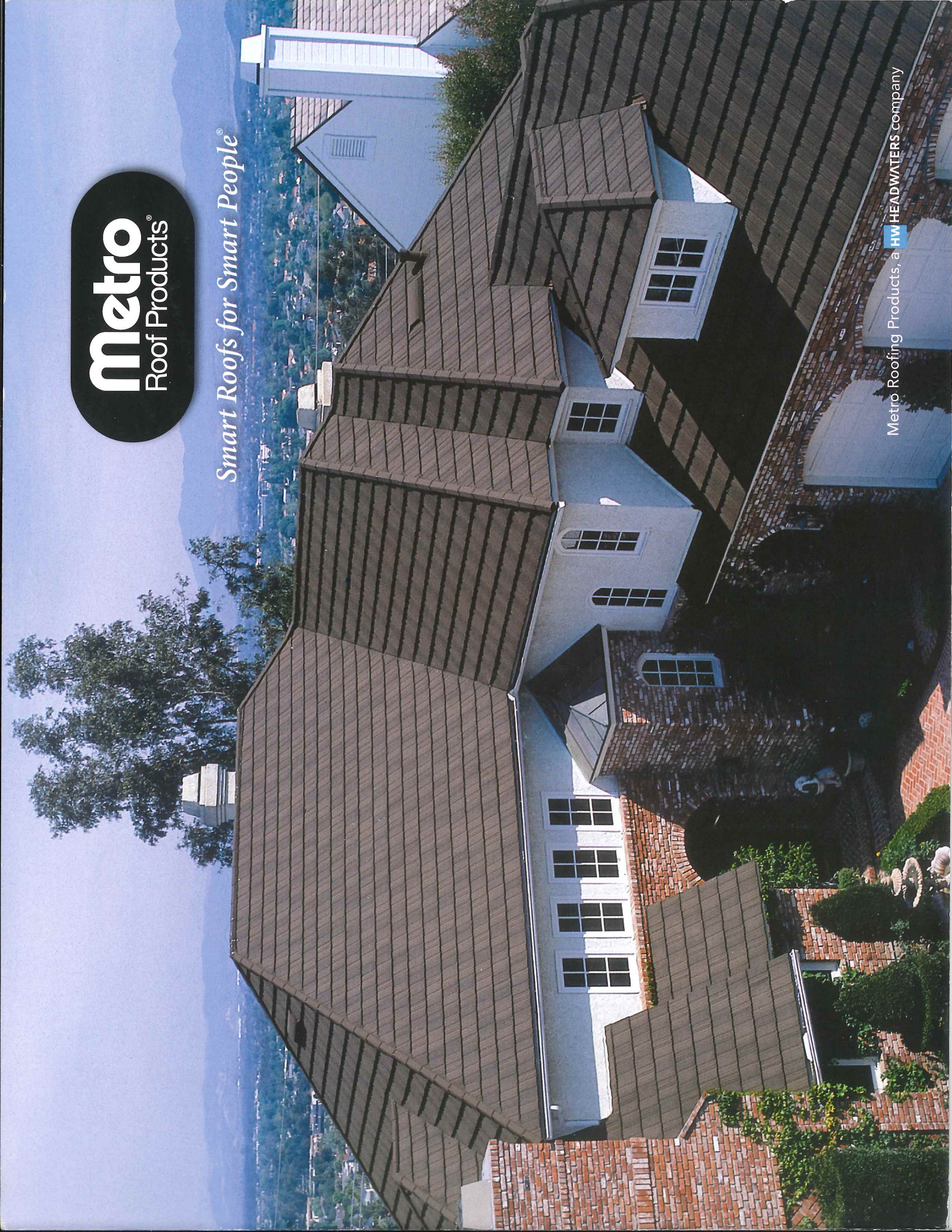


All Colors Meet or Exceed Steep Slope ENERGY STAR® Requirements

¹ Meets or Exceeds Low Slope ENERGY STAR® Requirements

² Non-Painted Finish

Visit www.metalsales.us.com for valuable tools and resources.



Metro
Roof Products®

Smart Roofs for Smart People®

Metro Roofing Products, a **HW HEADWATERS** company

MetroCOTTAGE™ Shingle

MetroCOTTAGE™ Shingle stone-coated steel panels use a contrasting multi-blend, high definition (HD) accent to suit almost any architecture. Each panel incorporates a unique offset, multi-grooved, deep weather side-lap with HI-LO panel surfaces that create a classic cottage look.

MetroCOTTAGE Shingle panels are offered in three standard and three premium colors. Cover your roof with MetroCOTTAGE Shingle and your home will be glad you did!



Standard Colors



Shadow Wood-HD-51
Dark & Light Accents



Walnut-HD-60
Dark & Light Accents



Weathered Timber-HD-65
Dark & Light Accents



Cover your home in the lap of luxury!

MetroCOTTAGE™ -HD Shingle, Walnut-60

Metro SMART-Accessories

Metro offers a wide range of innovative stone-coated steel accessories for all of its panel profiles. It's these simple yet well designed parts and pieces that provide a perfect finish to any roof.

Metro SMART-Accessories are universally designed and can be used with all Metro profiles, the SMART-Vent panels, and some of the MetroROMAN® Tile accessories. All Metro SMART-Accessories integrate perfectly with the surrounding roof. Remember to ask your local roofing professional to use genuine Metro SMART-Accessories on your project for that life-long look.

Valley COVER

RAKE Channel

SMART-BOX Vent

COTTAGE HIP-Cap

Cottage SMART-Vent

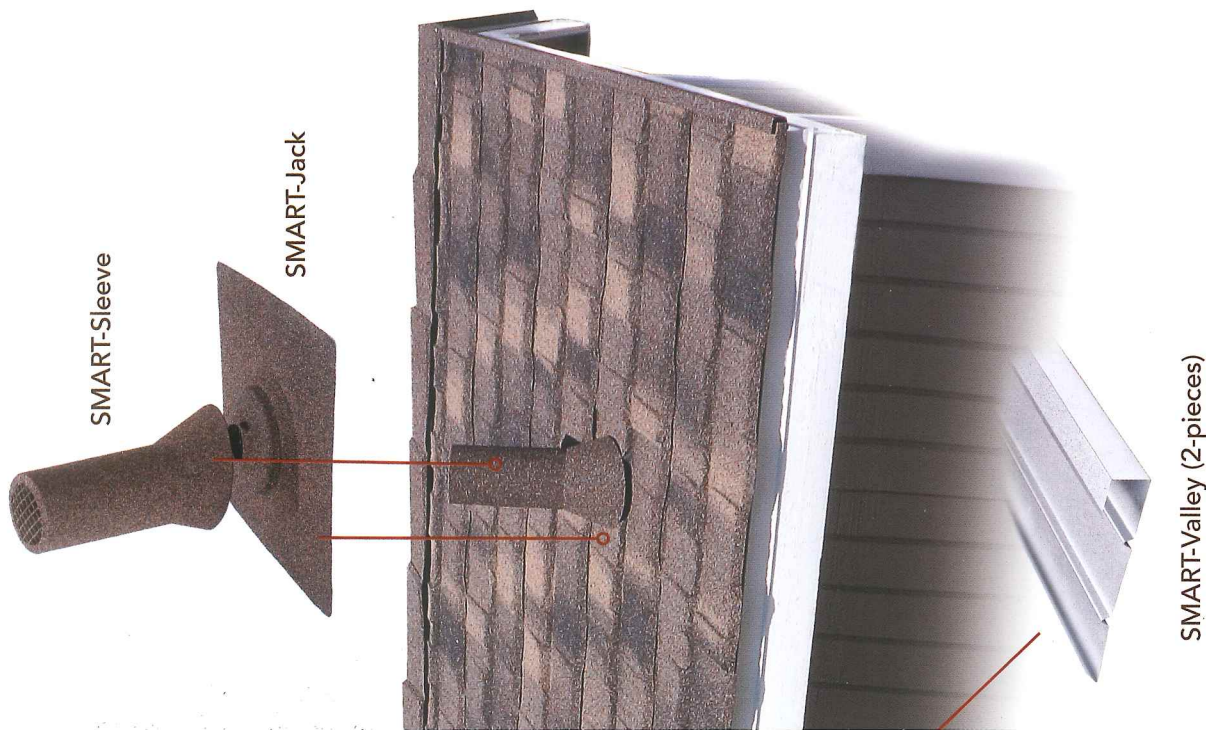
V-Bat or GUTTER Riser



Ventilation Done Right

The SMART-Vent is formed for either shake, shingle, cottage, tile or roman profiles. It incorporates an attic baffle and is made from the same long-life steel and stone coating as Metro panels. SMART-Vents create a single, functional unit that integrates perfectly with the surrounding roof panels, eliminating labor-intensive flashing details. A properly ventilated building breathes sufficiently to prevent the build-up of excess heat and moisture in an attic. Proper ventilation includes sharing the open vented space between the eaves and ridge lines of a building.

With an Above Sheathing Ventilated (ASV) Roof, a Metro Roof is the cool choice due to the air-space created beneath the unique shape of select Metro profiles – MetroSHAKE®, MetroCOTTAGE™, MetroTILE® & MetroROMAN®. Air moves from eave to ridge above the roof sheathing keeping the attic cooler in summer and warmer in winter. ASV works in hot climates by keeping the inside cool and in cold climates by ensuring the inside warmth doesn't escape to the outside requiring more energy to heat the home.



Image/Sketch for Parcel: 11-11-04-480-005



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HDC Work Permit Staff Review

Property address: 206 N Huron

Date of Application: May 08, 2018

Date of Review: May 16, 2018

Date of Meeting: May 22, 2018

Proposed work: solar panel installation

Materials: 33 SolarWorld solar panels, metal rails and "L" brackets, standoffs, inverter

Staff review:

1. The applicant was seen as a study item at the March 27, 2018 HDC meeting for this project.
2. The applicant plans to install 33 solar panels on the roof of the house in three different sections.
3. The applicant lists the roof sections as the top roof, east roof and the south roof. Staff has included an aerial image to aid in identification of the locations of the solar panel installations.
4. HDC to verify the location of the inverter panel.
5. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 206 N Huron to include the installation of thirty-three SolarWorld solar panels in the locations indicated on the submitted materials dated May 7, 2018. The panels are not to be visible from the street and will be angled using brackets as indicated on the plans. The inverter will be placed at the rear of the building.

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
MAY 08 2018
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

R. 23885
12371
PHDC-18-0042

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

206 N. Huron, Ypsilanti

Applicant

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

Name

Ian Greenlee

Address

206 N. Huron

City

Ypsilanti

State

Michigan

Zip

48197

Phone / Fax

269-449-0144

E-Mail

greenlee.ian@gmail.com

Contractor

Contractor Name & Contact Info

Home Owner

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

☒ Other

Complete Description of Proposed Work:

I would like to install a total of 33 solar panels on three different roof of 206 N. Huron. See attached pictures and drawings. The roofs that faces the street has a parapet wall that will block the solar panels from being seen from the street, and the upper roof on the East side will have the panels blocked by the building itself. The panels on the South roof will also be blocked by a parapet watt. See photos from street level. This installation is 9.7 kW. The panels are removable and will not damage any architectural features.

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

SolarWorld solar panels
SolaeEdge optimizers and inverter
IronRidge rails and UniRac racking.

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:

\$12,840.54

Permit fee:

 $\$35 + 20 = \45 **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:

5-7-18

Print Name:

Ian Greenlee

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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



206 N Huron

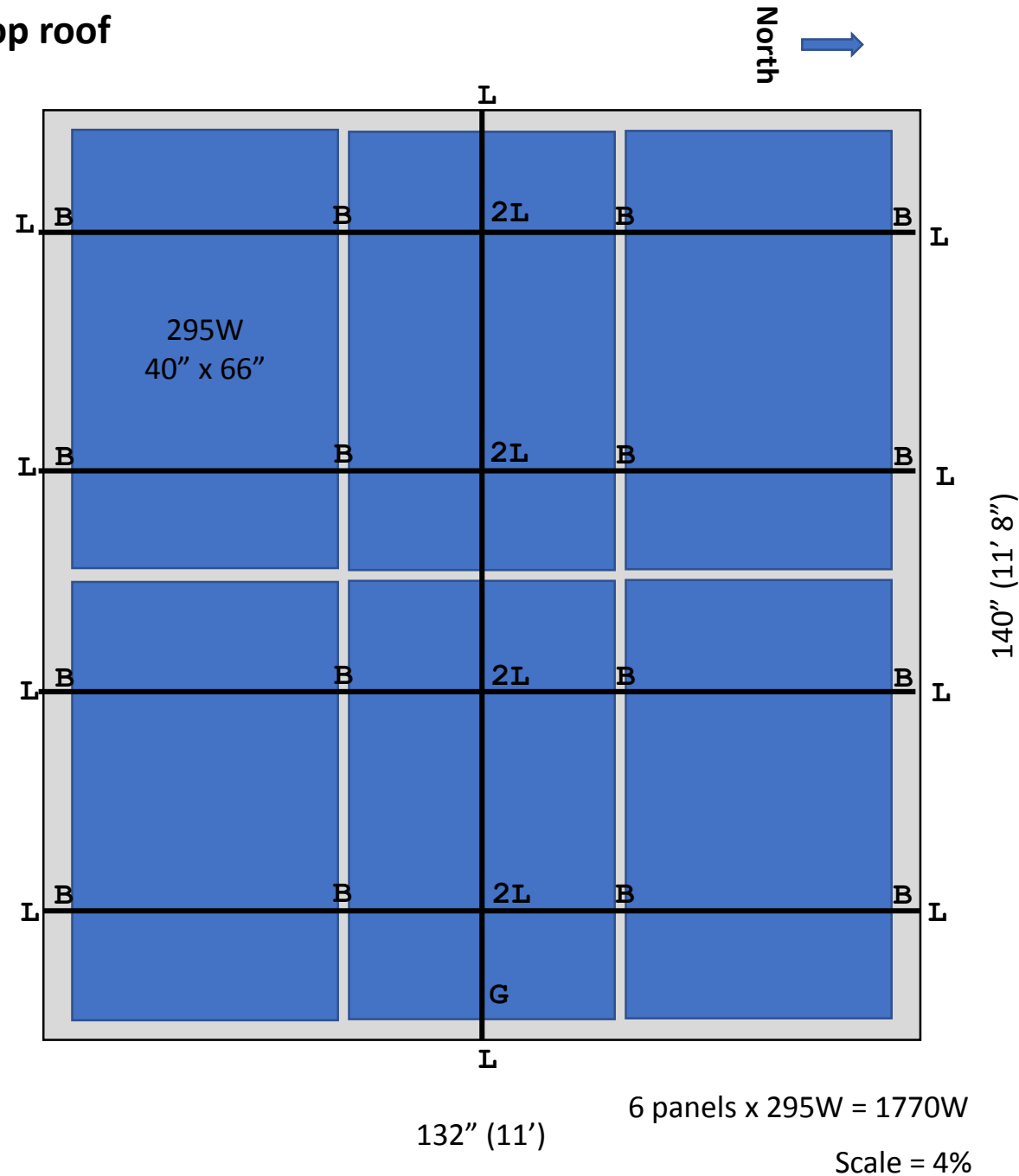




206 N Huron, Top roof



Attach rails to parapet and supported in the middle. Panels will have a slight slope to the south to shed water. Not visible from the street.



206 N Huron, Top roof

Parts list:

- 5 14' IronRidge rails
- 18 "L" brackets to attached rails to parapet
- 18 T-bolts and nuts
- 6 SolarWorld 295W panels
- 6 SolarEdge Optimizers
- 1 Grounding lug
- 16 Top clamp bolts
- 8 End clamp spacers
- 2 MC4 connector pairs
- 10 lag bolts

206 N Huron, East roof

Parts list:

- 4 14' IronRidge rails
- 12 "L" brackets to attach rails
- 12 T-bolts and nuts
- 6 SolarWorld 295W panels
- 6 SolarEdge Optimizers
- 1 Grounding lug
- 16 Top clamp bolts
- 8 End clamp spacers
- 2 MC4 connector pairs
- 12 lag bolts

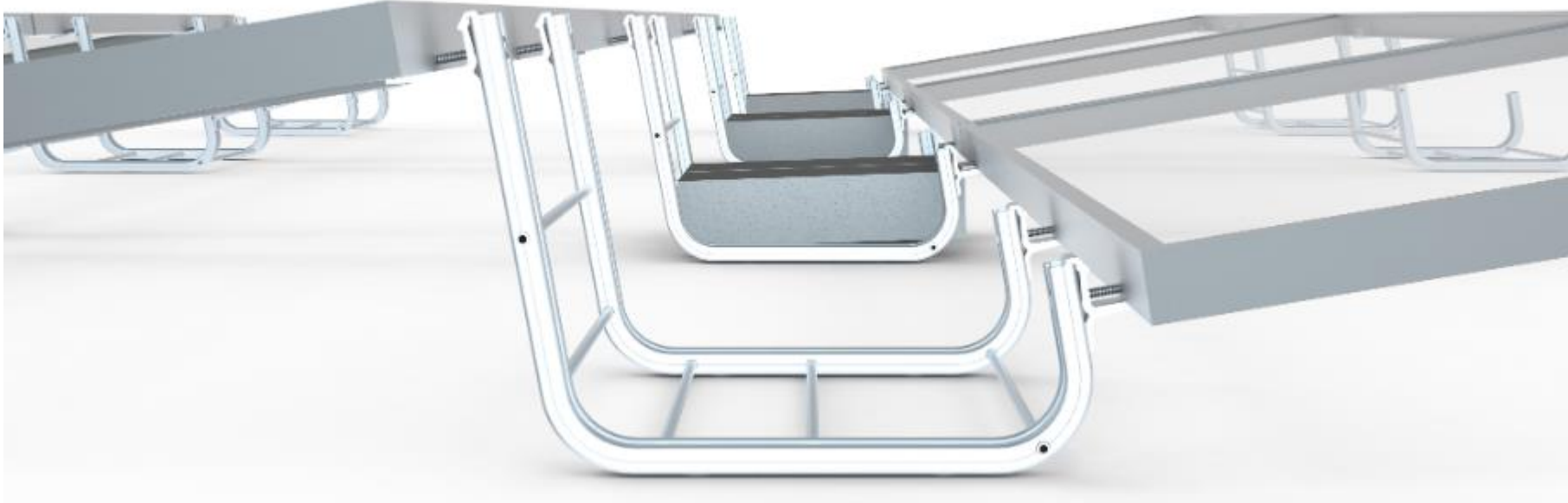
Standoffs will be made from rail cut offs.

Standoffs will be connected to rails with stainless steel bolts.

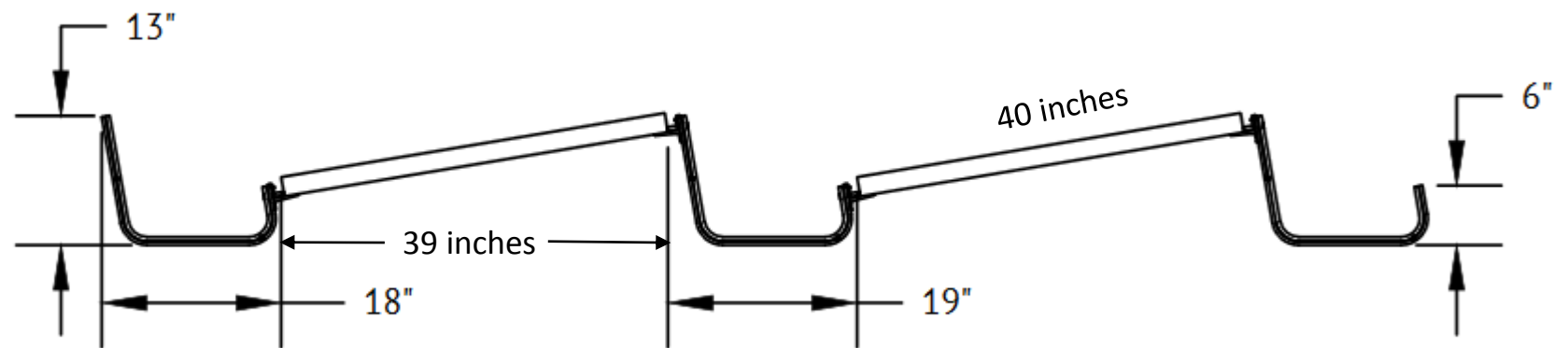


North
↑





SIDE VIEW



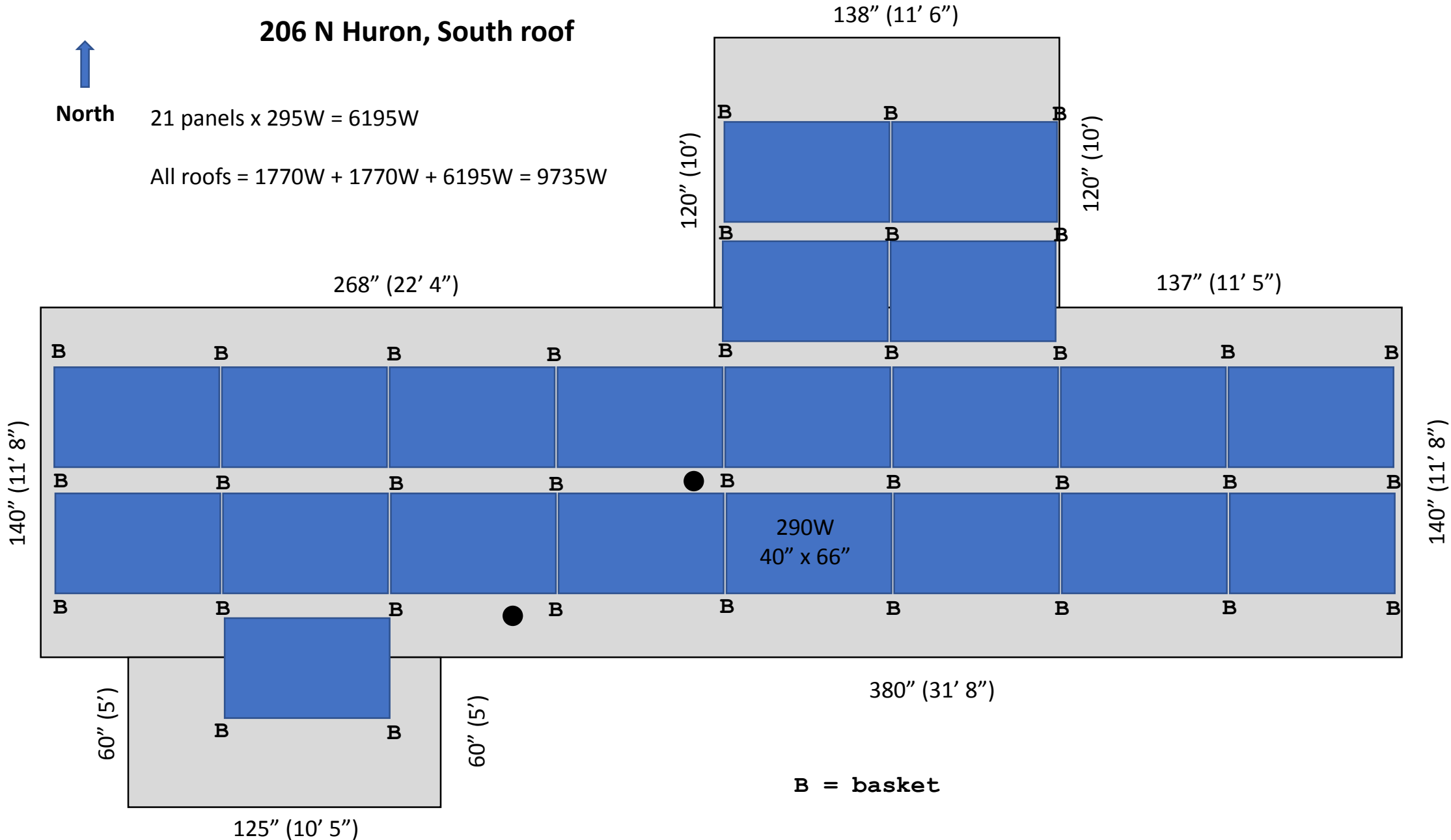
206 N Huron, South roof



North

21 panels x 295W = 6195W

All roofs = 1770W + 1770W + 6195W = 9735W



206 N Huron, South roof

Parts list:

35	UNiRac Baskets
84	Basket clamp and bolt
21	SolarWorld 295W panels
21	SolarEdge Optimizers
1	Grounding lug
2	MC4 connector pairs
35	Concrete blocks (?)

206 N Huron Parts List

9	(5+4)	14' IronRidge rails
30	(18+12)	"L" brackets to attach rails
30	(18+12)	T-bolts and nuts
33	(6+6+21)	SolarWorld 295W panels
33	(6+6+21)	SolarEdge Optimizers
32	(16+16)	Top clamp bolts
16	(8+8)	End clamp spacers
22	(10+12)	lag bolts
35		UniRac Baskets
84		Basket clamp and bolt
3		Grounding lug
12		MC4 connector pairs
35		Concrete blocks (?)

	McNaughton-McKay Electric				
	Solar Kit w/ SolarEdge Inverters				
	5/3/2018				
	Qty	McMc Part Number	Description	Price Ea.	Price Ext.
Modules			SolarWorld Modules		
	33	SLWSW295MONO4.0BOW	SolarWorld 295W Monocrystalline Module 4.0 / 33mm Frame	\$ 212.40	\$ 7,009.20
			SolarEdge Optimizer / Inverter (Monitoring INCLUDED)		
	33	SQXP320	Optimizer 300W/48V Input (60 cell)	\$ 58.87	\$ 1,942.71
Inverter		SQXP4005N	Optimizer 400W/80V Input (72 & 96 cell)	\$ 65.32	\$ -
		SQX3.8KWHDW1P240V	3.8 KW, 1PH HD Wave Inverter, ETL Listed	\$ 967.00	\$ -
		SQX5.0KWHDW1P240V	5.0 KW, 1PH HD Wave Grid Tied Inverter, ETL Listed	\$ 1,209.68	\$ -
		SQX6.0KWHDW1P240V	6.0 KW, 1PH HD Wave Grid Tied Inverter, ETL Listed	\$ 1,258.06	\$ -
		SQX7.6KWHDW1P240V	7.6 KW, 1PH HD WAVE Grid Tied Inverter, ETL Listed	\$ 1,462.50	\$ -
		SQXSE10000AUS	10.0 KW, 1PH Grid Tied Inverter, ETL Listed	\$ 1,806.00	\$ -
		SQXSE11400AUS	11.4 KW, 1PH Grid Tied Inverter, ETL Listed	\$ 1,927.80	\$ -
		SQXSE1000ZBGWKNA	OPTION: Wireless Zigbee to Ethernet Interface; Gateway;Antenna	\$ 217.00	\$ -
		SQXSEGSMR5	OPTION: GSM Modem w 5 year dataplan	\$ 316.35	\$ -
			IronRidge Racking		
			SILVER		
Mounting System IronRidge	9	IRNXR100168A	XR100, Rail 168" (14 Feet) Clear	\$ 39.67	\$ 357.03
		IRNXR100SPLCBD	Splice Bonded XR100	\$ 4.59	\$ -
	8	IRNFMFLT003	(4 PACK) Bonded Slotted L-Foot no HW Need to order T Bolt Below	\$ 5.38	\$ 43.04
			OR		
	8	IRNFMTBBHW	(4 PACK) T-Bolt Flashing Mounting Hardware	\$ 5.91	\$ 47.28
			UniRac RM Ballasted Racking		\$ -
	35	URC310710	RM Ballast Bay 10 Degree	\$ 35.73	\$ 1,250.55
	84	URC310750	RM Module Clip	\$ 0.95	\$ 79.80
	84	URC310751	RM Hex Bolt for Module Clip	\$ 0.40	\$ 33.60
	3	ILSGBL4DBT	ILSCO Lay-in Copper Tin Plated Ground Lug	\$ 2.63	\$ 7.89
			ACCESSORIES		
		URC008014M	MLPE Optimizer Mounting Bracket to mount on back of Module	\$ 1.76	\$ -
		URC310760	RM Roof Pad	\$ 1.87	\$ -
			SolarWorld CLAMPS		
			BLACK		
	8	IRNUFOCL001B	(4 PACK) Universal Clamp 30-48mm Black	\$ 8.60	\$ 68.80
	4	IRNUFOSTP33MMB	(4 PACK) Stopper Sleeve 33mm Black	\$ 1.29	\$ 5.16
			SolarEdge Optimizer / EnPhase Mounting Hardware		
	17	IRNMIBHW	(2 PACK) Microinverter Mounting, T-Bolt	\$ 1.72	\$ 29.24
	12	MTI32.0016P0001UR	Female MC4 Connector	\$ 1.31	\$ 15.72
	12	MTI32.0017P0001UR	Male MC4 Connector	\$ 1.31	\$ 15.72
			Total	\$ 10,905.74	
			Watts		9735
			Price / Watt	\$	1.12
			Price valid for 60 days		
			Racking based on Customer supplied material list		
			Price shown includes freight to project sites within McMc standard delivery area, Please allow 2-3 days from order to delivery.		
			Price shown does NOT include tax, if applicable		
			Unless otherwise noted, McMc Standard Terms & Conditions apply		
			IMPORTANT NOTES		
			OUTDOOR MOUNTING OF SOLAREEDGE INVERTERS SolarEdge US Inverters (quoted) have a minimum outdoor temperature rating of (-)13 Degrees F SolarEdge CA Inverters are available with a (-)40 Degree F rating The customer must verify with their local AHJ that the minimum temperature does not exceed (-)13 Degrees F		



HDC Work Permit Staff Review

Property address: 113 Buffalo

Date of Application: May 14, 2018

Date of Review: May 16, 2018

Date of Meeting: May 22, 2018

Proposed work: side and rear porch installation

Materials: beadboard for the porch ceiling, aluminum (k-style) gutters, Tamko 3-tab shingles to match, Valspar Sequoia Glade (main), La Fonda Mirage (accent), Cincinnati Hotel Nichols Taupe (second trim), tongue & groove fir decking, lattice to match photos, concrete footings, wood joists, rafters and lintels, recessed hot tub

Staff review:

1. The applicant is looking to install a side/rear wraparound porch on the southwest side of the house, a recessed hot tub will be installed as well.
2. The applicant was previously approved by the HDC for the front porch rehab back on September 27, 2016.
3. The applicant has included three historic photos for documentation; however this is a new porch and the historic side porch does not appear to have been a wraparound porch thus it should be differentiated from the historic style.
4. The applicant plans to use beadboard for the porch ceiling, Tamko 3-tab shingles for roofing to match the house, tongue & groove fir decking, lattice to match photos, concrete footings, wood joists, rafters and lintels.
5. HDC to verify that the main material for the porch is wood and that all wood parts are to be fir or similar.
6. What appears to be k-style gutters are indicated on the plans. HDC to verify this and what color the gutters will be.
7. HDC to confirm the location and if there will be any additional structure above ground for the hot tub.
8. Painting on the porch will be in the following to match the house: Valspar Sequoia Glade (main), La Fonda Mirage (accent), Cincinnati Hotel Nichols Taupe (second trim)
9. A Zoning review will be required.

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.

10. A building department permit will be required for this work and should be obtained prior to the start of any work.

Relevant Secretary of the Interior's Standards:

#3, #9, #10

Recommended Motion:

Move to approve the application for work on 113 Buffalo St to include the installation of a wood side and rear wraparound porch as depicted in the architect plans dated October 5, 2016. Work to include the installation of fir porch decking, a bead board porch ceiling, and concrete footings with Tamko 3-tab shingles on the roof to match the main house. The lattice and handrails are to match the historic photos included in the application/plans. Stairs and porch rails to match the original side porch photos as submitted. The porch is to be painted in the existing color scheme of the house: the main color is Valspar Sequoia Glade, the accent color is La Fonda Mirage and the second trim color is to be Cincinnati Hotel Nichols Taupe. A hot tub will be recessed into the ground at the southeast corner of the rear portion of the porch.



R. 23825
#1112
PHDC-18-0043

**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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

113 Buffalo, Ypsilanti, 48197

Applicant

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

Name

Stewart W. Beal

Address

113 Buffalo

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-320-6376

E-Mail

sbeal@gobeal.com

Contractor

Contractor Name & Contact Info

Beal Properties, LLC

Type of work

☐ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Install of side and rear porch. Ceiling material to be B-board, porches to be roofed using Tamko 3-tab shingles to match the shingles on the main house. Lattice to match historic photos, stairs and porch rails to match stair and porch rails in photos. Porch to be painted existing color scheme of the house as it currently is. Main color to be Valspar Sequoia Glade, Accent color is La Fonda Mirage. Trim number two color to be Cincinnati Hotel Nichols Taupe. See attached architectural drawings for further details.

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

See attached architectural drawings for further details.

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:
75,000

Permit fee:
\$35 + 120 = 155

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:

5/12/2018

Print Name:

Stewart W. Beal

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

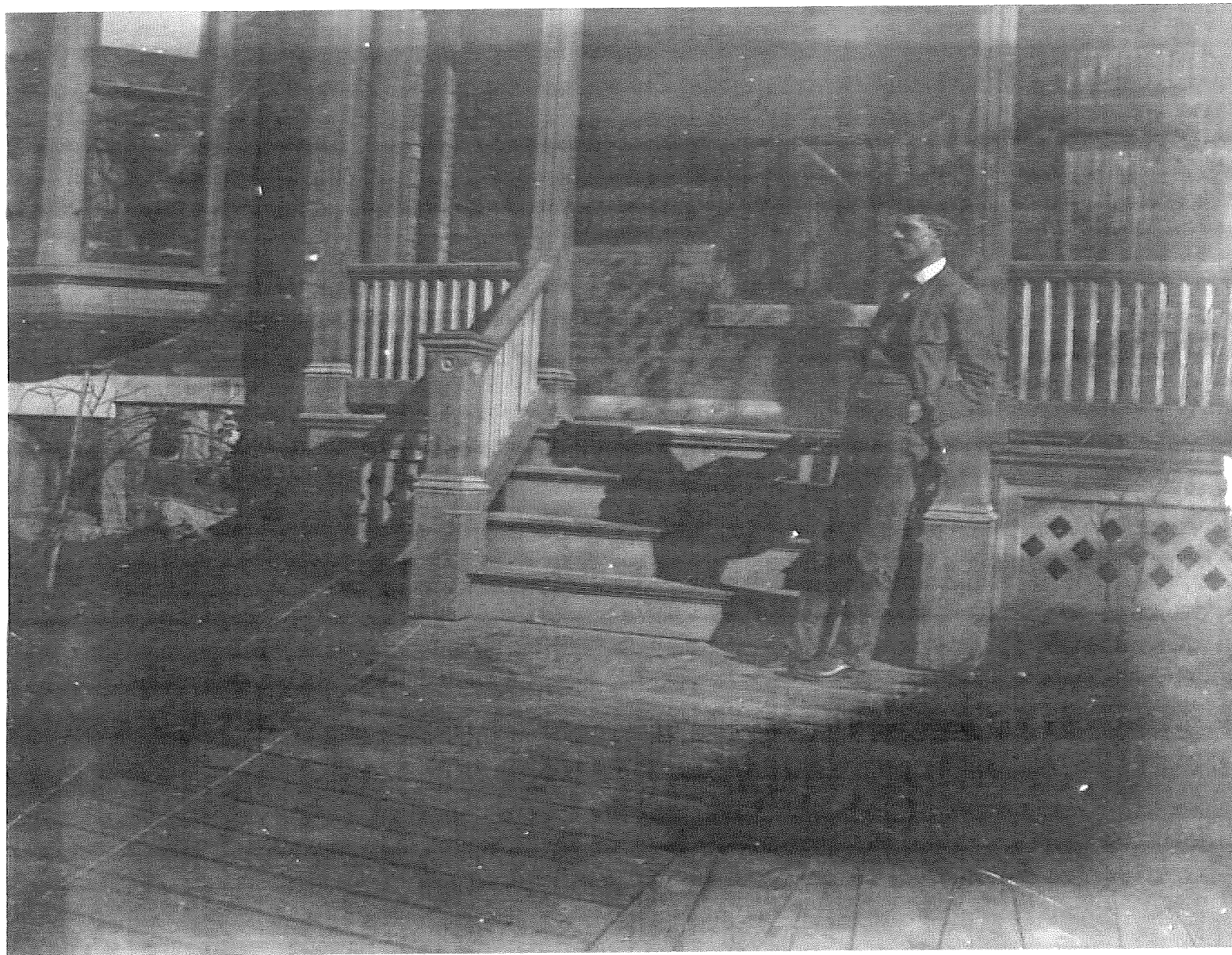
Image/Sketch for Parcel: 11-11-39-481-004



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PHDC. 18.0043

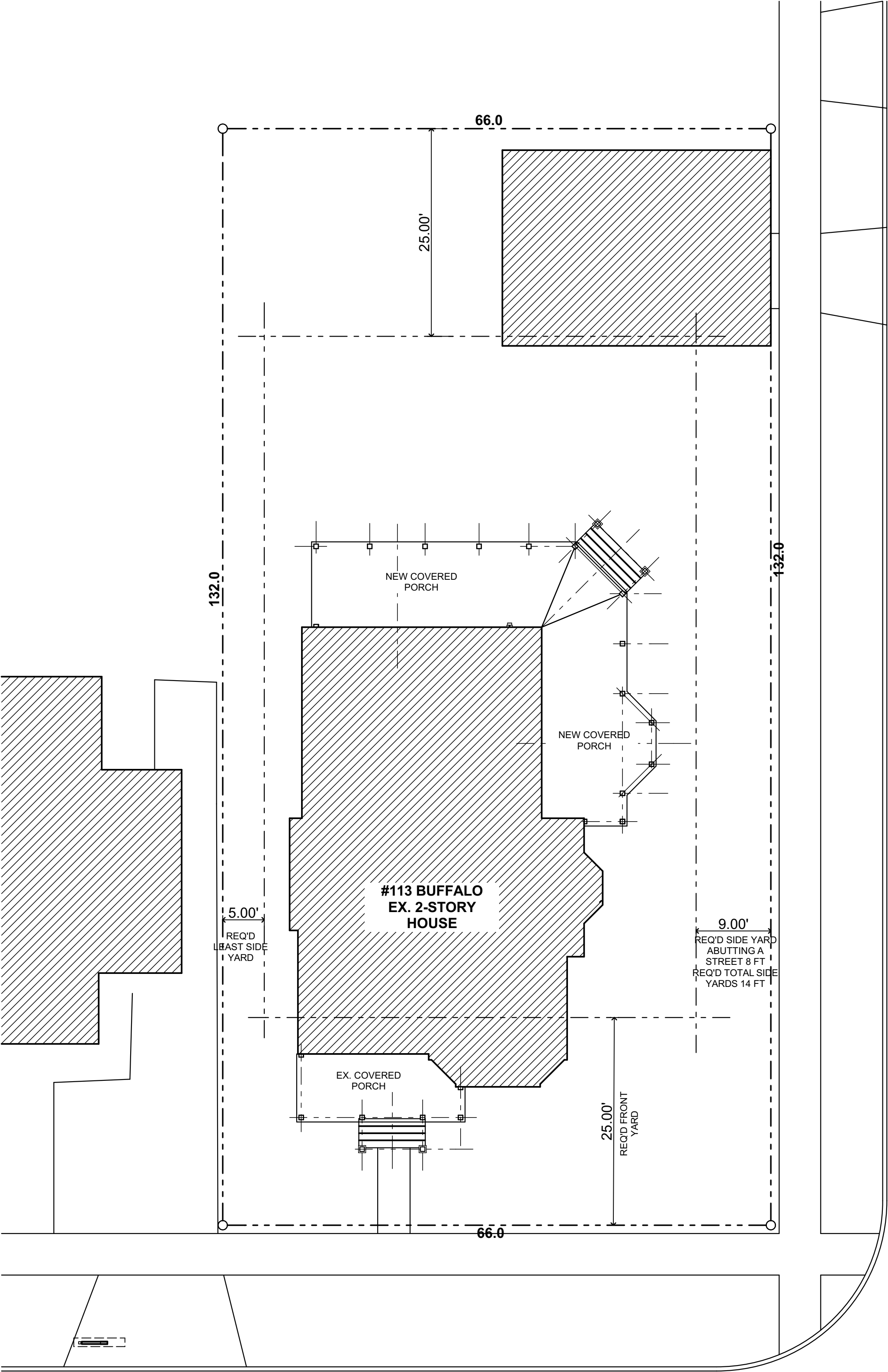






BEAL RESIDENCE

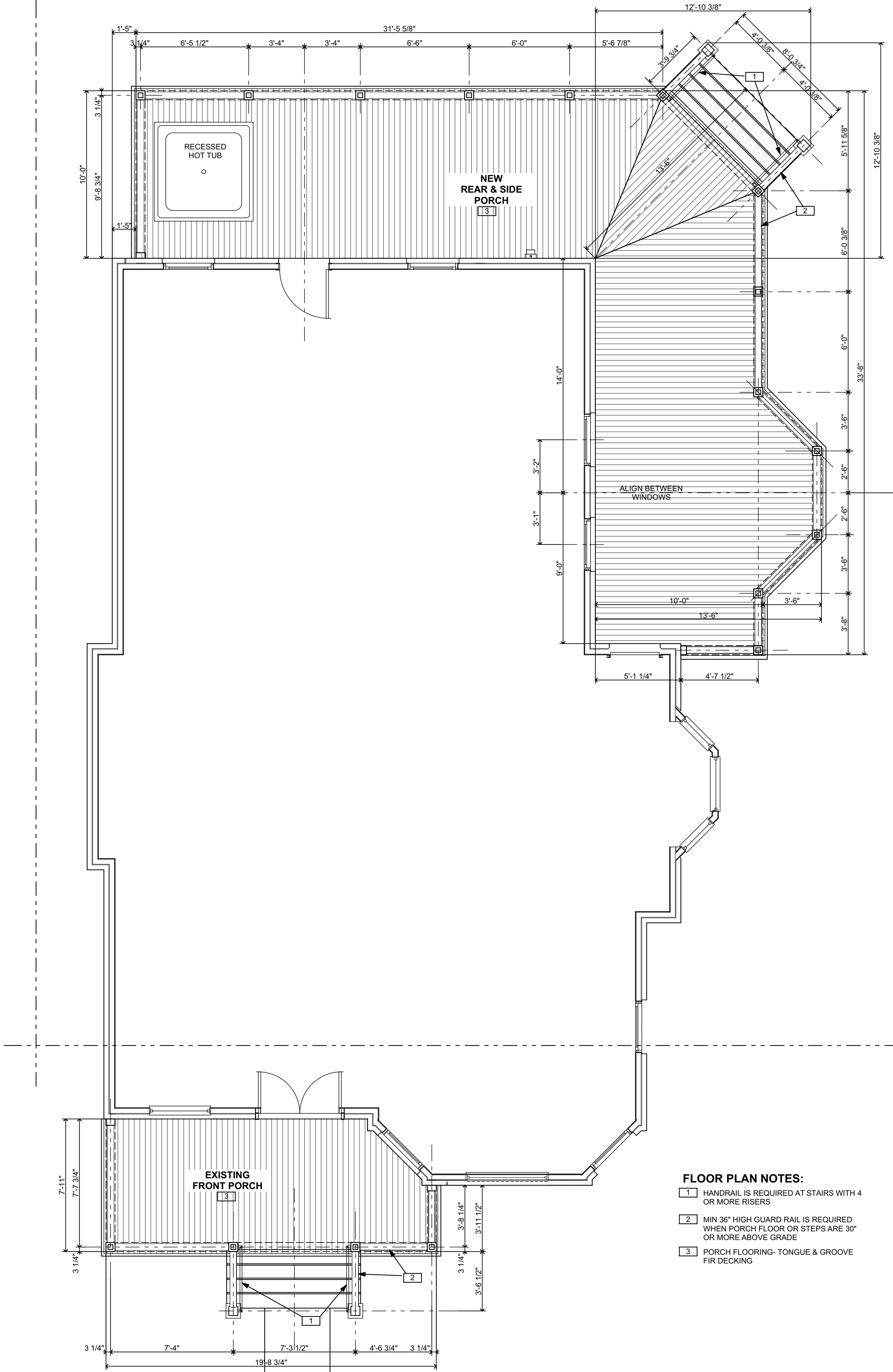
YPSILANTI, MI



SITE PLAN

1" = 10'

S. WASHINGTON ST.



1ST FLOOR PLAN

1/4" = 1'-0"

- FLOOR PLAN NOTES:**
- 1 HANDRAIL IS REQUIRED AT STAIRS WITH 4 OR MORE RISERS
 - 2 MIN 36" HIGH GUARD RAIL IS REQUIRED WHEN PORCH FLOOR OR STEPS ARE 30" OR MORE ABOVE GRADE
 - 3 PORCH FLOORING- TONGUE & GROOVE FIR DECKING

COPYRIGHT 2013
BALLOU ENTERPRISES PLLC

FOOTINGS OCT 5 2016
REVIEW 27 SEP 2016
RENDERING 24 AUG 2016
REVISION 31 MAY 2016
PRELIMINARY 31 JAN 2014

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
BEAL RESIDENCE
113 BUFFALO ST
YPSILANTI, MI

TITLE: **SITE PLAN & FLOOR PLAN**

JOB NO:
1401

SHEET NO.

A1





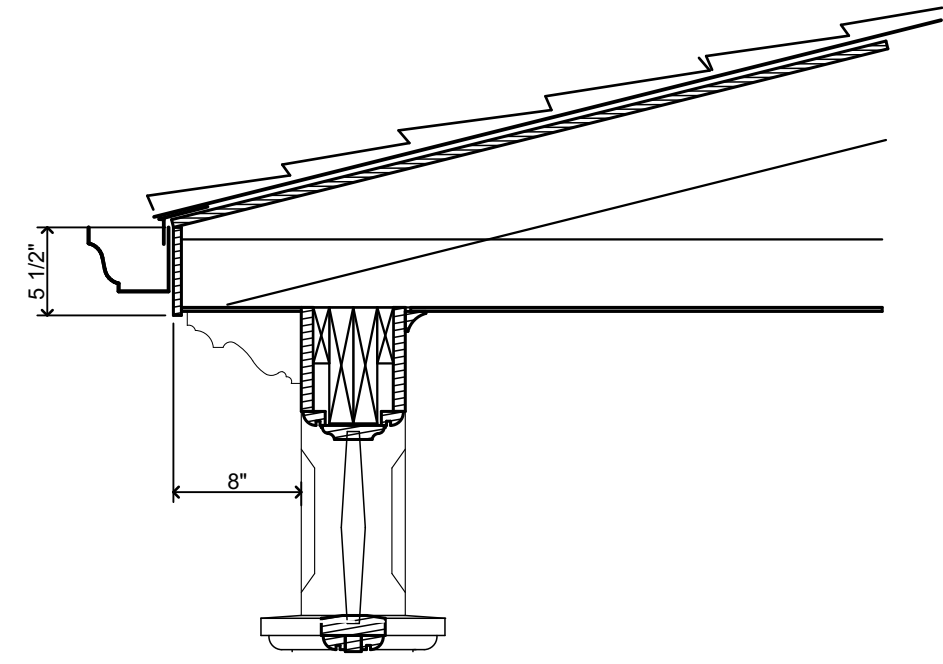
1
A3 FRONT ELEVATION

1/4" = 1'-0"

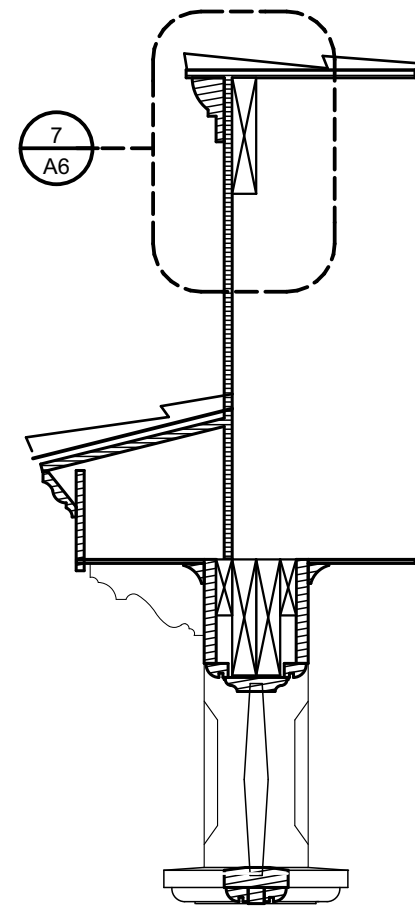
2
A3 LEFT ELEVATION

1/4" = 1'-0"

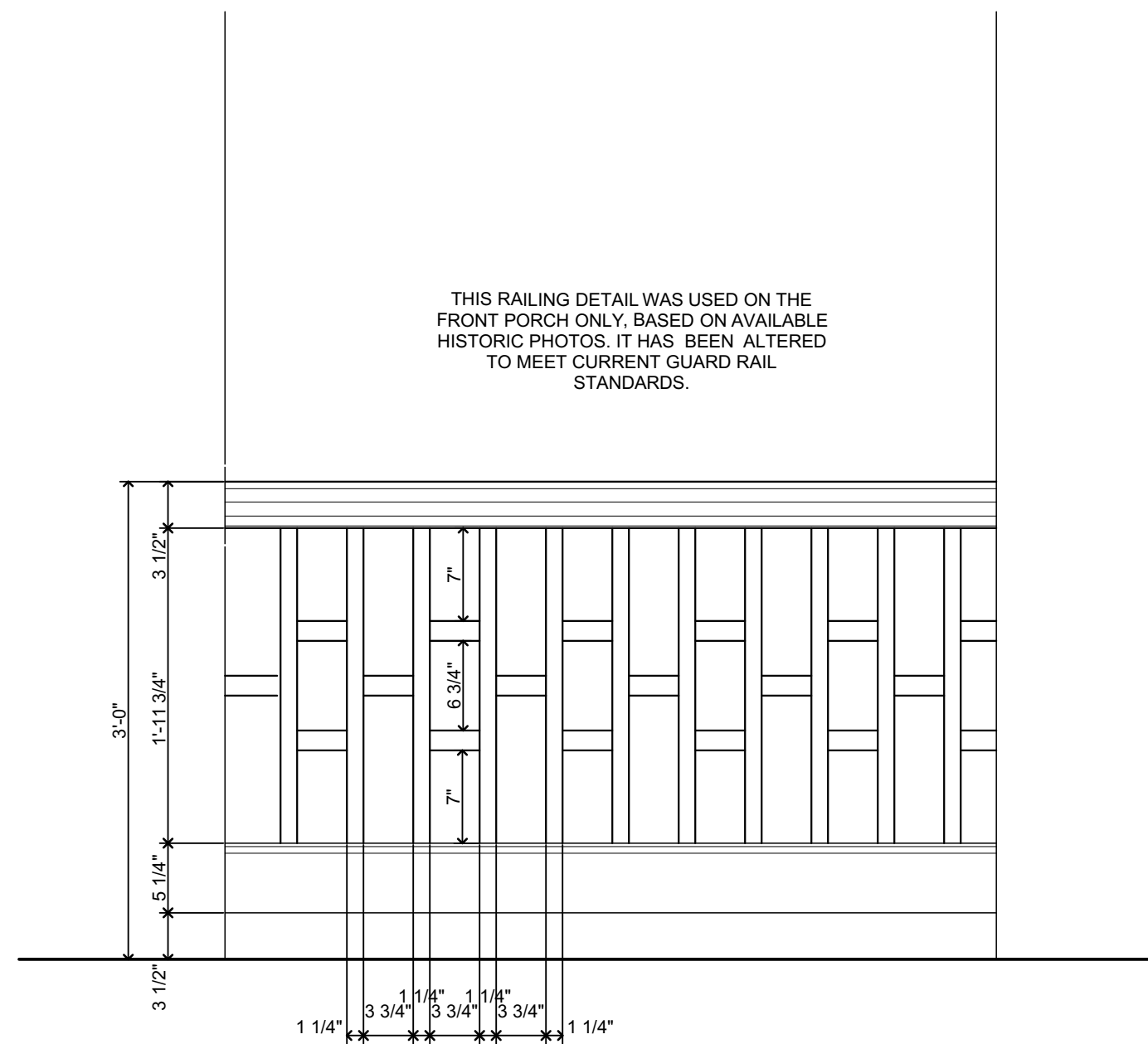
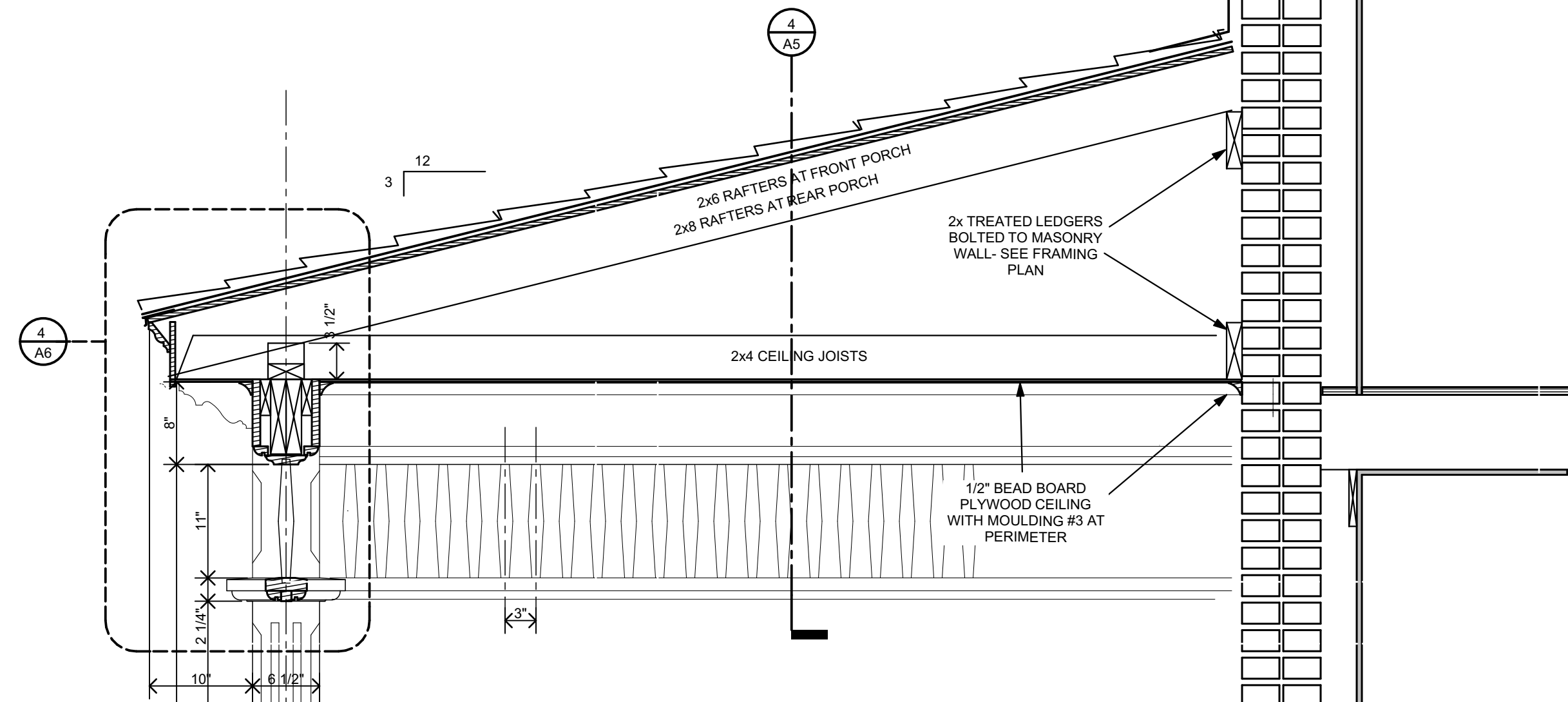




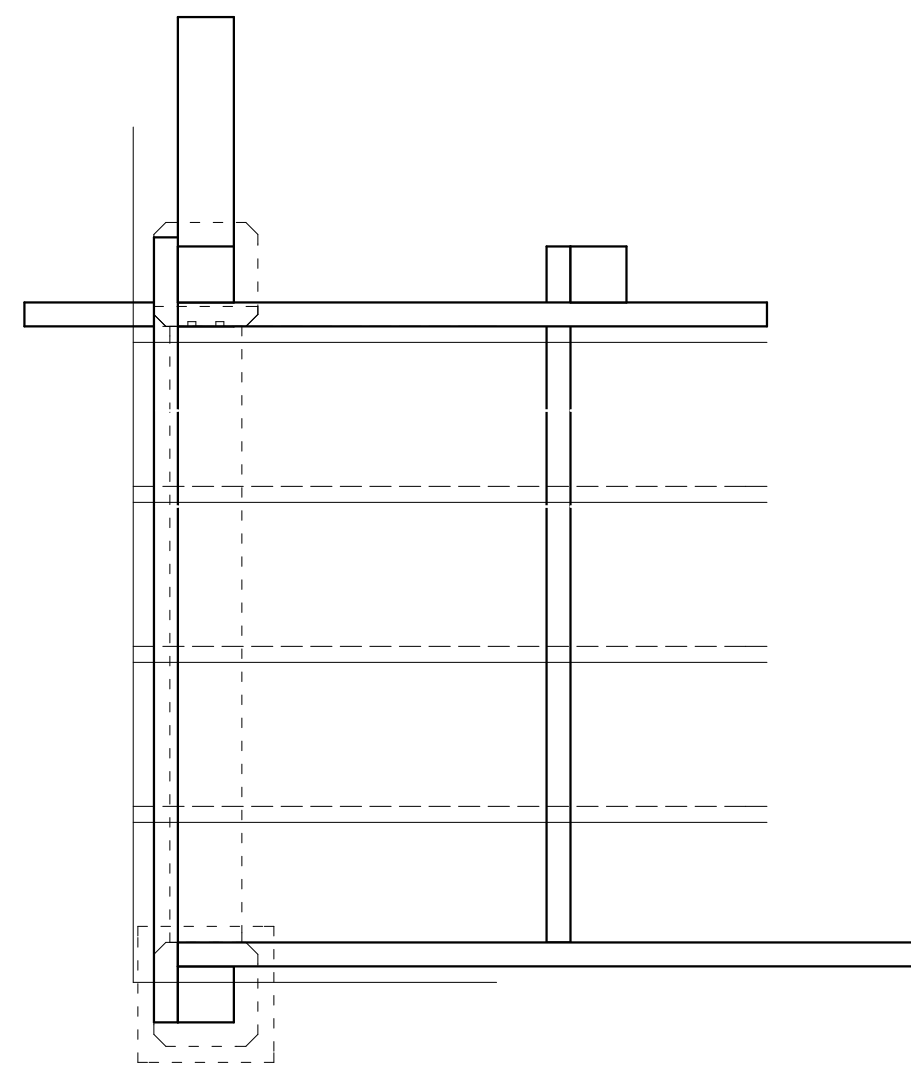
6
A5 **ALTERNATE EAVE WITH GUTTER**
Scale 1" = 1' - 0"



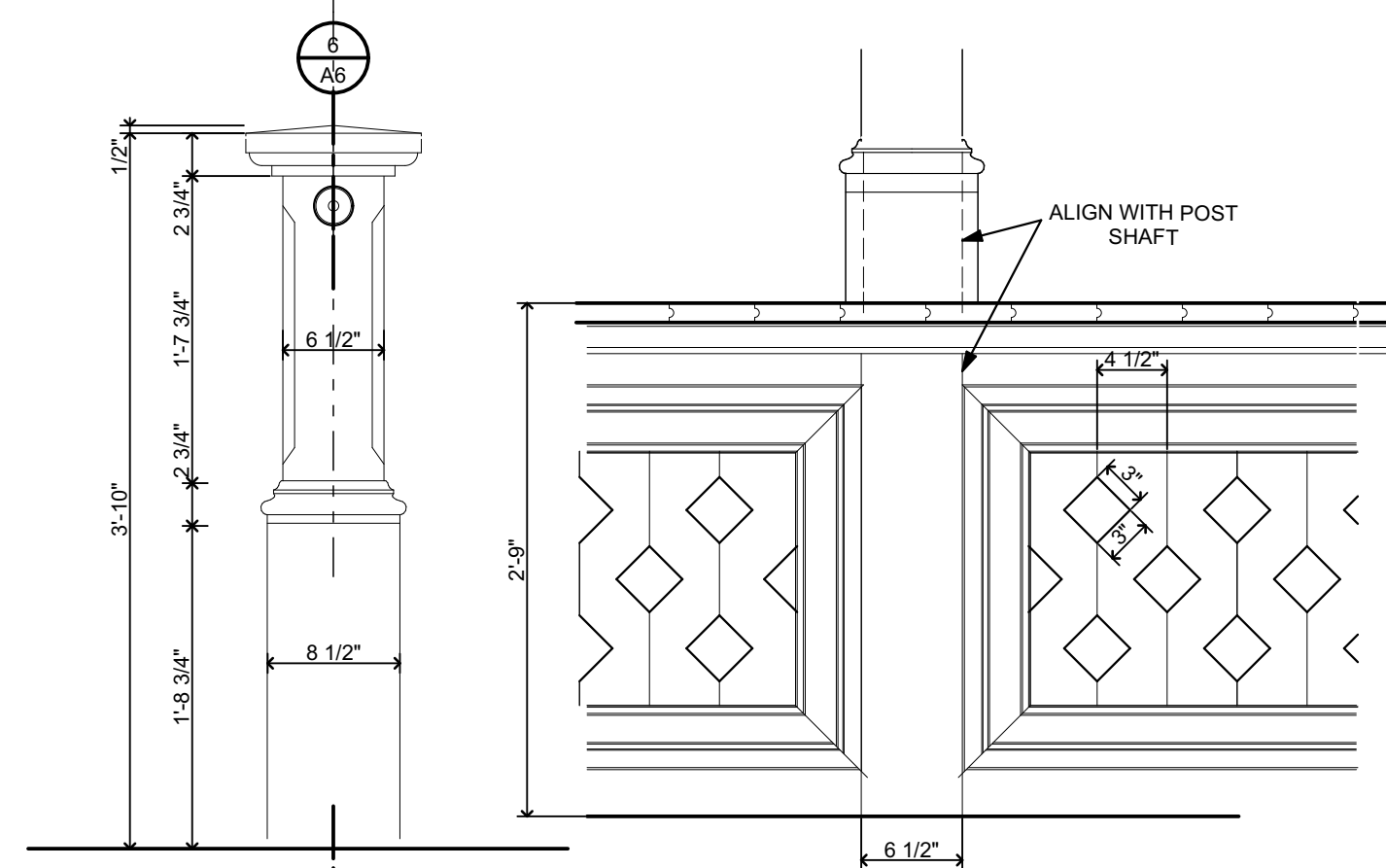
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A5 **RAKE DETAIL**
Scale 1" = 1' - 0"



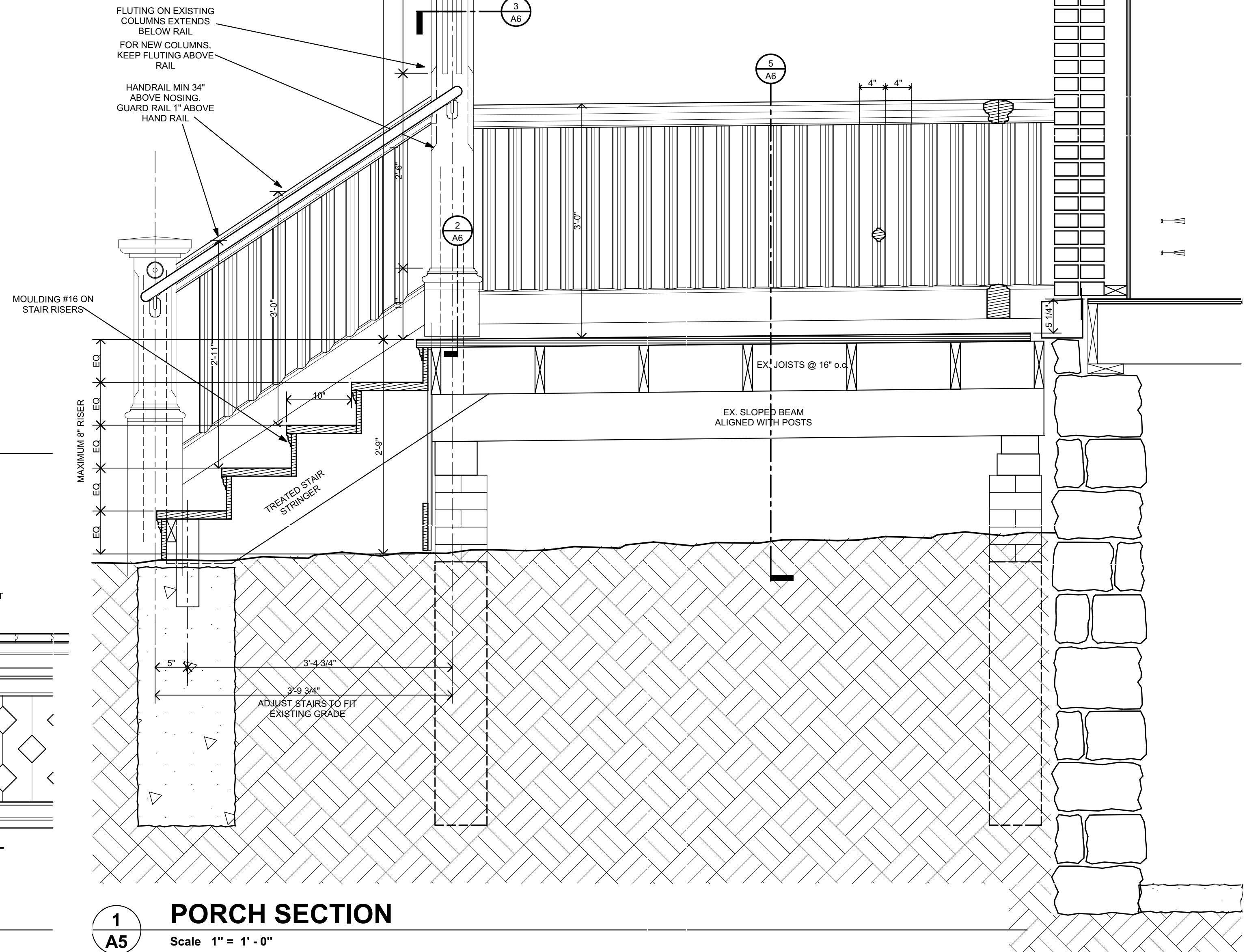
5
A5 **ALTERNATE RAIL DETAIL**
Scale 1" = 1' - 0"



3
A5 **STAIR FRAMING PLAN**
Scale 1" = 1' - 0"



2
A5 **SKIRT & RAIL**
Scale 1" = 1' - 0"



1
A5 **PORCH SECTION**
Scale 1" = 1' - 0"

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BALLOU ENTERPRISES PLLC

FOOTINGS
REVIEW
RENDERING
REVISION
PRELIMINARY

OCT 5 2016
27 SEP 2016
24 AUG 2016
31 MAY 2016
31 JAN 2014

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

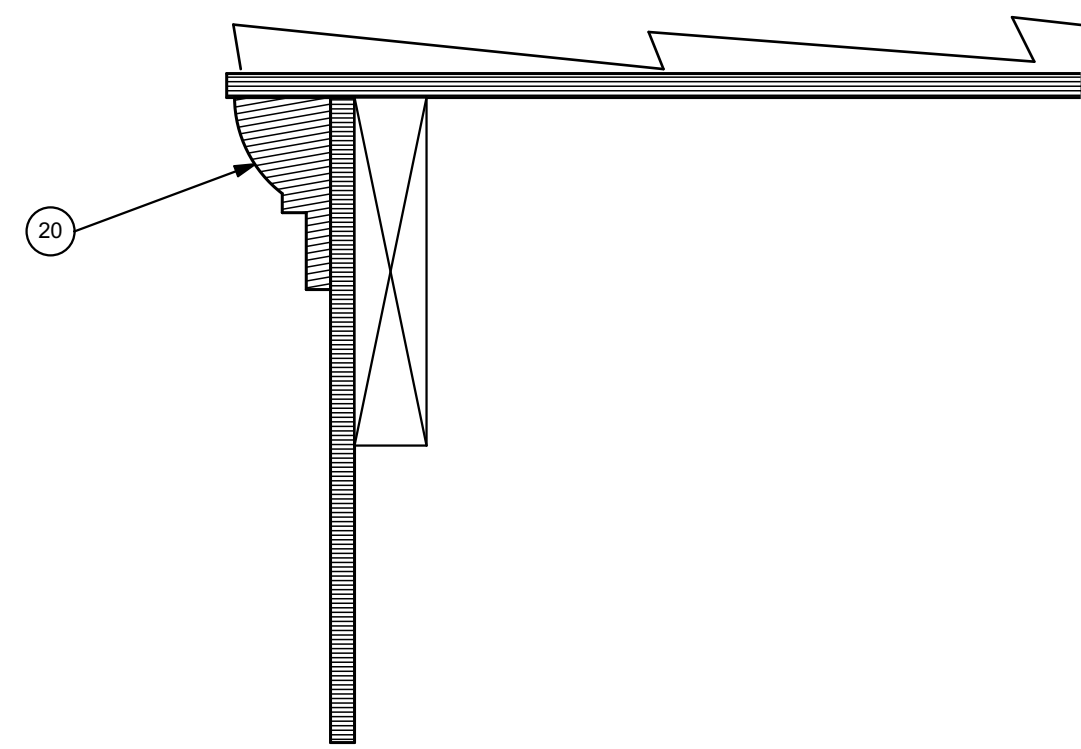
PROJECT:
BEAL RESIDENCE
113 BUFFALO ST
YPSILANTI, MI

TITLE: **SECTION & DETAILS**

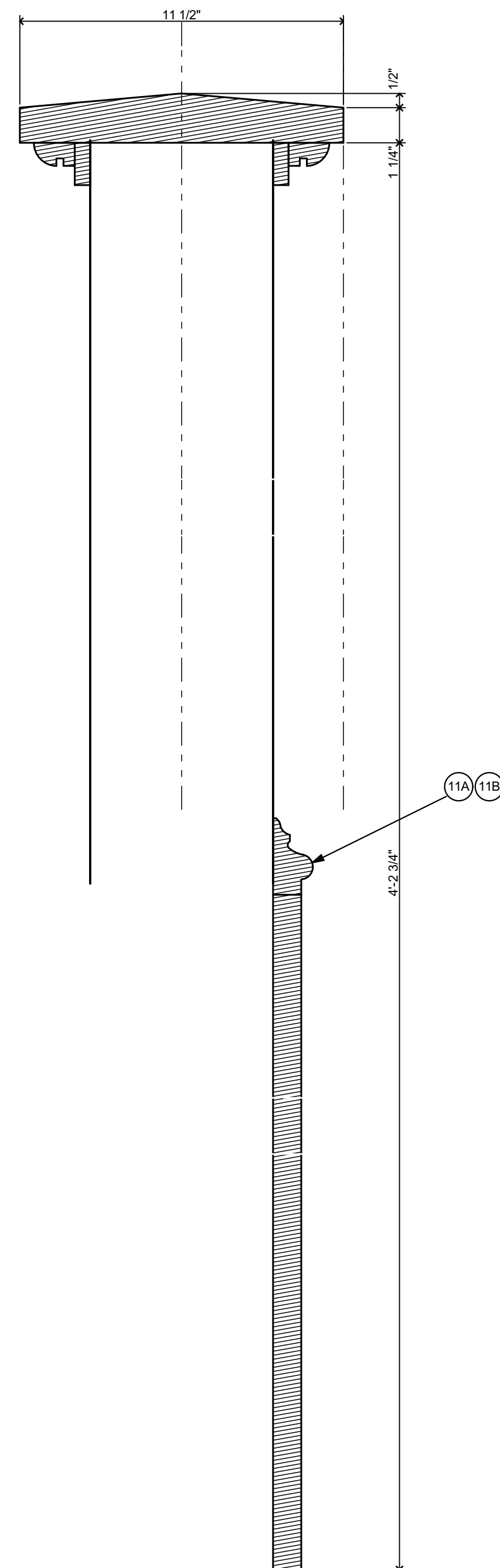
JOB NO:
1401

SHEET NO.

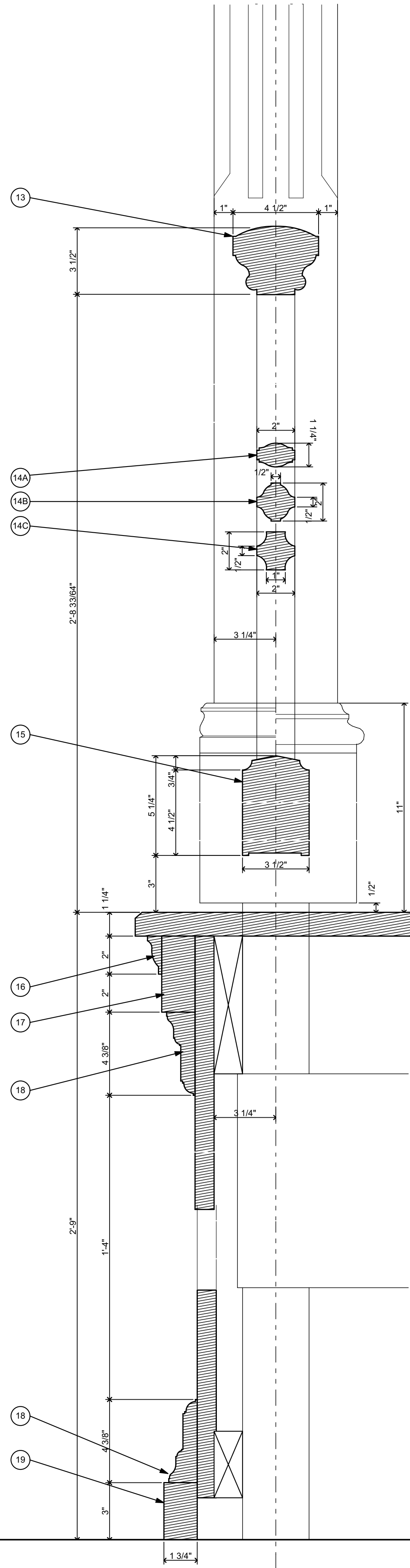
A5



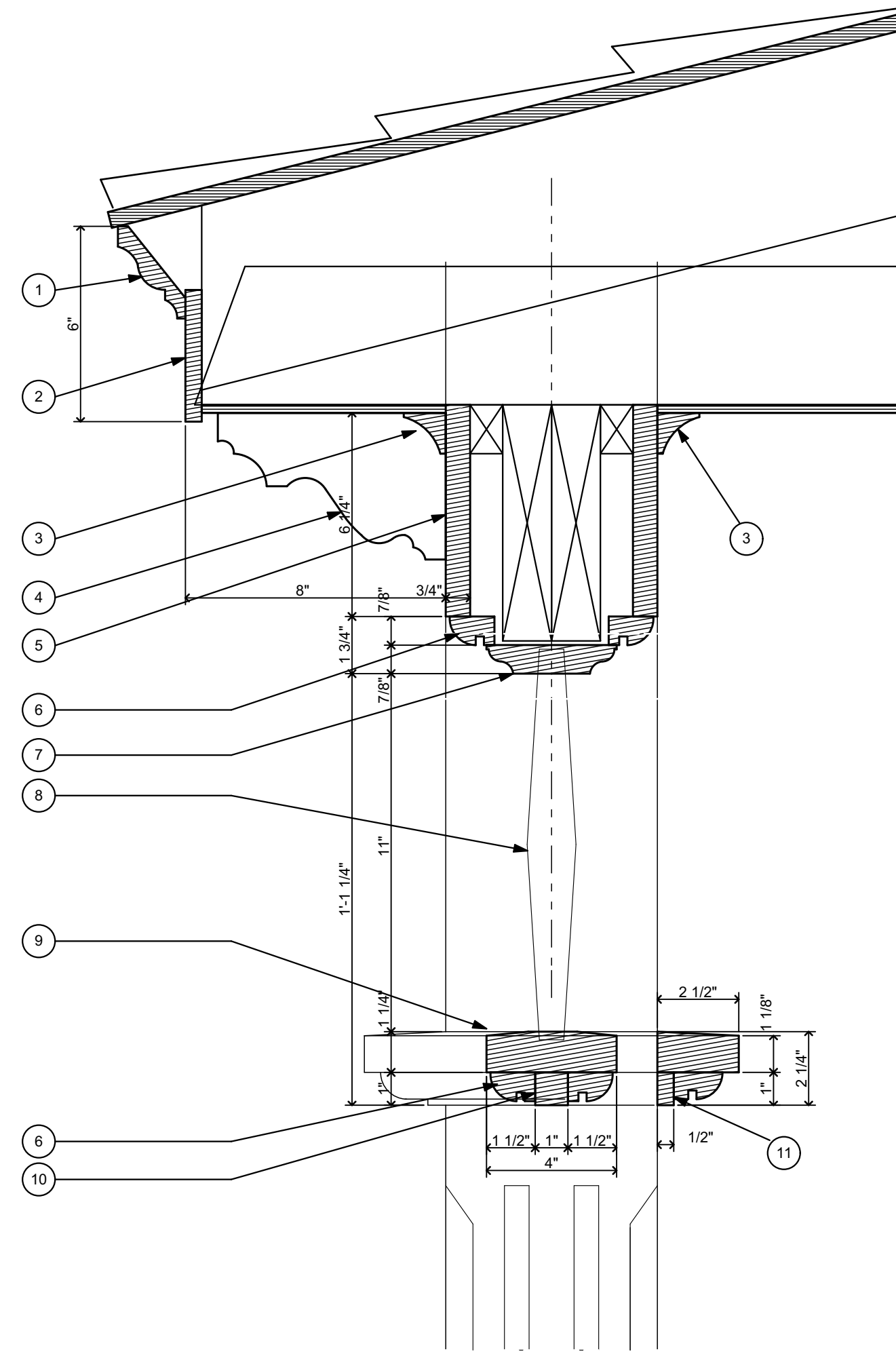
7
A6 **RAKE DETAIL**
Scale 3" = 1' - 0"



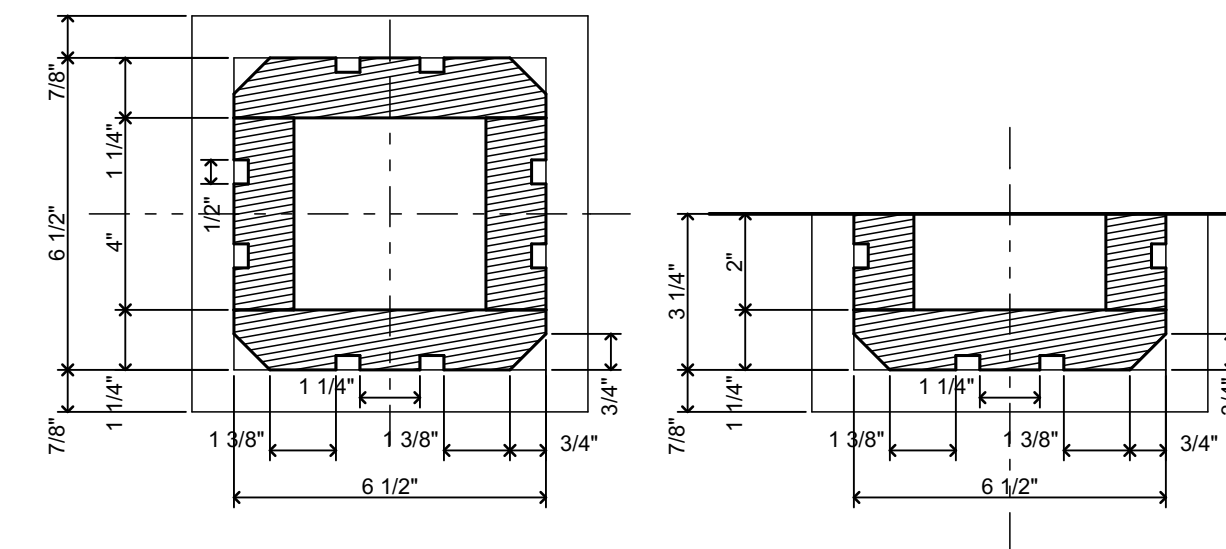
6
A6 **NEWEL POST**
Scale 3" = 1' - 0"



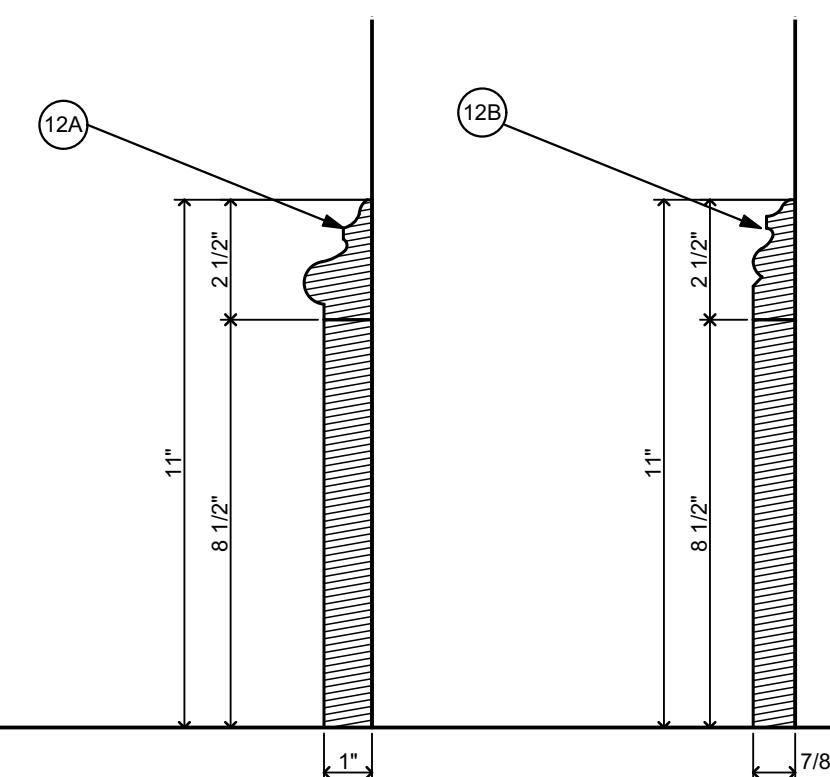
5
A6 **PORCH SKIRT & RAIL**
Scale 3" = 1' - 0"



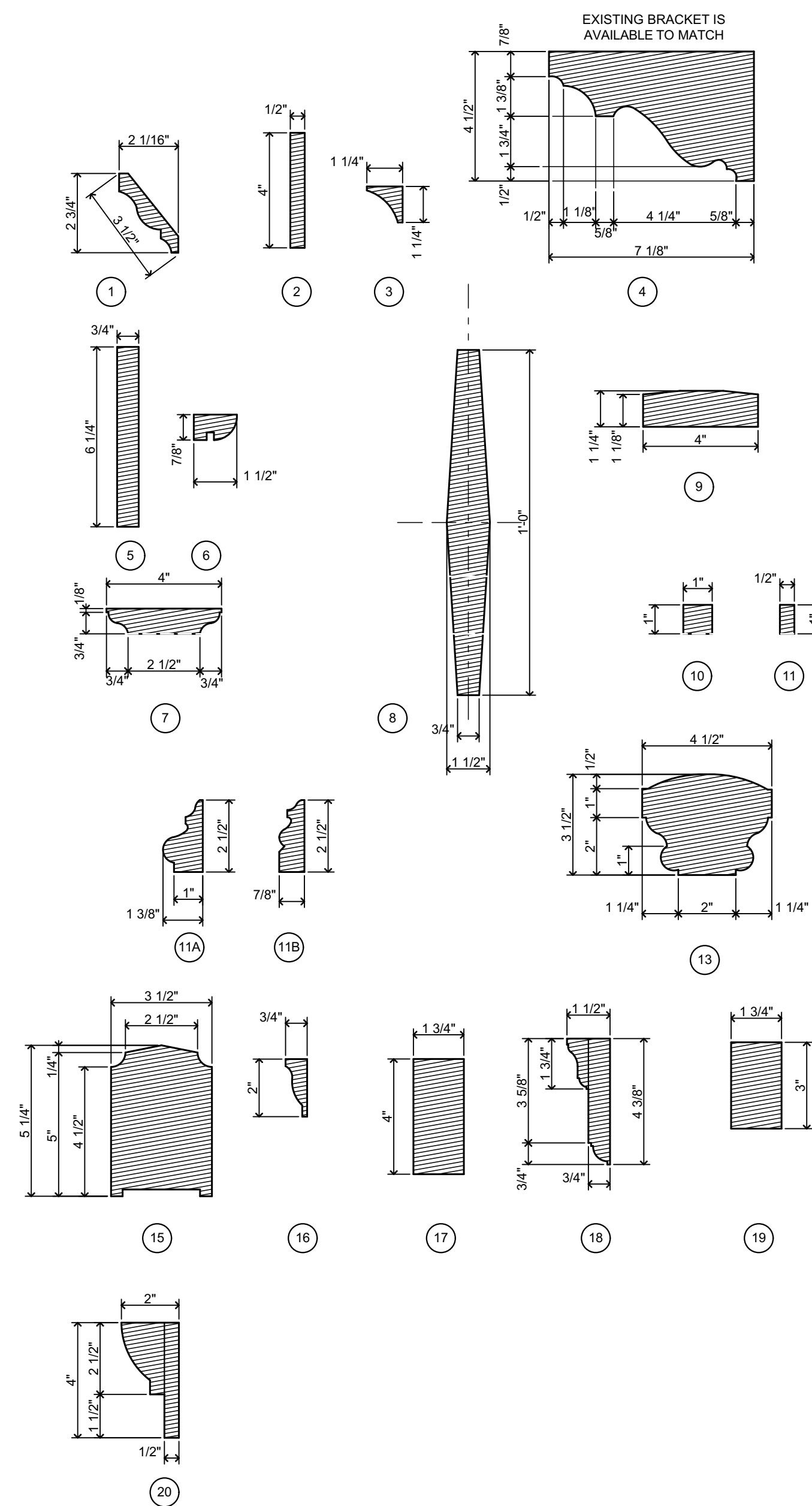
4
A6 **EAVES DETAIL**
Scale 3" = 1' - 0"



3
A6 **COLUMN SHAFT**
Scale 3" = 1' - 0"



2
A6 **COLUMN BASE**
Scale 3" = 1' - 0"



1
A6 **WOOD MOULDING DETAILS**
Scale 3" = 1' - 0"





HDC Work Permit Staff Review

Property address: 422 N Hamilton

Date of Application: May 15, 2018

Date of Review: May 16, 2018

Date of Meeting: May 22, 2018

Proposed work: window and storm window replacement

Materials: JELD WEN double-hung 1-over-1 aluminum clad wood Zappacks (brown), aluminum three-track storm and screen windows in white

Staff review:

1. The applicant was seen at the previous May 8, 2018 HDC meeting.
2. The applicant is applying to replace eight of the existing wood windows that cannot be repaired with sash packs. The sash packs will be aluminum clad wood 1-over-1 windows finished in brown.
3. The applicant is also applying to install white three track storm/screen windows. It was stated at the previous meeting that the existing storms/screens on the structure are white however as the paint scheme that was approved at the previous HDC meeting was brown and yellow, white may not be appropriate.
4. A building department permit will be required for this work and should be obtained prior to the start of any work.

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

Recommended Motion:

Move to approve the work at 422 N Hamilton to include the replacement of 8 windows with JELD WEN double-hung 1-over-1 aluminum clad wood sash packs in brown exterior color. Work to also include the installation of aluminum three-track storm and screen windows in (*white*).

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

MAY 15 2018

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

422 North Hamilton, Ypsilanti, MI 48197

Applicant

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

Name

Karl Staffeld

Address

341 Corrie Road

City

Ann Arbor

State

MI

Zip

48105

Phone / Fax

(734) 417-0432

E-Mail

karl@staffeld.com

Contractor

Contractor Name & Contact Info

Karl Staffeld, 341 Corrie Road, Ann Arbor, MI 48105, (734) 417-0432, Lic. No. 210211468

Type of work

☐ Roofing

☒ Window/Door

Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

REPLACE EIGHT EXISTING WOOD WINDOWS
THAT CANNOT BE REPAIRED. INSTAL
WHITE STORM WINDOWS W/TA SCREENS.
STANDARD THREE TRACK STORM AND SCREEN.

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

SEE ATTACHED CUT SHEETS FOR SASH PACKS.
WOOD WINDOWS, BROWN METAL ~~CLAP~~ CLAP,
DOUBLE HUNG, ONE OVER ONE AND INSULATED.

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:

\$ 1,600

Permit fee:

\$35 + 0 = 35.00

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:

8/15/18

Print Name:

Karl Staffeld

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.

ZAPPACK® REPLACEMENT DOUBLE-HUNG WINDOWS

Improve your home with our ZapPack double-hung replacement sash, available with primed wood or clad exteriors. The ZapPack includes all the components needed to replace the sash. The kit takes only about 20 minutes to install, because the window frame and trim pieces typically remain in place. We offer this kit in over 120 standard sizes or custom sizes.

Standard features

- Pine AuraLast® wood for protection from wood decay, water absorption and termite infestation
- Natural wood interiors are ready for painting or staining
- High-performance, argon-filled Low-E insulating glass
- Preserve® protective film
- Chestnut Bronze hardware
- Tilt-in removable top and bottom sash for easy cleaning
- Insulated Flex-Hinge® jamb liners, which provide consistent ease of operation
- White jamb liners include spring balances for years of smooth, trouble-free operation
- Automated wet-glazed sash with silicone sealant
- Many egress-sized units

Optional features

- Primed or pre-painted White interiors
- Glass options: clear, obscure, tempered or tinted (see page 9)
- High-altitude insulating glass (not available with argon)
- Bright Brass, White or Desert Sand hardware
- Factory-applied jamb extensions accommodate various wall thicknesses
- Divided lite options: simulated divided lites, interior full-surround removable wood grilles, interior KD wood grilles or grilles between the glass (see page 6)
- Fiberglass or aluminum mesh insect screens*

Additional features for clad-wood exteriors

- Low-maintenance aluminum-clad exteriors in seven colors (see page 7)
- Overlap sash cladding
- Optional Antique Brass, Brushed Chrome or Imitation Oil-Rubbed Bronze** hardware

Additional features for primed wood exteriors

- Exteriors are factory-primed and ready for painting

For complete specifications, see page 146.

**Insect screens are intended to allow air and light in and to keep insects out. They are not intended to stop children from falling through open doors or windows. For safety screens or other security devices, contact your local building supply retailer.*

***Oil-Rubbed Bronze will change in appearance over time.*





RECEIVED

MAR 28 2018

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

R. 23533
mc
PHDC-18-0026

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

201 South Washington St, Ypsilanti, MI 48197

Applicant

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

Name

Caitlin Nagler

Address

Washtenaw County Office of Community & Economic Development

415 W Michigan Ave, suite 2200

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

734-544-3008

E-Mail

naglerc@ewashtenaw.org

Contractor

Contractor Name & Contact Info

A.H. Construction, LLC Ali Huwio 734-481-1983

Type of work

☒ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

Remove and dispose of all shingles. Following all applicable codes and manufacturers recommendations. As ridge venting exists already, ridge venting will be replaced with new and matching ridge vent. Install preformed aluminum, drip edge, and new vent pipe boots. Install a minimum 300 lb. fiberglass asphalt shingle. Replace all flashing.

The color of shingles, flashing, and drip edge will all remain the same.

Roof is being replaced due to deteriorated shingles, old roof; replacing roof to match existing materials and colors as closely as possible.

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

300 lb fiberglass asphalt shingle

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:

\$9,000

Permit fee:

\$35 + \$10 = \$45

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:

3/20/18

Print Name:

Caitlin Nagler

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



Housing Rehabilitation Project Information

Project Name/Overview: roof replacement – Minnie Hughes

Project Address: 201 South Washington, Ypsilanti, MI 48197 (City of Ypsilanti)

Work Scope: Remove and dispose of all roofing materials & defective sheathing. Following all applicable codes and manufacturers recommendations. Install shingle-over ridge vent and cut a 1" wide vent at ridge board. Install preformed aluminum, drip edge, and new vent pipe boots. Install owner's choice of a minimum 300 lb. fiberglass asphalt shingle. Use modified roofing materials where required by code. Replace all flashing. New roof installation is to be vented to code.

Ridge vent will be replaced with new/identical ridge venting, as required by Michigan SHPO office.

Note: This house is located in the Ypsilanti Historic District.





OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

415 W. Michigan Avenue
Ypsilanti, MI 48197

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734.544.6749 (F)

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[twitter@WashtenawOCED](https://twitter.com/WashtenawOCED)

facebook.com/washtenawoced
www.opportunitywashtenaw.org





OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

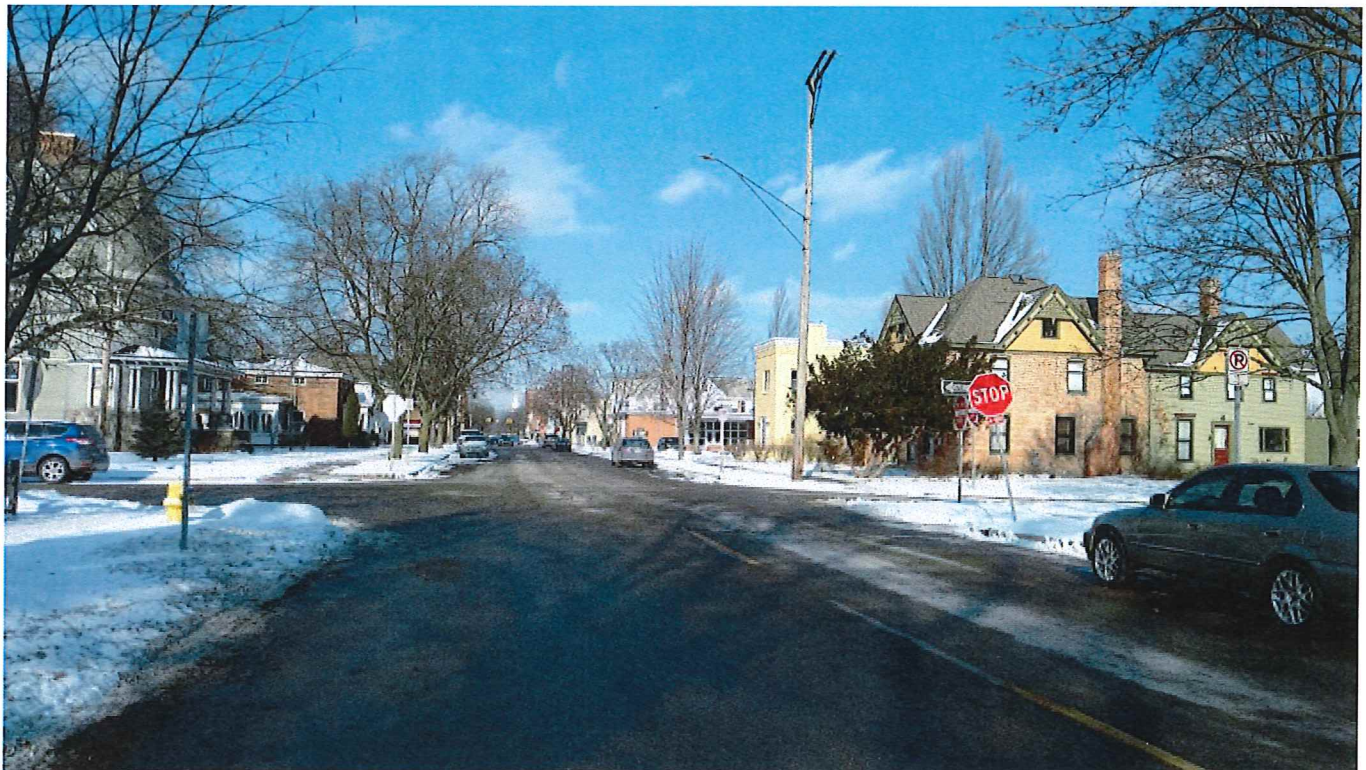
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Ypsilanti, MI 48197

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www.opportunitywashtenaw.org

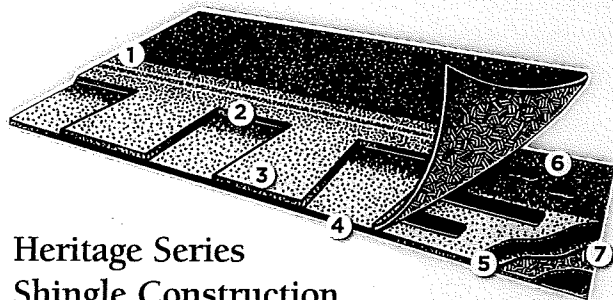


View to the north of property, towards downtown City of Ypsilanti

The Beauty of Heritage®

- Rugged Shake-like Appearance
- Shadowtone Blended Shadow Line
- Double-layer Random-cut Design
- Fiberglass Mat
- UL Listed for Class A Fire Resistance
- UL Evaluation Reports UL ER2919-01 and UL ER2919-02

- UL Classified for Wind Resistance: ASTM D 3161, Class F and ASTM D 7158, Class H
- UL Classified in Accordance with ASTM D 3462 and ICC-ES Acceptance Criteria AC438
- Florida Building Code Approved: FL 18355



Heritage Series Shingle Construction

- 1) Double-layer (common bond) area for fastening
- 2) Shadowtone feature adds dimension, depth of appearance and curb appeal
- 3) Random-cut sawtooth design adds beauty to replicate a wood-shake look
- 4) Self-sealing strip of asphalt on bottom side
- 5) Moisture-resistant weathering-grade asphalt coating
- 6) Asphalt laminate adhesive
- 7) Fiberglass mat

The Heritage cut application method helps to add speed and reduce waste—only two cuts are required to start five courses, and pieces that are 8 inches wide or longer can be worked back into the field. See Heritage application instructions for further details.

LIMITED WARRANTIES

Shingles begin to age as soon as they are exposed to nature. Buildings experience aging factors differently, so it is difficult to predict how long shingles will last. That's why TAMKO provides a Limited Warranty containing a binding arbitration clause and other terms and conditions which are incorporated herein by reference. You may obtain a copy of the Limited Warranty at tamko.com or by calling 1-800-641-4691.

Heritage shingles' Limited Warranty offers a 15-year Full Start Period—the critical period of time in which shingles and the labor to install them are covered at 100 percent (labor does not include tear-off, removal or disposal). Heritage Premium shingles' Limited Warranty offers a 20-year Full Start Period.



HERITAGE Premium Shingles

- 50-year Limited Warranty
- 20-year Full Start Period
- 15-year Limited Warranty Coverage for Winds up to 110 mph†
- 10-year Algae Relief—Algae Cleaning Limited Warranty*



HERITAGE Shingles

- 30-year Limited Warranty
- 15-year Full Start Period
- 15-year Limited Warranty Coverage for Winds up to 110 mph†
- 10-year Algae Relief—Algae Cleaning Limited Warranty*

† Up to 130 mph when installed using High Wind Application.

* Provides for cleaning of discoloration caused by certain algae growth.



Building products for the professional.

Since 1944, building professionals and homeowners have looked to TAMKO® for building products. Today, we offer a wide range of building products, including 3-tab shingles, MetalWorks® steel shingles, waterproofing materials, ventilation products, EverGrain® and EverGrain® Envision® Composite Decking, and Marquee Railing® and Tam-Rail® Railing Systems.



P.O. Box 1404
Joplin, MO 64802-1404
1-800-641-4691
tamko.com

Frederick

NOTE: TAMKO RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION PRIOR TO FINAL COLOR SELECTION FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. Certain colors and products may not be available in your area. Information included in this sample was current at the time of printing. To obtain a copy of the most current version of this sample, visit us online at tamko.com or call us at 1-800-641-4691.

Front cover roof color is Weathered Wood. Gatefold spread roof color is Natural Timber.

©2016 TAMKO Building Products, Inc.



Cynthia Kochanek

From: Caitlin Nagler
Sent: Monday, May 14, 2018 4:49 PM
To: Cynthia Kochanek
Subject: RE: 201 S Washington
Attachments: IMG_20180514_154254681.jpg

To answer your questions about the roof replacement at 201 S Washington:

1. Shingle color: Thunderstorm Gray (photo attached)
2. Drip edge color: white
3. No gutter work will be included in the project
4. We will not be reroofing the garage/accessory structure
5. The contractor will not be using torches on the flat roof section. There is a flat roof section over the porch, like you mentioned—about 30 sq ft, where we will be using roof membrane, with the color Weathered Wood.

Let me know if you have other questions about this work.

Thank you,
Caitlin

From: Cynthia Kochanek
Sent: Monday, May 14, 2018 9:26 AM
To: Caitlin Nagler <naglerc@washtenaw.org>
Subject: RE: 201 S Washington

If you can get me the answers today, no extension is needed. Shingle color and drip edge color are up to the owner, the drip edge should be in a factory finish color, i.e. no unfinished metal, and in a color that is compatible with the roof color or the trim on the house. I also, needed to confirm that the work included the outbuilding/garage.

Here is a list of the requirements for reroofing:

1. Any decorative or unusual feature on the roof, trim or molding must be maintained.
2. Shingles must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).
3. Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors. No raw material.
4. Flashing must be inserted under siding. Color must closely match the adjacent surface (either roof shingles or building trim).
5. Roof venting shall be accomplished through the use of ridge vents. If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Any new can vents must be placed at the rear of the structure and must not be visible from the street.
6. Gutter straps must be installed under the roof shingles.
7. Torches are not to be used at any time during installation. (This is a concerns since I believe that there is a flat roof on the side of the building, if that is not correct, please let me know. If there is a flat roof portion involved in the work, I need to know what the plan is for reroofing in that location.)

I also need to know if any other work, other than reroofing is involved. Will there be work on the gutters, trim, etc.? If so, then that needs to be addressed on the application and it will need to be presented to the HDC.

Welcome beauty home with the lively tones and intense warmth and contrast of America's Natural Colors.® Inspired by the woodsy browns, stormy greys and other vibrant hues found in nature, these colors will help you craft a roof that fits your personal style.

Black Walnut

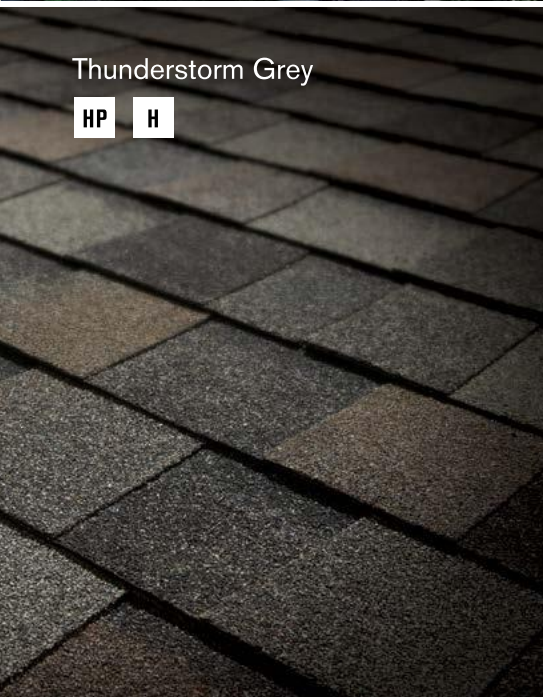


Thunderstorm Grey



Thunderstorm Grey

HP H



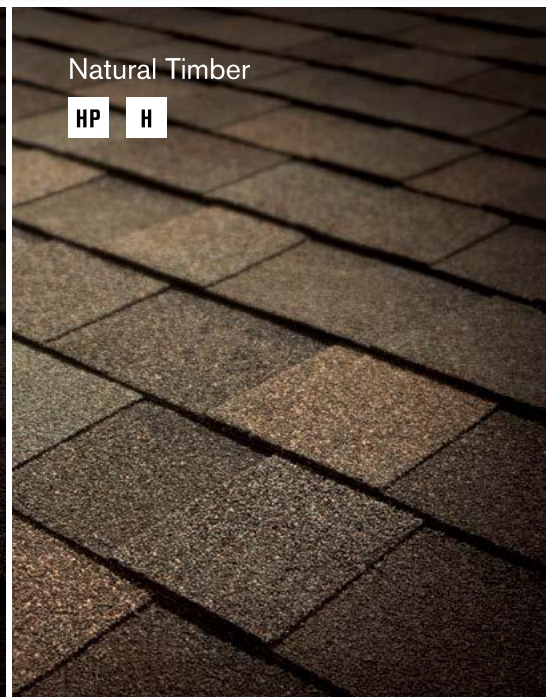
Black Walnut

HP H



Natural Timber

HP H



Home

/

Building Materials

/

Roofing & Gutters

/

Roofing

/

Flat & Rolled Roofing

Model # 3730900

Internet #202052407

Store SKU #694843



 Save to Favorites

GAF >

Liberty 3 ft. x 34 ft. (100 sq. ft.) SBS Self-Adhering Cap Sheet in Weathered Wood for Low Slope Roofs

★★★★★ (40) ▾

Write a Review

\$79⁰⁰ /roll

Quantity

-

1

+



Pick Up In Store Today

Aisle 16, Bay 019 [Text to Me](#)

15

 in stock at Ann Arbor

 Add to Cart



RECEIVED

MAY 07 2018

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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

210 W. CROSS STREET

Applicant

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

Name

YCCD-97 LIMITED DIVIDEND HOUSING ASSOCIATION LIMITED PARTNERSHIP

Address

210 W. CROSS ST

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

(734) 483-8300

E-Mail

Cross@ims-team.net

Contractor

Contractor Name & Contact Info

TJ ROOFING & SHEETMETAL LLC

(734) 847-0661

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

☐ Other

Complete Description of Proposed Work:

REMOVE ALL STOVE BALLAST ON 20,000 sq ft, NORTHWEST UPPER WING OF THE BUILDING. REMOVE WHITE THERMO-PLASTIC ROOFING MEMBRANE AND 3" POLY ISO DOWN TO ROOF DECK. REPLACE WITH WHITE GAF BRAND THERMOPLASTIC ROOFING MEMBRANE, FLASH ALL WALLS & PENETRATIONS. REMOVE OLD 24 gauge metal edge, AND INSTALL LIKE 24 GAUGE KYMAR PREFINISHED METAL EDGE.

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:

\$132,000

Permit fee:

\$35 + 215 = 250

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:

4-25-18

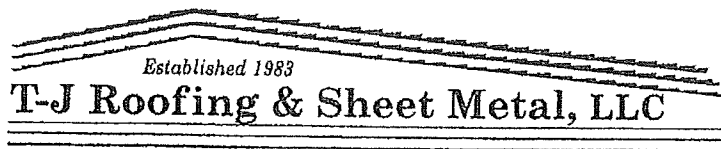
Print Name:

MARK JOHNSON

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 ckochanek@cityofypsilanti.com, or view our factsheets at cityofypsilanti.com/hd.

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

PHDC-18-0041


 Proposal
1

150 Reed Drive • Temperance, Michigan 48182-8900 • (734) 847-0661 • 1-800-230-7921

Proposal Submitted To: Cross Street Village	Phone (734) 483-8300	Date 02/16/18
Street 210 West Cross Street	Job Name Reroof-Mechanically attached	
City, State, Zip Ypsilanti, MI 48197	Job Location 19,700 sq ft NW ballasted wing roof#1	
Contact Kim Wilcox	Cross street entry roof#2	Job Phone

We hereby submit specifications and estimates for:

1. Coordinate with owner's representative on start up details
2. All ballast gravel to be vacuumed by R-K Hydrovac and disposed of offsite.
3. Remove existing membrane roofing and insulation down to concrete roof deck.
4. Install GAF TPO flashing up parapet walls and seal off to outside corner metal.
5. Install GAF metal and/or TPO membrane flashing around curbs and other roof protrusions.
6. Install 2 layers of 2.6" poly iso insulation (Total R=30) between the roof deck and new single ply membrane system.
7. Install GAF 60mil TPO single ply reinforced membrane system as per manufacturer's specifications.
8. Insulation and membrane to be mechanically attached to roof deck.
9. Remove and dispose of woods sleds under HVAC condensers. Reset condensers on new composit condensor roof pads.
10. Install WBP-Antiskid walkway at roof access door.
11. Daily clean ground of debris.
12. Dispose of construction debris generated by the project in an approved landfill.
13. Upon completion the owner will be issued a manufacturer's 15 year material and labor warranty.
14. Any mechanical and carpentry alterations necessary to complete roofing project are excluded from this proposal and are the responsibility of owner.
15. Owner will be responsible for a mechanical contractor of his choice to disconnect and reconnect any air conditioners that must be raised to properly flash around units.
16. Owner to allow and permit access to building for material handling.

Quote:

\$132,000.00

Note:

1. Proposal only viable pending successful fastener pull test by manufacturer's field representative.
2. Please see attached notes on existing roof conditions.

Per contract terms

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

 Authorized
Signature

NOTE: This proposal may be withdrawn or cancelled if not accepted within _____ days.

Acceptance Of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

 Accepted
Signature
Date of Acceptance 4/4/18

Signature



ENTERED
MAY - 8 2018
CITY OF YPSILANTI
CITY MANAGER'S OFFICE

**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: 5/8

Meeting Date: 5/22

Action Item/Study Item

To complete this application:

1. Complete this form.
2. Attach the following documents: AMENDED ORIGINAL APPLICATION 10-11-17
 - 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 one week prior to the meeting.

INCOMPLETE APPLICATIONS WILL BE REJECTED

Property

Address

214 NORTH HURON 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

CHARLY C. FARMER, PROPERTY OWNER

Address

214 NORTH HURON STREET Apt. #1

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

734-481-1804 cell

E-Mail

MAYORSIS@PROVIDE.NET

Contractor

Contractor Name & Contact Info

RON BISHOP

248-376-0915

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Other

Complete Description of Proposed Work:

THIS IS AN AMENDMENT TO THE ORIGINAL APPLICATION
DATED 10-11-17. THE FENCE PLAN NEEDED TO BE
MODIFIED TO SATISFY THE ZONING ORDINANCE.

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

GRECIAN GREEN

Permit Application Fee (action items only)

NO FEE FOR AN AMENDED APPLICATION

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:

NA

Permit fee:

\$35 + _____ = NA

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

[Redacted Signature]

Date:

4-30-18

Print Name:

CHARLEY C. FARMER

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

N



220 N. HURON DRIVEWAY

-10'



porch

House @ 214 N. HURON

EASEMENT



-10'

N. HURON ST.



206 N. HURON DRIVEWAY

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES OF MAY 8, 2018

CALL TO ORDER AND ROLL CALL

Mike Davis, Jr. Vice-Chair 7:02 PM

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

Commissioners Present: Mike Davis, Jr., Hank Prebys, Ron Rupert, Jane Schmiedeke

Commissioners Absent: Anne Stevenson, Erika Lindsay, Alex Pettit

Staff Present: Cynthia Kochanek, Preservation Planner

APPROVAL OF AGENDA

Kochanek: Removed 201 S Washington from administrative approvals and added 422 N Hamilton as a study item.

Audience: Added 13 N Washington, 107-109 W Michigan Ave and 215 S Washington, 418 N Hamilton as study items.

Motion: Rupert (second: Schmiedeke) moved to approve the agenda as amended.

Approval: Unanimous. Motion carries.

PUBLIC COMMENT ON AGENDA ITEMS

Larry Yapp, 32-42 N Huron- *[provided pictures for the commission of the building damage and pictures of property that he took today]* Stated that he is following up from the last meeting. Stated that he likes to document what he made comments on and that it is not the snow piling up that is causing the issue with the building *[in the rear lot]* but the dirt that is piled up against it. Stated that as far as he knows that there has never been anything done to repair the building. Stated that nothing in the photos that he supplied was ever permitted/approved by the HDC. Stated that his hope is that the HDC can request that permits from this be pulled. That there are issues in these photos that are also ordinance issues.

Davis: Stated that the commission will have staff look into this.

PUBLIC HEARING—none

OLD BUSINESS

116-118 W Michigan

**Application is for front & rear façade work; window & door replacement & window reopening, roof deck & balcony installation, rear expansion, painting & cleaning*

Applicant: Van Hunsberger, architect and Adam Tasselmeyer, owner- not present

Discussion: Kochanek: Advised that she was told that they would not be attending the meeting.

Motion: Schmiedeke (second: Prebys) moved to table the application for 116-118 W Michigan pending further information.

Approval: Unanimous. Motion carries.

412 N Washington

**Application is for the installation of an egress window*

Applicant: Robert Barnes, applicant –Present

Discussion: Barnes: Stated that he was unable to attend the last meeting. Stated that there were a few questions that were asked that he believes that he answered [*with the new submittal*]. Stated that he will wrap the window with a primed 1 x 6 wood that will be painted to match the house. Stated that he would like to make the point that the window in this location is not the focal point of the house.

Prebys: Stated that originally the confusion was with the width of the window. Stated that he appreciated what was provided by the applicant since that made it clear as to what would happen with this window.

Rupert: Asked for clarity as to how the window will be fit into the opening.

Barnes: Stated that the 1 x 6 should fit in there perfectly but the 1 x 6 can be easily trimmed as needed.

Motion: Prebys (second: Schmiedeke) moved to approve the work at 412 N Washington to include the installation of one Pella 450 series aluminum clad wood 29" (horizontal) x 47" (vertical) casement window on the front of the house to replace the existing basement window. Work to also include the installation of a treated 6 x 6 stacked wood egress well to measure 48" wide x 36" deep. The new window, treated wood egress well and trim will be painted to match the existing trim color on the structure. The trim on the window will be 1 x 6 primed cedar.

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 carried.

NEW BUSINESS

117 Pearl

**Application is for storefront and door installation*

Applicant: William Sloan, owner – Present

Discussion: Davis: Stated that we talked a little about this as a study item and asked for the applicant to describe the work.

Sloan: Stated that he is looking to take the knee wall down to about 18" and he wants to add an aluminum storefront system in black. Stated that he is looking to make it appear similar to the neighbor's property as well as the photo from the 1900s.

Prebys: Asked if the door to the apartment was affected.

Sloan: Stated that it was not. Stated that he just wanted to move the doorway back and angle the other door.

Rupert: Asked what will be used for the knee wall.

Sloan: Stated that it will be the existing brick.

Rupert: Asked what color the framing will be.

Davis and Sloan: Stated it would be black.

Schmiedeke: Asked what will happen above the storefront windows.

Sloan: Stated that it will be the brick that already exists there, that it will stay the same.

Schmiedeke: Asked about what will be used as the infill above the residential door.

Sloan: Stated that it will be wood.

Rupert: Asked if the commission would prefer beadboard.

Schmiedeke: Stated that you wouldn't want beadboard there.

Prebys: Asked what was on the other side.

Sloan: Stated that he believed that the neighbor just has a smooth surface wood, such as MDF, that is painted.

Davis: Stated that the smooth finish will be fine. Asked for clarification of the door style, and confirmed that it would be black now. Asked if everything will be black instead of the stainless steel color.

Sloan: Confirmed. [*Referred to pages on the brochure that he submitted*]
Stated that the door style was on page 5 and the color is on page 8.

Davis: Stated that he does not have any problem with the color choice.

Motion: Prebys (second: Rupert) moved to approve the work at 117 Pearl to include the storefront installation as depicted in the drawings submitted with the application dated April 21, 2018. Work to include the reduction of the existing brick knee wall to 18" height, the installation of a new aluminum storefront system in black with the existing entry door recessed by 4' for residential access and the installation of a new entry door to match the existing door at a 45 degree angle for access to the main floor commercial area.

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.

216 W Michigan

**Application was moved to the end of the meeting since the applicant was not present at the meeting.*

513 N Adams

**Application is for stair and handrail replacement*

Applicant: Eric Farrell, owner –Present

Discussion: Davis: Asked for the applicant to talk them through the application.

Farrell: Stated that he has some decaying steps between the sidewalk and the landing of the house and that he is looking to replace them as they are built for safety reasons.

Davis: Asked for clarification about the location of the stairs that would be replaced. Asked if the ones leading up to the house would be replaced.

Farrell: Stated that those would stay the same; that the longer set of stairs at the bottom of the picture submitted with the application are the ones that will be replaced.

Davis: Asked what will happen with the handrail, if it will just be replaced with wood.

Farrell: Stated that he was advised that the HDC was open to the wood rail being replaced with a metal pipe rail painted black. Stated that he believed that would be a better replacement for the pressure treated handrails since they are falling apart.

Prebys: Confirmed.

Schmiedeke: Agreed she is in favor of the pipe rail. Asked about a curing compound.

Davis: Explained that sometimes contractors like to put in a curing compound that keeps the concrete a bright white; stated that the commission asks that it not be applied to concrete.

Schmiedeke: Asked if the side walls will be replaced as is.

Farrell: Confirmed.

Davis: Asked if the steps will be rounded off as they are now.

Farrell: Stated that he likes how they look now and he was planning on replacing them as is, but he is open to changing that.

Davis: Stated that he fine with how it appears now.

Motion: Rupert (second: Prebys) moved to approve the work at 513 N Adams to include the replacement of the existing concrete steps and handrail, to be a pipe rail painted black. The steps will be replaced in their existing configuration with rounded nosing and the same style cheek walls. The new handrail will be a black pipe rail in the same location as the current wood handrail. A condition of this approval is that if a curing compound is used on the concrete it will not be bright white in color; it will be a natural cement color.

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.

315 Washtenaw

**Application is for painting, door and light fixture installation*

Applicant: Karl Staffeld, owner –Present

Discussion: Davis: Asked the applicant to walk the commission through the planned work.

Staffeld: Stated that he is looking to renew the permit that was approved previously. Stated that the work that remains is to install the three exterior doors and to paint them in a dark blue called "in the navy". Stated that the light fixtures still need to be installed at each door. He stated that this is the same light fixture that was approved previously.

Davis: Asked for clarification that the light fixture will be installed at each door not just one fixture total.

Staffeld: Confirmed.

Davis: Asked about trim color.

Staffeld: Stated that the trim is white.

Davis: Asked if the wood stairs will be painted white.

Kochanek: Stated that it was unclear if the stairs were included in this new application since it was not included in the narrative but that they were listed in Exhibit A attached to the application. Stated that they were on the original application and discussed at that time.

Staffeld: Stated that he should have included the stairs in the narrative since he is looking for a renewal of the previous permit and they were included originally.

Davis: Asked if he is just looking for the HDC to re-approve the original approval.

Kochanek: Advised that since the original approvals are now expired, that these should be treated as new applications, not renewals.

Davis: Asked the commission if they were ok with including the stairs and trim work.

Prebys: Confirmed.

Motion: Prebys (second: Rupert) moved to approve the work at 315 Washtenaw for the installation of two 6-panel wood doors and one metal exterior door at the locations indicated on exhibit A included with the application submitted May 1, 2018. All doors to be painted Sherwin Williams 9178-In the Navy. An oil-rubbed bronze outdoor wall lantern as depicted in the materials will be installed at each of the doors in the locations indicated on exhibit A included with the application. Trim areas are to be painted white and the installation of stairs on the south of the building with 2 steps, no platform or railing, to

be painted a dark color, such as brown are also indicated in the planned work.

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.

422 N Hamilton

**Application is for painting, light fixture installation, window and door repair*

Applicant: Karl Staffeld, owner –Present

Discussion: Staffeld: Stated that they are working on the main building. Stated that the previous application included the outbuilding but that they are not in the position to do any work on the outbuilding at this time. They plan to repair/rebuild all the windows but that some of them may be required to have replacement sashes and frames. The replacements would be wood. Stated that they are repairing and painting the 4 exterior doors in the colors submitted. Work will include the installation of a light fixture at each door, the same one that was approved for 315 Washtenaw.

Prebys: Stated that there is nothing in the application about the replacement of windows.

Davis: Advised that if any of the windows do need to be replaced that the applicant will need to return with an application for that. Asked if the gravel driveway and the other work that was previously approved needed to be included.

Staffeld: Stated no.

Motion: Prebys (second: Rupert) moved to approve the work at 422 N Hamilton to include the installation of a 1-light oil-rubbed bronze outdoor wall lantern at each door on the main building; the lantern as depicted in the submitted materials. The painting of all the entrance doors in Sherwin Williams-6068 Brevity Brown. Work to also include the repair of windows and doors on the home with like materials. Work to include the painting of the entire house in Sherwin Williams-6069 French Roast for the trim and Sherwin Williams-6373 Harvester for the body of the house. No high pressure washing is permitted.

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.

STUDY ITEMS

13 N Washington

Applicant: John Newman, General Manager for Back Office Studio

Discussion: Newman: Sated that they were already aware that there would need to be a lot of repair/replacement of bricks on the rear wall but now that they have started work it appears that the damage is more extensive and that they may end up needing to replace an entire wythe on the back wall. He would like to know that if that is the case and they are able to match the brick, if the back wall would need to be painted. Stated that the advice from the historic mason is to replace the outer wythe or if the interior wythes are in such poor shape from all the wall penetrations to rebuild the wall with cinder block on the interior with a layer of brick on the exterior.

Schmiedeke and Prebys: Stated to not paint the brick if the entire wall is replaced.

Newman: Asked if reclaimed brick to match the alley needs to be used.

Schmiedeke: Stated that she does not see the value of that but that the brick that is taken down needs to be salvaged.

Newman: Confirmed that the plan is to reuse the salvaged brick on the alley.

Rupert: States that the new brick can be hard fire brick in red. Stated that it probably won't match the alley since that is an orange brick.

Newman: Stated that they would still like to put in the larger window in the middle at the top of the rear wall as a place holder for a door to a future balcony. Stated that since the wall may need to be rebuilt and they are looking at possibly moving the back door by 6"-8" to help with egress from the 2nd floor and he wanted to know if that would be ok.

Prebys: Stated that would be fine.

Davis: Recapped that the rear brick wall would be ok to be replaced, that it is ok for it to remain unpainted if replaced and that the moving of the door would be alright as well.

107-109 W Michigan

Applicant: Sahba La'al, architect

Discussion: La'al: [*Provided plans and photos of the properties*] Stated that 107 W Michigan previously had windows that were similar to what is at 109 W Michigan. Stated that the idea is to remove the blue/modern storefront.

Schmiedeke: Stated that 107 is not necessarily the sister building of 109.

Davis: Recapped that the plan is to remove the storefront and leave whatever brick that may exist behind that and to restore the windows.

Rupert: Stated that a lot of the cornices on the commercial storefronts had to be removed in the past because they became dangerous and many of the buildings in the downtown used composite cornices from replacements.

Davis: Stated that the existing door to the stairs at 107 will be inappropriate once the modern storefront is removed. Stated that a storefront door would be ok for replacement.

La'al: Stated that it should be frosted for privacy on the apartment entry. Asked if it would be ok to do a decorative cornice in the area just above the storefront where the sign area is.

Davis: Stated that is ok. Explained that any interior work does not need to come to the HDC but exterior work requires an HDC application. Asked what will happen to the knee wall.

La'al: Asked if it would be ok to lower the knee wall and use brick instead of wood like the other storefronts.

Davis: Stated that is ok.

La'al: Asked if they can take the façade off of the building without an application.

Davis: Stated no, that a regular application will need to be pulled to remove the façade and then another work permit application will be needed for the work once they have that plan.

215 S Washington

Applicant: Pace Nielson, owner

Discussion: Nielson: Stated that he is looking to start on the HVAC and that the only thing that will be on the exterior is the AC condensers. That he is planning on installing them in the same location that was previously discussed; that location is really the only location where they would not be visible from the street. Asked if staff can do an approval so that he does not have to wait the two weeks or if the contractor can start work on the interior before then.

Davis: Stated that he has no problem with giving staff permission to do an administrative approval on this but that the applicant would just need to provide a plan/print that shows where the AC condensers will be located so that staff has that direction. That he remembers this was discussed previously.

Motion: Rupert (second: Prebys) moved to provide staff with the authority to administratively approve the A.C. compressors at 215 S Washington as indicated on the print dated 5-8-18.

Approval: Unanimous. Motion Carries.

418 N Hamilton

Applicant: David Center, owner

Discussion: Center: Stated that he is looking to paint the house. Discussed colors with the commission. Stated that he is looking to paint it grey, white and navy. The navy will be used for the doors.

Prebys: Stated that the white trim does not quite go with the grey color that was picked. Suggested to go with the main color but 3-4 shades lighter for the trim, nothing quite so stark.

Center: Asked about wood porch repairs.

Davis: Stated that as long as it is the same material, style, shape and finish then it is considered a repair. That like-for-like is a repair but that if there are more serious issues, it may require a permit.

Rupert: Advised no power washing or sandblasting.

422 N Hamilton

Applicant: Ron Rupert, contractor

Discussion: Rupert: Advised that the plan is to repair all the windows possible but that there are six that may need sash pack replacements. Stated that there are some metal storms that can be repaired but some will need to be replaced. That they are white.

Kochanek: Advised that a permit needs to be pulled for the work.

NEW BUSINESS

**Returned to new business after all applications were addressed for those present.*

216 W Michigan

**Application is for sign installation*

Applicant: Michael Ploof, owner– Not Present

Discussion: Prebys: Stated that the sign has been installed.

Kochanek: Advised that she was told by the applicant that he will do the light installation at a later time. Stated that the owner has also painted the façade as well and that he needs to pull a permit for that. She advised that the applicant was not aware of the deadline for the work permit application

and missed the deadline for the previous meeting. She advised that work should not be done without a permit however the applicant went ahead with the installation since he opened this past weekend.

Motion: Schmiedeke (second: Rupert) moved to table the application for more information on 216 W Michigan.

Secretary of the Interior Standards:
N/A

Approval: Unanimous. Motion Carries.

ADMINISTRATIVE APPROVALS

210 W Cross

**Application is for reroofing*

Motion: Prebys (second: Schmiedeke) moved to approve the administrative approval for 210 W Cross for reroofing.

Approval: Unanimous. Motion Carries.

OTHER BUSINESS

Demolition Process/application discussion

Kochanek: Stated that Commissioner Lindsay was planning on helping with this and that staff has forwarded information to her.

Property Monitoring

6 S Washington

Kochanek: Stated that a final notice has been sent on this property.

206 N Washington

Kochanek: Stated that she has not heard anything from the property owner recently but that she does not believe that there have been any exterior changes on the property.

LED lighting strips resolution/policy

Kochanek: Stated that she has no updates at this time.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS –none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 24, 2018

Motion: Prebys (second: Rupert) moved to approve the minutes from April 24, 2018.

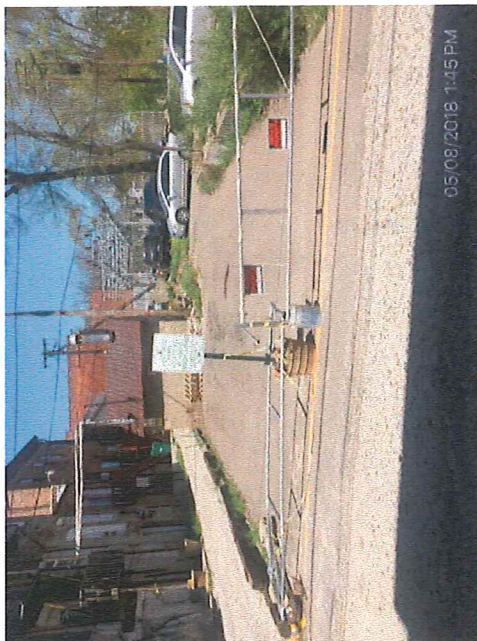
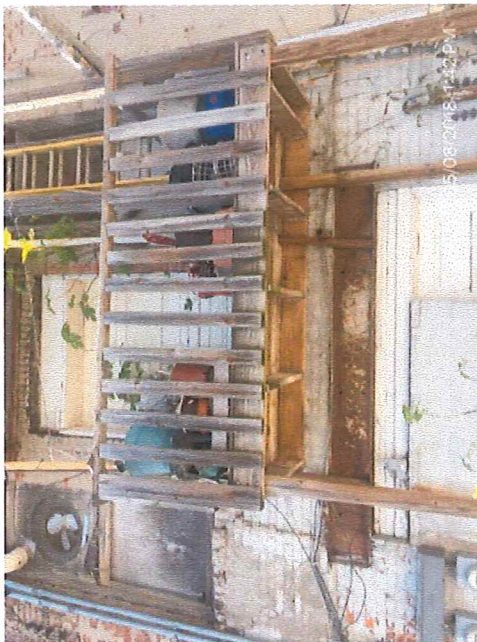
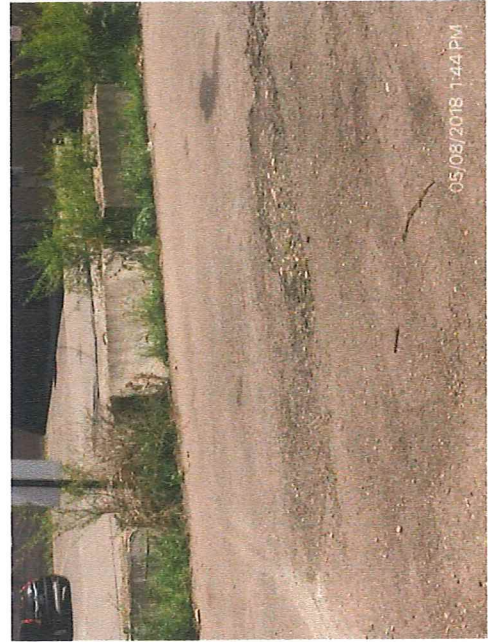
Approval: Unanimous. Motion carries.

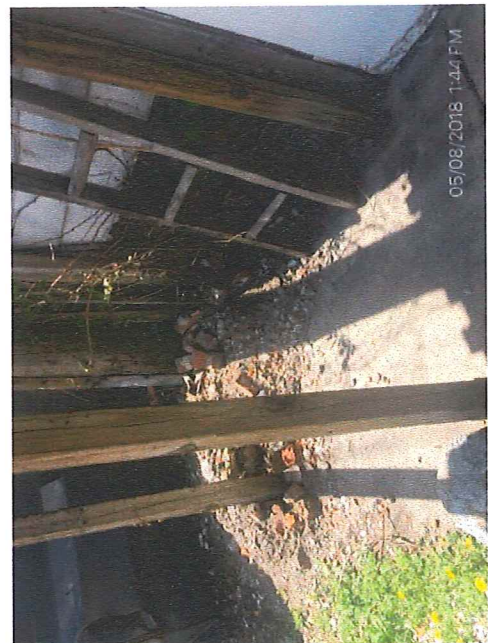
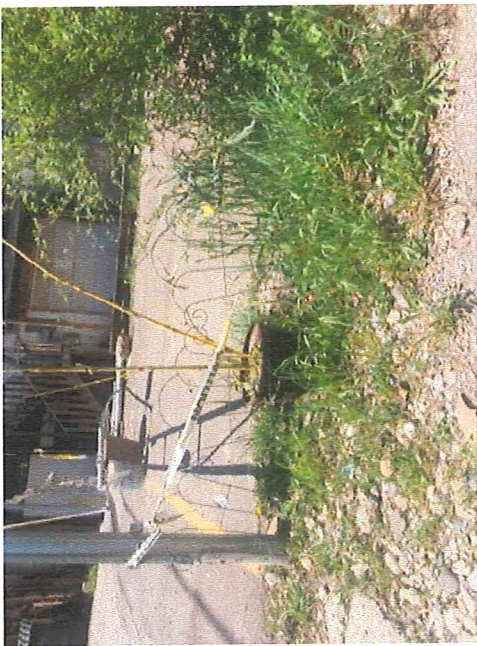
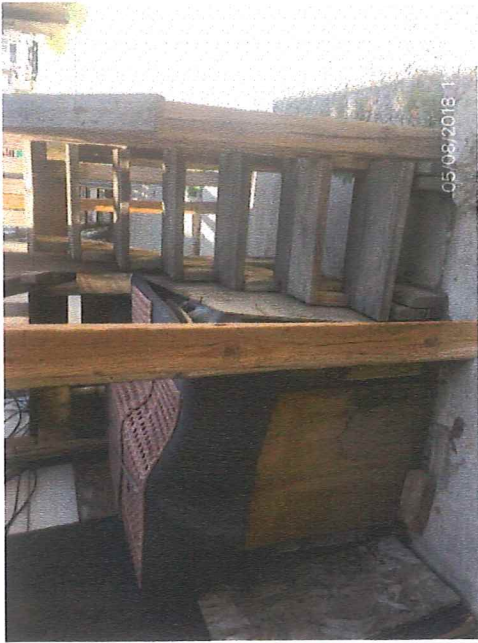
ADJOURNMENT

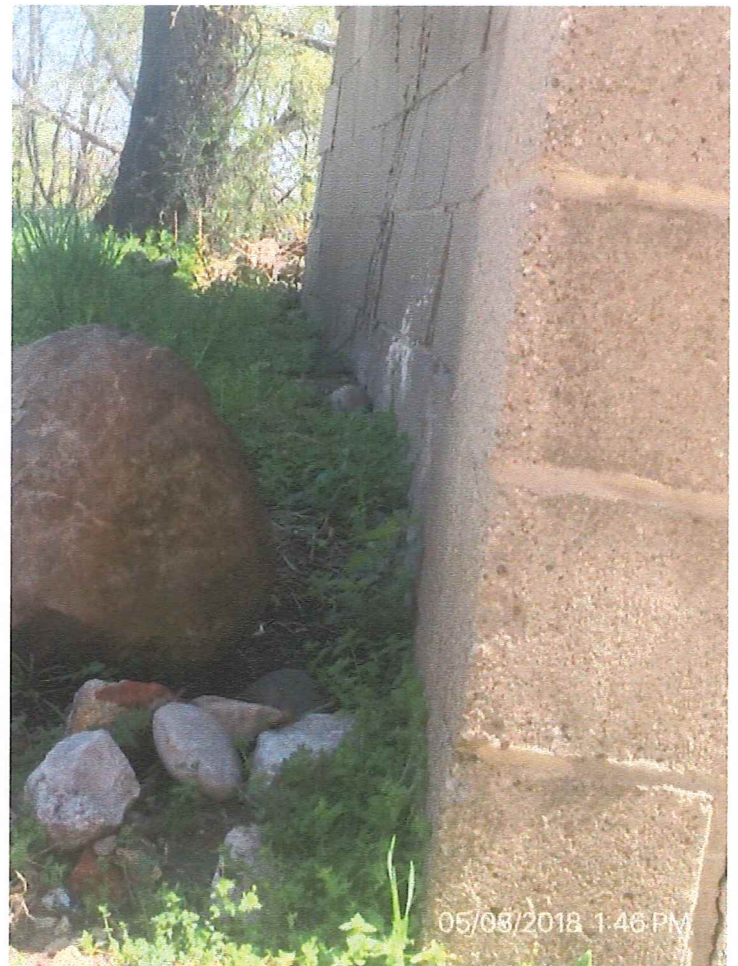
Vice-Chairperson Davis adjourned the meeting, citing the end of the agenda with no further items presented for discussion.

MEETING ADJOURNED at 8:28 p.m.

DRAFT







24 N Huron - submitted by Larry Yapp
@ 5-8-18 HDC meeting