

1. HDC MEETING 9-24-19

Documents:

[9-24-19 HDC PACKET.PDF](#)

[HDC SEPTEMBER 24, 2019 AGENDA.PDF](#)

[HISTORIC DISTRICT 9-10-19 FULL MINUTES.PDF](#)

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, September 24, 2019 - 7:00 p.m.
Ypsilanti Historical Society, 220 N Huron St.
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

Alex Pettit, Interim-Chair	P	A
Erika Lindsay	P	A
Hank Prebys	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A
Anne Stevenson	P	A
VACANT	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 133 W Michigan Window Replacement

B. NEW BUSINESS

1. 410-412 Maple	Balcony/Porch reconstruction
2. 102 N Hamilton	Vinyl Weather Barrier
3. 406 E Forest	Solar Panel Installation
4. 504 N Huron	Solar Panel Installation
5. 504 N River	Solar Panel Installation
6. 302 E Cross	Revisit Timeline for Repair

C. STUDY ITEMS

D. ADMINISTRATIVE APPROVALS

1. 534 N Huron Fence replacement

E. OTHER BUSINESS

1. Property monitoring
2. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. Approval of meeting minutes, September 10, 2019

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.



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti Historical Society – 220 N Huron Street
Ypsilanti, Michigan 48197

Tuesday, September 10, 2019
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Interim Chair 7:02 PM

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

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Audience: Request to add 412 Oak as a study item.

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as amended to add 412 Oak as a study item.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

310 Florence

**Street-side flowerbed.*

Applicant: Melissa Block, owner- present.

Discussion: Pettit: Stated that the application is for some improvements. Asked applicant to walk the Commission through the application.

Block: Indicated that applicant seeks approval for a row of bushes along the front of the property, along Florence street, to improve the garden bed that is on the corner of Florence and the alley. Indicated that the landscaper suggested putting in 2-3-foot boulders along Florence Street and around the corner which would prohibit people from driving onto the property from the alley. Stated that she is not committed to having boulders all along Florence Street, but that she would want them on the corner.

[Commissioners reviewed/discussed materials]

Motion: Prebys (second: Lindsay) moved to approve and issue a certificate of appropriateness for the work at 310 Florence as specified in the application, dated August 22, 2019, for the installation of a rock-lined flowerbed along the south property boundary. The rocks are to be no more than 2' tall.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion carried.

9-11 S Washington

**Intensive maintenance.*

Applicant: Sim Sethi, owner- present.

Discussion: Pettit: Indicated that there are a number of items proposed. Asked applicant to walk the Commission through the application.

Sethi: Indicated that the wood window frames around the building are deteriorating. Stated that the plan is to replace some of the boards with cedar, and then hand-sand and paint them to match the existing white. Stated that the plan is also to fill in some mortar missing from some of the bricks.

Prebys: Asked for confirmation that staff explained the mortar mix requirement.

Sethi: Confirmed.

Schmiedeke: Asked if the work is for the front façade only.

Sethi: Stated that there are a couple of windows on the side that need to be sanded and painted. Stated that the bricks that need to be filled in are on the side of the building.

Lindsay: Asked if applicant is planning to paint the entire two sides.

Sethi: Stated -- the windows, yes.

Lindsay: Asked if that includes the brick.

Seth: Stated – not the bricks yet. Indicated that he is looking into trying to see if a mural can be done at a later time.

Prebys: Indicated that, particularly with new wood, using an oil-based primer with acrylic paint

for the exterior can increase the durability of the paint because the oil base is absorbed into the wood.

Sethi: Acknowledged.

Motion: Lindsay (second: Prebys) moved to approve and issue a certificate of appropriateness for the work at 9-11 S Washington as specified in the application, dated August 27, 2019, for the reglazing and repainting of windows, repair of wood trim, and repointing masonry. The mortar shall be an appropriate composition for the building, as specified in the Masonry Fact Sheet.

Secretary of the Interior Standards:

#5 – Preserve distinctive features.

#6 – Repair, don't replace.

Approval: Unanimous. Motion carried.

206 N Huron

**The application for fence installation was moved to the end of New Business as the applicant was not present.*

616 Norris

**The application for balcony and egress stair replacement was moved to the end of New Business as the applicant was not present.*

133 W Michigan

**Window Replacement.*

Applicant: Randall Faber, owner- present.

Discussion: Pettit: Asked applicant to walk the Commission through the proposed work.

Faber: Indicated that the second-floor windows are fully rotted out and need to be fixed right away. Stated that he would like to go to the main floor windows next year. *[Provided information re: rehabilitation grant received for repair of the second-floor windows]*. Stated that the main floor does not have authentic windows. Asked – as to replacement or restoration, is anything gained by doing restoration on the second floor, which is more costly.

Prebys: Asked for clarity as to the loss in glass size *[reference staff review notes]*.

Faber: Stated that finding a window that would fit has been difficult. Stated that Andersen, which was the first choice, does not make a size that would fit the opening. Stated that the windows the contractor is showing are bigger and do fit. Stated that he would have to talk with the window company to understand it more. Stated that he thinks it is just a matter of design style.

Prebys: Stated that it seems that the salesman is indicating that something is going to have to be removed. Asked for clarity on just what that is.

Faber: Stated that he thinks that to put the windows in, there is some exterior trim that is going to come out to set it in and that they will put in some new trim that fits but with, substantially, the same kind of look.

Slagor: Stated that when staff spoke to the contractor, it was indicated that there would be a slight loss in glass area in both the height and width of the window and possibly the trim but that the goal was to keep the existing distinctive molding that surrounds the window.

Faber: Stated that the idea was to retain as much of the original look as possible. Stated that the light space was less concerning than to maintain the exterior look.

Schmiedeke: Asked about the rounded molding.

[Discussion clarifying what is meant by rounded molding]

Pettit: Stated that the charge of the Commission is always to retain original materials as much as possible. Stated that the Commission sits in the position of first trying to maintain what is there and finding ways to work with that.

[Discussion as to repair vs replacement considerations]

[Discussion/review of materials as to loss of glass space/circular molding]

Faber: Stated that he is perfectly okay taking the time needed to make sure it is done right.

Pettit: Stated that seeing the specifics would be very helpful.

[Discussion as to possible contractor resources]

[Discussion as to rehabilitation grant considerations/timelines]

Motion: Prebys (second: Schmiedeke) moved to table the application for work at 133 W Michigan to allow the applicant to explore other window options that result in no reduction of glass area.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

206 N Huron

**Fence Installation.*

Applicant: Ian Greenlee, owner- present.

Discussion: Pettit: Stated that the application is for fence work. Stated that the applicant appeared as a study item at the August 27th meeting. Asked applicant to update the Commission on the proposed work.

Greenlee: Stated that he has two ideas. Stated that the first idea is for a four-foot aluminum fence for the front yard and also a fence in the parking lot but not the other driveway. Stated that his thought is to also do a hedge around the front of it. Stated that he will be meeting with a nursery to get some ideas and quotes for installation and some different species that would fit. Stated that there was also some question of having the parking lot, with it being on Huron, having a ten-by-ten-foot area to pull out and not block vision.

Prebys: Asked if that accounts for the slanted sides.

Greenlee: Confirmed. Stated that only the south side driveway would be fenced in with a thirty-inch hedge around that corner. Stated that that would not block vision.

Prebys: Asked if it is "either/or" – that applicant would either do a hedge or a fence.

Greenlee: Confirmed.

Prebys: Stated that this application is for a fence.

Greenlee: Confirmed.

Prebys: Stated that it can be tabled until applicant makes a decision.

Greenlee: Asked if the fence would be approved in itself *[referenced photos]*.

Slagor: Stated that applicant sent revised photos for a different proposed gate. Stated that the initial proposed gates were with spiked finials, which would not meet the Zoning Ordinance.

[Discussion/review of reference materials and revised gate photos]

Prebys/Lindsay: Indicated having no problem with the fence.

Slagor: Asked the Commission about the possibility of applicant amending his application to include either installation of a hedge or the fence as drawn.

Prebys: Stated that he would want to have more information on the type of hedge.

[Discussion re: appropriate hedge-shrubbery types/maintenance considerations]

[Discussion re: gates not matching the fence]

[Procedural discussion]

Motion: Lindsay (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 206 N Huron as specified in the application dated August 29, 2019 for installation of a 4' tall aluminum fence. The fence shall be black and include gates at pedestrian and vehicular access points. Fence to match photos submitted at the meeting on September 10, 2019. Approval also includes an alternative option of vegetation at the same height, of a typical nature- such as boxwood or evergreen.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

616 Norris

**The application for balcony and egress stair replacement was moved to the end of the agenda as the applicant was not present*

STUDY ITEMS

504 N River

**Solar array.*

Applicant: Amy Strutz

Discussion: Pettit: Asked applicant to discuss what is planned.

Strutz: Stated that everything is in the back of the house. Indicated that the solar array is going to serve as both a rear step awning and solar. Stated that it will be attached to the house under the gutter. Stated that it will not be attached to the roof. Stated that it should end up just above the gutter, all the way from the bottom to the upper part on the angle back there *[reference sketch]*.

Prebys: Stated that the structure is what is going to be the main construction in this. Asked about the structure of the supports and what they are made of.

Strutz: Stated concrete piers, made of concrete, into the ground, and then four-by-four or six-by-six posts.

Prebys: Asked -- so it would be wood.

Strutz: Confirmed.

Lindsay: Asked if there is a plan for conveying the water away from the house.

Strutz: Stated that it is not going to change the amount of water that filters down. Stated that there will be gaps between each of the panels. Stated that water will run off in between the panels.

[Discussion continued as to water run-off considerations]

Pettit: Stated that wood needs to be painted in the District, which would need to be specified in the application.

Strutz: Acknowledged.

[Discussion as to structural considerations]

Prebys: Stated that seeing actual plans about what the structure is and how it is to be supported is preferred. *[Commission consensus]*

[Discussion as to a metal structure]

[Discussion continued as to structural considerations]

Lindsay: Stated that the biggest concern is how it attaches to the house and where the water goes because these all have significant impacts on the existing structure -- to show the Commission what that looks like.

Slagor: *[Passed out the "Alternative Energy" Fact Sheet for review/discussion]*

Lindsay: Asked applicant to have details listed in the application. Stated that the details will make it clearer and assist the Commission in making its decision.

Schmiedeke: Asked if it is aluminum.

Strutz: Stated that the framework under the panels is extruded aluminum. Stated that the XR-1000 would be aluminum in color. Stated that the panels themselves would be all black - top, bottom and frame. Stated that if posts are put in, they would be an aluminum color. Stated that if Wolmanized posts are done, those would be painted the color of the house.

Schmiedeke: Stated that she would like to see consistent materials.

Prebys: Indicated agreement.

504 N Huron

**Solar array.*

Applicant: Amy Strutz

Discussion: Strutz: Stated that behind the house is a carport which is a newer structure with gutters. Stated that that would be one location for solar. Stated that the other location would be down towards the river, down the hill, which would be totally invisible even from the house. Stated that the other location being looked at would be alongside the pool - either the north side or at the far east end of the pool.

Pettit: Asked -- so along the north side of the pool as in creating an awning.

Strutz: Confirmed. Stated that metal probably would not be used because of the pool.

[Discussion continued as to the location options]

Prebys: Stated that he would want to see precise drawings about where and what the structure would look like.

406 E Forest

**Solar array.*

Applicant: Amy Strutz

Discussion: Strutz: Stated that she is not certain if the south facing roof will be able to be used, structurally. Stated that the building was built in the 1800s. Stated that it depends on what they find. Indicated that another option would be to go off the back-porch roof, and then also do some east and west. Stated that they will do some east and west regardless of the back-porch roof.

[Discussion as to structural considerations]

Prebys: Stated that with any construction, the Commission would want to see where and how it interfaces with the rear of the building and where it is going to be located -- something more structurally informative than the sketch.

Pettit: Stated that the data in terms of how it harmonizes or not with the house and then the structural details as well, goes a long way to help the Commission make a decision.

412 Maple

**Porch repair.*

Applicant: Gary Turner

Discussion: Turner: Stated that it is a duplex. Stated that the plan is to restore the porch on the east side of the house. Stated that it has a walk-out balcony from the second-floor unit. Stated that it has a simple wood framed railing, two-by-two pickets – top row/bottom, with corner posts. Stated that there is progressed rot in the southeast corner of the structure. Stated that the plan is to open it up and see what needs to be done to make it structurally sound. Stated that this is in concert with the Building Department, Rental Inspection. Stated that the plan is to remove and replace with same-for-same for everything that is there presently, except for the roofing. Stated that the plan is to use a polyurethane pedestrian walkway system which is coated on a plywood deck *[Reference information as to 121 E Forest]*.

[Discussion re: railing/Code requirements]

412 Oak

**Detached garage.*

Applicant: Gary Turner

Discussion: Turner: Indicated that the study item is for a proposed detached garage. Stated that the plan is to use a basic Chelsea Lumber detached single car garage package, seven-and-a-half twelve-pitch gable, fiber cement siding *[reference materials]*. Indicated possibly double hung windows. Stated a painted aluminum fascia with gutters is proposed. Stated that as to colors, the existing house would be like this lower one here *[reference materials]*. Stated that Ice Formation would be the siding color. Stated that Polar Frost would be the trim color. Stated that the plan is for a standard overhead door, sectional insulated white.

Prebys: Asked about location.

Turner: Stated that it would be about thirty feet from the back of the house, into the back yard. Stated that there is no plan to have a driveway to it. Indicated that in terms of the fiber cement siding, it is noted as textured *[reference materials]*.

Prebys: Indicated that the preference is to not use textured.

[Discussion as to appropriate materials]

Schmiedeke: *[Initiated discussion re: the pitch of the garage matching the pitch of the house]*

Turner: Stated -- so just smooth siding would be preferable.

Commissioners: Confirmed.

Turner: *[Initiated discussion regarding window type that would be appropriate]*

Lindsay: Suggested that applicant bring in more than one option for the windows.

Turner: *[Updated the Commission on 217 N River - application for rear addition, new roof, solar array and replacement of garage windows approved at the August 13th meeting]*

NEW BUSINESS

****Returned to New Business***

616 Norris

**Balcony and egress stair replacement.*

Applicant: Timothy Woods, contractor- not present.

Discussion: Pettit: Asked if there is enough in the submission materials to make a decision.

[Commission and staff reviewed and discussed submitted materials]

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 616 Norris as specified in the application, dated August 30, 2019, for the installation of a new balcony and egress stair. The structure is to be built to spec. The wood components of the structure shall be painted or stained an opaque color.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

ADMINISTRATIVE APPROVALS

40-44 E Cross

**Balcony replacement*

326 E Forest

**Reroofing*

326 Maple

**Painting*

Motion: Prebys (second: Lindsay) moved to accept the administrative approvals for 40-44 E Cross for balcony replacement; 326 E Forest for reroofing; and 326 Maple for painting.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

Property Monitoring

302 E Cross

Slagor: Provided an update. Indicated that staff advised owner, via voice mail message, to come in by the first October meeting and work out a new time line for repairs.

Commissioner Comments- none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the Special Meeting Minutes of August 26, 2019

Motion: Prebys (second: Schmiedeke) moved to approve the minutes of August 26, 2019 as submitted.

Approval: Unanimous. Motion carried.

Approval of the Regular Meeting Minutes of August 27, 2019

Motion: Prebys (second: Schmiedeke) moved to approve the minutes of August 27, 2019 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

Interim Chairperson Pettit adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 8:40 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson



HDC Work Permit Staff Review

Property address: 133 W Michigan

Property History: The property includes the ca. 1907 Neoclassical-style building that was erected to house the First National Bank of Ypsilanti. In 1963 the bank exterior was “modernized” with a marbled first floor and “cheese grater” metal screened second floor. The original exterior was revealed in 1985, with restoration funds coming from a Downtown Façade Improvement Grant.

Date of Application: September 3, 2019

Date of Review: September 5, 2019

Date of Meeting: September 24, 2019

Proposed work: Replace 14 windows on the south elevation second story.

Materials: Weathershield Premium Series wood-framed aluminum-clad windows.

Staff review:

1. This application was reviewed as an action item on September 10, 2019. The item was tabled so that the applicant may look into additional window options that do not result in a loss of glass area. See meeting minutes for full discussion.
2. As of September 12, 2019, no additional materials or amendments had been submitted to staff.
3. The applicant is the recipient of a Downtown Development Authority Façade Rehabilitation Grant, and requires HDC approval to receive grant funding.
4. The applicant proposes replacing 14 wood-framed double-hung one-over-one windows on the second story of the south elevation.
5. Proposed replacements are Weathershield Premium Series wood sashes with aluminum cladding.
 - a. The new windows will be colored to match the others on 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.

6. The applicant is requesting insert replacement so that the exterior window trim, that features a distinctive Toros (rounded) molding, can remain intact.
 - a. The contractor estimates a slight loss in glass area, totaling 1", on the width of the windows, and ¼" on the height.
 - b. The upper trim, may be removed ¼" on the upper and lower sashes to meet the height of the windows.
7. The contractor estimates that the average person would not notice the change in glass area.
8. The applicant states that the windows are so badly rotted that some have been boarded over to prevent their falling.
9. The applicant investigated restoring the windows over replacing, and the cost was \$3,900 per window for \$54,600 total, with a six-month time-frame to completion. Restoration is estimated at twice as much as replacement, which is \$26,000.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 133 W Michigan as specified in the application, dated September 3, 2019, for the installation of 14 Weathershield Premium Series aluminum-clad wood windows on the second story of the south elevation. The distinctive rounded window molding is to be preserved as much as possible.

Relevant Secretary of the Interior's Standards:
#2, #6

Move to table the application for work at 133 W Michigan so the applicant may explore other window options that result in no reduction of glass area.

Prepared by:

Scott E. Slagor, Preservation Planner



**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 NOT BE PLACED ON THE AGENDA

Property

Address

133 W MICHIGAN AVE

Applicant

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

Name

MICHIGAN HERITAGE, LLC./OWNER: RANDALL FABER

Address

PO BOX 3393

City

ANN ARBOR

State

MI

Zip

48106

Phone / Fax

810-773-4296

E-Mail

michheritage@gmail.com

Contractor

Contractor Name & Contact Info

Arbor Glass& Mirror LLC/Ryan@arborglassandmirror.com

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

Complete Description of Proposed Work:

Replace 14 second floor windows on the west side of the building facing Washington Street, paint exterior wood trim. The windows have rotted frames and old interior hardware is not functional.

Windows selected by the contractor are Weathershield Premium Series aluminum wood clad windows. This was selected due to the size of the windows. Weathershield makes a window that is tall enough to fit the current window openings. Color selected will be a match to what is currently on the building.

1" less day light in total. Weather @ - most. 1/4" = height.

Profiles different insert allows to keep trim on outside.

Trim is removed 1/4" more on height.

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

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$26,000

Permit fee:

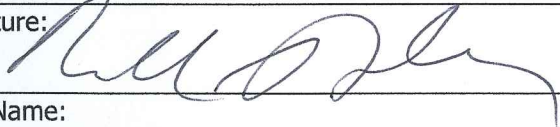
\$45 + 38.5 = 83.50

Signature

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

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

Signature:



Date:

8/27/2019

Print Name:

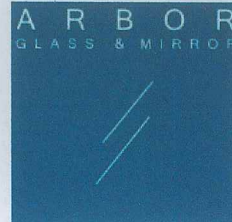
Randall S. Faber

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 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

Arbor Glass & Mirror, LLC
1271 Industrial Dr.
Suite 1
Saline, MI 48176 US
ryan@arborglassandmirror.com
http://www.arborglassandmirror.com

Estimate



ADDRESS

Michigan Heritage, LLC
PO Box 3393
Ann Arbor, MI 48106

SHIP TO

Michigan Heritage, LLC
Michigan Heritage
133 W. Michigan Ave
Ypsilanti, 48197
Ann Arbor, MI 48106

ESTIMATE #	DATE	
1443	02/14/2019	

ACTIVITY	QTY	RATE	AMOUNT
Labor Replace 14 second floor existing wood windows with Weathershield insert windows sandtone exterior to match existing and clear pine interior includes all labor and trim necessary to complete the project.	1	26,000.00	26,000.00

TOTAL

\$26,000.00

Accepted By

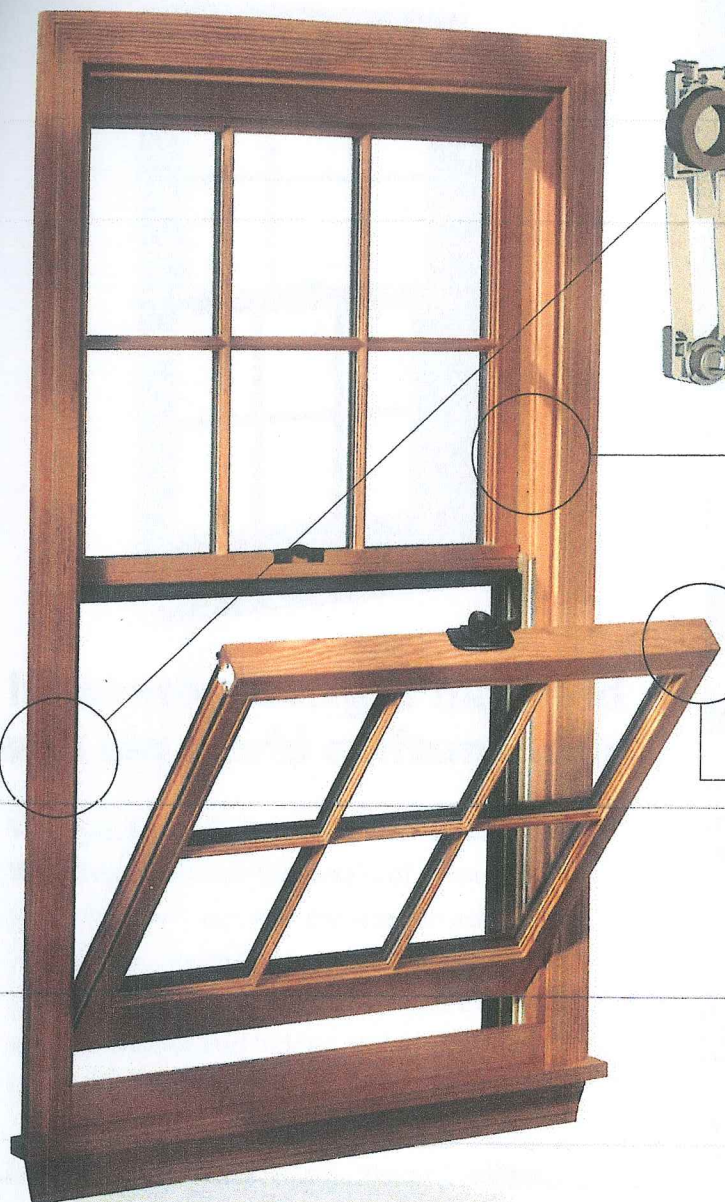
Accepted Date

Weather Shield Premium Series®

DOUBLE HUNG

Architecturally Inspired

TECHNOLOGICALLY ADVANCED

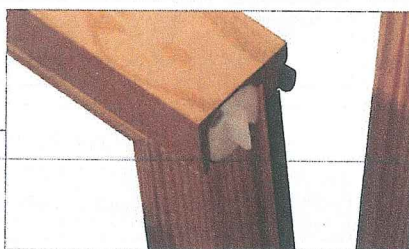


The **Symmetry Balance System®** takes all the work out of lifting the sash by eliminating the need for tension or balance adjustments. The result is a window that opens quietly, smoothly, and with very little effort.



Concealed Wood Jamb

The concealed jamb liner offers clean sightlines and is color matched to the unit; keeping the view beautiful both inside and out.



Concealed Tilt Release Latch

Tilt release latches recess into the lock rail leaving the sash clear of all visible latch hardware.

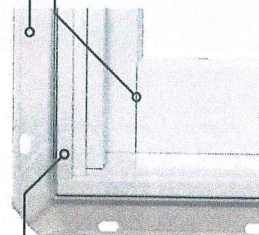


Integral Lock / Latch

The dual-action lock allows the sash to be unlocked and tilted with one hand.

Rigid, Integral Nailing makes installation easier and provides more durability than flimsy screen or fold-out fins found with other windows.

Butt-Jointed Cladding accurately mimics traditional wood windows.



3-1/2" Bottom Rail gives proper architectural proportions.

Extruded Aluminum Exteriors are very durable and virtually maintenance free. They stand up to the harshest elements, resist dents, dings, and scratches and will not rot.

Premium Series Double Hung

Shown with Douglas Fir interior and 5/8" Simulated Divided Lites (SDL)



OTHER STYLES IN THE FAMILY OF PREMIUM SERIES PRODUCTS



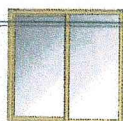
Casement



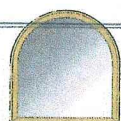
Awning



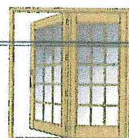
Double Hung



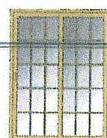
Double Slider



Special Shape



Hinged Patio Door



Sliding Patio Door



DOUBLE HUNG

Weather Shield Premium Series®

Aluminum Clad Wood Windows & Doors



Innovative designs matched with old world craftsmanship.

Weather Shield Premium Series® Double Hung Windows feature all the details of a historic wood window, but with the latest in advanced innovations. From the architecturally correct proportions, to the flawless sightlines created by the wood jamb liner and hidden tilt latches, these double hungs are made for today's fine homes.

Discriminating homeowners, custom builders and architects also desire distinctive choices. Our Premium Series windows can be customized with many choices in interior wood species and factory finishes, exterior colors, performance glass options, and accessories such as grilles and exterior trim.

From top to bottom, inside and out, the Premium Series offers unmatched style and options.

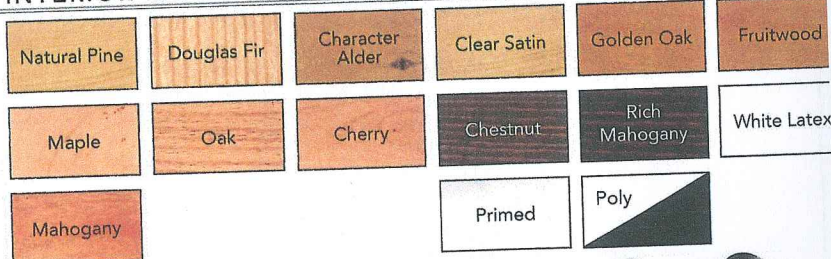


EXTERIOR FINISH OPTIONS*

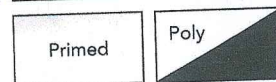
High-Performance AAMA 2605 paint is standard on all Weather Shield Premium Series® Products



INTERIOR WOOD OPTIONS**



FACTORY FINISH OPTIONS**



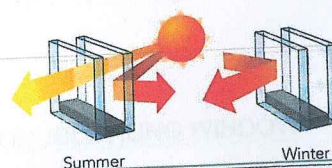
WINDOW HARDWARE OPTIONS

Premium Series Double Hung windows feature durable hardware and are available in your choice of five finishes.



GLAZING OPTIONS

Premium Series offers a multitude of glazing options designed to perform in any climate. From our standard insulated Low-e glass to our triple insulated Zo-e-shield® 7 glass, we have the performance you are looking for.

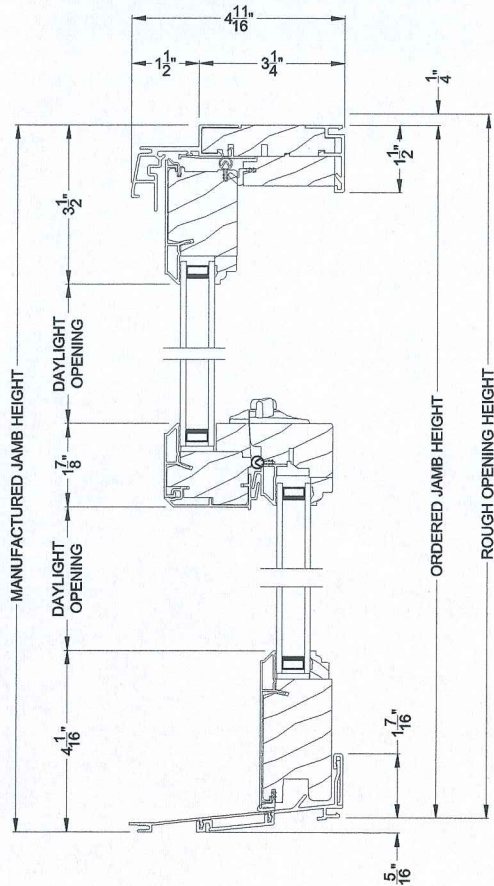


All Weather Performance

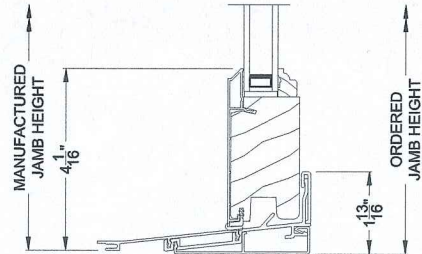
* Exterior finish options shown above may not be accurate representations. Actual color samples are available upon request.
** Interior finish options shown above are on pine wood species and may not be accurate representations.

Weather Shield® Premium Series™

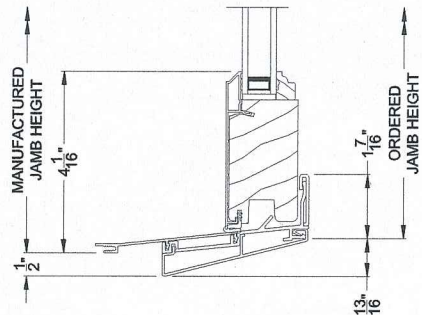
Pocket Double Hung Windows



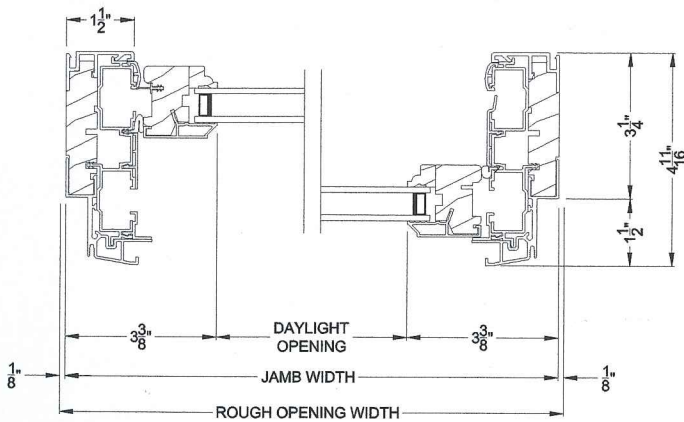
PREMIUM POCKET DOUBLE HUNG (8118)
Vertical Section - 5° - 9° SILL



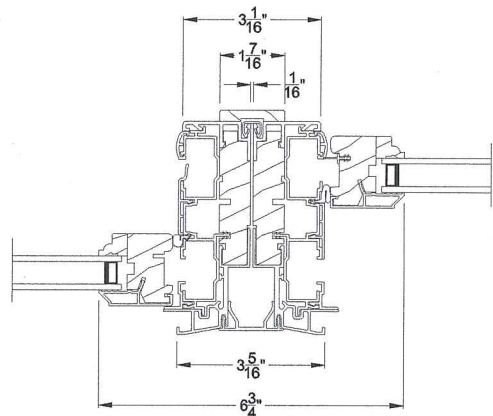
PREMIUM POCKET DOUBLE HUNG (8118)
Vertical Section - 0°-4° SILL



PREMIUM POCKET DOUBLE HUNG (8118)
Vertical Section - 10°-14° SILL



PREMIUM POCKET DOUBLE HUNG (8118)

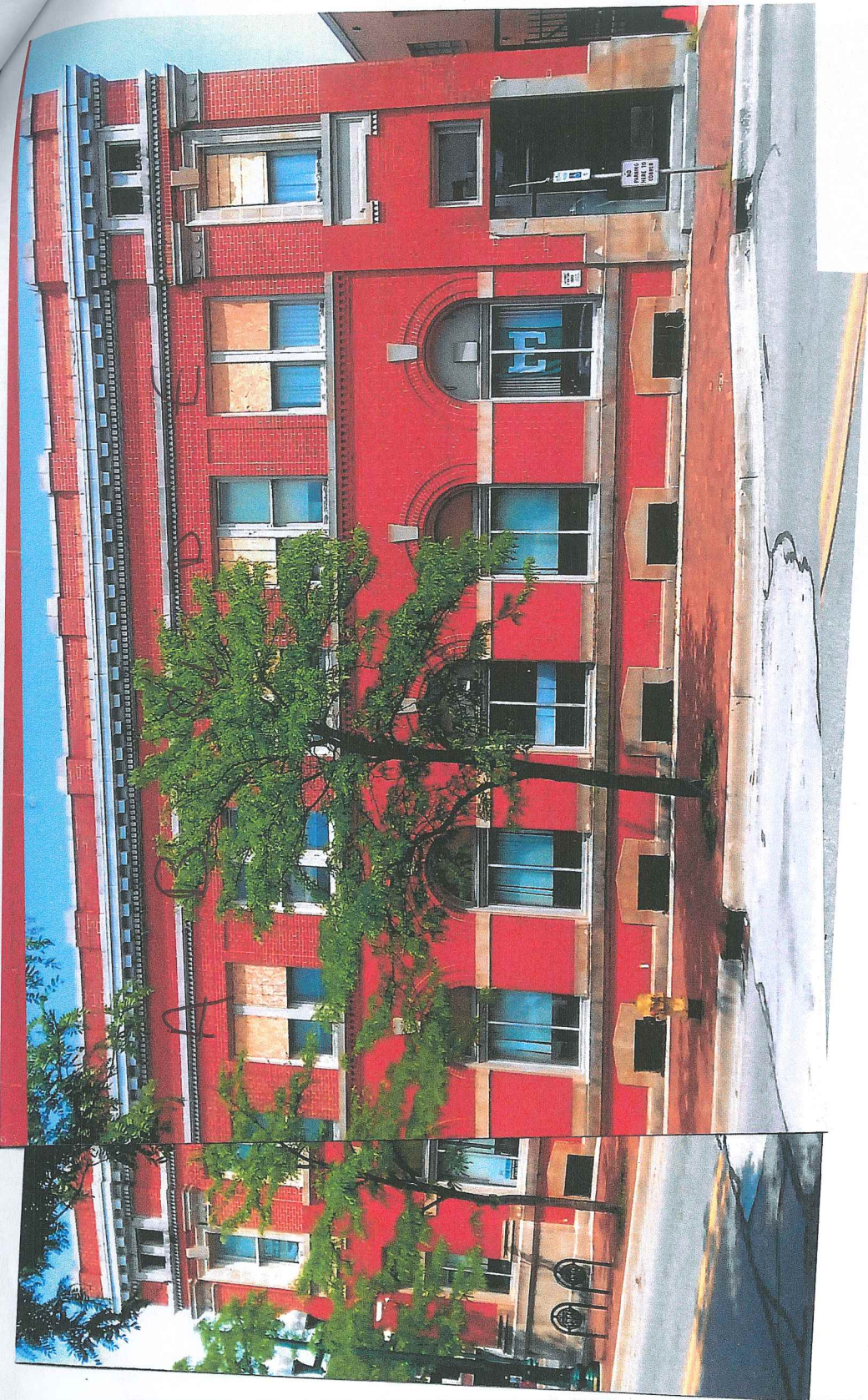


PREMIUM POCKET DOUBLE HUNG WINDOW

Vertical Mull Section

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.



















HDC Work Permit Staff Review

Property address: 410-412 Maple

Property History: The property includes an 1896 cross-gable duplex.

Date of Application: September 5, 2019

Date of Review: September 12, 2019

Date of Meeting: September 24, 2019

Proposed work: Replace Rebuild a side porch and balcony

Materials: Wood, likely a combination of treated and untreated lumber.

Staff review:

1. This application was reviewed as a study item on September 10, 2019.
 - a. Commissioners at the meeting generally felt the application met the Secretary of the Interior Standards.
2. The applicant proposes to remove and replace the rotted components of the porch on the east elevation, including the roofing, fascia, soffit, and trim; and repair the southeast corner column, rafters, beam, and floor joists.
3. Applicant stated all material would be matched like-for-like, except the roof, which will be a poly membrane rolled roofing in gray.
4. The balustrade and railing of the balcony are currently unpainted. Staff recommend that its replacement be painted to match the house.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 210-212 Maple as specified in the application, dated September 5, 2019, for the repair and reconstruction of components to the east porch. The repairs shall be made to

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.

spec, and the new exterior components painted to match the house.

Relevant Secretary of the Interior's Standards:
#6

Prepared by:

Scott E. Slagor, Preservation Planner



**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 NOT BE PLACED ON THE AGENDA

Property

Address

410 & 412 MAPLE ST.

Applicant

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

Name

MICHAEL KOZURA

Address

323 MAPLE ST.

City

YPSILANTI

State

MI

Zip

48198

Phone/ Fax

(734) 216-1373

E-Mail

KOZURAMIC@YAHOO.COM

Contractor

Contractor Name & Contact Info

COMMUNITY BUILDERS LLC
GARY TURNER 734 216 6575 GARY@CBTBUILDS.COM

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☒ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

REMOVE & REPLACE ROTTED/COMPROMISED
ROOFING, FASCIA/SOFFIT TRIM, AND
POSSIBLY STRUCTURAL REPAIRS TO
SOUTH EAST CORNER COLUMN, BEAM,
RAFTERS, FLOOR JOISTS.
ALL REPAIRS & MATERIALS TO BE
SAME FOR SAME

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

MATCH ALL EXISTING FINISHES EXCEPT
REPLACING ROLL ROOFING W/ POLY MEMBRANE GRAY.

Permit Application Fee (action items only)

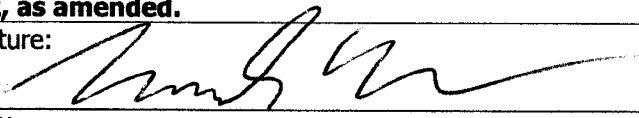
The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:	Permit fee:
\$ 2,500	\$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:
	8/20/19
Print Name:	
MICHAEL KOZURA	

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 or view our factsheets online at cityofypsilanti.com/hd.

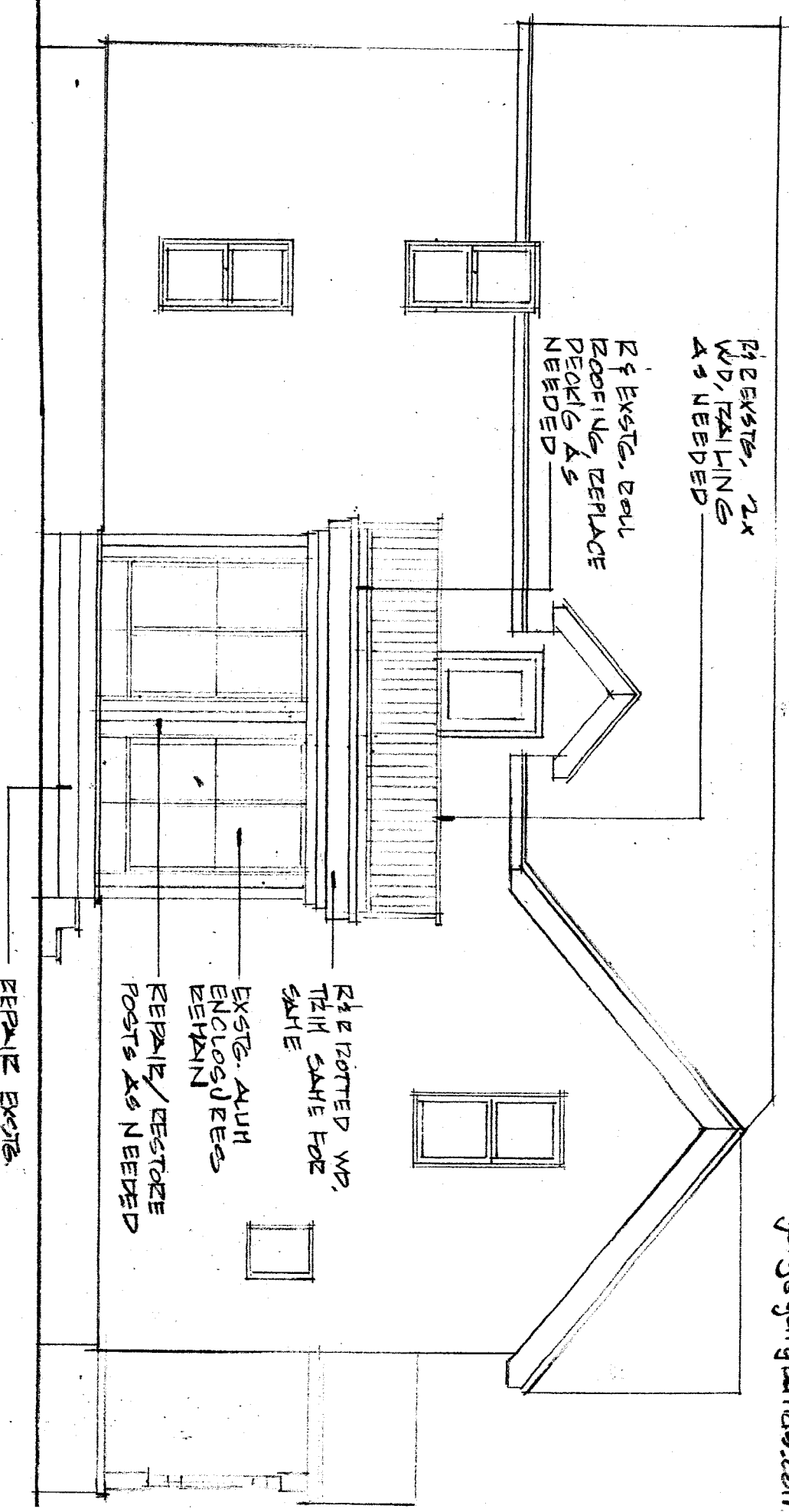
All other necessary approvals and permits must be acquired before beginning work.

410 - 412 MAPLE ST. 3 SEASON SOUTH POECH REPAIRS

OWNER: MICHAEL KOZUBA
323 MAPLE ST.
YPSI MI 48198

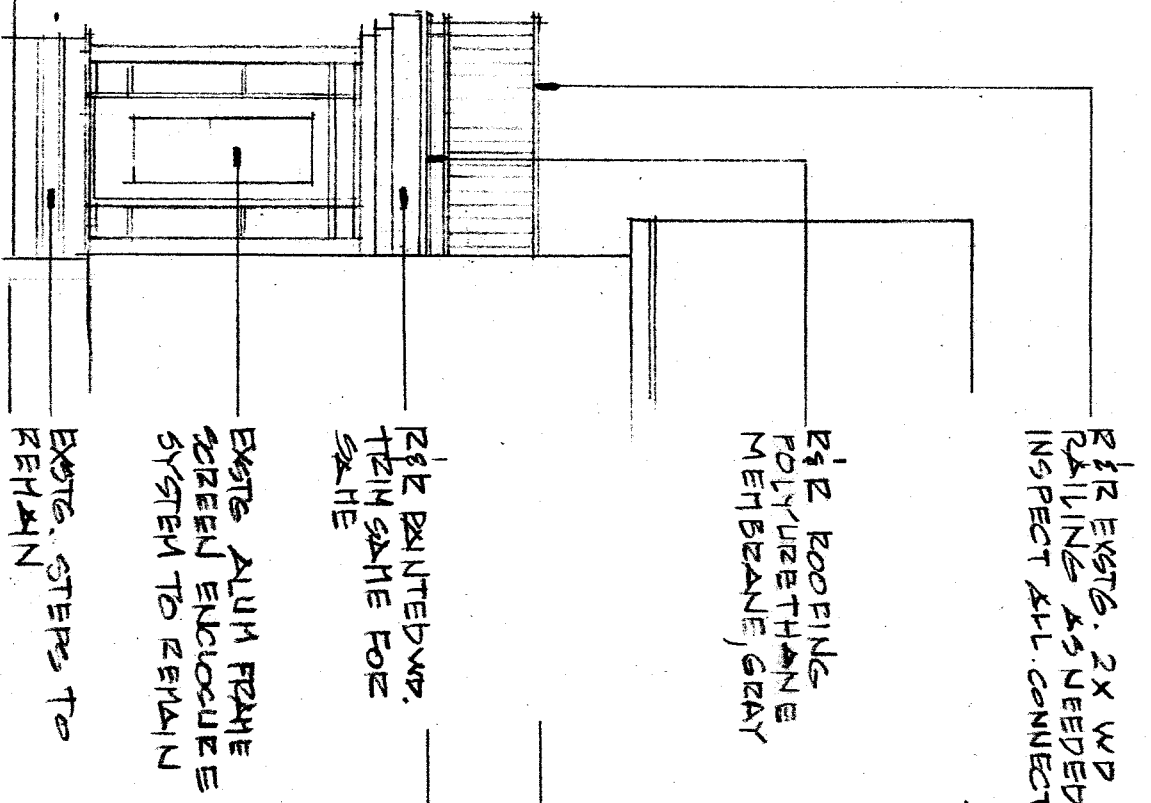
BUILDER: COMMUNITY BUILDERS LC
412 MAPLE ST
YPSI MI 48198

CONTACT: GARY TURNER
(734) 216-6575
gary@garthbuilds.com

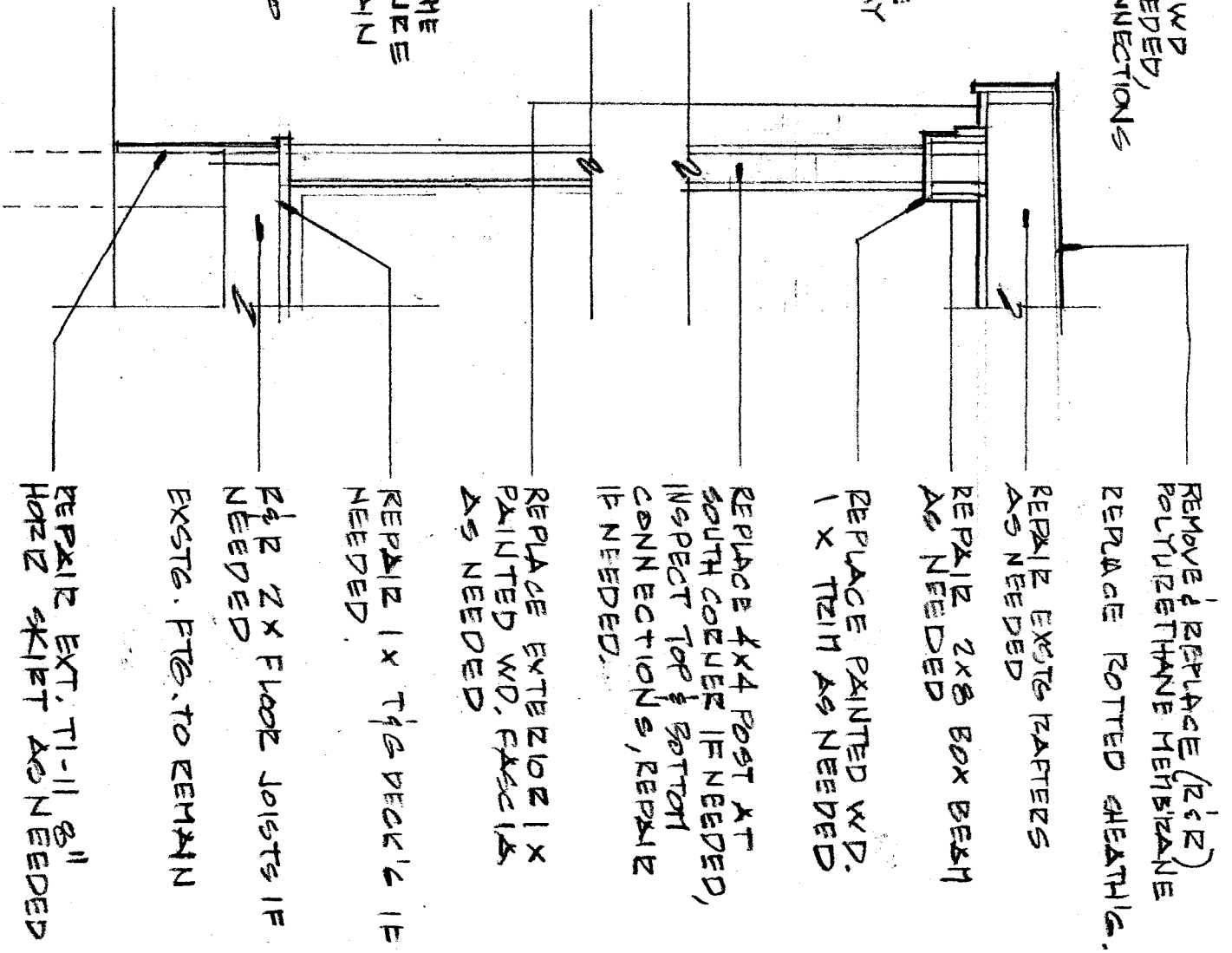


EAST ELEVATION

3/16" = 1'-0"



B NORTH ELEVATION
 $\frac{3}{16}'' = 1'-0''$



C DETAIL SECTION
 $\frac{1}{2}'' = 1'-0''$



The Chemical Company

Technical Data Guide

7 | 07 18 00
Traffic
Coatings

MasterSeal® Traffic 1500

Polyurethane waterproofing, traffic-bearing membrane systems for vehicular and pedestrian areas

FORMERLY SONOGUARD®

PACKAGING

- MasterSeal P 222:
5 gallon (18.93 L) pails
- MasterSeal P 220:
4 gallon (15.14 L) units in
5 gallon pails (18.93 L)
- MasterSeal M 200,
(self-leveling and slope-grade):
 - 5 gallon (18.93 L) pails
 - 55 gallon (208 L) drums
- MasterSeal TC 225:
 - 5 gallon (18.93 L) pails
 - 55 gallon (208 L) drums
- MasterSeal 914: 1 pint (473 mL) cans
- MasterSeal 915 (for recoat applications):
0.5 pint (236 mL) cans

YIELD

See chart on page 3

COLORS

Gray, Charcoal, Tan

STORAGE

Store in unopened containers in a cool, clean, dry area

SHELF LIFE

- MasterSeal M 200 and TC 225:
5 gal pails, 1 year when properly stored
55 gal drums, 9 months when properly stored
- MasterSeal 914, pint cans:
2 years when properly stored
- MasterSeal 915:
1 year when properly stored

DESCRIPTION

MasterSeal Traffic 1500 waterproofing systems are composed of:

- MasterSeal M 200, a one-component, moisture-curing polyurethane,
- MasterSeal TC 225, a one-component aliphatic moisture-curing polyurethane,
- MasterSeal TC 225 Tint Base, consisting of 40 standard colors, (see Form No. 1017936).

For projects requiring primer, two choices are available:

- MasterSeal P 222, a one-component solvent-based primer and sealer,
- MasterSeal P 220, a two-component waterborne epoxy primer and sealer.

PRODUCT HIGHLIGHTS

- * Primer coat not typically required which helps to reduce labor and material costs
- * Waterproof which helps to protect concrete from freeze/thaw damage; protects occupied areas below from water damage
- * Excellent chloride resistance provides protection against chloride intrusion; extends the life of reinforcing steel
- * Seamless elastomeric membrane offers excellent durability and superior abrasion resistance, has no seams that may result in leaks
- * Skid resistant to increase safety
- * Multiple systems available, making MasterSeal Traffic 1500 ideal for various vehicular or pedestrian traffic solutions
- * Repairable and recoatable to extend the useful life of the system

VOC CONTENT

- * MasterSeal M 200:
 - Self-leveling grade:
196 g/L less water and exempt solvents
 - Flash/slope grade: 203.3 g/L
less water and exempt solvents
- * MasterSeal TC 225: 209 g/L
less water and exempt solvents.

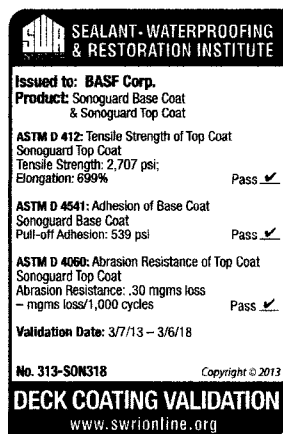
Technical Data

Composition

MasterSeal Traffic 1500 is a moisture-curing polyurethane membrane.

Compliances

- UL 790 Class A Fire Rating
- ASTM C 957
- ASTM E 108
- ASTM E 84



Test Data

PROPERTY*	RESULTS		TEST METHOD
	M 200	TC 225	
Weight per gallon, lbs (kg)	9.9 (4.5)	9.1 (4.1)	ASTM D 1475
Specific gravity, kg/L	1.19	1.09	
Solids			ASTM D 1259
	By weight, %	84	77
	By volume, %	81	75
Viscosity, cps	4,000 — 9,000	2,000 — 4,000	ASTM D 2393
Flash Point, ° F (° C)	104 (40)	105 (40.5)	ASTM D 56

*Uncured material

PROPERTIES OF CURED MEMBRANES

PROPERTY	RESULTS		TEST METHOD/ REQUIREMENTS
	M 200	TC 225	
Hardness, Shore A	60	89	ASTM D 2240
Tensile strength, psi (MPa)	752 (5.2)	2,500 (17.2)	ASTM D 412
Elongation, %	595	502	ASTM D 412
Tear strength, PIT	74	199	ASTM D 1004
Weight loss, %	16	17	Max: 40
Low temperature flexibility and crack bridging	No Cracking	No Cracking	No Cracking
Adhesion in peel after water immersion, pli,			
Primed mortar	43	N/A	5
Plywood	34	N/A	5
Adhesion (Pull-off), psi			
Base Coat	275		ASTM D 4541

CHEMICAL RESISTANCE TENSILE RETENTION (ASTM C 957)

CHEMICAL	RESULTS		REQUIREMENTS
	M 200	TC 225	
Ethylene glycol	88	92	Min: 70
Mineral spirits	47	60	Min: 45
Water	96	83	Min: 70

Test results are averages obtained under laboratory conditions. Reasonable variations can be expected.

MASTERSEAL TRAFFIC 1500 SYSTEM WEATHERING RESISTANCE AND ELONGATION RECOVERY (ASTM C 957)

CHEMICAL	RESULTS	REQUIREMENTS
Elongation recovery, %	94	Min: 90
Tensile retention, %	151	Min: 80
Elongation retention, %	94	Min: 90
Abrasion resistance, mg lost; (ASTM D 4060) CS-17 Wheel, 1,000 g load, 1,000 cycles	1 — system passes	Max: 50
Crack bridging, 1,000 cycles	System passes	—

Test Data, cont.

	LIGHT TO MEDIUM TRAFFIC & PEDESTRIAN	HEAVY DUTY (REFUSAL METHOD)	EXTRA HEAVY DUTY (REFUSAL METHOD)
Weight per gallon, lbs (kg)	9.9 (4.5)	9.1 (4.1)	ASTM D 1475
Base coat			
Wet mils (mm)	25 (0.6)	25 (0.6)	25 (0.6)
Dry mils (mm)	20 (0.5)	20 (0.5)	20 (0.5)
Coverage ¹	60 (1.5)	60 (1.5)	60 (1.5)
Mid coat			
Wet mils (mm)	None	20 (0.5)	25 (0.6)
Dry mils (mm)	None	15 (0.4)	20 (0.5)
Coverage ¹	None	80 (2.0)	60 (1.5)
Finish coat			
Wet mils (mm)	25 (0.6)	20 (0.5)	20 (0.5)
Dry mils (mm)	20 (0.5)	15 (0.4)	15 (0.4)
Coverage ¹	60 (1.5)	80 (2.0)	80 (2.0)
Aggregate²			
lbs per 100 ft ²	10–15	30–50	50–70
(kg/m ²)	(0.5–0.7)	(1.5–2.5)	(2.5–3.4)

Coverage rates are approximate and may vary due to the application technique used.

Actual coverage rate will also depend on finish and porosity of the substrate.

¹ Coverage is ft²/gal (m²/L)

² (16–30 mesh rounded silica sand or proportional equivalent)

INDUSTRIES/SECTORS

- * Stadiums
- * Balconies
- * Parking Garages
- * Commercial Construction
- * Building and Restoration

HOW TO APPLY

SURFACE PREPARATION

CONCRETE

1. Concrete must be fully cured (28 days), structurally sound, clean and dry (ASTM D 4263). All concrete surfaces (new and old) must be shot blasted to remove previous coatings, laitance and all miscellaneous surface contamination and to provide profile for proper adhesion. Abrasive shot blasting must occur after concrete repair has taken place. Acid-etching is not permitted. Proper profile should be a minimum of ICRI CSP-3 (as described in ICRI document 03732.)

2. Repair voids and delaminated areas with BASF branded cementitious and epoxy patching materials. For application when fast-turn repairs are required, MasterSeal M 265 can be used to repair patches up to 1" (25 mm) in depth. Please refer to Technical Service for proper application techniques.

3. All units must be applied within the specified pot life.

SURFACE PRE-STRIPING AND DETAILING

1. For nonmoving joints and cracks less than 1/16" (1.6 mm) wide, apply primer when required, followed by 25 wet mils (0.6 mm) pre-striping of MasterSeal M 200. MasterSeal M 200 must be applied to fill and overlap the joint or crack 3" (76 mm) on each side. Feather the edges.

2. Dynamic cracks and joints 1/16" (1.6 mm) and greater wide must be routed to a minimum of 1/4 by 1/4" (6 by 6 mm) and cleaned. Install bond breaker tape to prevent adhesion of sealants to the bottom of joint. Prime joint faces only with MasterSeal P 173 (see Form No. 1017962). Fill joints deeper than 1/4" (6 mm) with appropriate backer rod and MasterSeal SL 1™/SL 2™ (slope grade or self-leveling) or MasterSeal NP 1™/NP 1™ sealants (see Form Nos. 1017903 and 1017911). For cracks, sealant should be flush with the adjacent concrete surface. For expansion joints, sealant should be slightly concave.
3. Sealed joints 1" (25 mm) or less can be coated over with MasterSeal Traffic 1500. Expansion joints exceeding 1" (25 mm) wide should not be coated over with MasterSeal Traffic 1500 so that they can perform independently of the deck coating system.

4. Cut a ¼ by ¼" (6 by 6 mm) keyway into the concrete where the coating system will be terminated if no wall, joint, or other appropriate break exists. Fill according to instructions on cracks and joints over ⅛" (1.6 mm) wide.
5. Form a sealant cant into the corner at the junction of all horizontal and vertical surfaces (wall sections, curbs, columns). Prime with MasterSeal P 173 and apply a ½–1" (13–25 mm) wide bead of MasterSeal NP 1 or MasterSeal NP 2 sealants. Tool to form a 45° cant.
6. In locations of potential high movement, such as wall and slab intersections, apply 25 wet mils (0.6 mm) of MasterSeal M 200 and embed MasterSeal 955.

METAL SURFACES

1. Remove dust, debris, and any other contaminants from vent, drain-pipe and post penetrations, reglets and other metal surfaces.
2. Clean these surfaces to bright metal and prime immediately with MasterSeal P 173.
3. Provide appropriate cant with MasterSeal NP 1, NP 2 or CR 195 sealant to eliminate 90° angles.

PLYWOOD

1. All plywood must be smooth-faced, APA-stamped and exterior grade. Construction must conform to code, but plywood must not be less than ½" (12 mm) thick. Plywood spacing and deck construction must follow APA guidelines.
2. Surfaces must be free of contaminants. Priming is not necessary on clean, dry plywood.
3. All seams must be caulked with MasterSeal NP 1 or MasterSeal NP 2 sealants (see Form Nos. 1017906 and 1017911). Pre-stripe 4–6" (102–152 mm) wide with 25 wet mils (0.6 mm) of M 200. Reinforce all seams between plywood sheets and between flashing and the plywood deck by embedding MasterSeal 995 into the pre-stripping.

APPLICATION OF PRIMER

PRIMER

NOTE: When primer is required on a job, follow these steps. When applying Traffic 1500 without using a primer, proceed to Application.

1. After thoroughly vacuuming the surface, apply MasterSeal P 222 or P 220 to all the properly prepared deck surfaces at the rate of 200–250 ft²/gal (4.9–6.1 m²/L). Using a roller pan and a short- to medium-nap roller cover, force the primer into pores and voids to eliminate pinholes. Do not apply over pre-stripping. Use only solvent-resistant tools and equipment.
2. Allow primer to dry until tack-free. M 200 must be applied the same working day.

MASTERSEAL M 200

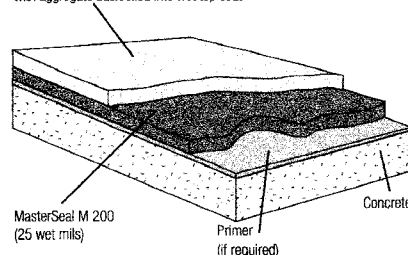
1. All preparatory work must be completed before application begins. Be certain the substrate is clean, dry, stable and properly profiled. Sealants and pre-stripping should be properly cured. Apply the base, mid and finish coats with a properly sized squeegee to arrive at the required mil thicknesses.
2. The best method to ensure the proper wet film thickness is the use of a grid system. Divide the surface to be coated into grids and calculate the square footage of each. Refer to the coverage chart to determine the quantity of MasterSeal Traffic 1500 needed for each grid to arrive at the required mil thicknesses. For example, one pail of MasterSeal M 200 will cover an area approximately 300 ft² (28 m²), or a grid 30 by 10 ft (9 by 3 m) at 25 wet mils (0.6 mm). The mil thickness of all coats can also be verified by the use of a wet-mil thickness gauge.
3. Apply MasterSeal M 200 25 wet mils thick (0.6 mm) using a proper notched squeegee to entire deck surface, and back roll, overcoating the properly prepared cracks, joints and flashings. For sloped areas, use slope-grade MasterSeal M 200. Do not coat expansion joints over 1" (25 mm) wide.
4. Allow curing time of overnight (16 hour minimum). Slightly extend the curing time in cool or dry weather conditions. The surface of MasterSeal M 200 should have a slight tack. If the coating has been exposed for a prolonged period, consult Technical Service for recommendations.

APPLICATION METHODS OF SYSTEMS

MasterSeal Traffic 1500 can be installed in several configurations, depending upon the degree of traffic to which the system is exposed. In areas of extreme traffic (turning lanes, pay booths, entrances and exits), apply the Extra Heavy-Duty Traffic System. The following summary briefly describes each configuration. All coverage rates are approximate.

LIGHT TO MEDIUM DUTY TRAFFIC AND PEDESTRIAN SYSTEM

MasterSeal TC 225 (25 wet mils)
with aggregate backrolled into wet top coat

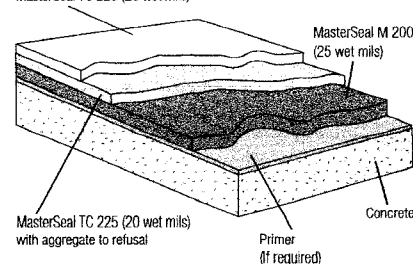


LIGHT- TO MEDIUM- DUTY TRAFFIC & PEDESTRIAN SYSTEM

1. Prime concrete substrate (if required).
2. Apply 25 wet mils (0.6 mm) MasterSeal M 200 using a proper notched squeegee at 60 ft²/gal (1.5 m²/L). Immediately backroll to level MasterSeal M 200. Allow to cure overnight.
3. Apply 25 wet mils (0.6 mm) MasterSeal TC 225 using a proper notched squeegee at 60 ft²/gal (1.5 m²/L). Immediately backroll to level MasterSeal TC 225 material. While the coating is still wet, broadcast MasterSeal 941 or equivalent 16–30 rounded silica sand at 10–15 lbs/100 ft² (0.5–0.7 kg/m²), then backroll into the coating to fully encapsulate.

HEAVY DUTY TRAFFIC SYSTEM (Aggregate to refusal method)

MasterSeal TC 225 (20 wet mils)



HEAVY-DUTY TRAFFIC SYSTEM

1. Prime concrete substrate (if required).
2. Apply 25 wet mils (0.6 mm) MasterSeal M 200 using a proper notched squeegee at 60 ft²/gal (1.5 m²/L). Immediately backroll to level MasterSeal M 200. Allow to cure overnight.
3. Apply 20 wet mils (0.5 mm) MasterSeal TC 225 using a notched squeegee at 80 ft²/gallon (2.0 m²/L). Immediately backroll to level MasterSeal TC 225. The next step, #4, can utilize either method described in 4A or 4B.

4A. AGGREGATE TO REFUSAL METHOD

Immediately broadcast MasterSeal 941 or equivalent 16–30 mesh, rounded silica sand into the wet coating at the rate of 30–50 lbs per 100 ft² (1.0–1.25 kg/m²). Immediately after the aggregate broadcast and while the coating is still wet, blow any excess aggregate via a portable blower forward into the wet coating. Do not over apply aggregate; it is acceptable to have localized wet spots in the aggregate surface after completion of this method. This process requires coordination between all of the members in the work crew. The blower operator, wearing clean spiked shoes, should blow the excess aggregate forward towards the freshly applied and back rolled topcoat. In this method, the coating should not accept additional sand, minimal excess aggregate is on the surface, less aggregate is used and the textured appearance should be fairly uniform.

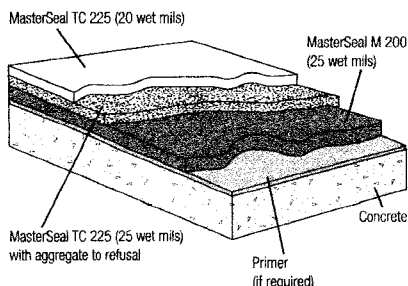
4B. BROADCAST AND BACKROLL METHOD

Immediately broadcast MasterSeal 941 or equivalent 16–30 mesh, rounded silica sand into the wet coating and backroll to encapsulate the aggregate. Evenly broadcast aggregate at the rate of 10–15 lbs per 100 ft² (0.5–0.75 kg/m²). Allow to cure overnight.

5. Remove all loose aggregate, then apply 20 mils (0.5 mm) MasterSeal TC 225 using a flat squeegee at 80 ft² per gallon (2.0 m²/L). Immediately backroll to level MasterSeal TC 225.

6. For additional slip resistance, immediately broadcast MasterSeal 941 or equivalent 16–30 rounded silica sand at a rate of 7–10 lbs per 100 ft² (.34–.49 kg/m²) and backroll to encapsulate.

EXTRA HEAVY-DUTY SYSTEM (Aggregate to refusal method)



EXTRA-HEAVY DUTY SYSTEM

1. Prime concrete substrate (if required).
2. Apply 25 wet mils (0.6 mm) MasterSeal M 200 using a proper notched squeegee at 60 ft²/gal (1.5 m²/L). Immediately backroll to level MasterSeal M 200. Allow to cure overnight.
3. Apply 25 wet mils (0.6 mm) MasterSeal TC 225 using a proper notched squeegee at 50 ft²/gal (1.2 m²/L). Immediately backroll to level MasterSeal TC 225. The next step, #4, can utilize either method described in 4A or 4B.

4A. AGGREGATE TO REFUSAL METHOD

Immediately broadcast MasterSeal 941 or equivalent 16–30 mesh, rounded silica sand into the wet coating at the rate of 20–25 lbs per 100 ft² (1.0–1.25 kg/m²). Immediately after the aggregate broadcast and while the coating is still wet, blow any excess aggregate via a portable blower forward into the wet coating. Do not over apply aggregate; it is acceptable to have localized wet spots in the aggregate surface after completion of this method. This process requires coordination between all of the members in the work crew. The blower operator, wearing clean spiked shoes, should blow the excess aggregate forward towards the freshly applied and back rolled topcoat. In this method, the coating should not accept additional sand, minimal excess aggregate is on the surface, less aggregate is used and the textured appearance should be fairly uniform.

4B. BROADCAST AND BACKROLL METHOD

Immediately broadcast MasterSeal 941 or equivalent 16–30 mesh, rounded silica sand into the wet coating and backroll to encapsulate the aggregate. Evenly broadcast aggregate at the rate of 10–15 lbs per 100 ft² (0.5–0.75 kg/m²). Allow to cure overnight.

5. Remove all loose aggregate, then apply 20 wet mils (0.5 mm) MasterSeal TC 225 using a flat squeegee at 80 ft²/gallon (2.0 m²/L). Immediately backroll to evenly level MasterSeal TC 225.

6. For additional slip resistance, immediately broadcast MasterSeal 941 or equivalent at a rate of 7–10 lbs per 100 ft² (.34–.49 kg/m²) and backroll to encapsulate.

MOCKUP

Provide mockup of at least 100 ft² (9.3 m²) to include surface profile, sealant joint, crack, flashing and juncture details and allow for evaluation of slip resistance and appearance of MasterSeal Traffic 1500 system.

1. Install mockup with specified coating types and with other components noted.
2. Locate where directed by architect.
3. Mockup may remain as part of work if acceptable to architect. For recoat applications, see MasterSeal Traffic 1500 technical bulletin #24.

CURING TIME

Allow curing time of 72 hours before vehicular use and 48 hours before pedestrian use. Extend the curing time in cool-weather conditions. To reduce the time period in which MasterSeal Traffic 1500 might be vulnerable to inclement weather or to reduce the time between coats, use MasterSeal 914.

MAINTENANCE

1. Portions of the membrane that exhibit wear are considered a maintenance item, and are not considered a warrantable item.
2. Surfaces may be cleaned with commercial detergents. BASF recommends that a maintenance agreement be established between the owner and applicator.
3. Periodic inspection and repair of damaged surfaces will greatly prolong the performance and life of the system.
4. Remove all sharp debris such as sand, gravel and metal on a regular basis to avoid damage to the coating.
5. When removing snow, avoid the use of metal blades or buckets that may damage the coating.

CLEAN UP

Clean all tools and equipment with MasterSeal 990 or xylene.

FOR BEST PERFORMANCE

- * Concrete should have a minimum compressive strength of 3,000 psi (20.7 MPa) and be cured for a minimum of 28 days.
- * For slab on grade applications please contact BASF representative.
- * Be sure to allow for movement in the deck by the proper design and use of expansion and control joints.
- * When applying sealants, use backing materials according to industry standards.
- * Do not apply when substrates are over 110° F (32° C) or under 40° F (4° C).
- * When used indoors, provide adequate ventilation with a minimum of six air changes per hour.
- * When adequate ventilation for use of MasterSeal Traffic 1500 cannot be maintained, refer to product data sheet for MasterSeal Traffic 2500 (Form No. 1017917).
- * Be certain that all aggregate not properly encapsulated is thoroughly removed.
- * On steep ramps in excess of 15%, contact your local BASF representative.
- * MasterSeal 941 1%₀, rounded select silica sand is recommended.
- * When applying to metal pan decks or decks containing between-slab membranes, contact Technical Service.
- * Select the proper amount of aggregate to promote slip resistance.
- * Pre-stripe to level out recessed sealant joints (less than 1" [25 mm]) for optimal aesthetic appearance.
- * Avoid application of MasterSeal Traffic 1500 when inclement weather is present or imminent.
- * Do not apply MasterSeal Traffic 1500 to damp, wet, or contaminated surfaces.
- * MasterSeal Traffic 1500 is not suitable for use where chained or metal-studded tires will be used.
- * Proper application is the responsibility of the user. Field visits by BASF personnel are for the purpose of making technical recommendations only and not for supervising or providing quality control on the jobsite.

HEALTH, SAFETY AND ENVIRONMENTAL

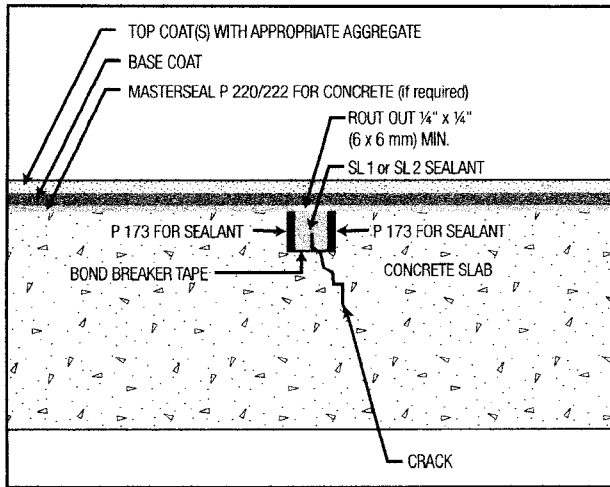
Read, understand and follow all Safety Data Sheets and product label information for this product prior to use. The SDS can be obtained by visiting www.master-builders-solutions.basf.com, e-mailing your request to basfbcsst@basf.com or calling 1(800)433-9517. Use only as directed.

**For medical emergencies only,
call ChemTrec® 1(800)424-9300.**

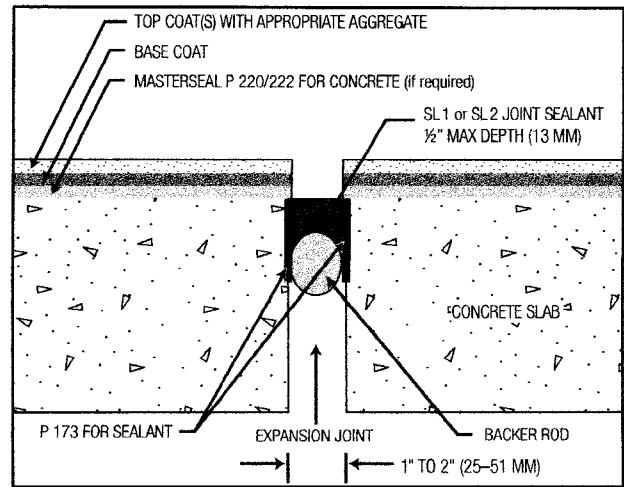
LIMITED WARRANTY NOTICE

BASF warrants this product to be free from manufacturing defects and to meet the technical properties on the current Technical Data Guide, if used as directed within shelf life. Satisfactory results depend not only on quality products but also upon many factors beyond our control. BASF MAKES NO OTHER WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ITS PRODUCTS. The sole and exclusive remedy of Purchaser for any claim concerning this product, including but not limited to, claims alleging breach of warranty, negligence, strict liability or otherwise, is the replacement of product or refund of the purchase price, at the sole option of BASF. Any claims concerning this product must be received in writing within one (1) year from the date of shipment and any claims not presented within that period are waived by Purchaser. BASF WILL NOT BE RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS) OR PUNITIVE DAMAGES OF ANY KIND.

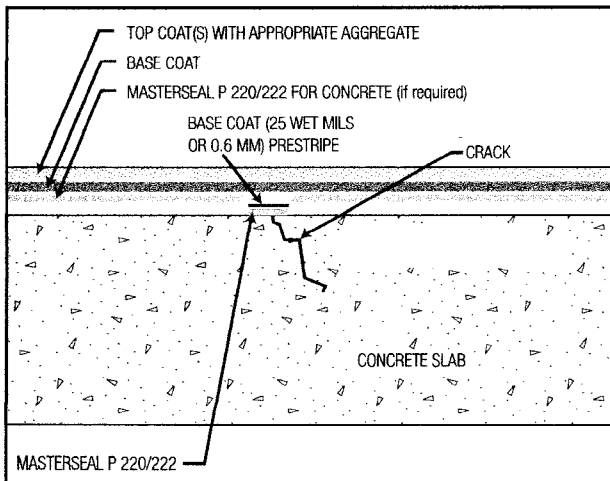
Purchaser must determine the suitability of the products for the intended use and assumes all risks and liabilities in connection therewith. This information and all further technical advice are based on BASF's present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party intellectual property rights, especially patent rights, nor shall any legal relationship be created by or arise from the provision of such information and advice. BASF reserves the right to make any changes according to technological progress or further developments. The Purchaser of the Product(s) must test the product(s) for suitability for the intended application and purpose before proceeding with a full application of the product(s). Performance of the product described herein should be verified by testing and carried out by qualified experts.



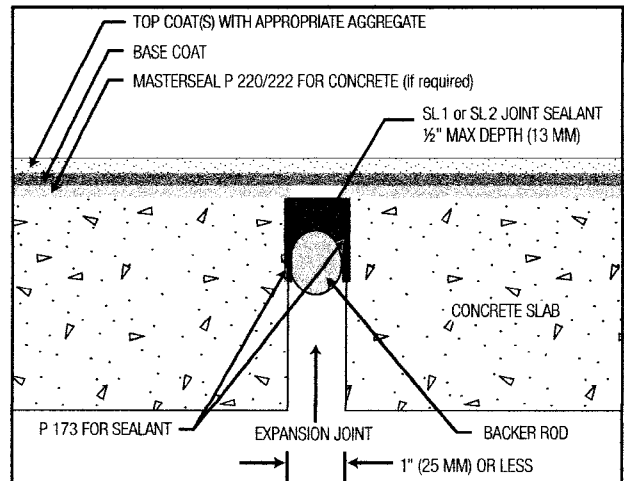
Crack Detail (Dynamic)



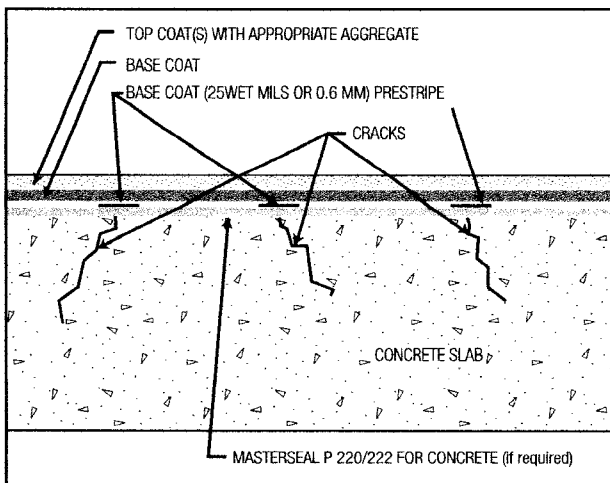
Expansion Joint Detail (Greater Than 1")



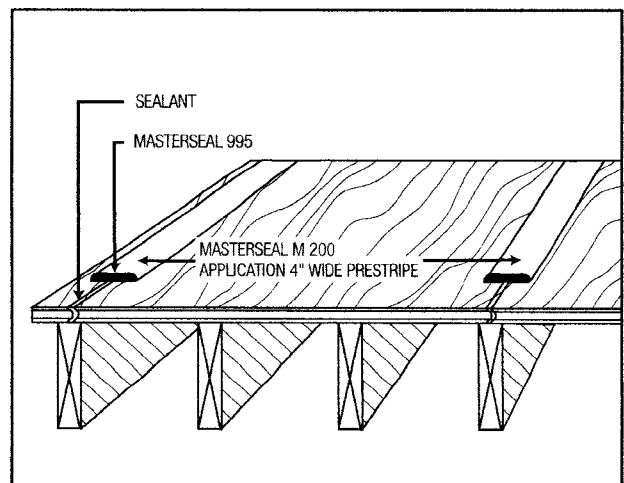
Crack Detail (Static)—Sporadic Cracking



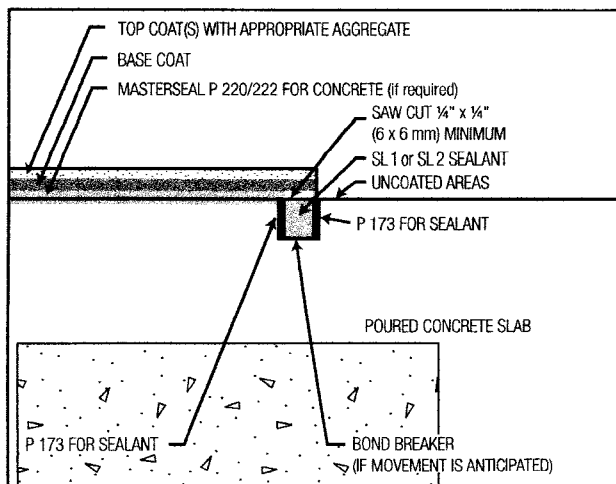
Expansion Joint Detail (Less Than 1")



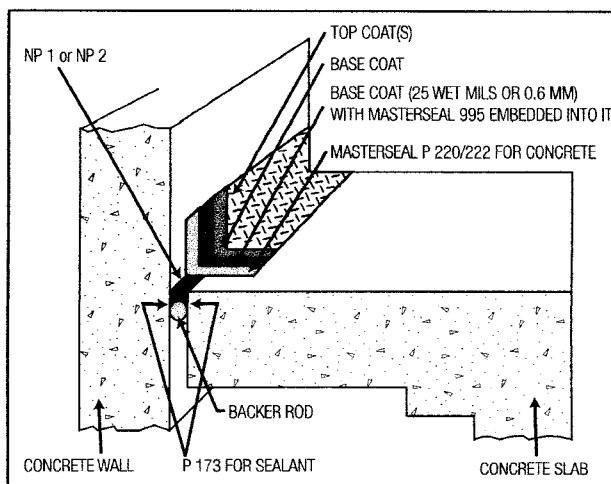
Crack Detail (Static)—Alternate Option for Widespread Cracking



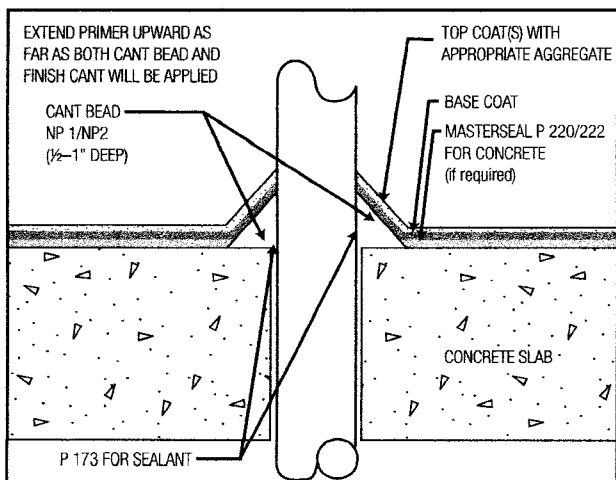
Plywood Application (Seam Detail)



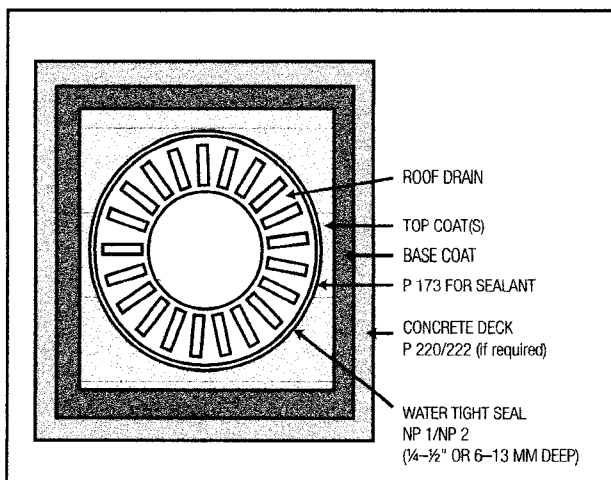
Key-Way or Termination Detail



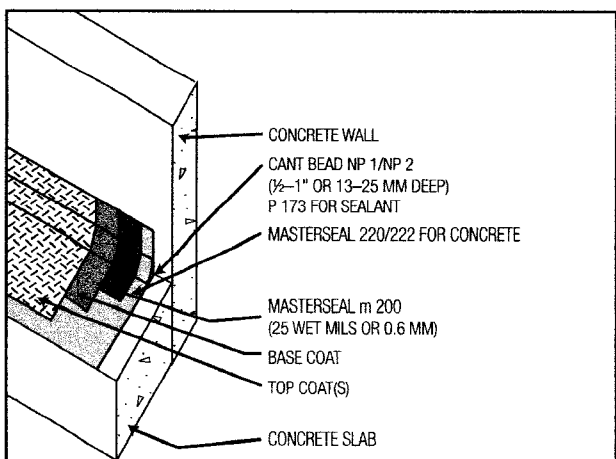
Joint at Wall/Slab



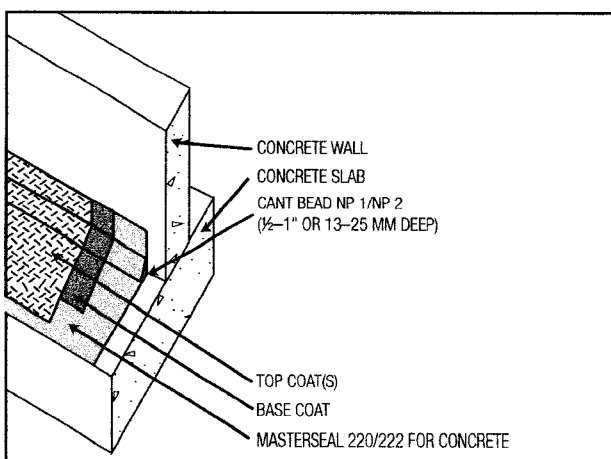
Penetration Detail



Roof Drain



Slab Abutting Wall



Wall Bearing on Slab



Facing southwest to facade and east elevation.



Facing southwest to facade and east elevation.



Facing southwest to east elevation porch



HDC Work Permit Staff Review

Property address: 102 N. Hamilton

Property History: The property includes a house erected in 1917.

Date of Application: September 17, 2019

Date of Review: September 20, 2019

Date of Meeting: September 24, 2019

Proposed work: Install vinyl weather barrier on the inside of the existing porch for a transition space

Materials: Vinyl weather stripping with removable aluminum framing.

Staff review:

1. The applicant first discussed this project with the HDC as a study item on September 10, 2019. See meeting minutes for a recap of the discussion.

Massing and Plan

2. The applicant proposes to install a weather barrier on the inside of the existing front porch to enable it to be used as a transition space for youth before they enter the drop in center. It will be framed in 1x2 and 2x2 removable mill finish aluminum framing.

MATERIALS

3. Vinyl weather barrier and aluminum framing.

Porch

1. The applicant proposes to install a weather barrier on the inside of the existing front porch to enable it to be used as a transition space for youth before they enter the drop in center. It will be framed in 1x2 and 2x2 removable mill finish aluminum framing.

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.**

2. The HDC may consider the weather barrier is a removable feature of a building that increases usability in the winter.

Recommended Motions:

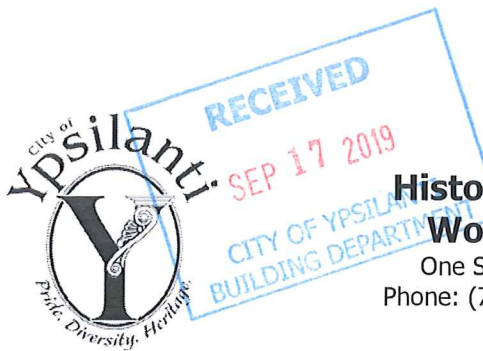
1. Move to (approve/deny) the issuance of a certificate of appropriateness for work at 102 N. Hamilton for installation of a vinyl weather barrier.

Relevant Secretary of the Interior's Standards:

#3 #9 #10

Prepared by:

Joe Meyers, Director of Economic Development



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. 26375
23506
DHDC-19-0101

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 NOT BE PLACED ON THE AGENDA

Property

Address

Ozone House Drop -In Center 102 N. Hamilton Ypsilanti Michigan

Applicant

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

Name

Ozone House Krista Girty, Executive Director

Address

1705 Washtenaw Ave

City

Ann Arbor

State

Michigan

Zip

48104

Phone / Fax

734 662 2265

E-Mail

kgirty@ozonehouse.org

Contractor

Contractor Name & Contact Info

Marygrove Awning Dale Bache 12700 Merriman Rd Livonia, MI 734 422 7110

Type of work

☐ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Install a vinyl weather barrier on the inside of the exiting front port to enable it to be used as a transition space for youth before they enter the Drop-In Center. It will be framed in 1x2 and 2x2 removeable mill finish aluminum framing.

There will be four (4) panels total. The top of the panels (above the porch rail) will be clear, the fabric below will be yellow (it is much more durable).

See attachment for photos of the existing building, a concept sketch and photos of the material in use.

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

We will bring samples of the materials to the meeting.

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

\$1830

Permit fee:

\$45 + 0 = \$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:

Pamela Tom

Date:

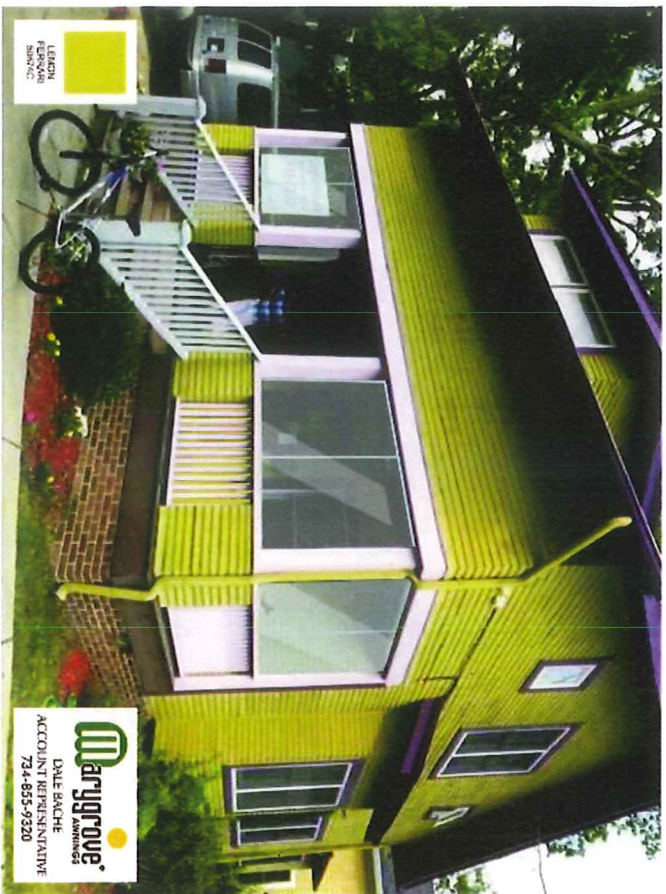
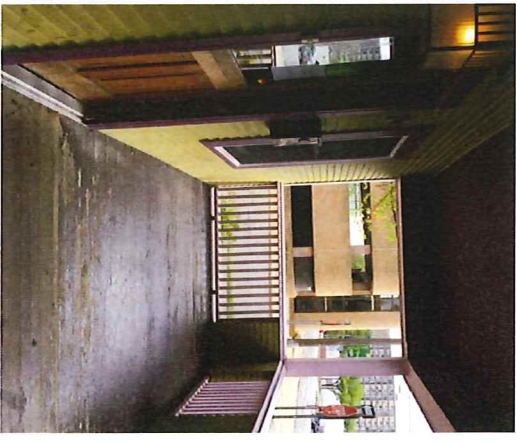
9.16.19

Print Name:

for Krista Girty, Executive Director

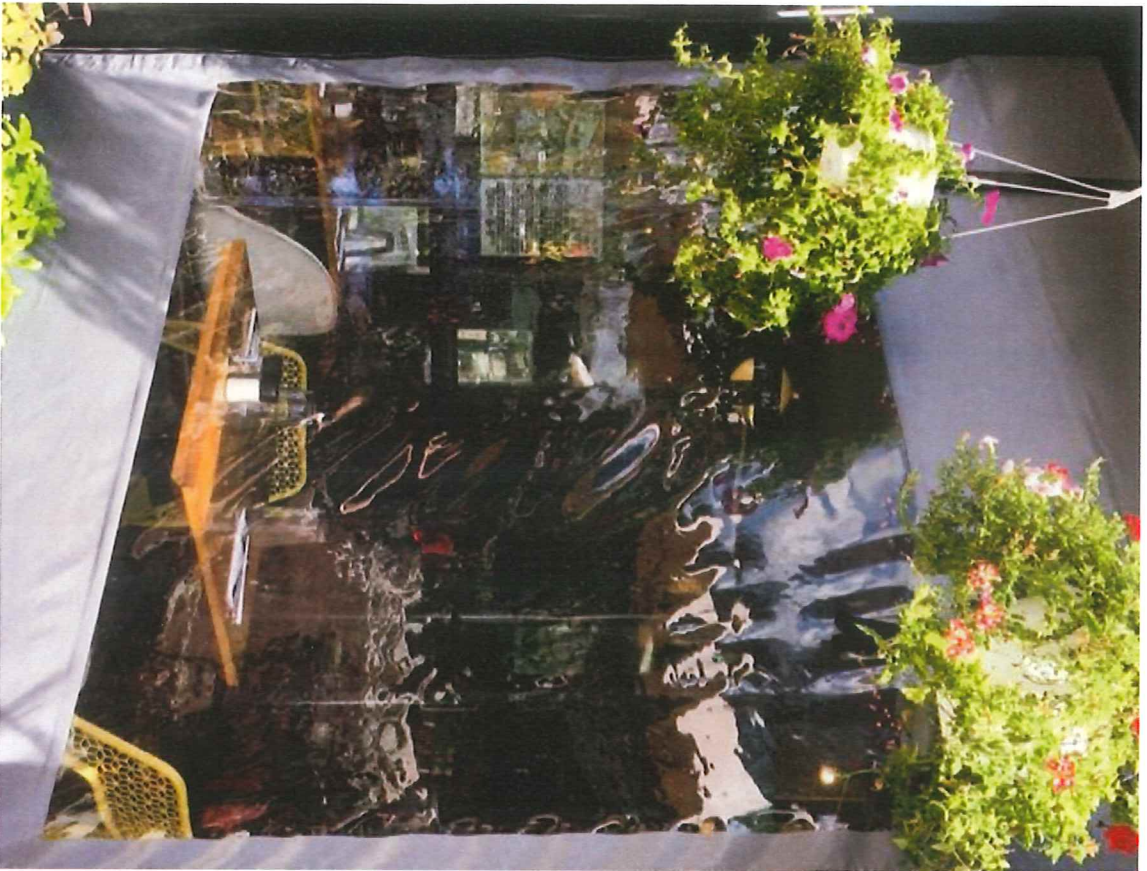
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.



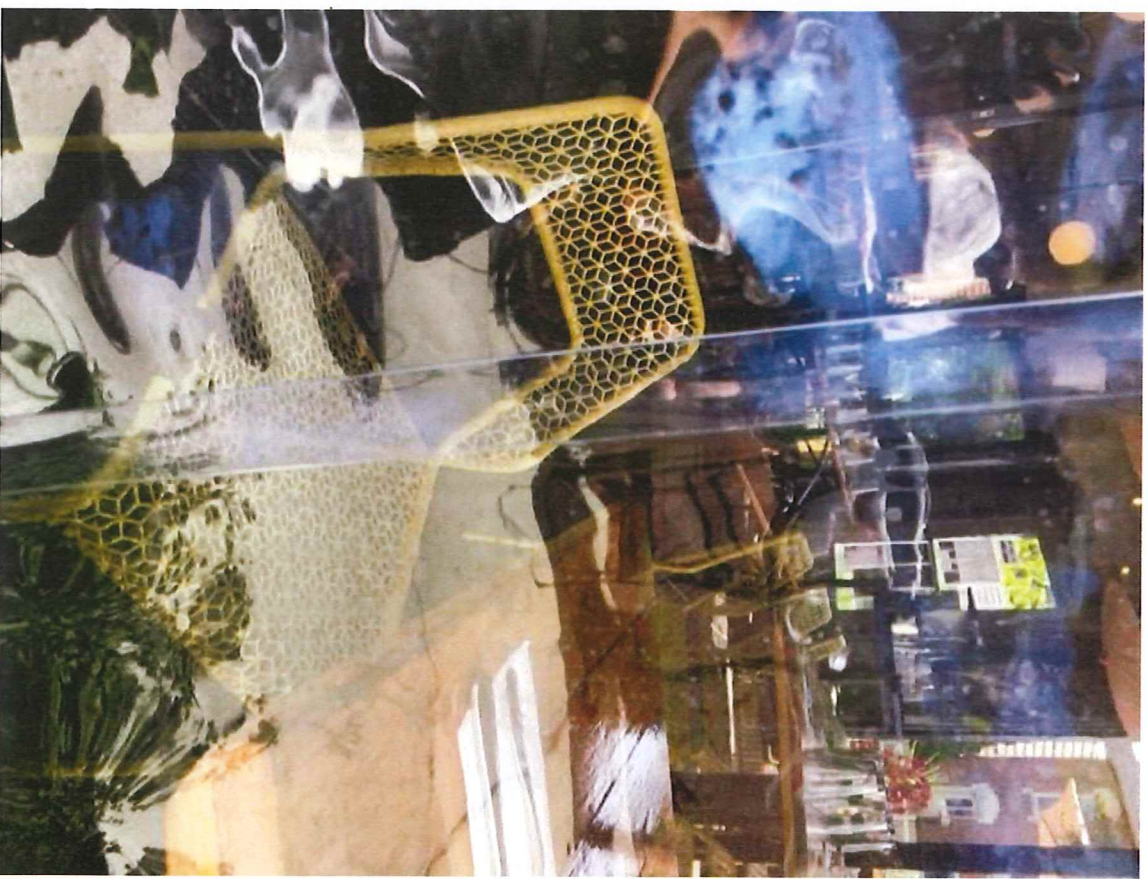
Ozone House Drop In Center

102 N. Hamilton



Clear Vinyl with gray panels (we are proposing yellow)

In a frame the materials is more taut.



Vinyl material at a seam



HDC Demolition by Neglect Staff Report- Update

Property Address: 302 E Cross

Property History

The building was constructed ca. 1880. Based on a 2013 HDC review letter, a series of three rear additions were removed as they were a public safety hazard. Internal background research did not reveal additional information on the property history.

Property Significance

The house contributes to the Ypsilanti Historic District under Criterion C, architecture. The house is a ca. 1880 “Late Victorian” style residence. It has the vernacular Gabled Ell form, but stylistic features that reflect Queen Anne and Gothic Revival styles.

Demolition by Neglect Timeline

- 8/23/2018 Notice to Appear sent to property owner to attend HDC meeting discussion on Demolition by Neglect (DBN).
- 9/11/2018 HDC found the property to be a case of DBN.
- Staff had advised to wait to establish a timeline until the Building Department had a chance to visit the structure.
- 2/26/2019 The owner was approved to reroof the house.
- 4/2019 Planning and Building Departments Staff toured the property with the owner.
- 5/14/2019 The HDC and owner agreed on a timeline for repair.

Timeline

The approved roof replacement will be completed by the HOC meeting scheduled for May 28, 2019; the HOC will also receive an update on the condition of the foundation at the May 28 meeting with foundation work to be complete by June 8, 2019; porch repair to be submitted as a study item at the June 11 or June 25, 2019 meeting; repair of windows, doors, and siding to be submitted as a study item at the July 9 or July 25, 2019 meeting. All proposed repairs to be completed by October 1, 2019.

Next Steps

The owner and HDC should agree on a timeline extension. To-date, there has been substantial work on the foundation and roof, although not yet complete.

Outstanding Items to be Addressed by Owner's Proposed Timeline

These items were identified by the Building Department as deterrents to the building's safety and structural integrity.

- Roof completion
- Foundation completion
- Damaged or missing siding
- Damaged windows and doors
- Deterioration of porches on the façade and west elevation, including porch decking, ceiling, and eaves

Recommended Timeline from Staff

- Have Roof and Foundation completed by November to ensure the building envelope is secure during the winter months.
- Have a plan for repair of the façade and south porches in-place by November.
- Over winter, the owner should assess what needs to happen to repair the siding and windows, and come with a study action item in January or February, so that it can be approved and work can begin in spring.
- Project complete by May, 2020, one year after the Demolition by Neglect process began.

Recommended Motions:

Move to accept the property owner's proposed timeline for repairs of the house at 302 E Cross as presented at the Historic District Commission Meeting on September 24, 2019. *[List repair items followed by date agreed upon]*.

Move to table discussion of a timeline for repairs of the house at 302 E Cross so that the owner may provide the Historic District Commission additional information.



HDC Work Permit Staff Review

Property address: 406 E Forest

Property History: The property includes a house erected in 1900.

Date of Application: September 17, 2019

Date of Review: September 20, 2019

Date of Meeting: September 24, 2019

Proposed work: install solar panels on rear of house.

Materials: solar panels

Staff review:

1. The applicant first discussed this project with the HDC as a study item on September 10, 2019. See meeting minutes for a recap of the discussion.

Massing and Plan

2. The applicant proposes attach solar panels on the rear of the house.
3. HDC requested information on how it would be attached to the house.

MATERIALS

4. Solar panels

SOLAR ARRAY

5. The applicant proposes installing a solar array on a proposed porch over in the rear of the house.
6. The proposed solar panels are in the rear of the house consistent with the HDC's alternative energy fact sheet.
7. The HDC may consider solar panels a removable feature of a building that increases its sustainability.

Recommended Motions:

1. Move to approve and issue a certificate of appropriateness for work at 406 E Forest St for the installation of solar panels.

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. ZClean building gently—no sandblasting.

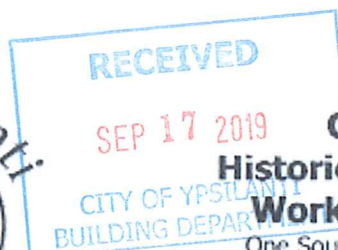
8. Preserve archaeological resources.

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

10. New work shall be removable.

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

Prepared by:
Joe Meyers, Director of Economic Development



**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.26371
McRAE Visg
PHOC-19-0099

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 NOT BE PLACED ON THE AGENDA

Property

Address

406 E Forest Ave.

Applicant

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

Name

Kelly McRae

Address

406 E Forest Ave

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-368-6945

E-Mail

Amy@AJLeo.com

Contractor

Contractor Name & Contact Info

Amy Stutz - A J Leo Electric & Solar

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

Solar PV installation

Roof Mount REAR of House

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

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

12,000

Permit fee:

\$45 +

20

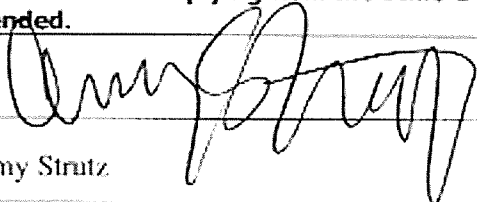
= \$65

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:

09/03/19

Print Name:

Amy Strutz

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 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

SUNNY BOY 3.0-US / 3.8-US / 5.0-US / 6.0-US / 7.0-US / 7.7-US



SB3.0-1SP-US-40 / SB3.8-1SP-US-40 / SB5.0-1SP-US-40 / SB6.0-1SP-US-40 / SB7.0-1SP-US-40 / SB7.7-1SP-US-40 / SB3.0-1TP-US-40 / SB3.8-1TP-US-40 / SB5.0-1TP-US-40 / SB6.0-1TP-US-40 / SB7.0-1TP-US-40 / SB7.7-1TP-US-40



COMPLIANT TO UL 1741 SA
GRID SUPPORT UTILITY INTERACTIVE INVERTER



Value-Added Improvements

- Superior integration with SMA's MLPE Power+ Solution
- World's first Secure Power Supply* now offers up to 2,000 W
- Full grid management capabilities ensure a utility-compliant solution for any market

Reduced Labor

- New Installation Assistant with direct access via smartphone minimizes time in the field
- Advanced communication interface with fewer components creates 50% faster setup and commissioning

Unmatched Flexibility

- SMA's proprietary OptiTrac™ Global Peak technology mitigates shade with ease
- Multiple independent MPPTs accommodate hundreds of stringing possibilities

Trouble-Free Servicing

- Two-part enclosure concept allows for simple, expedited servicing
- Equipped with SMA Smart Connected, a proactive service solution that is integrated into Sunny Portal

SUNNY BOY 3.0-US / 3.8-US / 5.0-US / 6.0-US / 7.0-US / 7.7-US

Reduce costs across your entire residential business model

The residential PV market is changing rapidly. Your bottom line matters more than ever—so we've designed a superior residential solution to help you decrease costs at every stage of your business operations. The Sunny Boy 3.0-US/3.8-US/5.0-US/6.0-US/7.0-US/7.7-US join the SMA lineup of field-proven solar technology backed by the world's #1 service team, along with a wealth of improvements. Simple design, improved stocking and ordering, value-driven sales support and streamlined installation are just some of the ways that SMA helps your business operate more efficiently. And, Sunny Boy's superior integration with the innovative Power+ Solution means installers have even more flexibility in addressing their toughest challenges. Finally, SMA Smart Connected will automatically detect errors and initiate the repair and replacement process so that installers can reduce service calls and save time and money.

Technical data	Sunny Boy 3.0-US		Sunny Boy 3.8-US		Sunny Boy 5.0-US	
	208 V	240 V	208 V	240 V	208 V	240 V
Input (DC)						
Max. PV power	4260 Wp		5396 Wp		7100 Wp	
Max. DC voltage	600 V					
Rated MPP voltage range	155 - 480 V		195 - 480 V		220 - 480 V	
MPPT operating voltage range	100 - 550 V					
Min. DC voltage / start voltage	100 V / 125 V					
Max. operating input current per MPPT	10 A					
Max. short circuit current per MPPT	18 A					
Number of MPPT tracker / string per MPPT tracker	2/1				3 / 1	
Output (AC)						
AC nominal power	3000 W	3000 W	3330 W	3800 W	5000 W	5000 W
Max. AC apparent power	3000 VA	3000 VA	3330 VA	3800 VA	5000 VA	5000 VA
Nominal voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V
AC grid frequency	60 Hz / 50 Hz					
Max. output current	14.5 A	12.5 A	16.0 A	16.0 A	24.0 A	24.0 A
Power factor (cos φ)	1					
Output phases / line connections	1 / 2					
Harmonics	< 4 %					
Efficiency						
Max. efficiency	97.2 %	97.6 %	97.2 %	97.5 %	97.2 %	97.5 %
CEC efficiency	96 %	96.5 %	96.5 %	96.5 %	96.5 %	97 %
Protection devices						
DC disconnect device / DC reverse polarity protection	● / ●					
Ground fault monitoring / Grid monitoring	●					
AC short circuit protection	●					
All-pole sensitive residual current monitoring unit (RCMU)	●					
Arc fault circuit interrupter (AFCI)	●					
Protection class / overvoltage category	I / IV					
General data						
Dimensions (W / H / D) in mm (in)	535 x 730 x 198 (21.1 x 28.5 x 7.8)					
Packaging dimensions (W / H / D) in mm (in)	600 x 800 x 300 (23.6 x 31.5 x 11.8)					
Weight / packaging weight	26 kg (57 lb) / 30 kg (66 lb)					
Temperature range: operating / non-operating	-25°C ...+60°C / -40°C ...+60°C					
Environmental protection rating	NEMA 3R					
Noise emission (typical)	39 dB(A)					
Internal power consumption at night	< 5 W					
Topology / Cooling concept	Transformerless / Convection					
Features						
Ethernet ports	2					
Secure Power Supply	●*					
Display (2 x 16 characters)	●					
WLAN / Sensor module / External WLAN antenna	● / ○ / ○					
Cellular (4G / 3G) / Revenue Grade Meter	○ / ○**					
Warranty: 10 / 15 / 20 years	●/○/○					
Certificates and approvals	UL 1741, UL 1741 SA incl. Rule 21 RSD, UL 1998, UL 1699B, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA V22.2 107.1-1, HECO SRD-UL-1741-SA-V1.1					
● Standard features ○ Optional features — Not available Data at nominal conditions						
NOTE: US inverters ship with gray lids. * Not compatible with the Power+ Solution Shutdown functionality **Standard in SBX.X-1TP-US-40						
Type designation	SB3.0-1SP-US-40 / SB3.0-1TP-US-40		SB3.8-1SP-US-40 / SB3.8-1TP-US-40		SB5.0-1SP-US-40 / SB5.0-1TP-US-40	

● Standard features ○ Optional features — Not available Data at nominal conditions

NOTE: US inverters ship with gray lids. * Not compatible with the Power+ Solution Shutdown functionality **Standard in SBX.X-1TP-US-40

Type designation SB3.0-1SP-US-40 / SB3.0-1TP-US-40 SB3.8-1SP-US-40 / SB3.8-1TP-US-40 SB5.0-1SP-US-40 / SB5.0-1TP-US-40

Accessories



Sensor module
MD.SEN-US-40



External WLAN antenna
EXTANT-US-40



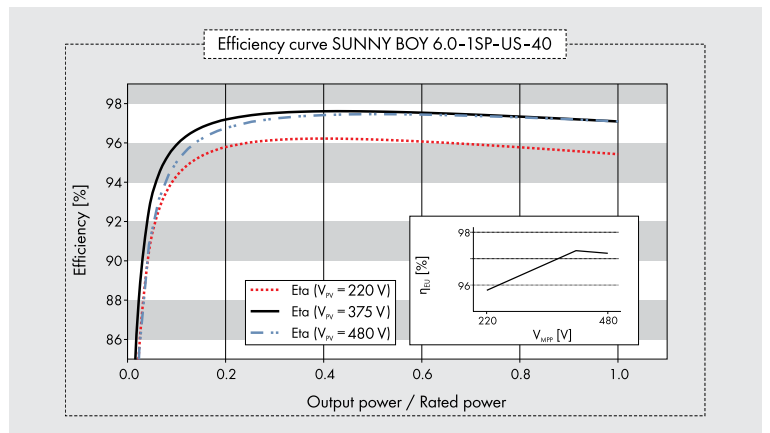
SMA Rooftop
Communication Kit
ROOFCOMMKIT-P2-US5



Revenue Grade
Meter Kit
RGM05KIT-US-10



Cellular Modem Kit
CELLMODKIT-US-10



Technical data	Sunny Boy 6.0-US		Sunny Boy 7.0-US		Sunny Boy 7.7-US	
	208 V	240 V	208 V	240 V	208 V	240 V
Input (DC)						
Max. PV power	8520 Wp		9940 Wp		10905 Wp	
Max. DC Voltage	600 V					
Rated MPP Voltage range	220 – 480 V		245 - 480 V		270 - 480 V	
MPPT operating voltage range	100 – 550 V					
Min. DC voltage / start voltage	100 V / 125 V					
Max. operating input current per MPPT	10 A					
Max. short circuit current per MPPT	18 A					
Number of MPPT tracker / string per MPPT tracker	3 / 1					
Output (AC)						
AC nominal power	5200 W	6000 W	6660 W	7000 W	6660 W	7680 W
Max. AC apparent power	5200 VA	6000 VA	6660 VA	7000 VA	6660 VA	7680 VA
Nominal voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 – 229 V	211 – 264 V	183 – 229 V	211 – 264 V	183 – 229 V	211 – 264 V
AC grid frequency	60 Hz / 50 Hz					
Max. output current	25.0 A	25.0 A	32.0 A	29.2 A	32.0 A	32.0 A
Power factor (cos φ)	1					
Output phases / line connections	1 / 2					
Harmonics	< 4 %					
Efficiency						
Max. efficiency	97.2 %	97.6 %	97.1 %	97.5 %	97.1 %	97.5 %
CEC efficiency	96.5 %	97 %	96.5 %	97 %	96.5 %	97 %
Protection devices						
DC disconnect device / DC reverse polarity protection	● / ●					
Ground fault monitoring / Grid monitoring	●					
AC short circuit protection	●					
All-pole sensitive residual current monitoring unit (RCMU)	●					
Arc fault circuit interrupter (AFCI)	●					
Protection class / overvoltage category	I / IV					
General data						
Dimensions (W / H / D) in mm (in)	535 x 730 x 198 (21.1 x 28.5 x 7.8)					
Packaging Dimensions (W / H / D) in mm (in)	600 x 800 x 300 (23.6 x 31.5 x 11.8)					
Weight / packaging weight	26 kg (57 lb) / 30 kg (66 lb)					
Temperature range: operating / non-operating	–25°C ...+60°C / –40°C ...+60°C					
Environmental protection rating	NEMA 3R					
Noise emission (typical)	39 dB(A)		45 dB(A)			
Internal power consumption at night	< 5 W					
Topology / Cooling concept	Transformerless / Convection		Transformerless / Fan			
Features						
Ethernet ports	2					
Secure Power Supply	● *					
Display (2 x 16 characters)	●					
WLAN / Sensor module / External WLAN antenna	● / ○ / ○					
Cellular (4G / 3G) / Revenue Grade Meter	○ / ○ **					
Warranty: 10 / 15 / 20 years	●/○/○					
Certificates and approvals	UL 1741, UL 1741 SA incl. Rule 21 RSD, UL 1998, UL 1699B, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA V22.2 107.1-1, HECO SRD-UL-1741-SA-V1.1					
● Standard features ○ Optional features – Not available Data at nominal conditions NOTE: US inverters ship with gray lids. * Not compatible with the Power+ Solution Shutdown functionality						
NOTE: US inverters ship with gray lids. * Not compatible with the Power+ Solution Shutdown functionality **Standard in SBX.X-1TP-US-40						
Type designation	SB6.0-1SP-US-40 / SB6.0-1TP-US-40		SB7.0-1SP-US-40 / SB7.0-1TP-US-40		SB7.7-1SP-US-40 / SB7.7-1TP-US-40	

POWER+ SOLUTION

The SMA Power+ Solution combines legendary SMA inverter performance and intelligent DC module-level electronics in one cost-effective, comprehensive package. This means that you can achieve maximum solar power production for your customers while also realizing significant installation savings.

NEW! Advanced communication interface allows for 50% faster setup and commissioning thanks to reduced components and a simplified process.

Visit www.SMA-America.com for more information.





SIMPLE, FLEXIBLE DESIGN

Speed the completion of customer proposals and maximize the efficiency of your design team with the Sunny Boy-US series, which provides a new level of flexibility in system design by offering:

- » Hundreds of stringing configurations and multiple independent MPPTs
- » SMA's proprietary OptiTrac™ Global Peak shade mitigation technology
- » Diverse application options including on- and off-grid compatibility



VALUE-DRIVEN SALES ENABLEMENT

SMA wants to enable your sales team by arming them with an abundance of feature/benefit support. Show your customers the value of the Sunny Boy-US series by utilizing:

- » Secure Power Supply, now with 2,000 W of opportunity power in the event of a grid outage, as an increased value-add or upsell opportunity
- » SMA's 35 year history and status as the #1 global inverter manufacturer instills homeowners with peace of mind and the long-term security they demand from a PV investment
- » An economical solution for shade mitigation and the challenges of complex roofs



IMPROVED STOCKING AND ORDERING

Ensure that your back office business operations run smoothly and succinctly while mitigating potential errors. The Sunny Boy-US series can help achieve cost savings in these areas by providing:

- » An integrated DC disconnect that simplifies equipment stocking and allows for a single inverter part number
- » All communications integrated into the inverter, eliminating the need to order additional equipment



STREAMLINED INSTALLATION AND COMMISSIONING

Expedite your operations in the field by taking advantage of the new Sunny Boy's installer-friendly feature set including:

- » Direct access via smartphone and utilization of SMA's Installation Assistant, which minimizes time/labor spent in the field and speeds the path to commissioning
- » Simple commissioning and monitoring setup in a single online portal
- » New! Advanced communication interface with fewer components allows for 50% faster commissioning



SUPERIOR SERVICE

SMA understands the factors that contribute to lifetime PV ownership cost, that's why the Sunny Boy-US series was designed for maximum reliability and backstopped by an unmatched service offering. Benefit from:

- » SMA Smart Connected, a proactive service solution integrated into Sunny Portal that automatically detects errors and initiates the repair and replacement process
- » The #1 service team in the PV industry, as recognized by IMS research, with experience servicing an installed base of more than 55 GW

Eagle 60M G2

310-330 Watt

MONO PERC MODULE

Positive power tolerance of 0~+3%

KEY FEATURES



Diamond Cell Technology

Uniquely designed high performance 5 busbar mono PERC cell



PID FREE

Reinforced cell prevents potential induced degradation



Better Low-Light Performance

Excellent performance in low-light environments



Strength and Durability

Certified for high snow (5400Pa) and wind (2400 Pa) loads



Weather Resistance

Certified for salt mist and ammonia resistance

LINEAR PERFORMANCE WARRANTY

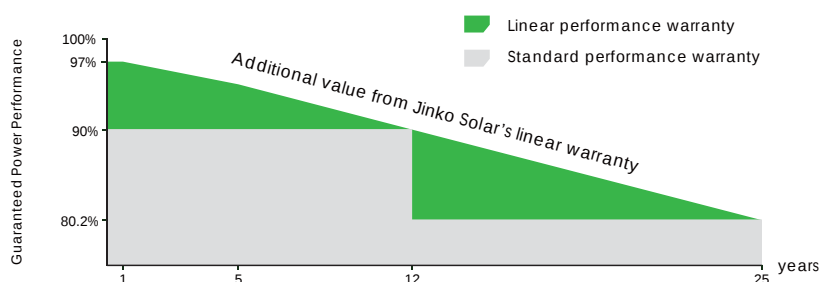
10 Year Product Warranty • 25 Year Linear Power Warranty

- ISO9001:2008 Quality Standards
- ISO14001:2004 Environmental Standards
- OHSAS18001 Occupational Health & Safety Standards
- IEC61215, IEC61730 certified products
- UL1703 certified products

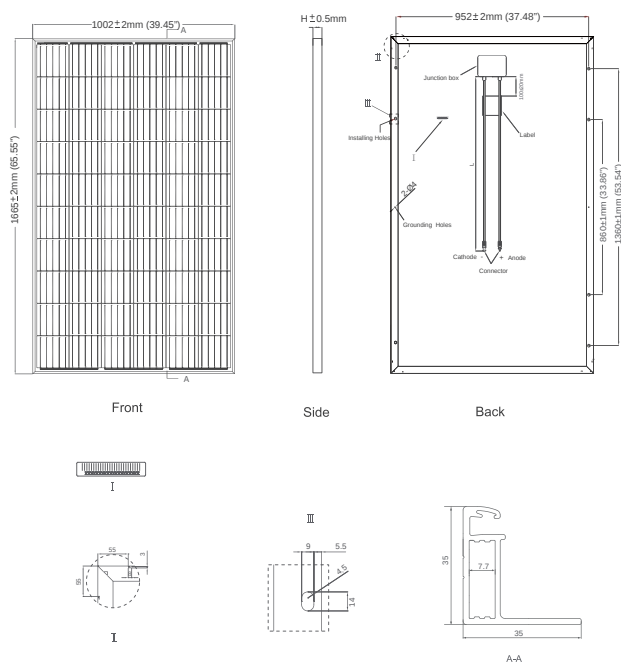
Nomenclature:

JKM330M - 60BL

Code	Backsheet	Code	Cell
null	White	null	Normal
B	Black	L	Diamond



Engineering Drawings

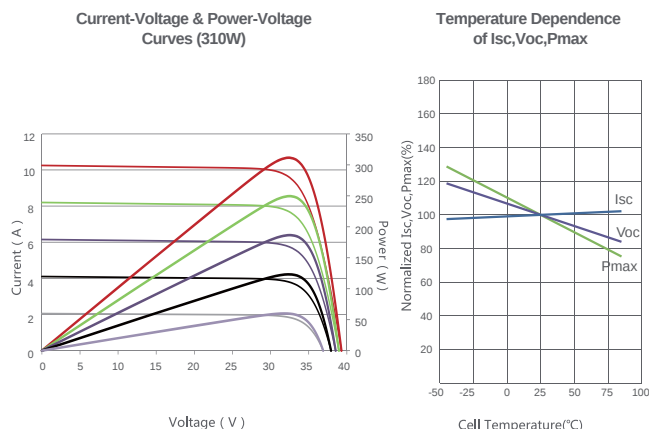


Packaging Configuration

(Two pallets = One stack)

30pcs/pallet, 60pcs/stack, 840pcs/40'HQ Container

Electrical Performance & Temperature Dependence



Mechanical Characteristics

Cell Type	Mono PERC Diamond Cell (158.75 x 158.75 mm)
No. of cells	60 (6×10)
Dimensions	1665×1002×35mm (65.55×39.45×1.38 inch)
Weight	19.0 kg (41.9 lbs)
Front Glass	3.2mm, Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP67 Rated
Output Cables	12 AWG, Length 900mm (35.43 in) or Customized Length
Fire Type	Type 1

SPECIFICATIONS

Module Type	JKM310M-60L		JKM315M-60L		JKM320M-60L		JKM325M-60L		JKM330M-60L	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	310Wp	231Wp	315Wp	235Wp	320Wp	239Wp	325Wp	242Wp	330Wp	246Wp
Maximum Power Voltage (Vmp)	33.0V	31.0V	33.2V	31.2V	33.4V	31.4V	33.6V	31.6V	33.8V	31.8V
Maximum Power Current (Imp)	9.40A	7.49A	9.49A	7.56A	9.59A	7.62A	9.68A	7.66A	9.77A	7.74A
Open-circuit Voltage (Voc)	40.5V	37.4V	40.7V	37.6V	40.9V	37.8V	41.1V	38.0V	41.3V	38.2V
Short-circuit Current (Isc)	9.92A	8.20A	10.04A	8.33A	10.15A	8.44A	10.20A	8.54A	10.31A	8.65A
Module Efficiency STC (%)	18.58%		18.88%		19.18%		19.48%		19.78%	
Operating Temperature (°C)	-40°C~+85°C									
Maximum System Voltage	1000VDC(UL and IEC)									
Maximum Series Fuse Rating	20A									
Power Tolerance	0~+3%									
Temperature Coefficients of Pmax	-0.37%/°C									
Temperature Coefficients of Voc	-0.28%/°C									
Temperature Coefficients of Isc	0.048%/°C									
Nominal Operating Cell Temperature (NOCT)	45±2°C									

STC: Irradiance 1000W/m²

Cell Temperature 25°C

AM=1.5

NOCT: Irradiance 800W/m²

Ambient Temperature 20°C

AM=1.5

Wind Speed 1m/s

* Power measurement tolerance: ± 3%

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.
© Jinko Solar Co., Ltd. All rights reserved. Specifications included in this datasheet are subject to change without notice.
JKM310-330M-60L-A1B1-US-ForSPI

Project Details			
Name	McRae	Date	09/14/2019
Location	Ypsilanti, Ypsilanti, MI, 48197	Total modules	13
Module	Jinko: JKM320M-60BL (35mm)	Total watts	4,160
Dimensions	65.55" x 39.45" x 1.38" (1665.0mm x 1002.0mm x 35.0mm)	Attachments	34

System Weight	
Total system weight	644.6 lbs
Weight/attachment	19.0 lbs
Racking weight	99.9 lbs
Distributed weight	2.7 psf

Load Assumptions	
Wind exposure	B
Wind speed	110 mph
Ground snow load	20 psf
Attachment spacing	4.0'

Roof Information			
Roof material	Comp Shingle	Building height	15 ft
Roof attachment	L-Foot Only	Roof slope	18 °
Attachment hardware	T Bolt	Risk category	II

Span Details XR10 - Portrait		
Zone	Max span	Max cantilever
1	4' 4"	1' 9"
2	4' 4"	1' 9"
3	4' 4"	1' 9"

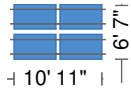
Reaction Forces XR10 - Portrait			
Zone	Down (lbs)	Uplift (lbs)	Lateral (lbs)
1	226	93	66
2	226	192	66
3	226	304	66

Span Details XR10 - Landscape		
Zone	Max span	Max cantilever
1	5' 8"	2' 3"
2	5' 8"	2' 3"
3	5' 8"	2' 3"

Reaction Forces XR10 - Landscape			
Zone	Down (lbs)	Uplift (lbs)	Lateral (lbs)
1	134	55	39
2	134	114	39
3	134	180	39

Roof Section 1		
Definition	Roof Section Weights	Roof Section (all segments)
4 modules	Total weight: 201.0 lbs	Provided rail: 56' [4 x 14']
Landscape orientation	Weight/attachment: 16.7 lbs	Attachments: 12
Graphical entry	Total Area: 73.5 sq ft	Splices: 0
	Distributed weight: 2.7 psf	Clamps: 12

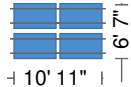
Diagram



Segments							
Columns	Length	Cantilever	Cantilever Violations	Rail	Attachments	Splices	Clamps
2	11' 1"	1' 7"	None	28' [2 x 14']	6	0	6
Row segment totals (x 2) →				56' [4 x 14']	12	0	12

Roof Section 2		
Definition	Roof Section Weights	Roof Section (all segments)
4 modules	Total weight: 201.0 lbs	Provided rail: 56' [4 x 14']
Landscape orientation	Weight/attachment: 16.7 lbs	Attachments: 12
Graphical entry	Total Area: 73.5 sq ft	Splices: 0
	Distributed weight: 2.7 psf	Clamps: 12

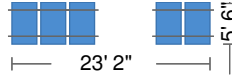
Diagram



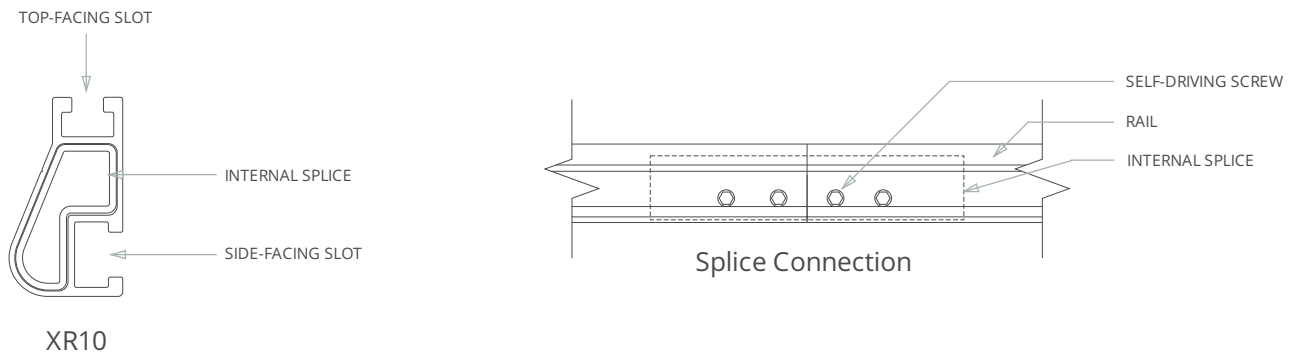
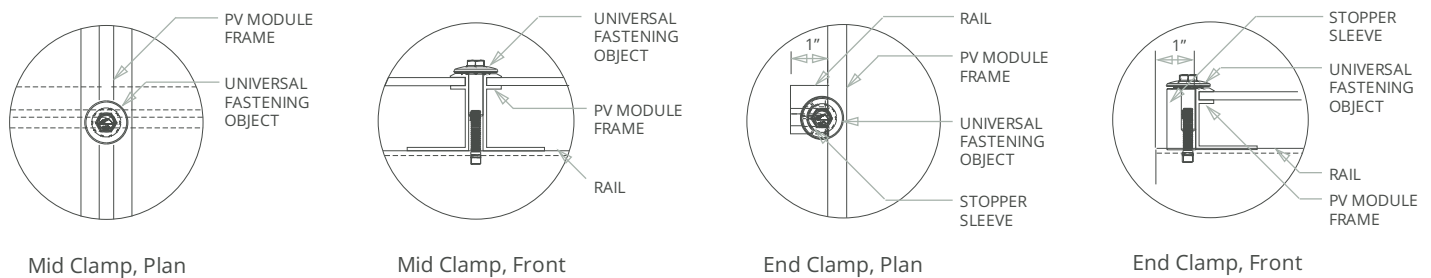
Segments							
Columns	Length	Cantilever	Cantilever Violations	Rail	Attachments	Splices	Clamps
2	11' 1"	1' 7"	None	28' [2 x 14']	6	0	6
Row segment totals (x 2) →				56' [4 x 14']	12	0	12

Roof Section 3

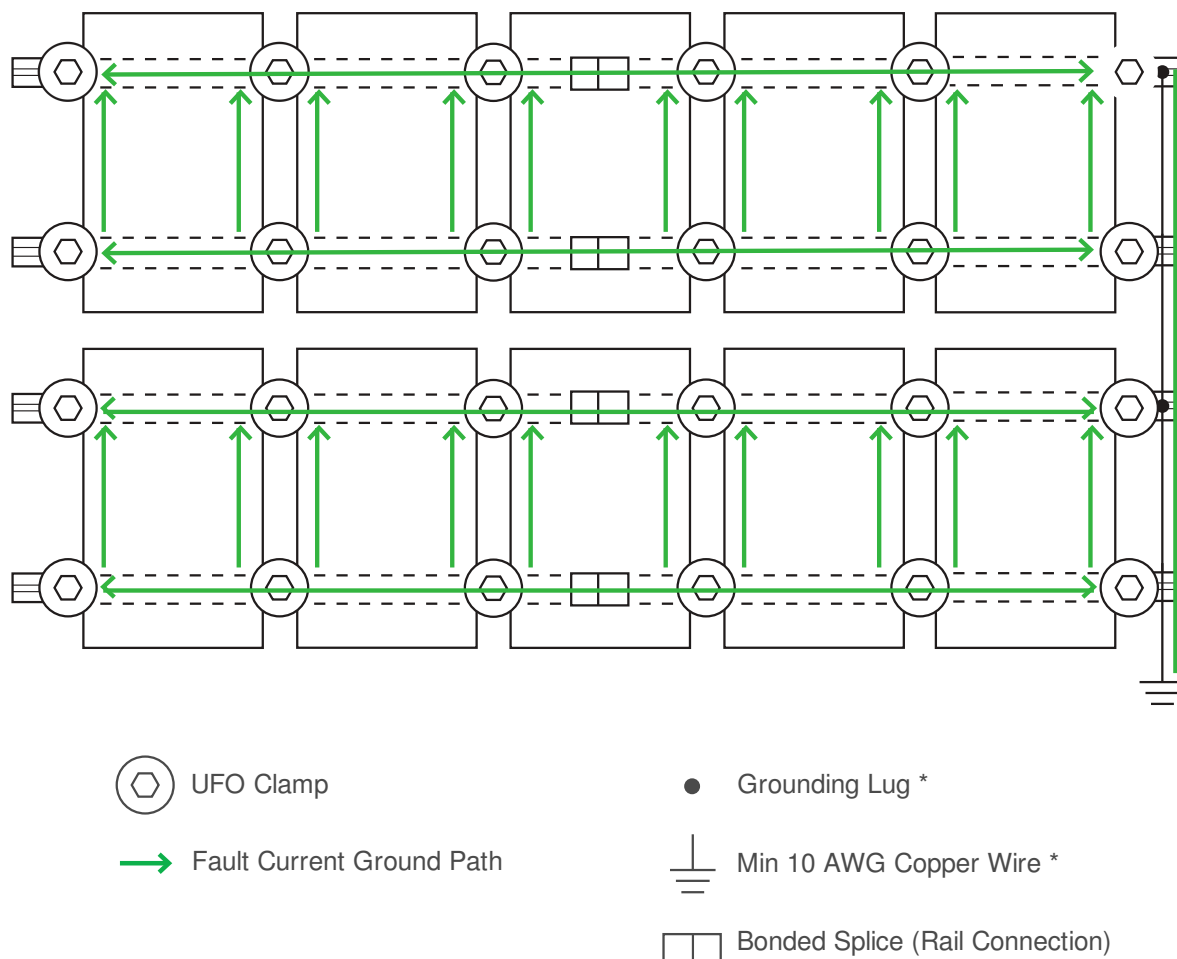
Definition	Roof Section Weights	Roof Section (all segments)
5 modules	Total weight: 242.9 lbs	Provided rail: 56' [4 x 14']
Portrait orientation	Weight/attachment: 24.3 lbs	Attachments: 10
Graphical entry	Total Area: 92.1 sq ft	Splices: 0
	Distributed weight: 2.6 psf	Clamps: 14

Diagram**Segments**

Columns	Length	Cantilever	Cantilever Violations	Rail	Attachments	Splices	Clamps
2	6' 9"	1' 5"	None	28' [2 x 14']	4	0	6
3	10' 1"	1' 1"	None	28' [2 x 14']	6	0	8

Splice Details**Clamp Detail**

Grounding Diagram



* Grounding Lugs and Wire are not required in systems using Enphase microinverters.

Bill of Materials

Part	Spares	Total Qty
Rails & Splices		
XR-10-168B XR10, Rail 168" (14 Feet) Black	0	12
Clamps & Grounding		
UFO-CL-01-B1 Universal Module Clamp, Black	0	38
UFO-STP-35MM-B1 Stopper Sleeve, 35MM, Black	0	24
XR-LUG-03-A1 Grounding Lug, Low Profile	0	6
Attachments		
LFT-03-B1 Slotted L-Foot, Black	0	34
BHW-TB-02-A1 T-Bolt Bonding Hardware	0	34
Accessories		
29-4000-077 Wire Clips, Molded PVC Black, Polybag 20	0	2

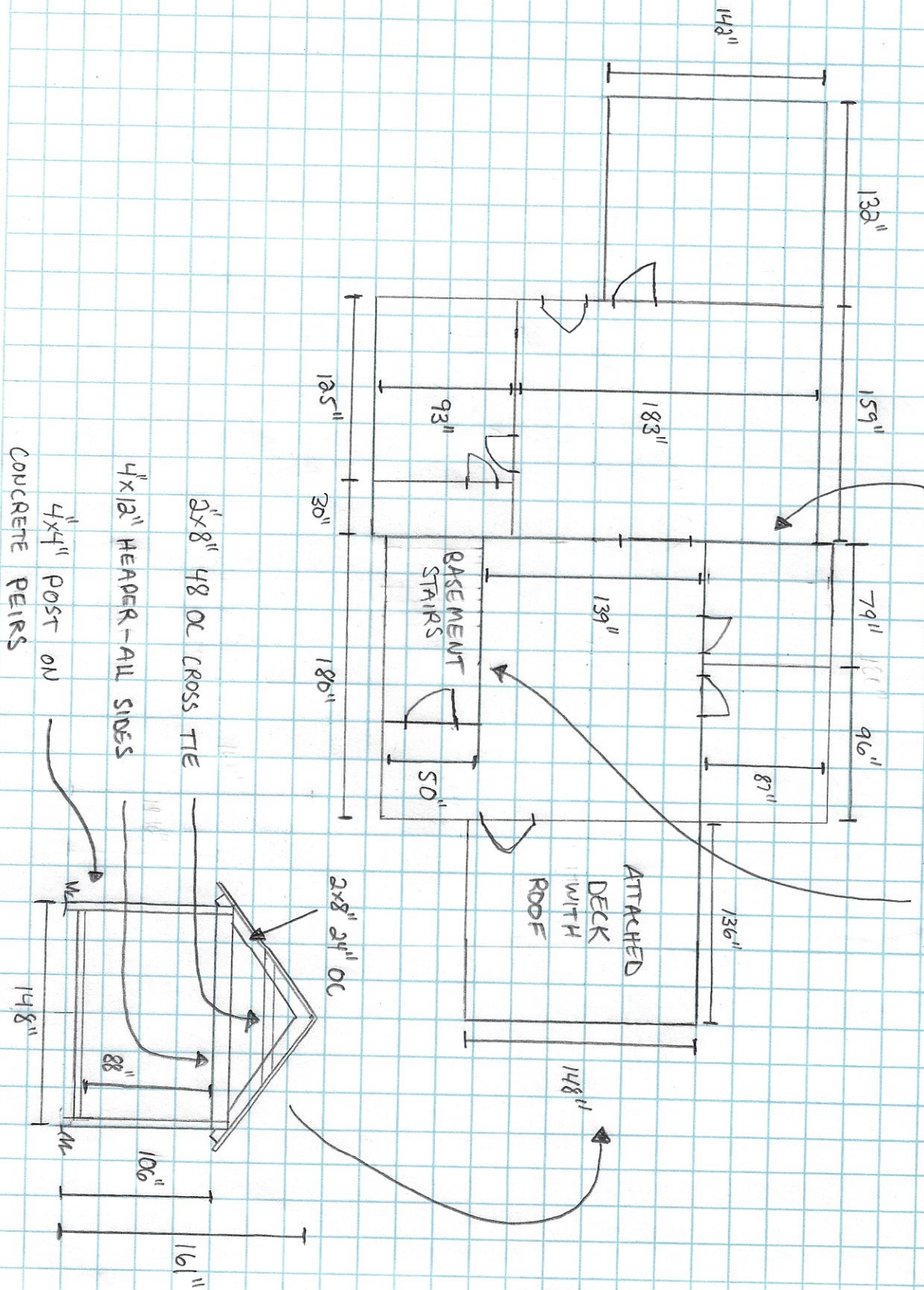
McRAE
406 E FORREST AVE

WOOD SPECIES: PINE OR BETTER

ALL WALLS: 2x4" 16" OC
DRYWALL FINISHED WALLS
EXCEPT:

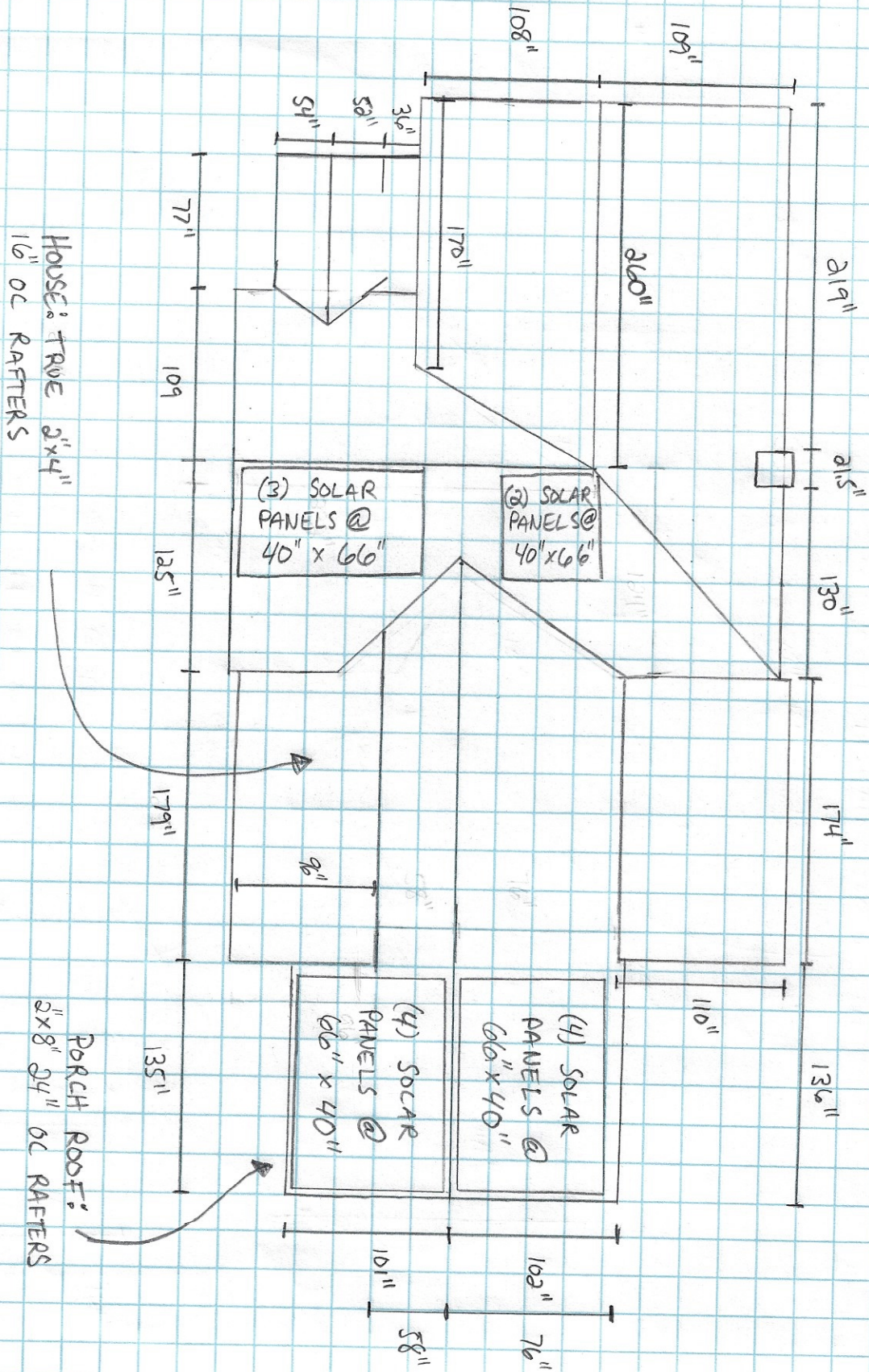
2x8" 16" OC DRYWALL FINISHED WALL

EAST FORREST AVE



EAST FORREST AVE

McRAE
486 E FORREST AVE





HDC Work Permit Staff Review

Property address: 504 N Huron

Property History: The property includes a house erected in 1924.

Date of Application: September 17, 2019

Date of Review: September 20, 2019

Date of Meeting: September 24, 2019

Proposed work: install solar panels on a carport and rear of the house.

Materials: solar panels

Staff review:

1. The applicant first discussed this project with the HDC as a study item on September 10, 2019. See meeting minutes for a recap of the discussion.

Massing and Plan

2. The applicant proposes attach solar panels on the rear of the house and on a car port.
3. The Commission asked to see how the porch cover would be attached to the house.

MATERIALS

4. Solar panels

SOLAR ARRAY

5. The applicant proposes installing a solar array on a proposed porch over in the rear of the house.
6. The proposed solar panels are in the rear of the house consistent with the HDC's alternative energy fact sheet.
7. The HDC may consider solar panels a removable feature of a building that increases its sustainability.

Recommended Motions:

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. ZClean 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.

1. Move to approve and issue a certificate of appropriateness for work at 504 N Huron St for the installation of solar panels.

Relevant Secretary of the Interior's Standards:

#3 #9

Prepared by:

Joe Meyers, Director of Economic Development



RECEIVED

SEP 17 2019

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 NOT BE PLACED ON THE AGENDA

Property

Address

504 N Huron, Ypsilanti, MI 48197

Applicant

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

Name

Linda French - John McMillian

Address

504 N Huron

City

Harsens Island

State

MI

Zip

48197

Phone / Fax

734-368-6945

E-Mail

Amy@AJLeo.com

Contractor

Contractor Name & Contact Info

Amy Strutz - A J Leo Electric & Solar - 734-368-6945 - Amy@AJLeo.com

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

Solar PV installation on ~~rear house roof & garage roof~~

CARPORT ROOF

\$

Rear of house down by river, regular
ground mount system, below pool
patio AREA

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

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$40,000

Permit Fee:

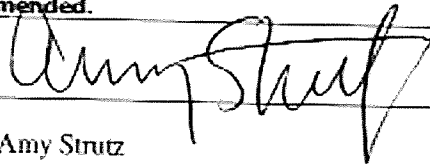
\$45 + 65 = \$110

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:

09/03/19

Print Name:

Amy Strutz

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 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

SUNNY BOY 3.0-US / 3.8-US / 5.0-US / 6.0-US / 7.0-US / 7.7-US



SB3.0-1SP-US-40 / SB3.8-1SP-US-40 / SB5.0-1SP-US-40 / SB6.0-1SP-US-40 / SB7.0-1SP-US-40 / SB7.7-1SP-US-40 / SB3.0-1TP-US-40 / SB3.8-1TP-US-40 / SB5.0-1TP-US-40 / SB6.0-1TP-US-40 / SB7.0-1TP-US-40 / SB7.7-1TP-US-40



COMPLIANT TO UL 1741 SA
GRID SUPPORT UTILITY INTERACTIVE INVERTER



Value-Added Improvements

- Superior integration with SMA's MLPE Power+ Solution
- World's first Secure Power Supply* now offers up to 2,000 W
- Full grid management capabilities ensure a utility-compliant solution for any market

Reduced Labor

- New Installation Assistant with direct access via smartphone minimizes time in the field
- Advanced communication interface with fewer components creates 50% faster setup and commissioning

Unmatched Flexibility

- SMA's proprietary OptiTrac™ Global Peak technology mitigates shade with ease
- Multiple independent MPPTs accommodate hundreds of stringing possibilities

Trouble-Free Servicing

- Two-part enclosure concept allows for simple, expedited servicing
- Equipped with SMA Smart Connected, a proactive service solution that is integrated into Sunny Portal

SUNNY BOY 3.0-US / 3.8-US / 5.0-US / 6.0-US / 7.0-US / 7.7-US

Reduce costs across your entire residential business model

The residential PV market is changing rapidly. Your bottom line matters more than ever—so we've designed a superior residential solution to help you decrease costs at every stage of your business operations. The Sunny Boy 3.0-US/3.8-US/5.0-US/6.0-US/7.0-US/7.7-US join the SMA lineup of field-proven solar technology backed by the world's #1 service team, along with a wealth of improvements. Simple design, improved stocking and ordering, value-driven sales support and streamlined installation are just some of the ways that SMA helps your business operate more efficiently. And, Sunny Boy's superior integration with the innovative Power+ Solution means installers have even more flexibility in addressing their toughest challenges. Finally, SMA Smart Connected will automatically detect errors and initiate the repair and replacement process so that installers can reduce service calls and save time and money.

Technical data	Sunny Boy 3.0-US		Sunny Boy 3.8-US		Sunny Boy 5.0-US	
	208 V	240 V	208 V	240 V	208 V	240 V
Input (DC)						
Max. PV power	4260 Wp		5396 Wp		7100 Wp	
Max. DC voltage	600 V					
Rated MPP voltage range	155 - 480 V		195 - 480 V		220 - 480 V	
MPPT operating voltage range	100 - 550 V					
Min. DC voltage / start voltage	100 V / 125 V					
Max. operating input current per MPPT	10 A					
Max. short circuit current per MPPT	18 A					
Number of MPPT tracker / string per MPPT tracker	2/1				3 / 1	
Output (AC)						
AC nominal power	3000 W	3000 W	3330 W	3800 W	5000 W	5000 W
Max. AC apparent power	3000 VA	3000 VA	3330 VA	3800 VA	5000 VA	5000 VA
Nominal voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V
AC grid frequency	60 Hz / 50 Hz					
Max. output current	14.5 A	12.5 A	16.0 A	16.0 A	24.0 A	24.0 A
Power factor (cos φ)	1					
Output phases / line connections	1 / 2					
Harmonics	< 4 %					
Efficiency						
Max. efficiency	97.2 %	97.6 %	97.2 %	97.5 %	97.2 %	97.5 %
CEC efficiency	96 %	96.5 %	96.5 %	96.5 %	96.5 %	97 %
Protection devices						
DC disconnect device / DC reverse polarity protection	● / ●					
Ground fault monitoring / Grid monitoring	●					
AC short circuit protection	●					
All-pole sensitive residual current monitoring unit (RCMU)	●					
Arc fault circuit interrupter (AFCI)	●					
Protection class / overvoltage category	I / IV					
General data						
Dimensions (W / H / D) in mm (in)	535 x 730 x 198 (21.1 x 28.5 x 7.8)					
Packaging dimensions (W / H / D) in mm (in)	600 x 800 x 300 (23.6 x 31.5 x 11.8)					
Weight / packaging weight	26 kg (57 lb) / 30 kg (66 lb)					
Temperature range: operating / non-operating	-25°C ...+60°C / -40°C ...+60°C					
Environmental protection rating	NEMA 3R					
Noise emission (typical)	39 dB(A)					
Internal power consumption at night	< 5 W					
Topology / Cooling concept	Transformerless / Convection					
Features						
Ethernet ports	2					
Secure Power Supply	● *					
Display (2 x 16 characters)	●					
WLAN / Sensor module / External WLAN antenna	● / ○ / ○					
Cellular (4G / 3G) / Revenue Grade Meter	○ / ○ **					
Warranty: 10 / 15 / 20 years	●/○/○					
Certificates and approvals	UL 1741, UL 1741 SA incl. Rule 21 RSD, UL 1998, UL 1699B, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA V22.2 107.1-1, HECO SRD-UL-1741-SA-V1.1					
● Standard features ○ Optional features — Not available Data at nominal conditions						
NOTE: US inverters ship with gray lids. * Not compatible with the Power+ Solution Shutdown functionality **Standard in SBX.X-1TP-US-40						
Type designation	SB3.0-1SP-US-40 / SB3.0-1TP-US-40		SB3.8-1SP-US-40 / SB3.8-1TP-US-40		SB5.0-1SP-US-40 / SB5.0-1TP-US-40	

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Accessories



Sensor module
MD.SEN-US-40



External WLAN antenna
EXTANT-US-40



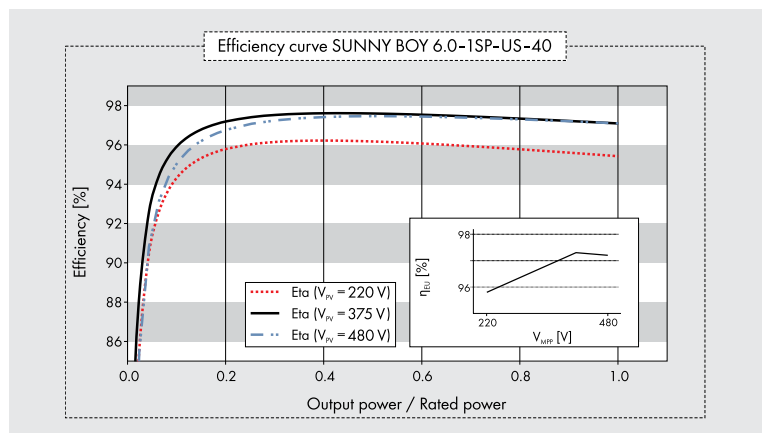
SMA Rooftop
Communication Kit
ROOFCOMMKIT-P2-US5



Revenue Grade
Meter Kit
RGM05KIT-US-10



Cellular Modem Kit
CELLMODKIT-US-10



Technical data	Sunny Boy 6.0-US		Sunny Boy 7.0-US		Sunny Boy 7.7-US	
	208 V	240 V	208 V	240 V	208 V	240 V
Input (DC)						
Max. PV power	8520 Wp		9940 Wp		10905 Wp	
Max. DC Voltage	600 V					
Rated MPP Voltage range	220 – 480 V		245 - 480 V		270 - 480 V	
MPPT operating voltage range	100 – 550 V					
Min. DC voltage / start voltage	100 V / 125 V					
Max. operating input current per MPPT	10 A					
Max. short circuit current per MPPT	18 A					
Number of MPPT tracker / string per MPPT tracker	3 / 1					
Output (AC)						
AC nominal power	5200 W	6000 W	6660 W	7000 W	6660 W	7680 W
Max. AC apparent power	5200 VA	6000 VA	6660 VA	7000 VA	6660 VA	7680 VA
Nominal voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 – 229 V	211 – 264 V	183 – 229 V	211 – 264 V	183 – 229 V	211 – 264 V
AC grid frequency	60 Hz / 50 Hz					
Max. output current	25.0 A	25.0 A	32.0 A	29.2 A	32.0 A	32.0 A
Power factor (cos φ)	1					
Output phases / line connections	1 / 2					
Harmonics	< 4 %					
Efficiency						
Max. efficiency	97.2 %	97.6 %	97.1 %	97.5 %	97.1 %	97.5 %
CEC efficiency	96.5 %	97 %	96.5 %	97 %	96.5 %	97 %
Protection devices						
DC disconnect device / DC reverse polarity protection	● / ●					
Ground fault monitoring / Grid monitoring	●					
AC short circuit protection	●					
All-pole sensitive residual current monitoring unit (RCMU)	●					
Arc fault circuit interrupter (AFCI)	●					
Protection class / overvoltage category	I / IV					
General data						
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Environmental protection rating	NEMA 3R					
Noise emission (typical)	39 dB(A)		45 dB(A)			
Internal power consumption at night	< 5 W					
Topology / Cooling concept	Transformerless / Convection		Transformerless / Fan			
Features						
Ethernet ports	2					
Secure Power Supply	● *					
Display (2 x 16 characters)	●					
WLAN / Sensor module / External WLAN antenna	● / ○ / ○					
Cellular (4G / 3G) / Revenue Grade Meter	○ / ○ **					
Warranty: 10 / 15 / 20 years	●/○/○					
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Type designation	SB6.0-1SP-US-40 / SB6.0-1TP-US-40		SB7.0-1SP-US-40 / SB7.0-1TP-US-40		SB7.7-1SP-US-40 / SB7.7-1TP-US-40	

POWER+ SOLUTION

The SMA Power+ Solution combines legendary SMA inverter performance and intelligent DC module-level electronics in one cost-effective, comprehensive package. This means that you can achieve maximum solar power production for your customers while also realizing significant installation savings.

NEW! Advanced communication interface allows for 50% faster setup and commissioning thanks to reduced components and a simplified process.

Visit www.SMA-America.com for more information.





SIMPLE, FLEXIBLE DESIGN

Speed the completion of customer proposals and maximize the efficiency of your design team with the Sunny Boy-US series, which provides a new level of flexibility in system design by offering:

- » Hundreds of stringing configurations and multiple independent MPPTs
- » SMA's proprietary OptiTrac™ Global Peak shade mitigation technology
- » Diverse application options including on- and off-grid compatibility



VALUE-DRIVEN SALES ENABLEMENT

SMA wants to enable your sales team by arming them with an abundance of feature/benefit support. Show your customers the value of the Sunny Boy-US series by utilizing:

- » Secure Power Supply, now with 2,000 W of opportunity power in the event of a grid outage, as an increased value-add or upsell opportunity
- » SMA's 35 year history and status as the #1 global inverter manufacturer instills homeowners with peace of mind and the long-term security they demand from a PV investment
- » An economical solution for shade mitigation and the challenges of complex roofs



IMPROVED STOCKING AND ORDERING

Ensure that your back office business operations run smoothly and succinctly while mitigating potential errors. The Sunny Boy-US series can help achieve cost savings in these areas by providing:

- » An integrated DC disconnect that simplifies equipment stocking and allows for a single inverter part number
- » All communications integrated into the inverter, eliminating the need to order additional equipment



STREAMLINED INSTALLATION AND COMMISSIONING

Expedite your operations in the field by taking advantage of the new Sunny Boy's installer-friendly feature set including:

- » Direct access via smartphone and utilization of SMA's Installation Assistant, which minimizes time/labor spent in the field and speeds the path to commissioning
- » Simple commissioning and monitoring setup in a single online portal
- » New! Advanced communication interface with fewer components allows for 50% faster commissioning



SUPERIOR SERVICE

SMA understands the factors that contribute to lifetime PV ownership cost, that's why the Sunny Boy-US series was designed for maximum reliability and backstopped by an unmatched service offering. Benefit from:

- » SMA Smart Connected, a proactive service solution integrated into Sunny Portal that automatically detects errors and initiates the repair and replacement process
- » The #1 service team in the PV industry, as recognized by IMS research, with experience servicing an installed base of more than 55 GW

Eagle 60M G2

310-330 Watt

MONO PERC MODULE

Positive power tolerance of 0~+3%

KEY FEATURES



Diamond Cell Technology

Uniquely designed high performance 5 busbar mono PERC cell



PID FREE

Reinforced cell prevents potential induced degradation



Better Low-Light Performance

Excellent performance in low-light environments



Strength and Durability

Certified for high snow (5400Pa) and wind (2400 Pa) loads



Weather Resistance

Certified for salt mist and ammonia resistance



- ISO9001:2008 Quality Standards
- ISO14001:2004 Environmental Standards
- OHSAS18001 Occupational Health & Safety Standards
- IEC61215, IEC61730 certified products
- UL1703 certified products

Nomenclature:

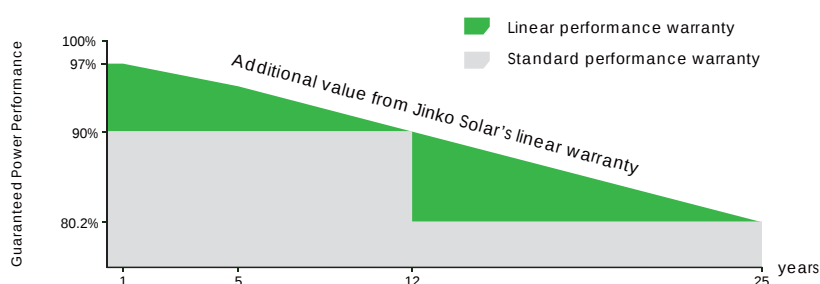
JKM330M - 60BL

Code	Backsheet	Code	Cell
null	White	null	Normal
B	Black	L	Diamond

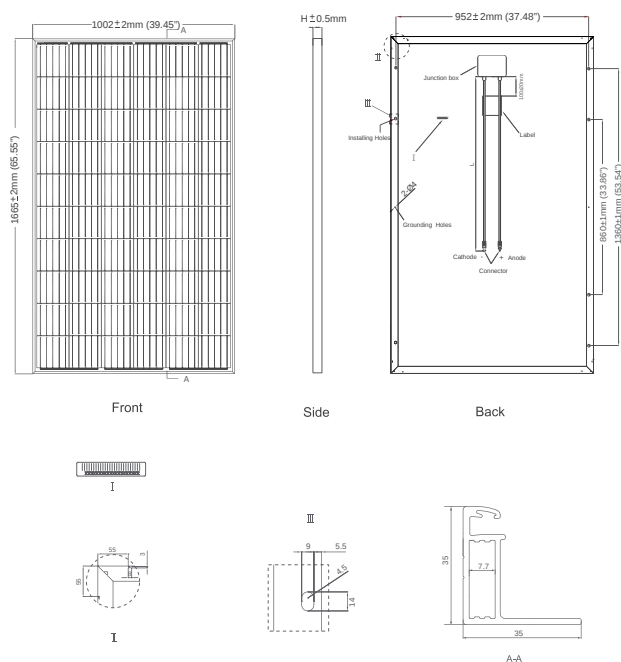


LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty • 25 Year Linear Power Warranty



Engineering Drawings

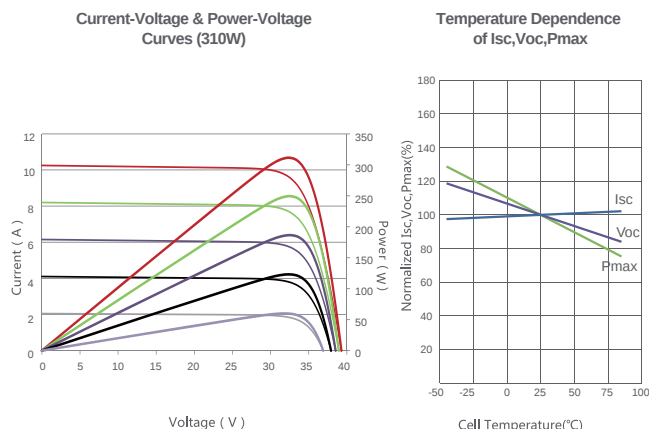


Packaging Configuration

(Two pallets = One stack)

30pcs/pallet, 60pcs/stack, 840pcs/40'HQ Container

Electrical Performance & Temperature Dependence



Mechanical Characteristics

Cell Type	Mono PERC Diamond Cell (158.75 x 158.75 mm)
No. of cells	60 (6×10)
Dimensions	1665×1002×35mm (65.55×39.45×1.38 inch)
Weight	19.0 kg (41.9 lbs)
Front Glass	3.2mm, Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP67 Rated
Output Cables	12 AWG, Length 900mm (35.43 in) or Customized Length
Fire Type	Type 1

SPECIFICATIONS

Module Type	JKM310M-60L		JKM315M-60L		JKM320M-60L		JKM325M-60L		JKM330M-60L	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	310Wp	231Wp	315Wp	235Wp	320Wp	239Wp	325Wp	242Wp	330Wp	246Wp
Maximum Power Voltage (Vmp)	33.0V	31.0V	33.2V	31.2V	33.4V	31.4V	33.6V	31.6V	33.8V	31.8V
Maximum Power Current (Imp)	9.40A	7.49A	9.49A	7.56A	9.59A	7.62A	9.68A	7.66A	9.77A	7.74A
Open-circuit Voltage (Voc)	40.5V	37.4V	40.7V	37.6V	40.9V	37.8V	41.1V	38.0V	41.3V	38.2V
Short-circuit Current (Isc)	9.92A	8.20A	10.04A	8.33A	10.15A	8.44A	10.20A	8.54A	10.31A	8.65A
Module Efficiency STC (%)	18.58%		18.88%		19.18%		19.48%		19.78%	
Operating Temperature (°C)	-40°C~+85°C									
Maximum System Voltage	1000VDC(UL and IEC)									
Maximum Series Fuse Rating	20A									
Power Tolerance	0~+3%									
Temperature Coefficients of Pmax	-0.37%/°C									
Temperature Coefficients of Voc	-0.28%/°C									
Temperature Coefficients of Isc	0.048%/°C									
Nominal Operating Cell Temperature (NOCT)	45±2°C									

STC: ☀ Irradiance 1000W/m²

🌡 Cell Temperature 25°C

☁ AM=1.5

NOCT: ☀ Irradiance 800W/m²

🌡 Ambient Temperature 20°C

☁ AM=1.5

🌀 Wind Speed 1m/s

* Power measurement tolerance: ± 3%

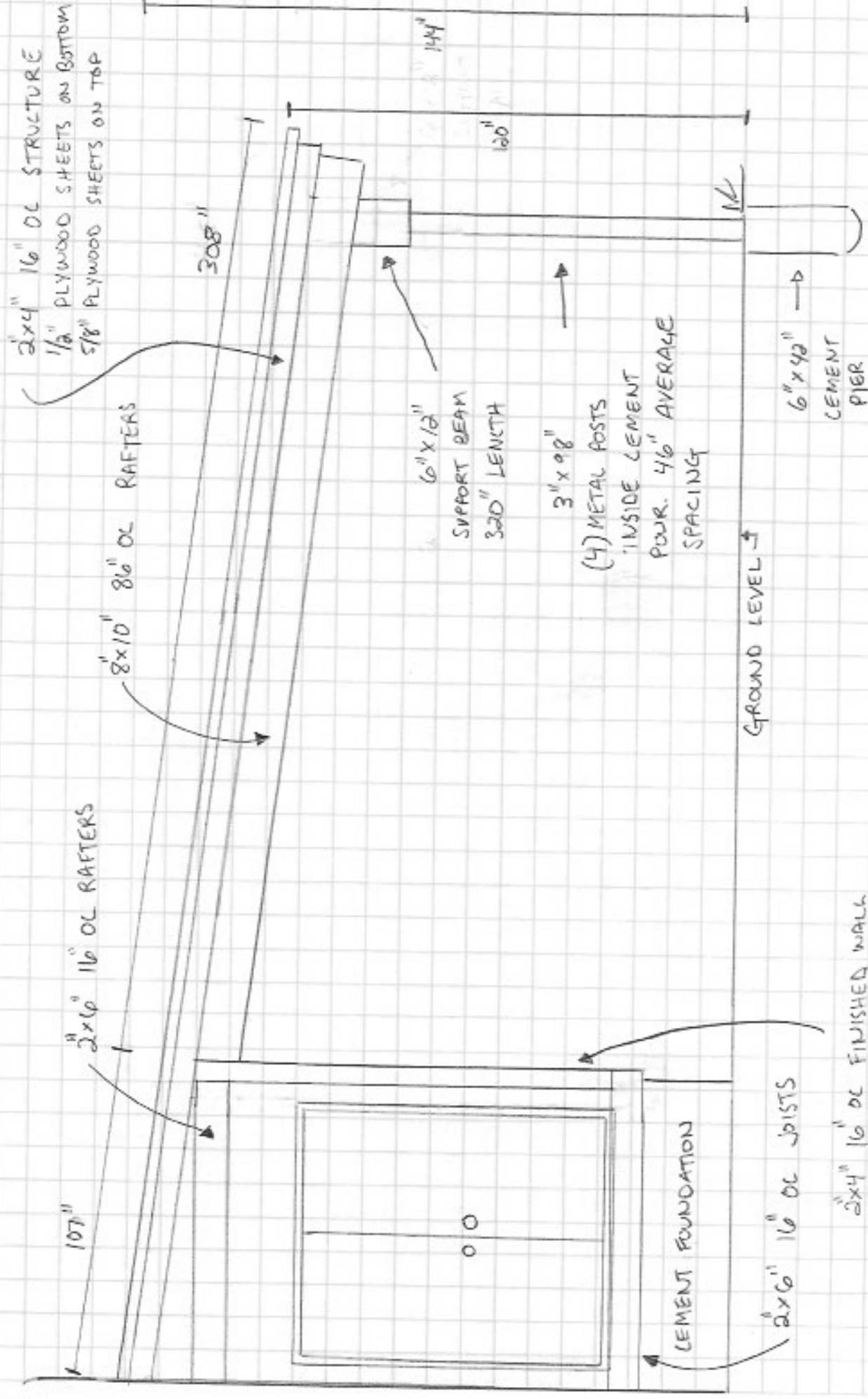
CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.
 © Jinko Solar Co., Ltd. All rights reserved. Specifications included in this datasheet are subject to change without notice.
 JKM310-330M-60L-A1B1-US-ForSPI

FRENCH

504 N. HURON

YPSILANTI, MI 48197

SPECIES: PINE OR BETTER



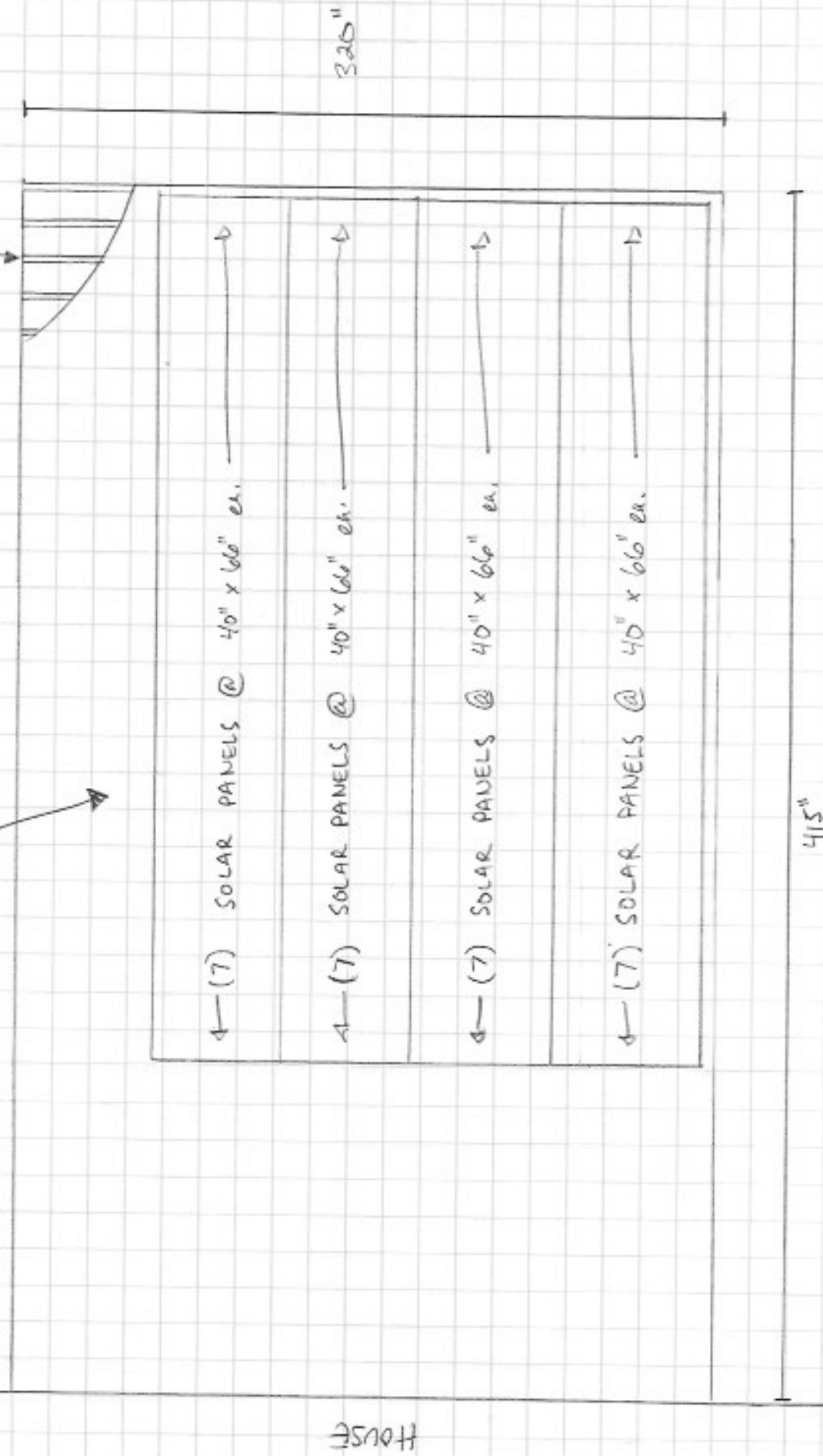
FRENCH

504 N. HURON

YPSILANTI, MI 48197

(28) SOLAR PANELS @ 40" x 66" ea.

2"x4" 16' O.C. STRUCTURE
1/2" PLYWOOD SHEETS ON BOTTOM
5/8" PLYWOOD SHEETS ON TOP

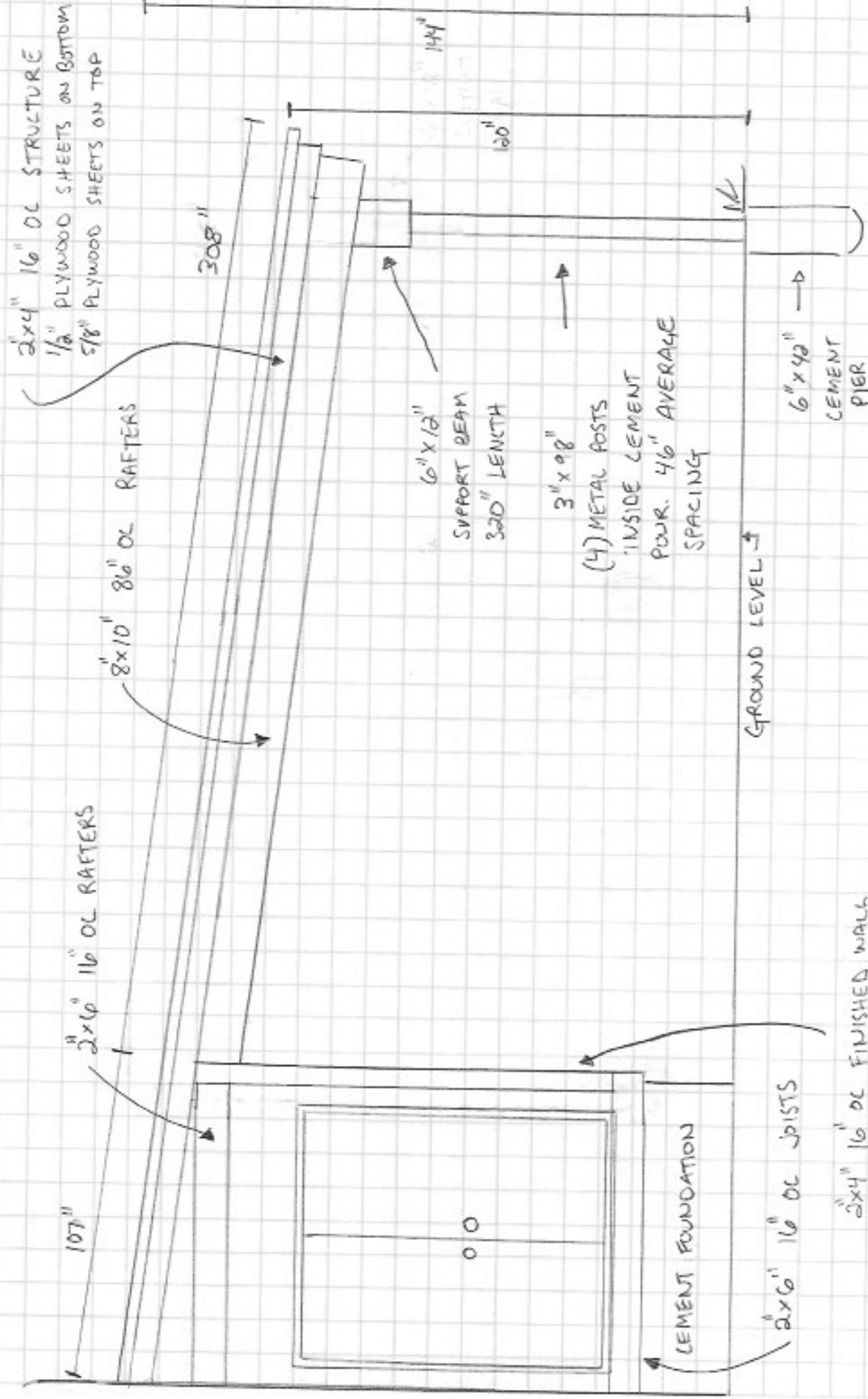


FRENCH

504 N. HURON

YPSILANTI, MI 48197

SPECIES: PINE OR BETTER



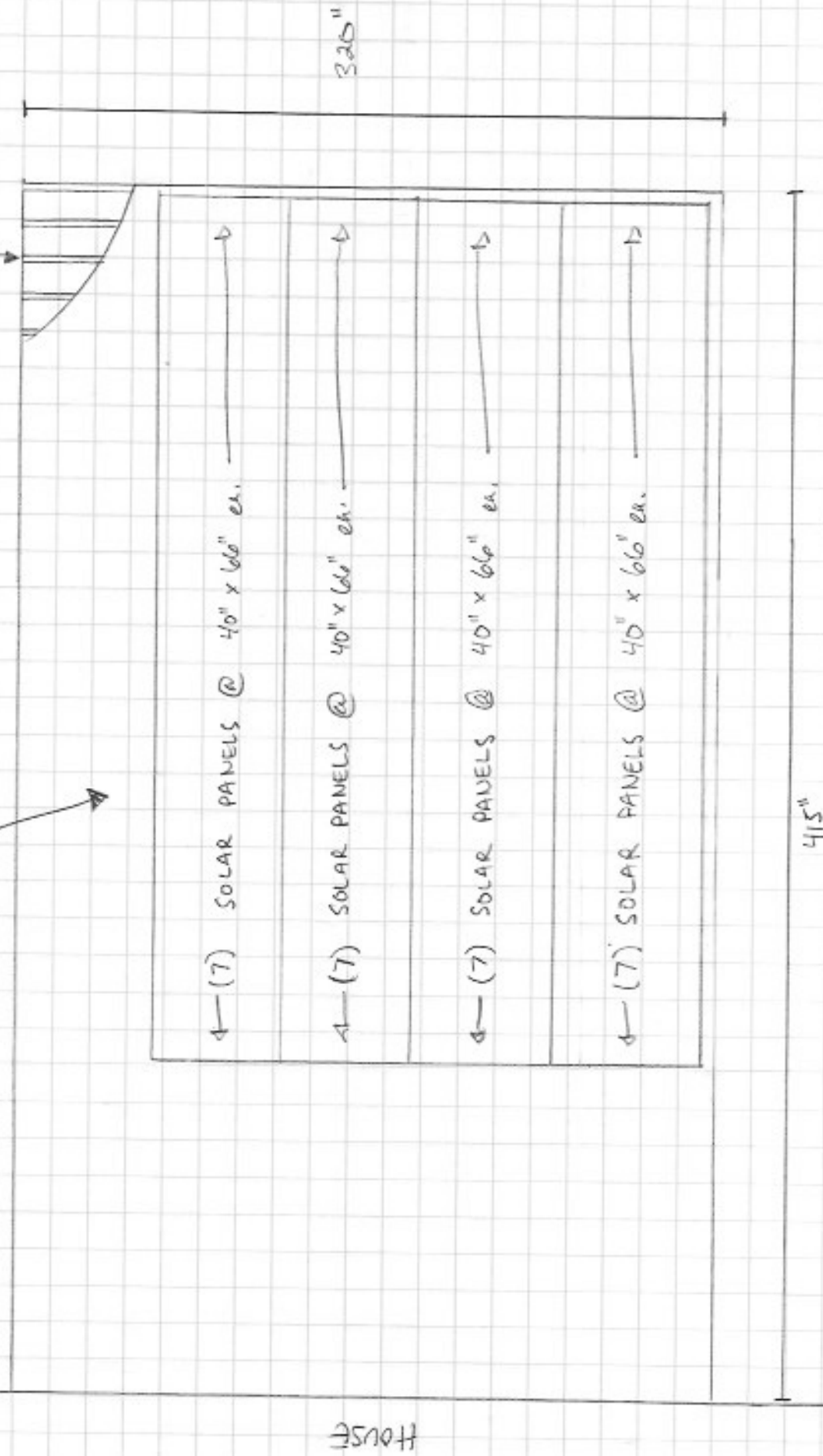
FRENCH

504 N. HURON

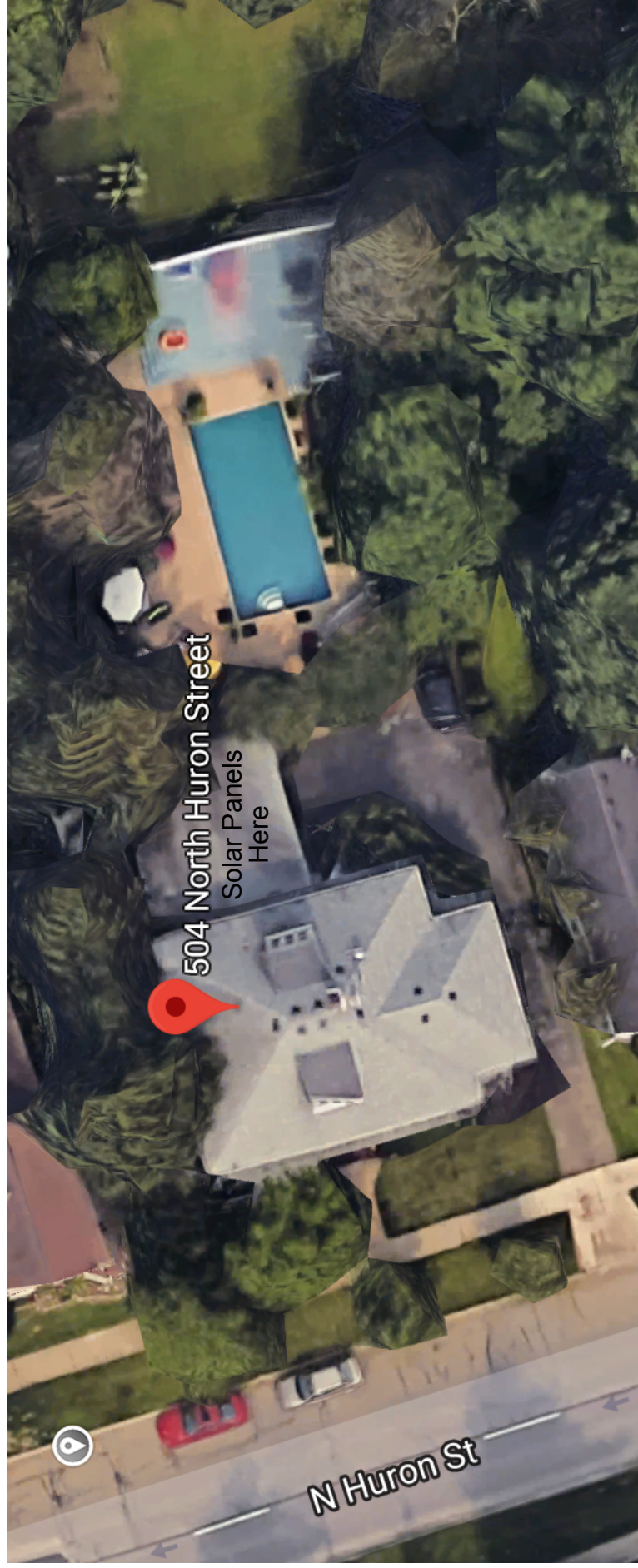
YPSILANTI, MI 48197

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1/2" PLYWOOD SHEETS ON BOTTOM
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French/McMillan
504 N Huron
Ypsilanti, MI 48197



French ground Mount 30 (#548718)

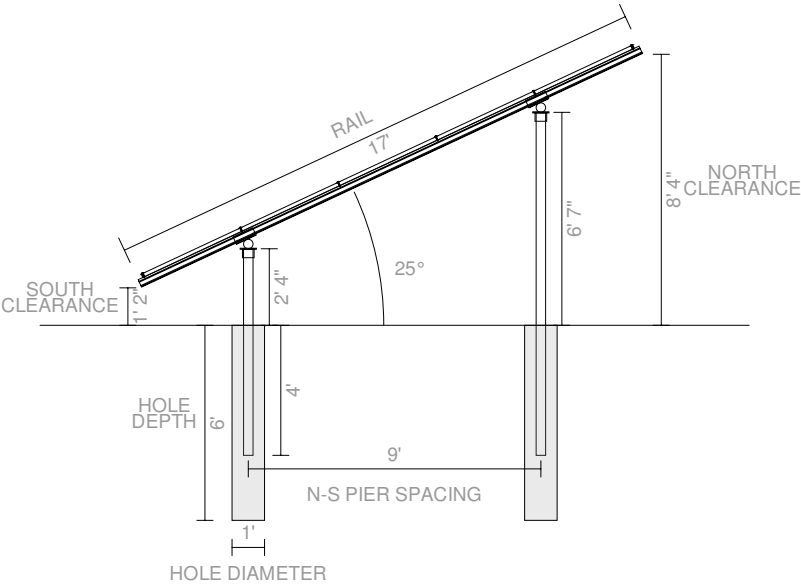
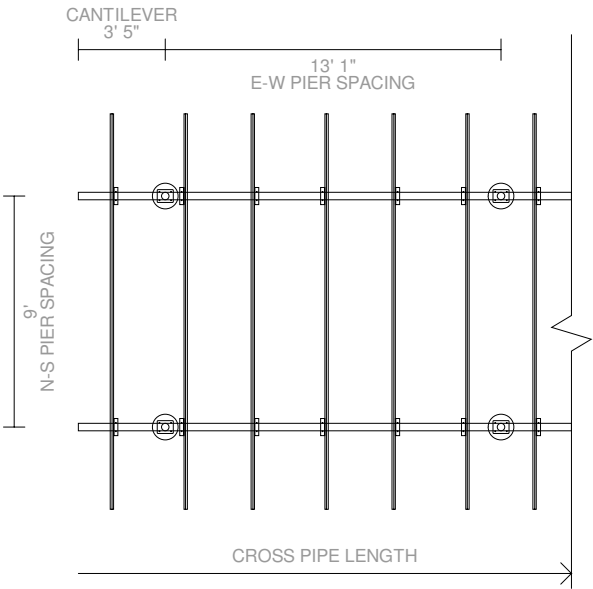
ground based

Project Details			
Name	French ground Mount 30	Date	09/20/2019
Location	Ypsilanti, MI, 48197	Total modules	30
Module	Jinko: JKM320M-60BL (35mm)	Piers	6
Dimensions	65.55" x 39.45" x 1.38" (1665.0mm x 1002.0mm x 35.0mm)	Concrete	1.05 yd³
Total watts	9,600 kW	Wind exposure	B
Snow load	20 psf	Wind speed	100 mph
Substructure & Foundation			
Tilt	25°	Pipe/tubing diameter	3"
Soil class	4	Hole diameter	12"

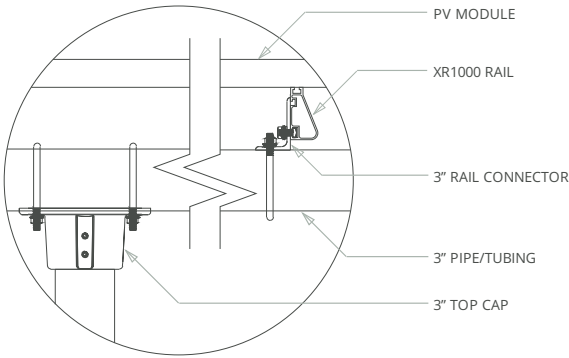
French ground Mount 30 (#548718)

ground based

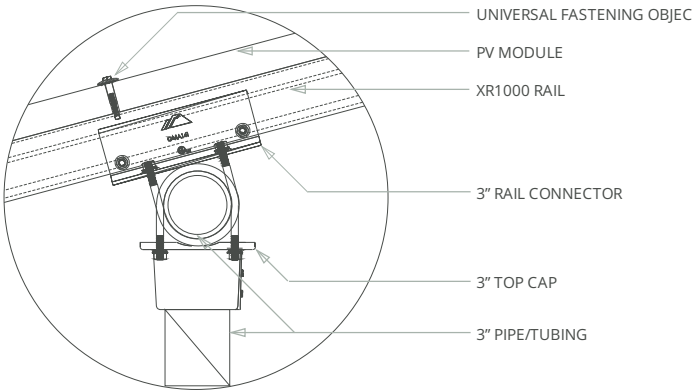
Sub array #1					
Rows	5	Columns	6	Repeats	1
Area	32' 11" (EW) × 16' 9" (NS)	Diagonal bracing	no	E/W spacing	13' 1"
Rail cantilever	3' 6"	Piers/repeat	6	Total south piers	3 (6' 4")
Total north piers	3 (10' 7")	Total cross pipes	2 (32' 11")	Pipe cantilever	3' 5"
Total pipe length	116' 7"	Shear	1,020 lbs	Moment	2,551 ft-lbs
Uplift	-1,198 lbs				



Pipe Fitting Detail

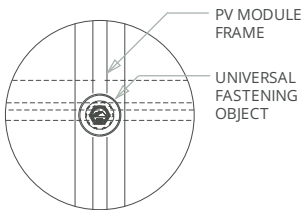


Front View

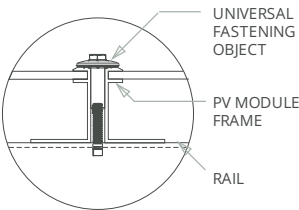


Side View

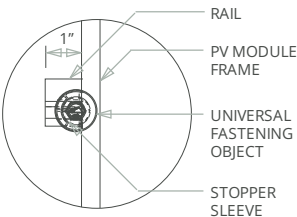
Clamp Detail



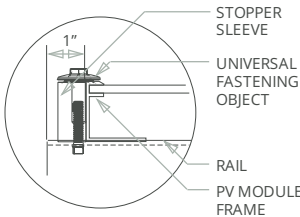
Mid Clamp, Plan



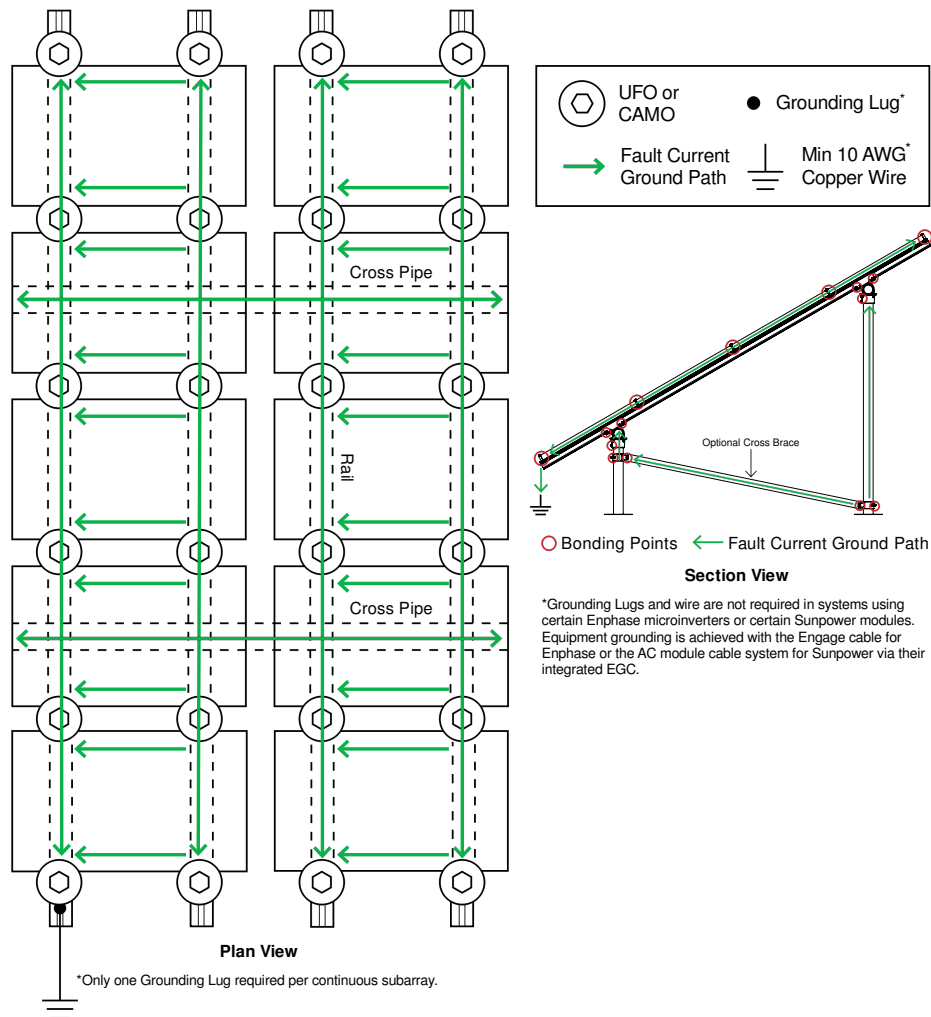
Mid Clamp, Front



End Clamp, Plan



End Clamp, Front



French ground Mount 30 (#548718)

ground based

Bill of Materials		
Part	Spares	Total Qty
Rails		
XR-1000-204A XR1000, Rail 204" (17 Feet) Clear	0	12
Clamps & Grounding		
UFO-CL-01-A1 Universal Module Clamp, Clear	0	72
UFO-STP-35MM-M1 Stopper Sleeve, 35MM, Mill	0	24
XR-LUG-03-A1 Grounding Lug, Low Profile	0	1
Substructure		
70-0300-SGA SGA Top Cap at 3"	0	6
GM-BRC-003 Ground Mount Bonded Rail Connector - 3"	0	24

Project Details			
Name	French	Date	09/17/2019
Location	Ypsilanti, MI, 48197	Total modules	28
Module	Jinko: JKM320M-60HBL (35mm)	Total watts	8,960
Dimensions	66.3" x 39.45" x 1.38" (1684.0mm x 1002.0mm x 35.0mm)	Attachments	48

System Weight	
Total system weight	1,310.2 lbs
Weight/attachment	27.3 lbs
Racking weight	137.0 lbs
Distributed weight	2.5 psf

Load Assumptions	
Wind exposure	B
Wind speed	110 mph
Ground snow load	20 psf
Attachment spacing	4.0'

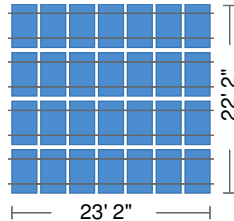
Roof Information			
Roof material	Comp Shingle	Building height	15 ft
Roof attachment	L-Foot Only	Roof slope	8 °
Attachment hardware	T Bolt	Risk category	II

Span Details XR10 - Portrait		
Zone	Max span	Max cantilever
1	4' 4"	1' 9"
2	4' 4"	1' 9"
3	4' 4"	1' 9"

Reaction Forces XR10 - Portrait			
Zone	Down (lbs)	Uplift (lbs)	Lateral (lbs)
1	277	92	44
2	277	192	44
3	277	303	44

Roof Section 1		
Definition	Roof Section Weights	Roof Section (all segments)
28 modules	Total weight: 1,310.2 lbs	Provided rail: 224' [16 x 14']
Portrait orientation	Weight/attachment: 27.3 lbs	Attachments: 48
Graphical entry	Total Area: 518.6 sq ft	Splices: 8
	Distributed weight: 2.5 psf	Clamps: 64

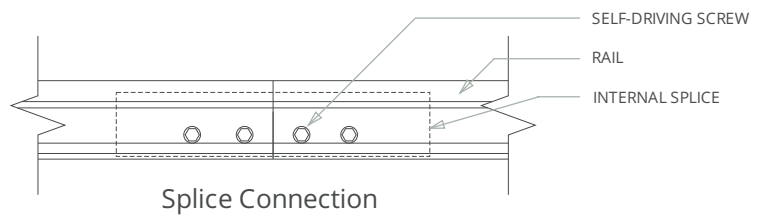
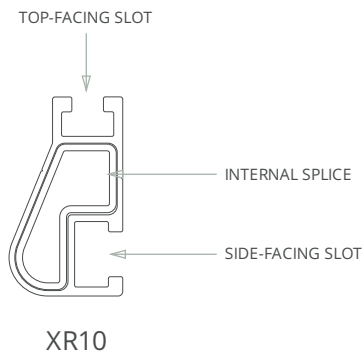
Diagram

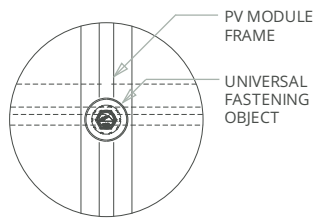


Segments

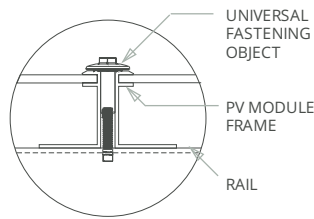
Columns	Length	Cantilever	Cantilever Violations	Rail	Attachments	Splices	Clamps
7	23' 4"	1' 8"	None	56' [4 x 14']	12	2	16
Row segment totals (x 4) →				224' [16 x 14']	48	8	64

Splice Details

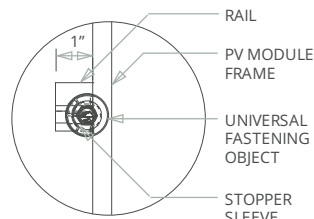




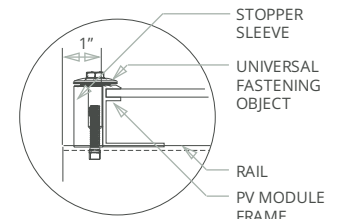
Mid Clamp, Plan



Mid Clamp, Front

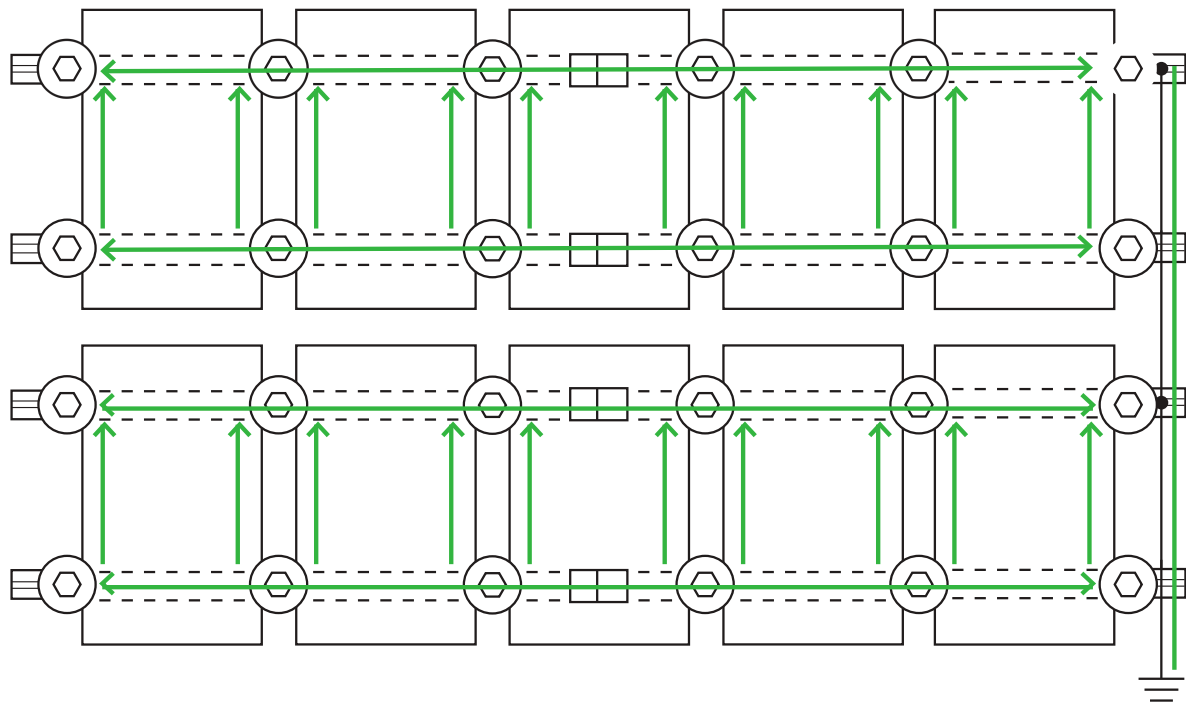


End Clamp, Plan



End Clamp, Front

Grounding Diagram



UFO Clamp

● Grounding Lug *

→ Fault Current Ground Path

⏏ Min 10 AWG Copper Wire *

□ Bonded Splice (Rail Connection)

* Grounding Lugs and Wire are not required in systems using Enphase microinverters.

Bill of Materials

Part	Spares	Total Qty
Rails & Splices		
XR-10-168B XR10, Rail 168" (14 Feet) Black	0	16
XR-10-SPLC-M1 XR10 Bonded Splice (Incl. Self-tapping Screws)	0	8
Clamps & Grounding		
UFO-CL-01-B1 Universal Module Clamp, Black	0	64
UFO-STP-35MM-B1 Stopper Sleeve, 35MM, Black	0	16
XR-LUG-03-A1 Grounding Lug, Low Profile	0	4
Attachments		
LFT-03-B1 Slotted L-Foot, Black	0	48
BHW-TB-02-A1 T-Bolt Bonding Hardware	0	48

Project Details			
Name	French Carport	Date	09/20/2019
Location	Ypsilanti, MI, 48197	Total modules	28
Module	Jinko: JKM320M-60HBL (35mm)	Total watts	8,960
Dimensions	66.3" x 39.45" x 1.38" (1684.0mm x 1002.0mm x 35.0mm)	Attachments	48

System Weight	
Total system weight	1,310.9 lbs
Weight/attachment	27.3 lbs
Racking weight	137.7 lbs
Distributed weight	2.5 psf

Load Assumptions	
Wind exposure	B
Wind speed	110 mph
Ground snow load	20 psf
Attachment spacing	4.0'

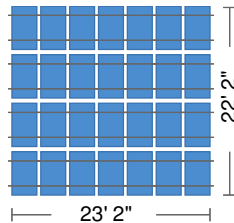
Roof Information			
Roof material	Comp Shingle	Building height	15 ft
Roof attachment	L-Foot Only	Roof slope	8 °
Attachment hardware	T Bolt	Risk category	II

Span Details XR10 - Portrait		
Zone	Max span	Max cantilever
1	4' 4"	1' 9"
2	4' 4"	1' 9"
3	4' 4"	1' 9"

Reaction Forces XR10 - Portrait			
Zone	Down (lbs)	Uplift (lbs)	Lateral (lbs)
1	277	92	44
2	277	192	44
3	277	303	44

Roof Section 1		
Definition	Roof Section Weights	Roof Section (all segments)
28 modules	Total weight: 1,310.9 lbs	Provided rail: 224' [16 x 14']
Portrait orientation	Weight/attachment: 27.3 lbs	Attachments: 48
Graphical entry	Total Area: 518.6 sq ft	Splices: 8
	Distributed weight: 2.5 psf	Clamps: 64

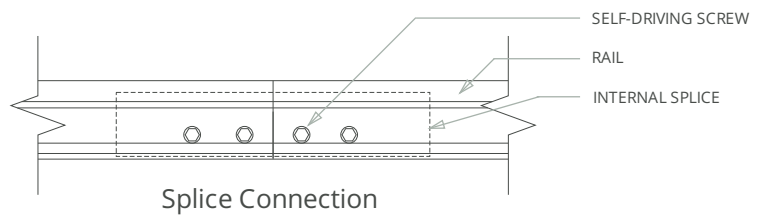
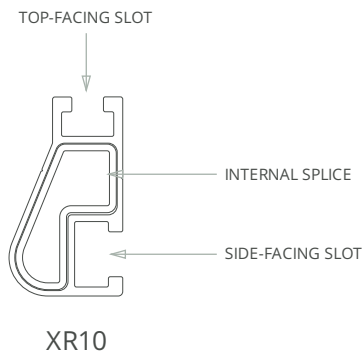
Diagram



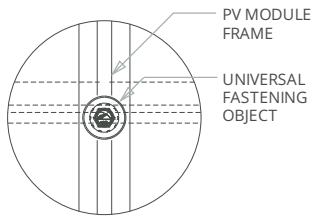
Segments

Columns	Length	Cantilever	Cantilever Violations	Rail	Attachments	Splices	Clamps
7	23' 4"	1' 8"	None	56' [4 x 14']	12	2	16
Row segment totals (x 4) →				224' [16 x 14']	48	8	64

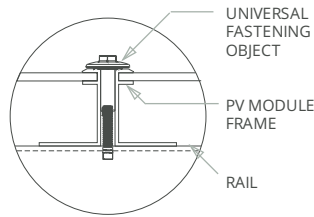
Splice Details



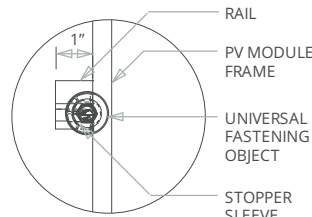
Clamp Detail



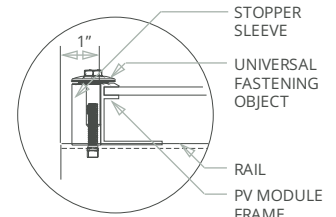
Mid Clamp, Plan



Mid Clamp, Front

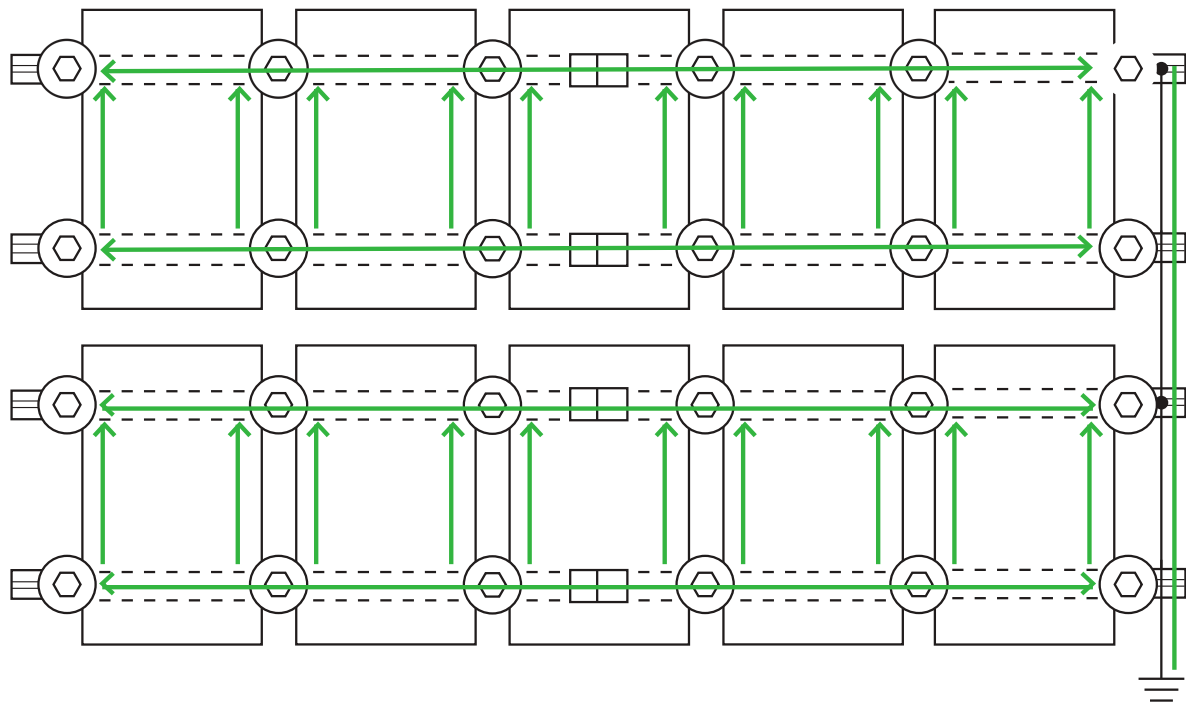


End Clamp, Plan



End Clamp, Front

Grounding Diagram



UFO Clamp

● Grounding Lug *

→ Fault Current Ground Path

⏏ Min 10 AWG Copper Wire *

□ Bonded Splice (Rail Connection)

* Grounding Lugs and Wire are not required in systems using Enphase microinverters.

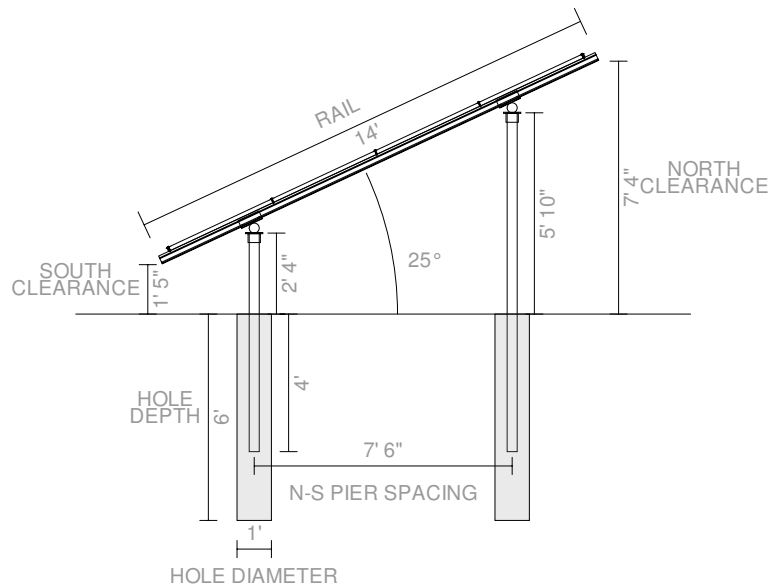
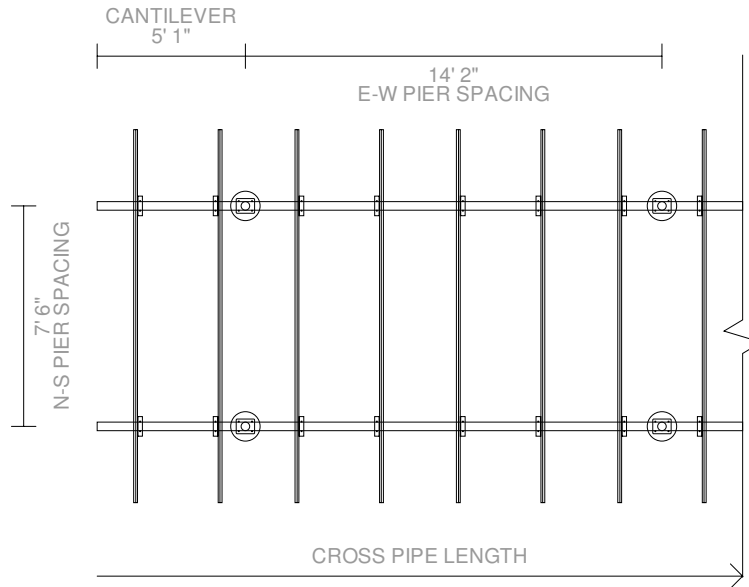
Bill of Materials

Part	Spares	Total Qty
Rails & Splices		
XR-10-168B XR10, Rail 168" (14 Feet) Black	0	16
XR-10-SPLC-M1 XR10 Bonded Splice (Incl. Self-tapping Screws)	0	8
Clamps & Grounding		
UFO-CL-01-B1 Universal Module Clamp, Black	0	64
UFO-STP-35MM-B1 Stopper Sleeve, 35MM, Black	0	16
XR-LUG-03-A1 Grounding Lug, Low Profile	0	4
Attachments		
LFT-03-B1 Slotted L-Foot, Black	0	48
BHW-TB-02-A1 T-Bolt Bonding Hardware	0	48
Accessories		
29-4000-077 Wire Clips, Molded PVC Black, Polybag 20	0	3

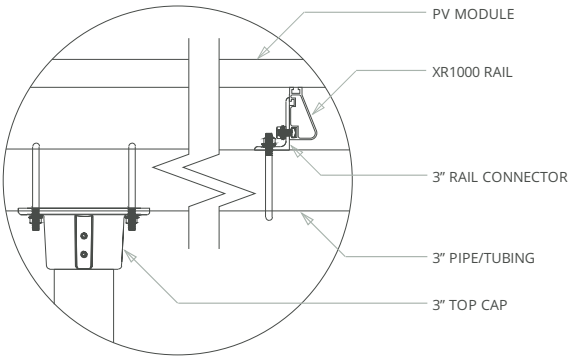
French Ground mount 28 (#548722)
ground based

Project Details			
Name	French Ground mount 28	Date	09/20/2019
Location	Ypsilanti, MI, 48197	Total modules	28
Module	Jinko: JKM320M-60BL (35mm)	Piers	6
Dimensions	65.55" x 39.45" x 1.38" (1665.0mm x 1002.0mm x 35.0mm)	Concrete	1.05 yd ³
Total watts	8,960 kW	Wind exposure	B
Snow load	20 psf	Wind speed	100 mph
Substructure & Foundation			
Tilt	25°	Pipe/tubing diameter	3"
Soil class	4	Hole diameter	12"

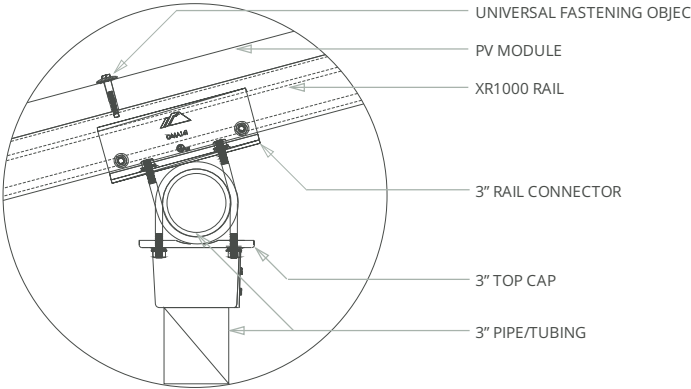
Sub array #1					
Rows	4	Columns	7	Repeats	1
Area	38' 5" (EW) × 13' 5" (NS)	Diagonal bracing	no	E/W spacing	14' 2"
Rail cantilever	2' 10"	Piers/repeat	6	Total south piers	3 (6' 4")
Total north piers	3 (9' 10")	Total cross pipes	2 (38' 5")	Pipe cantilever	5' 1"
Total pipe length	125' 6"	Shear	920 lbs	Moment	2,302 ft-lbs
Uplift	-1,111 lbs				



Pipe Fitting Detail

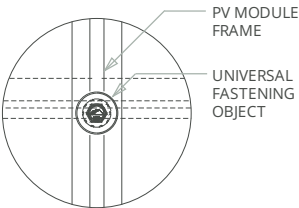


Front View

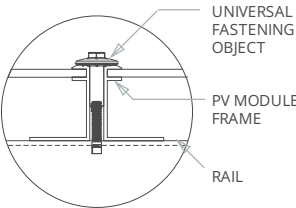


Side View

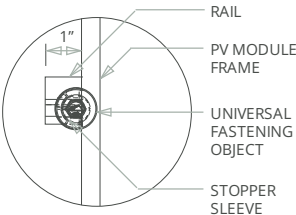
Clamp Detail



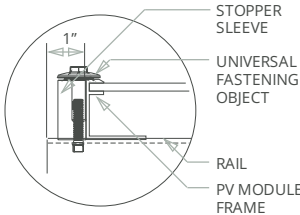
Mid Clamp, Plan



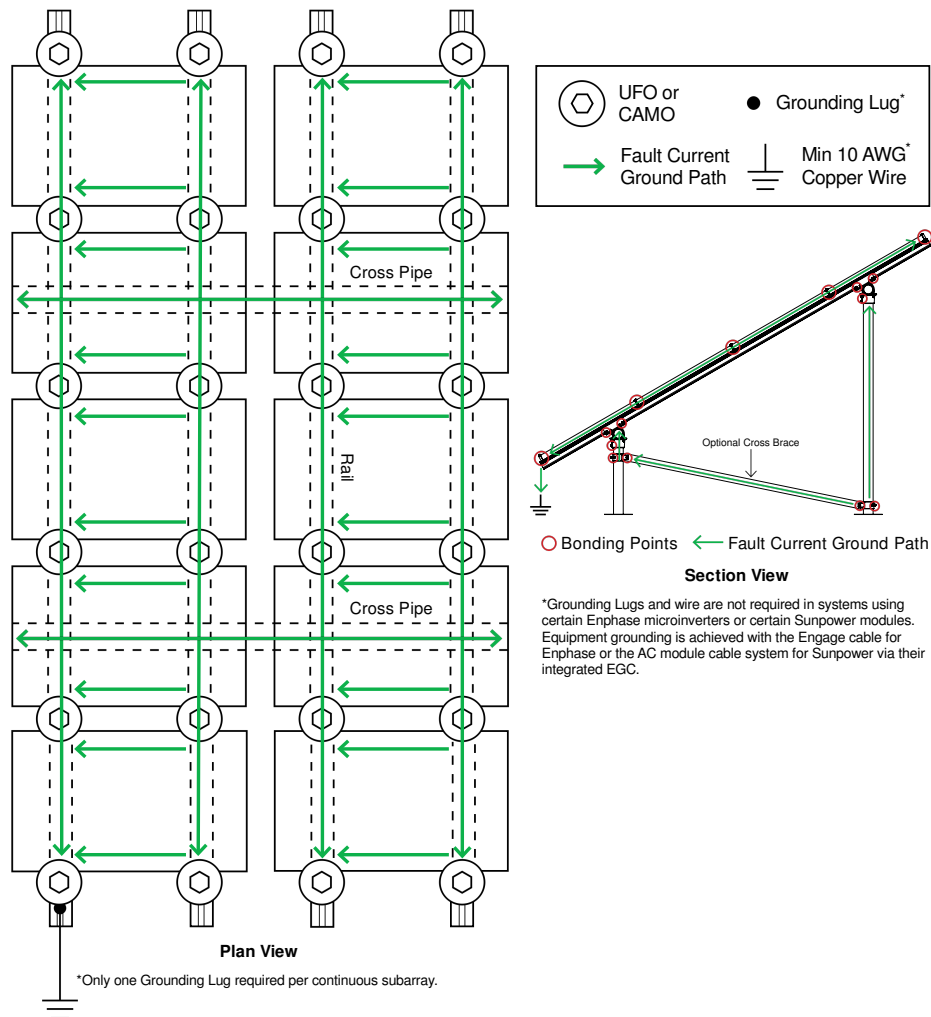
Mid Clamp, Front



End Clamp, Plan



End Clamp, Front



French Ground mount 28 (#548722)

ground based

Bill of Materials

Part	Spares	Total Qty
Rails		
XR-1000-168A XR1000, Rail 168" (14 Feet) Clear	0	14
Clamps & Grounding		
UFO-CL-01-A1 Universal Module Clamp, Clear	0	70
UFO-STP-35MM-M1 Stopper Sleeve, 35MM, Mill	0	28
XR-LUG-03-A1 Grounding Lug, Low Profile	0	1
Substructure		
70-0300-SGA SGA Top Cap at 3"	0	6
GM-BRC-003 Ground Mount Bonded Rail Connector - 3"	0	28
Accessories		
29-4000-077 Wire Clips, Molded PVC Black, Polybag 20	0	3
XR-1000-CAP Kit, End Cap XR1000 (10 sets per bag)	0	2



HDC Work Permit Staff Review

Property address: 504 N Huron

Property History: The property includes a house erected in 1900.

Date of Application: September 17, 2019

Date of Review: September 20, 2019

Date of Meeting: September 24, 2019

Proposed work: install solar panels on rear of house.

Materials: solar panels

Staff review:

1. The applicant first discussed this project with the HDC as a study item on September 10, 2019. See meeting minutes for a recap of the discussion.

Massing and Plan

2. The applicant proposes attach solar panels on the rear of the house.
3. HDC requested information on how it would be attached to the house.

MATERIALS

4. Solar panels

SOLAR ARRAY

5. The applicant proposes installing a solar array on a proposed porch over in the rear of the house.
6. The proposed solar panels are in the rear of the house consistent with the HDC's alternative energy fact sheet.
7. The HDC may consider solar panels a removable feature of a building that increases its sustainability.

Recommended Motions:

1. Move to approve and issue a certificate of appropriateness for work at 406 E Forest St for the installation of solar panels.

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. ZClean building gently—no sandblasting.

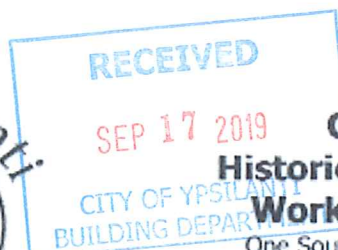
8. Preserve archaeological resources.

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

10. New work shall be removable.

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

Prepared by:
Joe Meyers, Director of Economic Development



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.26371
McRAE Visg
PHOC-19-0099

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 NOT BE PLACED ON THE AGENDA

Property

Address

406 E Forest Ave.

Applicant

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

Name

Kelly McRae

Address

406 E Forest Ave

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

734-368-6945

E-Mail

Amy@AJLeo.com

Contractor

Contractor Name & Contact Info

Amy Stutz - A J Leo Electric & Solar

Type of work

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

Complete Description of Proposed Work:

Solar PV installation

Roof Mount REAR of House

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

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:

12,000

Permit fee:

\$45 +

20

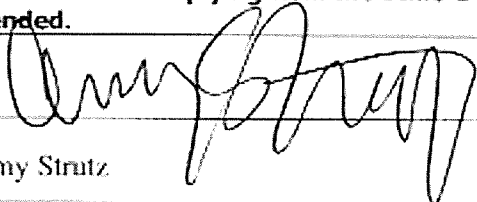
= \$65

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:

09/03/19

Print Name:

Amy Strutz

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 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.

SUNNY BOY 3.0-US / 3.8-US / 5.0-US / 6.0-US / 7.0-US / 7.7-US



SB3.0-1SP-US-40 / SB3.8-1SP-US-40 / SB5.0-1SP-US-40 / SB6.0-1SP-US-40 / SB7.0-1SP-US-40 / SB7.7-1SP-US-40 / SB3.0-1TP-US-40 / SB3.8-1TP-US-40 / SB5.0-1TP-US-40 / SB6.0-1TP-US-40 / SB7.0-1TP-US-40 / SB7.7-1TP-US-40



COMPLIANT TO UL 1741 SA
GRID SUPPORT UTILITY INTERACTIVE INVERTER



Value-Added Improvements

- Superior integration with SMA's MLPE Power+ Solution
- World's first Secure Power Supply* now offers up to 2,000 W
- Full grid management capabilities ensure a utility-compliant solution for any market

Reduced Labor

- New Installation Assistant with direct access via smartphone minimizes time in the field
- Advanced communication interface with fewer components creates 50% faster setup and commissioning

Unmatched Flexibility

- SMA's proprietary OptiTrac™ Global Peak technology mitigates shade with ease
- Multiple independent MPPTs accommodate hundreds of stringing possibilities

Trouble-Free Servicing

- Two-part enclosure concept allows for simple, expedited servicing
- Equipped with SMA Smart Connected, a proactive service solution that is integrated into Sunny Portal

SUNNY BOY 3.0-US / 3.8-US / 5.0-US / 6.0-US / 7.0-US / 7.7-US

Reduce costs across your entire residential business model

The residential PV market is changing rapidly. Your bottom line matters more than ever—so we've designed a superior residential solution to help you decrease costs at every stage of your business operations. The Sunny Boy 3.0-US/3.8-US/5.0-US/6.0-US/7.0-US/7.7-US join the SMA lineup of field-proven solar technology backed by the world's #1 service team, along with a wealth of improvements. Simple design, improved stocking and ordering, value-driven sales support and streamlined installation are just some of the ways that SMA helps your business operate more efficiently. And, Sunny Boy's superior integration with the innovative Power+ Solution means installers have even more flexibility in addressing their toughest challenges. Finally, SMA Smart Connected will automatically detect errors and initiate the repair and replacement process so that installers can reduce service calls and save time and money.

Technical data	Sunny Boy 3.0-US		Sunny Boy 3.8-US		Sunny Boy 5.0-US	
	208 V	240 V	208 V	240 V	208 V	240 V
Input (DC)						
Max. PV power	4260 Wp		5396 Wp		7100 Wp	
Max. DC voltage	600 V					
Rated MPP voltage range	155 - 480 V		195 - 480 V		220 - 480 V	
MPPT operating voltage range	100 - 550 V					
Min. DC voltage / start voltage	100 V / 125 V					
Max. operating input current per MPPT	10 A					
Max. short circuit current per MPPT	18 A					
Number of MPPT tracker / string per MPPT tracker	2/1				3 / 1	
Output (AC)						
AC nominal power	3000 W	3000 W	3330 W	3800 W	5000 W	5000 W
Max. AC apparent power	3000 VA	3000 VA	3330 VA	3800 VA	5000 VA	5000 VA
Nominal voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V	183 - 229 V	211 - 264 V
AC grid frequency	60 Hz / 50 Hz					
Max. output current	14.5 A	12.5 A	16.0 A	16.0 A	24.0 A	24.0 A
Power factor (cos φ)	1					
Output phases / line connections	1 / 2					
Harmonics	< 4 %					
Efficiency						
Max. efficiency	97.2 %	97.6 %	97.2 %	97.5 %	97.2 %	97.5 %
CEC efficiency	96 %	96.5 %	96.5 %	96.5 %	96.5 %	97 %
Protection devices						
DC disconnect device / DC reverse polarity protection	● / ●					
Ground fault monitoring / Grid monitoring	●					
AC short circuit protection	●					
All-pole sensitive residual current monitoring unit (RCMU)	●					
Arc fault circuit interrupter (AFCI)	●					
Protection class / overvoltage category	I / IV					
General data						
Dimensions (W / H / D) in mm (in)	535 x 730 x 198 (21.1 x 28.5 x 7.8)					
Packaging dimensions (W / H / D) in mm (in)	600 x 800 x 300 (23.6 x 31.5 x 11.8)					
Weight / packaging weight	26 kg (57 lb) / 30 kg (66 lb)					
Temperature range: operating / non-operating	-25°C ...+60°C / -40°C ...+60°C					
Environmental protection rating	NEMA 3R					
Noise emission (typical)	39 dB(A)					
Internal power consumption at night	< 5 W					
Topology / Cooling concept	Transformerless / Convection					
Features						
Ethernet ports	2					
Secure Power Supply	●*					
Display (2 x 16 characters)	●					
WLAN / Sensor module / External WLAN antenna	● / ○ / ○					
Cellular (4G / 3G) / Revenue Grade Meter	○ / ○**					
Warranty: 10 / 15 / 20 years	●/○/○					
Certificates and approvals	UL 1741, UL 1741 SA incl. Rule 21 RSD, UL 1998, UL 1699B, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA V22.2 107.1-1, HECO SRD-UL-1741-SA-V1.1					
● Standard features ○ Optional features — Not available Data at nominal conditions						
NOTE: US inverters ship with gray lids. * Not compatible with the Power+ Solution Shutdown functionality **Standard in SBX.X-1TP-US-40						
Type designation	SB3.0-1SP-US-40 / SB3.0-1TP-US-40		SB3.8-1SP-US-40 / SB3.8-1TP-US-40		SB5.0-1SP-US-40 / SB5.0-1TP-US-40	

● Standard features ○ Optional features — Not available Data at nominal conditions

NOTE: US inverters ship with gray lids. * Not compatible with the Power+ Solution Shutdown functionality **Standard in SBX.X-1TP-US-40

Type designation SB3.0-1SP-US-40 / SB3.0-1TP-US-40 SB3.8-1SP-US-40 / SB3.8-1TP-US-40 SB5.0-1SP-US-40 / SB5.0-1TP-US-40

Accessories



Sensor module
MD.SEN-US-40



External WLAN antenna
EXTANT-US-40



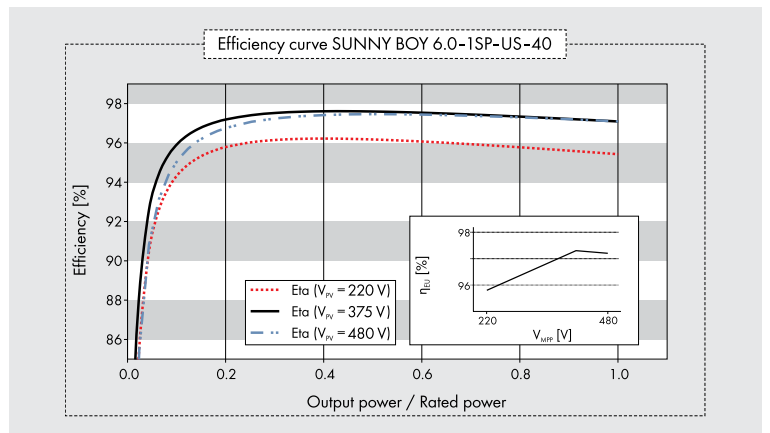
SMA Rooftop
Communication Kit
ROOFCOMMKIT-P2-US



Revenue Grade
Meter Kit
RGM05KIT-US-10



Cellular Modem Kit
CELLMODKIT-US-10



Technical data	Sunny Boy 6.0-US		Sunny Boy 7.0-US		Sunny Boy 7.7-US	
	208 V	240 V	208 V	240 V	208 V	240 V
Input (DC)						
Max. PV power	8520 Wp		9940 Wp		10905 Wp	
Max. DC Voltage	600 V					
Rated MPP Voltage range	220 – 480 V		245 - 480 V		270 - 480 V	
MPPT operating voltage range	100 – 550 V					
Min. DC voltage / start voltage	100 V / 125 V					
Max. operating input current per MPPT	10 A					
Max. short circuit current per MPPT	18 A					
Number of MPPT tracker / string per MPPT tracker	3 / 1					
Output (AC)						
AC nominal power	5200 W	6000 W	6660 W	7000 W	6660 W	7680 W
Max. AC apparent power	5200 VA	6000 VA	6660 VA	7000 VA	6660 VA	7680 VA
Nominal voltage / adjustable	208 V / ●	240 V / ●	208 V / ●	240 V / ●	208 V / ●	240 V / ●
AC voltage range	183 – 229 V	211 – 264 V	183 – 229 V	211 – 264 V	183 – 229 V	211 – 264 V
AC grid frequency	60 Hz / 50 Hz					
Max. output current	25.0 A	25.0 A	32.0 A	29.2 A	32.0 A	32.0 A
Power factor (cos φ)	1					
Output phases / line connections	1 / 2					
Harmonics	< 4 %					
Efficiency						
Max. efficiency	97.2 %	97.6 %	97.1 %	97.5 %	97.1 %	97.5 %
CEC efficiency	96.5 %	97 %	96.5 %	97 %	96.5 %	97 %
Protection devices						
DC disconnect device / DC reverse polarity protection	● / ●					
Ground fault monitoring / Grid monitoring	●					
AC short circuit protection	●					
All-pole sensitive residual current monitoring unit (RCMU)	●					
Arc fault circuit interrupter (AFCI)	●					
Protection class / overvoltage category	I / IV					
General data						
Dimensions (W / H / D) in mm (in)	535 x 730 x 198 (21.1 x 28.5 x 7.8)					
Packaging Dimensions (W / H / D) in mm (in)	600 x 800 x 300 (23.6 x 31.5 x 11.8)					
Weight / packaging weight	26 kg (57 lb) / 30 kg (66 lb)					
Temperature range: operating / non-operating	–25°C ...+60°C / –40°C ...+60°C					
Environmental protection rating	NEMA 3R					
Noise emission (typical)	39 dB(A)		45 dB(A)			
Internal power consumption at night	< 5 W					
Topology / Cooling concept	Transformerless / Convection		Transformerless / Fan			
Features						
Ethernet ports	2					
Secure Power Supply	● *					
Display (2 x 16 characters)	●					
WLAN / Sensor module / External WLAN antenna	● / ○ / ○					
Cellular (4G / 3G) / Revenue Grade Meter	○ / ○ **					
Warranty: 10 / 15 / 20 years	●/○/○					
Certificates and approvals	UL 1741, UL 1741 SA incl. Rule 21 RSD, UL 1998, UL 1699B, IEEE1547, FCC Part 15 (Class A & B), CAN/CSA V22.2 107.1-1, HECO SRD-UL-1741-SA-V1.1					
● Standard features ○ Optional features – Not available Data at nominal conditions NOTE: US inverters ship with gray lids. * Not compatible with the Power+ Solution Shutdown functionality						
NOTE: US inverters ship with gray lids. * Not compatible with the Power+ Solution Shutdown functionality **Standard in SBX.X-1TP-US-40						
Type designation	SB6.0-1SP-US-40 / SB6.0-1TP-US-40		SB7.0-1SP-US-40 / SB7.0-1TP-US-40		SB7.7-1SP-US-40 / SB7.7-1TP-US-40	

POWER+ SOLUTION

The SMA Power+ Solution combines legendary SMA inverter performance and intelligent DC module-level electronics in one cost-effective, comprehensive package. This means that you can achieve maximum solar power production for your customers while also realizing significant installation savings.

NEW! Advanced communication interface allows for 50% faster setup and commissioning thanks to reduced components and a simplified process.

Visit www.SMA-America.com for more information.





SIMPLE, FLEXIBLE DESIGN

Speed the completion of customer proposals and maximize the efficiency of your design team with the Sunny Boy-US series, which provides a new level of flexibility in system design by offering:

- » Hundreds of stringing configurations and multiple independent MPPTs
- » SMA's proprietary OptiTrac™ Global Peak shade mitigation technology
- » Diverse application options including on- and off-grid compatibility



VALUE-DRIVEN SALES ENABLEMENT

SMA wants to enable your sales team by arming them with an abundance of feature/benefit support. Show your customers the value of the Sunny Boy-US series by utilizing:

- » Secure Power Supply, now with 2,000 W of opportunity power in the event of a grid outage, as an increased value-add or upsell opportunity
- » SMA's 35 year history and status as the #1 global inverter manufacturer instills homeowners with peace of mind and the long-term security they demand from a PV investment
- » An economical solution for shade mitigation and the challenges of complex roofs



IMPROVED STOCKING AND ORDERING

Ensure that your back office business operations run smoothly and succinctly while mitigating potential errors. The Sunny Boy-US series can help achieve cost savings in these areas by providing:

- » An integrated DC disconnect that simplifies equipment stocking and allows for a single inverter part number
- » All communications integrated into the inverter, eliminating the need to order additional equipment



STREAMLINED INSTALLATION AND COMMISSIONING

Expedite your operations in the field by taking advantage of the new Sunny Boy's installer-friendly feature set including:

- » Direct access via smartphone and utilization of SMA's Installation Assistant, which minimizes time/labor spent in the field and speeds the path to commissioning
- » Simple commissioning and monitoring setup in a single online portal
- » New! Advanced communication interface with fewer components allows for 50% faster commissioning



SUPERIOR SERVICE

SMA understands the factors that contribute to lifetime PV ownership cost, that's why the Sunny Boy-US series was designed for maximum reliability and backstopped by an unmatched service offering. Benefit from:

- » SMA Smart Connected, a proactive service solution integrated into Sunny Portal that automatically detects errors and initiates the repair and replacement process
- » The #1 service team in the PV industry, as recognized by IMS research, with experience servicing an installed base of more than 55 GW

Eagle 60M G2

310-330 Watt

MONO PERC MODULE

Positive power tolerance of 0~+3%

KEY FEATURES



Diamond Cell Technology

Uniquely designed high performance 5 busbar mono PERC cell



PID FREE

Reinforced cell prevents potential induced degradation



Better Low-Light Performance

Excellent performance in low-light environments



Strength and Durability

Certified for high snow (5400Pa) and wind (2400 Pa) loads

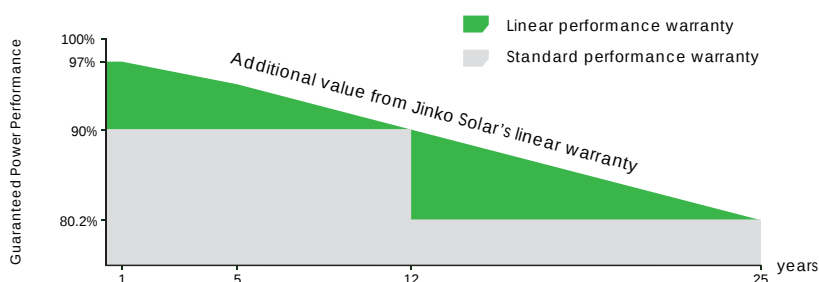


Weather Resistance

Certified for salt mist and ammonia resistance

LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty • 25 Year Linear Power Warranty



- ISO9001:2008 Quality Standards
- ISO14001:2004 Environmental Standards
- OHSAS18001 Occupational Health & Safety Standards
- IEC61215, IEC61730 certified products
- UL1703 certified products

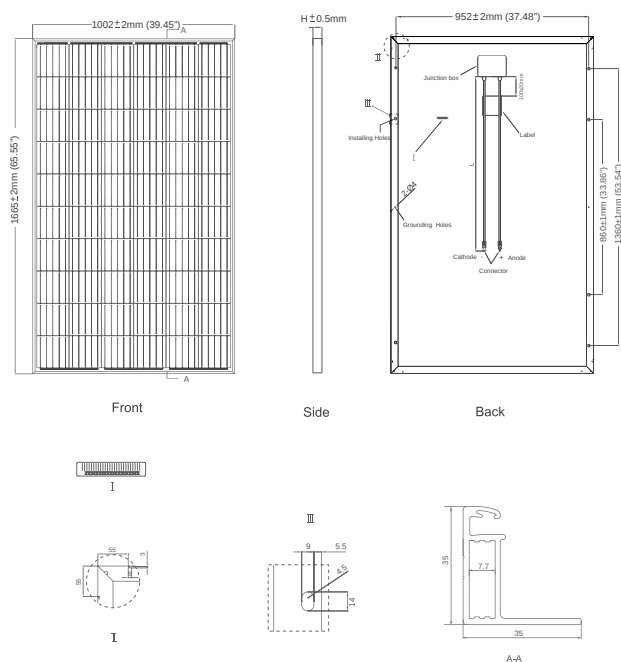
Nomenclature:

JKM330M - 60BL

Code	Backsheet	Code	Cell
null	White	null	Normal
B	Black	L	Diamond



Engineering Drawings

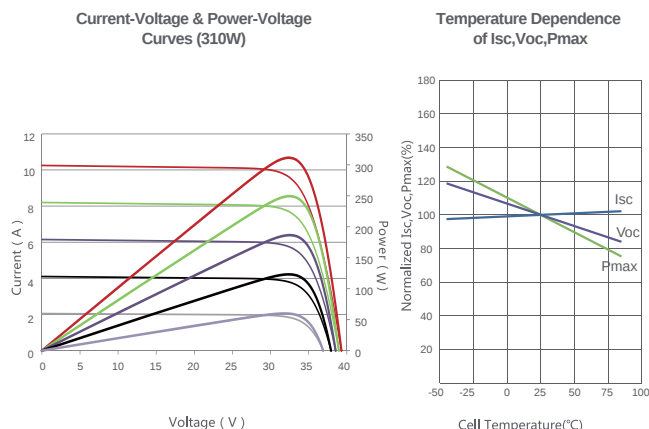


Packaging Configuration

(Two pallets = One stack)

30pcs/pallet, 60pcs/stack, 840pcs/40'HQ Container

Electrical Performance & Temperature Dependence



Mechanical Characteristics

Cell Type	Mono PERC Diamond Cell (158.75 x 158.75 mm)
No. of cells	60 (6×10)
Dimensions	1665×1002×35mm (65.55×39.45×1.38 inch)
Weight	19.0 kg (41.9 lbs)
Front Glass	3.2mm, Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP67 Rated
Output Cables	12 AWG, Length 900mm (35.43 in) or Customized Length
Fire Type	Type 1

SPECIFICATIONS

Module Type	JKM310M-60L		JKM315M-60L		JKM320M-60L		JKM325M-60L		JKM330M-60L	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	310Wp	231Wp	315Wp	235Wp	320Wp	239Wp	325Wp	242Wp	330Wp	246Wp
Maximum Power Voltage (Vmp)	33.0V	31.0V	33.2V	31.2V	33.4V	31.4V	33.6V	31.6V	33.8V	31.8V
Maximum Power Current (Imp)	9.40A	7.49A	9.49A	7.56A	9.59A	7.62A	9.68A	7.66A	9.77A	7.74A
Open-circuit Voltage (Voc)	40.5V	37.4V	40.7V	37.6V	40.9V	37.8V	41.1V	38.0V	41.3V	38.2V
Short-circuit Current (Isc)	9.92A	8.20A	10.04A	8.33A	10.15A	8.44A	10.20A	8.54A	10.31A	8.65A
Module Efficiency STC (%)	18.58%		18.88%		19.18%		19.48%		19.78%	
Operating Temperature (°C)	-40°C~+85°C									
Maximum System Voltage	1000VDC(UL and IEC)									
Maximum Series Fuse Rating	20A									
Power Tolerance	0~+3%									
Temperature Coefficients of Pmax	-0.37%/°C									
Temperature Coefficients of Voc	-0.28%/°C									
Temperature Coefficients of Isc	0.048%/°C									
Nominal Operating Cell Temperature (NOCT)	45±2°C									

STC: ☀ Irradiance 1000W/m²

🌡 Cell Temperature 25°C

☁ AM=1.5

NOCT: ☀ Irradiance 800W/m²

🌡 Ambient Temperature 20°C

☁ AM=1.5

🌀 Wind Speed 1m/s

* Power measurement tolerance: ± 3%

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.
© Jinko Solar Co., Ltd. All rights reserved. Specifications included in this datasheet are subject to change without notice.
JKM310-330M-60L-A1B1-US-ForSPI

Project Details			
Name	McRae	Date	09/14/2019
Location	Ypsilanti, Ypsilanti, MI, 48197	Total modules	13
Module	Jinko: JKM320M-60BL (35mm)	Total watts	4,160
Dimensions	65.55" x 39.45" x 1.38" (1665.0mm x 1002.0mm x 35.0mm)	Attachments	34

System Weight	
Total system weight	644.6 lbs
Weight/attachment	19.0 lbs
Racking weight	99.9 lbs
Distributed weight	2.7 psf

Load Assumptions	
Wind exposure	B
Wind speed	110 mph
Ground snow load	20 psf
Attachment spacing	4.0'

Roof Information			
Roof material	Comp Shingle	Building height	15 ft
Roof attachment	L-Foot Only	Roof slope	18 °
Attachment hardware	T Bolt	Risk category	II

Span Details XR10 - Portrait		
Zone	Max span	Max cantilever
1	4' 4"	1' 9"
2	4' 4"	1' 9"
3	4' 4"	1' 9"

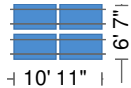
Reaction Forces XR10 - Portrait			
Zone	Down (lbs)	Uplift (lbs)	Lateral (lbs)
1	226	93	66
2	226	192	66
3	226	304	66

Span Details XR10 - Landscape		
Zone	Max span	Max cantilever
1	5' 8"	2' 3"
2	5' 8"	2' 3"
3	5' 8"	2' 3"

Reaction Forces XR10 - Landscape			
Zone	Down (lbs)	Uplift (lbs)	Lateral (lbs)
1	134	55	39
2	134	114	39
3	134	180	39

Roof Section 1		
Definition	Roof Section Weights	Roof Section (all segments)
4 modules	Total weight: 201.0 lbs	Provided rail: 56' [4 x 14']
Landscape orientation	Weight/attachment: 16.7 lbs	Attachments: 12
Graphical entry	Total Area: 73.5 sq ft	Splices: 0
	Distributed weight: 2.7 psf	Clamps: 12

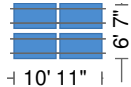
Diagram



Segments							
Columns	Length	Cantilever	Cantilever Violations	Rail	Attachments	Splices	Clamps
2	11' 1"	1' 7"	None	28' [2 x 14']	6	0	6
Row segment totals (x 2) →				56' [4 x 14']	12	0	12

Roof Section 2		
Definition	Roof Section Weights	Roof Section (all segments)
4 modules	Total weight: 201.0 lbs	Provided rail: 56' [4 x 14']
Landscape orientation	Weight/attachment: 16.7 lbs	Attachments: 12
Graphical entry	Total Area: 73.5 sq ft	Splices: 0
	Distributed weight: 2.7 psf	Clamps: 12

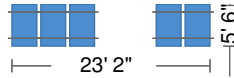
Diagram



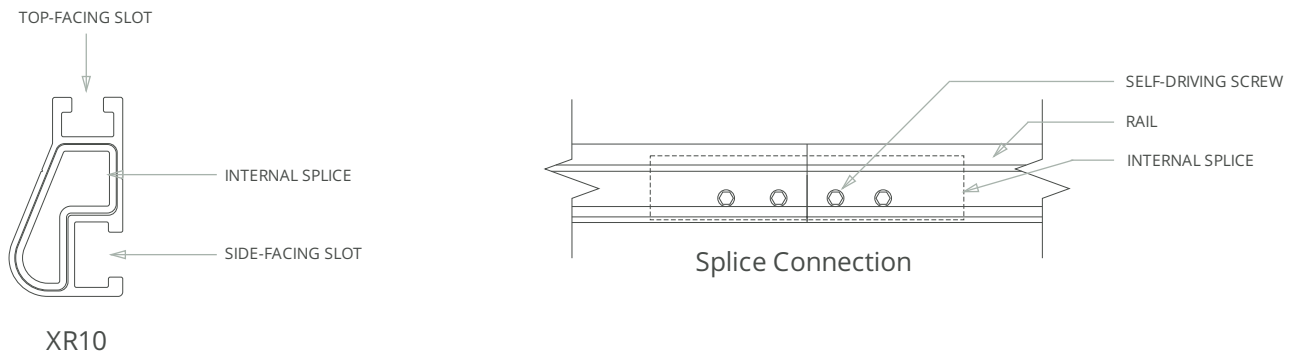
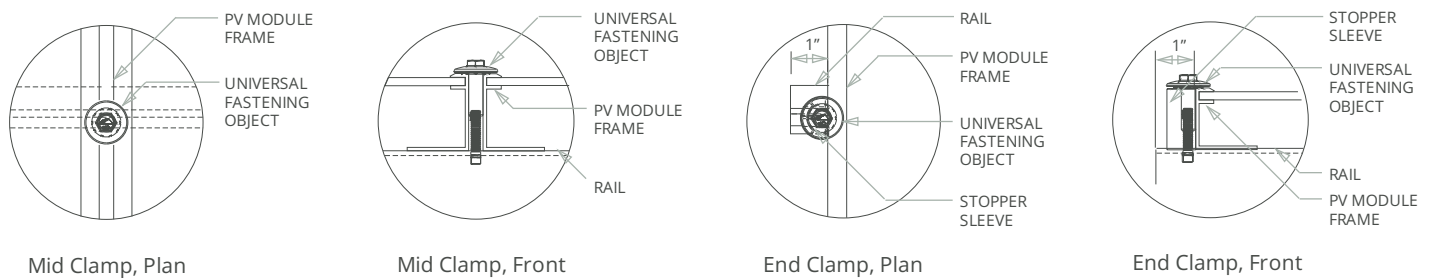
Segments							
Columns	Length	Cantilever	Cantilever Violations	Rail	Attachments	Splices	Clamps
2	11' 1"	1' 7"	None	28' [2 x 14']	6	0	6
Row segment totals (x 2) →				56' [4 x 14']	12	0	12

Roof Section 3

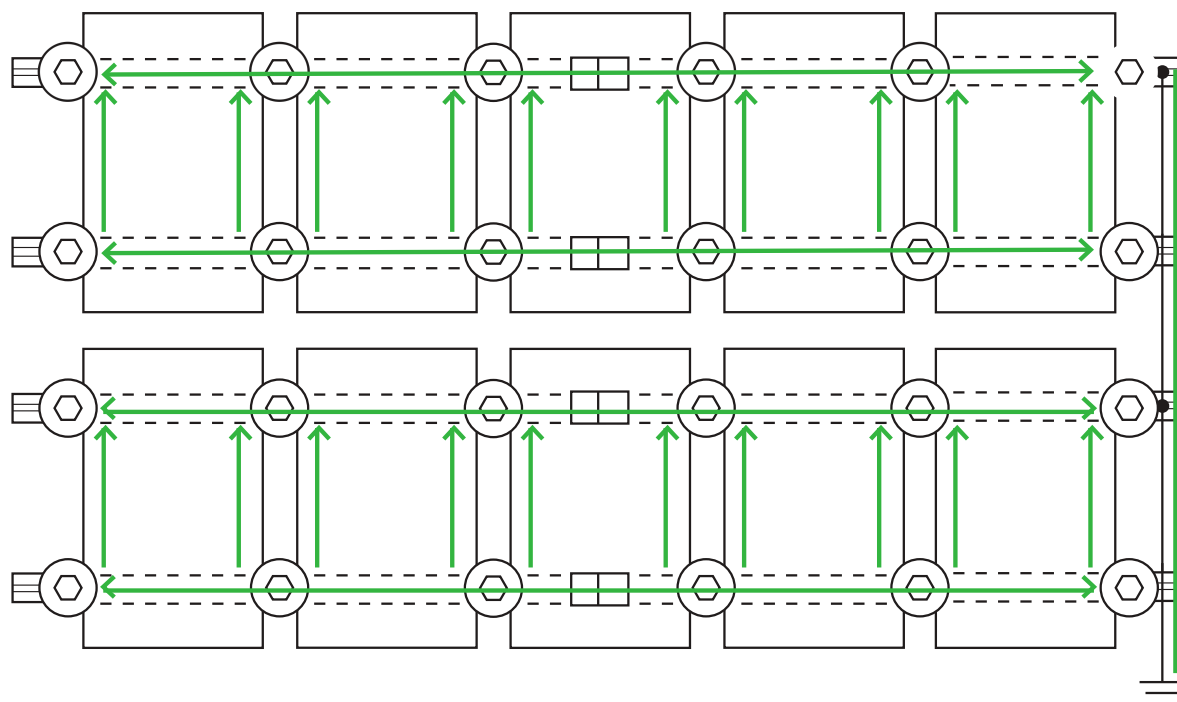
Definition	Roof Section Weights	Roof Section (all segments)
5 modules	Total weight: 242.9 lbs	Provided rail: 56' [4 x 14']
Portrait orientation	Weight/attachment: 24.3 lbs	Attachments: 10
Graphical entry	Total Area: 92.1 sq ft	Splices: 0
	Distributed weight: 2.6 psf	Clamps: 14

Diagram**Segments**

Columns	Length	Cantilever	Cantilever Violations	Rail	Attachments	Splices	Clamps
2	6' 9"	1' 5"	None	28' [2 x 14']	4	0	6
3	10' 1"	1' 1"	None	28' [2 x 14']	6	0	8

Splice Details**Clamp Detail**

Grounding Diagram

 UFO Clamp Grounding Lug * Fault Current Ground Path Min 10 AWG Copper Wire * Bonded Splice (Rail Connection)

* Grounding Lugs and Wire are not required in systems using Enphase microinverters.

Bill of Materials

Part	Spares	Total Qty
Rails & Splices		
XR-10-168B XR10, Rail 168" (14 Feet) Black	0	12
Clamps & Grounding		
UFO-CL-01-B1 Universal Module Clamp, Black	0	38
UFO-STP-35MM-B1 Stopper Sleeve, 35MM, Black	0	24
XR-LUG-03-A1 Grounding Lug, Low Profile	0	6
Attachments		
LFT-03-B1 Slotted L-Foot, Black	0	34
BHW-TB-02-A1 T-Bolt Bonding Hardware	0	34
Accessories		
29-4000-077 Wire Clips, Molded PVC Black, Polybag 20	0	2

406 E FOREST AVE

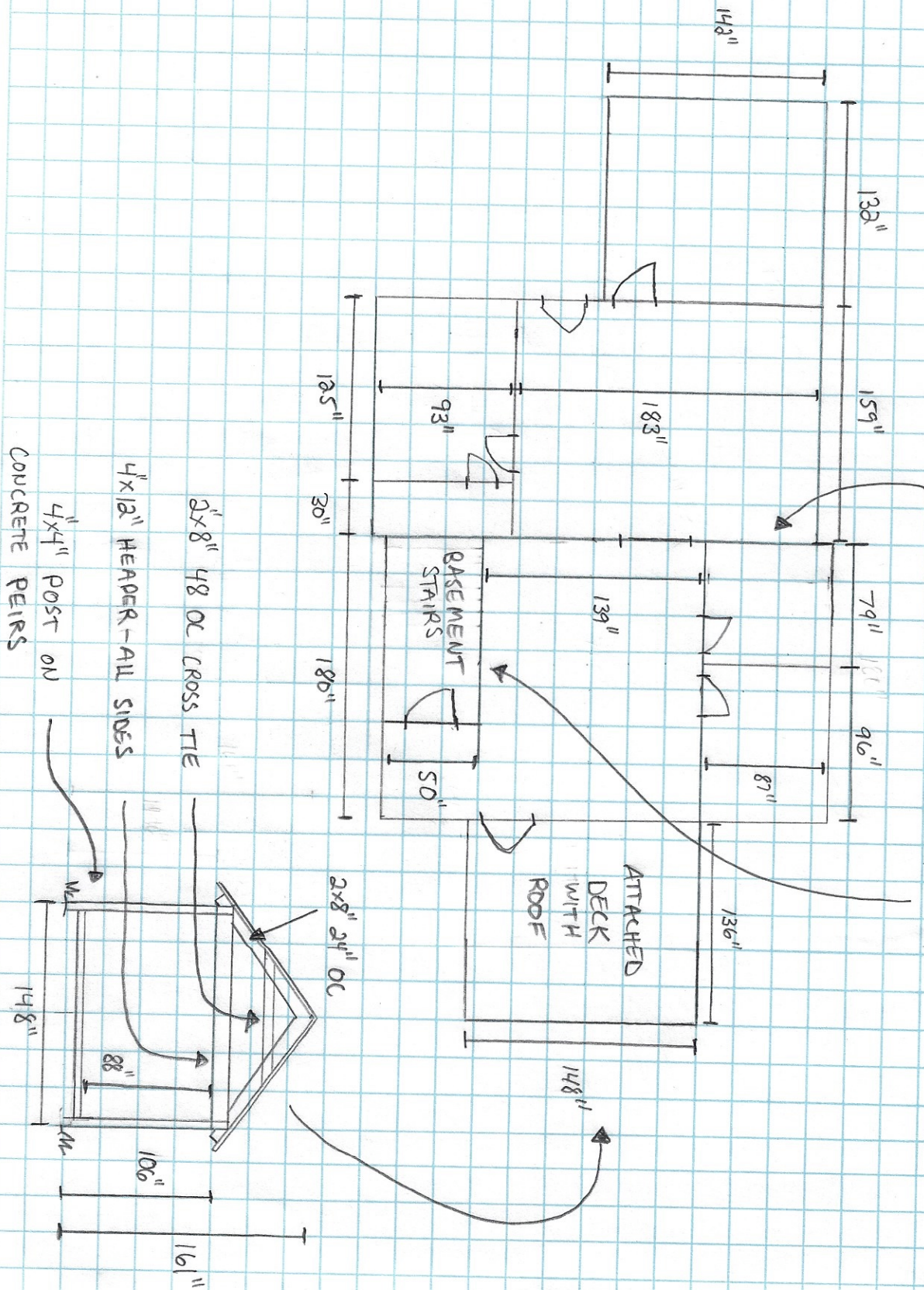
WOOD SPECIES: PINE OR BETTER

ALL WALLS: 2x4" 16" OC
DRYWALL FINISHED WALLS

EXCEPT:

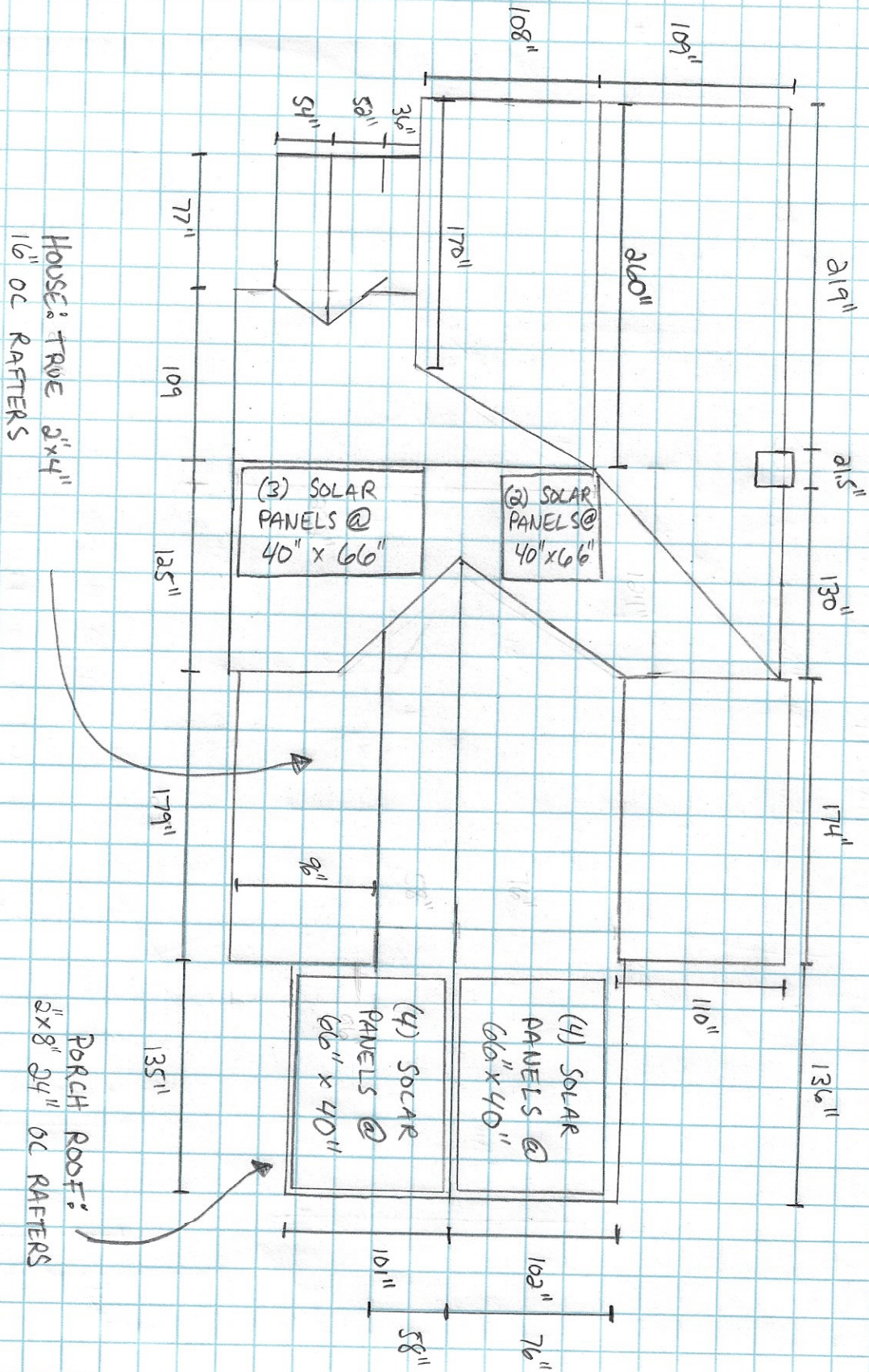
2x8" / 16" OC DRYWALL FINISHED WALL

EAST FORREST AVE



EAST FORREST AVE

McRAE
486 E FORREST AVE





City of Ypsilanti

Community and Economic Development

September 12, 2019

TAMOU TOM
3102 FARMDALE RD
STERLING HEIGHTS, MI 48314

NOTICE TO PROCEED

RE: Work Permit Application (PHDC-19-0095) for a fence at 534 N HURON

Dear TAMOU TOM,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application for work already completed, including replacement of the fence enclosure surrounding the rear HVAC systems has been granted a **notice to proceed**.

Specifically, approved work includes construction of a treated dog-eared fence to be stained an opaque color.

The following Secretary of Interior Standards were considered in approving your application:

- #9 – Contemporary designs shall be compatible and not destroy significant original material.
- #10 – New work shall be removable.

This notice takes the place of your presence at a Historic District Commission (HDC) meeting. Therefore, it is important that you read carefully and follow **all** guidelines detailed in this letter. This approval is for the fence replacement only, which according to your application is the only work being performed at this time. Any additional must be reviewed by the HDC with a new or amended application. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,

Scott E. Slagor, Preservation Planner
Community & Economic Development Department

CC: Property Owner - T & B REAL ESTATE DEVELOPMENT, LLC 534 N HURON YPSILANTI MI 48197
File
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 NOT BE PLACED ON THE AGENDA

Property

Address

534 N. HURON

Applicant

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

Name

Tom TAMOU - Keg PARTY SHOPP

Address

3102 FARMDALE DR.

City

STERLING HEIGHTS

State

MICHIGAN

Zip

48197 48314

Phone / Fax

810-560-9665

E-Mail

TAMOUSELECTRIC@SBCGLOBAL.NET

Contractor

Contractor Name & Contact Info

Tom TAMOU TAMOU'S ELECTRICAL SERVICES INC.

Type of work

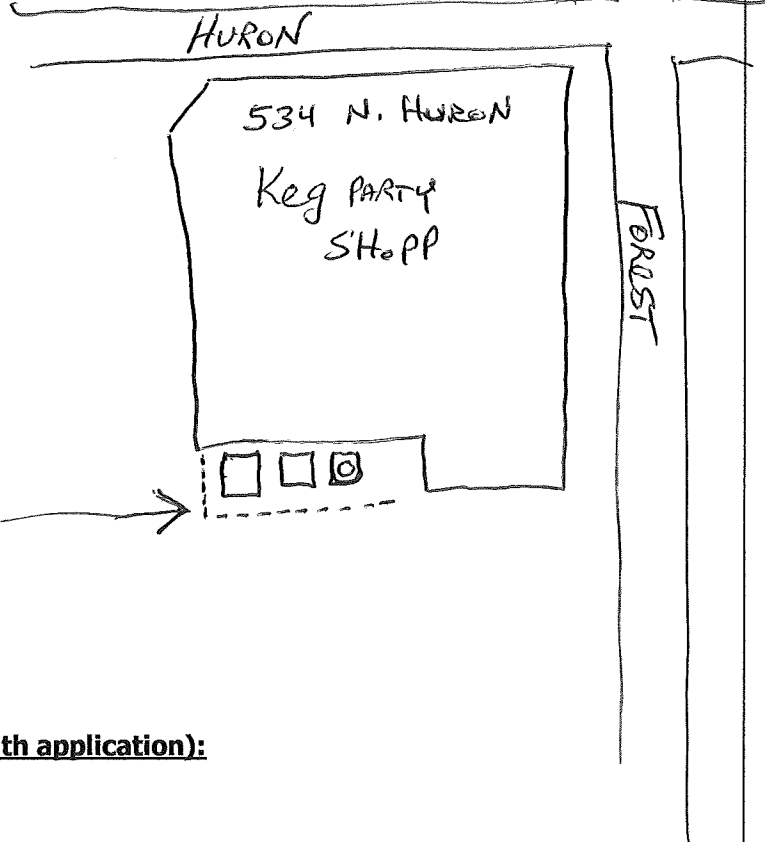
- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

* I REPLACED BROKEN FENCE WITH
DOG EAR TREATED WOOD.



Replace Dog-EAR FENCE
Treated wood.

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

PAINTER OPAQUE ~~STAIN~~ STAIN

Permit Application Fee (action items only)

The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. An additional fee of \$50 applies to HDC work started without the applicable permit.

Construction Cost:

\$ 270.00

Permit fee:

\$45 + 5 = 50.00

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:

Tom TAMOU

Date:

8-30-2019

Print Name:

Tom TAMOU

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 or view our factsheets online at cityofypsilanti.com/hd.

All other necessary approvals and permits must be acquired before beginning work.



Zoe N. Huron Received 9-10-2019



CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, September 24, 2019 - 7:00 p.m.
Ypsilanti Historical Society, 220 N Huron St.
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

Alex Pettit, Interim-Chair	P	A
Erika Lindsay	P	A
Hank Prebys	P	A
Ron Rupert	P	A
Jane Schmiedeke	P	A
Anne Stevenson	P	A
VACANT	P	A

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 133 W Michigan Window Replacement

B. NEW BUSINESS

1. 410-412 Maple	Balcony/Porch reconstruction
2. 102 N Hamilton	Vinyl Weather Barrier
3. 406 E Forest	Solar Panel Installation
4. 504 N Huron	Solar Panel Installation
5. 504 N River	Solar Panel Installation
6. 302 E Cross	Revisit Timeline for Repair

C. STUDY ITEMS

D. ADMINISTRATIVE APPROVALS

1. 534 N Huron Fence replacement

E. OTHER BUSINESS

1. Property monitoring
2. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. Approval of meeting minutes, September 10, 2019

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.



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION MEETING
Ypsilanti Historical Society – 220 N Huron Street
Ypsilanti, Michigan 48197

Tuesday, September 10, 2019
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Alex Pettit Interim Chair 7:02 PM

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

Commissioners Absent: Anne Stevenson, Ron Rupert

Staff Present: Scott Slagor, Preservation Planner
Nancy Hare-Dickerson, Commission Recording Secretary

APPROVAL OF AGENDA

Audience: Request to add 412 Oak as a study item.

Motion: Prebys (second: Schmiedeke) moved to approve the agenda as amended to add 412 Oak as a study item.

Approval: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

310 Florence

**Street-side flowerbed.*

Applicant: Melissa Block, owner- present.

Discussion: Pettit: Stated that the application is for some improvements. Asked applicant to walk the Commission through the application.

Block: Indicated that applicant seeks approval for a row of bushes along the front of the property, along Florence street, to improve the garden bed that is on the corner of Florence and the alley. Indicated that the landscaper suggested putting in 2-3-foot boulders along Florence Street and around the corner which would prohibit people from driving onto the property from the alley. Stated that she is not committed to having boulders all along Florence Street, but that she would want them on the corner.

[Commissioners reviewed/discussed materials]

Motion: Prebys (second: Lindsay) moved to approve and issue a certificate of appropriateness for the work at 310 Florence as specified in the application, dated August 22, 2019, for the installation of a rock-lined flowerbed along the south property boundary. The rocks are to be no more than 2' tall.

Secretary of the Interior Standards:

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

#10 - New work shall be removable.

Approval: Unanimous. Motion carried.

9-11 S Washington

**Intensive maintenance.*

Applicant: Sim Sethi, owner- present.

Discussion: Pettit: Indicated that there are a number of items proposed. Asked applicant to walk the Commission through the application.

Sethi: Indicated that the wood window frames around the building are deteriorating. Stated that the plan is to replace some of the boards with cedar, and then hand-sand and paint them to match the existing white. Stated that the plan is also to fill in some mortar missing from some of the bricks.

Prebys: Asked for confirmation that staff explained the mortar mix requirement.

Sethi: Confirmed.

Schmiedeke: Asked if the work is for the front façade only.

Sethi: Stated that there are a couple of windows on the side that need to be sanded and painted. Stated that the bricks that need to be filled in are on the side of the building.

Lindsay: Asked if applicant is planning to paint the entire two sides.

Sethi: Stated -- the windows, yes.

Lindsay: Asked if that includes the brick.

Seth: Stated – not the bricks yet. Indicated that he is looking into trying to see if a mural can be done at a later time.

Prebys: Indicated that, particularly with new wood, using an oil-based primer with acrylic paint

for the exterior can increase the durability of the paint because the oil base is absorbed into the wood.

Sethi: Acknowledged.

Motion: Lindsay (second: Prebys) moved to approve and issue a certificate of appropriateness for the work at 9-11 S Washington as specified in the application, dated August 27, 2019, for the reglazing and repainting of windows, repair of wood trim, and repointing masonry. The mortar shall be an appropriate composition for the building, as specified in the Masonry Fact Sheet.

Secretary of the Interior Standards:

#5 – Preserve distinctive features.

#6 – Repair, don't replace.

Approval: Unanimous. Motion carried.

206 N Huron

**The application for fence installation was moved to the end of New Business as the applicant was not present.*

616 Norris

**The application for balcony and egress stair replacement was moved to the end of New Business as the applicant was not present.*

133 W Michigan

**Window Replacement.*

Applicant: Randall Faber, owner- present.

Discussion: Pettit: Asked applicant to walk the Commission through the proposed work.

Faber: Indicated that the second-floor windows are fully rotted out and need to be fixed right away. Stated that he would like to go to the main floor windows next year. *[Provided information re: rehabilitation grant received for repair of the second-floor windows]*. Stated that the main floor does not have authentic windows. Asked – as to replacement or restoration, is anything gained by doing restoration on the second floor, which is more costly.

Prebys: Asked for clarity as to the loss in glass size *[reference staff review notes]*.

Faber: Stated that finding a window that would fit has been difficult. Stated that Andersen, which was the first choice, does not make a size that would fit the opening. Stated that the windows the contractor is showing are bigger and do fit. Stated that he would have to talk with the window company to understand it more. Stated that he thinks it is just a matter of design style.

Prebys: Stated that it seems that the salesman is indicating that something is going to have to be removed. Asked for clarity on just what that is.

Faber: Stated that he thinks that to put the windows in, there is some exterior trim that is going to come out to set it in and that they will put in some new trim that fits but with, substantially, the same kind of look.

Slagor: Stated that when staff spoke to the contractor, it was indicated that there would be a slight loss in glass area in both the height and width of the window and possibly the trim but that the goal was to keep the existing distinctive molding that surrounds the window.

Faber: Stated that the idea was to retain as much of the original look as possible. Stated that the light space was less concerning than to maintain the exterior look.

Schmiedeke: Asked about the rounded molding.

[Discussion clarifying what is meant by rounded molding]

Pettit: Stated that the charge of the Commission is always to retain original materials as much as possible. Stated that the Commission sits in the position of first trying to maintain what is there and finding ways to work with that.

[Discussion as to repair vs replacement considerations]

[Discussion/review of materials as to loss of glass space/circular molding]

Faber: Stated that he is perfectly okay taking the time needed to make sure it is done right.

Pettit: Stated that seeing the specifics would be very helpful.

[Discussion as to possible contractor resources]

[Discussion as to rehabilitation grant considerations/timelines]

Motion: Prebys (second: Schmiedeke) moved to table the application for work at 133 W Michigan to allow the applicant to explore other window options that result in no reduction of glass area.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

206 N Huron

**Fence Installation.*

Applicant: Ian Greenlee, owner- present.

Discussion: Pettit: Stated that the application is for fence work. Stated that the applicant appeared as a study item at the August 27th meeting. Asked applicant to update the Commission on the proposed work.

Greenlee: Stated that he has two ideas. Stated that the first idea is for a four-foot aluminum fence for the front yard and also a fence in the parking lot but not the other driveway. Stated that his thought is to also do a hedge around the front of it. Stated that he will be meeting with a nursery to get some ideas and quotes for installation and some different species that would fit. Stated that there was also some question of having the parking lot, with it being on Huron, having a ten-by-ten-foot area to pull out and not block vision.

Prebys: Asked if that accounts for the slanted sides.

Greenlee: Confirmed. Stated that only the south side driveway would be fenced in with a thirty-inch hedge around that corner. Stated that that would not block vision.

Prebys: Asked if it is "either/or" – that applicant would either do a hedge or a fence.

Greenlee: Confirmed.

Prebys: Stated that this application is for a fence.

Greenlee: Confirmed.

Prebys: Stated that it can be tabled until applicant makes a decision.

Greenlee: Asked if the fence would be approved in itself *[referenced photos]*.

Slagor: Stated that applicant sent revised photos for a different proposed gate. Stated that the initial proposed gates were with spiked finials, which would not meet the Zoning Ordinance.

[Discussion/review of reference materials and revised gate photos]

Prebys/Lindsay: Indicated having no problem with the fence.

Slagor: Asked the Commission about the possibility of applicant amending his application to include either installation of a hedge or the fence as drawn.

Prebys: Stated that he would want to have more information on the type of hedge.

[Discussion re: appropriate hedge-shrubbery types/maintenance considerations]

[Discussion re: gates not matching the fence]

[Procedural discussion]

Motion: Lindsay (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 206 N Huron as specified in the application dated August 29, 2019 for installation of a 4' tall aluminum fence. The fence shall be black and include gates at pedestrian and vehicular access points. Fence to match photos submitted at the meeting on September 10, 2019. Approval also includes an alternative option of vegetation at the same height, of a typical nature- such as boxwood or evergreen.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

616 Norris

**The application for balcony and egress stair replacement was moved to the end of the agenda as the applicant was not present*

STUDY ITEMS

504 N River

**Solar array.*

Applicant: Amy Strutz

Discussion: Pettit: Asked applicant to discuss what is planned.

Strutz: Stated that everything is in the back of the house. Indicated that the solar array is going to serve as both a rear step awning and solar. Stated that it will be attached to the house under the gutter. Stated that it will not be attached to the roof. Stated that it should end up just above the gutter, all the way from the bottom to the upper part on the angle back there *[reference sketch]*.

Prebys: Stated that the structure is what is going to be the main construction in this. Asked about the structure of the supports and what they are made of.

Strutz: Stated concrete piers, made of concrete, into the ground, and then four-by-four or six-by-six posts.

Prebys: Asked -- so it would be wood.

Strutz: Confirmed.

Lindsay: Asked if there is a plan for conveying the water away from the house.

Strutz: Stated that it is not going to change the amount of water that filters down. Stated that there will be gaps between each of the panels. Stated that water will run off in between the panels.

[Discussion continued as to water run-off considerations]

Pettit: Stated that wood needs to be painted in the District, which would need to be specified in the application.

Strutz: Acknowledged.

[Discussion as to structural considerations]

Prebys: Stated that seeing actual plans about what the structure is and how it is to be supported is preferred. *[Commission consensus]*

[Discussion as to a metal structure]

[Discussion continued as to structural considerations]

Lindsay: Stated that the biggest concern is how it attaches to the house and where the water goes because these all have significant impacts on the existing structure -- to show the Commission what that looks like.

Slagor: *[Passed out the "Alternative Energy" Fact Sheet for review/discussion]*

Lindsay: Asked applicant to have details listed in the application. Stated that the details will make it clearer and assist the Commission in making its decision.

Schmiedeke: Asked if it is aluminum.

Strutz: Stated that the framework under the panels is extruded aluminum. Stated that the XR-1000 would be aluminum in color. Stated that the panels themselves would be all black - top, bottom and frame. Stated that if posts are put in, they would be an aluminum color. Stated that if Wolmanized posts are done, those would be painted the color of the house.

Schmiedeke: Stated that she would like to see consistent materials.

Prebys: Indicated agreement.

504 N Huron

**Solar array.*

Applicant: Amy Strutz

Discussion: Strutz: Stated that behind the house is a carport which is a newer structure with gutters. Stated that that would be one location for solar. Stated that the other location would be down towards the river, down the hill, which would be totally invisible even from the house. Stated that the other location being looked at would be alongside the pool - either the north side or at the far east end of the pool.

Pettit: Asked -- so along the north side of the pool as in creating an awning.

Strutz: Confirmed. Stated that metal probably would not be used because of the pool.

[Discussion continued as to the location options]

Prebys: Stated that he would want to see precise drawings about where and what the structure would look like.

406 E Forest

**Solar array.*

Applicant: Amy Strutz

Discussion: Strutz: Stated that she is not certain if the south facing roof will be able to be used, structurally. Stated that the building was built in the 1800s. Stated that it depends on what they find. Indicated that another option would be to go off the back-porch roof, and then also do some east and west. Stated that they will do some east and west regardless of the back-porch roof.

[Discussion as to structural considerations]

Prebys: Stated that with any construction, the Commission would want to see where and how it interfaces with the rear of the building and where it is going to be located -- something more structurally informative than the sketch.

Pettit: Stated that the data in terms of how it harmonizes or not with the house and then the structural details as well, goes a long way to help the Commission make a decision.

412 Maple

**Porch repair.*

Applicant: Gary Turner

Discussion: Turner: Stated that it is a duplex. Stated that the plan is to restore the porch on the east side of the house. Stated that it has a walk-out balcony from the second-floor unit. Stated that it has a simple wood framed railing, two-by-two pickets – top row/bottom, with corner posts. Stated that there is progressed rot in the southeast corner of the structure. Stated that the plan is to open it up and see what needs to be done to make it structurally sound. Stated that this is in concert with the Building Department, Rental Inspection. Stated that the plan is to remove and replace with same-for-same for everything that is there presently, except for the roofing. Stated that the plan is to use a polyurethane pedestrian walkway system which is coated on a plywood deck *[Reference information as to 121 E Forest]*.

[Discussion re: railing/Code requirements]

412 Oak

**Detached garage.*

Applicant: Gary Turner

Discussion: Turner: Indicated that the study item is for a proposed detached garage. Stated that the plan is to use a basic Chelsea Lumber detached single car garage package, seven-and-a-half twelve-pitch gable, fiber cement siding *[reference materials]*. Indicated possibly double hung windows. Stated a painted aluminum fascia with gutters is proposed. Stated that as to colors, the existing house would be like this lower one here *[reference materials]*. Stated that Ice Formation would be the siding color. Stated that Polar Frost would be the trim color. Stated that the plan is for a standard overhead door, sectional insulated white.

Prebys: Asked about location.

Turner: Stated that it would be about thirty feet from the back of the house, into the back yard. Stated that there is no plan to have a driveway to it. Indicated that in terms of the fiber cement siding, it is noted as textured *[reference materials]*.

Prebys: Indicated that the preference is to not use textured.

[Discussion as to appropriate materials]

Schmiedeke: *[Initiated discussion re: the pitch of the garage matching the pitch of the house]*

Turner: Stated -- so just smooth siding would be preferable.

Commissioners: Confirmed.

Turner: *[Initiated discussion regarding window type that would be appropriate]*

Lindsay: Suggested that applicant bring in more than one option for the windows.

Turner: *[Updated the Commission on 217 N River - application for rear addition, new roof, solar array and replacement of garage windows approved at the August 13th meeting]*

NEW BUSINESS

****Returned to New Business***

616 Norris

**Balcony and egress stair replacement.*

Applicant: Timothy Woods, contractor- not present.

Discussion: Pettit: Asked if there is enough in the submission materials to make a decision.

[Commission and staff reviewed and discussed submitted materials]

Motion: Prebys (second: Schmiedeke) moved to approve and issue a certificate of appropriateness for the work at 616 Norris as specified in the application, dated August 30, 2019, for the installation of a new balcony and egress stair. The structure is to be built to spec. The wood components of the structure shall be painted or stained an opaque color.

Secretary of the Interior Standards:

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

#10 – New work shall be removable.

Approval: Unanimous. Motion carried.

ADMINISTRATIVE APPROVALS

40-44 E Cross

**Balcony replacement*

326 E Forest

**Reroofing*

326 Maple

**Painting*

Motion: Prebys (second: Lindsay) moved to accept the administrative approvals for 40-44 E Cross for balcony replacement; 326 E Forest for reroofing; and 326 Maple for painting.

Approval: Unanimous. Motion carried.

OTHER BUSINESS

Property Monitoring

302 E Cross

Slagor: Provided an update. Indicated that staff advised owner, via voice mail message, to come in by the first October meeting and work out a new time line for repairs.

Commissioner Comments- none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the Special Meeting Minutes of August 26, 2019

Motion: Prebys (second: Schmiedeke) moved to approve the minutes of August 26, 2019 as submitted.

Approval: Unanimous. Motion carried.

Approval of the Regular Meeting Minutes of August 27, 2019

Motion: Prebys (second: Schmiedeke) moved to approve the minutes of August 27, 2019 as submitted.

Approval: Unanimous. Motion carried.

ADJOURNMENT

Interim Chairperson Pettit adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 8:40 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson