

1. Historic District Commission Remote Meeting

Documents:

00-HDC MAY 12, 2020 AGENDA.PDF
01-103 W MICHIGAN.PDF
02-101 W MICHIGAN.PDF
03-109 MAPLE.PDF
04- 109 MAPLE STUDY ITEM.PDF
05-HDC DOORS_DRAFT.PDF
06-HISTORIC DISTRICT 4-28-2020 FULL MINUTES.PDF
HDC MAY 12, 2020 FULL PACKET.PDF
PN-MAY 12 2020 HDC VIRTUAL MEETING.PDF

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, May 12, 2020 - 7:00 p.m.
Remote Meeting via Zoom

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, Chair	P	A
Anne Stevenson, Vice Chair	P	A
Erika Lindsay	P	A
Ron Rupert	P	A
Amy Swift	P	A
James Chesnut	P	A
VACANT		

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 103 W Michigan New windows

B. NEW BUSINESS

1. 101 W Michigan Amendment to storefront fenestration
2. 109 Maple Removal of outer layers of siding

C. STUDY ITEMS

1. 109 Maple Windows and siding repair or replacement

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

1. Draft Door Fact Sheet –for approval
2. Property monitoring
3. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. Approval of meeting minutes, April 28, 2020

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.



HDC Work Permit Staff Review

Property address: 103 W Michigan

Property History: The property includes a mid-nineteenth century Italianate commercial building. Throughout its history the ground floor has hosted a variety of businesses, including: shoes, women's clothing, a jewelry shop, auto supplies, real estate offices.ⁱ Since ca.2011, the space has housed the Model Cave.ⁱⁱ The upper floors have likewise housed a variety of enterprises over the years, including: a tinsmith, harness-maker, various clerks and salesmen, a tailor, electrician, engineer, paper-maker, painter, chef, and a former Ypsilanti mayor.ⁱⁱⁱ In the mid-twentieth century the façade was modernized with a metal veneer and ribbon of windows across the second story. Since then, the façade has been partially restored, revealing original Italianate features.

Date of Application: March 13, 2020

Date of Review: April 7, 2020

Date of Meeting: May 12, 2020

Proposed work: Two new windows.

Materials: Jeld Wen aluminum-clad wood windows.

Staff review:

The applicant is seeking approval to replace two windows on the second and third stories of the south (rear) elevation.

1. This application was tabled from the April 14 and April 28 meetings as the HDC found it incomplete. The commission asked for cut sheets of the window product and detailed documentation of the window condition.
 - a. The applicant has provided product cut sheets.
 - b. The applicant stated that due to social distancing requirements, and events in their personal lives, neither contractor nor building owner would be able to get detailed photos at this time.

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 Commission must make a decision on this application by the regularly scheduled meeting on June 9, 2020.

Project Details

3. According to the applicant the windows are original and badly damaged beyond repair. The damage has caused water leaching into the building and damaging the interior walls and ceiling.
 - a. Staff conveyed to the applicant that if possible, they should provide documentation of the deterioration and damage.
4. The new windows JeldWen Sitrine. These are wood sashes with aluminum cladding. They are to match the originals in size and configuration. The applicant assures no glass area will be lost.
 - a. The windows to be replaced are two-over-two, however the cut sheet provided does not show that sash configuration available. HDC to confirm with applicant that the JeldWen Sitrine windows can be produced in two-over-two.
5. General repairs will be made to the openings.
6. The replacement windows will be on a secondary elevation, largely obscured from public view by a two-story mass directly in-front of it. The replacement material of the windows are consistent with what has been previously approved in the district.

Recommended Motions:

Move to table a decision of work on 103 W Michigan so the applicant may provide detailed photos of the deterioration of the windows to be replaced.

Move to approve and issue a Certificate of Appropriateness for the work at 103 W Michigan as submitted in the application dated March 13, 2020 for replacement of two windows on the south elevation. The new Jeld Wen windows are to be wood-framed with aluminum cladding and match the size and configuration of the originals.

Relevant Secretary of the Interior's Standards:
#6

Prepared by:
Scott E. Slagor, Preservation Planner

ⁱ Ypsilanti Historical Society, "Historic Home Tour" Files; Nickels, Bill "The Campbells- Jewels and Insurance," *Ypsilanti Gleanings*, (Winter 2005), 13.

ⁱⁱ Model Cave, "Your Single Stop Building Model Shop," accessed March 31, 2020, <http://modelcave.com/about.html>.

ⁱⁱⁱ Ypsilanti Historical Society, "Historic Home Tour" Files.

PHDC-20-0016

26941

Visa

Contractor will be CM
Submaterials

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

103 West Michigan

Applicant

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

Name

Ypsilanti Restoration L.L.C.

Address

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

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

Complete Description of Proposed Work:

Install 2 new windows from Jeld Wen Corp.. New windows will be approximately 36"x86", and be made of wood with aluminum clad exteriors in white, tempered, insulated low-E 366 glazing with primed interior and white closing hardware. Perform masonry and carpentry repairs as needed to window opening prior to installation. Trim, caulk, paint and insulate as needed. Clean work areas and remove all debris.

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

Aluminum clad wood windows with white exterior

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:
6000

Permit fee:
\$45 + _____ =

Signature

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

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

Signature:

Date:
3/13/20

Print Name:

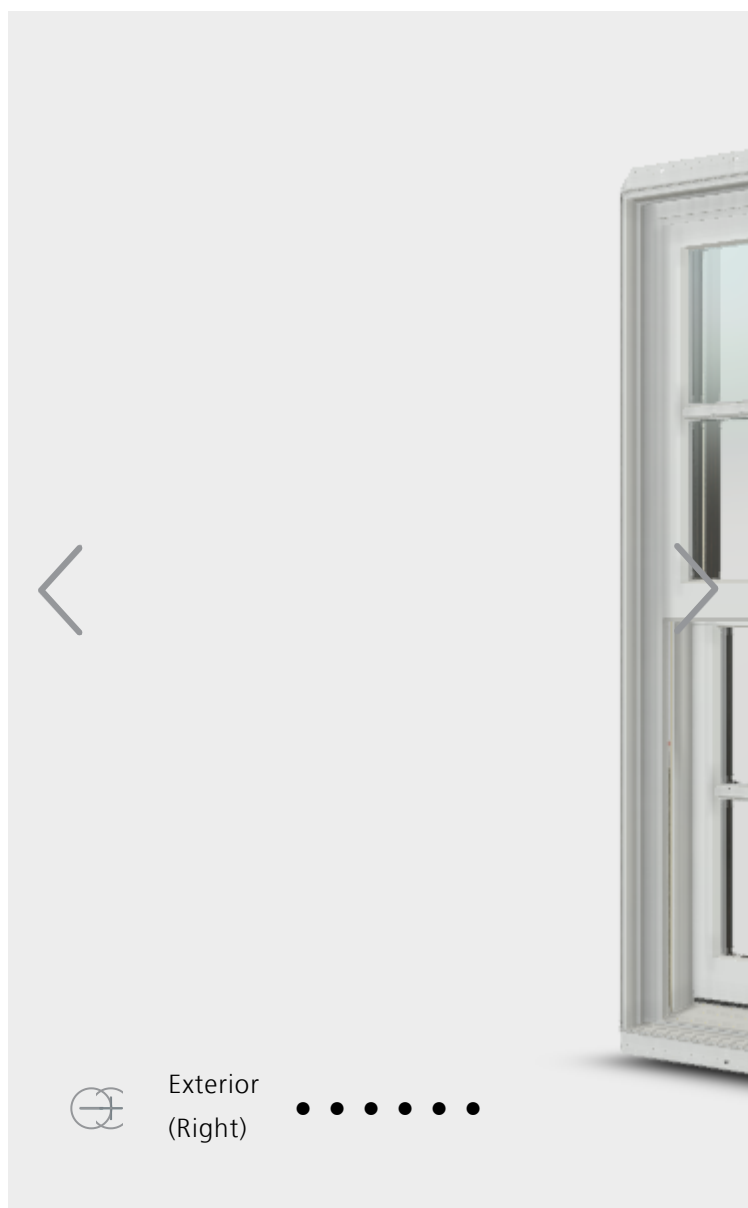
Michael F. Condon, Q.O., Ypsilanti Restoration L.L.C.

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.

[Our Message on Coronavirus/COVID-19\(covid19-response\)](#)[WHERE TO BUY \(/EN-US/WHRE-TO-BUY\)](#)[GET HELP ON YOUR PROJECT \(/EN-US/GET-HELP?JWCT_GETHELP=UTILITYLINKS\)](#)[FOR INVESTORS USA](#)
(HTTP://INVESTORS.JELD-WEN.COM/)[PRO SIGN IN \(/EN-US/SIGN-IN\)](#)[SEARCH](#)

Siteline® Clad-Wood Window: Double-Hung



Explore the options

On-screen colors/finishes vary from actual products.

Grille Designs



Colonial Grille



No Grille



Prairie Grille



Top Down Grille

Interior Finish Options ▾
AuraLast Pine Americano Finish



Exterior Colors ▾
Bone White



[See all options and features >](#)



PRICING

Many options will influence the price of your window.
To get an estimate, contact your JELD-WEN dealer.

WHERE TO BUY (/EN-US/WHERE-TO-BUY?PID=145811)

GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?PID=145811&JWCT_GETHELP=PRODUCTPAGE)

Model Overview



**PROJECT TYPE**

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

27 Exterior Colors

28 Interior Finish Options

SCREEN & TRIM OPTIONS

3 Insect Screens

3 Exterior Trim

FRAME OPTIONS

Block Frame/Replacement

Integral Nailing Fin

GLASS

Energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Lock option in 9 finishes

CONSTRUCTION

Tilt Sash

MATERIALS

3 Wood Options

Model Details & Options

Materials

WOOD OPTIONS



AuraLast® Pine

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN and backed by our limited lifetime warranty. Distinct color variations occur and the grain can appear straight or erratic depending on how it is cut from the log. The wood will darken and yellow with age, adding character and charm. It machines to a fine, smooth finish and easily accepts lighter stains and paint. Staining is recommended to achieve a uniform appearance because pine naturally contains resins that can affect penetration. Knots should be sealed before painting.



Alder

(Clear and Knotty) – A popular species today because of its pronounced grain and uniform texture. This versatile wood species features a fairly straight grain with areas of burl clusters and small knots. These marks add character and will provide a darker texture and color when finished. Alder varies from pale yellow to reddish brown and it accepts stains exceptionally well. It is also the lightest and least dense. Knotty Alder presents a more rustic look. When stained, alder blends well with walnut, mahogany and

cherry. This species is available for clad exteriors only on the interior of the window.



Douglas Fir

The texture of this softwood is smooth with a straight, even grain and knots that create beautiful swirl patterns. This wood is a light, rosy color that is set off by its remarkably straight and handsome grain pattern. Will tend to “redden” over time when exposed to light. Paints easily and can hold all types of stains and finishes. This species is available for both the exterior and interior of the window.

Colors & Finishes

EXTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



Bone White



Brilliant White



Ivory



French Vanilla

Heirloom White

Mocha Cream



Desert Sand



Silver



Smoke



Stone



Flagstone



Cocoa



Surf



Sea Foam



Hunter Green



Moss



Hartford Green



Cranberry



Mesa Red



Stormy



Admiral



Navy



Steele Gray



Dark Chocolate



Chestnut Bronze



Luxury Bronze



Black

INTERIOR FINISH OPTIONS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



AuraLast Pine Americano
Finish



AuraLast Pine Charcoal
Finish



AuraLast Pine Clear Lacquer
Finish



AuraLast Pine Cordovan
Finish



AuraLast Pine Fruitwood
Finish



AuraLast Pine Kodiak Finish



AuraLast Pine Walnut Finish



Alder Americano Finish



Alder Charcoal Finish



Alder Clear Lacquer Finish



Alder Cordovan Finish



Alder Fruitwood Finish



Alder Kodiak Finish



Alder Walnut Finish



Fir Americano Finish



Fir Charcoal Finish



Fir Clear Lacquer Finish



Fir Cordovan Finish



Fir Fruitwood Finish



Fir Kodiak Finish



Fir Walnut Finish



Paint Black



Paint Brilliant White



Paint Desert Sand



Paint Dove



Paint Gunmetal



Paint Ivory



Primed

Glass

ENERGY EFFICIENT GLASS

Our optional high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, reducing the fading of interior furnishings and condensation. It also delivers greater visible light transmittance than tinted glass. Clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates. With Low-E glass, ENERGY STAR® qualified versions of this product are likely available. This means they meet or exceed the minimum energy efficiency criteria for your climate region. For more information, ask your dealer how to order JELD-WEN ENERGY STAR qualified products specific to your area.



LoE³-366



Low-E



Low-E EC

TINTED GLASS

Our optional tinted glass is ideal for climates with intense sunlight. It reduces glare and visible light transmittance, while also keeping homes more comfortable in warm weather. Optional clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates.



Bronze Tinted



Clear



Gray Tinted





Green Tinted



Bronze Reflective Tinted

TEXTURED GLASS

We offer an array of glass types, each one with its own attractive texture, pattern or color. Add a distinctive touch to our windows with optional textured glass, which lets light in while maintaining privacy. This glass will not only enhance your chosen window and transoms, but also add radiance to your entire home.



Glue Chip



Matte Frost



Narrow Reed



Obscure



Rain



Seedy Reamy

PROTECTIVE GLASS

Preview
Unavailable

ImpactGard®

We offer optional ImpactGard® protection, which is engineered and tested to stand up to the strong impacts of windborne debris, as well as the harsh conditions inherent to coastal areas. With the industry's leading laminate glass technology, windows and patio doors with ImpactGard protection can withstand a nine-pound piece of lumber striking the glass head-on at approximately 34 miles per hour. In addition, it significantly reduces sound transmission, blocks up to 95 percent of harmful UV rays and offers superior

torced-entry resistance.



Neat®

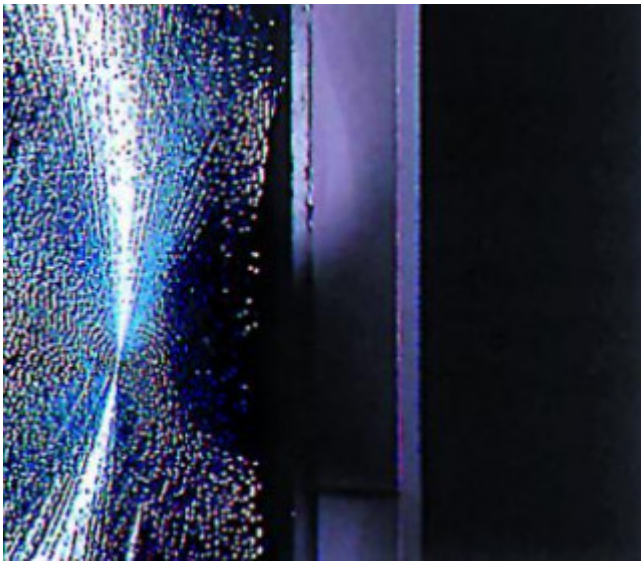
With the Neat® glass option, you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.



Preserve

Preserve® film is factory-applied to both the interior and exterior surfaces of the glass. This means the glass surfaces will be reliably protected from debris and scratches that can occur during shipping and handling or at a construction site. So you won't need to spend extra time cleaning your new windows. What's more, it's easy to remove. *Please note, Preserve film is not available with impact-resistant glass or single pane units.





Tempered

The tempered glass option is available in all glass types and provides extra strength, enabling it to withstand force or pressure on its surface and it will not break into sharp pieces. Local building codes often require tempered glass to be used in all windows that are close to the floor or near doors, bathtubs or showers.

Divided Lites

GRILLES BETWEEN THE GLASS



Grilles Between the Glass

Add architectural interest with our divided lite options. Enjoy increased visual appeal and decreased maintenance with our grilles between the glass, which consist of a spacer bar

placed between the panes of the insulating glass. They are an ideal choice because they require no upkeep and will not interfere with window cleaning. We offer 5/8" or 7/8" flat grilles, as well as 5/8" or 1" contour grilles in several grille patterns. These grilles are available in the color that matches the exterior color of the patio door you choose.

FULL-SURROUND REMOVABLE WOOD GRILLES



Full-Surround Removable Wood Grilles

Add architectural interest to your windows with our divided lite options. Our full-surround wood grilles are a convenient way to achieve the look of divided lites. These grilles are positioned on the interior glass and can be removed for easy cleaning. Grilles are available in 7/8", 1-1/8" and 1-3/8" widths in several grille patterns.

SIMULATED DIVIDED LITES





Simulated Divided Lites

Add architectural interest to your windows with our divided lite options. These options include simulated divided lites (SDL) for an authentic look. They feature grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

GRILLE DESIGNS



Colonial Grille



No Grille



Prairie Grille



Top Down Grille

Hardware

LOCKS

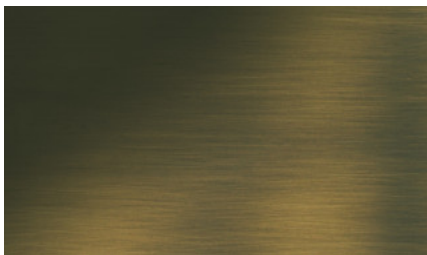




Sash Lock

LOCK HARDWARE FINISHES

We offer a range of hardware and hardware finishes for our wood and clad-wood windows. We know a Victorian house feels all the more ornate with brass fixtures. And the shine of polished chrome adds a contemporary edge to traditional architecture. Our selection ensures you can make the statement you want down to the last detail.



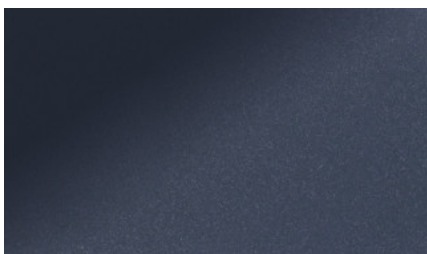
Antique Brass Finish



Black Finish



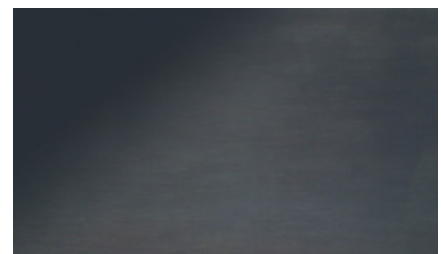
Brushed Chrome Finish



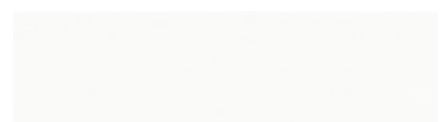
Chestnut Bronze Finish



Desert Sand Finish



Oil-Rubbed Bronze Finish

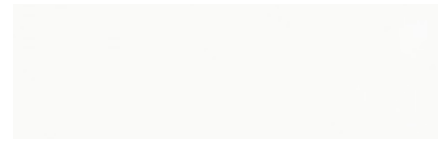




Polished Brass Finish



Satin Nickel Finish



White Finish

ADDITIONAL HARDWARE OPTIONS

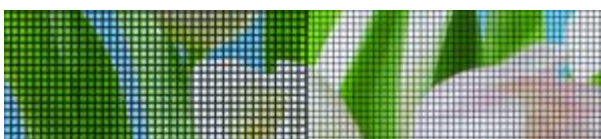


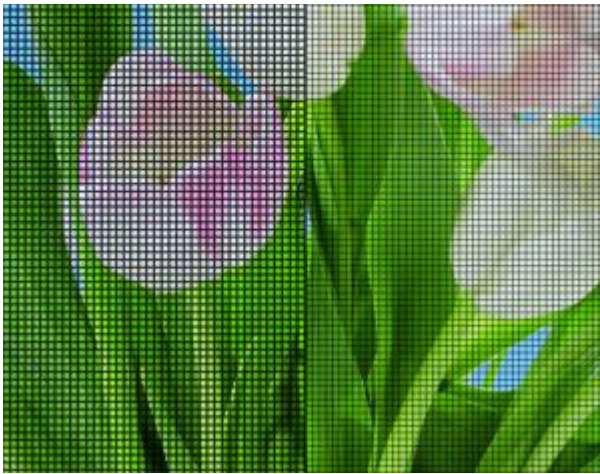
Window Opening Control Device

Limiting sash opening especially in upper floors, these optional factory-installed devices also meet ASTM F2090-10. The casement solution in both wood and vinyl windows is hidden when the window is in the closed position. When the window is open, you see the red lever that acts as the sash limiter and can be released for full operation. Conversely, when the window is closed, the device is reset. Window opening control devices are one of many tools a homeowner can choose to prevent children from falling out of a window. There are a number of additional steps the consumer can do to prevent such accidents from occurring.

Screens & Trim

INSECT SCREENS



**BetterVue**

BetterVue™ screens are standard and are designed to keep more insects outside, while letting more natural light inside compared to regular screens. BetterVue insect screens feature fine, black fiberglass mesh with a light gloss finish, and the frame is available to match the patio door color you choose. *Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open window or door. For safety screens and other security devices, contact your local building supply retailer.

**UltraVue™**

UltraVue™ screens are standard and allow greater amounts of natural light in your home when compared to aluminum mesh. UltraVue insect screens feature fine, black fiberglass mesh with a light gloss finish, and the frame is available to match the window color you choose. *Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open window or door. For safety screens and other security devices, contact your local building supply retailer.



Aluminum Mesh

Our optional aluminum mesh insect screens keep insects outside, while letting in natural light. The frames are available with colors to match the window color you choose.

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

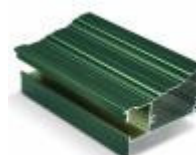
EXTERIOR TRIM



Brickmould for Clad
Exterior



Flat Casing for Clad
Exterior



Adams Casing for Clad
Exterior

Construction & Framing

CONSTRUCTION





Tilt Sash

Our double-hung windows include a tilt latch which allows you to easily tilt the sash in to allow for convenient cleaning from the inside of your home. Tilt latches will match the hardware color of your window.

FRAME OPTIONS



Block Frame/Replacement

For New Construction and Replacement. A block frame is for a window with a frame that does not include a nail fin. Installation can be done simply and neatly without disturbing exterior siding, stucco, interior trim, paint or wallpaper. The block frame is ideal for new construction installation into concrete or masonry walls. This frame has the same inside and outside dimensions.



Integral Nailing Fin

For New Construction and Replacement. Our windows come standard with a 1-1/4" pre-punched nailing fin for easy installation into new construction applications. The nailing fin is integral to the frame. It surrounds the full perimeter of the frame and helps make installations weathertight. It is appropriate for homes with siding, stucco or brick exteriors.

Energy & Sustainability

SUSTAINABLE SOLUTIONS



Sustainability at JELD-WEN

At JELD-WEN, sustainability is nothing new. With origins rooted in wood product manufacturing, our legacy has been to make windows, doors and components in a manner consistent with efficient use of what nature provides. In effect, we've always strived to make stiles and sash, not sawdust. To us, minimizing waste has always made

good ecological and business sense. Our mission is to develop high performance, high-value products that satisfy our customers' needs, while also caring for our communities by seeking ways to reduce our impact on the environment. We also realize that there is still work to be done. Sustainability is a journey, and our on-going efforts will remain directed toward continual improvement of our products, processes and culture. We do this not because it's popular. We do it because it's the right thing to do.



ENERGY STAR® Qualified Options

We are committed to offering products for improved energy efficiency in your home. This product has ENERGY STAR qualified options to save energy and meet current requirements. As proof of our commitment, JELD-WEN has received the 2010 ENERGY STAR Partner of the Year award. The award signifies outstanding contributions to protecting the environment through energy efficiency and is presented to only a handful of 17,000 organizations that participate in the program each year. Our company-wide commitment to energy conservation excellence is part of our continued commitment to bringing reliability to your home and life. For more information, ask your dealer about JELD-WEN ENERGY STAR products.



Home Innovation
NGBS GREEN CERTIFIED™

NGBS Green Certified

FSC®-certified ENERGY STAR® wood windows and patio doors with AuraLast® wood manufactured by JELD-WEN have been approved for points toward National Green Building Certification to the ICC 700-2008 National Green Building Standard for residential construction.

**Reduced VOCs**

The AuraLast® manufacturing process releases 96 percent fewer VOCs than traditional treatments, one more reason that AuraLast--The Worry-Free Wood® really is worry-free. AuraLast is JELD-WEN's exclusive water-based wood protection process. Unlike typical solvent-based dip treatments that only coat a thin layer on the wood's surface, AuraLast delivers durable 100 percent surface-to-core protection. AuraLast is 100 percent real wood, so homeowners don't have to sacrifice the beautiful appearance for industry-leading protection.

GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?
JWCT_GETHELP=FOOTERCTA)

(<https://www.facebook.com/melbourneindustrialheritage/>) (<https://twitter.com/Blackpentose>) (<https://www.youtube.com/channel/UCBdWENwEFOQ>)

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PRIVACY POLICY (/EN-US/ABOUT-US/GENERAL-INFORMATION/PRIVACY-POLICY) | SUPPLY CHAIN TRANSPARENCY (/EN-US/ABOUT-US/COMPANY/SUPPLY-CHAIN-TRANSPARENCY) | INTERNATIONAL [🔗](http://jeld-wen.net/) (HTTP://JELD-WEN.NET/)

File photo of 103 W Michigan (at center) from 2003, showing the facade for reference.



Applicant photo, showing windows proposed for replacement.



Facing northeast to south and west elevations.



HDC Work Permit Staff Review

Property address: 101 W Michigan

Property History: The property includes three-story Italianate-style commercial building that is contributing to the Historic District. The building was erected in 1858 as a new location for the King Store.ⁱ The King Store was one of Ypsilanti's first grocery stores, established by George King in 1838. The business remained in the King name for several decades, changing names to reflect the various partners; G. & E. King, King & Son, and Charles King & Co. In 1913, Charles E. King, son of founder George King, died and the business was succeeded by his partner John G. Lamb, and his son, Charles King Lamb; changing business the name to G. Lamb & Son. They remained in business until closing in July 1942- after four generations and 104 years of operation.

The building storefront has changed multiple times during its 162-year history. The nineteenth-century storefront was remodeled in the early 1920s to make better use of display windows.ⁱⁱ In the mid-century, blue metal panels were added to the storefront; presumably after the King Store closed in 1942. The current rehabilitation is a tax credit project to return the building to its similar to its 19th century appearance, featuring large display windows and Italianate details. The applicant was approved for two different design proposals on April 23, 2018.

Date of Application: April 28, 2020

Date of Review: May 5, 2020

Date of Meeting: May 12, 2020

Proposed work: Amendment to approved storefront.

Materials: Wood trim, and metal-framed display windows.

Staff review:

1. This application amends the work approved on October 23, 2018.

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.

- a. Due to interior structural constraints, the storefront display windows could not be built to the same dimensions originally submitted.
 - i. The applicant submitted photos to document this condition, which was discussed as a Study Item on February 25, 2020.
 - ii. Revised drawings were submitted to the HDC and reviewed as a Study Item on April 28, 2020.
 1. The HDC asked the applicant to revise the drawings to include the window frames, for a more accurate representation of the final product.
 - b. The project understanding is that the finished storefront will be completed as depicted in the architect's drawing.
2. The applicant is the recipient of a Downtown Development Authority Façade Grant, and the HDC must approve the work for the funds to be distributed.
 3. The plan has already been approved by the State Historic Preservation Office to meet Federal Historic Tax Credit qualifications.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the amended work at 101 W Michigan, as submitted in the application dated April 28, 2020. The façade storefront system, including windows and trim, shall be finished according to the details in the submitted drawings, dated April 30, 2020.

Relevant Secretary of the Interior's Standards:

#9

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Laura Bein "Before Ypsilanti's First Supermarket," *Ann Arbor News*, (MLive: September 18, 2009).

ⁱⁱ Ibid.



**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

101 W. Michigan Ave

Applicant

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

Name

RICH MUSZYNSKI

Address

101 W. Michigan Ave

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

Contractor

Contractor Name & Contact Info

RICH MUSZYNSKI

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

AMENDMENT ON WINDOWS
DUE TO EXISTING METAL STRUCTURE
SUPPORTING THE BUILDING UPON DEMO
THE APPROVED SIZES COULD NOT WORK
NEW WINDOW SIZES ARE
EAST - 8' 10 1/2" X 4' 10 1/2"
NORTH - 8' 10 1/2" X 6' 3 1/2"
NORTH - 8' 10 1/2" X 6' 7 3/4"

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

NORTH - 4' X 5' 4 1/2"

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:

\$45 + _____ =

Signature

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

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

Signature:

Date:

3-28-20

Print Name:

RICH MUSZYNSKI

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.

101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI

A/C AIR CONDITIONING
ACP ACOUSTICAL CEILING PANEL
AD AREA DRAIN
ADA AMERICANS WITH DISABILITIES ACT
ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
ALT ALTERNATE
ALUM ALUMINIUM
APPROX APPROXIMATELY
ARCH ARCHITECT[URAL, URE]
ASSOC ASSOCIATED
AUTO AUTOMATIC
AWP ACOUSTICAL WALL PANEL

BD BOARD
BIT BITUMINOUS, BITUMEN
BLDG BUILDING
BLKG BLOCKING
BM BEAM
BOT BOTTOM

CAB CABINET
CJ CONTROL JOINT
CLG CEILING
CLR CLEAR[ANCE]
CMU CONCRETE MASONRY UNIT
COL COLUMN
COM COMMUNICATIONS
CONC CONCRETE
CONFIG CONFIGURATION
CONST CONTRUCTION
CONT CONTINUOUS
COORD COORDINATE
CORR CORRIDOR
CPT CARPET[ED]
CTR CERAMIC TILE CENTER

DEG DEGREE
DF DRINKING FOUNTAIN
DIAG DIAGONAL
DIAM DIAMETER
DIM DIMENSION
DIV DIVISION
DN DOWN
DR DOOR
DTL DETAIL
DWG(S) DRAWING(S)

E EAST
EA EACH
EJ EXPANSION JOINT
EL ELEVATION (TOPO)
ELEC ELECTRICAL
ELEV ELEVATION (ARCH)
EMER EMERGENCY
ENCL ENCLOS(E,URE)
EQ EQUAL
EQUIP EQUIPMENT
EST ESTIMATE(D)
EXIST EXISTING
EXP EXPANSION
EXT EXTERIOR

FA FIRE ALARM
FD FLOOR DRAIN

FDN FOUNDATION
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FF FINISHED FACE
FGL FIBERGLASS
FHC FIRE HOSE CABINET
FIXT FIXTURE
FL FLOOR[ING]
FLUOR FLUORESCENT
FOC FACE OF CONCRETE
FOS FACE OF STUDS
FP FIREPROOF[ING]
FT FEET
FTG FOOTING
FUR FURR[ED,ING]

GA GAUGE
GALV GALVANIZED
GB GRAB BAR
GC GENERAL CONTRACT[OR]
GL GLASS, GLAZING
GOVT GOVERNMENT
GT GROUT
GWB GYPSUM WALLBOARD

HC HOLLOW CORE
HDR HEADER
HDWD HARDWOOD
HDWR HARDWARE
HGT HEIGHT
HM HOLLOW METAL
HORIZ HORIZONTAL
HP HIGH POINT
HR HOUR
HT HEIGHT
HVAC HEATING, VENTILATION & AIR CONDITIONING

ID INSIDE DIAMETER
IN INCH[ES]
INCAN INCANDESCENT
INCL INCLUDE[D,ING]
INSUL INSULATION, INSULATED
INT INTERIOR
JAN JANITOR
JT(S) JOINT(S)
KIT KITCHEN

LAM LAMINATE(D)
LAV LAVATORY
LBL LABEL
LH LEFT HAND
LL LIVE LOAD
LP LOW POINT
LTG LIGHTING
LTL LINTEL
MAS MASONRY
MATL MATERIAL(S)
MAX MAXIMUM
MECH MECHANICAL
MED MEDIUM
MEMB MEMBRANE
MFR MANUFACTURE(R)

MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MTD MOUNTED
MTG MOUNTING
MTL METAL

N NORTH
NAT NATURAL
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE

OC ON CENTER
OD OUTSIDE DIAMETER
OH OVERHEAD
OPNG OPENING
OPP OPPOSITE
OPP HD OPPOSITE HAND

PART PARTITION
PC PRECAST
PERF PERFORATE[D]
PL PLATE
PLAM PLASTIC LAMINATE
PLAS PLASTER
PLWD PLYWOOD
PNL PANEL[ED]
PR PAIR
PREP PREPARE (SURFACE)
PROV PROVIDE
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PT POINT
PTD PAINT[ED]
PVMT PAVEMENT

QTY QUANTITY
R RISER
RB RUBBER BASE
REF REFRIDGERATOR
REINF REINFORCED
REQD / REQ'D REQUIRED
RES RESILIENT
RET RETAINING
REV REVISION(S) / REVISE(D)
RFG ROOFING
RH RIGHT HAND
RM ROOM
RO ROUGH OPENING

S SOUTH, SEAL
SC SOLID CORE
SCHD SCHEDULE
SECT SECTION
SF SQUARE FEET
SHT SHEET
SIM SIMILAR
SPEC(S) SPECIFICATION(S)
SQ SQUARE
SS STAINLESS STEEL
ST STAINLESS
STD STANDARD
STL STEEL

STN STAIN
STO STORAGE
STRUC STRUCTURAL
SUSP SUSPENDED
SYM SYMMETRICAL
SYS SYSTEM

T TREAD
T&G TONGUE AND GROOVE
T.O. TOP OF
TECH TECHNOLOGY
TEL TELEPHONE
TEMP TEMPERED
THK THICK[NESS]
THRESH THRESHOLD
TOC TOP OF CURB
TOM TOP OF MASONRY
TOS TOP OF STEEL
TOW TOP OF WALL
TRANS TRANSPARENT
TV TELEVISION
TYP TYPICAL

UL UNDERWRITER'S LABORATORY
UNFIN UNFINISHED
UON UNLESS OTHERWISE NOTED

VAR VARIES
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VEST VESTIBULE
VIF VERIFY IN FIELD
VU VENTILATION UNIT
VWC VINYL WALLCOVERING

W WEST
W/ WITH
W/O WITHOUT
WC WATER CLOSET
WD WOOD
WDW WINDOW
WH WALL HUNG
WP WORK POINT
WT WEIGHT
WWF WELDED WIRE FABRIC
NUMBER
& AND
+ EXIST (OR APPROX) DIM - VIF
CL CENTER LINE
L ANGLE



2
1000
EXISTING EXTERIOR



1
1000
NEW EXTERIOR

MATERIAL DESIGNATIONS & SYMBOLS

EXISTING WALL TO REMAIN
NEW WALL
ELEMENTS TO BE REMOVED
EXTENT OF WORK

CMU
CONCRETE
WOOD BLOCKING
STEEL (LARGE SCALE)
PLASTER
RIGID INSULATION
PLYWOOD
MILLWORK

Room name

101

ROOM NUMBER
FINISH TYPE

101

DOOR NUMBER

11

WALL TYPES

11

WINDOW NUMBER

+

EXISTING ELEVATION

+

NEW ELEVATION

+

BATT INSULATION

DETAIL / PLAN / ELEVATION

DRAWING REFERENCE
1
A101
SHEET REFERENCE

BLDG SECTION CUT

DRAWING REFERENCE
1
A101
SHEET REFERENCE

WALL SECTION

DRAWING REFERENCE
1
A101
SHEET REFERENCE

REFERENCED CODES

2015 MICHIGAN REHABILITATION CODE
2015 MICHIGAN BUILDING CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE

*SEE T001 FOR ADDITIONAL CODE INFORMATION

PROJECT DESCRIPTION:

THE BUILDING IS BEING RENOVATED TO MATCH THE HISTORIC CHARACTERISTICS OF THE 1800'S BUILDING. THE FIRST FLOOR IS TO BE RENOVATED INTO A RESTAURANT AND THE UPPER LEVELS ARE TO BE "WHITE BOXED" INTO OPEN OFFICE READY SPACES. THE "MODERN" FACADE IS TO BE REMOVED AND REPLACED WITH A HISTORIC REPLICA.

AREA MAP



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DRIVEN DESIGN

Driven Design Studio PLLC
11 Carlyle Street
Battle Creek, MI 49017

(269) 753-8040
cody@drivendesignstudio.com

SHEET NUMBER	DRAWING TITLE	10/12/2018 - ISSUED FOR OWNER AND HISTORIC COMMITTEE REVIEW	4/11/2019 - ISSUED FOR PERMIT	9/5/2019 - ISSUED FOR HEALTH DEPARTMENT REVIEW	4/17/2020 - BULLETIN # 1
00					
T000	TITLE SHEET	✓	✓	✓	✓
T001	CODE COMPLIANCE	✓	✓	✓	✓
06					
A000	EXISTING FLOOR PLANS	✓	✓		✓
A100	DEMOLITION PLANS	✓	✓		✓
A101	NEW FLOOR PLANS	✓	✓		✓
A102	HEALTH DEPARTMENT PLANS	✓	✓		✓
A200	REFLECTED CEILING PLANS	✓	✓	✓	✓
A300	INTERIOR DETAILS AND SCHEDULES	✓	✓	✓	✓
A400	DOOR DETAILS	✓	✓	✓	✓
A401	WINDOW DETAILS	✓	✓	✓	✓
A500	EXTERIOR ELEVATIONS	✓	✓	✓	✓
A600	EXTERIOR DETAILS	✓	✓	✓	✓
A700	BUILDING SECTIONS	✓	✓	✓	✓
A800	STAIR AND CANOPY AXON - FOR REFERENCE ONLY	✓	✓	✓	✓
08					
M101	BASEMENT AND LEVEL 1 MECH. PLANS			✓	✓
M102	LEVEL 2, 3 & ROOF MECH. PLANS			✓	✓
MEP100	MECH., ELEC, PLUMB, NOTES	✓	✓	✓	✓
Grand total: 17					

GENERAL NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE AND LOCAL BUILDING CODES, 2015 MICHIGAN REHABILITATION CODE AND THE CITY OF YPSILANTI ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD MEASUREMENTS, OR FIELD OBSERVATION AND THE CONSTRUCTION DOCUMENTS, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS RELATING TO THE PROJECT BY FIELD MEASUREMENT, PRIOR TO ORDERING MATERIAL AND OR COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER QUANTITIES AND SIZES TO BE COORDINATED WITH FIELD CONDITIONS.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE TO BE SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS & FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- ALL HAZARDOUS MATERIALS ARE TO BE REMOVED BY A PROFESSIONAL LICENSED TO DO SO IN THE STATE OF MICHIGAN.
- SPECIAL DETAIL SHOULD BE MADE TO ENSURE THE PROJECT IS IN COMPLIANCE WITH THE SECRETARY OF INTERIORS STANDARDS AND THE NATIONAL PARK SERVICES GUIDELINES.

TITLE SHEET

101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI

SHELTER BAY REALTY LLC

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN

DATE 4/30/2020 6:21:09 AM

SCALE 1 1/2" = 1'-0"

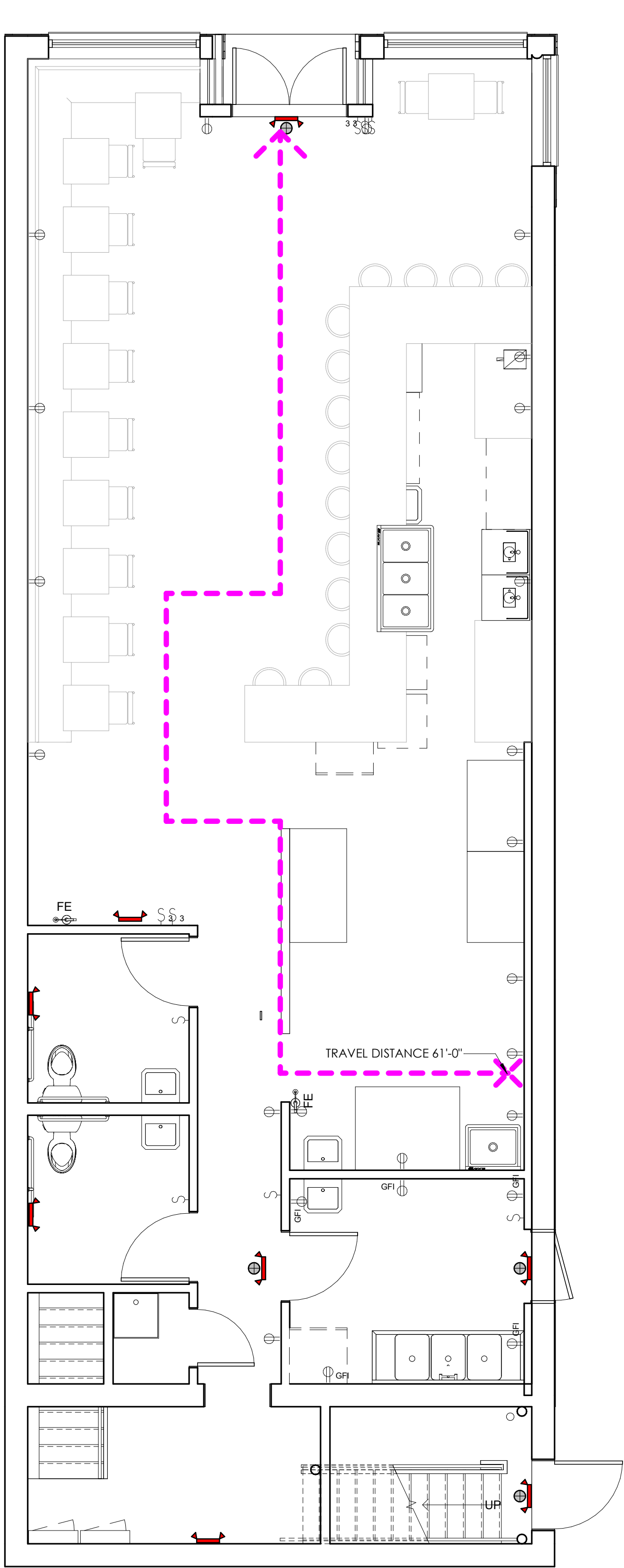
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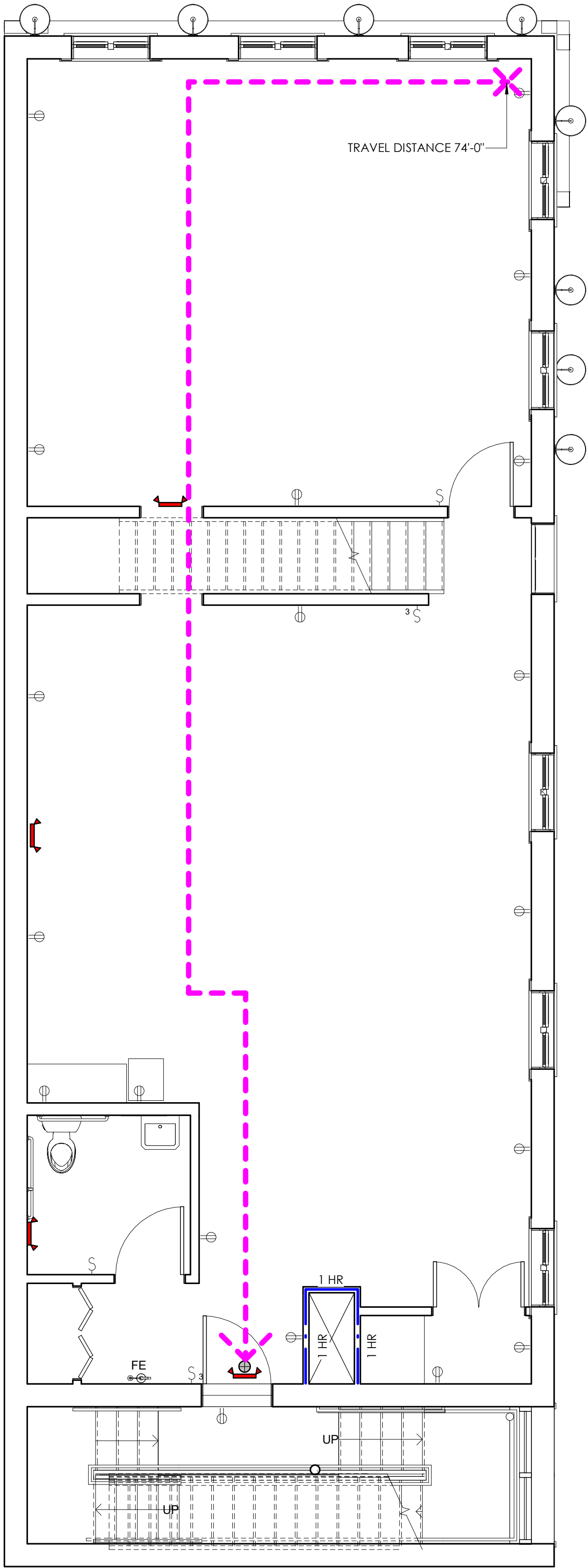
PROJECT 2018.08

SHEET

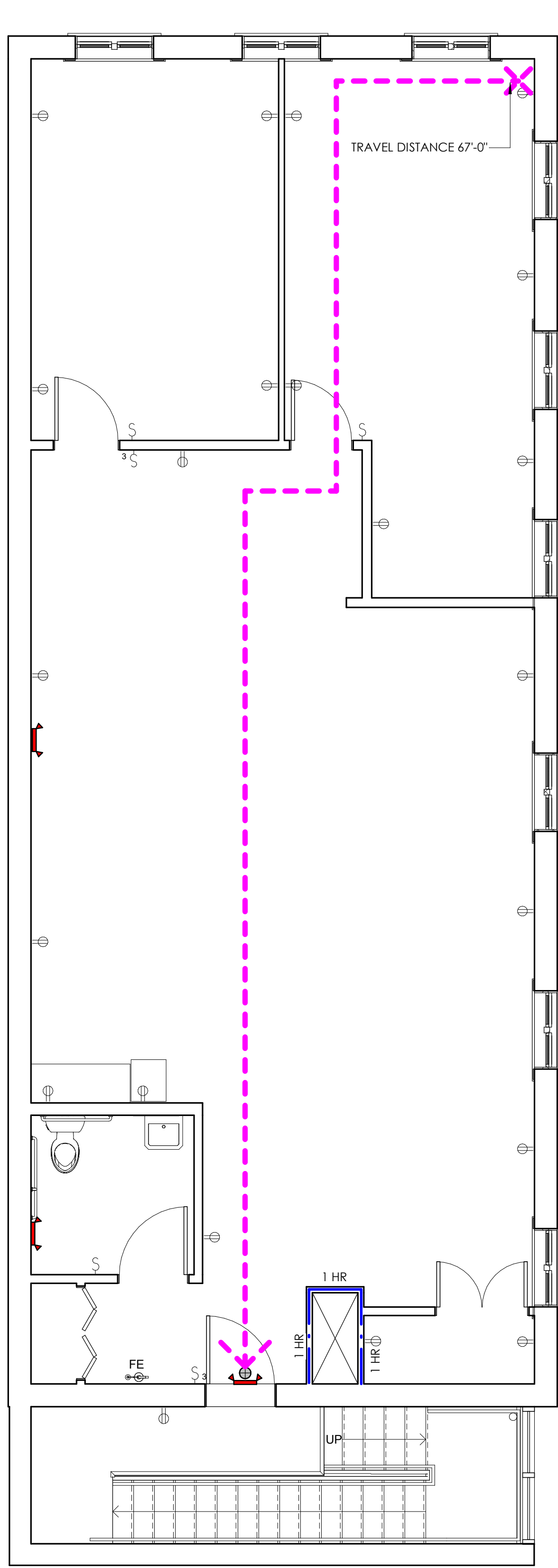
T000



2 LEVEL 1 COMPLIANCE PLAN
1/4" = 1'-0"



3 LEVEL 2 COMPLIANCE PLAN
1/4" = 1'-0"



4 LEVEL 3 COMPLIANCE PLAN
1/4" = 1'-0"

CODE COMPLIANCE			
TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
JURISDICTION			
YPSILANTI, MI 48197			
APPLICABLE CODES			
2010 MICHIGAN BARRIER FREE			
2015 MICHIGAN BUILDING CODE			
2015 MICHIGAN MECHANICAL CODE			
2015 MICHIGAN PLUMBING CODE			
2015 MICHIGAN REHABILITATION CODE	504 & 801		LEVEL 2 REHABILITATION
2017 NATIONAL ELECTRICAL CODE			
AREA			
FIRST FLOOR			1,290 SQUARE FEET
SECOND FLOOR			1,290 SQUARE FEET
THIRD FLOOR			1,252 SQUARE FEET
TOTAL			3,832 SQUARE FEET
TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		TYPE III-B
USE			
FIRST FLOOR	303.4	A-2 ASSEMBLY, LESS THAN 50 PEOPLE CAN BE CLASSIFIED AS B BUSINESS	B - BUSINESS
SECOND FLOOR	304.1		B - BUSINESS
THIRD FLOOR	304.1		B - BUSINESS
OCCUPANCY			
FIRST FLOOR	TABLE 1004.1.2	A-2 ASSEMBLY, 15 GROSS	625 SF/15 = 42 PEOPLE
FIRST FLOOR	TABLE 1004.1.2	A-2 ASSEMBLY, 200 GROSS KITCHEN	618SF/200 = 4 PEOPLE
SECOND FLOOR	TABLE 1004.1.2	BUSINESS, 100 GROSS	1,290 SF/100 = 13 PEOPLE
THIRD FLOOR	TABLE 1004.1.2	BUSINESS, 100 GROSS	1,252 SF/100 = 13 PEOPLE
WATER CLOSET			
FIRST FLOOR	403.2	1 UNISEX	1 MALE / 1 FEMALE
SECOND FLOOR	403.2	1 UNISEX	1 UNISEX
THIRD FLOOR	403.2	1 UNISEX	1 UNISEX
LAVATORY REQUIREMENTS			
FIRST FLOOR	403.2	1 LAVATORY	2 LAVATORIES
SECOND FLOOR	403.2	1 LAVATORY	1 LAVATORY
THIRD FLOOR	403.2	1 LAVATORY	1 LAVATORY
DRINKING FOUNTAIN			
FIRST FLOOR	410.4	NOT REQUIRED, FREE WATER TO BE PROVIDED TO PATRONS	NOT PROVIDED
SECOND FLOOR	410.2	NOT REQUIRED, LESS THAN 15 OCCUPANTS	NOT PROVIDED
THIRD FLOOR	410.2	NOT REQUIRED, LESS THAN 15 OCCUPANTS	NOT PROVIDED
SERVICE SINK			
FIRST FLOOR	TABLE 403.1	1 REQUIRED	1 PROVIDED
SECOND FLOOR	TABLE 403.1	NOT REQUIRED, LESS THAN 15 OCCUPANTS	NOT PROVIDED
THIRD FLOOR	TABLE 403.1	NOT REQUIRED, LESS THAN 15 OCCUPANTS	NOT PROVIDED
FIRE SUPPRESSION			
AUTOMATIC SPRINKLER SYSTEM	903.2.7 & 907	NOT REQUIRED, LESS THAN 12,000 SQ.FT.	NOT PROVIDED
ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	SEE T001
EMERGENCY POWER	1008.3.2, 1008.3.3	WILL COMPLY	SEE T001
EXIT SIGNS	1011.1	WILL COMPLY	SEE T001
EXITS			
COMMON PATH OF TRAVEL	TABLE 1006.2.1	100'	74'
DOOR EGRESS WIDTH	1005	32" CLEAR	36"
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	200'	130'
NUMBER OF EXITS	TABLE 1006.3.1	1	1
EGRESS			
ACCESSIBLE MEANS OF EGRESS	1009.1	NOT REQUIRED IN EXISTING BUILDINGS	NOT PROVIDED
STAIR WIDTH	1011.2	36" MIN. WIDTH, OCCUPANT LOAD IS LESS THAN 50	36" WIDE EGRESS STAIR

*PER THE BUILDING CODE, THE TOTAL SQUARE FOOTAGE OF THE UPPER LEVELS IS LESS THAN 3,000 S.F. AND THE SAME USE AS THE LOWER LEVEL. THE UPPER LEVELS WILL NOT BE ASSESSIBLE, HOWEVER, THEY WILL HAVE ACCESS TO THE ACCESSIBLE FIRST FLOOR AS REQUIRED. THE UPPER LEVELS ARE NOT TO HOUSE MEDICAL OFFICES, GOVERNMENT OFFICES, OR MERCANTILE SPACES.

COMPLIANCE LEGEND

SYMBOL	ITEM
FE	FIRE EXTINGUISHER
EXIT SIGN W/ EGRESS LIGHTS	EXIT SIGN W/ EGRESS LIGHTS
EGRESS LIGHTING	EGRESS LIGHTING
EXIT SIGN	EXIT SIGN
TRAVEL DISTANCE	TRAVEL DISTANCE
1 HOUR WALL	1 HOUR WALL
2 HOUR WALL	2 HOUR WALL

*PLEASE ENSURE THIS SHEET IS IN COLOR. IF NOT IN COLOR OBTAIN A COLOR SHEET BEFORE REVIEWING.

*ELECTRICIAN TO VERIFY EMERGENCY EGRESS LIGHTING MEETS THE REQUIREMENTS PER CODE

Driven Design Studio PLLC
11 Carlyle Street
Battle Creek, MI 49017

(269) 753-8040
cody@drivendesignstudio.com

CODE COMPLIANCE
101 W, MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN
DATE 4/30/2020 6:21:16 AM
SCALE 1/4" = 1'-0"
STAMP

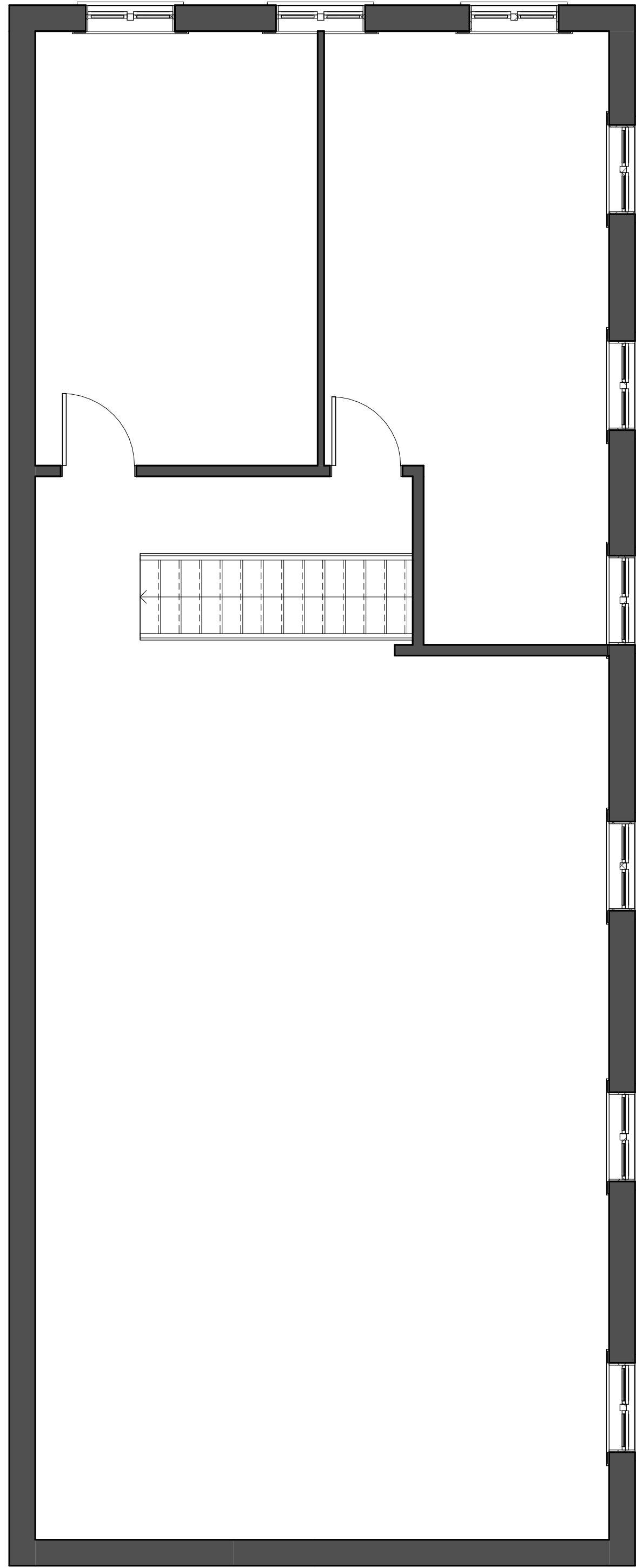
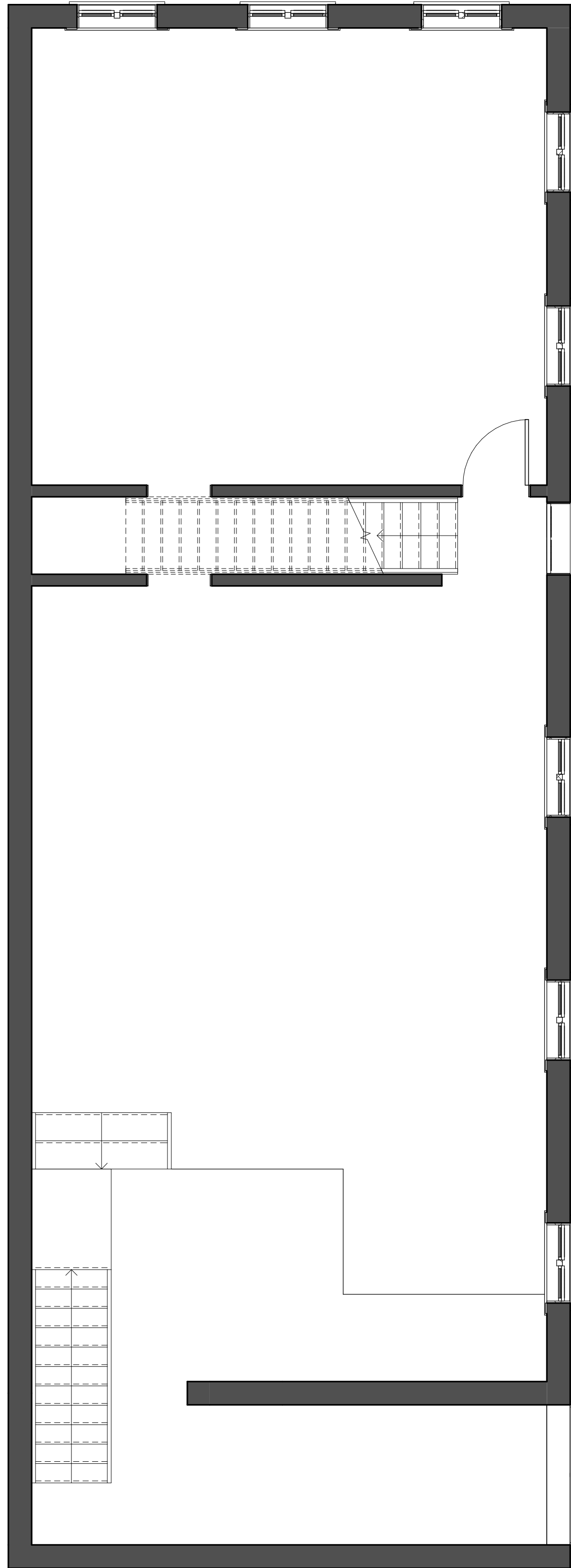
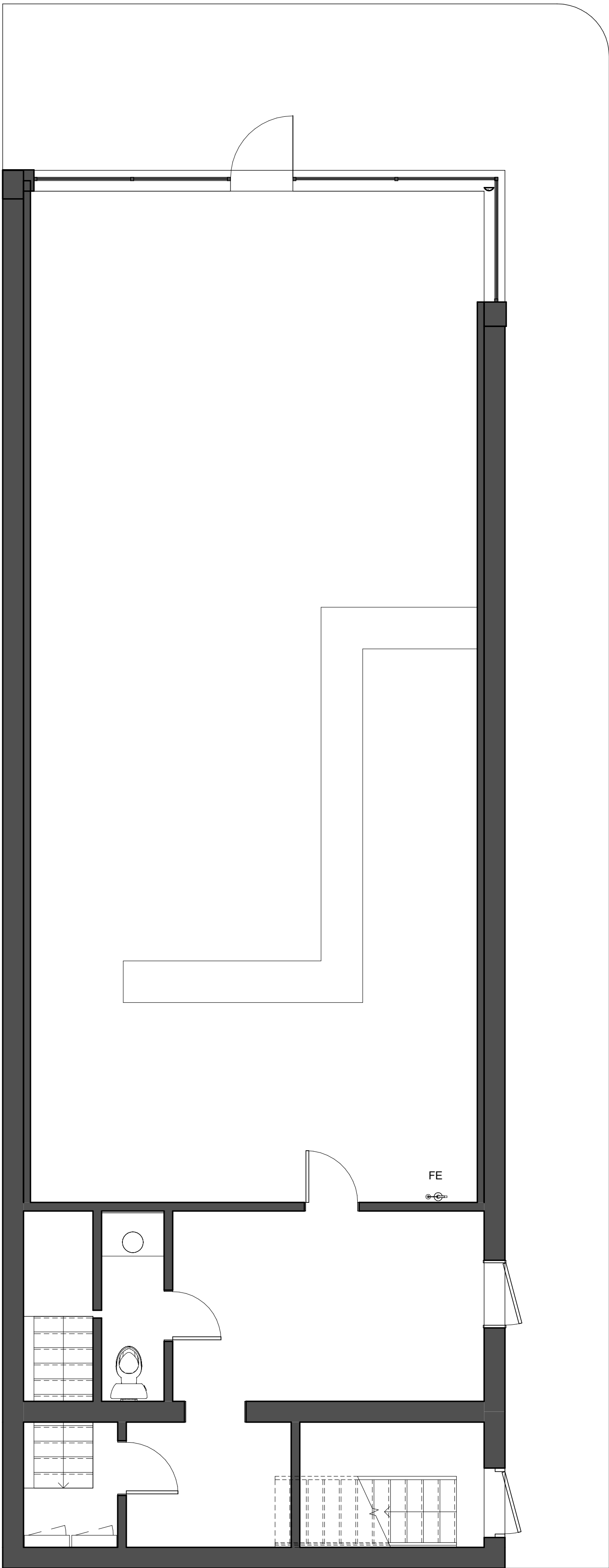
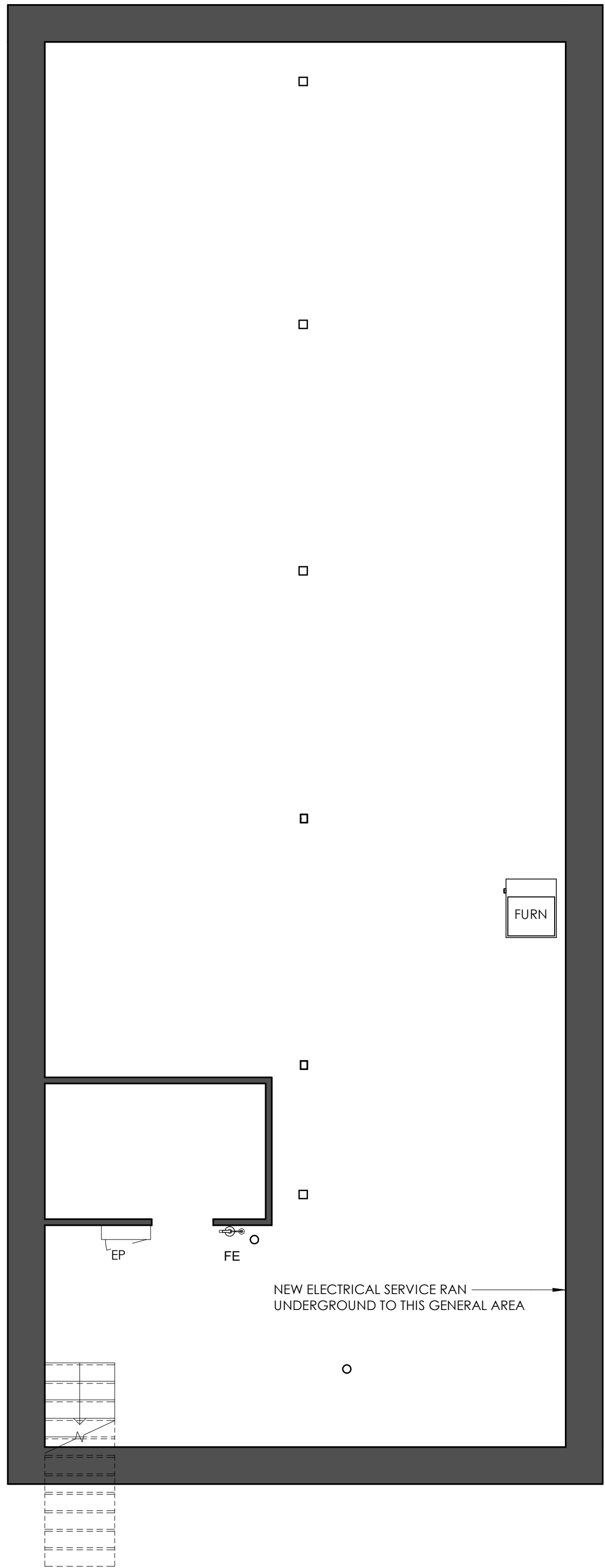
PROJECT
2018.08

SHEET

T001

GENERAL NOTES:

1. EXISTING PLANS ARE SHOWN FOR REFERENCE ONLY
2. BASEMENT PLAN IS NOT PART OF NEW SCOPE AND IS TO REMAIN AS IS FOR THE PROJECT.
3. A RESTAURANT TENANT IS BEING PURSUED AS PART OF THIS PROJECT FOR THE FIRST FLOOR. IF A TENANT IS NOT FOUND, THEN THE FIRST FLOOR LAYOUT IS TO REMAIN AS IS. THE FRONT FACADE RENOVATION WORK WOULD BE COMPLETED AS PART OF THIS PROJECT AND THE ONLY REVISION TO THE FIRST FLOOR.



1 EXISTING BASEMENT PLAN
A000 1/4" = 1'-0"

2 EXISTING LEVEL 1 PLAN
A000 1/4" = 1'-0"

3 EXISTING LEVEL 2 PLAN
A000 1/4" = 1'-0"

4 EXISTING LEVEL 3 PLAN
A000 1/4" = 1'-0"

EXISTING FLOOR PLANS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

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DATE 4/30/2020 6:21:19 AM
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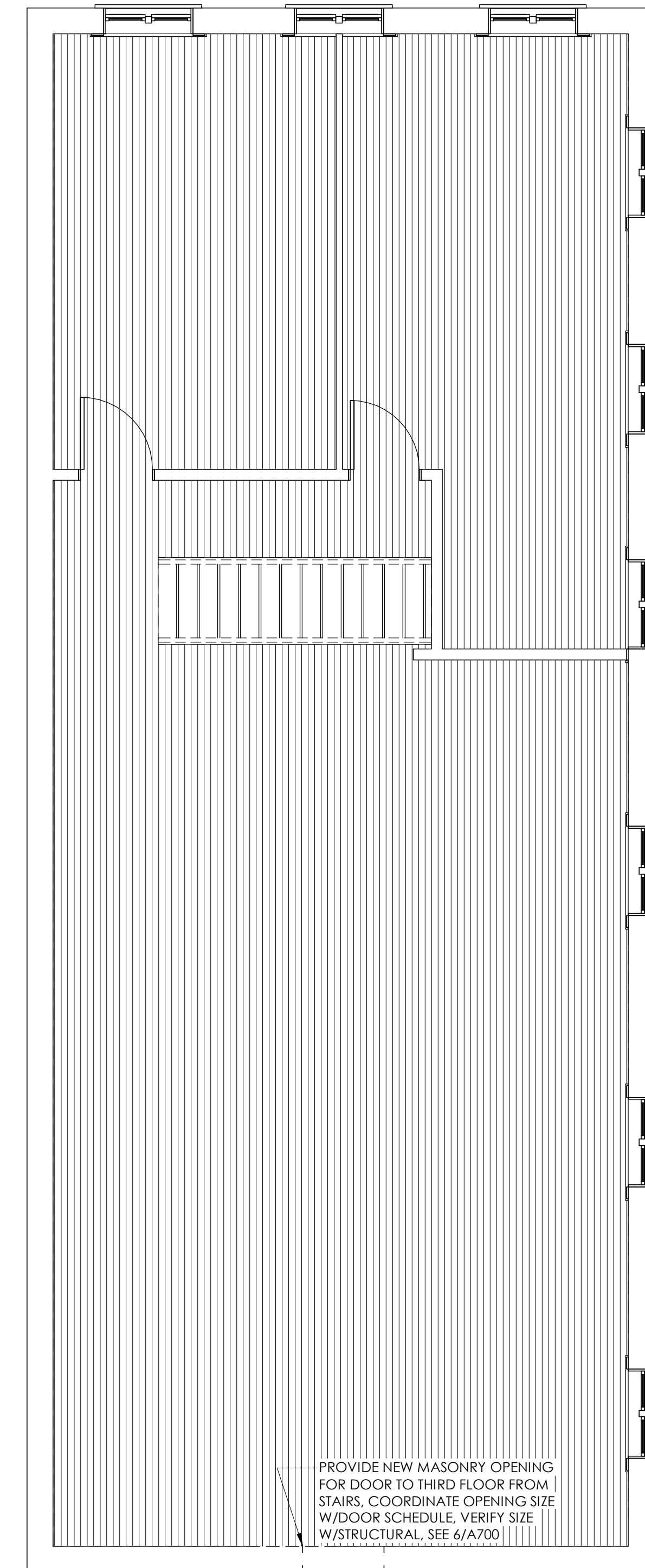
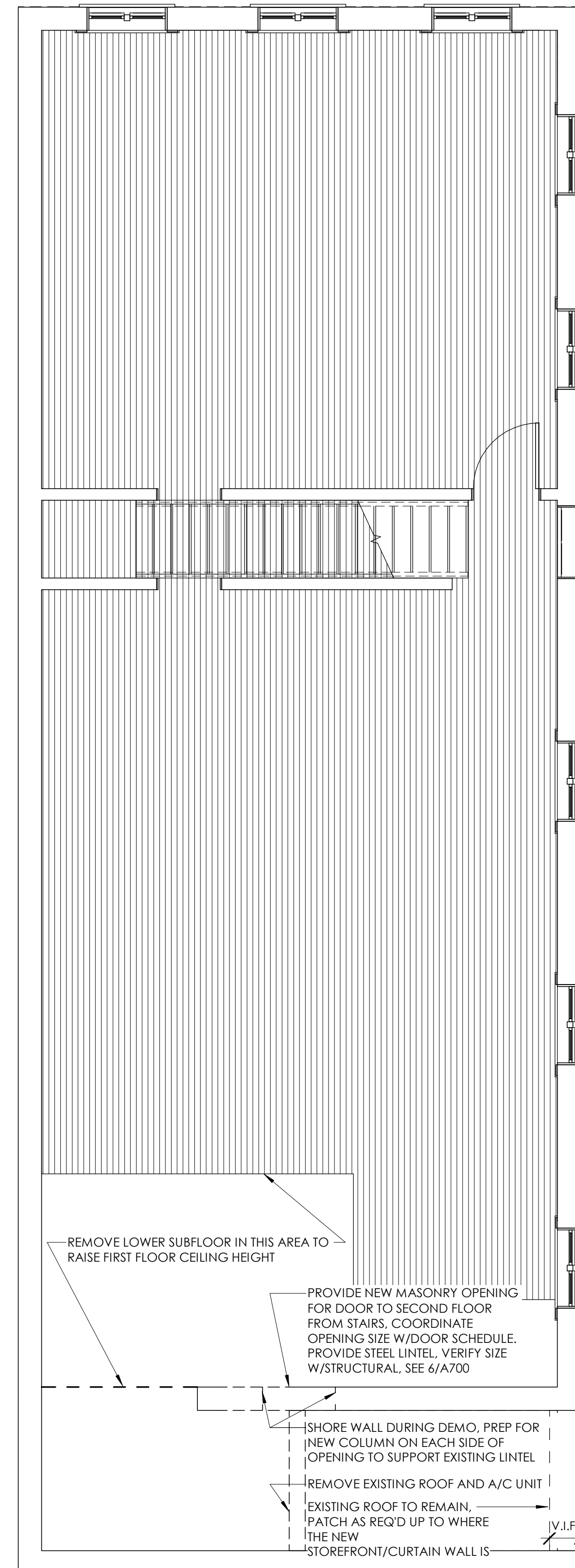
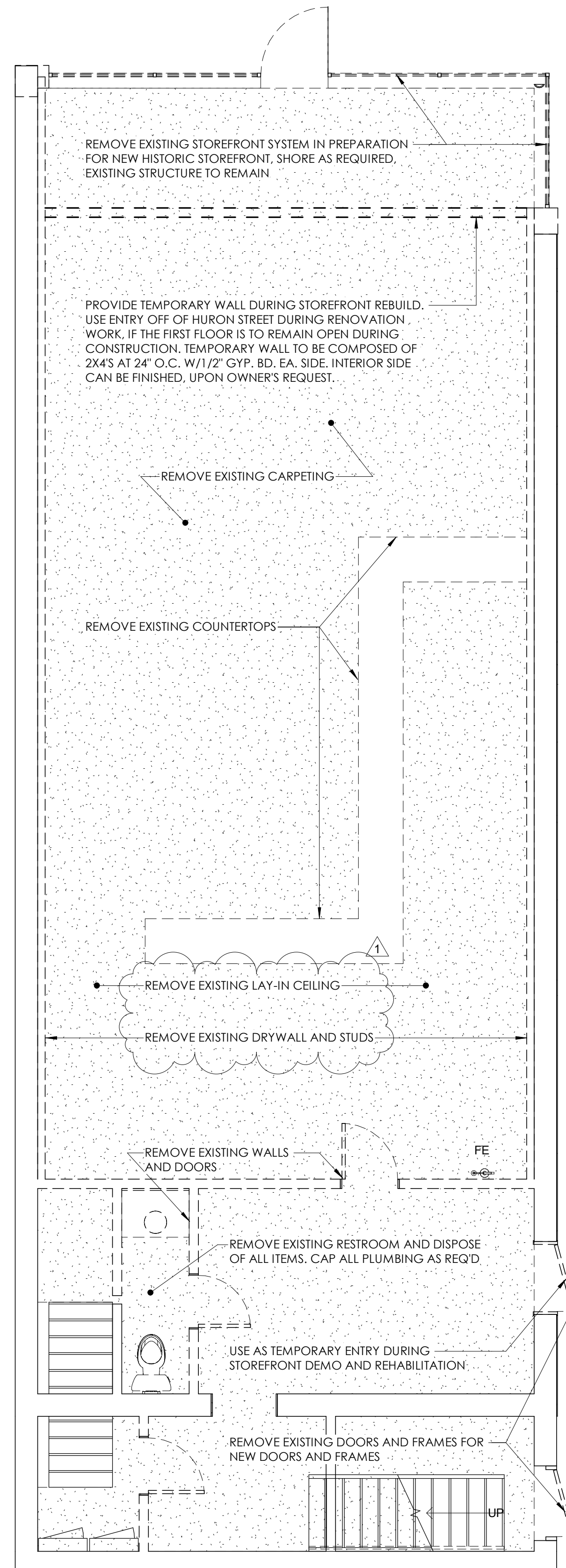
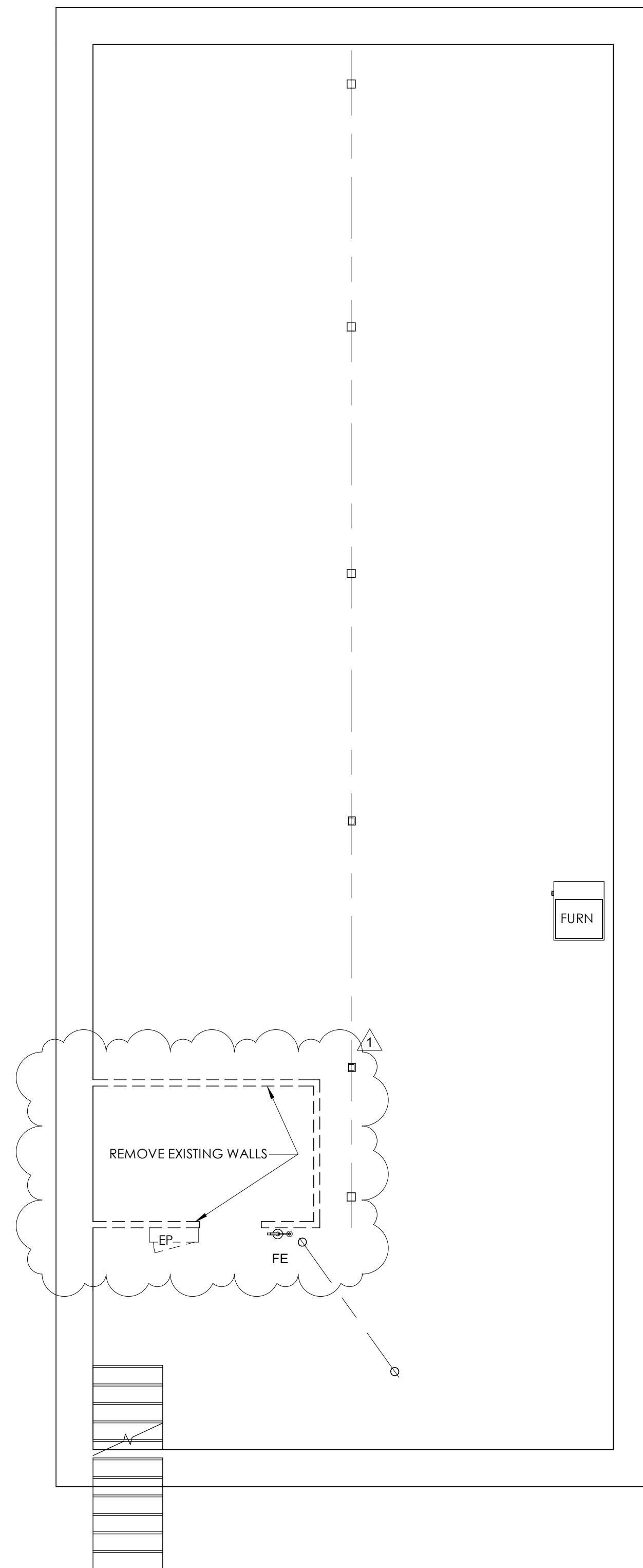
PROJECT 2018.08

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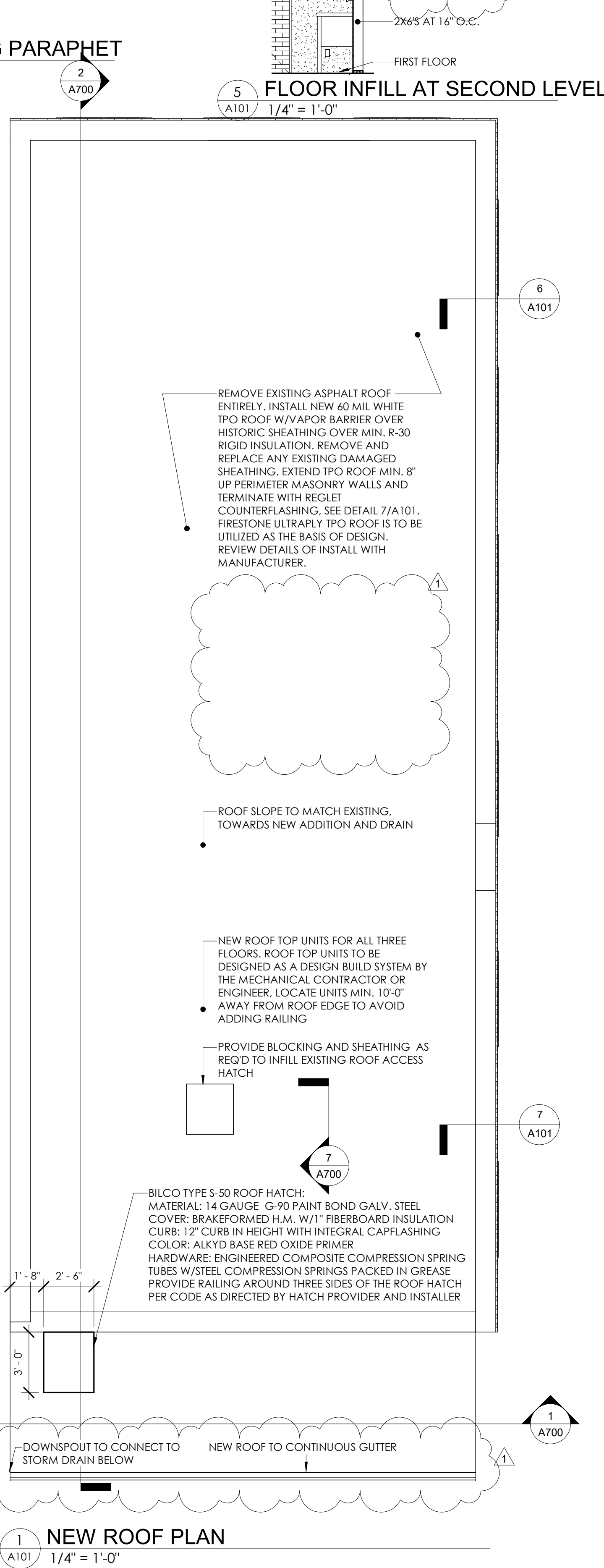
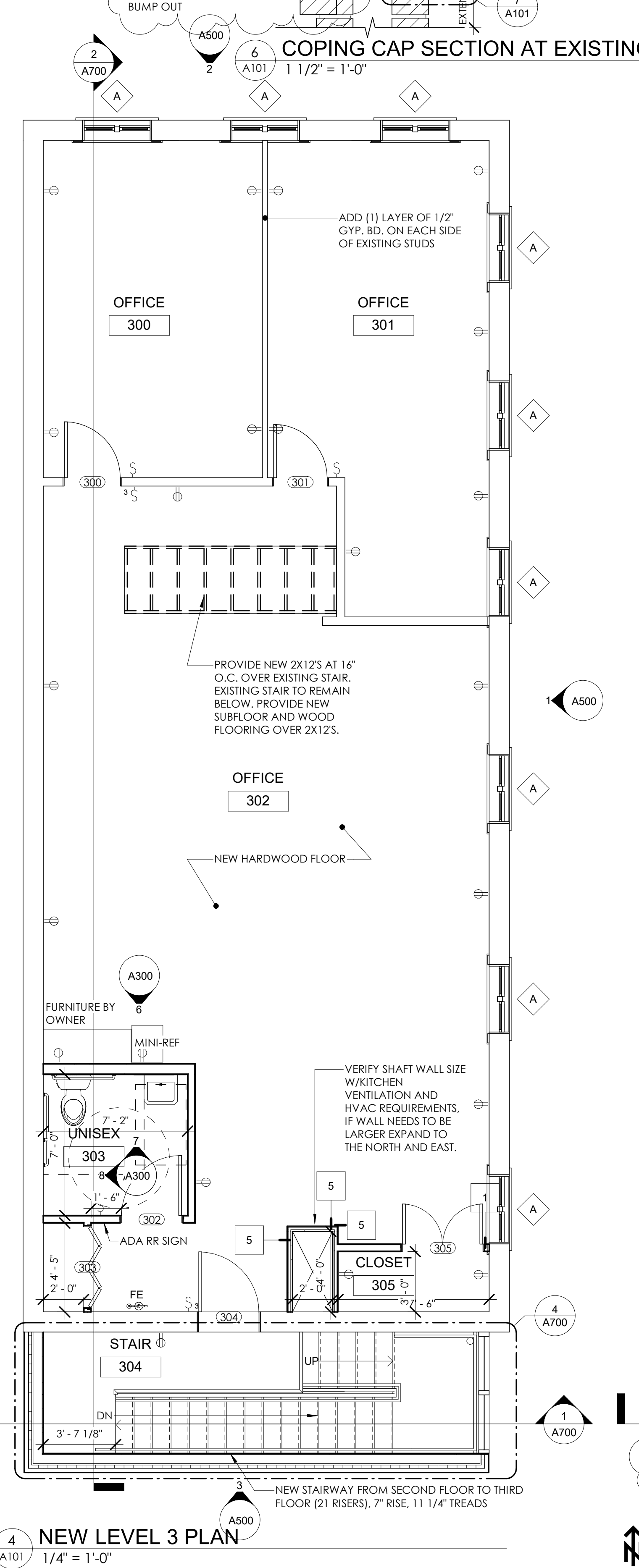
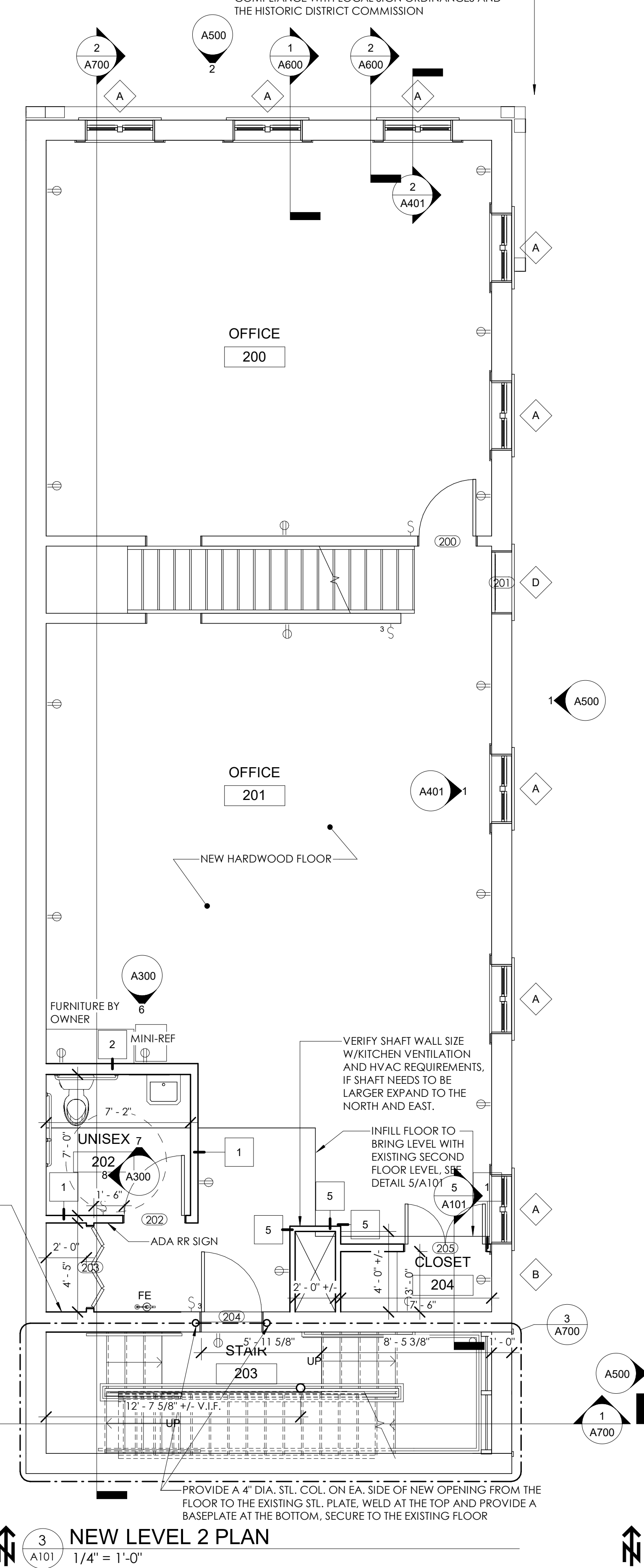
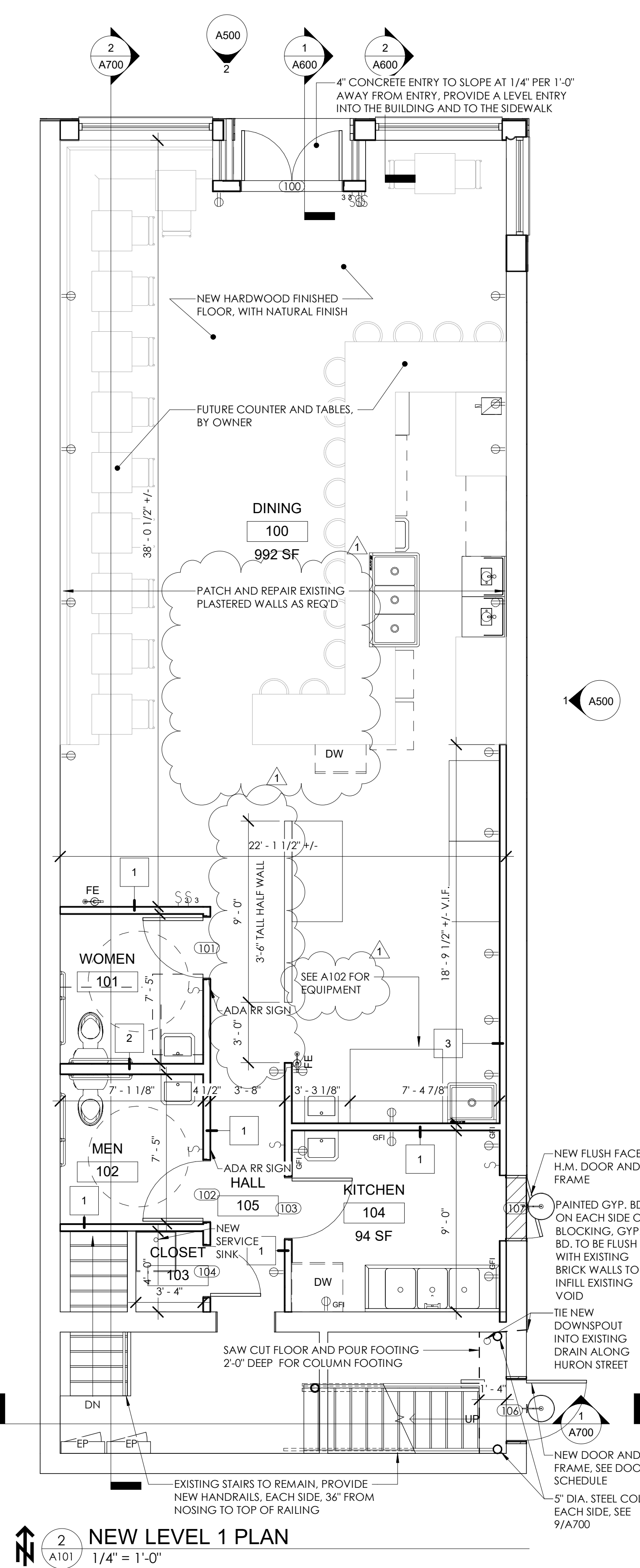
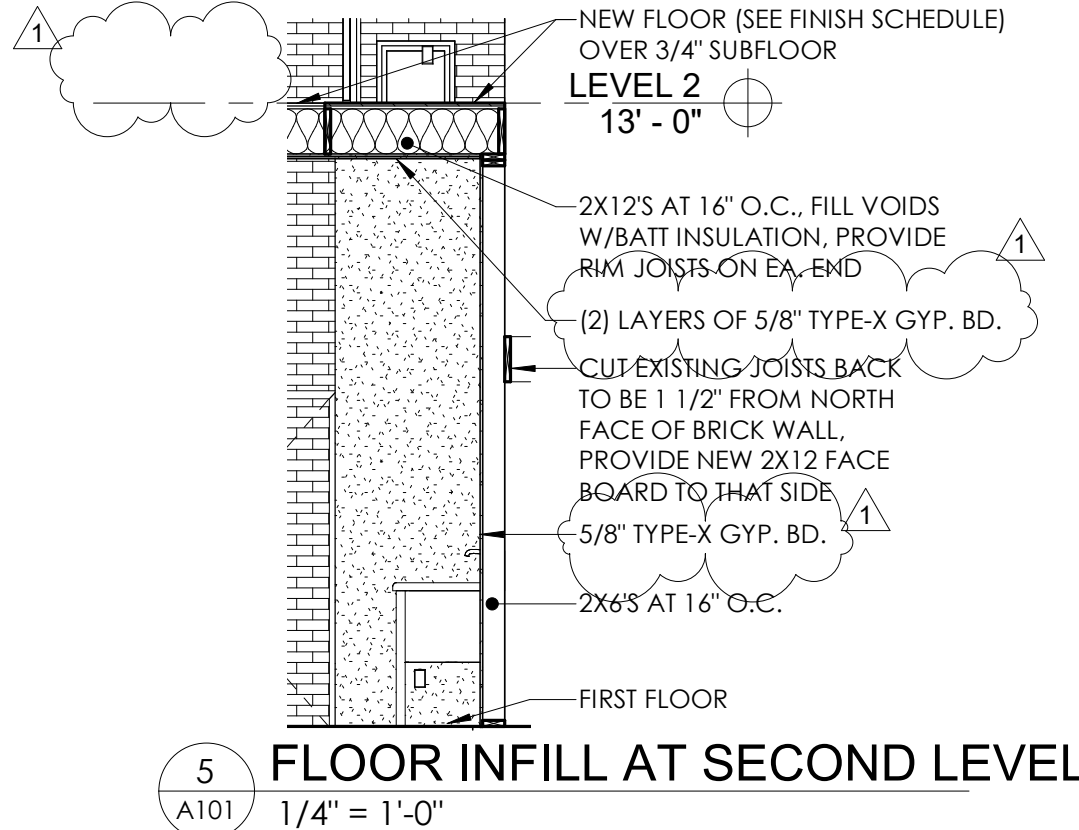
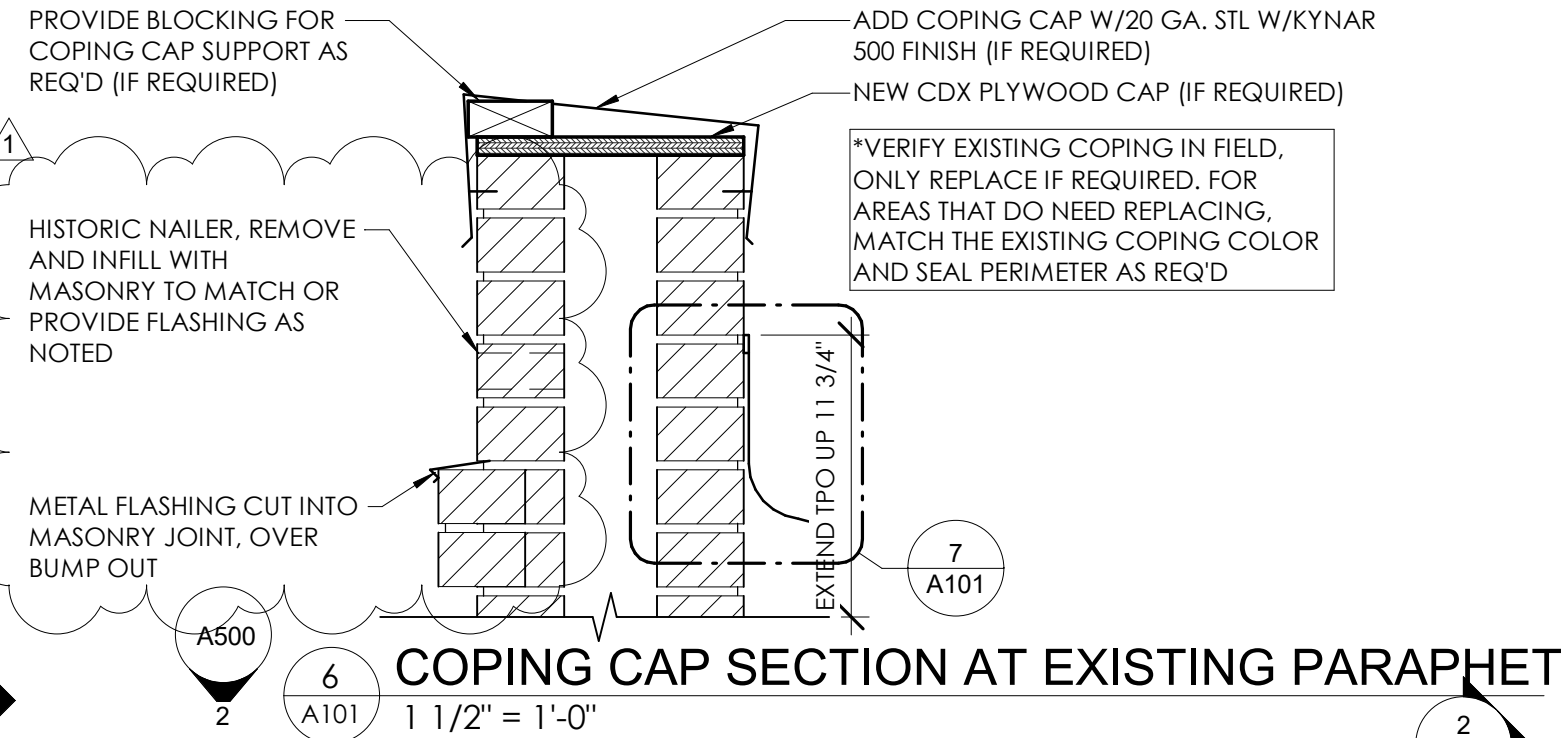
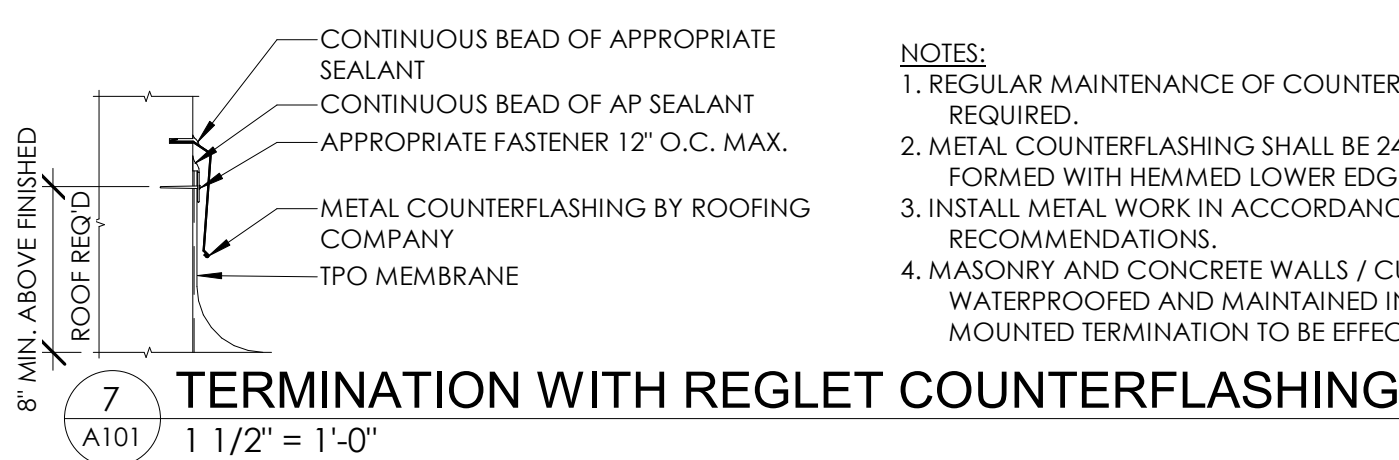
GENERAL DEMOLITION NOTES

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|--|---|
| <p>1. DEMOLITION TO BE DONE BY GENERAL CONTRACTOR. ALL ASBESTOS, LEAD, OR OTHER HAZARDOUS MATERIAL REMOVAL IS TO BE DONE BY A LICENSED REMEDIATION PROFESSIONAL IN THE STATE OF MICHIGAN.</p> <p>2. ALL UPPER FLOOR MASONRY WALLS TO BE CLEANED BY THE LEAST ABRASIVE (GENTLEST) MEANS POSSIBLE. SPECIAL CARE TO BE TAKEN TO THE FACE OF THE BRICK AND ANY HAZARDOUS MATERIALS, SUCH AS LEAD, THAT COULD BE FOUND IN THE PAINT. AN ACID WASH APPROVED BY THE NATIONAL PARK SERVICE MAY ALSO BE UTILIZED, WITH SPECIAL CARE TAKEN TO THE FACE OF THE BRICK AND ANY HAZARDOUS MATERIALS.</p> <p>3. ALL UPPER FLOOR EXPOSED WOOD IS TO BE CLEANED BY THE LEAST ABRASIVE (GENTLEST) MEANS POSSIBLE. SPECIAL CARE TO BE TAKEN TO THE FACE OF THE BRICK AND ANY HAZARDOUS MATERIALS, SUCH AS LEAD, THAT COULD BE FOUND IN THE PAINT.</p> <p>4. WINDOW REMOVAL TO BE DONE BY WINDOW CONTRACTOR. WINDOW CONTRACTOR IS NOT TO DAMAGE THE MASONRY SURROUNDING THE WINDOWS DURING REMOVAL OR INSTALL. WINDOW CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY HAZARDOUS MATERIALS ON ANY EXISTING WINDOWS, INCLUDING LEAD PAINT AND ASBESTOS.</p> <p>5. REMOVE ALL EXISTING SYSTEMS INCLUDING, ELECTRICAL, PLUMBING, MECHANICAL, PHONE, ETC. ON THE UPPER LEVELS</p> <p>6. SALVAGE ALL EXISTING DOORS, HARDWARE, AND FRAMES FOR REUSE.</p> | <p>7. ALL SAFETY ISSUES RELATED TO DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.</p> <p>8. SEQUENCE DEMOLITION WITH STRUCTURAL WORK TO ASSURE SAFETY (SEE STRUCTURAL DETAILS), PROVIDE SHORING AS REQUIRED BEFORE, DURING, AND AFTER DEMOLITION TO ALLOW SAFE CONDITIONS TO EXIST.</p> <p>9. ALL HOLES CREATED FROM ABANDONED DUCT, ELEC. DEVICES, ETC., WHICH AREA IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.</p> <p>10. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMOVED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP, AND/OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.</p> <p>11. IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.</p> |
|--|---|



GENERAL NOTES

- 1. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
- 2. ALL SURFACES TO RECEIVE TILE ARE TO HAVE CEMENT BOARD BACKING.
- 3. SEE A300 FOR MOUNTING HEIGHTS, PARTITION TYPES, FINISH SCHEDULE AND ACCESSORIES.
- 4. REVIEW ALL REFERENCED VIEWS NOTED ON THE DRAWINGS FOR ADDITIONAL INFORMATION.
- 5. SEE 1000 FOR ADDITIONAL GENERAL NOTES.
- 6. ENSURE ALL WORK IS DONE PER THE APPROVED PART 2 APPLICATION FOR THE HISTORIC TAX CREDITS AND THE NATIONAL PARK SERVICE GUIDELINES. IF THERE ARE QUESTIONS IF SOMETHING IS IN COMPLIANCE, DO NOT PROCEED, REACH OUT TO THE ARCHITECT OR ROBERT MCKAY AT THE STATE HISTORIC PRESERVATION OFFICE (SHPO) IMMEDIATELY.



DRIVEN DESIGN

Driven Design Studio PLLC
11 Carlyle Street
Battle Creek, MI 49017

(269) 753-8040
cody@drivendesignstudio.com

NEW FLOOR PLANS

101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

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SCALE

As indicated

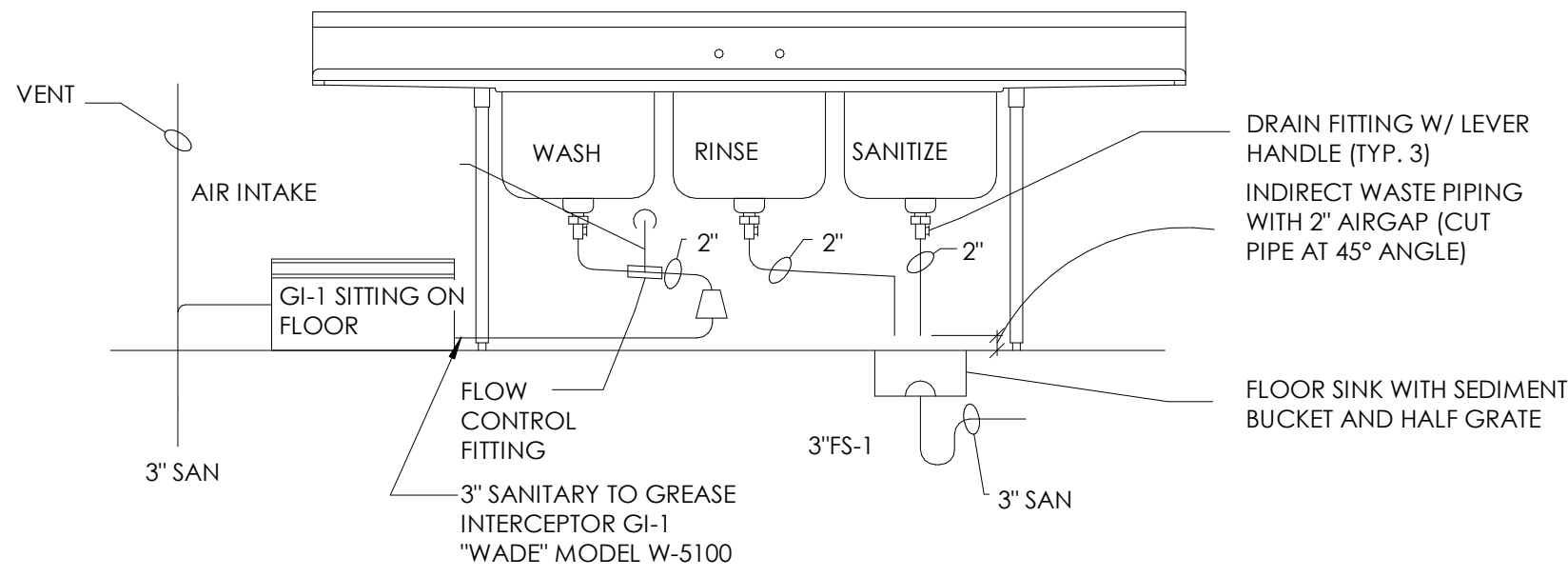
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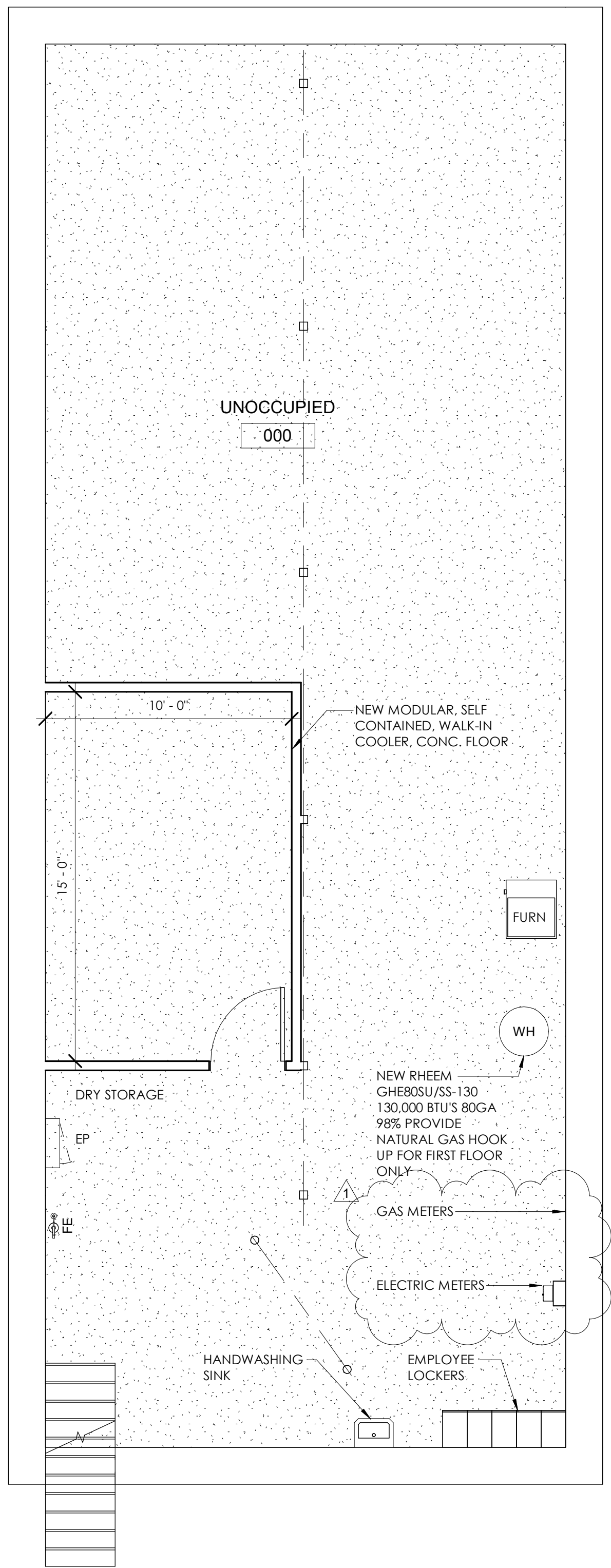
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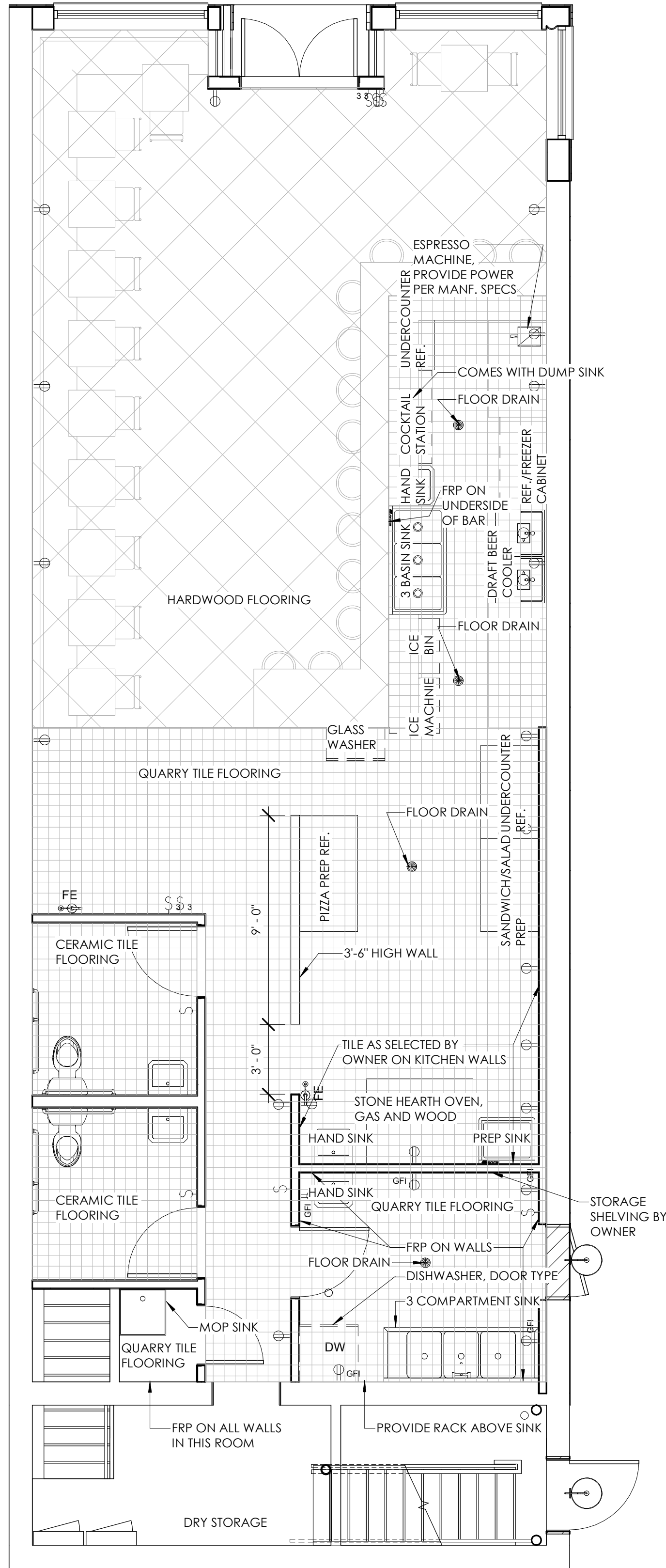
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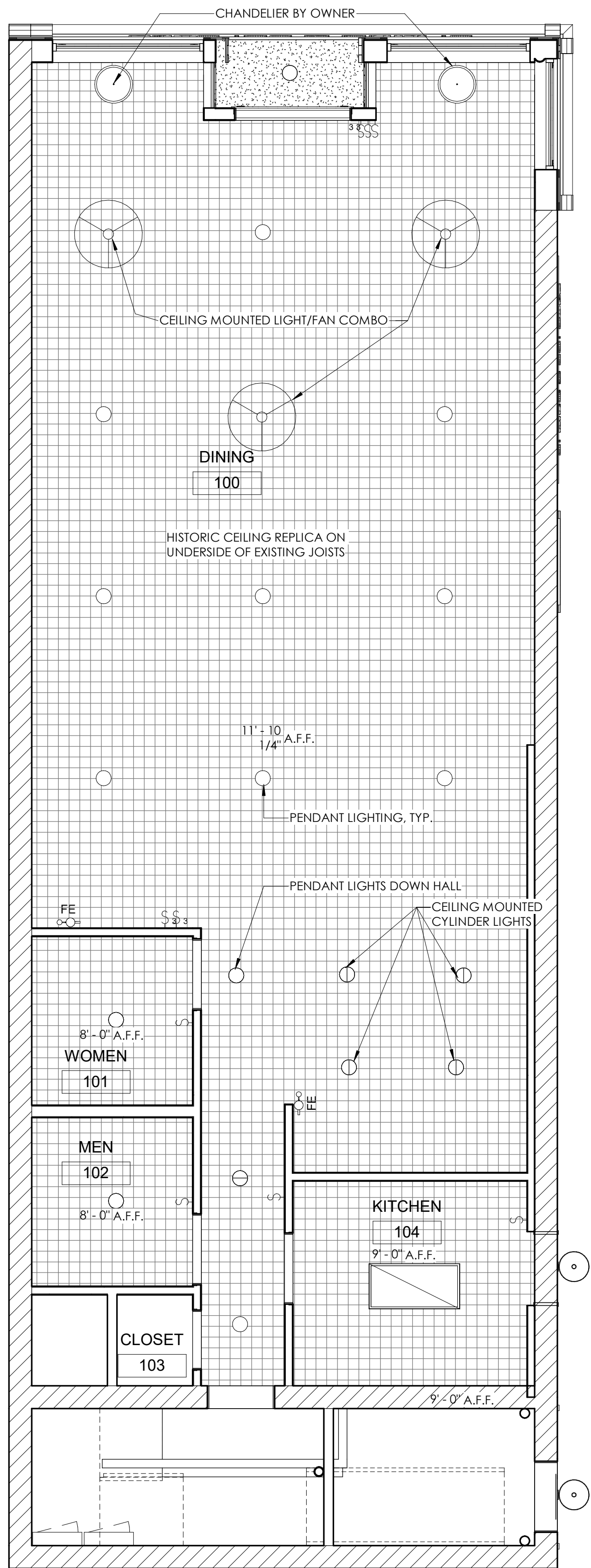
4 THREE COMPARTMENT SINK DETAIL
1/4" = 1'-0"



1 NEW BASEMENT PLAN
1/4" = 1'-0"



2 FIRST FLOOR EQUIPMENT PLAN
1/4" = 1'-0"



3 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL NOTES

- ALL FIRST FLOOR MECHANICAL AND PLUMBING TO BE RUN BELOW THE FIRST FLOOR. TIE ALL NEW LINES INTO THE EXISTING LINES. INSTALL HOT AND COLD LINES PER MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES.
- ALL SURFACES IN KITCHEN AREA TO BE CLEANABLE AND CONCEALED.
- KITCHEN EQUIPMENT BY OWNER. PLUMBING FIXTURES ARE SPECIFIED BELOW AND THE OWNER HAS THE RIGHT TO SELECT AN EQUIVALENT FIXTURE. ALL EQUIPMENT IS TO BE INSTALLED BY A LICENSED CONTRACTOR IN THEIR RESPECTIVE TRADE UP TO ALL APPLICABLE CODES AND MANUFACTURER'S RECOMMENDATIONS.

PLUMBING FIXTURES

- OWNER TO PROVIDE ALL EQUIPMENT, CONTRACTOR TO INSTALL. OWNER IS TO PROVIDE DOCUMENTATION WITH EACH PIECE OF EQUIPMENT, CONTRACTOR TO ENSURE THE EQUIPMENT IS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES

WALK IN COOLER: BY OWNER

DRAFT BEER COOLER: BY OWNER

HOOD: SEE M101

MOP SINK: MOP/SERVICE SINK - ONE PIECE MOLDED IN STONE 10" HIGH 24"X24" BASIN WITH 1" SHOULDERS AND TILING FLANGES AS REQUIRED. FURNISH WITH FACTORY INSTALLED STAINLESS STEEL 3" DRAIN BODY WITH REMOVAL STAINLESS STEEL STRAINER. MUSTEE MODEL 63M DURASTONE OR EQUAL. FAUCET SHALL BE CHICAGO FAUCET MODEL 897-CRCF WITH INTEGRAL CHECK VALVES, ROUGH CHROME PLATED. CAST BRASS COMBINATION SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" THREADED HOSE SPOUT, WALL BRACE, PAIL HOOK. ADJUSTABLE FLANGED FEMALE SUPPLY ARMS AND INTEGRAL STOPS. PROVIDE WITH MUSTEE MODEL 65.600 MOP HOLDER OR EQUAL WITH MUSTEE MODEL 65.700 HOSE AND SS HOSE HANGER BRACKET OR EQUAL

REFRIGERATED CABINET: BY OWNER

DISHWASHER: BY OWNER

TRIPLE SINK: BY OWNER

ICE MACHINE: BY OWNER

SANDWICH STATION: BY OWNER

UNDERCOUNTER REFRIGERATOR: BY OWNER

GLASS WASHER: BY OWNER

COCKTAIL STATION: BY OWNER

HAND SINK: STAINLESS STEEL HANDWASHING SINK BY OWNER

KEGERATOR: BY OWNER

PIZZA PREPARATION STATION: BY OWNER

GREASE INTERCEPTOR (GI-1): WADE MODEL W-5125 25GPM FLOW RATE AND 50LB CAPACITY

FLOOR DRAIN: ASME A112.21.1: LACQUERED CAST IRON TWO PIECE BODY WITH DOUBLE DRAINAGE FLANGE, WEEP HOLES, REVERSIBLE CLAMPING COLLAR, AND 6" DIA. ROUND ADJUSTABLE NICKEL-BRONZE STRAINER. PROVIDE TRAP PRIMER CONNECTION AT ALL LOCATIONS SHOWN ON PLANS AND AS REQUIRED BY CODE

WATER HEATER (WH-1): 140°F WATER TO KITCHEN EQUIPMENT BASED ON LOCHINVAR SHIELD GAS WATER HEATER, MODEL SNR201-100 115V/1DIA., 90 GALLON, 199,999 BTUH INPUT, 233 GPH RECOVERY AT 100°F RISE, 305 GPH FIRST HOUR, 3" DIA. AIR INLET AND 3" DIA. VENT. PROVIDE W/VENT TERMINATION KIT, CONDENSATION NEUTRALIZATION KIT. ELECTRICAL DATA: 120/1/60.

WATER CLOSET (BF) - WATER CLOSET (FLOOR MOUNTED); BARRIER FREE, TANK TYPE, VITREOUS CHINA, SIPHON JET, ELONGATED BOW, LOW CONSUMPTION, 16-1/2" RIM HEIGHT, WHITE IN COLOR, COMPLETE WITH OPEN FRONT SEAT, AMERICAN STANDARD "CHAMPION 4 RIGHT HEIGHT ELONGATED TOILET" MODEL 2002.014. SEAT: SOLID WHITE PLASTIC, OPEN FRONT, EXTENDED BACK, SELF. SUSTAINING HINGE, BRASS BOLTS, WITHOUT COVER, OLSONITE #95C COMFORT CURVE.

SINK (BF) - AMERICAN STANDARD WHITE WALL-MOUNT RECTANGULAR BATHROOM SINK WITH OVERFLOW DRAIN, ADA COMPLIANT WITH DELTA CHROME 1 HANDLE 4 IN. CENTERSET WATERSENSE BATHROOM SINK FAUCET AND DRAIN.

HEALTH DEPARTMENT PLANS
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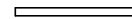
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1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL AUTHORITIES HAVING JURISDICTION.
2. ALL ELECTRICAL WORK IS TO BE DONE AS A DESIGN BUILD SYSTEM. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE POWER, TO THE RESPECTIVE SPACES IN COMPLIANCE WITH ALL ELECTRICAL CODES.
3. ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
5. ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE, TYPE THHN/THXX INSULATION.
6. ALL WIRING SHALL BE INSTALLED IN A METALLIC CONDUIT SYSTEM. RUN ALL NEW CONDUIT CONCEALED IN FINISHED AREAS.
7. ALL RECEPTACLES SHALL BE HOSPITAL GRADE, 20 AMP, GROUNDING TYPE, WHITE COLOR WITH STAINLESS STEEL COVER PLATES. PROVIDE GFCI TYPES WHERE SHOWN. VERIFY AND COORDINATE ALL POWER OUTLETS TYPES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATIONS.
8. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, HOSPITAL GRADE, 20 AMP., WHITE COLOR WITH STAINLESS STEEL COVER PLATES.
9. ALL LIGHT FIXTURE BALLAST SHALL BE T8 ELECTRONIC, PROGRAM RAPID START, 10% THD, ADVANCE BALLAST.
10. MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMPS OR 1800 WATTS AT 120 VAC.
11. PROVIDE NEW TYPED PANEL INDEXES ON ALL ELECTRICAL PANELS THAT WERE REVISED.
12. ALL NEW LIGHTING TO BE LED.
13. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
14. GUARANTEE ELECTRICAL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
15. IT IS UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. INSTALLER SHALL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM, SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERPLATES, WIRING, BREAKERS, CONTROL DEVICES, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
16. ALL LED LIGHTS SHOWN IN THE STAIRWAY ARE TO REMAIN ON PERMANENTLY AND ARE TO HAVE BATTERY BACK UP IN THE EVENT OF A POWER OUTAGE.
17. THE ELECTRICAL SYSTEM IS TO BE A DESIGN BUILD SYSTEM, IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO MEET ALL APPLICABLE MICHIGAN ELECTRICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY ELECTRICAL SHOWN IS FOR REFERENCE ONLY AND HAS BEEN DESIGNED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.
18. LIGHT FIXTURES FOR REFERENCE HAVE BEEN PROVIDED TO THE OWNER. FINAL SELECTION SHALL BE MADE BY THE OWNER. FIXTURES ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND THE 2014 NATIONAL ELECTRICAL CODE.
19. VENT ALL PLUMBING AND BATHROOM EXHAUST THROUGH 2X6 WALL ON THE NORTH END OF THE NEW BATHROOMS THRU THE ROOF. 2X6 WALLS TO STACK.
20. FROM FIRST TO SECOND FLOOR ENSURE THE ENTIRE CEILING IS COVERED AND SEALED WITH TWO LAYERS OF 5/8" TYPE-X GYPSUM BOARD TO PROVIDE A TWO HOUR RATING BETWEEN THE FIRST FLOOR A-2 RESTAURANT AND THE BUSINESS B USES UPSTAIRS

***ALL LIGHTING FIXTURES PROVIDED AS A BASIS OF DESIGN AND ARE TO BE REVIEWED AND FINAL SELECTION MADE**

SYMO	LAMP	DESCRIPTION	MANUFACTURER AND MODEL
	LED	RECESSED CAN	LITHONIA-17XLED T24 MW ESL 1000L 30K .605C PFMW
	LED	LIGHT AND FAN COMBO	BROAN - 100 CFM FAN AND LIGHT MODEL #750 ¹
	LED	ROUND PENDANT FIXTURE	BARNLIGHT ELECTRIC - "THE ORIGINAL WAREHOUSE PENDANT" BLACK IN COLOR W/DUSK TO DAWN PHOTOCELL
	LED	LINEAR STRIP PENDANT FIXTURE	LIGHT ART - STATIC SOLA FELT EBONY
	LED	WALL MTD. STAIR LIGHT	WALL LIGHT - FEIT ELECTRIC 4" (2) LIGHT LED SHOP LIGHT MODEL #73985 - HOME DEPOT
	LED	LIGHT BAR AT VANITY MIRROR	DESIGN HOME - KIMBALL 3 LIGHT GALV. STEEL VANITY LIGHT - SILVER IN COLOR
	LED	TRACK LIGHTING	44.5" 3-LIGHT BLACK LED MESHBACK TRACK LIGHTING KIT BY LITHONIA LIGHTING LTKMSBK MR16GU10 LED 27K DBL M4
(S)			SMOKE DETECTOR

REFLECTED CEILING PLANS

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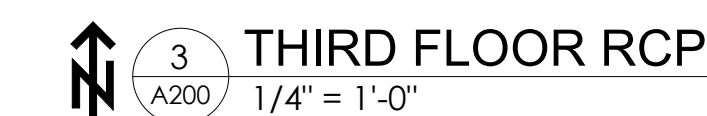
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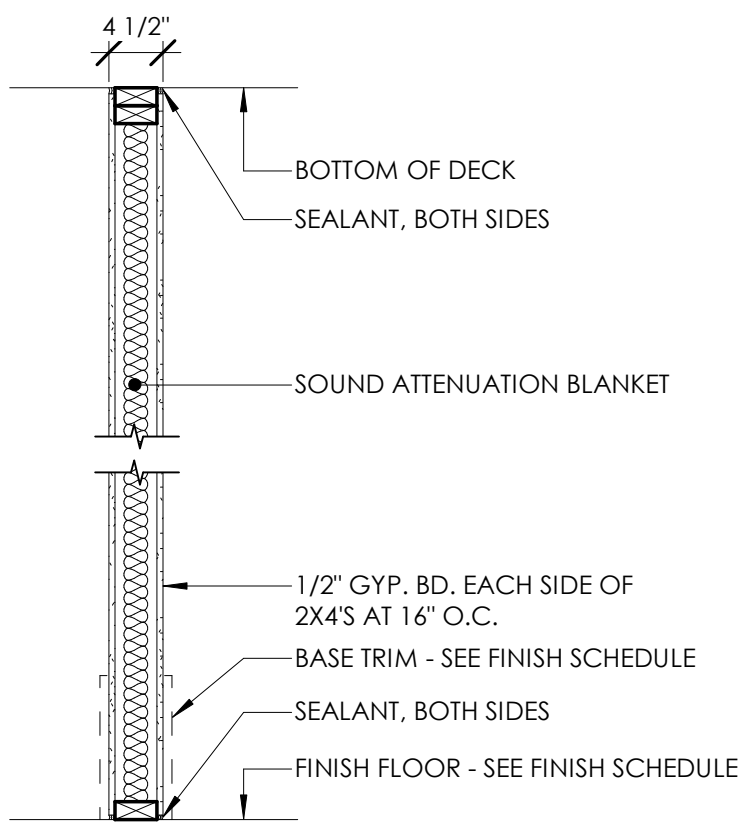
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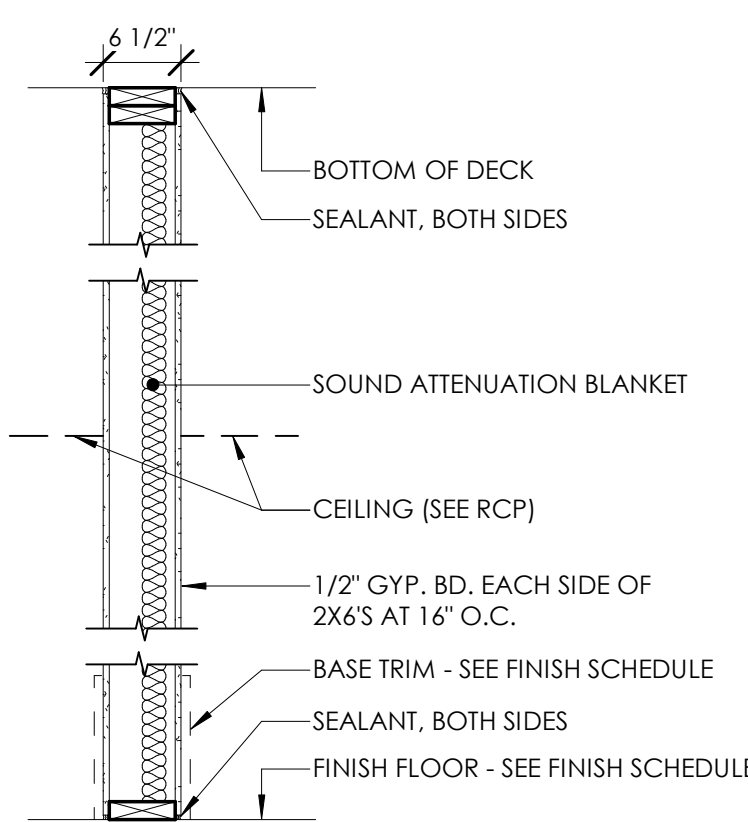
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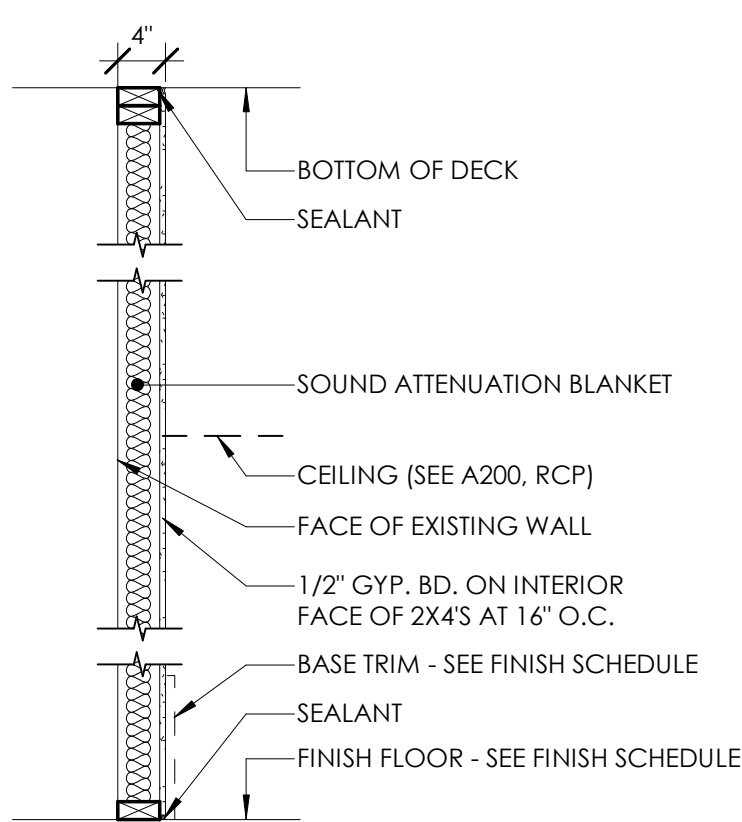




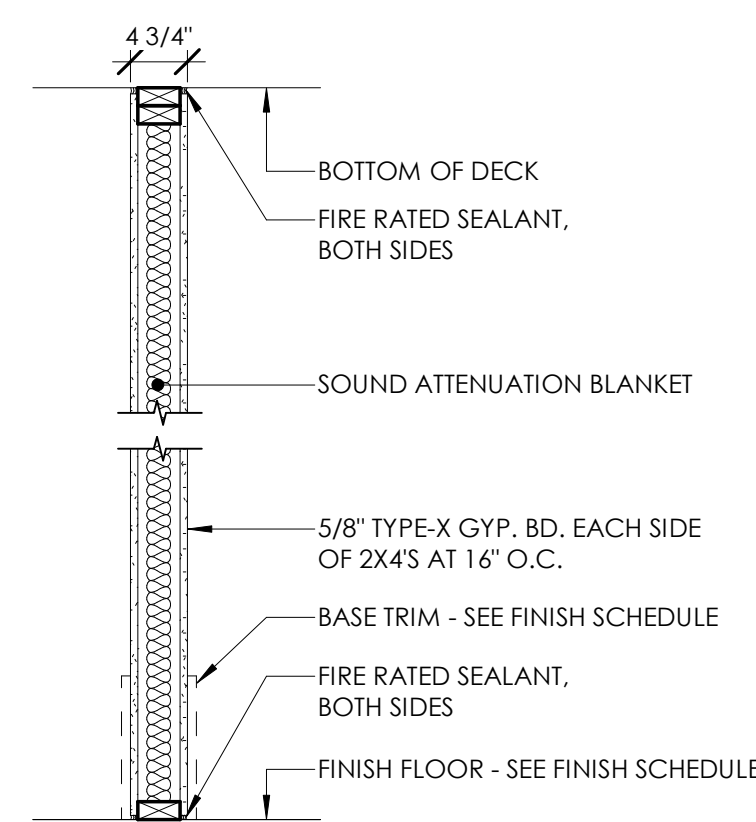
1 2X4 PARTITION
A300 3/4" = 1'-0"



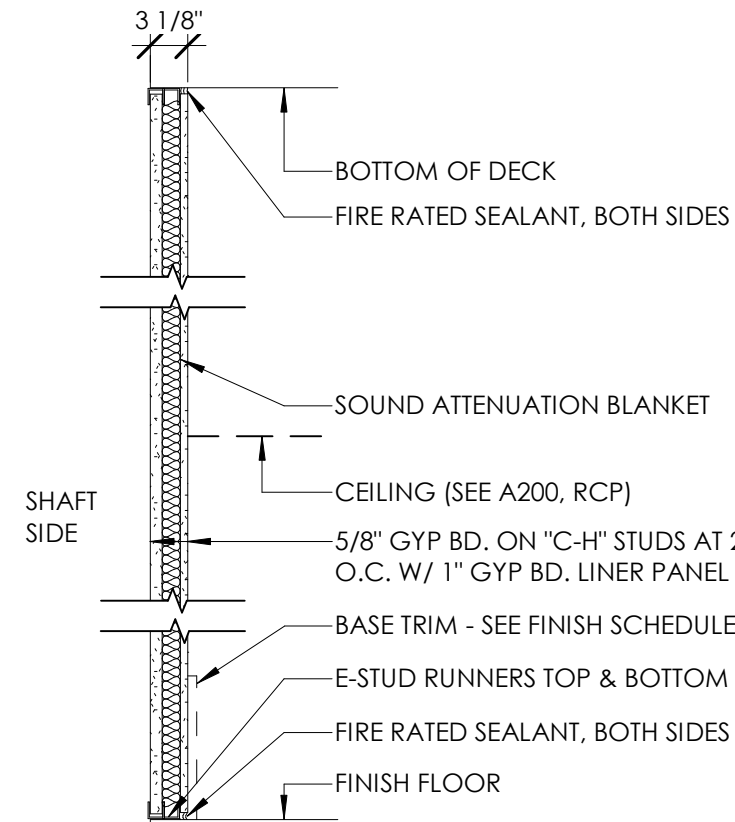
2 2X6 PARTITION
A300 3/4" = 1'-0"



3 2X4 FURRING PARTITION
A300 3/4" = 1'-0"



4 2X4 RATED PARTITION
A300 NO SCALE

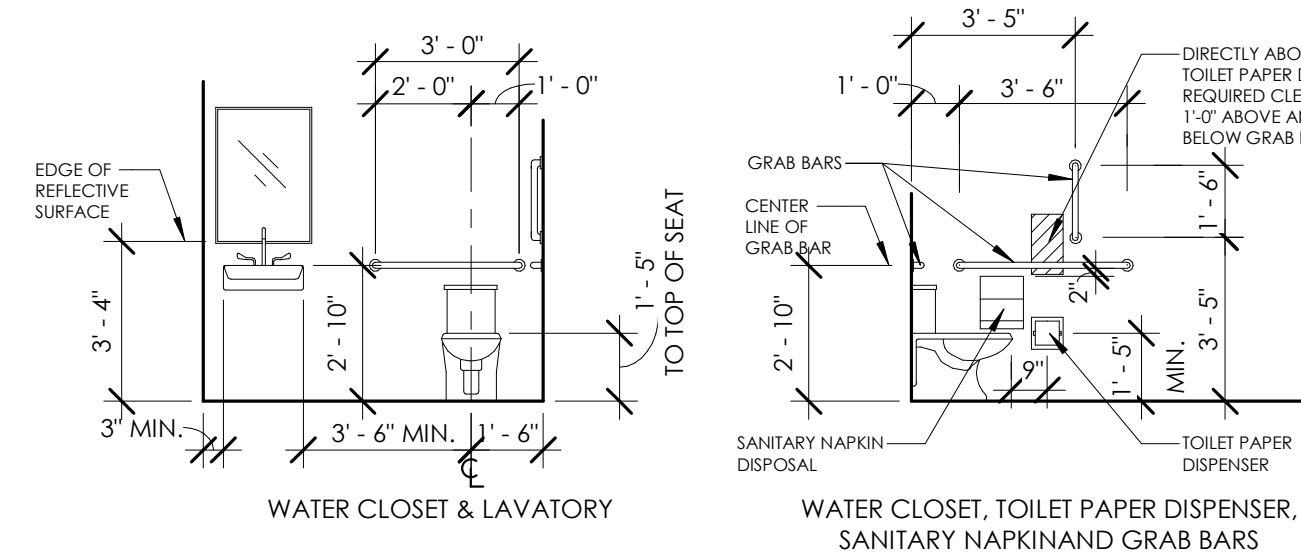


5 SHAFT WALL PARTITION
A300 NO SCALE

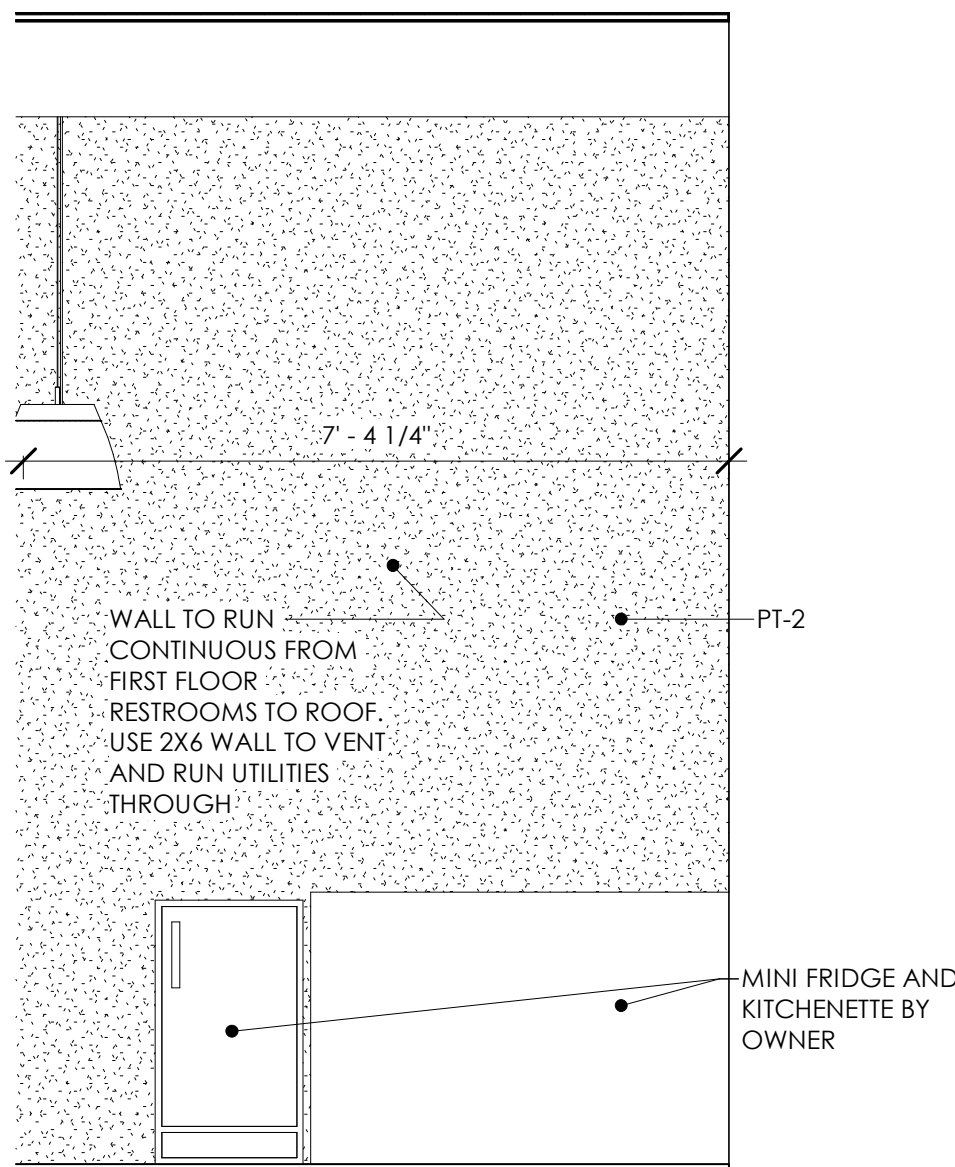
ACCESSORIES SCHEDULE				*ACCESSORIES SHOWN ARE BASED ON CODE AND ARCHITECTURAL INPUT, OWNER CAN PURCHASE EQUIVALENTS
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
GB-1	18" GRAB BAR	MOEN	R8918P	BY OWNER - 1 PER RESTROOM
GB-2	36" GRAB BAR	MOEN	R8936P	BY OWNER - 1 PER RESTROOM
GB-3	42" GRAB BAR	MOEN	R8942P	BY OWNER - 1 PER RESTROOM
MI-1	MIRROR	FAB GLASS AND MIRROR	24"X36" FRAMELESS	FROM HOME DEPOT - 1 PER RESTROOM
S	SMOKE DETECTOR			SMOKE DETECTORS TO TIE INTO ALARM SYSTEM
FE-1	FIRE EXTINGUISHER	AMEREX	CLASS B	BY OWNER - SEE T001
N/A	UNISEX ADA RESTROOM SIGN	ROCK RIDGE	103	FROM AMAZON - 1 PER UNISEX RESTROOM
KITCHENETTE		WHALEN	#WSWB60-3DR-E	FROM EBAY - 1 PER UPPER LEVEL FLOOR
REF	MINI REFRIDGERATOR	HAIER	B00Y811DD0	BY OWNER - 1 PER UPPER LEVEL FLOOR
N/A	MEN'S ADA RESTROOM SIGN	ROCK RIDGE	101	FROM AMAZON - 1 ON FIRST FLOOR
N/A	WOMEN'S ADA RESTROOM SIGN	ROCK RIDGE	102	FROM AMAZON - 1 ON SECOND FLOOR

FINISH SCHEDULE										*WHERE THE CEILING IS EXPOSED THE CEILING HEIGHT IS SHOWN FOR REFERENCE ONLY, V.I.F.
ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CEILING HEIGHT	COMMENTS
				NORTH	EAST	SOUTH	WEST			
BASEMENT										
000	UNOCCUPIED	EXIST	NONE	STONE	STONE	STONE	STONE	EXPOSED		
LEVEL 1										
100	DINING	WOOD	WOOD	GLAZING	BRICK/PLASTER	PT-2	BRICK/PLASTER	TIN	12' - 0"	TIN CEILING ON UNDERSIDE OF EXISTING DECKING
101	WOMEN	TILE	TILE	PT-1	TILE/PT-1	PT-2	PT-1	PT-1	8' - 0"	
102	MEN	TILE	TILE	PT-1	TILE/PT-1	PT-2	PT-1	PT-1	8' - 0"	
103	CLOSET	WOOD	WOOD	PT-1	PT-1	PT-1	PT-1	TIN	12' - 0"	TIN CEILING ON UNDERSIDE OF EXISTING DECKING
104	KITCHEN	RESILIENT	RESILIENT	FRP	FRP	FRP	FRP	FRP	9' - 0"	
105	HALL	WOOD	WOOD	PT-2	PT-2	PT-2	PT-2	TIN	12' - 0"	TIN CEILING ON UNDERSIDE OF EXISTING DECKING
LEVEL 2										
200	OFFICE	WOOD	WOOD	BRICK	BRICK	PT-1	PT-1	EXPOSED	11' - 0"	
201	OFFICE	WOOD	WOOD	WOOD	BRICK	BRICK/PT-1	BRICK	EXPOSED	11' - 0"	
202	UNISEX	TILE	TILE	TILE/PT-1	PT-1	PT-2	BRICK	PT-1	9' - 0"	
203	STAIR	WOOD	WOOD	BRICK	GLAZING	BRICK	BRICK	EXPOSED	11' - 0"	
204	CLOSET	WOOD	WOOD	PT-1	PT-1	BRICK	PT-1	EXPOSED		
LEVEL 3										
300	OFFICE	WOOD	WOOD	BRICK	PT-1	PT-1	PT-1	EXPOSED		
301	OFFICE	WOOD	WOOD	BRICK	BRICK	WOOD PANEL	PT-1	EXPOSED		
302	OFFICE	WOOD	WOOD	PT-1	BRICK	BRICK/PT-1	BRICK	EXPOSED		
303	UNISEX	TILE	TILE	TILE/PT-1	PT-1	PT-2	BRICK	PT-1	9' - 0"	
304	STAIR	WOOD	WOOD	BRICK	GLAZING	BRICK	BRICK	PT-1	10' - 0"	
305	CLOSET	WOOD	WOOD	PT-1	PT-1	BRICK	PT-1	EXPOSED		

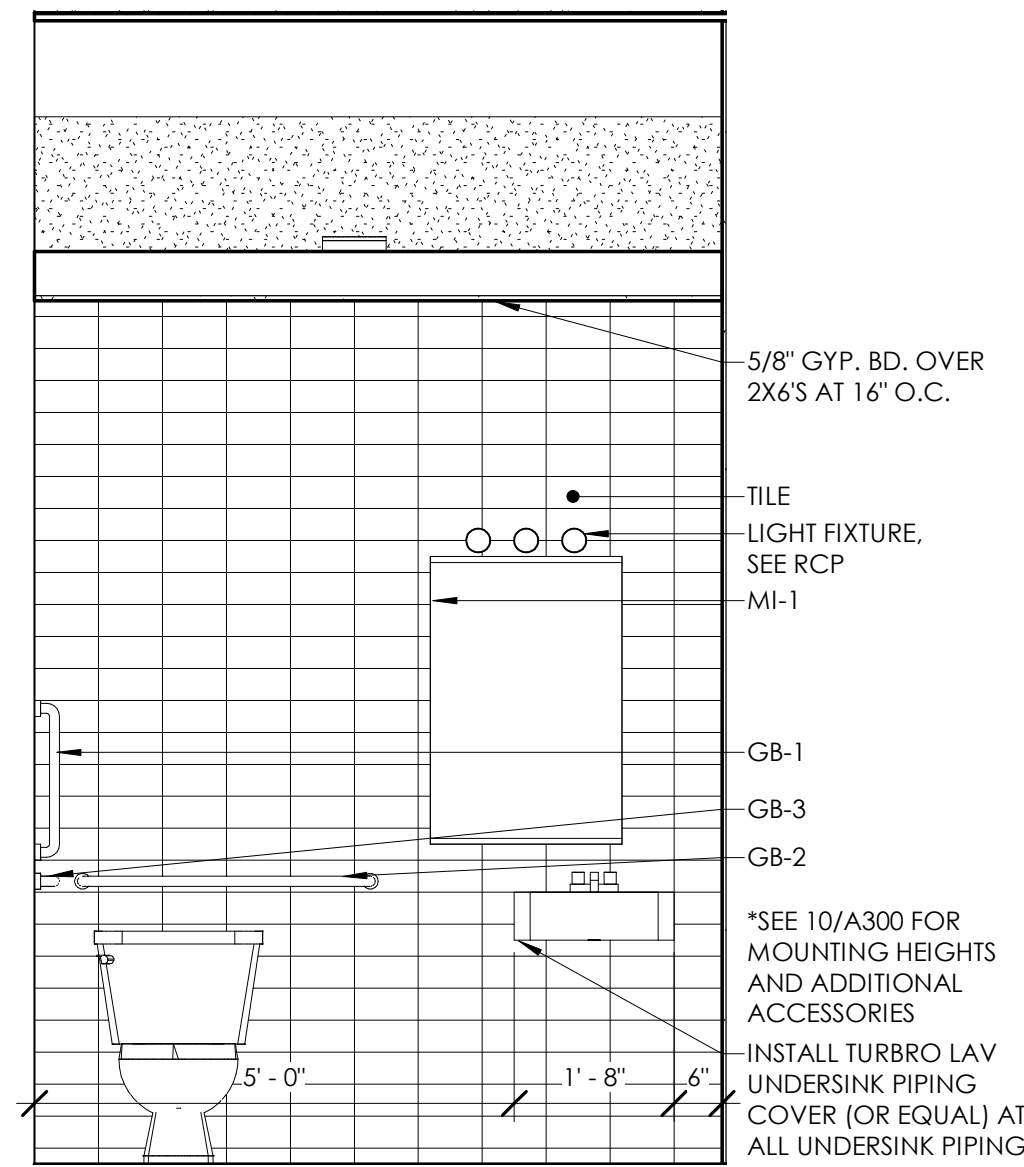
FINISH SCHEDULE KEY						
FINISH LOCATION	CODE	MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
HARDWOOD						
FLOOR	WOOD	HARDWOOD	SHAW	EPIC PLUS	THREE RIVERS	GF FLOORING IN YPSILANTI
HARDWOOD						
BASE	WOOD	HARDWOOD		MATCH EXISTING	MATCH EXISTING	
RESILIENT FLOORING AND ACCESSORIES						
BASE	ICB-1	INTEGRAL COVE BASE				AS SELECTED BY THE OWNER
FLOOR	LINO-1	LINOLEUM				AS SELECTED BY THE OWNER
BASE	RB-1	RUBBER BASE				AS SELECTED BY THE OWNER
TREAD	RST-1	RUBBER STAIR TREAD				AS SELECTED BY THE OWNER
FLOOR	RT-1	RUBBER TILE				AS SELECTED BY THE OWNER
TILE						
FLOOR	TILE	CERAMIC TILE	IMPERIAL	SUBWAY TILE - 4'X8"	BRITE WHITE MATTE	THE TILE SHOP #440163
BASE	TILE	CERAMIC TILE BASE	IMPERIAL	SUBWAY TILE - 4'X8"	BRITE WHITE MATTE	THE TILE SHOP #440163
PAINT						
WALL	PT-1	PAINT	SHERWIN WILLIAMS	MATTE	SW7005 PURE WHITE	
WALL	PT-2	PAINT	SHERWIN WILLIAMS	MATTE	SW7057 SILVER STRAND	
CEILING	PT-3	PAINT	SHERWIN WILLIAMS	MATTE	SW2838 POLISHED MAHOGANY	
WALL	PT-4	PAINT	SHERWIN WILLIAMS	MATTE	SW2803 ROOKWOOD TERRA COTTA	
WALL	PT-5	PAINT	SHERWIN WILLIAMS	MATTE	SW2805 RENWICK BEIGE	



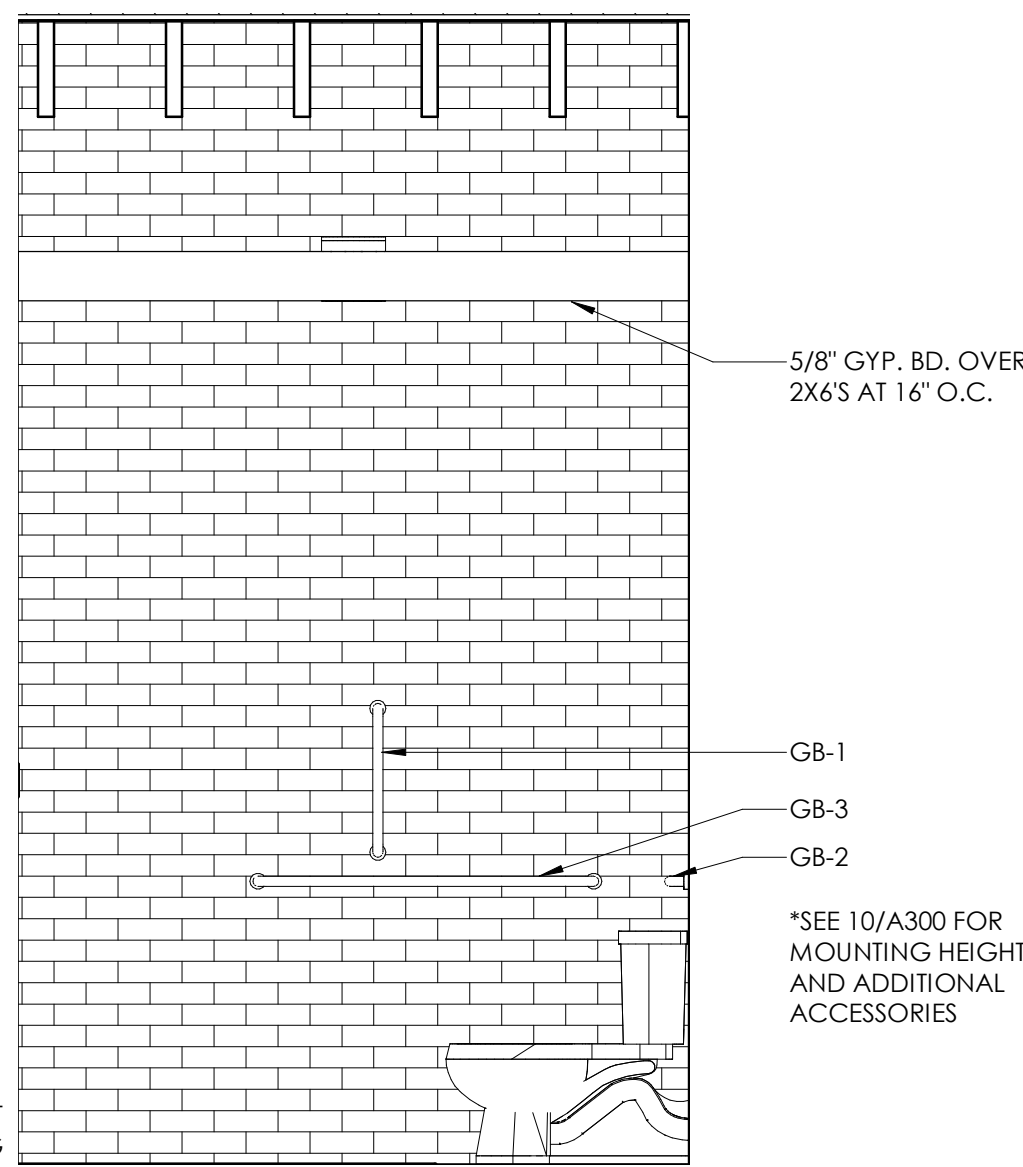
10 BARRIER FREE MOUNTING HEIGHTS
A300 1/4" = 1'-0"



6 KITCHENETTE ELEVATION
A300 1/2" = 1'-0"



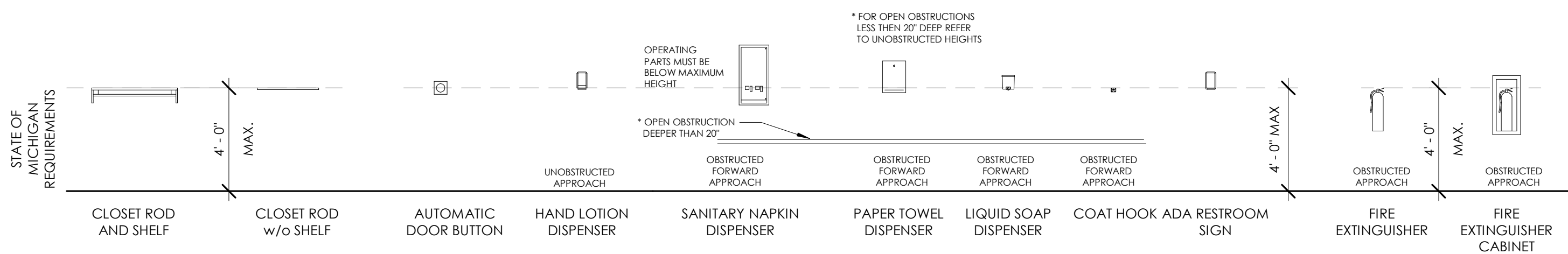
7 BATHROOM ELEVATION A
A300 1/2" = 1'-0"



8 BATHROOM ELEVATION B
A300 1/2" = 1'-0"

FINISH MATERIALS/INSTALL NOTES

- FLOORING SPECIFIED FROM GK FLOORS IN YPSILANTI, MI OR AS SPECIFIED BY OWNER.
- PRIME AND PAINT WITH ONE FINISH COAT ON ALL UPSTAIRS WALLS. FINAL COAT TO BE BY TENANT.
- PRIME AND PAINT WITH TWO FINISH COATS ON THE FIRST FLOOR RESTAURANT.
- EXTERIOR COLORS ARE TO BE REVIEWED AND APPROVED BY HISTORIC DISTRICT COMMISSION.
- INSTALL ALL SURFACES FLUSH AND LEVEL, UNLESS NOTED OTHERWISE.
- PROVIDE CEMENT BOARD BACKING AT ALL TILE LOCATIONS.
- PROVIDE MIN. 3/4" WOOD SUBFLOOR AT ALL HARDWOOD FLOORING LOCATIONS.
- PROVIDE ADA COMPLIANT TRANSITIONS BETWEEN ALL FLOOR FINISHES.
- OWNER CAN PROVIDE EQUIVALENTS ON ALL FINISHES.
- IN KITCHEN AREAS RESILIENT FLOORING IS TO BE THERMOPLASTIC PVC WELDED TO THE FLOOR AS SELECTED BY OWNER.
- FINISHES AND ACCESSORIES HAVE BEEN PROVIDED TO THE OWNER FOR REFERENCE. FINAL SELECTION IS TO BE MADE BY THE OWNER.



INTERIOR DETAILS AND SCHEDULES

101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN

DATE 4/30/2020 6:21:38 AM

SCALE As indicated

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PROJECT 2018.08

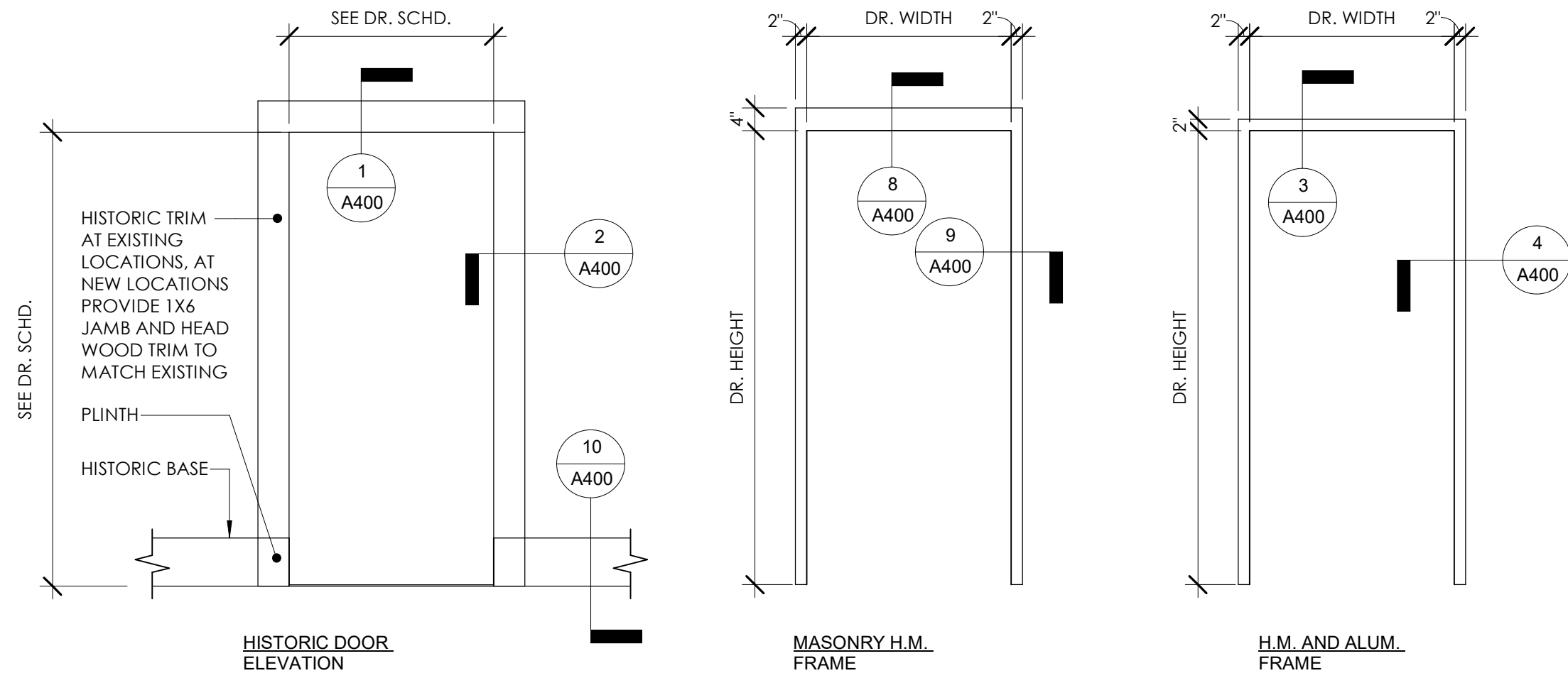
SHEET

A300

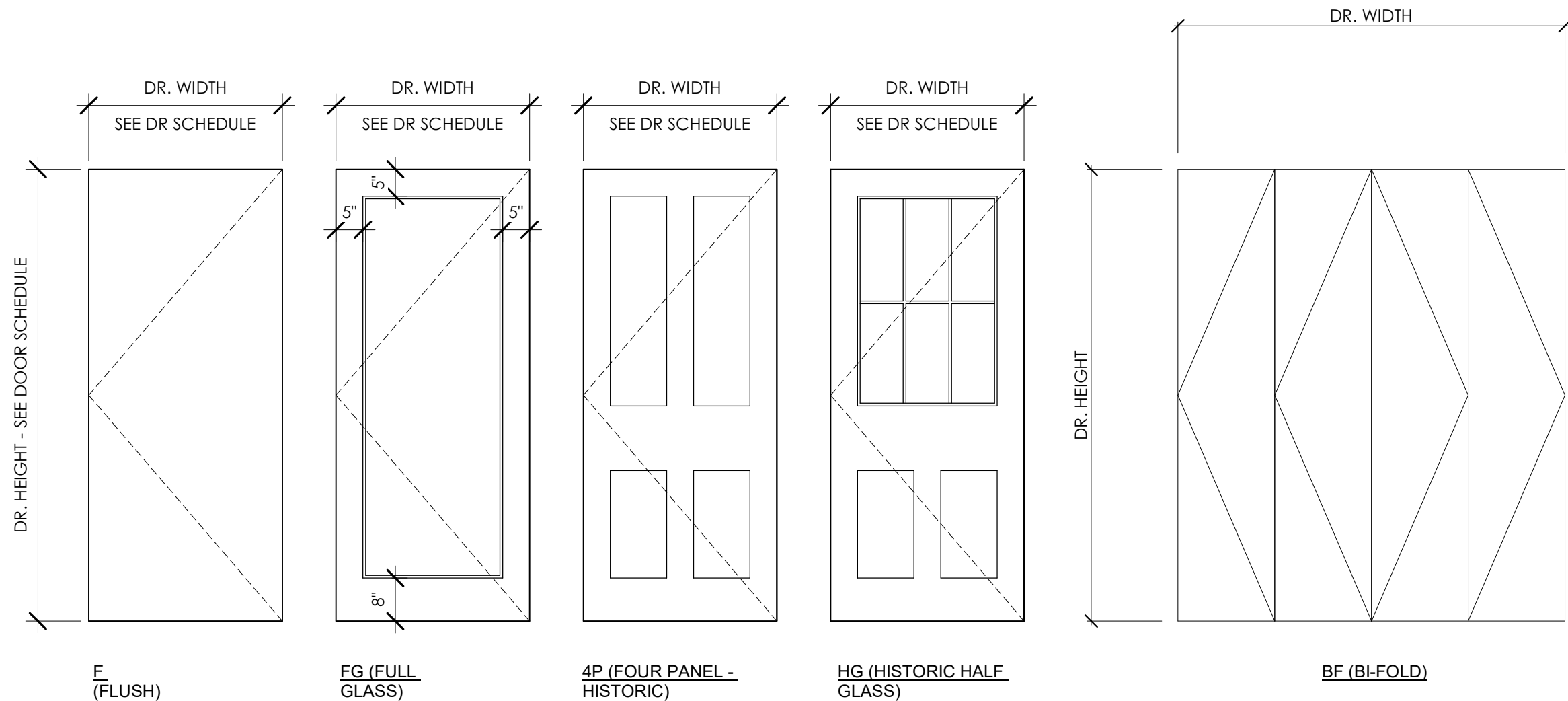
DOOR SCHEDULE														
DOOR NUMBER	NEW OR EXIST	DOOR TYPE	FIRE RATING	DOOR			DOOR FRAME				HDWR SET	PAINT	COMMENTS	
				SIZE		THICKNESS	MAT'L	MAT'L	DETAILS					
				WIDTH	HEIGHT							HEAD	JAMB	SILL
BASEMENT														
306		F		3' - 0"	7' - 0"	1 3/4"								
LEVEL 1														
100	NEW	4X		5' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	X	N/A	1.0		
101	NEW	F		3' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	2.0		
102	NEW	F		3' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	2.0		
103	NEW	F		3' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	3.0		
104	NEW	F		2' - 6"	6' - 8"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	4.0		
106	NEW	HG		3' - 0"	6' - 10"	1 3/4"	WOOD	H.M.	8/A400	9/A400	N/A	7.0		
107	NEW	N		3' - 0"	6' - 10"	1 3/4"	H.M.	H.M.	8/A400	9/A400	N/A	8.0		
LEVEL 2														
200	EXISTING	4P		2' - 10"	7' - 0"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A	9.0		REUSE EXISTING HARDWARE
201	EXISTING	HG		3' - 0"	6' - 10"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A	N/A		NO HARDWARE REQUIRED, DOOR TO REMAIN INOPERABLE
202	NEW	F		3' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	2.0		
203	NEW	BF		4' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	N/A		
204	NEW	F	45 MINUTE	3' - 0"	7' - 0"	1 3/4"	H.M.	H.M.	8/A400	9/A400	N/A	6.0		
205	NEW	F		4' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	10.0		
LEVEL 3														
300	EXISTING	4P		2' - 9 1/2"	6' - 6"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A	9.0		REUSE EXISTING HARDWARE
301	EXISTING	4P		2' - 8"	6' - 8"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A	9.0		REUSE EXISTING HARDWARE
302	NEW	F		3' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	2.0		
303	NEW	BF		4' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	N/A		
304	NEW	F	45 MINUTE	3' - 0"	7' - 0"	1 3/4"	H.M.	H.M.	8/A400	9/A400	N/A	5.0		
3DOOR NOTES	NEW	F		4' - 0"	7' - 0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	10.0		

- DOOR FRAMES
- Door frame specifications are to be provided as a PDF to the owner. They are to be provided when reviewing and bidding the project as a basis of design. Please ensure the owner has provided you with a copy.
 - Exterior Frames are based on 14 ga galvanized with energy efficient - thermally broken, welded construction.
 - Interior Frames are based on 16 cold rolled, welded construction, where hollow metal frames are located, other frames to be wood as noted.
 - Exterior Doors are based on 16 ga galvanized, steel reinforced and insulated energy efficient core, where noted, other doors are wood.
 - Doors and Frames are based on based on prime painted for field painting.
 - Approved Manufacturers: Ceco, Curies and Steelcraft.
 - Provide shop drawings for contractor or architect to review.

- DOOR HARDWARE
- All existing historic doors are to utilize existing hardware or have new period appropriate hardware found at an antique shop or equivalent.
 - Door hardware specifications are to be provided as a PDF to the owner. They are to be provided when reviewing and bidding the project as basis of design. Please ensure the owner has provided you with a copy.
 - Based on a new key system patented against key duplication from other manufacturers.
 - Locksets are based on Corbin Russwin ML2000 series with 128X lever trim.
 - Exit Devices are based on Corbin Russwin ED4000 series heavy duty.
 - Standard surface closers are based on Norton 7500 series heavy duty.
 - Other Approved Manufacturers: Hiawatha, Hager, Stanley Sargent.
 - Finishes are based on Satin Stainless Steel with closer being a sprayed finish to most closely resemble.
 - Provide shop drawings to contractor or architect to review.

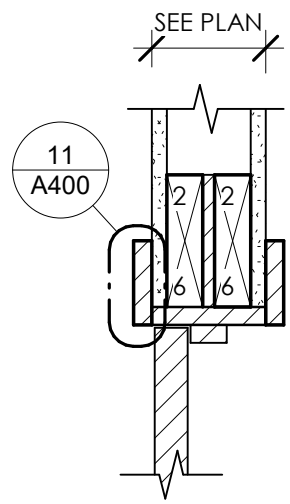


12 DOOR FRAMES
1 1/2" = 1'-0"

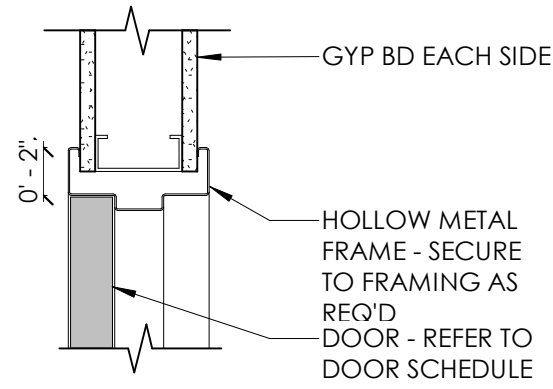


13 DOOR TYPES
1 1/2" = 1'-0"

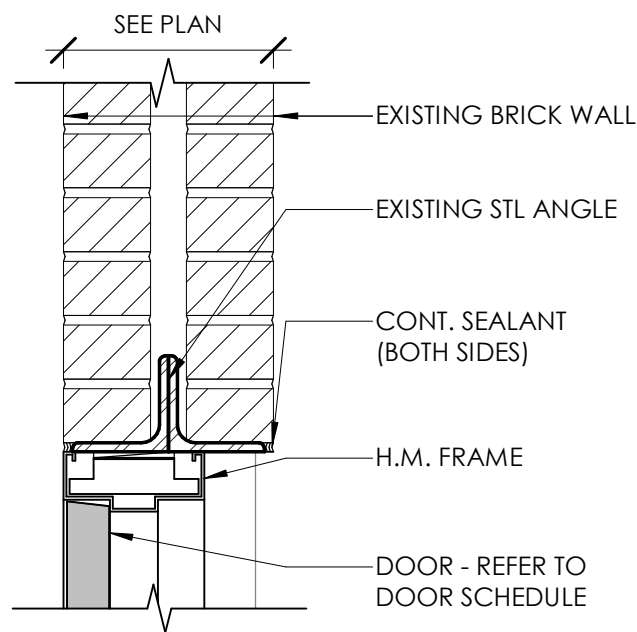
- REFER TO DOOR SCHEDULE FOR HEIGHTS, WIDTHS AND GLAZING TYPES.
- REFER TO SPECIFICATIONS FOR HARDWARE SETS, PROVIDED AS BASIS OF DESIGN.



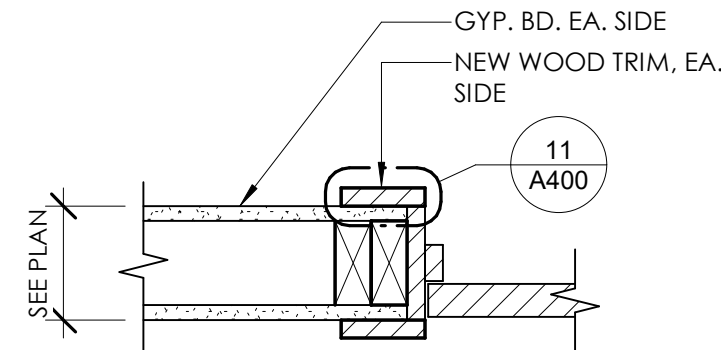
1 HEAD DETAIL - WOOD TRIM
1 1/2" = 1'-0"



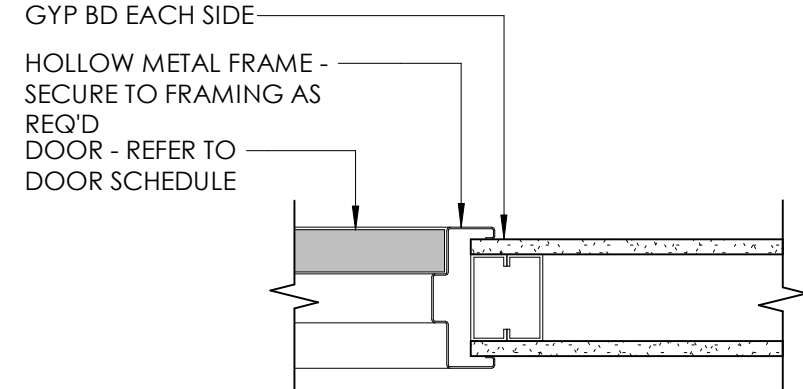
3 HEAD DETAIL - GYP BD
1 1/2" = 1'-0"



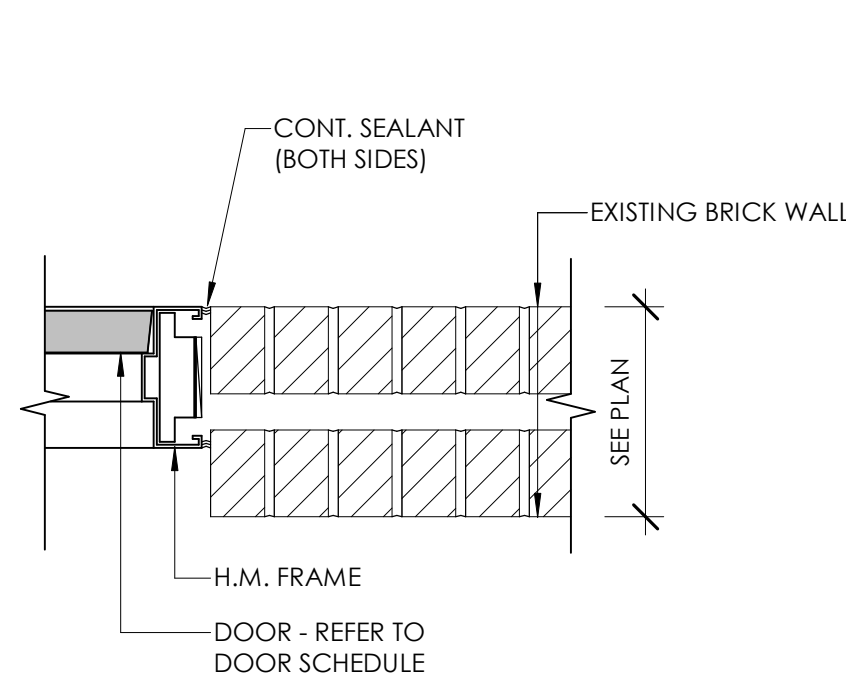
8 HEAD DETAIL - BRICK
1 1/2" = 1'-0"



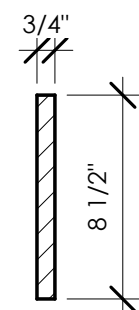
2 JAMB DETAIL - WOOD TRIM
1 1/2" = 1'-0"



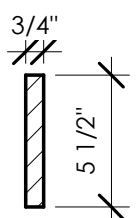
4 JAMB DETAIL - GYP. BD.
1 1/2" = 1'-0"



9 JAMB DETAIL - BRICK
1 1/2" = 1'-0"

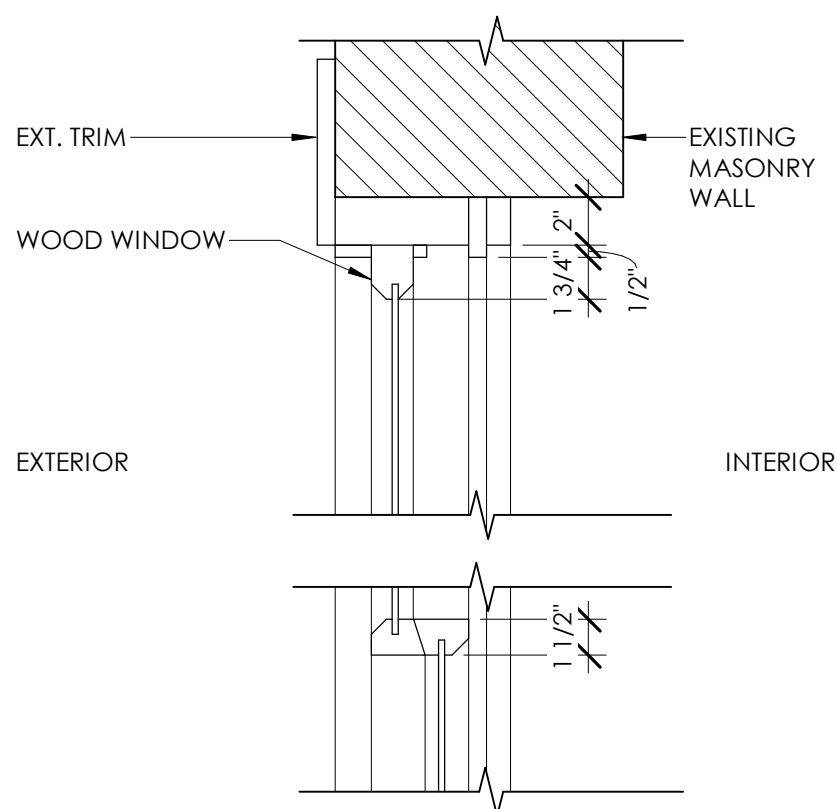
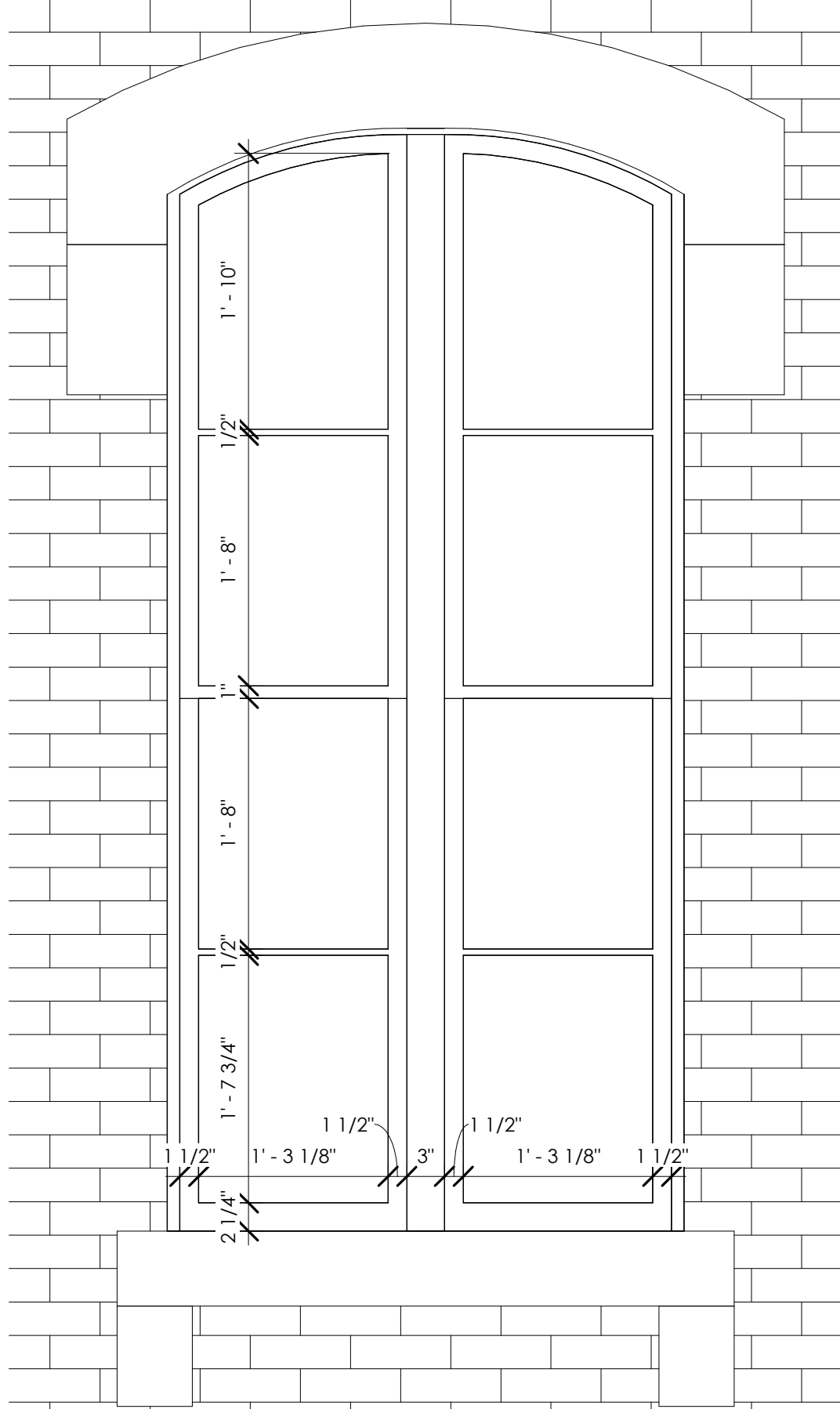


10 BASE TRIM
1 1/2" = 1'-0"

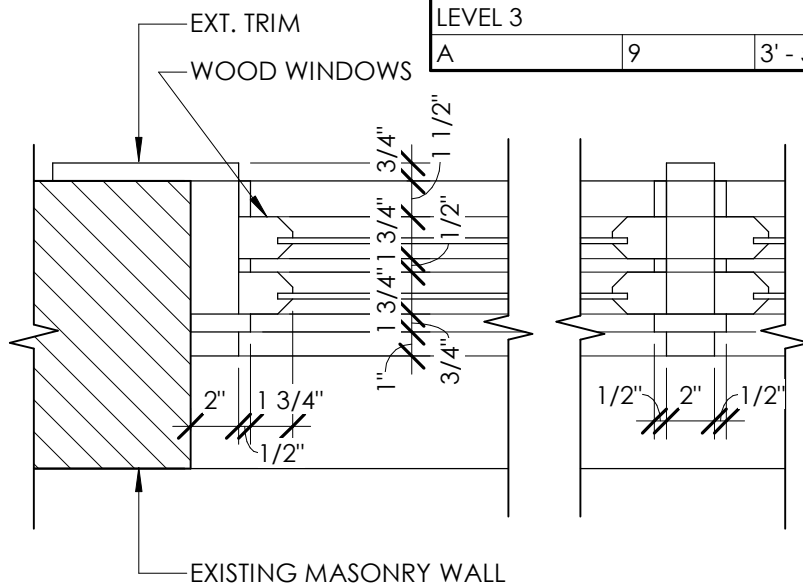


11 DOOR AND WNW TRIM
1 1/2" = 1'-0"

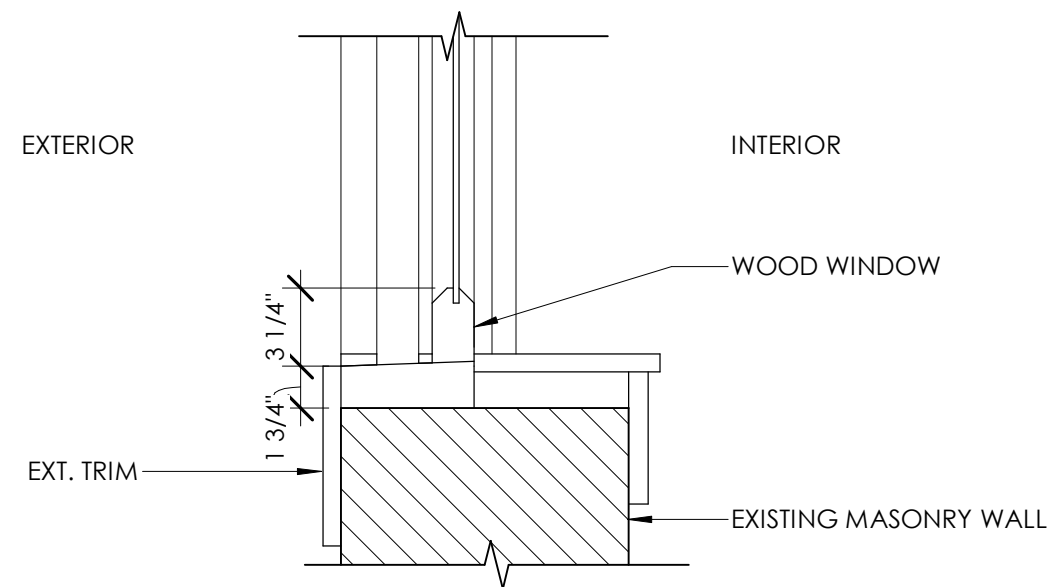
*WINDOW MANUFACTURER TO VERIFY EXISTING CONDITIONS, DIMENSIONS ARE SHOWN FOR REFERENCE



4
A401
EXISTING WINDOW HEAD AND MEETING RAIL DETAIL
1 1/2" = 1'-0"

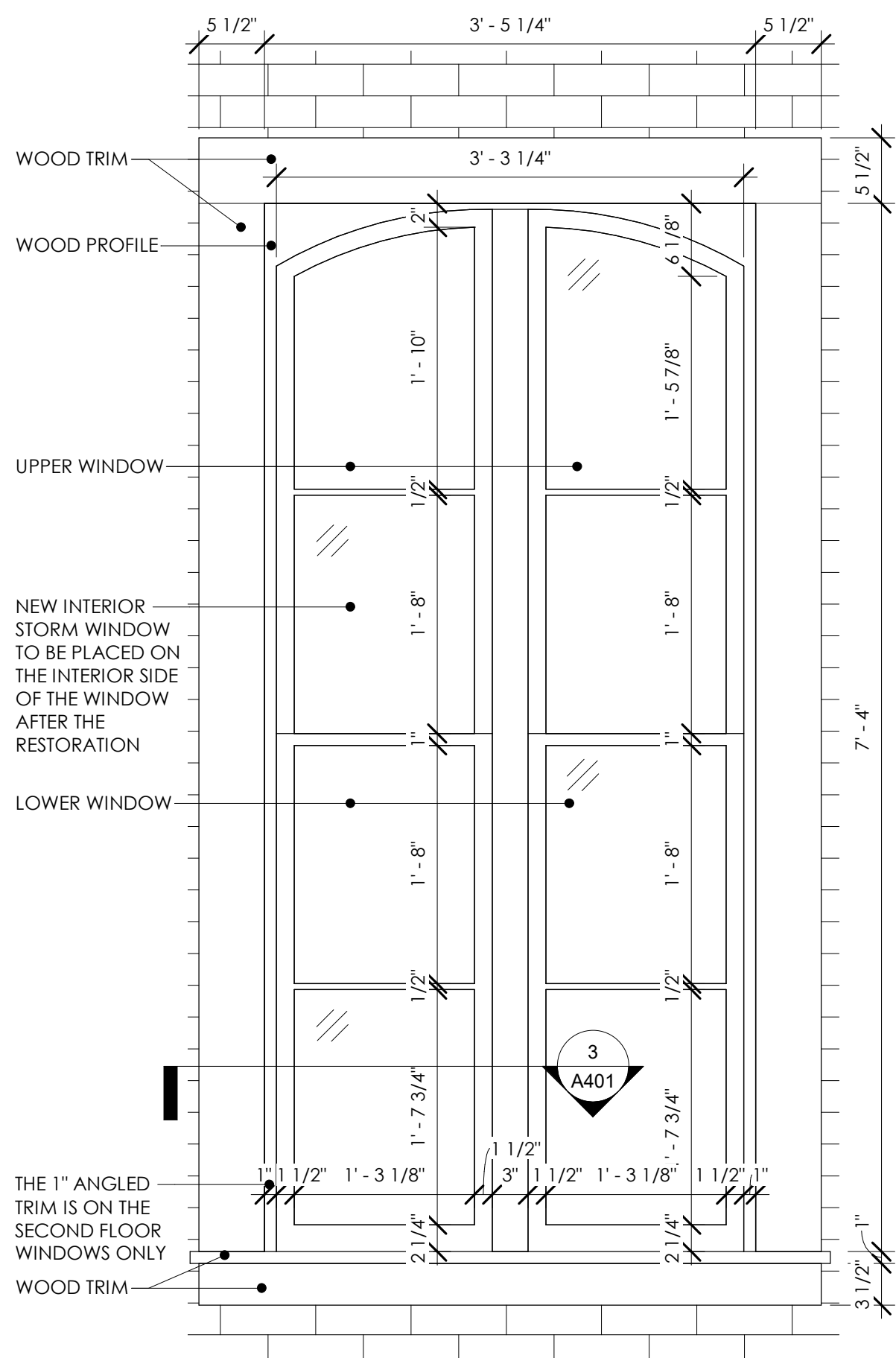


A401
1 1/2" = 1'-0"

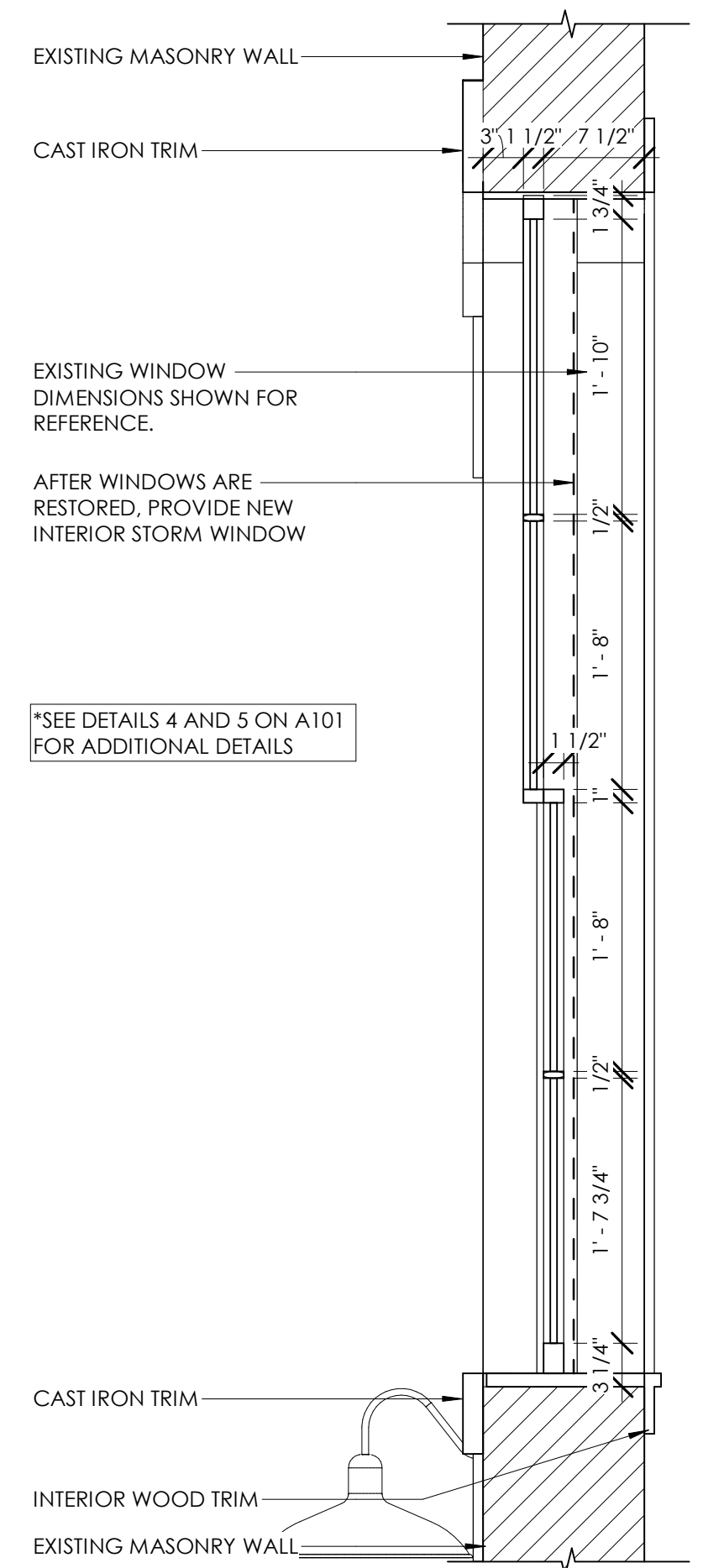


5
A401
EXISTING WINDOW SILL DETAIL
1 1/2" = 1'-0"

11
A401
EXISTING EXTERIOR WINDOW ELEVATION
1" = 1'-0"



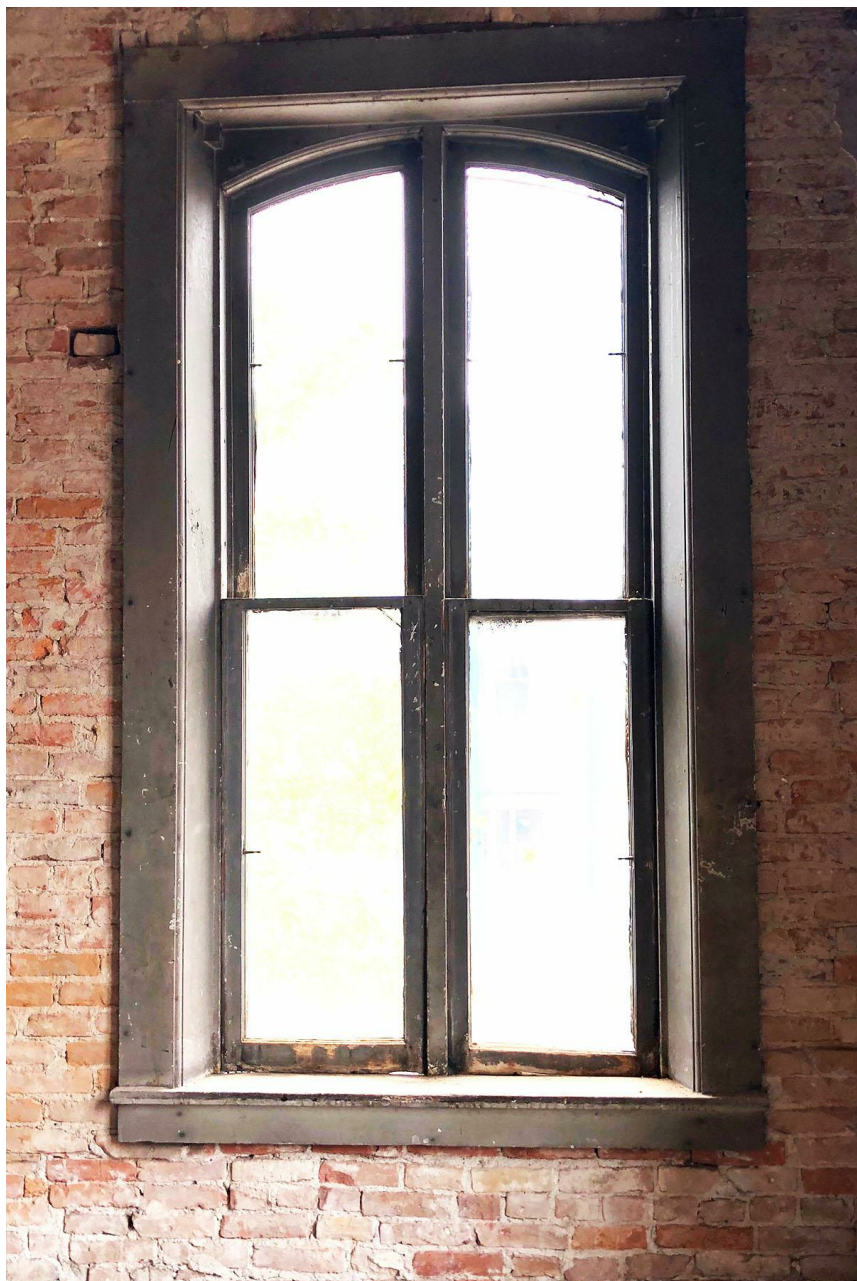
1
A401
EXISTING INTERIOR WINDOW ELEVATION
1" = 1'-0"



2
A401
EXISTING WINDOW SECTION
1" = 1'-0"



6
A401
EXISTING WINDOW IMAGES
1/8" = 1'-0"



WINDOW SCHEDULE

WINDOW TYPE	QUANTITY	SIZE		MAT'L	COMMENTS
		WIDTH	HEIGHT		
LEVEL 2					
A	8	3' - 5 1/4"	7' - 4"	ALUM OR WOOD	
B	1	1' - 7 1/2"	1' - 9 1/2"	ALUM OR WOOD	EXISTING WINDOW TO REMAIN
C	1	6' - 0"	6' - 0"	ALUM OR WOOD	
D	1	3' - 0"	2' - 3"	ALUM OR WOOD	TRANSOM OVER DOOR
LEVEL 3					
A	9	3' - 5 1/4"	7' - 4"	ALUM OR WOOD	

GENERAL WINDOW NOTES

- EXISTING WINDOWS ARE TO BE RESTORED. WINDOW RESTORATION COMPANY TO VERIFY HEAD, JAMB, AND SILLS IN FIELD. THE DIMENSIONS PROVIDED ARE FOR REFERENCE ONLY.
- WINDOW RESTORATION COMPANY TO RESTORE EXISTING WINDOWS PER THE NATIONAL PARK SERVICE PRESERVATION BRIEF 9, "THE REPAIR OF HISTORIC WOODEN WINDOWS"
- ANY INTERIOR CASING THAT HAS BEEN REMOVED IS TO BE REPLACED TO MATCH THE ORIGINAL CASING. ORIGINAL CASING IS TO BE CLEANED, SANDED, PRIMED, AND PAINTED WITH TWO FINISH COATS
- INTERIOR STORM WINDOWS ARE TO BE ADDED PER THE NATIONAL PARK SERVICE'S APPROVAL AND BASED ON THE NATIONAL PARK SERVICE'S GUIDELINES.
- WHERE MUNTINS ARE MISSING THEY ARE TO BE TO BE SIMULATED DIVIDED LITES
- RESTORED WINDOWS ARE TO BE NON-OPERABLE
- A HAZ-MAT ENVIRONMENTAL ASSESSMENT REPORT IS TO BE CONDUCTED TO INSPECT THE WINDOWS FOR PRESENCE OF ACM AND LEAD PAINT. ANY ACM OR LEAD PAINT REMOVAL IS TO BE DONE BY A LICENSED PROFESSIONAL IN THE STATE OF MICHIGAN.
- MASON TO REPOINT AROUND WINDOWS AND REPLACE DAMAGED BRICKS AS REQUIRED.



1. REPOINT MASONRY WHERE REQUIRED WITH TYPE K MORTAR
2. REPOINT ALL JOINTS THAT HAVE ERODED GREATER THAN 1/4" PAST THEIR ORIGINAL FACE.
3. ALL MORTAR JOINTS WITH MINOR HOLES OR VOIDS THAT CAN BE PENETRATED WITH A 1/16" DIAMETER WIRE GREATER THAN ONE HALF OF THE BRICK THICKNESS SHALL BE REPOINTED.
4. REPOINT ALL OF THE THROUGH DEEP MASONRY CRACKS ABOVE THE WINDOWS ON THE FIRST AND SECOND FLOORS AS REQUIRED. USE THE SQUEEZE BAG METHODOLOGY TO PLACE THE MORTAR AS DEEP AS POSSIBLE.
5. ACID ETCH TO ATTEMPT TO BLEND IN THE EXISTING NON-MATCHING MORTARS. THE GRAY PORTLAND CEMENT CONTAINING MORTARS WILL NOT BLEND IN TO MATCH THE EXISTING PERFECTLY. THE INTENT IS JUST TO MATCH IT CLOSER THAN WHAT IS CURRENTLY THERE.
6. MORTAR REPOINTING SHOULD OCCUR AS FOLLOWS:
 - A. MORTAR MATCHING SHALL BE ACHIEVED VIA MATCHING OUR PRE-MADE BISCUITS, FOLLOWED BY AN ONSITE MATCH VERIFIED BY THE OWNER AND ARCHITECT, PRIOR TO REPOINTING.
 - B. MIX DESIGN SHALL BE A LIME PUTTY-BASED MORTAR WITH MATCHING AGGREGATE TO ACHIEVE NATIONAL PARK STANDARDS OF PROPER BOND AND SAME OR LOWER COMPRESSIVE STRENGTH AS THE MATCHING MORTAR.
 - C. REMOVE DETERIORATED MORTAR (A MINIMUM DEPTH OF TWO TIMES THE WIDTH OF MORTAR JOINT) TO EXPOSE JOINT. FOLLOW THE CURRENT OSHA STANDARD FOR SILICA DUST CONTROL WHEN PERFORMING THIS WORK.
 - D. BRUSH, VACUUM OR WATER FLUSH TO REMOVE DEBRIS IN THE JOINT.
 - E. WATER-SOAK THE BRICK (TO SATISFY THE POROSITY OR THIRST OF THE BRICK).
 - F. PRE-WET TO REDUCE THE AMOUNT OF INITIAL DEHYDRATION OF THE MORTAR THAT IS ABOUT TO BE REPLACED.
 - G. DELIVER MORTAR IN PREPARED JOINT. SEVERAL LAYERS MAY BE REQUIRED TO FILL THE JOINT FLUSH WITH THE OUTER SURFACE OF THE MASONRY.
 - H. STRIKE BACK (TOOLING THE JOINT TO MATCH THE EXISTING HISTORIC JOINT).
 - I. CUT BACK THE JOINT TO RECESS THE FINAL MORTAR SLIGHTLY FROM THE FACE OF THE MASONRY.
 - J. WAIT FOR THE MORTAR TO SET UNTIL IT IS READY TO BE COMPACTED.
 - K. DRY BRUSH COMPACT THE JOINTS TO ALLOW FOR FURTHER DEVELOPMENT OF A BOND BETWEEN OLD MORTAR AND NEW.
 - L. PRE-WET TO SATURATE THE BRICK IN PREPARATION FOR THE LAST STEP.
 - M. WEATHERING WASH TO MATCH THE OLD AND NEW MASONRY.

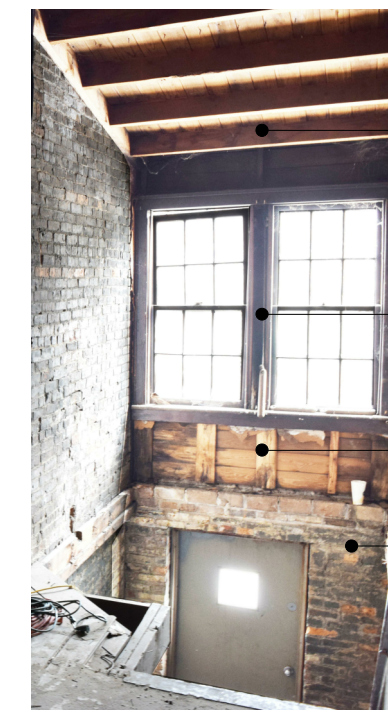
1. CAST IRON WINDOW SURROUNDS WILL HAVE THE EXISTING PAINT REMOVED. ASBESTOS CAULK IS TO BE REMEDIATED BY A LICENSED ASBESTOS CONTRACTOR IN THE STATE OF MICHIGAN.
2. CLEAN EXFOLIATED CORROSION PRODUCTS AND APPLY A RUSY METAL RUSTOLEUM PRIMER OR EQUIVALENT.
3. APPLY TWO (2) COATS OF PROTECTIVE PAINT, SINGLE COLOR, SW XXXX.

1. INSTALL A BACK SLOPED METAL CAP SYSTEM THAT EXTENDS DOWN TO THE EXISTING WOOD INSERT WITH THE DRIP EDGE. THIS WILL BE INSTALLED DIRECTLY OVER THE EXISTING PROTECTIVE METAL CAP WITH A COLOR TO MATCH THE CAST IRON WINDOW SUBURDONS.
2. A SEPARATION WATERPROOFING MEMBRANE WILL BE INSTALLED ON THE EXISTING METAL PRIOR TO INSTALLING THIS SYSTEM.
3. GENERAL CONTRACTOR TO PULL PERMITS FOR THE BUILDING. SUBCONTRACTORS ARE RESPONSIBLE FOR ADDITIONAL PERMITS AS REQUIRED.



GENERAL NOTES

1. PROVIDE TEMPORARY WALL ON THE INTERIOR WHEN DOING FACADE WORK. UTILIZE EXISTING DOOR ON HURON STREET AS TEMPORARY ENTRANCE DURING RENOVATION WORK.
2. SHORE ALL WORK AS REQUIRED BEFORE, DURING, AND AFTER DEMOLITION.
3. CAULK ALL JOINTS BETWEEN LAYERS OF WOOD AND BETWEEN WOOD AND METAL FLASHING AT ALL LOCATIONS ON THE FACADE.
4. AFTER REMOVING THE EXISTING STOREFRONT, CONSULT WITH ARCHITECT AND STRUCTURAL ENGINEER FOR DETAILING OF NEW STOREFRONT SYSTEM



CUT BACK ROOF AS INDICATED ON THE NEW PLANS, SECTIONS, AND DETAILS. PATCH EXISTING ROOF AS REQ'D AND FLASH INTO STOREFRONT SYSTEM PER MANUF. RECOMMENDATIONS

REHABILITATE EXISTING WINDOW TO MATCH EXISTING SITE LINES

PROVIDE SPRAY FOAM INSULATION AND 5/8" TYPE-X GYP. BD. OVER EXISTING AREA

EXISTING CONDITIONS PHOTO SHOWN FOR REFERENCE ONLY

NEW CURTAIN WALL OR STOREFRONT SYSTEM BY TUBELITE OR EQUIVALENT

NEW BLOCKING AT LOCATION WHERE EXISTING ROOF IS CUT BACK

METAL FLASHING

W14X22 STEEL BEAM SET ON STL PLATE WELDED TO 6" DIA. STEEL COLUMN, WRAP W/5/8" GYP. BD.

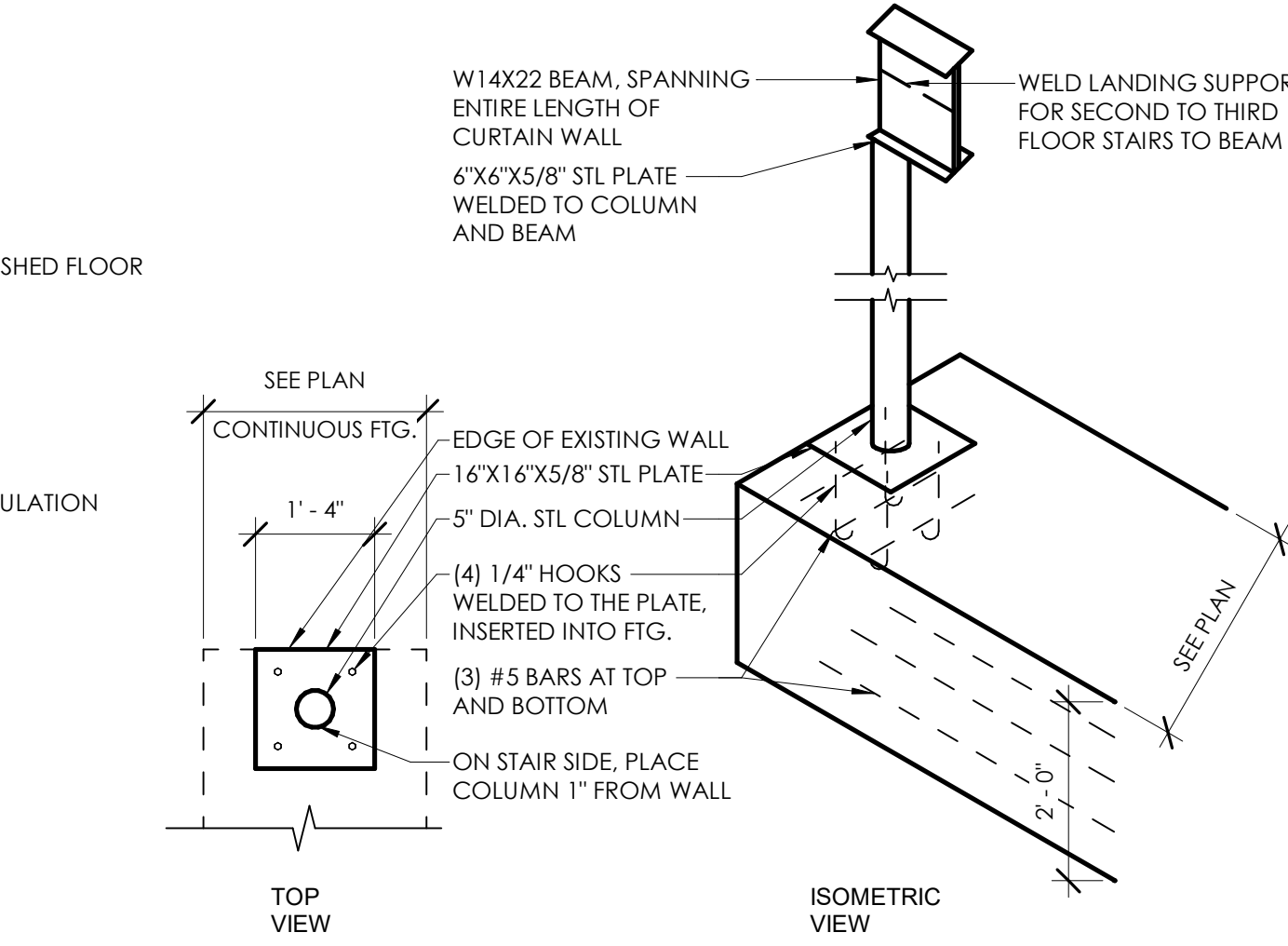
EXISTING ROOF, SHEATHING, AND FRAMING TO REMAIN, INFILL WITH SPRAY FOAM INSULATION AND APPLY 5/8" TYPE-X GYP. BD. TO THE UNDERSIDE OF THE FRAMING

REPLACE WINDOW TRIM AND FRAMING TO REMAIN UNLESS FOUND DAMAGED ON SITE, THEN REPLACE WITH SIMILAR TO EXISTING CONDITIONS

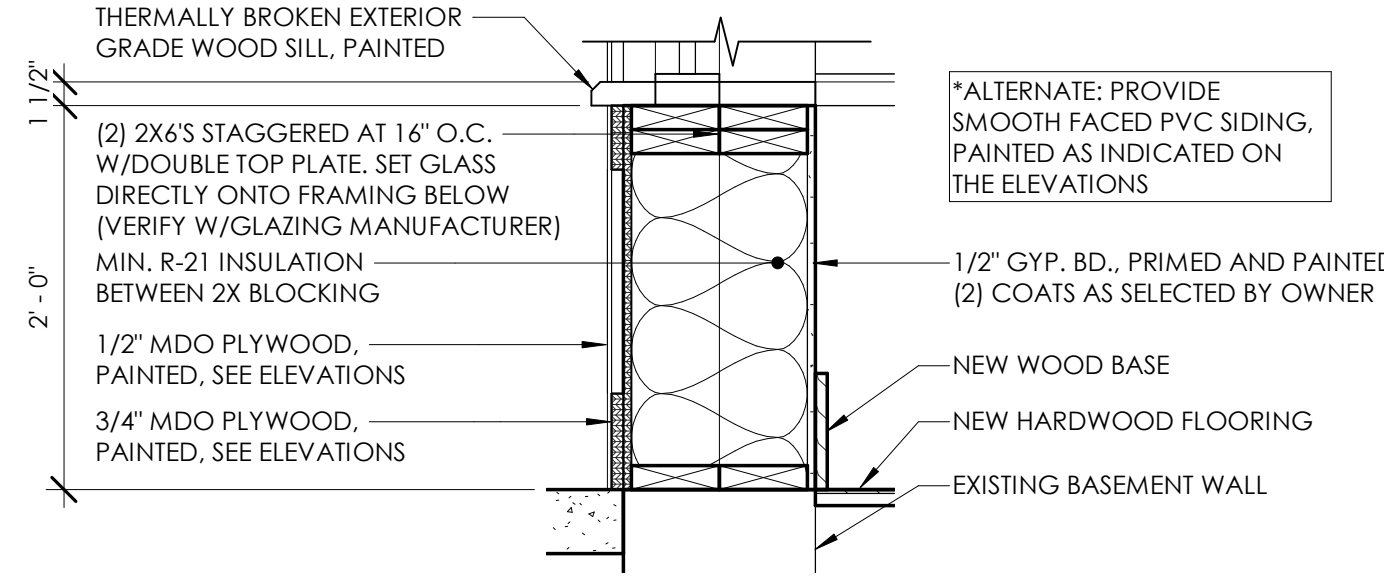
REPLACE EXISTING WINDOW

EXTEND STAIR LANDING TO STEEL COLUMN, AND WELD TO COLUMN FOR SUPPORT

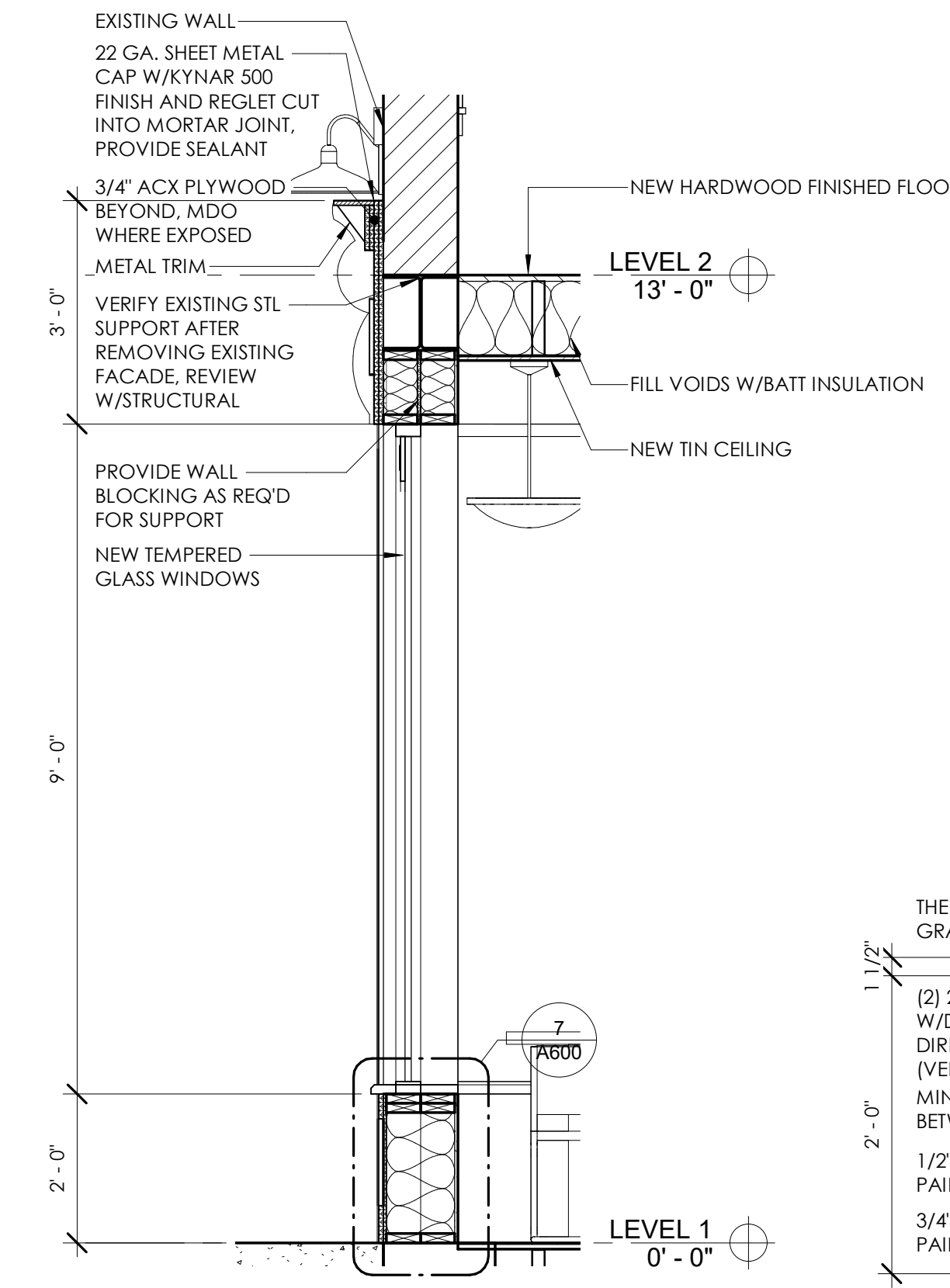
8 CURTAIN WALL SUPPORT DETAIL
1" = 1'-0"



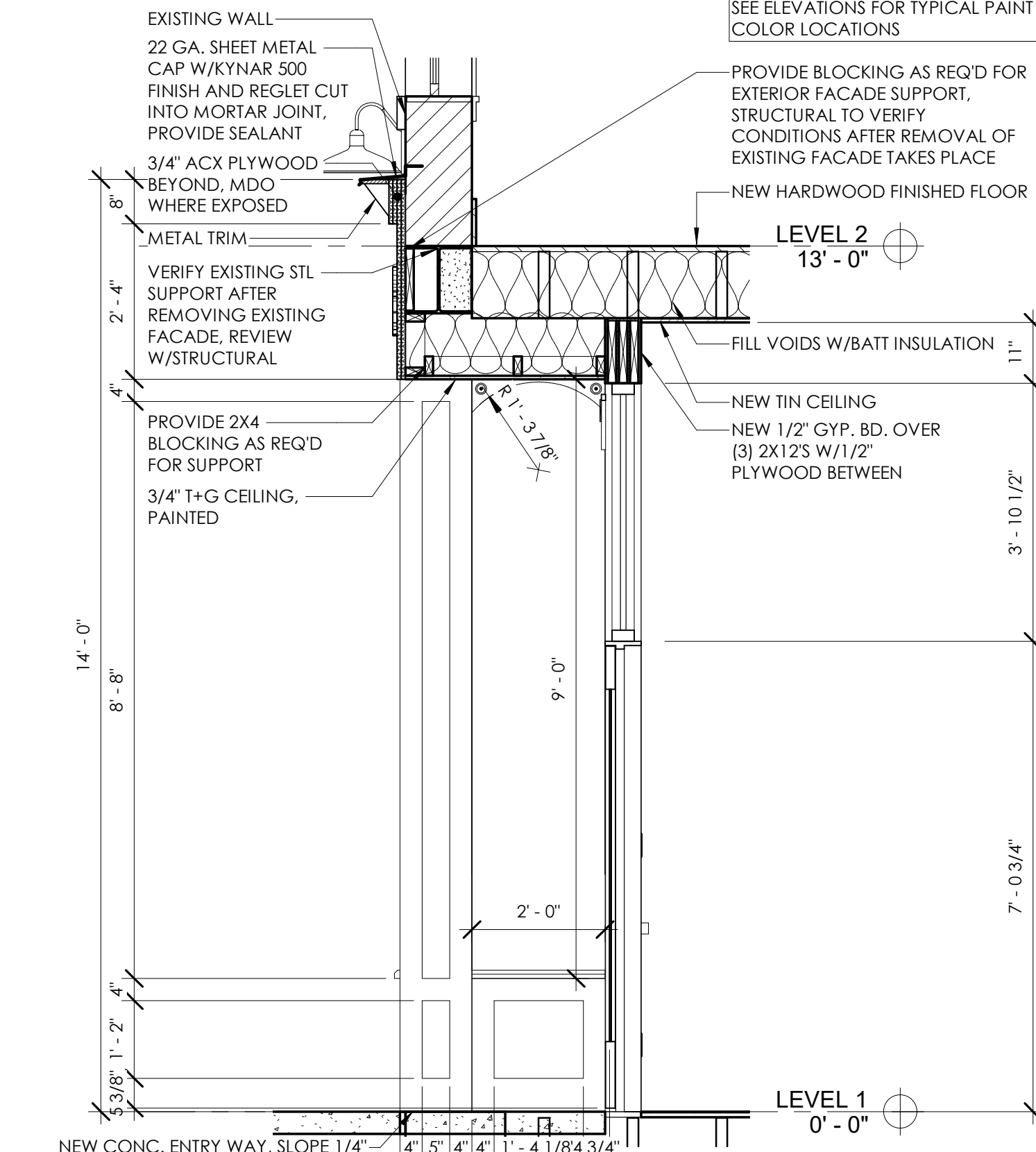
9 CURTAIN WALL SUPPORT
1/2" = 1'-0"



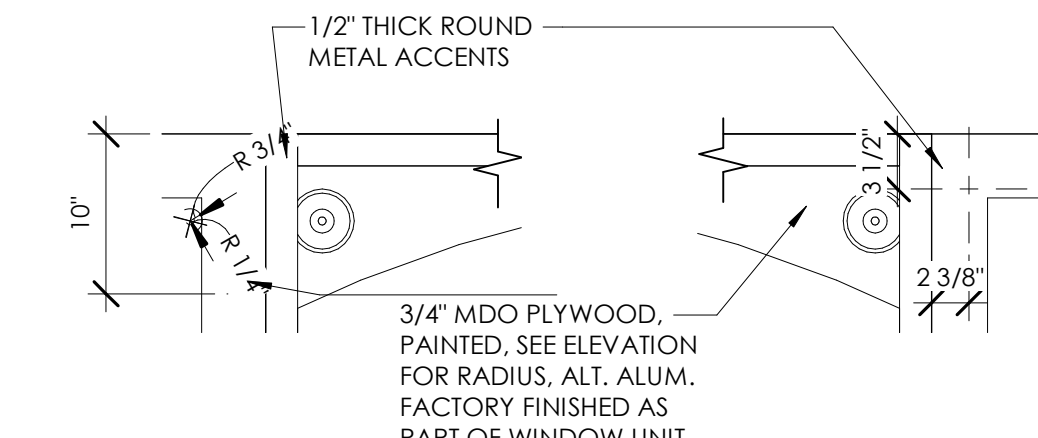
7 STOREFRONT BASE DETAIL
1" = 1'-0"



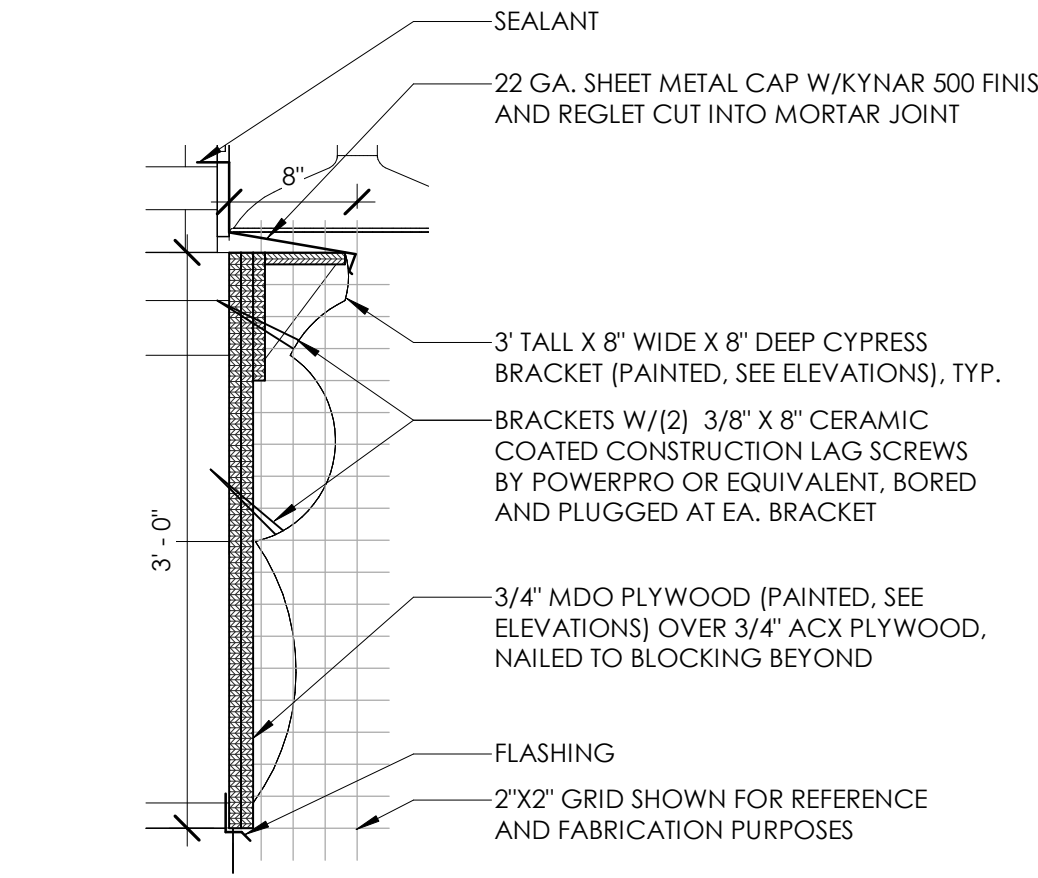
2 ENTRY SECTION
1/2" = 1'-0"



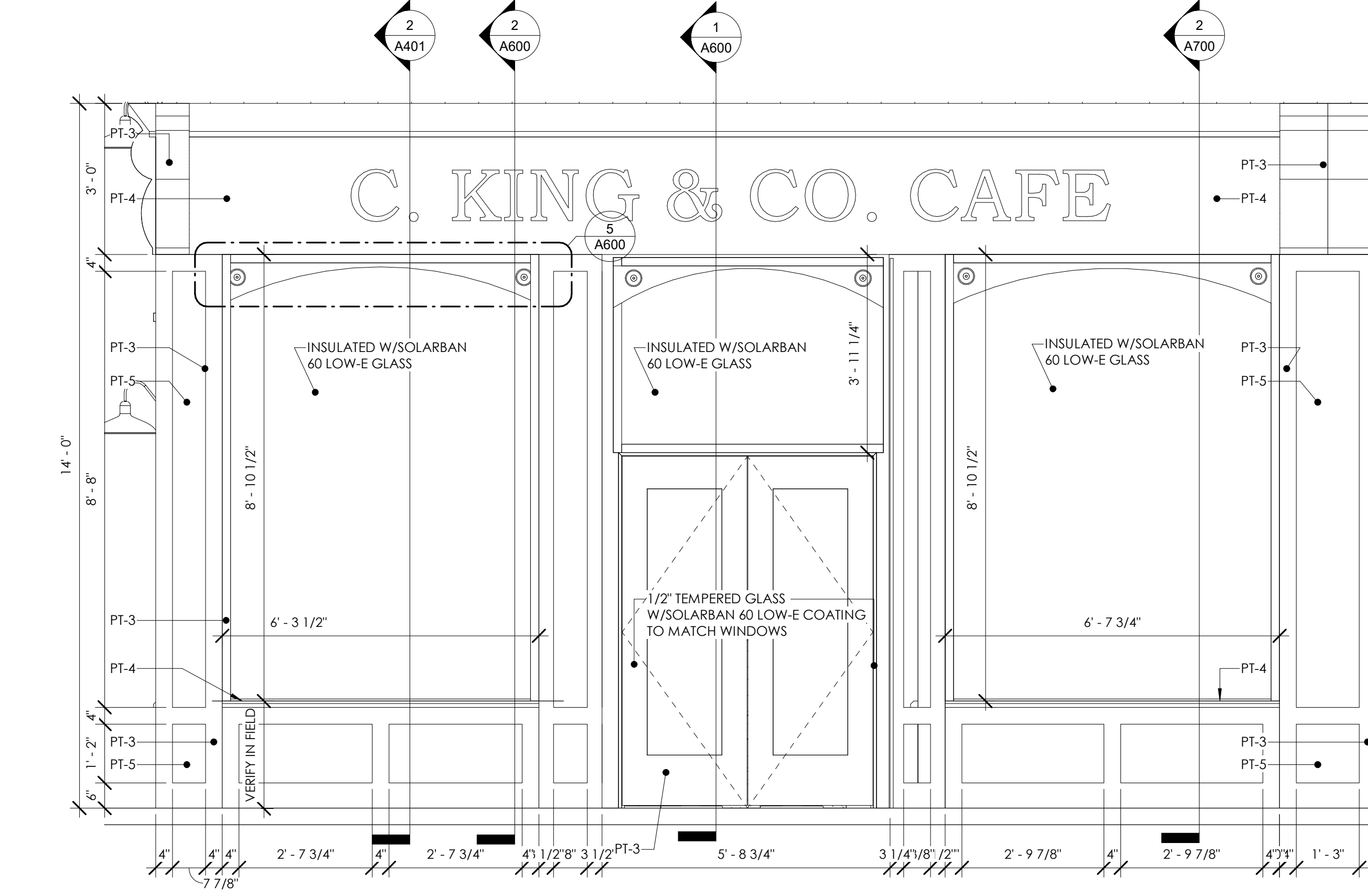
1 ENTRY SECTION
1/2" = 1'-0"



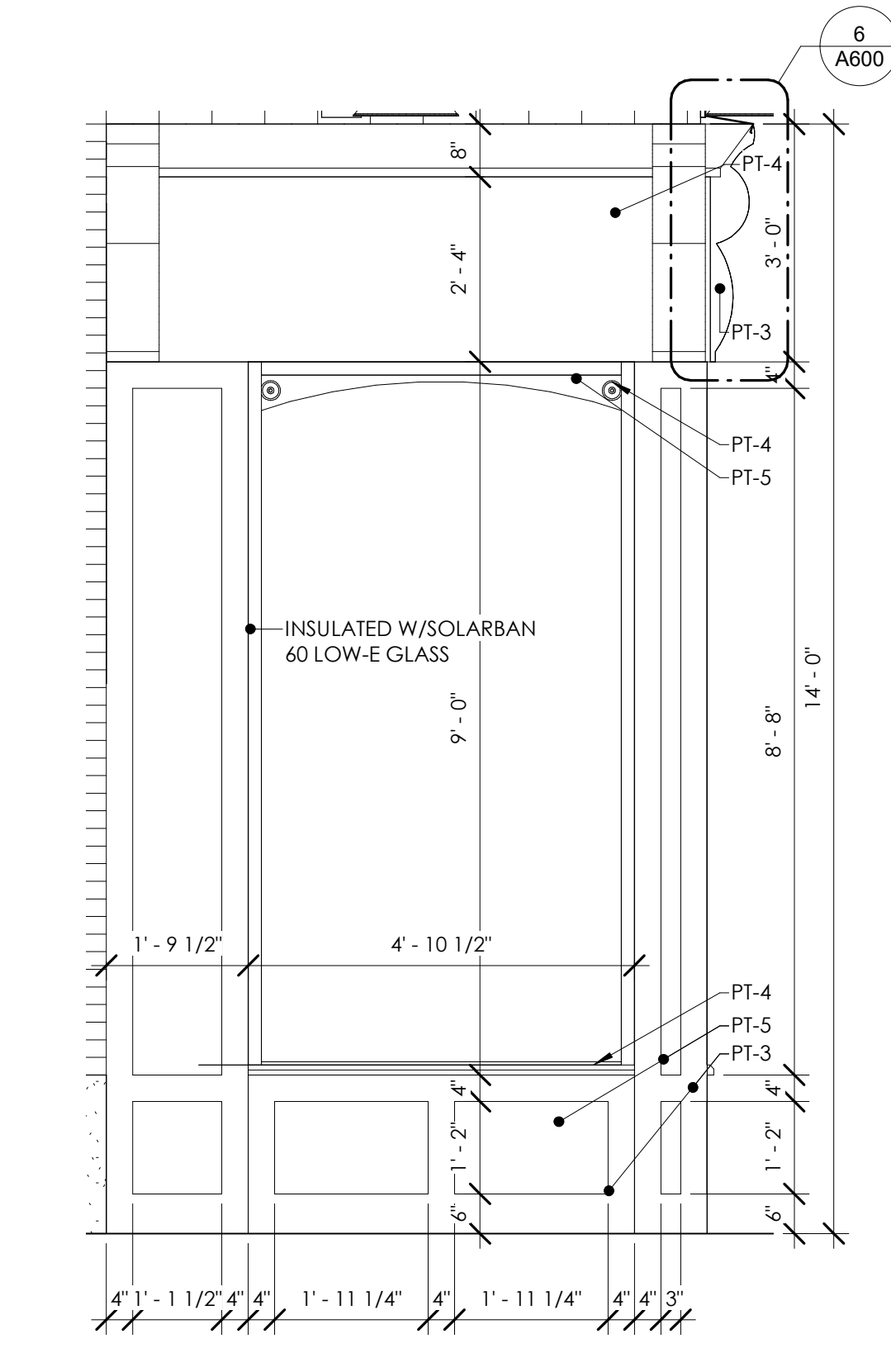
5 ARCH DETAIL
1" = 1'-0"



6 TRIM DETAIL
1" = 1'-0"



3 ENLARGED NORTH ELEVATION
1/2" = 1'-0"



4 ENLARGED EAST ELEVATION
1/2" = 1'-0"

EXTERIOR DETAILS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

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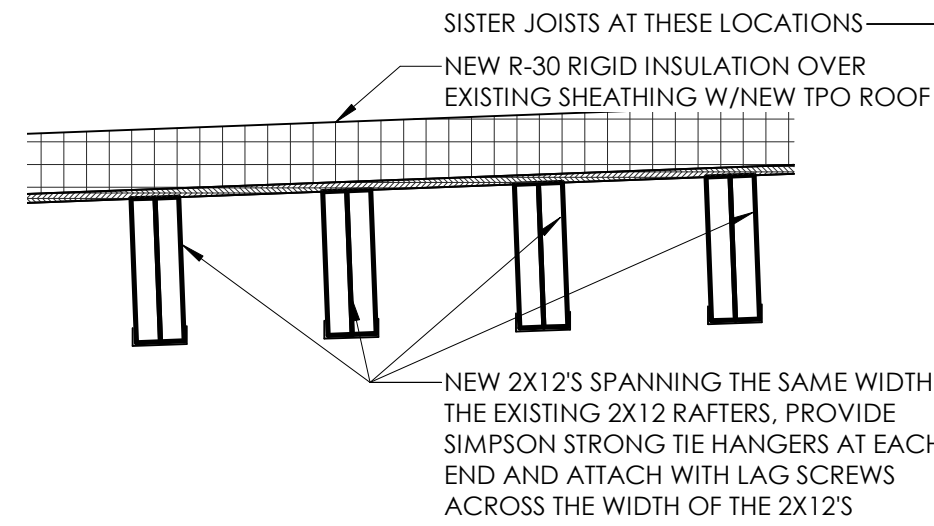
PROJECT 2018.08

SHEET

A600



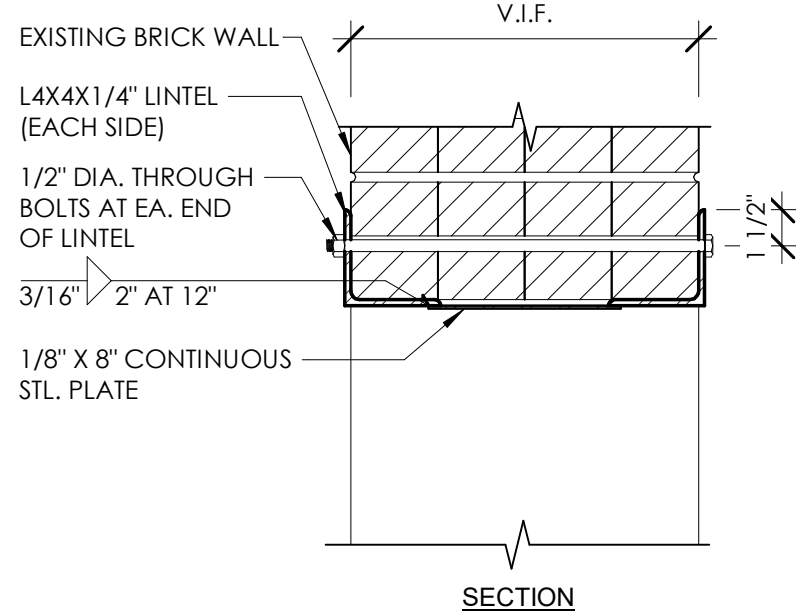
EXISTING ROOF JOISTS



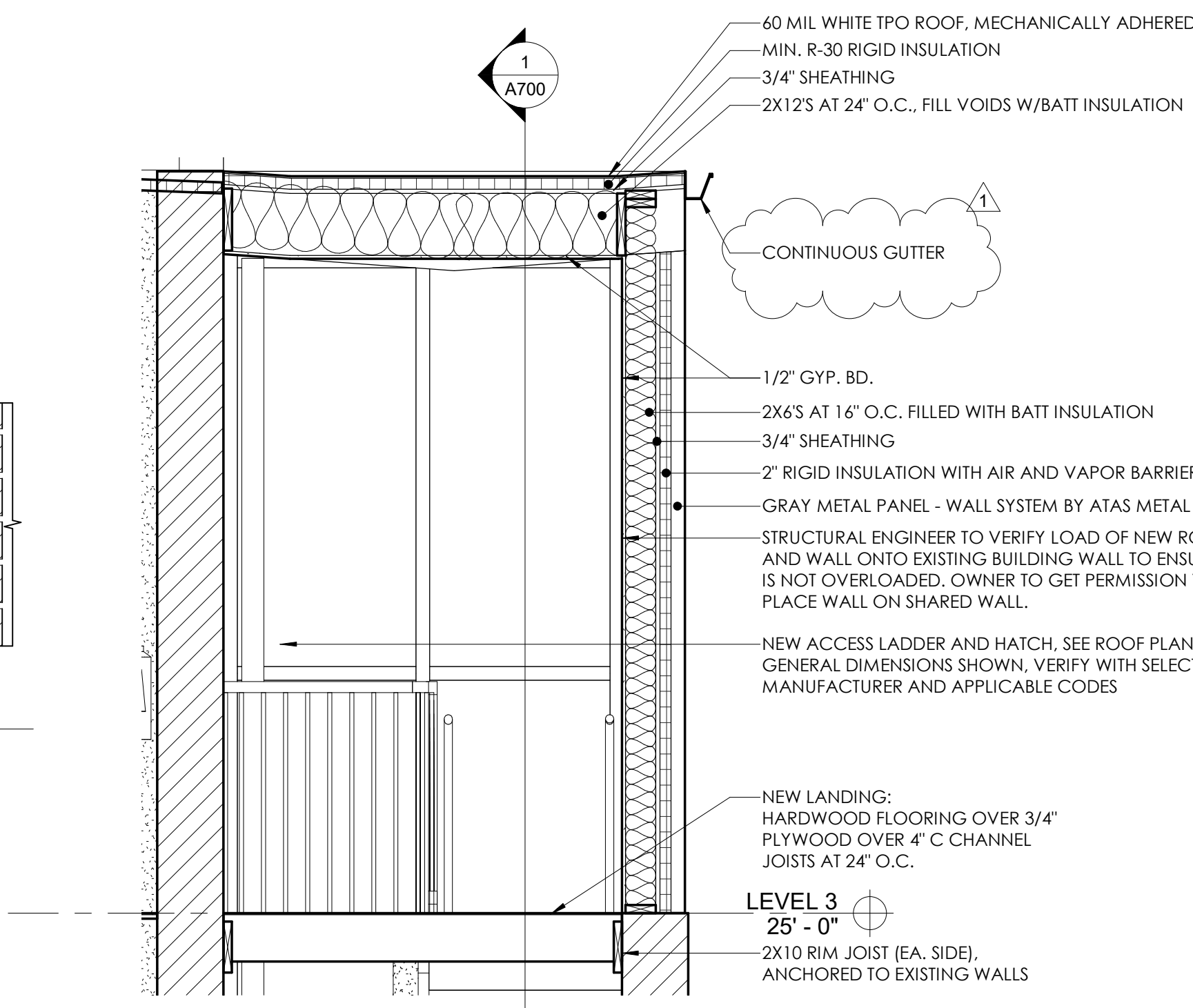
SISTER JOISTS AT THESE LOCATIONS
NEW R-30 RIGID INSULATION OVER
EXISTING SHEATHING W/NEW TPO ROOF

NEW 2X12'S SPANNING THE SAME WIDTH AS
THE EXISTING 2X12 RAFTERS, PROVIDE
SIMPSON STRONG TIE HANGERS AT EACH
END AND ATTACH WITH LAG SCREWS
ACROSS THE WIDTH OF THE 2X12'S

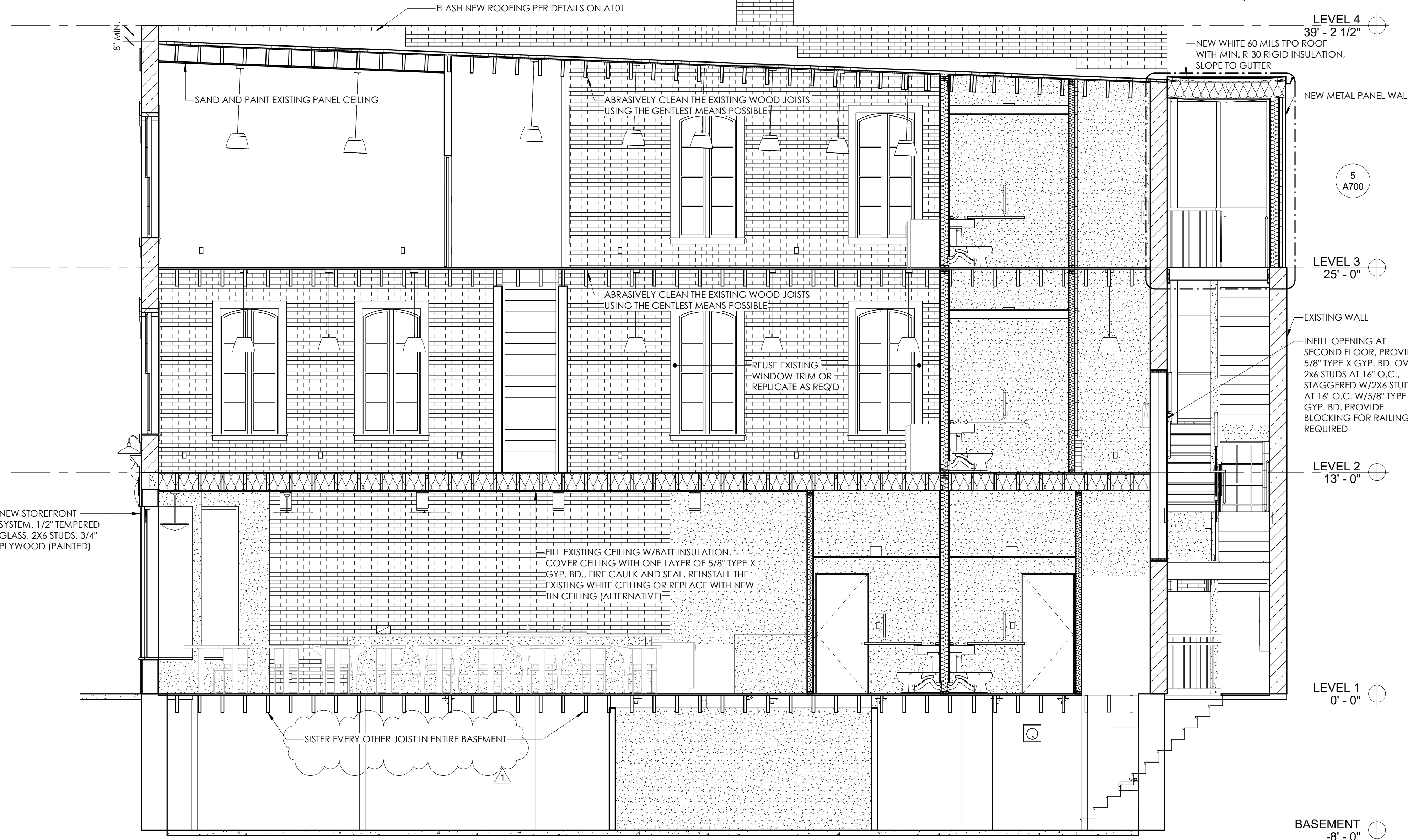
7 CUT RAFTER SUPPORT DETAIL
3/4" = 1'-0"



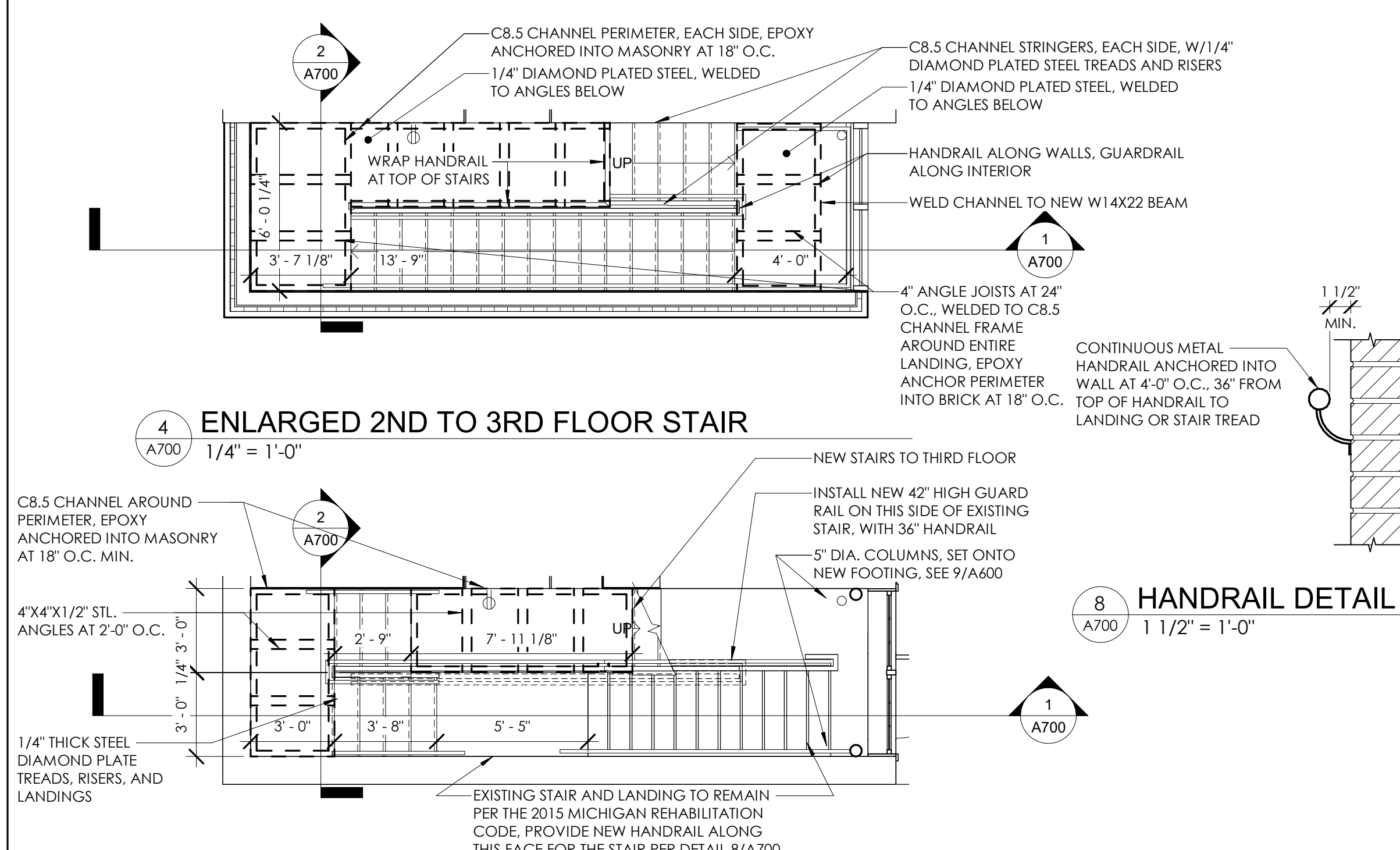
6 BRICK LINTEL
1 1/2" = 1'-0"



5 BUILDING SECTION - WALL AND ROOF DETAIL
1/2" = 1'-0"

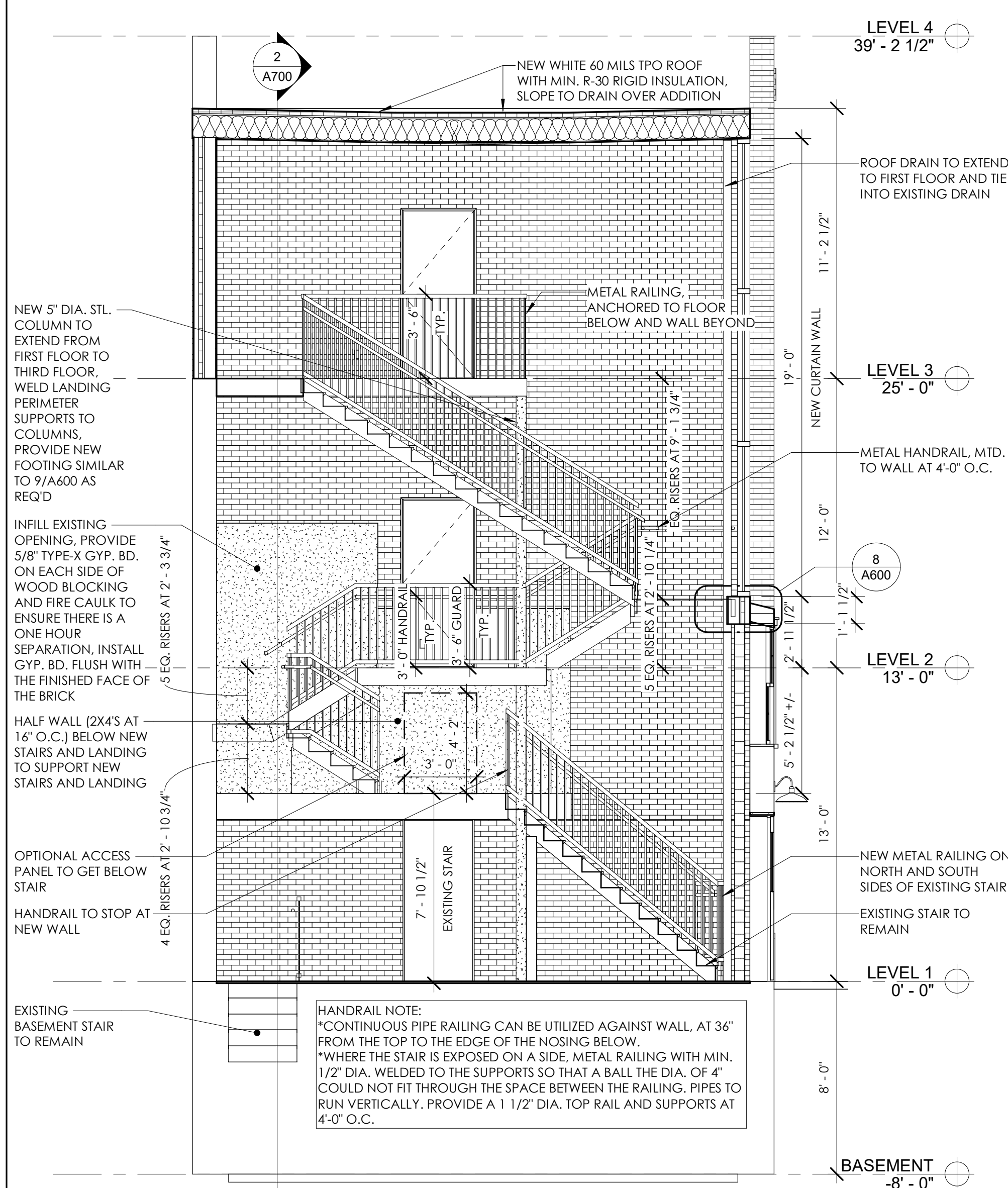


2 BUILDING SECTION
1/4" = 1'-0"



4 ENLARGED 2ND TO 3RD FLOOR STAIR
1/4" = 1'-0"

3 ENLARGED 1ST TO 2ND FLOOR STAIR
1/4" = 1'-0"



1 STAIR SECTION
1/4" = 1'-0"

BUILDING SECTIONS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
CONSTRUCTION DOCUMENTS

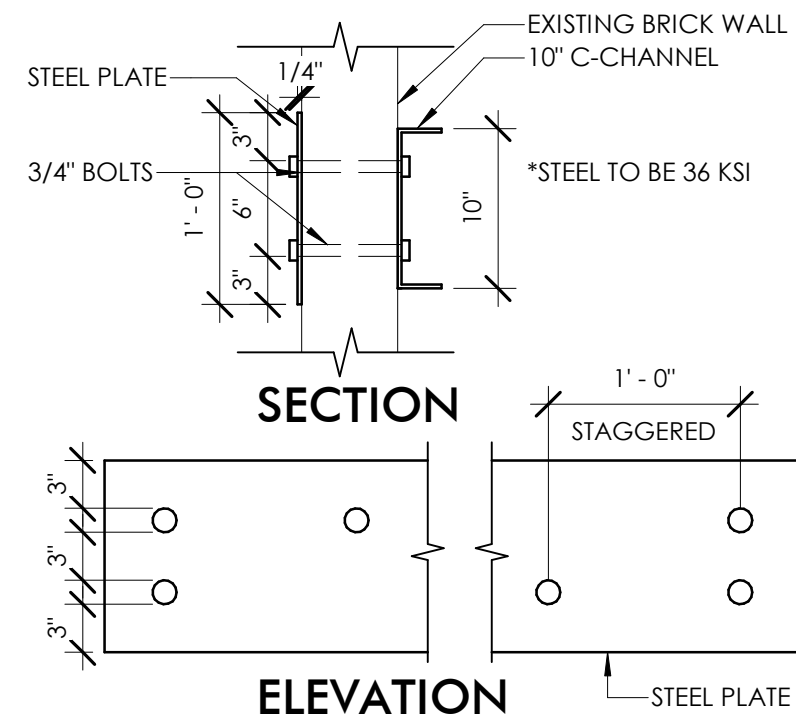
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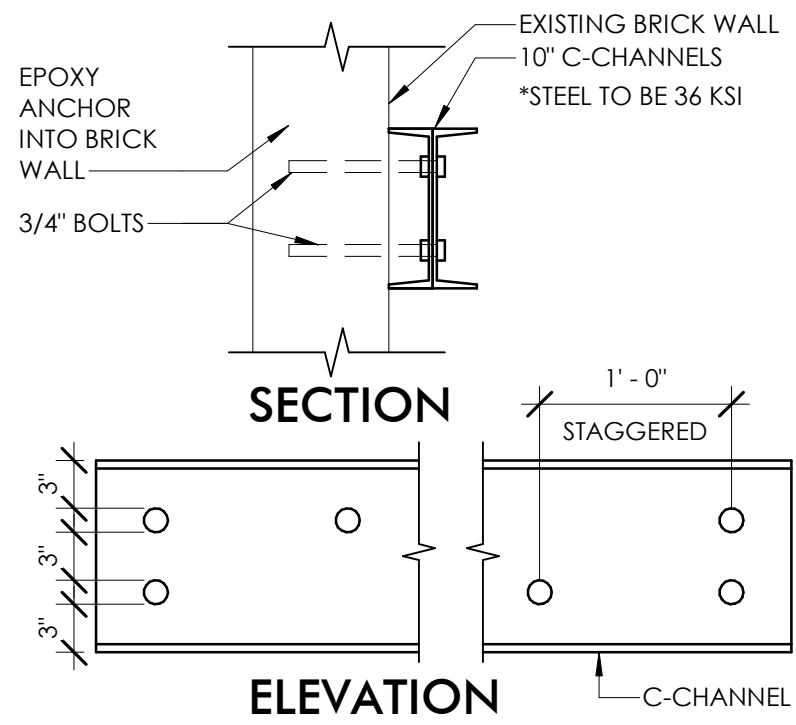
PROJECT 2018.08
SHEET

GENERAL NOTES

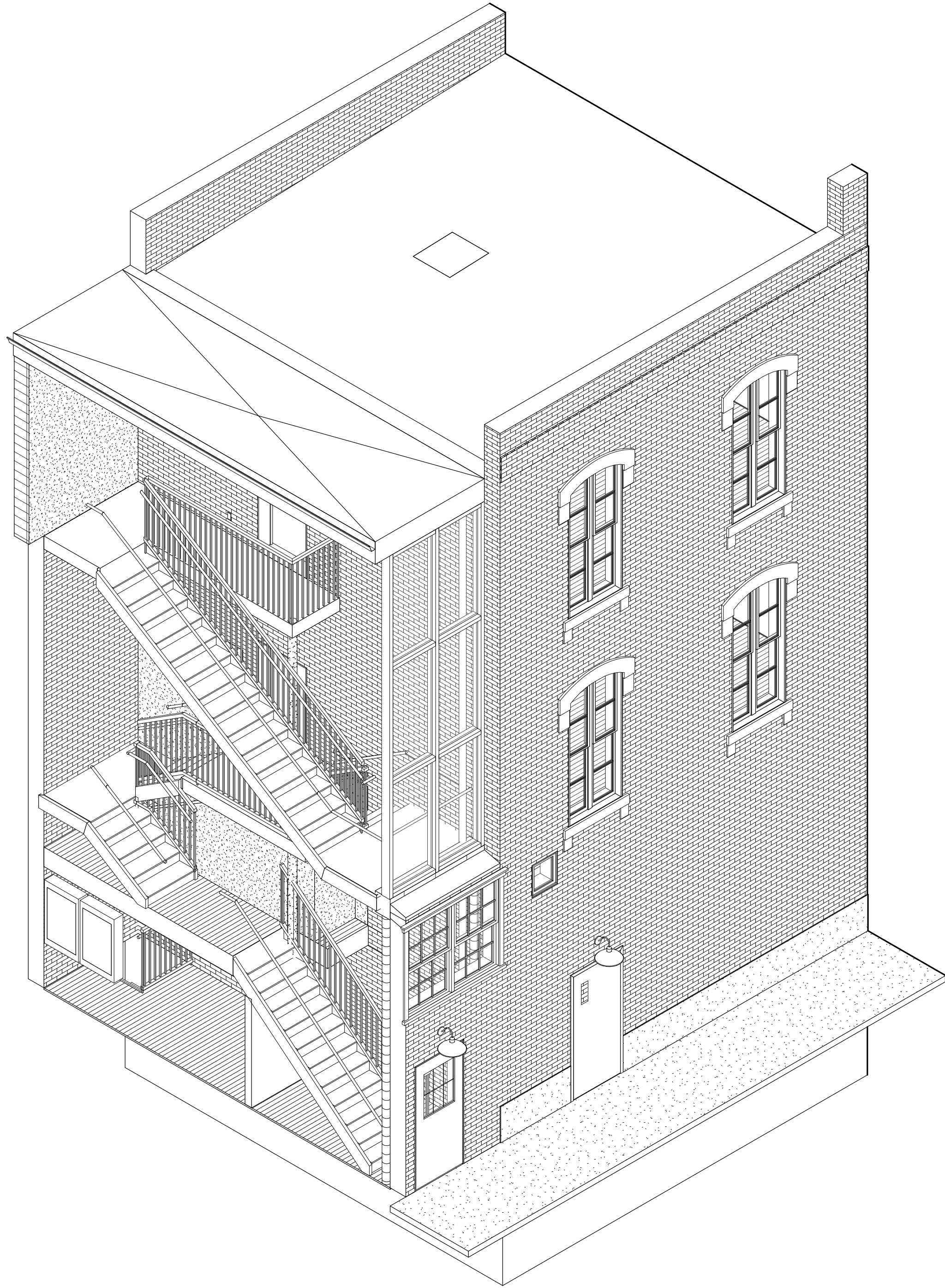
1. AXONOMETRICS ARE PROVIDED FOR REFERENCE ONLY, REVIEW ALL DETAILS THROUGHOUT THE PROJECT FOR SPECIFICATIONS
2. SEE A700 FOR ADDITIONAL STAIR NOTES
3. GENERAL STAIR CONSTRUCTION: C8.5 CHANNEL STRINGERS ON EACH SIDE, EPOXY ANCHORED TO WALL AT 18" O.C., JOISTS AT LANDINGS TO BE 4"X4"X1/2" ANGLES WELDED TO C8.5 CHANNEL PERIMETER SUPPORTS. 1/4" DIAMOND PLATED STEEL TREADS, RISERS, AND LANDINGS THROUGHOUT. WELD ALL CONNECTIONS, STRUCTURAL ENGINEER TO VERIFY ALL CONDITIONS FOR THE STAIRWAY.
4. SEE A500 FOR ADDITIONAL CANOPY NOTES AND DETAILS.
5. GENERAL CANOPY CONSTRUCTION: STEEL BARS, EPOXY ANCHORED INTO WALL. 1" TEMPERED GLASS BOLTED TO STEEL ABOVE. STRUCTURAL TO VERIFY ALL CONDITIONS



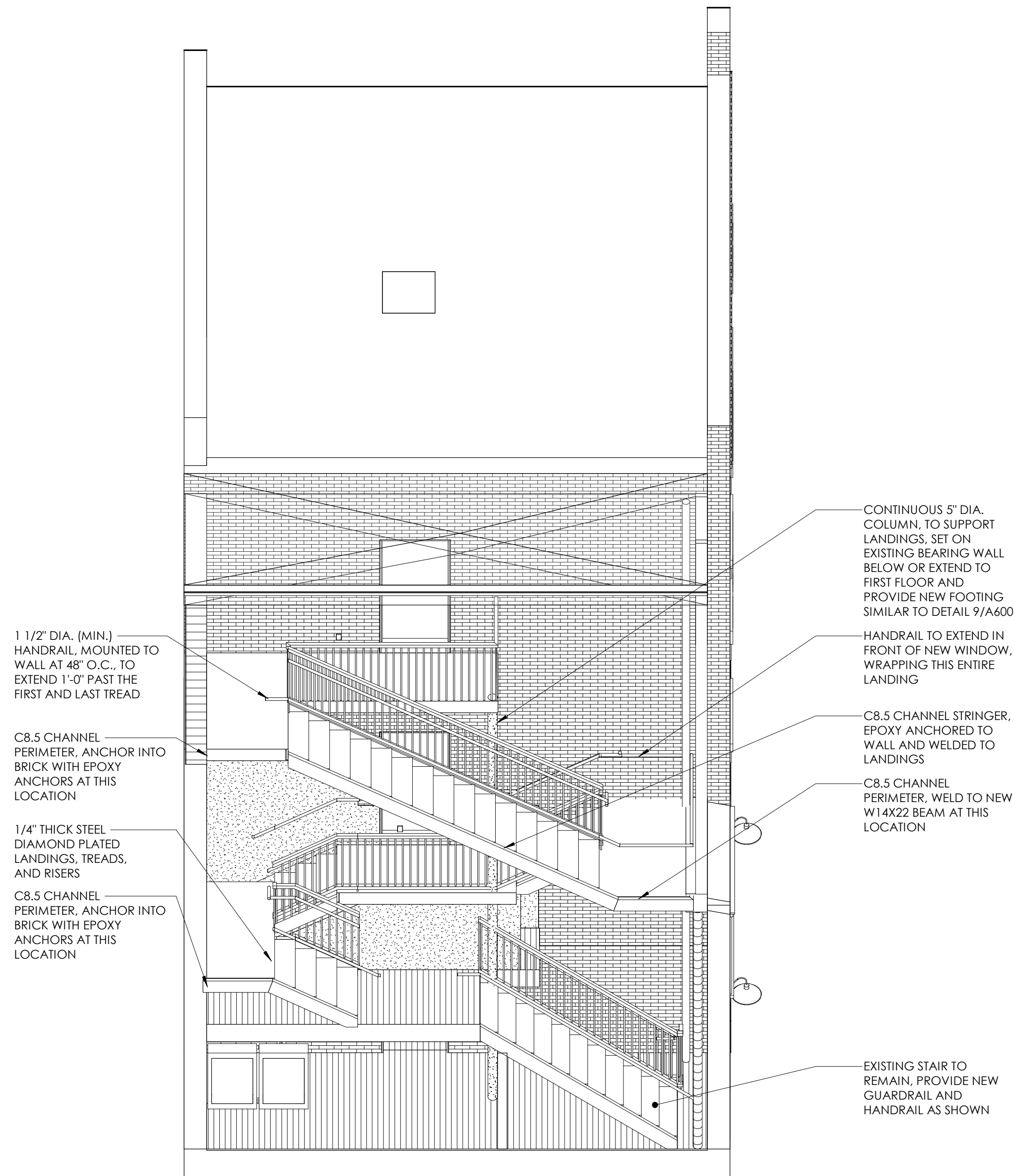
3
A800
LANDING CONNECTION DETAIL
1" = 1'-0"



4
A800
LANDING CONNECTION DETAIL AT PERIMETER
1" = 1'-0"



1
A800
STAIR AND CANOPY AXONOMETRIC - FOR REFERENCE ONLY



2
A800
STAIR AND CANOPY AXON - FOR REFERENCE ONLY

STAIR AND CANOPY AXON - FOR
REFERENCE ONLY
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
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PROJECT 2018.08
SHEET

A800

GENERAL MECHANICAL NOTES

1. INSTALL ALL DUCTWORK PER SMACNA STANDARDS. USING METAL DUCT ADEQUATELY SUPPORTED TO AVOID DEFLECTION IN DUCT. WRAP ALL SUPPLY DUCTWORK WITH 1 1/2" 3/4 P.C.F. DENSITY FIBERGLASS INSULATION WITH VAPOR BARRIER. TAPE & SEAL ALL SEAMS, CUT-OUTS, & PENETRATIONS. INSULATE TOPS & NECKS OF ALL DIFFUSERS AND REGISTERS. PROVIDE EXPOSED SPIRAL UNINSULATED DUCT IN ALL CONDITIONED SPACES, EXCEPT BATHROOM 143&144.
2. TEST AND BALANCE AIR DISTRIBUTION SYSTEM WITHIN 10% OF CFM SHOWN ON PLAN. PROVIDE BALANCE REPORT TO ENGINEER FOR REVIEW AT PROJECT COMPLETION.
3. RUN DUCTWORK BELOW THE FLOOR IN THE FIRST FLOOR, IN BULKHEADS AS REQUIRED AND ABOVE THE CEILINGS IN THE BATHROOMS. **NO DUCTWORK IS TO BE EXPOSED PER THE NATIONAL PARK SERVICE REHABILITATION GUIDELINES.**
4. PROVIDE ALL NECESSARY DUCT FITTINGS AND TRANSITIONS FOR A COMPLETE SYSTEM.
5. INSTALL DIFFUSERS WITH AIR TIGHT CONNECTIONS.
6. FIELD VERIFY CONDITIONS OF EXHAUST FANS, MODIFY OR CHANGE AS NECESSARY TO PROVIDE CFM'S SCHEDULED.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
8. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
9. ALL WORK SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO ARCHITECT AND OWNER FOR THEIR RECORDS.
10. ANY MECHANICAL UNITS OR SYSTEMS SHOWN ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC. AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
11. FINAL LOCATION OF ALL CEILING FEATURES TO BE CO-ORDINATED WITH ALL TRADES.
12. MECHANICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
13. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
14. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM THE PROJECT COMPLETION.
15. PROVIDE SHOP DRAWINGS FOR APPROVAL OF PLUMBING FIXTURES, ROOF TOP UNITS, GRILLES AND REGISTERS, FANS, WATER HEATERS, AND THERMOSTATS TO THE CONTRACTOR OR ARCHITECT.
16. ANY MODEL NUMBERS OR MANUFACTURERS LISTED THROUGHOUT THE DRAWINGS ARE A BASIS OF DESIGN. THE CONTRACTOR MAY AT HIS OPTION PROVIDE AN "OR EQUAL" MANUFACTURER OR PRODUCT. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL COST ADDITIONS REQUIRED TO THE SYSTEM SHOULD AN "OR EQUAL" MANUFACTURER BE SELECTED.
17. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL. RUN IN BULKHEADS OR EMBEDDED IN WALL WHERE APPLICABLE. PAINT TO MATCH WHEN EXPOSED.
18. ROVIDE A GAS SHUTOFF VALVE. COMPLETE WITH DIRT LEG AT EACH PIECE OF GAS FIELD EQUIPMENT.
19. THE HEATING AND COOLING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED AND INSTALLED BY SCHUTZ HEATING, A LICENSED MECHANICAL CONTRACTOR IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO ALL APPLICABLE MICHIGAN MECHANICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY MECHANICAL SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND HAVE BEEN PROVIDED BY SCHUTZ HEATING. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.
20. ALL DUCTS ARE TO BE INSULATED AND RUN IN BULK HEADS. NO DUCTS ARE TO BE EXPOSED.
21. SEE M101 AND M102 FOR ADDITIONAL MECHANICAL DETAILS.

MECHANICAL UNITS

A/C UNITS
(AC-1): TRANE SPLIT SYSTEM COOLING 3.0 TON UNIT, MODEL NUMBER 4TR3036H1000N
(AC-2): TRANCE SPLIT SYSTEM COOLING 4.0 TON UNIT, MODEL 4TR3048E100N
(F-1): TUHIBO80A9421C BY TRANE
FURNACE
EXHAUST FAN **(EX-1):** DU33HA CAPTIVE AIR FAN
MAKE-UP AIR UNIT BY TRANE OR EQUAL TO WORK WITH UNITS
MINI-SPLIT UNIT - MITSUBISHI P-SERIES PLA-A36EA7 AND PUY-A36NKA7(-BS) 36,000 BTU/H CEILING-CASSETTE AIR-CONDITIONING SYSTEM
PIZZA OVEN EXHAUST BY PIZZA OVEN PROVIDER

BASEMENT AND LEVEL 1 MECH. PLANS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

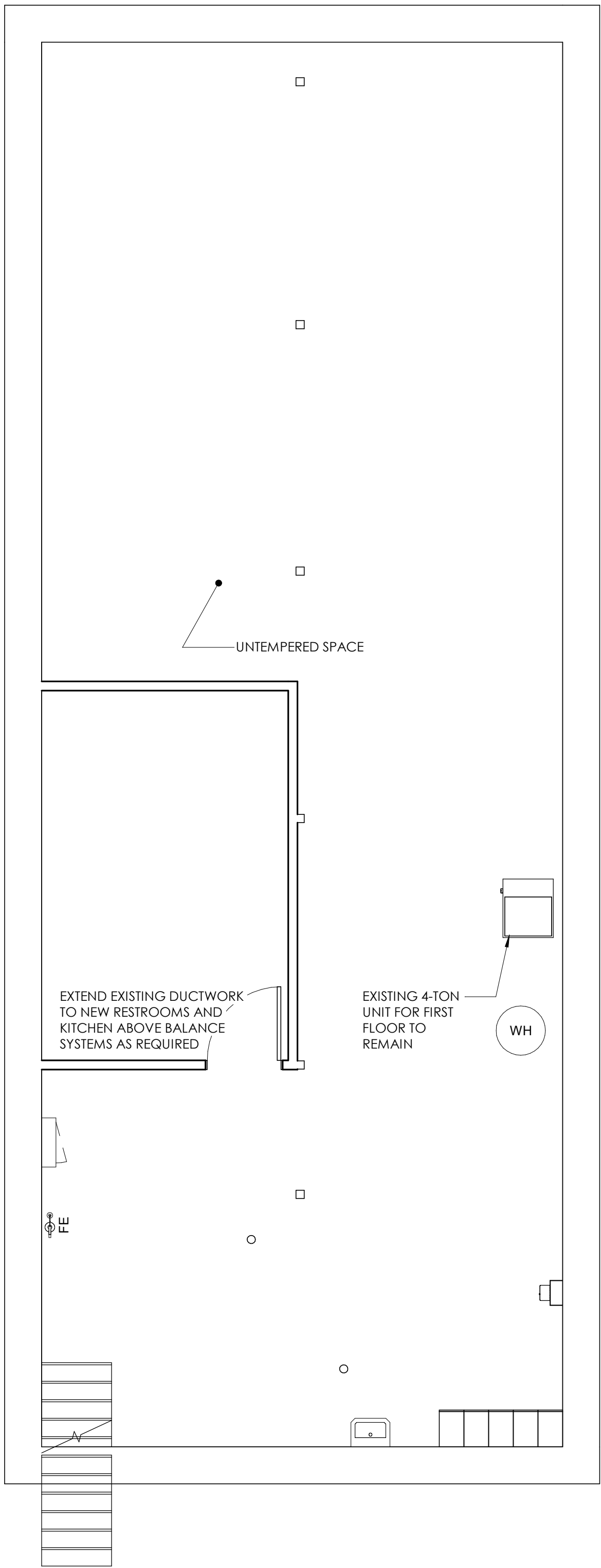
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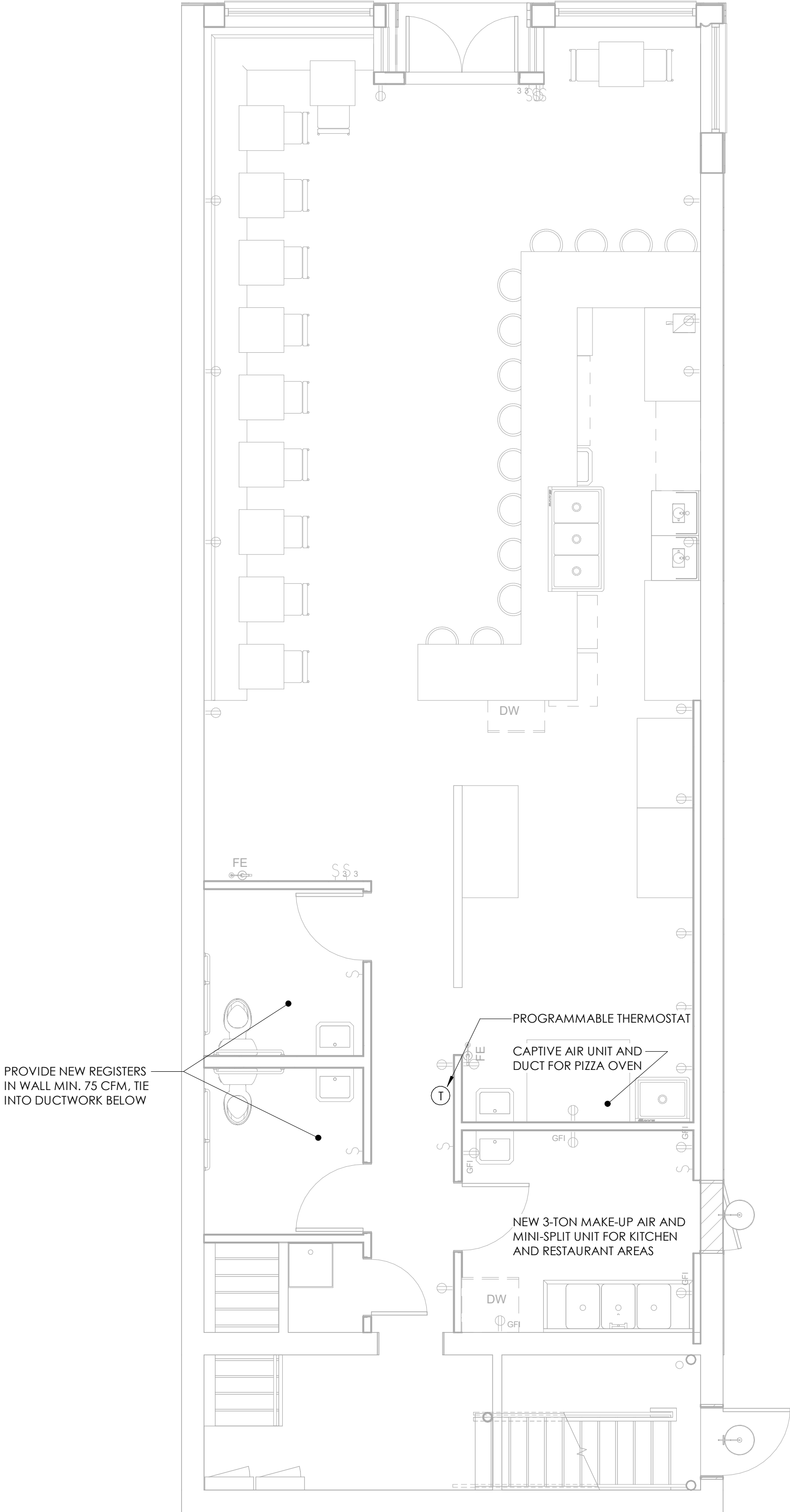
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M101

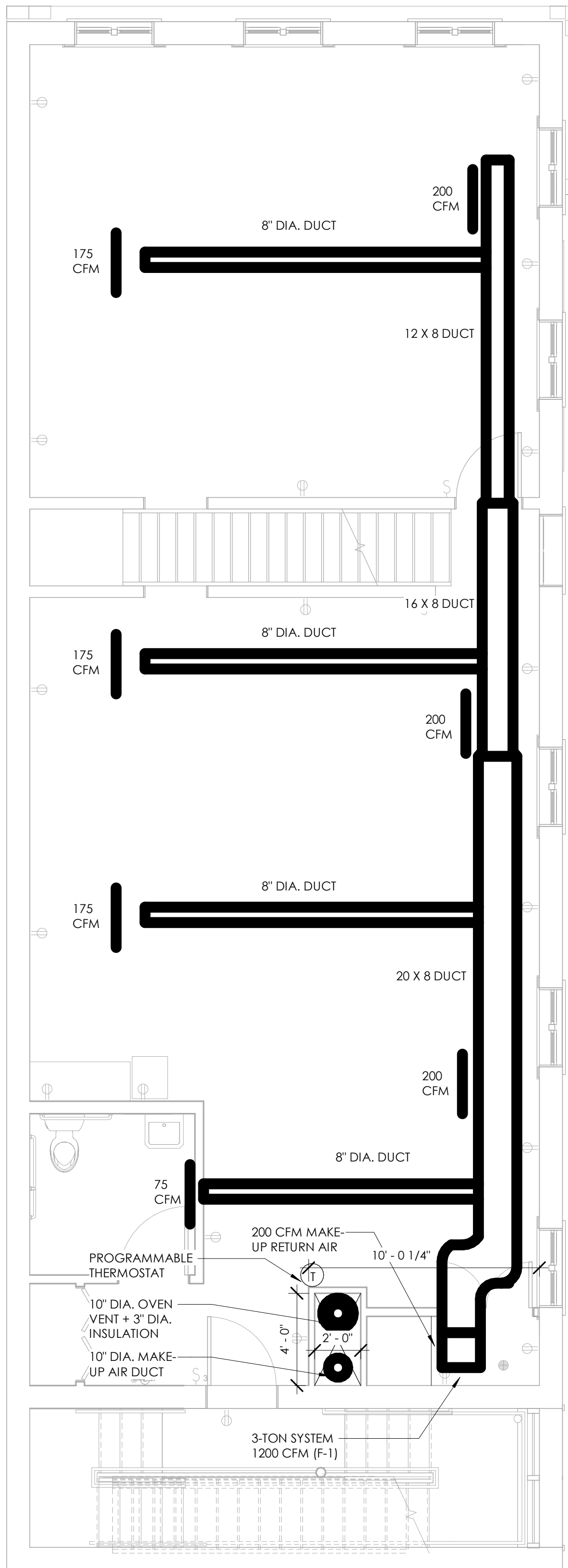


1 BASEMENT MECHANICAL PLAN
M101 1/4" = 1'-0"

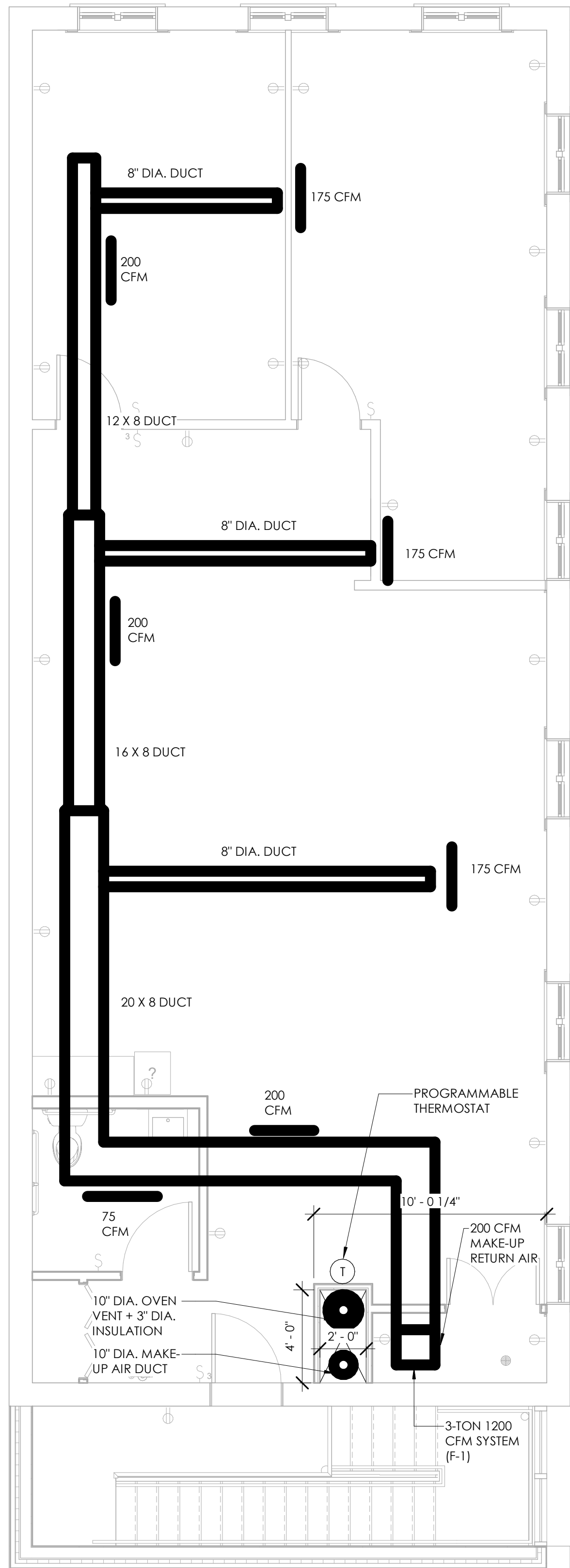


2 LEVEL 1 MECHANICAL PLAN
M102 1/4" = 1'-0"

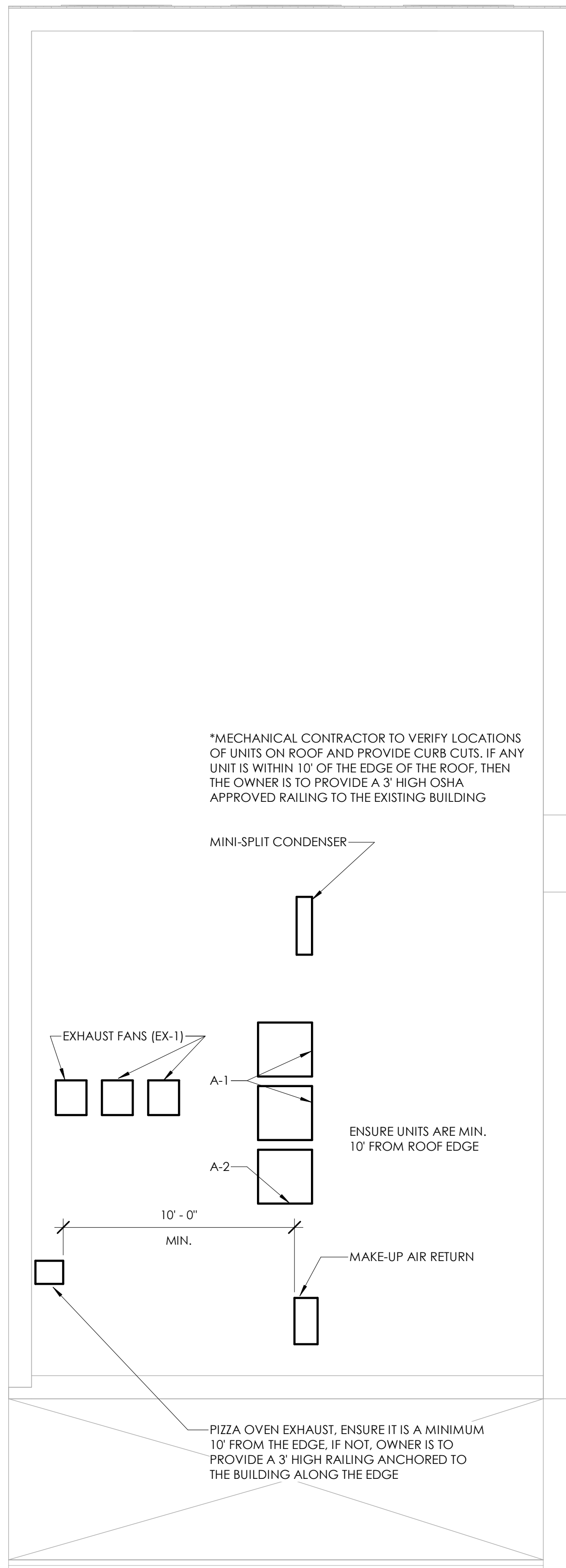
1 LEVEL 2 MECHANICAL PLAN
1/4" = 1'-0"



2 LEVEL 3 MECHANICAL PLAN
1/4" = 1'-0"



3 ROOF MECHANICAL PLAN
1/4" = 1'-0"



GENERAL MECHANICAL NOTES

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MECHANICAL UNITS

A/C UNITS
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(AC-2): TRANCE SPLIT SYSTEM COOLING 4.0 TON UNIT, MODEL 4TR3048E100N
(FURNACE (F-1): TUHIBO80A9421C BY TRANE
MAKE-UP AIR UNIT BY TRANE OR EQUAL TO WORK WITH UNITS
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PIZZA OVEN EXHAUST BY PIZZA OVEN PROVIDER

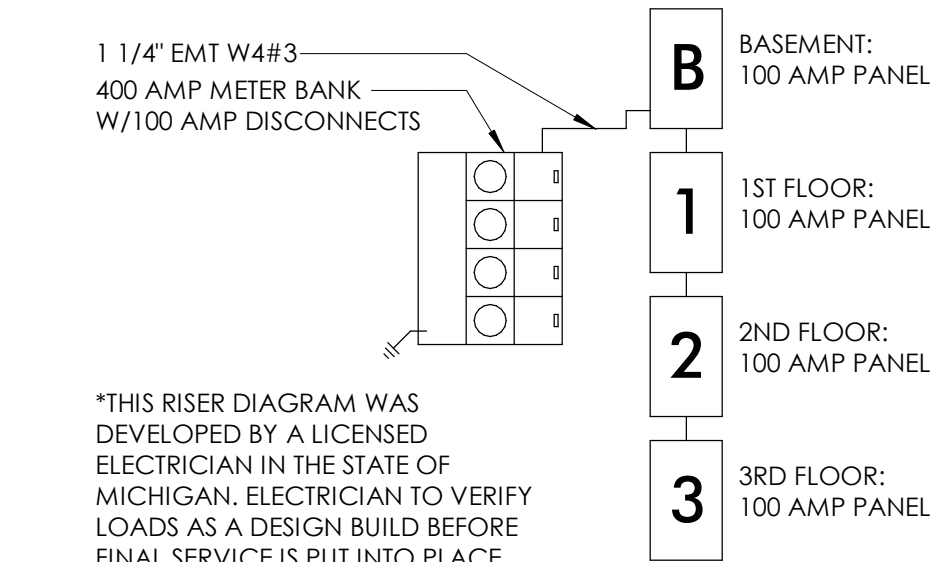
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20. ALL DUCTS ARE TO BE INSULATED AND RUN IN BULK HEADS, NO DUCTS ARE TO BE EXPOSED.
21. SEE M101 AND M102 FOR ADDITIONAL MECHANICAL DETAILS.



ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL AUTHORITIES HAVING JURISDICTION.
2. ALL ELECTRICAL WORK IS TO BE DONE AS A DESIGN BUILD SYSTEM. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE POWER, TO THE RESPECTIVE SPACES IN COMPLIANCE WITH ALL ELECTRICAL CODES.
3. ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
5. ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE, TYPE THNN/THXX INSULATION.
7. ALL RECEPTACLES SHALL BE HOSPITAL GRADE, 20 AMP, GROUNDING TYPE, WHITE COLOR WITH STAINLESS STEEL COVER PLATES. PROVIDE GFCI TYPES WHERE SHOWN. VERIFY AND COORDINATE ALL POWER OUTLETS TYPES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATIONS.
8. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, HOSPITAL GRADE, 20 AMP., WHITE COLOR WITH STAINLESS STEEL COVER PLATES.
9. ALL LIGHT FIXTURE BALLAST SHALL BE T8 ELECTRONIC, PROGRAM RAPID START, 10% THD, ADVANCE BALLAST.
10. MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMPS OR 1800 WATTS AT 120 VAC.
11. PROVIDE NEW TYPED PANEL INDEXES ON ALL ELECTRICAL PANELS THAT WERE REVISED.
12. ALL NEW LIGHTING TO BE LED.
13. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
14. GUARANTEE ELECTRICAL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
15. IT IS UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL. EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED, INSTALLER SHALL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERPLATES, WIRING, BREAKERS, CONTROL DEVICES, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
16. ALL LED LIGHTS SHOWN IN THE STAIRWAY ARE TO REMAIN ON PERMANENTLY AND ARE TO HAVE BATTERY BACK UP IN THE EVENT OF A POWER OUTAGE.
17. THE ELECTRICAL SYSTEM IS TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO MEET ALL APPLICABLE MICHIGAN ELECTRICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY ELECTRICAL SHOWN IS FOR REFERENCE ONLY AND HAS BEEN DESIGNED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.
18. LIGHT FIXTURES FOR REFERENCE HAVE BEEN PROVIDED TO THE OWNER. FINAL SELECTION SHALL BE MADE BY THE OWNER. FIXTURES ARE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION AND THE 2014 NATIONAL ELECTRICAL CODE.
19. VENT ALL PLUMBING AND BATHROOM EXHAUST THROUGH 2X6 WALL ON THE NORTH END OF THE NEW BATHROOMS THRU THE ROOF. 2X6 WALLS TO STACK
20. FROM FIRST TO SECOND FLOOR ENSURE THE ENTIRE CEILING IS COVERED AND SEALED WITH TWO LAYERS OF 5/8" TYPE-X GYPSUM BOARD TO PROVIDE A TWO HOUR RATING BETWEEN THE FIRST FLOOR A-2 RESTAURANT AND THE BUSINESS B USES UPSTAIRS



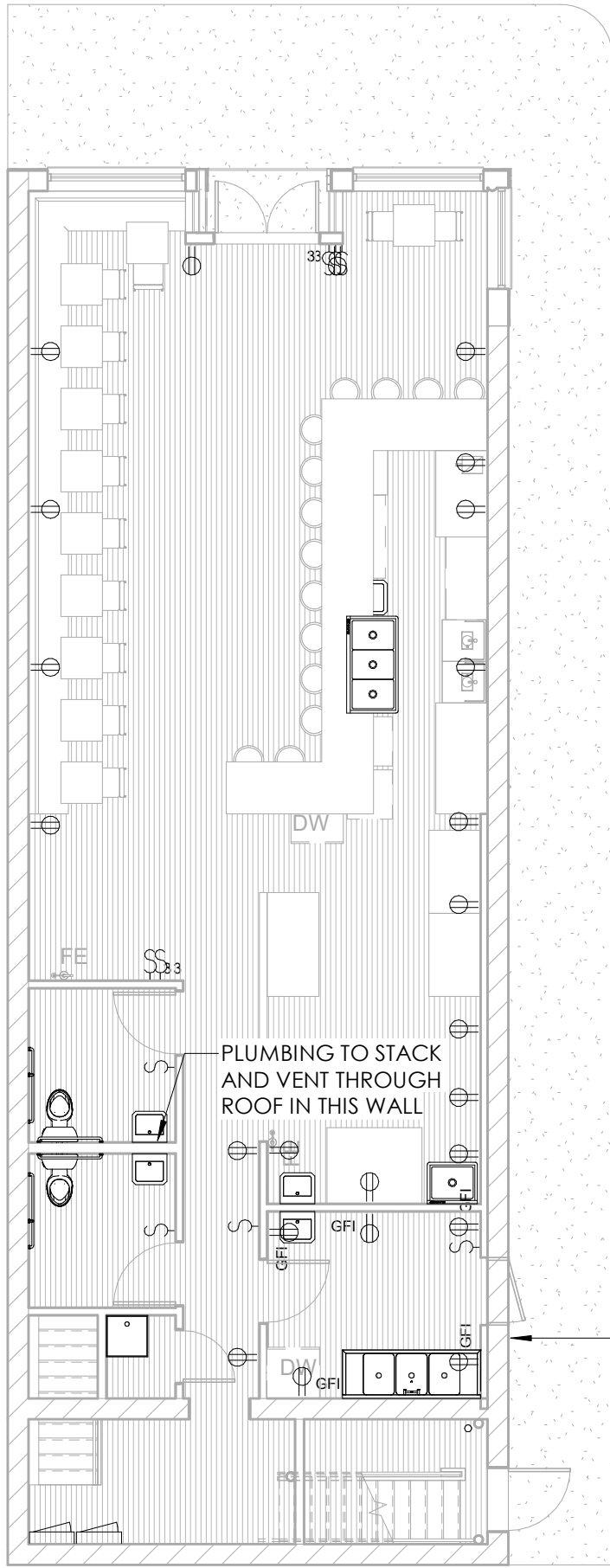
5 RISER DIAGRAM
MEP100 1/4" = 1'-0"

PLUMBING GENERAL NOTES

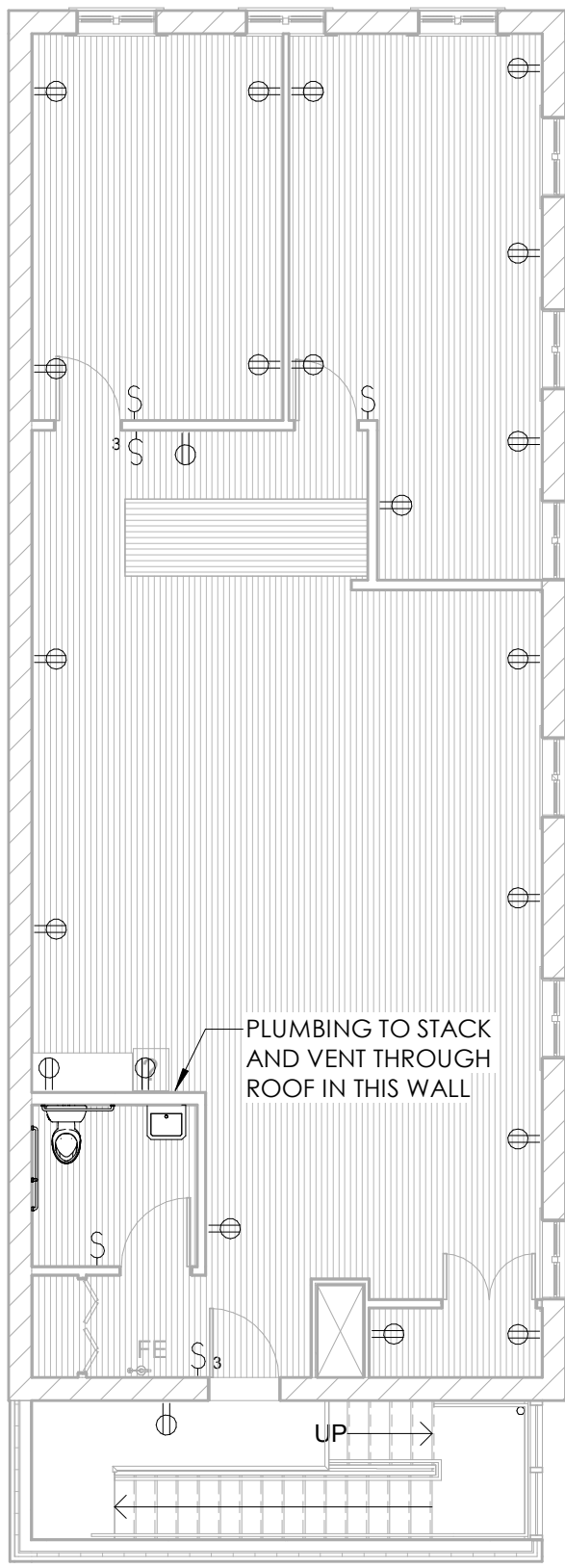
1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
2. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
3. ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDITIOUS PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
4. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC., AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
5. FURNISH AND INSTALL ALL VALVING FOR THE PROPER SECTIONALIZING AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES.
6. ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS, AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS, AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
7. ATTACH ALL FIXTURES TO SUPPORTING SURFACES PLUMB AND LEVEL. WALL HUNG UNITS SHALL BE SECURELY FASTENED TO WALL BACKING. PROVIDE CHAIR CARRIERS FOR ALL LAVATORIES
8. WHERE FIXTURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH DOW WHITE SILICONE CAULK.
9. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE CODE COMPLYING SYSTEM.
10. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM PROJECT COMPLETION.
11. PROVIDE SHOP DRAWINGS FOR APPROVAL OF PLUMBING FIXTURES, ROOF TOP UNITS, GRILLES AND REGISTERS, FANS, WATER HEATERS, AND THERMOSTATS.
12. PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
13. SLOPE ALL NEW SANITARY PIPING A MIN. OF 1/8" PER FOOT.
14. SANITIZE ALL NEW HOT & COLD WATER LINES PER LOCAL WATER DEPARTMENT REQUIREMENTS. FLUSH AND TEST SYSTEM FOR LEAKS. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROPER LEAK-FREE OPERATION OF SYSTEM. SOLDER JOINTS WITH NON-LEAD SOLDER.
15. PROVIDE DI-ELECTRIC FITTINGS WHERE DISSIMILAR METALS ARE CONNECTED.
16. SUPPLY ALL NECESSARY TRIM, P-TRAPS, AND ANGLE STOPS AT EACH PLUMBING FIXTURE.
17. DISTRIBUTE HOT & COLD WATER PIPING IN TYPE "L" HARD DRAWN COPPER TUBING, ASTM B 88, TO MEET MINIMUM CONNECTION SIZE REQUIREMENTS AS SHOWN ON THE PLUMBING FIXTURE CONNECTION SCHEDULE.
18. INSULATE ALL COLD WATER LINES WITH 1" MINERAL FIBER INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER LINES WITH 1" FIBERGLASS.
19. DRAIN, VENT AND WASTE PIPING SHALL BE SCHEDULE DWV PVC. CLEAN OUTS IN FINISHED AREAS SHALL BE RECESSED AND HAVE CHROME OR BRASS COVER PLATES FLUSH WITH THE FINISHED FLOOR.
20. PROVIDE SHUTOFF VALVES ON HOT & COLD WATER BRANCH PIPING TO ISOLATE BRANCH.
21. PROVIDE CLEAN OUTS INSIDE AND OUTSIDE THE BUILDING 100 FEET APART, AND AT LOCATIONS WHERE A CHANGE IN DIRECTION GREATER THAN 45 DEGREES OCCURS.
22. INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICE AND CLEANING.
23. AT EACH BARRIER FREE WATER CLOSET WITH FLUSH VALVE, INSTALL THE HANDLE TOWARD THE "OPEN" SIDE OF THE WATER CLOSET STALL.
24. INSTALL POTABLE WATER PROTECTION DEVICES ON PLUMBING LINES WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR, ON JANITOR ROOMS, FIRE SPRINKLER SYSTEMS, AND FLUSH VALVES.
25. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
26. FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PDI WH201.
27. LAY OUT PLUMBING WORK TO AVOID CONFLICTS WITH OTHER BUILDING COMPONENTS. ESTABLISH ELEVATION OF PUBLIC SEWER SYSTEM.
28. THE PLUMBING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED PLUMBING CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED BY A LICENSED PLUMBING CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. ANY PLUMBING SHOWN IS FOR REFERENCE ONLY. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.

PLUMBING FIXTURES *PROVIDED AS A BASIS OF DESIGN

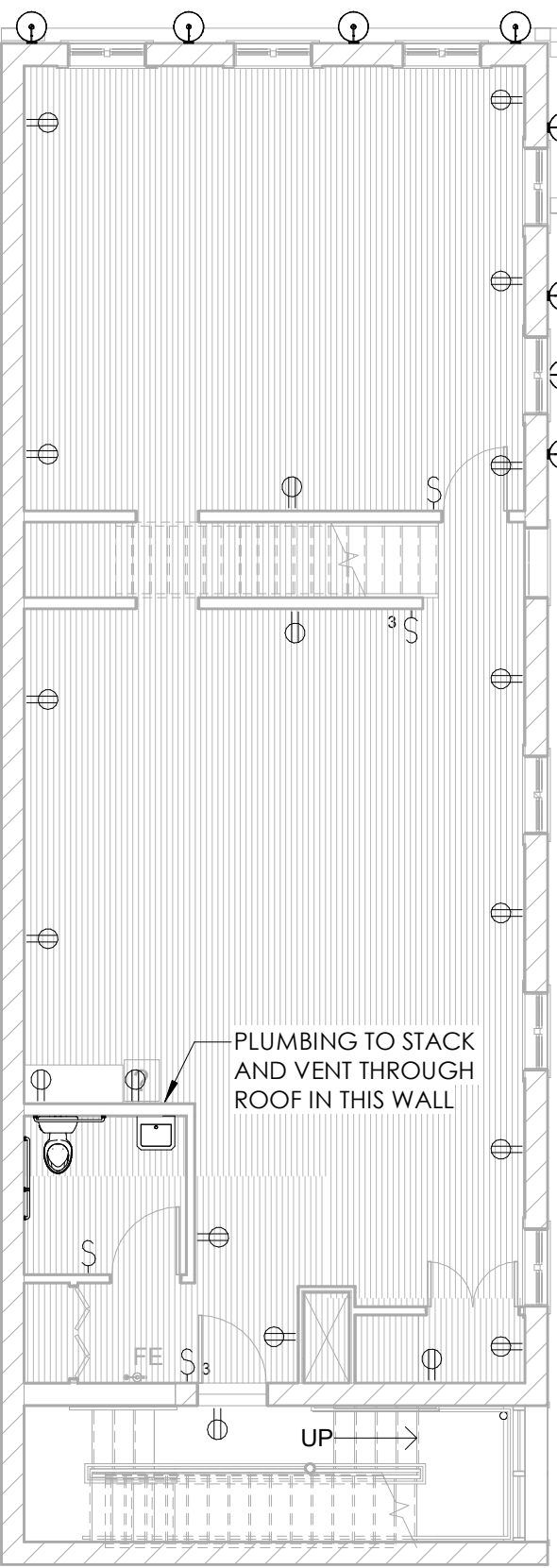
- LAVATORY**
WALL MOUNTED KOHLER K-2032-0, 20 3/4" X 18 1/4" WALL MOUNTED/CONCEALED ARM CARRIER BATHROOM SINK WITH 4" CENTER SET FAUCET HOLES, WHITE
- LAVATORY FAUCET**
KOHLER K-R76257-4D-2BZ COLOR: OIL-RUBBED BRONZE
- WATER CLOSET**
FLOOR MOUNTED: BARRIER FREE, TANK TYPE, VITREOUS CHINA, SIPHON JET, ELONGATED BOWL, LOW CONSUMPTION, 16 1/2" RIM HEIGHT, WHITE IN COLOR, COMPLETE WITH OPEN SEAT. AMERICAN STANDARD "CHAMPION 4 RIGHT HEIGHT ELONGATED TOILET" MODEL 2002.014. SEAT: SOLID WHITE PLASTIC, OPEN FRONT, EXTENDED BACK, SELF-SUSTAINING HINGE, BRASS BOLTS, WITHOUT COVER, OLSONITE #95C COMFORT CURVE.
- WATER HEATER**
(140 DEGREE F WATER TO KITCHEN EQUIPMENT) BASED ON LOCHINVAR SHIELD GAS WATER HEATER, MODEL SNR201-100 115V/10, 90 GALLON, 199,999 BTUH INPUT, 233 GPH RECOVER AT 100 DEGREES F RISE, 305 GPH FIRST HOUR, 3" DIA. AIR INLET AND 3" DIA. VENT. PROVIDE WITH VENT TERMINATION KIT, CONDENSATION NEUTRALIZATION KIT, 120/11/60
- MOP SINK**
SQUARE, LACQUERED CAST IRON BODY WITH DOME STRAINER, NICKEL-BRONZE FRAME. PROVIDE GRATE APPROPRIATE FOR APPLICATION. TOP FLUSH WITH FLOOR (FLOOR SINK TO FUNCTION AS FLOOR DRAIN IN ALL LOCATIONS)
- *FUTURE RESTAURANT EQUIPMENT TO BE SELECTED BY EQUIPMENT COMPANY AND COORDINATED WITH ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTORS



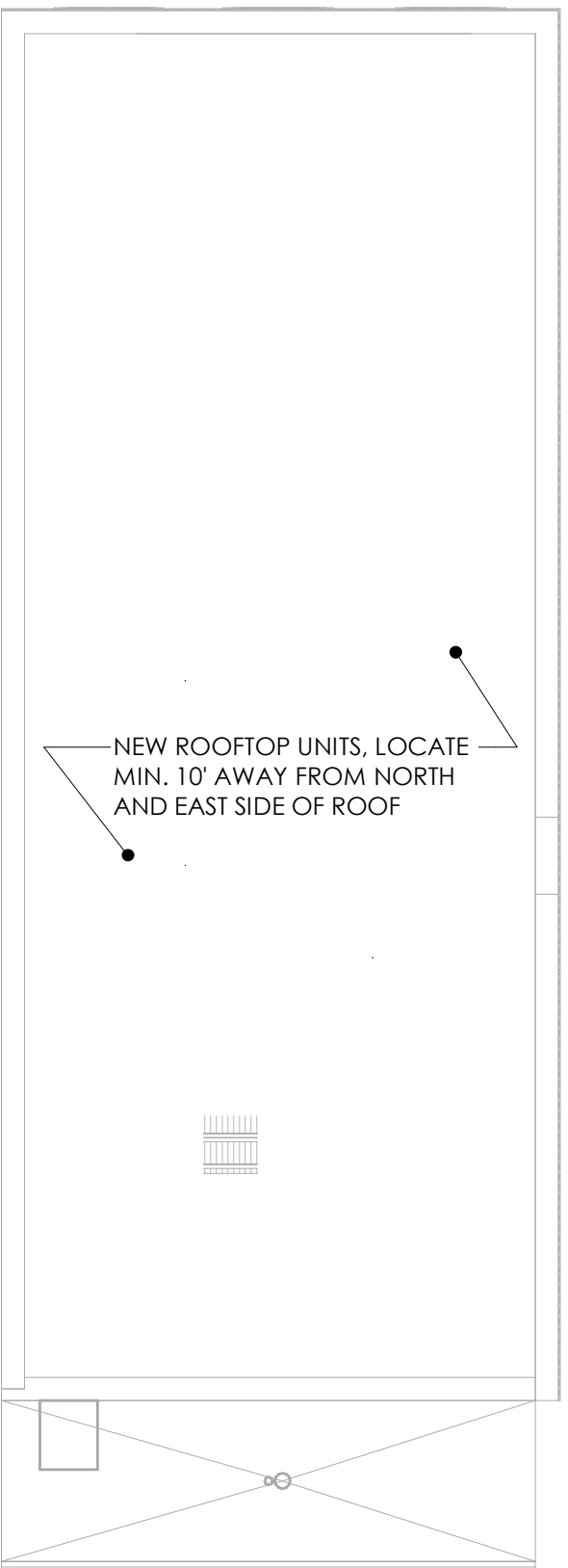
1 LEVEL 1 MEP PLAN
MEP100 1/8" = 1'-0"



3 LEVEL 3 MEP PLAN
MEP100 1/8" = 1'-0"



2 LEVEL 2 MEP PLAN
MEP100 1/8" = 1'-0"



4 ROOF MEP PLAN
MEP100 1/8" = 1'-0"

Approved Drawings from October 2018

NOT FOR CONSTRUCTION



MASONRY NOTES

1. REPOINT MASONRY WHERE REQUIRED WITH TYPE K MORTAR
2. REPOINT ALL JOINTS THAT HAVE ERODED GREATER THAN 1/4" PAST THEIR ORIGINAL FACE.
3. ALL MORTAR JOINTS WITH MINOR HOLES OR VOIDS THAT CAN BE PENETRATED WITH A 1/16" DIAMETER WIRE GREATER THAN ONE HALF OF THE BRICK THICKNESS SHALL BE REPOINTED.
4. REPOINT ALL OF THE THROUGH DEEP MASONRY CRACKS ABOVE THE WINDOWS ON THE FIRST AND SECOND FLOORS AS REQUIRED. USE THE SQUEEZE BAG METHODOLOGY TO PLACE THE MORTAR AS DEEP AS POSSIBLE.
5. ACID ETCH TO ATTEMPT TO BLEND IN THE EXISTING NON-MATCHING MORTARS. THE GRAY PORTLAND CEMENT CONTAINING MORTARS WILL NOT BLEND IN TO MATCH THE EXISTING PERFECTLY. THE INTENT IS JUST TO MATCH IT CLOSER THAN WHAT IS CURRENTLY THERE.
6. MORTAR REPOINTING SHOULD OCCUR AS FOLLOWS:
 - A. MORTAR MATCHING SHALL BE ACHIEVED VIA MATCHING OUR PRE-MADE BISCUITS, FOLLOWED BY AN ONSITE MATCH VERIFIED BY THE OWNER AND ARCHITECT, PRIOR TO REPOINTING.
 - B. MIX DESIGN SHALL BE A LIME PUTTY-BASED MORTAR WITH MATCHING AGGREGATE TO ACHIEVE NATIONAL PARK STANDARDS OF PROPER BOND AND SAME OR LOWER COMPRESSIVE STRENGTH AS THE MATCHING MORTAR.
 - C. REMOVE DETERIORATED MORTAR (A MINIMUM DEPTH OF TWO TIMES THE WIDTH OF MORTAR JOINT). ALL PROCEDURES WILL FOLLOW THE CURRENT OSHA STANDARD FOR SILICA DUST CONTROL WHEN PERFORMING THIS WORK.
 - D. BRUSH, VACUUM OR WATER FLUSH TO REMOVE DEBRIS IN THE JOINT.
 - E. WATER-SOAK THE BRICK (TO SATISFY THE POROSITY OR THIRST OF THE BRICK).
 - F. PRE-WET TO REDUCE THE AMOUNT OF INITIAL DEHYDRATION OF THE MORTAR THAT IS ABOUT TO BE REPLACED.
 - G. DELIVER MORTAR TO THE PREPARED JOINT. SEVERAL LAYERS MAY BE REQUIRED TO FILL THE JOINT FLUSH WITH THE OUTER SURFACE OF THE MASONRY.
 - H. STRIKE BACK (TOOLING THE JOINT TO MATCH THE EXISTING HISTORIC JOINT).
 - I. CUT BACK THE JOINT TO RECESS THE FINAL MORTAR SLIGHTLY FROM THE FACE OF THE MASONRY.
 - J. WAIT FOR THE MORTAR TO SET UNTIL IT IS READY TO BE COMPACTED.
 - K. DRY BRUSH COMPACT THE JOINTS TO ALLOW FOR FURTHER DEVELOPMENT OF A BOND BETWEEN OLD MORTAR AND BRICK.
 - L. PRE-WET TO SATURATE THE BRICK IN PREPARATION FOR THE LAST STEP.
 - M. WEATHERING WASH TO MATCH THE OLD AND NEW MASONRY.

CAST IRON WINDOW SURROUNDS

1. CAST IRON WINDOW SURROUNDS WILL HAVE THE EXISTING PAINT REMOVED. ASBESTOS CAULK IS TO BE REMEDIATED BY A LICENSED ASBESTOS CONTRACTOR IN THE STATE OF MICHIGAN.
2. CLEAN EXFOLIATED CORROSION PRODUCTS AND APPLY A RUSY METAL RUSTOLEUM PRIMER OR EQUIVALENT.
3. APPLY TWO (2) COATS OF PROTECTIVE PAINT, SINGLE COLOR, SW XXXX.

EXTERIOR GENERAL NOTES

1. INSTALL A BACK SLOPED METAL CAP SYSTEM THAT EXTENDS DOWN TO THE EXISTING WOOD INSERT WITH THE DRIP EDGE. THIS WILL BE INSTALLED DIRECTLY OVER THE EXISTING PROTECTIVE METAL CAP WITH A COLOR TO MATCH THE CAST IRON WINDOW SURROUNDS.
2. A SEPARATION WATERPROOFING MEMBRANE WILL BE INSTALLED ON THE EXISTING METAL PRIOR TO INSTALLING THIS SYSTEM.
3. GENERAL CONTRACTOR TO PULL PERMITS FOR THE BUILDING. SUBCONTRACTORS ARE RESPONSIBLE FOR ADDITIONAL PERMITS AS REQUIRED.

EXTERIOR ELEVATIONS

101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN

DATE 10/11/2018 6:36:56 AM

SCALE As indicated

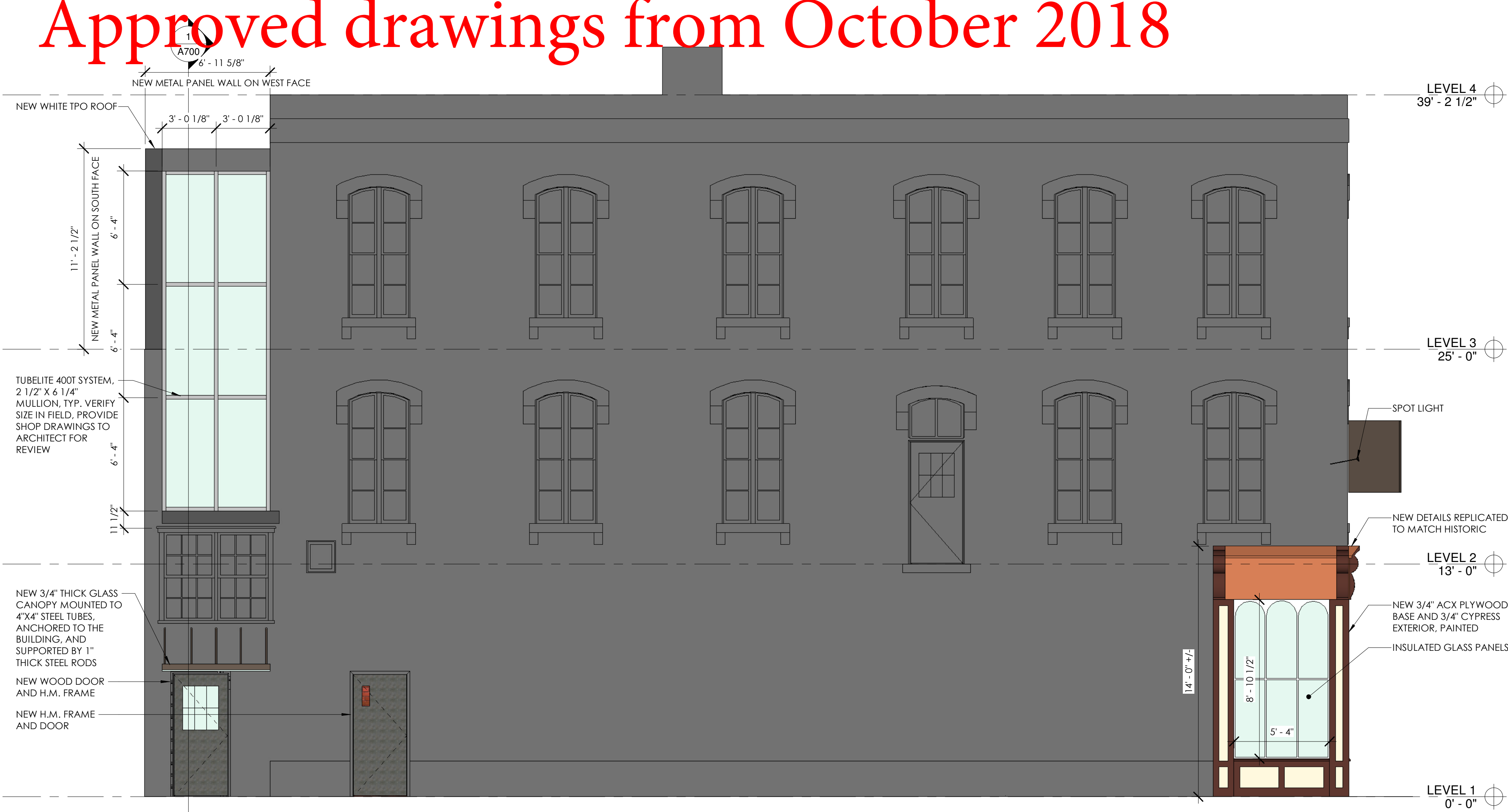
STAMP

PROJECT 2018.08

SHEET

A500

Approved drawings from October 2018



1
A501
ALTERNATIVE EAST ELEVATION
1/4" = 1'-0"



2
A501
ALTERNATIVE NORTH ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

Photos showing interior structure.











Facing south-southwest to facade and east elevation.



Facing west-southwest to east elevation.



Facing west-southwet to northeast corner of storefront.



Facing southeast to facade storefront.



HDC Work Permit Staff Review

Property address: 109 Maple

Property History: The property includes a two story vernacular house, erected at the turn of the twentieth century, which is contributing to the historic district.

Date of Application: May 5, 2020

Date of Review: May 7, 2020

Date of Meeting: May 12, 2020

Proposed work: Remove two layers of siding.

Materials: None at this time.

Staff review:

1. According to the applicant, the house currently has three layers of siding: aluminum, asbestos, and wood.
2. The applicant would like to remove the two outer layers of aluminum and asbestos and assess the condition of the original wood.
3. The applicant would like feedback from the commission on plans once the non-historic siding is removed. They would like to:
 - a. Restore the original wood siding if it is in repairable condition, or-
 - b. Replace the siding with fiber-cement siding, such as HardiePlank.
4. An official repair/replacement strategy is not part of this application, staff recommended having separate applications for removal and repair.

Considerations

5. There are already some known issues with the wood siding that will need to be addressed once the outer siding is removed.
 - a. The applicant knows of several areas on the house where there is exterior water damage. Staff advised that those areas be well documented.

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.

- b. There are areas on the rear ell of the house where there is currently no siding, due to extensive roof and soffit repairs.
- c. Sanborn Maps reveal that there was originally a covered front porch that spanned the width of the façade. The applicant indicated that long term, they would like to restore the porch. However, there is likely a gap in wood siding at the location of the porch roof, which should be discussed in the short term.

Staff notes on fiber cement and composite sidings:

- Staff conducted research into all instances of approved fiber cement and composite siding over the last decade. Most cases were approved for additions and garages.
- In some instances the material was approved for repairs, tying into a majority wood-sided elevation. In at least one instance, an entire façade elevation was approved for replacement
- At least one other house in the district has been fully replaced with fiber cement siding- 208 E Cross- which was approved in 2005.
- Based on meeting minutes, Commissioners did extensive research into the appropriateness of fiber cement and composite siding in 2018, but formed no official policy or opinion on it.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 109 Maple, as submitted in the application dated May 5, 2020, including removal of the aluminum and asbestos siding to assess the condition of the original wood siding.

Relevant Secretary of the Interior's Standards:

#2 #5

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

109 Maple St

Applicant

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

Name

Matthew D Peters

Address

109 Maple St

City

Ypsilanti

State

Mi

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Self

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

#3. Currently the house has 3 layers of siding. The first layer is the original wood siding, covered by asbestos tiles, covered by Aluminum. I am interested in first removing the aluminum and asbestos siding to inspect the condition of the wood siding. At this point, I will make a decision to either restore the wood siding or instead replace it with James Hardie cement fiber board siding. I have been told this siding has been approved in the past. The color will be a very close variation of the blue show in the picture of the 330 E Forest.

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

#3. Currently the house has 3 layers of siding. The first layer is the original wood siding, covered by asbestos tiles, covered by Aluminum. I am interested in first removing the aluminum and asbestos siding to inspect the condition of the wood siding. At this point, I will make a decision to either restore the wood siding or instead replace it with James Hardie cement fiber board siding. I have been told this siding has been approved in the past. The color will be a very close variation of the blue show in the picture of the 330 E Forest.

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:
0

Permit fee:
\$45 + _____ =45

Signature

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

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

Signature:

Date:
5/5/2020

Print Name:

Matthew Peters

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.



Facing northeast to facade and west elevation



Facing north-northwest to facade and west elevation

Photos submitted from the applicant.









John McCarter Construction Project Proposal 2020



JamesHardie



Fiber Cement Siding Selections

Every siding project includes:

- 30 year non-prorated factory warranty from James Hardie (JH HZ5 Siding)
- 15 year prefinished warranty from James Hardie (JH NT3 **Statement Collection**), including NT3 trim
- Remove 1 layer(s) siding & trim
- 5 year labor warranty from John McCarter Construction
- Inspect substructure for defects
- Install weather resistant housewrap, tape vertical seams
- Install custom flashing at butt joints, horizontal trim, windows and doors, light blocks, dryer vents, kick out flashing, roof/wall intersection, horizontal brick ledge
- Install James Hardie 8 1/4" Cedar mill lap siding
- Install 0 garage door jambs
 1. Paint
 2. Aluminum
 3. James Hardie
- Attic inspection, written, with pictures
- Color matched caulking at windows, doors, light blocks, siding to trim joints
- Install to James Hardie specs
- Install to state and local codes
- All material protected per James Hardie specs: covered & elevated
- Site cleaned daily
- Use magnet broom daily for nails
- Debris hauled away
- Inspect chimney cap
- Installed by factory trained, certified installers
- All equipment, labor & material included

OPTION 1

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3
ROUGHSAWN trim at
windows and corners
in sided areas

Homeowner to strip existing
siding off home (demo) and
haul away,

JMC to install house wrap,
siding/trim install, and
osb/plywood sheathing over
asbestos

\$26,820

OPTION 2

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3
ROUGHSAWN trim at
windows and corners
in sided areas

Homeowner to strip existing
siding off home (demo) and
haul away, and install
osb/plywood sheathing over
asbestos

JMC to install house wrap and
siding/trim

\$21,900

Initials _____

OPTION 3

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3
ROUGHSAWN trim at
windows and corners
in sided areas

JMC to strip existing siding
off home (demo) and haul
away, and install osb/plywood
sheathing over asbestos

JMC to install house wrap and
siding/trim

\$27,320

Initials _____

John McCarter Construction Project Proposal 2020



James Hardie



Fiber Cement Siding Selections

Every siding project includes:

- 30 year non-prorated factory warranty from James Hardie (JH HZ5 Siding)
- 15 year prefinished warranty from James Hardie (JH NT3 **Statement Collection**), including NT3 trim
- Remove 1 layer(s) siding & trim
- 5 year labor warranty from John McCarter Construction
- Inspect substructure for defects
- Install weather resistant housewrap, tape vertical seams
- Install custom flashing at butt joints, horizontal trim, windows and doors, light blocks, dryer vents, kick out flashing, roof/wall intersection, horizontal brick ledge
- Install James Hardie 8 1/4" Cedar mill lap siding
- Install 0 garage door jambs
 1. Paint
 2. Aluminum
 3. James Hardie
- Attic inspection, written, with pictures
- Color matched caulking at windows, doors, light blocks, siding to trim joints
- Install to James Hardie specs
- Install to state and local codes
- All material protected per James Hardie specs: covered & elevated
- Site cleaned daily
- Use magnet broom daily for nails
- Debris hauled away
- Inspect chimney cap
- Installed by factory trained, certified installers
- All equipment, labor & material included

OPTION 4

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3 **SMOOTH**
trim at windows and corners
in sided areas

Homeowner to strip existing
siding off home (demo) and
haul away,

JMC to install house wrap,
siding/trim install, and
osb/plywood sheeting over
asbestos, Field Paint trim and
siding to color of your choice

\$23,270

OPTION 5

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3 **SMOOTH**
trim at windows and corners
in sided areas

Homeowner to strip existing
siding off home (demo) and
haul away, and install
osb/plywood sheeting over
asbestos

JMC to install house wrap and
siding/trim

Field Paint trim and siding to
color of your choice

\$19,850

Initials _____

OPTION 6

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3 **SMOOTH**
trim at windows and corners
in sided areas

JMC to strip existing siding
off home (demo) and haul
away, and install osb/plywood
sheeting over asbestos

JMC to install house wrap and
siding/trim

Field Paint trim and siding to
color of your choice

\$23,770

Initials _____

John McCarter Construction PROJECT PROPOSAL

PREPARED FOR:

Matthew Peters
109 Maple
Ypsilanti, Mi 48198

Steve Witkowski – Senior Project Consultant

734-787-8395 Cell

steve@johnmccarterconstruction.com

Office and Showroom 475 Washington, South Lyon, Mi (248) 446-1750

www.JohnMcCarterConstruction.com

John McCarter Construction Project Proposal 2020

RICK SNYDER GOVERNOR	STATE OF MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS BUREAU OF PROFESSIONAL LICENSING RESIDENTIAL BUILDER COMPANY LICENSE	M719202
- Q. Q. - JOHN MCCARTER	INDV#: 2101110181	
JOHN MCCARTER CONSTRUCTION LLC DBA/ JOHN MCCARTER CONSTRUCTION 475 WASHINGTON SOUTH LYON MI 48178		
LICENSE NO. 2102179038	EXPIRATION DATE 05/31/2020	AUDIT NO 3144611
THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN		

RICK SNYDER GOVERNOR	STATE OF MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS BUREAU OF PROFESSIONAL LICENSING RESIDENTIAL BUILDER LICENSE	M719201
JOHN MCCARTER 475 WASHINGTON SOUTH LYON MI 48178		
LICENSE NO. 2101110181	EXPIRATION DATE 05/31/2020	AUDIT NO 3144529
THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN		

John McCarter Construction Project Proposal 2020



South Lyon Chamber of Commerce
(248) 437-3257



Builders & Remodelers Association
of Greater Ann Arbor
(734) 996-0100



Washtenaw Remodelers Council
(734) 996-0100



GuildQuality, Inc.
(888) 355-9223



Home Advisor
(877) 800-3177



Angie's List
(866) 907-5478



Yelp
yelp.com



Google
google.com

John McCarter Construction Project Proposal 2020

CERTIFICATE OF COMPLETION

This certificate is awarded to:

John McCarter Construction

In recognition of your attendance & participation at the:



**James Hardie®
Siding Products**

Diamond Dealer

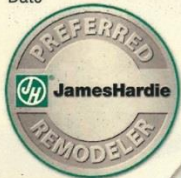


James Hardie Preferred Remodeler

This signifies that **JOHN McCARTER CONSTRUCTION**
is a James Hardie Preferred Remodeler for 2014-2015

March 6, 2014

Date



26300 La Brea, Suite 400, Mission Viejo, CA 92691 • 1.866.4HARDIE • 1.866.443.7343 • www.jameshardie.com
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John McCarter Construction Project Proposal 2020

Top Quality Manufacturers:



from **MARVIN**
Windows and Doors

Built to perform.®



Weather Shield®
Premium Windows & Doors

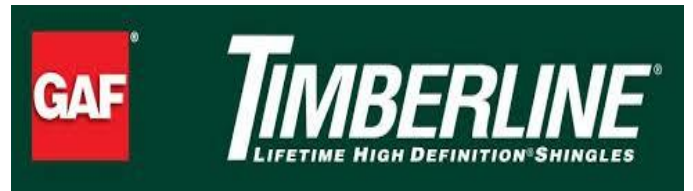
FYPON



Skylights



THERMA TRU®
DOORS



John McCarter Construction Project Proposal 2020



NAT-55091-1

Lead paint poisoning affects over one million children today. Adverse health effects include learning disabilities, behavioral problems, and speech delays. If not done in a lead-safe manner, renovations and repair activities that disturb lead-based paint can expose children, as well as adults, to harmful levels of lead dust.

John McCarter Construction (certification # NAT-55091-1) is certified under the U.S. Environmental Protection Agency's Renovation, Repair and Painting Rule as a Lead Safe Certified company. Our employees are trained in lead-safe work practices and have met all regulations as mandated by the EPA.

To become a certified renovator, our employees are required to take eight hours of training, of which two hours must be hands-on training, to become certified. This training is good for five years. In addition, renovation firms must be certified by EPA or by a state authorized by EPA to administer its own program.

John McCarter Construction Project Proposal 2020

JOHN MCCARTER CONSTRUCTION COMPANY, LLC LIMITED WARRANTY – RESIDENTIAL REMODELING PROJECTS

1. Term. The term of the coverage of this Limited Warranty begins upon Substantial Completion of the Work as specified in the Contract between McCarter Construction Company, LLC (“Contractor”) and Owner. This date is referred to in this Limited Warranty as the “Warranty Commencement Date.”
2. Coverage. Except as otherwise stated in this Limited Warranty, Contractor warrants that for sixty (60) months after the Warranty Commencement Date (“Warranty Period”) the Work shall be free from material defects in labor or material arising from the Work. Payment in full to Contractor from Owner pursuant to the Contract is a condition precedent to Contractor’s obligation to perform warranty work under this Limited Warranty. Owner’s delay in payment to Contractor shall not extend the Warranty Period.
3. Manufacturers’ Warranties. Contractor will assign and pass through to Owner the manufacturers’ warranties, if any, on all appliances, equipment and material that are provided as part of the Work. These warranties may be shorter or longer in duration than the Warranty Period. The following are examples of such appliances, equipment, and material although not every project necessarily includes these items and some projects may include appliances, equipment or material not in this list: refrigerator, range, furnace, dishwasher, microwave, garbage disposal, ventilating fan, whirlpool, and air conditioner. If a defect occurs in an item covered by a manufacturers’ warranty, Owner shall follow the claims procedure outlined below in Paragraph 5 and, although Contractor is not warranting an aspect of these items, Contractor will work on the Owner’s behalf to cause the warranty to be honored and coordinate the work to be done.
4. EXCLUSION FROM COVERAGE. CONTRACTOR DOES NOT ASSUME RESPONSIBILITY FOR ANY OF THE FOLLOWING, ALL OF WHICH ARE EXCLUDED FROM THE COVERAGE OF THIS LIMITED WARRANTY:
 - (a) Appliances and pieces of equipment which are covered by a manufacturer’s warranty including any items that are “consumer products” as defined in the Magnuson-Moss Act excluding Contractor’s installation which remains Contractor’s responsibility.
 - (b) Damage due to ordinary wear and tear, abusive use, or lack of proper maintenance of the Work or the Property.
 - (c) Defects that are within the tolerances of industry standards, or that are the result of characteristics common to the materials used and which do not materially impair the intended function, such as (but not limited to) warping and deflection of wood; minor cracks due to drying and curing of wood, concrete, stucco, plaster, bricks, and masonry; minor cracks in tile grout or minor heaving of tile; minor settlement of the home or other structure or the ground under or around the home or other structure and the defects which arise from such settlement.
 - (d) Plumbing pipes that become clogged later than two (2) weeks after the Warranty Commencement Date.
 - (e) Damage or destruction of any tree, shrub or plant growth which is native to the Property and which remains after completion of the Work.
 - (f) Defects in items installed by, or work done by, Owner or by anyone else other than Contractor or its agents, employees, subcontractors and suppliers pursuant to Contractor’s direction.
 - (g) Loss or injury due to the natural elements or other casualty not the result of Contractor’s negligence.
 - (h) Conditions arising from condensation on, or expansion or contraction of materials including, but not limited to, that caused by change of temperature and humidity.
 - (i) Consequential or incidental damages, without limitation.
 - (j) Any personal injury or property damage arising from the presence of mold or any other similar toxic material not readily visible to persons untrained in the detection of hazardous material or not resulting from Contractor’s gross negligence.
 - (k) Any defects due to damage caused by insects, pests, rodents or animals and their control or elimination.
 - (l) Normal shrinkage of materials caused by the “drying out” of the Work after construction.
 - (m) Defects or damage caused by municipal services or other utilities.
 - (n) Defects or damage arising from any act or omission of the Owner including, but not limited to, the Owner’s tenants, licensees, and invitees.
 - (o) Defects or damage arising from any acts of civil authorities, military authorities, or act of war, terrorism, riot, insurrection, or civil commotion.
 - (p) Defects or damages from roof skylights, roof windows and other roof penetrations resulting from the accumulation or build-up of snow and ice, e.g. ice-damming.
 - (q) Hidden or concealed defects in materials or similar items incorporated into the Work that are not apparent at the time of incorporation into the Work and which could not reasonably be detected by reasonable inspection; such defects are the responsibility of the manufacturer, or other person or entity that supplied the item or material.
 - (r) Cracks, flaking, cupping, peeling, warpage, and deterioration of grout due to expansion and contraction during extreme change of temperature and humidity.
 - (s) Discoloration of materials due to exposure to sun and weather conditions.
 - (t) Changes, alterations, or additions by parties other than the Contractor, its subcontractors, suppliers, agents or employees.
 - (u) Accidental loss or damage including, but not limited to, fire, explosion, smoke, water escape, changes not reasonably foreseeable in the underground water tables, glass breakage, windstorm, hail or lightning, earthquake, flood, vandalism, theft, or other activity or Act of God not within Contractor’s reasonable control.
 - (v) Loss or damage arising from the Owner’s use of the Property for any purpose except a residence.
 - (w) Minor defects, including chips, scratches, dents, abrasions, smudges, etc. in tile, flooring, mirrors, walls, carpeting, marble, glass, and plumbing fixtures that are not made known to Contractor before the Owner moves into the remodeled space.

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5. Claims Procedure. As provided in the Contract, within ten (10) days after Substantial Completion of the Work, Owner shall inspect the Work and deliver to Contractor a written list of material defects ("Punch List"). Contractor will make all reasonable efforts to repair those defects that Contractor agrees are defects within the coverage of this Limited Warranty within sixty (60) days of Substantial Completion (longer in the event of adverse weather conditions or unavailable materials or labor). If a defect appears subsequent to the date of delivery of the Punch List to Contractor that Owner believes is covered by this Limited Warranty, Owner shall notify Contractor in writing of the defect; however, if delay in providing notice will cause additional damage to Owner's Property or endanger the safety of people or pets, Owner shall telephone Contractor immediately. Owner's provision of written notice to Contractor of any defect within the Warranty Period is a condition precedent of Contractor's obligation to perform warranty work covered by this Limited Warranty.

6. Repairs and Options. Except as otherwise provided in Section 7 below, defective items covered by this Limited Warranty will be repaired or replaced by Contractor at Contractor's sole option at no charge to Owner within sixty (60) days of Owner's provision of the Punch List to Contractor or the time of Contractor's scheduled post completion inspection of the Work (longer in the event of adverse weather conditions or unavailable materials or labor); however, in an emergency, Contractor will attempt to commence repairs within twenty-four (24) hours. Contractor will conduct an inspection, if requested, approximately eleven months (11) months after the Warranty Commencement Date to review the Work for the existence of defects and to address any items that Owner claims are defects. All warranty work will be done by Contractor or subcontractors chosen by Contractor. Owner shall permit Contractor and its subcontractors' access to the Property Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. If repair or replacement is not an economically feasible or practical remedy, at Contractor's sole option, Contractor may provide an economic adjustment to Owner equal to the lesser of the decrease in the fair market value of the Property caused by the defect or the cost of repairing said defect.

7. Drywall Repairs. In the case of drywall, this Limited Warranty shall extend only to repairing any nail pops or cracks after the eleven (11) month inspection. This repair, if requested, will be performed only once and the patches will be repainted using the paint originally used on the walls. Any further repainting or redecorating caused by this repair shall be Owner's sole responsibility.

8. Not Transferable/Voidable. This Limited Warranty is extended to Owner only. When the Owner sells or vacates the Property, this Limited Warranty automatically terminates. If Owner, or anyone working at Owner's direction, attempts or undertakes work of any nature on the Property prior to completion by Contractor of the Work without first obtaining the consent of Contractor's authorized representative, this Warranty shall be void as to any components of the Property that may have been affected by the unauthorized work.

9. No Other Warranties. THIS LIMITED WARRANTY IS THE ONLY WARRANTY GIVEN BY CONTRACTOR AND THERE ARE NO OTHER WARRANTIES PROVIDED TO OWNER. ALL IMPLIED OR OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND HABITABILITY ARE DISCLAIMED AND FOREVER BARRED BY THIS LIMITED WARRANTY. THE REMEDIES STATED HEREIN ARE THE OWNER'S SOLE AND EXCLUSIVE REMEDIES.

10. Defined Terms. All capitalized or other words used in this Limited Warranty shall have the same meaning as those contained in the Contract including the General Terms and Conditions.

We acknowledge Receipt of this Limited Warranty:

Owner

Owner

Date:

Date

John McCarter Construction Project Proposal 2020

EXTERIOR EVALUATION

FRONT (Facing *input direction*)



SCOPE OF WORK:

1. Remove and replace existing siding and trim
2. Per homeowner there is an asbestos layer underneath, options are to remove (3rd party Hazmat contractor needed) or install plywood sheathing over it.
3. Options for customer to conduct demo and for JMC to conduct demo
4. No soffit/fascia work
5. No gutter work
6. Presenting numbers on replacing 9 windows.

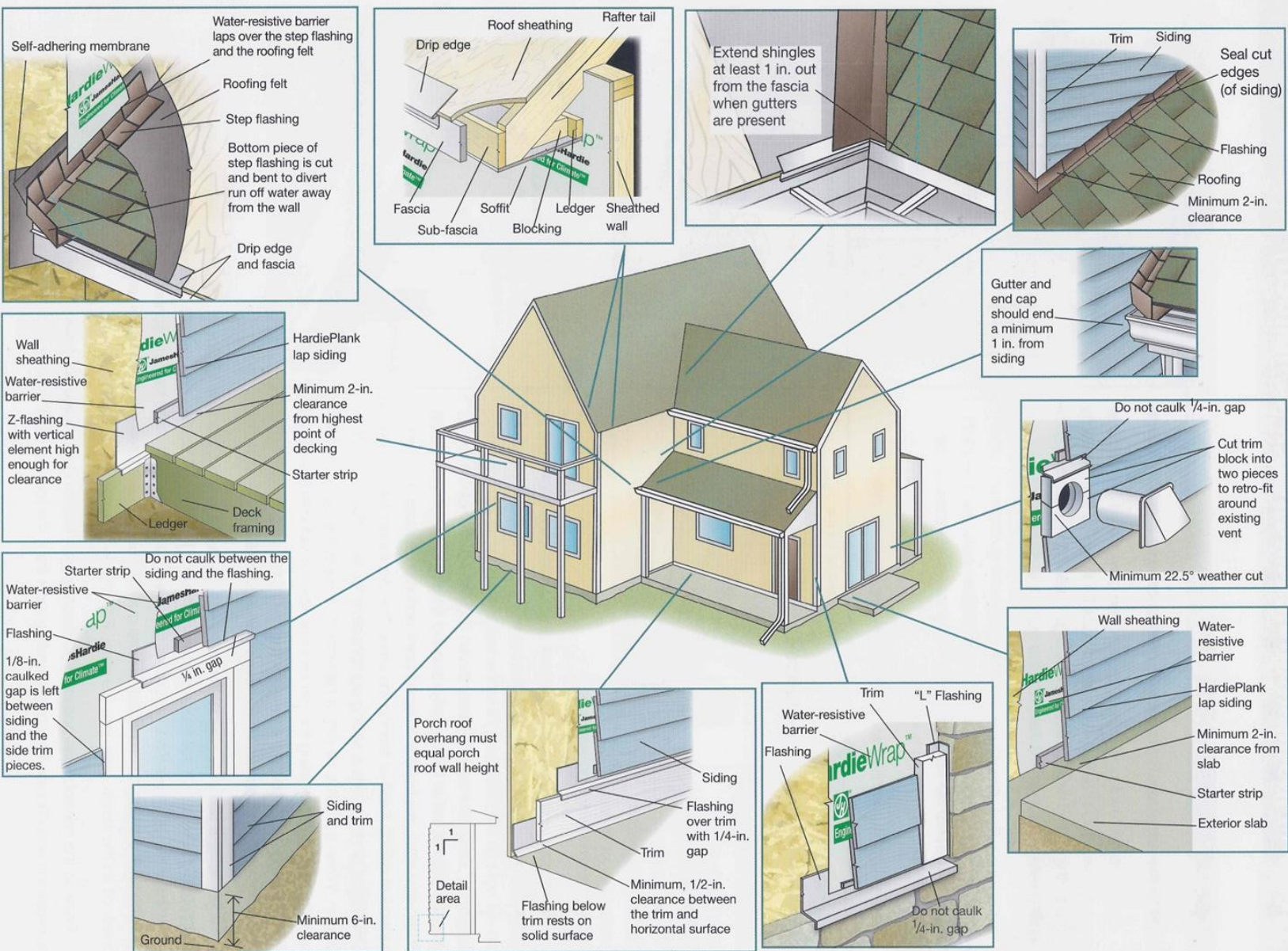
John McCarter Construction Project Proposal 2020



SCOPE OF WORK:

9. Remove and replace existing siding and trim
10. Per homeowner there is an asbestos layer underneath, options are to remove (3rd party Hazmat contractor needed) or install plywood sheeting over it.
11. Options for customer to conduct demo and for JMC to conduct demo
12. No soffit/fascia work
13. No gutter work
14. Presenting numbers on replacing 9 windows.

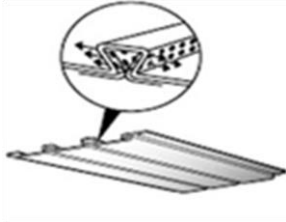
General Installation Requirements



John McCarter Construction Project Proposal 2020



Soffit / Fascia Selections

OPTION A	OPTION B	OPTION C
PAINT	VENTILATION:	VENTILATION:
See paint options for details	TruVent soffit (aluminum)	James Hardie vented soffit
		
	PLUS	PLUS
	5/16" James Hardie prefinished fascia at gables	5/16" James Hardie prefinished fascia at gables
	PLUS	PLUS
	Aluminum coil behind gutters	Aluminum coil behind gutters
		
\$	\$	\$
Initials _____	Initials _____	Initials _____

Additional Options:

- ☐ Removal of existing gable vents ----- \$
- ☐ Addition of new gable vents ----- \$
- ☐ Garage door jamb in aluminum----- \$
- ☐ Garage door jamb in Hardie----- \$
- ☐ Aluminum or pvc fascia ----- \$
- ☐ Azek at all areas within 8" of grade (white only)- \$
- ☐ Porch ceiling ----- \$

Initials _____

John McCarter Construction Project Proposal 2020



JamesHardie



Fiber Cement Siding Selections

Every siding project includes:

- 30 year non-prorated factory warranty from James Hardie (JH HZ5 Siding)
- 15 year prefinished warranty from James Hardie (JH NT3 **Statement Collection**), including NT3 trim
- Remove _____ 1 _____ layer(s) siding & trim
- 5 year labor warranty from John McCarter Construction
- Inspect substructure for defects
- Install weather resistant housewrap, tape vertical seams
- Install custom flashing at butt joints, horizontal trim, windows and doors, light blocks, dryer vents, kick out flashing, roof/wall intersection, horizontal brick ledge
- Install James Hardie 8 1/4" Cedarmill lap siding
- Install _____ 0 _____ garage door jambs
 1. Paint
 2. Aluminum
 3. James Hardie
- Attic inspection, written, with pictures
- Color matched caulking at windows, doors, light blocks, siding to trim joints
- Install to James Hardie specs
- Install to state and local codes
- All material protected per James Hardie specs: covered & elevated
- Site cleaned daily
- Use magnet broom daily for nails
- Debris hauled away
- Inspect chimney cap
- Installed by factory trained, certified installers
- All equipment, labor & material included

OPTION 1

Install James Hardie
Statement Collection
Cedarmill 8-1/4" siding
Color: _____

\$

OPTION 2

Install James Hardie
Statement Collection
Cedarmill 8-1/4" siding
Color: _____
PLUS
James Hardie NT3 **SMOOTH**
trim at windows and corners
in sided areas
Bays: _____ 0 _____
Boxouts: _____ 0 _____
Homeowner to strip existing
siding off home (demo) and
haul away, and install
osb/plywood sheeting over
asbestos
JMC to install house wrap and
siding/trim
\$21,900

Initials _____

OPTION 3

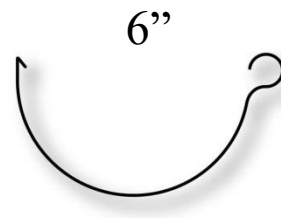
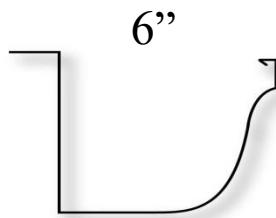
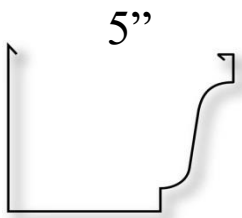
Install James Hardie
Statement Collection
Cedarmill 8-1/4" siding
Color: _____
PLUS
James Hardie NT3 **SMOOTH**
trim at windows and corners
in sided areas
Bays: _____ 0 _____
Boxouts: _____ 0 _____
JMC to strip existing siding
off home (demo) and haul
away, and install osb/plywood
sheeting over asbestos
JMC to install house wrap and
siding/trim
\$27,320

Initials _____

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Gutter/Metal Accent Selections

OPTION A	OPTION B	OPTION C
5" Seamless K style gutter with 2"x3" downspouts	6" Seamless K style gutter with 3"x4" downspouts	6" Seamless Round style gutter with 4" downspouts
- Hidden hangers with stainless steel fasteners - Splash guards as necessary - Hand miter corners (no box corners) - Remove and haul existing gutters 1.2 Gallons per foot - Leaf protection available - Color: _____	- Hidden hangers with stainless steel fasteners - Splash guards as necessary - Hand miter corners (no box corners) - Remove and haul existing gutters 2 Gallons per foot - Leaf protection available - Color: _____	- Hidden hangers with stainless steel fasteners - Bar straps available - Splash guards as necessary - Hand miter corners (no box corners) - Remove and haul existing gutters - Downspouts smooth or corrugated 1.25 Gallons per foot - Superior flow - Color: _____
\$	\$	\$
Initials _____	Initials _____	Initials _____



Additional Options:

- ☐ Gutter RX – 5" or 6"\$_____
- ☐ Xtreme Gutter Rx (for pine needle situations)\$_____
- ☐ Add 3"x4" downspouts\$_____
- ☐ Cut through deck for downspouts\$_____
- ☐ Gutter Straps\$_____
- ☐ Faux Collection Box\$95.00/each
- ☐ Chimney cap\$_____
- ☐ Bay roof (prefinished metal)\$_____

Initials _____

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Every Roofing Project from John McCarter Construction includes:

- *Attic - Written Inspection
- *GAF Shingles with rooftop delivery
- *Complete Tear off 1 Layer of Existing Roof
- *1 1/2" Aluminum Drip Edge
- *Ice & Water Shield at 6ft and all pipe openings & valleys
- *Ridge Cap GAF Seal A Ridge
- *Underlayment
- *Starter Shingles at 360 degrees
- *6 Nail System
- *Replace Plumbing Boots
- *Venting Cans, Ridge Vents, Power Vents, or turbine
- *Power vent wiring available at additional charges
- *Replacement OSB \$65/per 4ft x 8ft sheet installed
- *Chimney Inspection
- *Flashing at Chimney
- *Magnet Sweep Jobsite for Nails
- *Clean Site Daily to Broom Clean Condition
- *Haul Debris using our rubber wheeled dumpsters
- *All Equipment, Labor & Material Included
- *Reinstall antenna or dish as needed if desired
- *Factory certified inspection at completion



GAF Timberline HD Shingle



GAF Timberline HD Shingle



GAF Timberline HD Shingle



Manufacturing Defect Coverage for Lifetime Shingles*

Overall Coverage Period	Lifetime	Lifetime	Lifetime	
Up-Front (100%) coverage period	only 10 yrs	50 yrs	50 yrs	
Covers Roofing system?	Yes	Yes	Yes	
Cost of Installation - labor included?	only 10 yrs	Lifetime	Lifetime	
Peace of Mind*				
Contractor Certification Required?	No	Yes	Yes	
Tear-off Costs Included?	No	Defects Only	Yes	
Warranty Transferable for Free?	Yes	Yes	Yes	
Good Housekeeping?	Yes	Yes	Yes	
Workmanship Coverage	No	10 Years	25 Years	
Disposal Cost Included?	No	No	Yes	

Accessories:

		4 required	5 required	
Roof Deck Protection	Synthetic	GAF Feltbuster	GAF Feltbuster	
Ice & Water Barrier	Standard - Ice & Water membrane	Standard - Ice & Water Membrane	GAF Weather Watch	
Exhaust Attic Ventilation	Turbine, Cans, Power Vent or Lomanco Omni Roll	Turbine, Cans, Power Vent or Lomanco Omni Roll	GAF Cobra Attic Ventilation or GAF Master Flow Attic Exhaust Ventilation	
Pre-Cut Starter Strip	Standard	GAF Pro Start	GAF Pro Start	
130 MPH Warranty	Yes	Yes	Yes	

Standard JMC Terms Monthly Payment

OK Initials

\$	\$	\$

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Window/Skylight Selections

- Remove existing windows
- Full replacement
- Trim exterior ☐ Aluminum ☒ **James Hardie** ☐ Other
- Flashing/caulking
- Window tape flashing
- Wood jambs finish ☐ No paint ☐ Factory stain ☐ Prefinish ☐ Site Finish
- Casing ☐ Primed ☒ **Painted** ☐ Stained (Painting done on site)
- Closed cell foam in jamb space
- Haul debris
- Install to specs
- Nail fins included
- Interior color: White
- Exterior color: Stock Color
- Remove window treatments Yes ☒ **No**
- Replace/reset window treatments Yes ☒ **No**

_____ Casements
9_____ Double Hung
_____ Fixed
_____ Awning
_____ Doorwall
_____ Slider
9_____ # of Openings
9_____ TOTAL UNITS

OPTION A - Pella Impervia

Fiberglass interior/exterior

*Patented Duracast fiberglass composite

*Exceptionally energy-efficient and durable in extreme heat and cold

\$10,950

Initials _____

OPTION B -Pella Lifestyle Series

*Wood Interior/Clad Exterior

*Natural beauty of wood with the most desired features and options.

\$10,750

Initials _____



Initials _____

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Garage Door Order Sheet

Customer: _____ Date Quoted: _____

Address: _____ Date Ordered: _____

_____ Anticipated Install Date: _____

Lifetime warranty for panels against rust and delamination, 2 year warranty hardware

Full replacement of door, track and hardware

Take down and haul away old door and opener

Door color & weatherseal color: White, Almond, Sandstone, Brown, Green

Windows: Yes _____ No _____ Style: _____

Insulated: Yes _____ No _____

½ HP Opener with 2 remotes: Yes _____ No _____

- Wireless keypad: Yes _____ No _____

Door Style: Panel _____ Flush _____ Other _____

Finished Open Size: Height _____ Width _____

Interior Head Room (top of garage door to ceiling) _____

Special Instructions/Notes: _____

Option A – Haas 600
1 3/8" Thick R Value 13.4

Initials _____

4/15/2020

Option B – Haas 700
1 3/4" Thick R Value 16.18

Initials _____

Option C – Haas 2000
2" Thick R Value 17.66

Initials _____

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Siding Accessories - Shutters

OPTION A

Standard Open Louver Shutter

Panel or Board & Batten

Available in 20 various colors

Minimum/maximum sizes
Widths: 12" and 14 1/2"
Lengths: 25" to 80"

Removal & replacement labor
included

Vinyl

Number of full sets: _____

\$ /set _____

Initials _____

OPTION B

Standard Raised Panel Shutter

Panel/Louver/Board & Batten

Available in 20 various colors

Minimum/maximum sizes
Widths: 12" and 24"
Lengths: 24" to 120"

Removal & replacement labor
included

Fypon

Number of full sets: _____

\$ /set _____

Initials _____

OPTION C

Standard Open Louver Shutter

Panel/Louver/Board & Batten

Available in 20 various colors

Minimum/maximum sizes
Widths: 10" and 36"
Lengths: 31" to 120"

Removal & replacement labor
included

Composite/wood

Number of full sets: _____

\$ /per set

Initials _____



Additional Options:

- ☐ Louver Shutter
- ☐ Raised Panel Shutter
- ☐ Board & Batten Cottage Style Shutter
- ☐ Black Hardward Shutter Dogs/Straps
- ☐ Custom Arch Top

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SHERWIN-WILLIAMS.

Paint Selections

Included in basic exterior paint job:

- 2 coats Sherwin Williams Duration or Resilience
- Power wash (if necessary)
- Remove loose debris
- Prime bare wood
- Match caulk when possible
- Mask and tarp as necessary
- All equipment, material and labor included
- Lifetime product warranty by Sherwin Williams on Duration or Resilience

Areas to be painted:

- | | |
|---|--|
| ☐ Siding | ☐ Gable Vents |
| ☐ Fascia & Soffits | ☐ Gutters |
| ☐ Frieze Board | ☐ Brick |
| ☐ Band Board | ☐ Brick sealing |
| ☐ Corner Trim | ☐ Deck |
| ☐ Post | ☐ Misc. |
| ☐ Shutters | ☐ All PVC trim within 8" of grade |

Windows

- ☐ Exterior Trim
- ☐ Exterior Sash
- ☐ Interior Casing
- ☐ Interior Sash

Doors

- Slab ☐ Factory ☐ Field ☐ None
- Brickmould ☐ Factory ☐ Field ☐ None
- Casing ☐ Factory ☐ Field ☐ None
- Locations _____
- ☐ Garage Door (Service Door)

Colors:

- ☐ Monotone Color: Body _____
- ☐ 2 Tone Trim _____

Notes: _____

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Job Options

****Estimated work based on \$95.00 per labor man hour.****

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Color Selection Summary

CUSTOMER NAME: _____

SIDING: STYLE-_____ SIZE-_____
COLOR-_____ CEDARMILL / SMOOTH

TRIM: SIZE/COLOR (WINDOWS&DOORS)-_____
SIZE/COLOR (CORNERS)-_____ ROUGH SAWN / SMOOTH

SOFFIT: TRU-VENT / HARDIE COLOR-_____

FASCIA: ALUMINUM / HARDIE COLOR-_____

FRIEZE: _____

GUTTERS: (CIRCLE) 5" / 6" ---- K-STYLE / HALF ROUND ---- RX / LEAFGUARD

COLOR-_____ DOWNSPOUT SIZE-_____

ROOFING: STYLE-_____ COLOR-_____
STANDARD WARRANTY SYSTEM PLUS®

WINDOWS: UNITS-_____ BRAND-_____ CASING-_____
EXTERIOR COLOR-_____ INTERIOR COLOR-_____

DOORS: UNITS-_____ CASING-_____
EXTERIOR COLOR-_____ INTERIOR COLOR-_____

PAINT: PER SELECTION SHEET / NOT INCLUDED

STONE: TYPE-_____ LOCATION-_____

SERVICE: ESTIMATED HOURS-_____ / NONE AT THIS TIME

CUSTOMER SIGNATURE: _____

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GENERAL TERMS AND CONDITIONS OF JOHN MCCARTER CONSTRUCTION, LLC CONTRACT

1. Scope of Work and Licensing Notice. The scope of work is limited to the plans and specifications agreed upon by Owner and Contractor in writing as further detailed in the Contract. Contractor may use subcontractors to perform any portion of the Work. **LEGAL NOTICE:** A residential builder or a residential maintenance and alteration contractor is required to be licensed under article 24 of the occupational code, 1980 PA 299, MCL 339.2401 to 339.2412. An electrician is required to be licensed under the electrical administrative act, 1956 PA 217, MCL 338.881 to 338.892. A plumbing contractor is required to be licensed under the state plumbing act, 2002 PA 733, MCL 338.3511 to 338.3569. A mechanical contractor is required to be licensed under the Forbes mechanical contractors act, 1984 PA 192, MCL 338.971 to 338.988.
2. Workmanship; Design; Construction Means and Methods; Allowances. Contractor shall perform the Work in a good and workmanlike manner, but is not responsible for (a) defects in material or (b) design defects or errors except where the Work includes items designed solely by Contractor or its architect and not others. If this Contract includes allowances (amounts specifically designated so in the Contract Sum that may increase or decrease the Contract Sum based on the actual cost of the item e.g. lighting or plumbing fixtures), the amount of any such allowance shall include labor and material unless otherwise clearly specified in writing. Notwithstanding the terms of Contractor's limited warranty, in the event of defective labor or workmanship caused by Contractor, Contractor shall have the option in its sole discretion to repair or replace the Work or to pay to Owner an amount equal to the loss in property value or the cost to correct arising from the defect. No other amounts shall be due to Owner from Contractor regardless of the cause except as otherwise specifically provided in the Contract and, except as otherwise specifically provided in the Contract, all claims for incidental, consequential, or indirect damages, without limitation, are waived by Owner.
3. Time; Excuse of Performance; Special Orders. Contractor shall begin the Work at a time consistent with Contractor's schedule, but is not required to do so before all permits are obtained and Owner has fulfilled all conditions for starting the Work. Contractor is not responsible for delays or increased expenses arising from circumstances not within its reasonable control, for example, Acts of God such as inclement weather or natural disasters, fire, theft, windstorms, labor shortages or strikes, custom order delays, disasters, vandalism, terrorism, downturns in the regional or national economy, Owner's actions or delays, actions or misfeasance of other contractors of Owner, or similar causes or events not within the reasonable control of Contractor. The risk of loss and any increased cost arising from any of the foregoing items shall be borne solely by Owner. Once ordered, special order materials cannot be returned for a refund and any cost is Owner's sole responsibility.
4. Payment; Late Charge, Interest, and Costs of Collection. Upon receipt of invoice, Owner shall pay Contractor the sum required by the agreed schedule contained on page 1 of the Contract. Final payment of all amounts due to Contractor shall be made by Owner upon completion of the Work. Except as otherwise provided below, in the event that Owner fails to pay any amount within fifteen (15) days of the date it is due, Owner shall pay to Contractor a LATE PAYMENT CHARGE equal to one (1%) percent per month on the unpaid balance which the parties agree is reasonable or the highest amount permitted by law, whichever is less. If the balance remains past due for thirty (30) days or more, then Owner shall also pay to Contractor any collection or related costs incurred by Contractor including attorneys' fees and expenses, without limitation. Contractor retains all other rights under Michigan or other applicable law. The foregoing late payment charge and collection expenses are not applicable to amounts determined not to have been due pursuant to Section 10 below. Timely payment by Owner is a condition precedent to Contractor's warranty and other obligations under this Contract. The above remedies are in addition to any other remedies provided by applicable law. Credit card payments accepted up to \$5,000.00 with other options available.
5. Change Orders. Michigan law requires all contract changes including change orders to be in writing. Contractor is not obligated to make any change requested by Owner unless the parties have executed a written change order. To compensate Contractor for its added time relating to any change order, the Contract Sum shall be equitably adjusted to compensate Contractor for the additional work including costs incurred, general conditions, overhead, administration, and profit as determined by Contractor. If Owner requests a change orally and Contractor performs the work without a change order, Owner is still obligated to pay to Contractor any costs incurred by Contractor plus Contractor's profit, overhead, administration, and general conditions to equitably compensate Contractor for its services. All change orders shall be paid by Owner prior to ordering material and commencement of work per the change order.
6. Owner's Duties; No Withholding of Payment; Hazardous Materials. Owner shall timely provide to Contractor all documents or information required for Contractor to expeditiously, safely and economically perform its Work including, but not limited to, the following: material or other selections or decisions, soil conditions, physical conditions of the property or any structure, or any conditions that could be harmful or dangerous and Owner shall cooperate fully with Contractor regarding providing access to the site, full site information and payment, clearing and preparing any Work area, noninterference with Work, and provision of utilities required for Work such as electricity or water. Owner warrants and represents that it is the owner of the property on which the improvements are to be made or that it is the lessee or land contract vendee of the property acting with the Owner's written consent and that its representative is authorized to act on behalf of Owner. All references to the Owner shall also refer to the lessee or land contract vendee, if applicable. Owner shall not withhold payment to Contractor for any reason without Contractor's prior written consent as long as Contractor is not in material default of its obligations to perform Work, and in such event, shall only withhold the amount actually in dispute as reasonably determined by Contractor. If pursuant to Section 10, it is determined that Owner wrongfully withheld amounts due to Contractor, Owner shall pay all amounts due under Section 4 of this Contract. Owner is also responsible for performance and payment of the cost of testing, investigation, or remediation relating to any hazardous or toxic materials on site, including, by way of example, toxic mold, asbestos, or other toxic substances, and Owner indemnifies and holds harmless Contractor relating to any property damage or personal injury resulting from the presence of said materials, including attorney's fees and expenses. When required by Federal law relating to lead paint, Contractor provides the required lead pamphlet and Pre-Renovation Notification. Owner is responsible for additional costs arising from existing building code violations.
7. Decorating Decisions; Insulation; Changed Dimensions. Owner is solely responsible for all color or decorating decisions and Contractor shall have no liability or responsibility for these decisions. Contractor is responsible for properly applying and/or installing or applying such colors or items as described in the Specifications. If paint, wallpaper, window coverings, floor coverings, etc. have been properly installed by Contractor and Owner wishes to then change such an item, additional charges will apply. The parties to the Contract acknowledge that Contractor cannot guarantee uniform coloration, grain patterns or grain texture of natural wood products. Contractor complies with applicable law relating to home insulation, if involved as part of the Work. Owner acknowledges that minor variations in the interior or exterior dimensions of any rooms or other spaces added or changed pursuant to the Contract may occur, including variations from the plans and specifications, if any, and/or in any documents or other materials provided by Contractor. These minor variations shall not affect Contractor's obligations under the Contract and are not a breach of the Contract. Owner accepts that its failure to timely make decisions will cause damage to Contractor and is grounds for Contractor's suspension or termination of the Contract.
8. Hidden Conditions. Contractor is not liable for or responsible to undertake any additional work that becomes necessary due to concealed or hidden conditions of any kind or nature. Concealed or hidden conditions are defined as any situation in which Contractor could not reasonably determine the extent of the work by a general visual inspection prior to execution of the Contract not involving any uncovering or additional cost to Owner or Contractor.

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9. Insurance/Risk of Loss. Contractor shall maintain worker's compensation insurance pursuant to law and commercial general liability insurance appropriate for the project. Owner shall obtain and/or continue in effect at Owner's sole cost, property insurance known as "All Risk" insurance for not less than the value of the home plus the Contract Sum. If Owner fails to do so, Contractor may obtain this insurance and charge Owner for the cost.

10. Claims and Disputes; Waiver of Certain Damages. In the event of any claim or controversy between the parties arising from the Contract, its breach or relating to any proceeding before the State of Michigan or any of its divisions or departments, the parties shall first attempt to resolve the matter by nonbinding mediation (facilitated settlement negotiation) and in such event each party shall be equally responsible for the expense of the neutral mediator. If mediation is unsuccessful or is not completed within thirty (30) days of written notice to the other party of a claim or dispute, the claim or dispute shall be resolved by binding arbitration. These dispute resolution procedures shall be conducted in accordance with the Construction Industry Dispute Resolution Rules of the American Arbitration Association and the arbitrator(s) shall have the power to award legal and equitable remedies. Judgment upon the award may be entered in any court having jurisdiction thereof. Nothing herein shall prevent or delay Contractor from perfecting or otherwise enforcing its lien rights in accordance with Michigan law in an appropriate court. In the event of any dispute between Owner and Contractor, the Contractor including its subcontractors, suppliers, agents or designees shall be entitled to inspect, photograph or test the Property or Work as needed upon 24 hours prior notice to Owner at Contractor's sole cost. Owner's failure to permit Contractor to do so voids Contractor's obligations or liability under the Contract including any warranty but does not release Owner of its obligations under the Contract including payment.

11. Termination/Suspension; Third Parties. Contractor may suspend or terminate performance in the event of nonpayment by Owner or other material breach of the Contract by Owner upon written notice to the Owner. In the event of termination by Contractor or in the event of Owner's wrongful termination, Owner shall pay to Contractor all amounts required by the Contract or applicable law including, but not limited to, the cost of all unreimbursed labor and material including any material that cannot be returned for a refund, and any overhead, administration costs, and profit due to Contractor, i.e. not less than 30% of the Contract Sum. Owner is prohibited from engaging any third party to perform some or all of the Work covered by this Agreement, unless first agreed upon in writing by Contractor, and any such action by Owner is a breach of this Contract, is grounds for Contractor to terminate this Contract, and voids all obligations of Contractor under this Contract. Also, Contractor may terminate Contract for its convenience and without cause at any time effective upon written notice to Owner by Contractor. In such event, Contractor shall return to Owner any amounts paid by Owner in excess of costs actually incurred by Contractor regarding the Work and Contractor shall have no further liability to Owner. If Owner owes money to Contractor for actual costs relating to the Work incurred by Contractor prior to termination for convenience, at Contractor's option, Owner shall pay any such amounts to Contractor upon Contractor's written request to Owner.

12. Miscellaneous. This Contract and all of its terms and provisions are binding upon the heirs, representatives, successors and assigns of the parties and may only be modified or assigned by mutual written agreement of the parties. Contractor has the right to place and control any signage or advertising relating to its Work or this project during construction. In the event any or a portion of the provisions of the Contract shall be held invalid, illegal or otherwise unenforceable by a Court, the remaining provisions of the Contract shall remain in full force and effect as if the invalid provision were not in existence. The headings of the several articles and subdivisions of the Contract are inserted solely for the convenience of reference and shall have no further meaning, force or effect. No third party shall be a beneficiary of any provision of the Contract. For purposes of the Contract, this Contract may be signed in counterparts and a copy shall have the same effect as an original. Contractor's failure to require strict performance of one or more terms of the Contract shall not be a waiver by Contractor of its right to enforce strict performance of the terms of the Contract in the future.

Not included:

- Additional OSB at \$65/sheet (Includes Labor & Material)
- Additional or Estimated Labor at \$95.00 per labor man hour

X _____

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. _____

John McCarter Construction Project Proposal 2020

Pre-Construction Checklist:

- _____ Hours of Work: Typically 7:00 am - 6 pm Mon -Fri, unless other arrangements are made.
- _____ Parking: Please designate areas for parking and let us know if there are any specific concerns or neighborhood requirements.
- _____ Material and Equipment Storage: Equipment trailers and/or ladders will be left on site and we will set up a mobile dumpster on your site. An area should be selected for material deliveries and dumpster.
- Location: _____
- _____ Restroom - A portable toilet will be placed on site for projects over 5 days.
- Location: _____
- _____ Preparing for your job: We ask that you remove items that may be affected by work.
Interior - wall hangings, knick-knacks, items on shelves, etc.
Exterior - valuable pots, garden statues, deck furnishings, lights, etc.
- _____ Lights: WILL / WILL NOT be removed and re-installed at work areas. (circle)
Lights will be installed if they are on site before the completion of the job.
- _____ Landscaping: During the normal course of construction, some damage to patios, plantings and sod may be beyond the control of the contractor. The contractor is not responsible for this damage, but will make every effort to avoid or minimize such damage. Trees and shrubs should be trimmed to avoid contact with exterior walls. This allows proper access for work and will extend the life of your paint, siding and roofing.
- _____ Weather Conditions: We will continue to install all products while they still meet the specifications of the manufacturers. A notification will be emailed out the morning of a inclement weather day. We reserve the right to call a day for the safety of our work crews.
- _____ Existing damage - We cannot take responsibility for damage done to faulty/rotten siding or trim during installation of new materials. Rot or damage uncovered during construction will be repaired at contracted rates or, if extensive, a separate estimate for repairs will be provided. All additional work is to be authorized by the homeowner. We are not responsible for nail pops on interior drywall.
- _____ Mechanicals: We cannot take responsibility for damage done due to improperly installed mechanicals.
- _____ Deliveries: Customer gives permission to use driveway.
- _____ Yard signs - We will place a sign in your yard. This gives your neighbors a number should they have any concerns regarding our activity in the neighborhood. It also serves as a marker for material deliveries.
- _____ Clean up - Your jobsite will be left in a "broom clean" condition at the end of each day. Although every effort is made to contain dust, 100% dust containment is impossible. We recommend changing your furnace filter often. Please call for spring clean-up from winter work.

John McCarter Construction Project Proposal 2020

_____ Conduct - Employees are instructed not to smoke at the jobsite. Moonlighting by employees is against company policy and is prohibited.

_____ Extras - Extras are to be paid at the time of order.

Pre-Construction Checklist Continued:

_____ Access: A key may be kept in a lockbox on the door through which everyone will enter and exit. The key will not leave the job site.

_____ ****Survey**** - Your satisfaction is important to us. We will ask you to complete a survey at the end of your job to let us know how we are doing.

_____ ****Final walk-through****- At job completion you will be required to do a final walk-through with the crew chief. Final payment is due at time of walk through according to your work order. If not available for walk through, payment schedule remains the same and a better meeting time for you will be scheduled and a Certificate of Completion will be signed at that time.

_____ Questions/Concerns If you have any issues about your job we are here to help.

For scheduling questions contact Bob Jones (248) 446-1750 x 107

For billing questions contact Marianne Jones (248) 446-1750 x 103

For production questions contact Bruce Ellis (248) 446-1750 x 102

Signature: _____

****Please note important items****

John McCarter Construction Project Proposal 2020

INVESTMENT

Project: _____

Date: _____

Soffit/Fascia Selections: _____

Siding Selections: _____

Gutter Selections: _____

Paint Selections: _____

Roof Selections: _____

Skylights: _____

Windows: _____

Doors: _____

Permit labor (included) _____

Permit cost allowance: _____ \$0

Other: _____

TOTAL: \$ _____

PAYMENT OPTION: \$ _____

PAYMENT TERMS:

Deposit (10%): _____

Payment No. 1 (30%): _____ Start of Project – Day 1

Payment No. 2 (50%): _____ 80% Job Completion _____

Payment No. 3 _____

Final Payment (10%): _____ Certificate of Completion _____

X _____

We accept payments by cash or check.

Visa/MasterCard payments accepted up to \$5000.00

Credit card payments over \$5,000.00 to be subject to a fee

JMC License #2102179038

John McCarter Construction Project Proposal 2020

What to Expect During your Project

Siding/Roofing Installation

Things to consider before job start:

1. Replacing outside light fixtures; our siding crew will remove old fixtures during the siding process and can install new fixtures if purchased prior to start of work.
2. Replacing or changing gutter size and down spout locations
3. Replacing chimney cap; our crew will be inspecting it and can advise on replacement.
4. During the winter months with snow; marking /staking landscape lights to prevent damage

What you can expect at job start:

1. The arrival of the Trailer Dumpster from John McCarter Construction (based on job size)
2. The arrival of the installation crew along with the tool trailer
3. Walk around with the crew leader to discuss the scope of the project at beginning of the job
4. Depending on the duration of the job, a Porta Potty delivery
5. The delivery of the construction materials from our supplier in a semi-trailer or box truck
6. The use of outside electrical outlets for power supply of air compressor and power tools

What the installer / crew leader will be responsible for during your job:

1. Keep the jobsite picked up of debris and broom clean daily
2. Consideration of landscaping, bushes and plants in all work areas
3. Making sure house is weather proof at the end of each work day
4. Secure the house and garage prior to leaving the work site
5. Communication with homeowners daily; will knock on door prior to leaving for day
6. Final clean-up of jobsite with magnet broom
7. Final walk around with homeowner, review certificate of completion, receive final payment

John McCarter Construction Project Proposal 2020

What to Expect During Your Project

Window/Door Installation

Things to consider and prepare before job start:

1. Remove all window coverings, blinds curtains etc.
2. Move furniture for access to interior side of windows for trim and installation
3. If you have house only pets, consider a kennel/crate during installation, due to open outside access

What you can expect at job start:

1. The arrival of the Trailer Dumpster from John McCarter Construction (based on job size)
2. The arrival of the installation crew along with tool trailer
3. Walk around with the crew leader to discuss the scope of the project at beginning of the job
4. The delivery of the windows/doors from our supplier in a semi-trailer or box truck
5. The use of your garage to store windows and doors during installation

What the installer / crew leader will be responsible for during your job:

1. Keep the jobsite picked up of trash, and broom clean daily
2. Applying tarps on floors and carpets in all work areas
3. Making sure house is weather proof at the end of each work day
4. Secure the house and garage prior to leaving the work site
5. Final walk around with homeowner, review certificate of completion, receive final payment

John McCarter Construction Project Proposal 2020

Field Notes

For Office Use Only

Date	Initials	Change/Notes

John McCarter Construction Project Proposal 2020



Andersen Windows Quote Summary Report

Project Name: Matthews



Quote #: 34

Print Date: 04/22/2020

Quote Date: 04/22/2020

iQ Version: 20.0

Dealer:

Sales Rep: Administrator - DO NOT REMOVE

Created By:

Customer: 00 northville

Billing

Address:

Phone:

Fax:

Contact:

Trade ID: 041351

Promotion Code

* Requires Special Product Request (SPR)

** Customer Drawing Sign Off Required

Part #	Qty	Item Size (DIR)		Std. Pkg.	Ext. FTL	Item Price	Ext. Price
0000000	1	TWI 2' 3 5/8" x 3' 11 1/4" - 0 Deg (AA)	Unit, Tilt-Wash Insert Equal Sash Unit, White/Clear Pine, White Liner, AA Handling, (Top Sash) High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 3w2h, 7/8", White/Pine, Permanently Applied, Chamfer/Chamfer, (Bottom Sash) High Performance Low-E4	1	0.110	660.15	660.15
0000000	1	TWI 2' 3 5/8" x 3' 11 1/4" - 0 Deg (AA)	TruScene Full Insect Screen, White	1	0.014	141.00	141.00
0000000	2	TWI 2' 3 5/8" x 4' 5 1/2" - 0 Deg (AA)	Unit, Tilt-Wash Insert Equal Sash Unit, White/Clear Pine, White Liner, AA Handling, (Top Sash) High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 3w2h, 7/8", White/Pine, Permanently Applied, Chamfer/Chamfer, (Bottom Sash) High Performance Low-E4	1	0.246	660.15	1320.30
0000000	2	TWI 2' 3 5/8" x 4' 5 1/2" - 0 Deg (AA)	TruScene Full Insect Screen, White	1	0.032	141.00	282.00
0000000	4	TWI 2' 3 5/8" x 3' 9 1/2" - 0 Deg (AA)	Unit, Tilt-Wash Insert Equal Sash Unit, White/Clear Pine, White Liner, AA Handling, (Top Sash) High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 3w2h, 7/8", White/Pine, Permanently Applied, Chamfer/Chamfer, (Bottom Sash) High Performance Low-E4	1	0.424	660.15	2640.60
0000000	4	TWI 2' 3 5/8" x 3' 9 1/2" - 0 Deg (AA)	TruScene Full Insect Screen, White	1	0.056	141.00	564.00
1630025	7		Lift, Sash, TWI, Classic Series, White (Includes Screws)	1	0.014	9.00	63.00

Subtotal \$ 0.00

Quote #: 34

Print Date: 04/22/2020

Page 1 Of 2

iQ Version: 20.0

Part # Qty Item Size (DIR)

* Requires Special Product Request (SPR)
** Customer Drawing Sign Off Required

Total Load Factor

0.896

Std. Pkg.	Ext. FTL	Item Price	Ext. Price
	Misc. Taxable	\$	0.00
	Tax (0.000%)	\$	0.00
	Misc. Non Taxable	\$	0.00
	Grand Total	\$	0.00

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

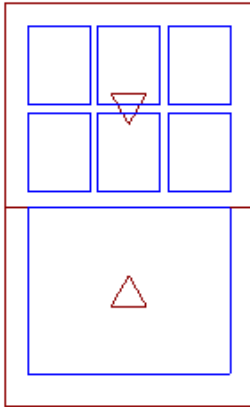
NUMBER OF LINES: 3	TOTAL UNIT QTY: 8	EXT NET PRICE: USD	5,115.78
--------------------	-------------------	--------------------	----------

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Ultimate Wood	Double Hung Tilt Pac	624.81	4	2,499.24
2		Ultimate Wood	Double Hung Tilt Pac	661.64	2	1,323.28
3		Ultimate Wood	Double Hung Tilt Pac	646.63	2	1,293.26

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		624.81
Qty: 4		Ext. Net Price:	USD	2,499.24



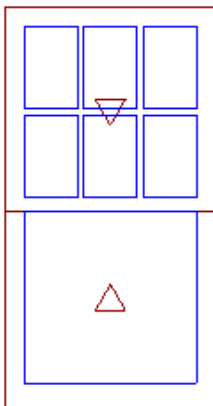
As Viewed From The Exterior

Egress Information

No Egress Information available.

Bare Pine Exterior
Bare Pine Interior
Ultimate Wood Double Hung Tilt Pac..... 401.76
Top Sash
Bare Pine Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless 152.79
Rectangular - Special Cut 3W2H
Bare Pine Ext - Bare Pine Int
Ovolo Exterior Glazing Profile
Bottom Sash
Bare Pine Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ovolo Exterior Glazing Profile
1 Per Unit Satin Nickel Sash Lock 70.26
Beige Jamb Hardware
Standard Bevel
No Screen
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:	Net Price:		661.64
Qty: 2		Ext. Net Price:	USD	1,323.28



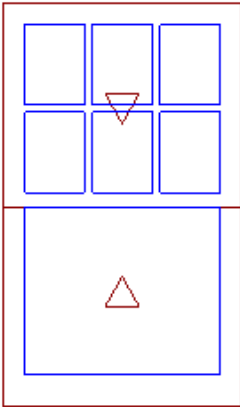
As Viewed From The Exterior

Egress Information

No Egress Information available.

Bare Pine Exterior
Bare Pine Interior
Ultimate Wood Double Hung Tilt Pac..... 438.59
Top Sash
Bare Pine Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless 152.79
Rectangular - Special Cut 3W2H
Bare Pine Ext - Bare Pine Int
Ovolo Exterior Glazing Profile
Bottom Sash
Bare Pine Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ovolo Exterior Glazing Profile
1 Per Unit Satin Nickel Sash Lock 70.26
Beige Jamb Hardware
Standard Bevel
No Screen
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit:	Net Price:	646.63
Qty: 2		Ext. Net Price:	1,293.26
		USD	



As Viewed From The Exterior

Egress Information

No Egress Information available.

Bare Pine Exterior	
Bare Pine Interior	
Ultimate Wood Double Hung Tilt Pac.....	423.58
Top Sash	
Bare Pine Sash Exterior	
Bare Pine Sash Interior	
IG	
Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	152.79
Rectangular - Special Cut 3W2H	
Bare Pine Ext - Bare Pine Int	
Ovolo Exterior Glazing Profile	
Bottom Sash	
Bare Pine Sash Exterior	
Bare Pine Sash Interior	
IG - 1 Lite	
Low E2 w/Argon	
Stainless Perimeter Bar	
Ovolo Exterior Glazing Profile	
1 Per Unit Satin Nickel Sash Lock	70.26
Beige Jamb Hardware	
Standard Bevel	
No Screen	
***Note: Unit Availability and Price is Subject to Change	

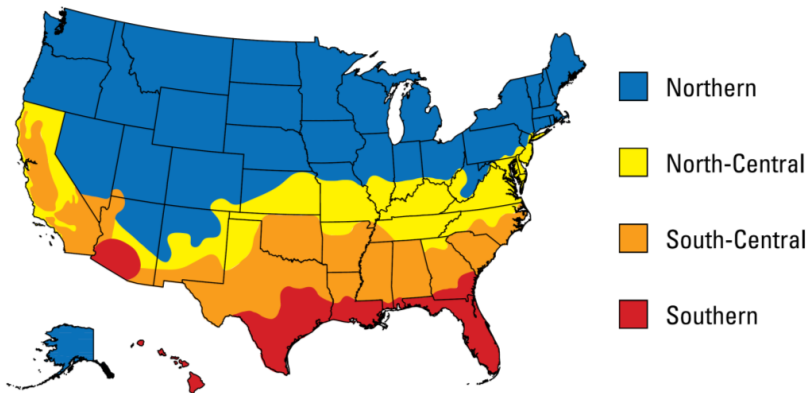
Project Subtotal Net Price: USD	5,115.78
6.000% Sales Tax: USD	306.95
Project Total Net Price: USD	5,422.73

Product and Performance Information

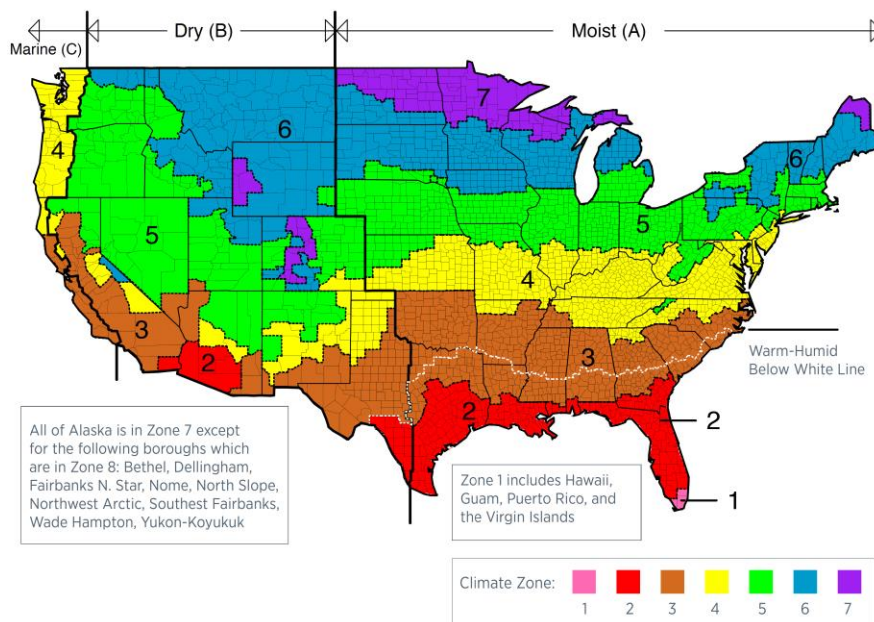
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions





CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Doors

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Preservation Planner.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

The Importance of Historic Doors

Just like windows are the “eyes” of a building, doors are an integral part of how we experience buildings. Door designs are often specific to a building’s style and feature elements that are repeated elsewhere on the structure. If a historic door is present, every effort should be made to preserve it. The HDC encourages repair of historic doors, and may approve replica or replacement doors on a case-by-case basis. A compatible replacement may be approved for non-historic doors.

Please contact the Preservation Planner for door inquiries.

Criteria for Door Replacement

- Original or historic doors should be repaired rather than replaced. The applicant must demonstrate severe deterioration to obtain approval for removal of original fabric.
- If security or weatherization is the impetus for replacing a door, the HDC asks to first consider appropriate storm doors to protect the historic fabric.
- Non-historic doors may be replaced with doors that are appropriate to the building.

General Guidelines for Replacement Doors

- Original doors being replaced should be replicated as close as possible. For properties where there is no documentation of the historic door, a door that is compatible with the architectural style should be used.
- Historic doors were typically wood, and replacement doors should ideally be wood as well. Replacement non-wood doors should be smooth-finished and painted. Textured faux-wood doors are not appropriate.
- Historic doors typically had some kind of paneling or trim. A paneled door is encouraged over a flat-surfaced door.
- Many exterior historic doors include some type of window. A window is encouraged for most replacement doors concerning a main entrance.
- Fan-light, or “Half Moon” windows are generally not appropriate.
- Historic sidelights and transoms shall be retained.
- Doors that feature shiny brass casing are not appropriate.

Sliding Doors

- Sliding glass doors, frequently used to access a deck or patio, may be approved on a case-by-case basis on elevations that are not publically visible.

Door Hardware

- Door hardware: such as knobs/handles, locks, hinges, and escutcheons, should be appropriate to the style of the door.
- Generally, replacement hardware should be as modest with a clean finish.

See Page 2 for Examples of doors that may and may not be approved.

First Draft from 4/28 Meeting

Below is a selection of doors that are more likely to be appropriate **depending on the style of the building**, and doors that are likely to be inappropriate. Please contact the Preservation Planner with door inquiries.

Replacement doors that are likely <u>appropriate</u> on a case-by-case basis.	Replacement doors that are likely <u>inappropriate</u> .
  	  
  	  
  	  



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Please contact the Preservation Planner for door inquiries. Include a cut sheet of a proposed new door with a product description in the Work Permit application.

Criteria for Door Replacement

- Original or historic doors should be repaired rather than replaced. The applicant must demonstrate severe deterioration to obtain approval for removal of original fabric.
- If security or weatherization is the impetus for replacing a door, the HDC asks to first consider appropriate storm doors to protect the historic fabric.
- Non-historic doors may be replaced with doors that are appropriate to the building.

General Guidelines for Replacement Doors

- Original doors being replaced should be replicated as close as possible. For properties where there is no documentation of the historic door, a **door that is compatible with the architectural style should be used.**
- Historic doors were typically wood, and replacement doors should ideally be wood as well. Replacement non-wood doors should be **smooth-finished** and painted. Textured faux-wood doors are not appropriate.
- The door finish, whether stained or painted, should be compatible with the color palette of the house.
- Historic doors typically had some kind of paneling or trim. **A paneled door is encouraged** over a flat-surfaced door.
- Many exterior historic doors include some type of window. **A window is encouraged** for most replacement doors concerning a main entrance.
- Fan-light, or “Half Moon” windows are generally not appropriate.
- Historic sidelights and transoms shall be retained.
- Doors that feature shiny brass coming are not appropriate.

Sliding Doors

- Sliding glass doors, frequently used to access a deck or patio, may be approved on a case-by-case basis on elevations that are not publically visible.

Door Hardware

- Door hardware: such as knobs/handles, locks, hinges, and escutcheons, should be appropriate to the style of the door.
- Generally, replacement hardware should be as modest with a clean finish.

See Page 2 for Examples of doors that may and may not be approved.

Second Draft for Approval or Revisions

Below is a selection of doors that are more likely to be appropriate **depending on the style of the building**, and doors that are likely to be inappropriate. Please contact the Preservation Planner with door inquiries.

Replacement doors that are likely <u>appropriate</u> on a case-by-case basis.	Replacement doors that are likely <u>inappropriate</u> .
	



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, April 28, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Video/telephone usage instructions given for potential attendees
Meeting called to order at 7:03pm

Commissioners Present: Alex Pettit, Anne Stevenson, Erika Lindsay, Amy Swift, James Chesnut

Commissioners Absent: Ron Rupert

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

Additional Staff Present: Joe Meyers, Economic Development Director
Christopher Jacobs, Downtown Development Authority Director
Elize Jekabson, Downtown Development Authority Coordinator

APPROVAL OF AGENDA

Slagor: Staff requested to add 101 W Michigan as a study item.

Motion: Swift (second: Lindsay) moved to approve the agenda as amended.

Voice Vote: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS 103 W Michigan

**The application for replacement windows was moved to the end of the agenda as the applicant was not present.*

NEW BUSINESS 501 N River

**The application for chicken coop was moved to the end of the agenda as the applicant was not present.*

STUDY ITEMS

101 W Michigan

**Storefront.*

Applicant: Richard Muszynski-owner, Cody Newman-architect- present.

Discussion: Pettit: Asked what has changed and what is different in the revised plans presented.

Newman: Explained that when the 1950s modern façade was removed, there was steel that had not before been seen on the existing. Stated that this resulted in having to slightly modify the window sizes that are on the Michigan Avenue and Huron Street main front side. Stated that the modified dimensions are shown on the A500 Exterior Elevation sheet *[reference materials]*. Stated that there are no changes in color, style and trim. Stated that certain areas of the trim will be slightly wider.

[Per reference materials, discussion as to window/trim -- proportion/dimension/glazing/jamb details]

OLD BUSINESS

--Returned to Old Business

103 W Michigan

**Replacement windows.*

Applicant: Michael Condon, contractor- not present

Discussion: *[Commissioners reviewed/discussed application and reference materials]*

Slagor: Provided an update of contact with applicant. Indicated having received cut sheet information.

[Discussion as to additional documentation]

Swift: Indicated that for the proposed windows, the Commission can review the cut sheets and ensure that they are appropriate for the District. Indicated being unable to tell what the light pattern is. Indicated that the Commission needs to be able to agree that the condition of the existing windows require replacements before approval is given. Also indicated the need to make sure that the grille patterns match.

[Discussion continued as to preservation of materials/light pattern/window location considerations/desire to see existing-window-condition photos]

Motion: Swift (second: Stevenson) moved to table a decision of work on 103 W Michigan for the applicant to provide detailed photos of the deterioration of the windows to be replaced.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

NEW BUSINESS

--Returned to New Business

501 N River

**Chicken Coop.*

Applicant: Dawn Goldstein, owner- not present

Discussion: *[Commissioners reviewed/discussed application and reference materials]*

[Discussion as to appropriate paint finish considerations]

Motion: Chesnut (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 501 N River for installation of a chicken coop and chicken wire enclosure. The coop shall be built to specifications and finished in a natural whitewash. The structure shall be whitewashed to the greatest opacity possible to match the white finish on the house.

Secretary of the Interior Standards:
#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

ADMINISTRATIVE APPROVALS

8 N River - Fence.

Motion: Lindsay (second: Chesnut) moved to accept the administrative approval for 8 N River for fencing.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

OTHER BUSINESS

1. Draft Door Fact Sheet

Commissioners/Staff reviewed a draft of a new HDC Door Fact Sheet and discussed potential revisions.

2. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

3. Commissioner Comments

Commissioners, who wished, shared additional thoughts/comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 14, 2020

Motion: Stevenson (second: Swift) moved to approve the minutes of April 14, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:41 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, May 12, 2020 - 7:00 p.m.
Remote Meeting via Zoom

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, Chair	P	A
Anne Stevenson, Vice Chair	P	A
Erika Lindsay	P	A
Ron Rupert	P	A
Amy Swift	P	A
James Chesnut	P	A
VACANT		

II. APPROVAL OF AGENDA

III. PUBLIC COMMENTS ON AGENDA ITEMS

IV. PUBLIC HEARING—none

V. BUSINESS SESSION

A. OLD BUSINESS

1. 103 W Michigan New windows

B. NEW BUSINESS

1. 101 W Michigan Amendment to storefront fenestration
2. 109 Maple Removal of outer layers of siding

C. STUDY ITEMS

1. 109 Maple Windows and siding repair or replacement

D. ADMINISTRATIVE APPROVALS—none

E. OTHER BUSINESS

1. Draft Door Fact Sheet –for approval
2. Property monitoring
3. Commissioner comments

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. Approval of meeting minutes, April 28, 2020

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.



HDC Work Permit Staff Review

Property address: 103 W Michigan

Property History: The property includes a mid-nineteenth century Italianate commercial building. Throughout its history the ground floor has hosted a variety of businesses, including: shoes, women's clothing, a jewelry shop, auto supplies, real estate offices.ⁱ Since ca.2011, the space has housed the Model Cave.ⁱⁱ The upper floors have likewise housed a variety of enterprises over the years, including: a tinsmith, harness-maker, various clerks and salesmen, a tailor, electrician, engineer, paper-maker, painter, chef, and a former Ypsilanti mayor.ⁱⁱⁱ In the mid-twentieth century the façade was modernized with a metal veneer and ribbon of windows across the second story. Since then, the façade has been partially restored, revealing original Italianate features.

Date of Application: March 13, 2020

Date of Review: April 7, 2020

Date of Meeting: May 12, 2020

Proposed work: Two new windows.

Materials: Jeld Wen aluminum-clad wood windows.

Staff review:

The applicant is seeking approval to replace two windows on the second and third stories of the south (rear) elevation.

1. This application was tabled from the April 14 and April 28 meetings as the HDC found it incomplete. The commission asked for cut sheets of the window product and detailed documentation of the window condition.
 - a. The applicant has provided product cut sheets.
 - b. The applicant stated that due to social distancing requirements, and events in their personal lives, neither contractor nor building owner would be able to get detailed photos at this time.

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 Commission must make a decision on this application by the regularly scheduled meeting on June 9, 2020.

Project Details

3. According to the applicant the windows are original and badly damaged beyond repair. The damage has caused water leaching into the building and damaging the interior walls and ceiling.
 - a. Staff conveyed to the applicant that if possible, they should provide documentation of the deterioration and damage.
4. The new windows JeldWen Sitrine. These are wood sashes with aluminum cladding. They are to match the originals in size and configuration. The applicant assures no glass area will be lost.
 - a. The windows to be replaced are two-over-two, however the cut sheet provided does not show that sash configuration available. HDC to confirm with applicant that the JeldWen Sitrine windows can be produced in two-over-two.
5. General repairs will be made to the openings.
6. The replacement windows will be on a secondary elevation, largely obscured from public view by a two-story mass directly in-front of it. The replacement material of the windows are consistent with what has been previously approved in the district.

Recommended Motions:

Move to table a decision of work on 103 W Michigan so the applicant may provide detailed photos of the deterioration of the windows to be replaced.

Move to approve and issue a Certificate of Appropriateness for the work at 103 W Michigan as submitted in the application dated March 13, 2020 for replacement of two windows on the south elevation. The new Jeld Wen windows are to be wood-framed with aluminum cladding and match the size and configuration of the originals.

Relevant Secretary of the Interior's Standards:
#6

Prepared by:
Scott E. Slagor, Preservation Planner

ⁱ Ypsilanti Historical Society, "Historic Home Tour" Files; Nickels, Bill "The Campbells- Jewels and Insurance," *Ypsilanti Gleanings*, (Winter 2005), 13.

ⁱⁱ Model Cave, "Your Single Stop Building Model Shop," accessed March 31, 2020, <http://modelcave.com/about.html>.

ⁱⁱⁱ Ypsilanti Historical Society, "Historic Home Tour" Files.

PHDC-20-0016

26941

Visa



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

103 West Michigan

Applicant

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

Name

Ypsilanti Restoration L.L.C.

Address

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

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

Complete Description of Proposed Work:

Install 2 new windows from Jeld Wen Corp.. New windows will be approximately 36"x86", and be made of wood with aluminum clad exteriors in white, tempered, insulated low-E 366 glazing with primed interior and white closing hardware. Perform masonry and carpentry repairs as needed to window opening prior to installation. Trim, caulk, paint and insulate as needed. Clean work areas and remove all debris.

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

Aluminum clad wood windows with white exterior

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:
6000

Permit fee:
\$45 + _____ =

Signature

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

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

Signature:

Date:
3/13/20

Print Name:

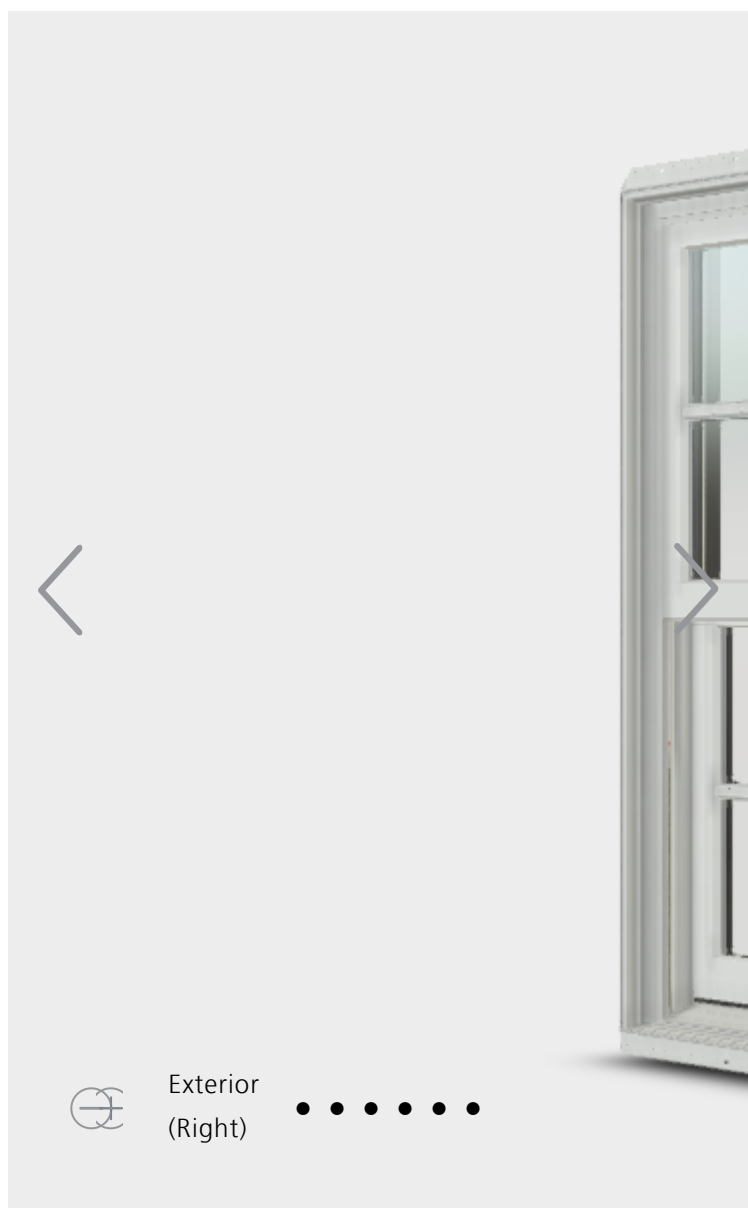
Michael F. Condon, Q.O., Ypsilanti Restoration L.L.C.

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.

[Our Message on Coronavirus/COVID-19\(covid19-response\)](#)[WHERE TO BUY \(/EN-US/WHRE-TO-BUY\)](#)[GET HELP ON YOUR PROJECT \(/EN-US/GET-HELP?JWCT_GETHELP=UTILITYLINKS\)](#)[FOR INVESTORS USA](#)
(HTTP://INVESTORS.JELD-WEN.COM/)[PRO SIGN IN \(/EN-US/SIGN-IN\)](#)[SEARCH](#)

Siteline® Clad-Wood Window: Double-Hung



Explore the options

On-screen colors/finishes vary from actual products.

Grille Designs



Colonial Grille



No Grille



Prairie Grille



Top Down Grille

Interior Finish Options ▾
AuraLast Pine Americano Finish



Exterior Colors ▾
Bone White



[See all options and features >](#)



PRICING

Many options will influence the price of your window.
To get an estimate, contact your JELD-WEN dealer.

WHERE TO BUY (/EN-US/WHERE-TO-BUY?PID=145811)

GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?PID=145811&JWCT_GETHELP=PRODUCTPAGE)

Model Overview



**PROJECT TYPE**

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

27 Exterior Colors

28 Interior Finish Options

SCREEN & TRIM OPTIONS

3 Insect Screens

3 Exterior Trim

FRAME OPTIONS

Block Frame/Replacement

Integral Nailing Fin

GLASS

Energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Lock option in 9 finishes

CONSTRUCTION

Tilt Sash

MATERIALS

3 Wood Options

Model Details & Options

Materials

WOOD OPTIONS



AuraLast® Pine

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN and backed by our limited lifetime warranty. Distinct color variations occur and the grain can appear straight or erratic depending on how it is cut from the log. The wood will darken and yellow with age, adding character and charm. It machines to a fine, smooth finish and easily accepts lighter stains and paint. Staining is recommended to achieve a uniform appearance because pine naturally contains resins that can affect penetration. Knots should be sealed before painting.



Alder

(Clear and Knotty) – A popular species today because of its pronounced grain and uniform texture. This versatile wood species features a fairly straight grain with areas of burl clusters and small knots. These marks add character and will provide a darker texture and color when finished. Alder varies from pale yellow to reddish brown and it accepts stains exceptionally well. It is also the lightest and least dense. Knotty Alder presents a more rustic look. When stained, alder blends well with walnut, mahogany and

cherry. This species is available for clad exteriors only on the interior of the window.



Douglas Fir

The texture of this softwood is smooth with a straight, even grain and knots that create beautiful swirl patterns. This wood is a light, rosy color that is set off by its remarkably straight and handsome grain pattern. Will tend to “redden” over time when exposed to light. Paints easily and can hold all types of stains and finishes. This species is available for both the exterior and interior of the window.

Colors & Finishes

EXTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



Bone White



Brilliant White



Ivory



French Vanilla Heirloom White Mocha Cream



Desert Sand



Silver



Smoke



Stone



Flagstone



Cocoa



Surf



Sea Foam



Hunter Green



Moss



Hartford Green



Cranberry



Mesa Red



Stormy



Admiral



Navy



Steele Gray



Dark Chocolate



Chestnut Bronze



Luxury Bronze



Black

INTERIOR FINISH OPTIONS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



AuraLast Pine Americano
Finish



AuraLast Pine Charcoal
Finish



AuraLast Pine Clear Lacquer
Finish



AuraLast Pine Cordovan
Finish



AuraLast Pine Fruitwood
Finish



AuraLast Pine Kodiak Finish



AuraLast Pine Walnut Finish



Alder Americano Finish



Alder Charcoal Finish



Alder Clear Lacquer Finish



Alder Cordovan Finish



Alder Fruitwood Finish



Alder Kodiak Finish



Alder Walnut Finish



Fir Americano Finish



Fir Charcoal Finish



Fir Clear Lacquer Finish



Fir Cordovan Finish



Fir Fruitwood Finish



Fir Kodiak Finish



Fir Walnut Finish



Paint Black



Paint Brilliant White



Paint Desert Sand



Paint Dove



Paint Gunmetal



Paint Ivory



Primed

Glass

ENERGY EFFICIENT GLASS

Our optional high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, reducing the fading of interior furnishings and condensation. It also delivers greater visible light transmittance than tinted glass. Clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates. With Low-E glass, ENERGY STAR® qualified versions of this product are likely available. This means they meet or exceed the minimum energy efficiency criteria for your climate region. For more information, ask your dealer how to order JELD-WEN ENERGY STAR qualified products specific to your area.



LoE³-366



Low-E



Low-E EC

TINTED GLASS

Our optional tinted glass is ideal for climates with intense sunlight. It reduces glare and visible light transmittance, while also keeping homes more comfortable in warm weather. Optional clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates.



Bronze Tinted



Clear



Gray Tinted





Green Tinted



Bronze Reflective Tinted

TEXTURED GLASS

We offer an array of glass types, each one with its own attractive texture, pattern or color. Add a distinctive touch to our windows with optional textured glass, which lets light in while maintaining privacy. This glass will not only enhance your chosen window and transoms, but also add radiance to your entire home.



Glue Chip



Matte Frost



Narrow Reed



Obscure



Rain



Seedy Reamy

PROTECTIVE GLASS

Preview
Unavailable

ImpactGard®

We offer optional ImpactGard® protection, which is engineered and tested to stand up to the strong impacts of windborne debris, as well as the harsh conditions inherent to coastal areas. With the industry's leading laminate glass technology, windows and patio doors with ImpactGard protection can withstand a nine-pound piece of lumber striking the glass head-on at approximately 34 miles per hour. In addition, it significantly reduces sound transmission, blocks up to 95 percent of harmful UV rays and offers superior

torced-entry resistance.



Neat®

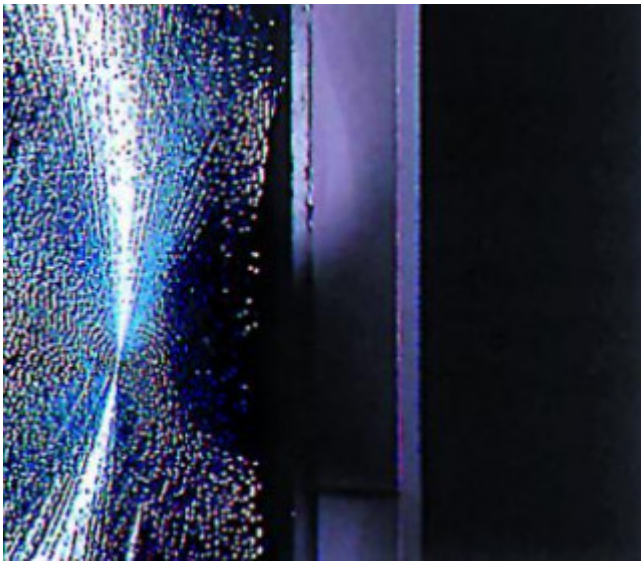
With the Neat® glass option, you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.



Preserve

Preserve® film is factory-applied to both the interior and exterior surfaces of the glass. This means the glass surfaces will be reliably protected from debris and scratches that can occur during shipping and handling or at a construction site. So you won't need to spend extra time cleaning your new windows. What's more, it's easy to remove. *Please note, Preserve film is not available with impact-resistant glass or single pane units.





Tempered

The tempered glass option is available in all glass types and provides extra strength, enabling it to withstand force or pressure on its surface and it will not break into sharp pieces. Local building codes often require tempered glass to be used in all windows that are close to the floor or near doors, bathtubs or showers.

Divided Lites

GRILLES BETWEEN THE GLASS



Grilles Between the Glass

Add architectural interest with our divided lite options. Enjoy increased visual appeal and decreased maintenance with our grilles between the glass, which consist of a spacer bar

placed between the panes of the insulating glass. They are an ideal choice because they require no upkeep and will not interfere with window cleaning. We offer 5/8" or 7/8" flat grilles, as well as 5/8" or 1" contour grilles in several grille patterns. These grilles are available in the color that matches the exterior color of the patio door you choose.

FULL-SURROUND REMOVABLE WOOD GRILLES



Full-Surround Removable Wood Grilles

Add architectural interest to your windows with our divided lite options. Our full-surround wood grilles are a convenient way to achieve the look of divided lites. These grilles are positioned on the interior glass and can be removed for easy cleaning. Grilles are available in 7/8", 1-1/8" and 1-3/8" widths in several grille patterns.

SIMULATED DIVIDED LITES





Simulated Divided Lites

Add architectural interest to your windows with our divided lite options. These options include simulated divided lites (SDL) for an authentic look. They feature grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the panes of insulating glass to provide design detail.

GRILLE DESIGNS



Colonial Grille



No Grille



Prairie Grille



Top Down Grille

Hardware

LOCKS

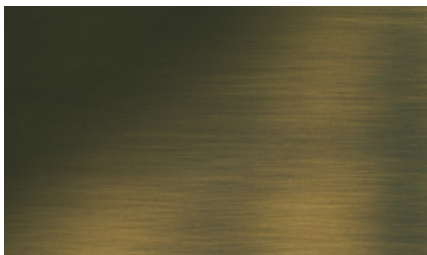




Sash Lock

LOCK HARDWARE FINISHES

We offer a range of hardware and hardware finishes for our wood and clad-wood windows. We know a Victorian house feels all the more ornate with brass fixtures. And the shine of polished chrome adds a contemporary edge to traditional architecture. Our selection ensures you can make the statement you want down to the last detail.



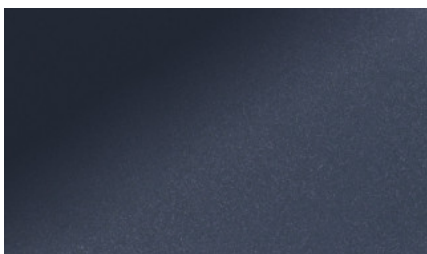
Antique Brass Finish



Black Finish



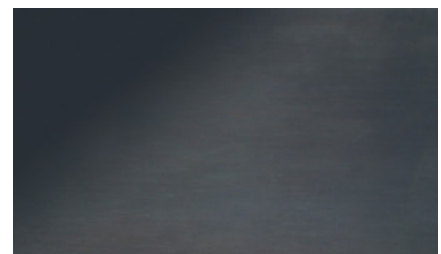
Brushed Chrome Finish



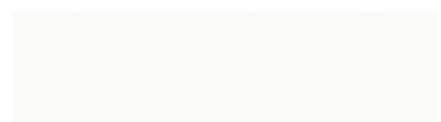
Chestnut Bronze Finish



Desert Sand Finish



Oil-Rubbed Bronze Finish

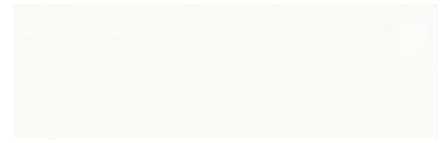




Polished Brass Finish



Satin Nickel Finish



White Finish

ADDITIONAL HARDWARE OPTIONS

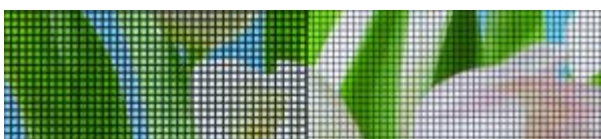


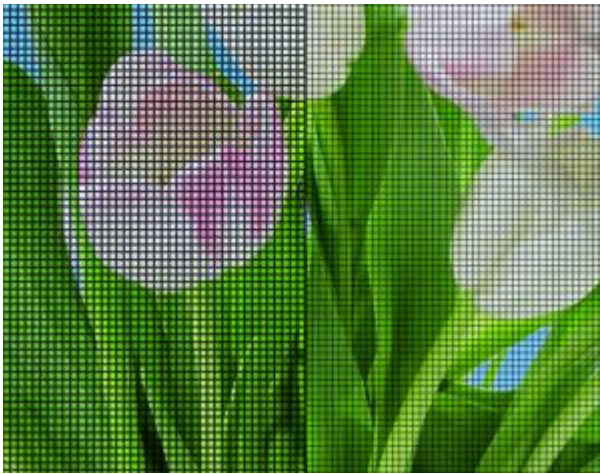
Window Opening Control Device

Limiting sash opening especially in upper floors, these optional factory-installed devices also meet ASTM F2090-10. The casement solution in both wood and vinyl windows is hidden when the window is in the closed position. When the window is open, you see the red lever that acts as the sash limiter and can be released for full operation. Conversely, when the window is closed, the device is reset. Window opening control devices are one of many tools a homeowner can choose to prevent children from falling out of a window. There are a number of additional steps the consumer can do to prevent such accidents from occurring.

Screens & Trim

INSECT SCREENS



**BetterVue**

BetterVue™ screens are standard and are designed to keep more insects outside, while letting more natural light inside compared to regular screens. BetterVue insect screens feature fine, black fiberglass mesh with a light gloss finish, and the frame is available to match the patio door color you choose. *Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open window or door. For safety screens and other security devices, contact your local building supply retailer.

**UltraVue™**

UltraVue™ screens are standard and allow greater amounts of natural light in your home when compared to aluminum mesh. UltraVue insect screens feature fine, black fiberglass mesh with a light gloss finish, and the frame is available to match the window color you choose. *Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open window or door. For safety screens and other security devices, contact your local building supply retailer.



Aluminum Mesh

Our optional aluminum mesh insect screens keep insects outside, while letting in natural light. The frames are available with colors to match the window color you choose.

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

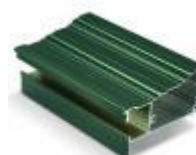
EXTERIOR TRIM



Brickmould for Clad
Exterior



Flat Casing for Clad
Exterior



Adams Casing for Clad
Exterior

Construction & Framing

CONSTRUCTION





Tilt Sash

Our double-hung windows include a tilt latch which allows you to easily tilt the sash in to allow for convenient cleaning from the inside of your home. Tilt latches will match the hardware color of your window.

FRAME OPTIONS



Block Frame/Replacement

For New Construction and Replacement. A block frame is for a window with a frame that does not include a nail fin. Installation can be done simply and neatly without disturbing exterior siding, stucco, interior trim, paint or wallpaper. The block frame is ideal for new construction installation into concrete or masonry walls. This frame has the same inside and outside dimensions.



Integral Nailing Fin

For New Construction and Replacement. Our windows come standard with a 1-1/4" pre-punched nailing fin for easy installation into new construction applications. The nailing fin is integral to the frame. It surrounds the full perimeter of the frame and helps make installations weathertight. It is appropriate for homes with siding, stucco or brick exteriors.

Energy & Sustainability

SUSTAINABLE SOLUTIONS



Sustainability at JELD-WEN

At JELD-WEN, sustainability is nothing new. With origins rooted in wood product manufacturing, our legacy has been to make windows, doors and components in a manner consistent with efficient use of what nature provides. In effect, we've always strived to make stiles and sash, not sawdust. To us, minimizing waste has always made

good ecological and business sense. Our mission is to develop high performance, high-value products that satisfy our customers' needs, while also caring for our communities by seeking ways to reduce our impact on the environment. We also realize that there is still work to be done. Sustainability is a journey, and our on-going efforts will remain directed toward continual improvement of our products, processes and culture. We do this not because it's popular. We do it because it's the right thing to do.



ENERGY STAR® Qualified Options

We are committed to offering products for improved energy efficiency in your home. This product has ENERGY STAR qualified options to save energy and meet current requirements. As proof of our commitment, JELD-WEN has received the 2010 ENERGY STAR Partner of the Year award. The award signifies outstanding contributions to protecting the environment through energy efficiency and is presented to only a handful of 17,000 organizations that participate in the program each year. Our company-wide commitment to energy conservation excellence is part of our continued commitment to bringing reliability to your home and life. For more information, ask your dealer about JELD-WEN ENERGY STAR products.



Home Innovation
NGBS GREEN CERTIFIED™

NGBS Green Certified

FSC®-certified ENERGY STAR® wood windows and patio doors with AuraLast® wood manufactured by JELD-WEN have been approved for points toward National Green Building Certification to the ICC 700-2008 National Green Building Standard for residential construction.

**Reduced VOCs**

The AuraLast® manufacturing process releases 96 percent fewer VOCs than traditional treatments, one more reason that AuraLast--The Worry-Free Wood® really is worry-free. AuraLast is JELD-WEN's exclusive water-based wood protection process. Unlike typical solvent-based dip treatments that only coat a thin layer on the wood's surface, AuraLast delivers durable 100 percent surface-to-core protection. AuraLast is 100 percent real wood, so homeowners don't have to sacrifice the beautiful appearance for industry-leading protection.

GET HELP ON YOUR PROJECT (/EN-US/GET-HELP?
JWCT_GETHELP=FOOTERCTA)

(<https://www.facebook.com/melbourneindustrialheritagecentre/>) (<http://www.melbourneindustrialheritagecentre.org.au/>)

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PRIVACY POLICY (/EN-US/ABOUT-US/GENERAL-INFORMATION/PRIVACY-POLICY) | SUPPLY CHAIN TRANSPARENCY (/EN-US/ABOUT-US/COMPANY/SUPPLY-CHAIN-TRANSPARENCY) | INTERNATIONAL [🔗](http://jeld-wen.net/) (HTTP://JELD-WEN.NET/)

File photo of 103 W Michigan (at center) from 2003, showing the facade for reference.



Applicant photo, showing windows proposed for replacement.



Facing northeast to south and west elevations.



HDC Work Permit Staff Review

Property address: 101 W Michigan

Property History: The property includes three-story Italianate-style commercial building that is contributing to the Historic District. The building was erected in 1858 as a new location for the King Store.ⁱ The King Store was one of Ypsilanti's first grocery stores, established by George King in 1838. The business remained in the King name for several decades, changing names to reflect the various partners; G. & E. King, King & Son, and Charles King & Co. In 1913, Charles E. King, son of founder George King, died and the business was succeeded by his partner John G. Lamb, and his son, Charles King Lamb; changing business the name to G. Lamb & Son. They remained in business until closing in July 1942- after four generations and 104 years of operation.

The building storefront has changed multiple times during its 162-year history. The nineteenth-century storefront was remodeled in the early 1920s to make better use of display windows.ⁱⁱ In the mid-century, blue metal panels were added to the storefront; presumably after the King Store closed in 1942. The current rehabilitation is a tax credit project to return the building to its similar to its 19th century appearance, featuring large display windows and Italianate details. The applicant was approved for two different design proposals on April 23, 2018.

Date of Application: April 28, 2020

Date of Review: May 5, 2020

Date of Meeting: May 12, 2020

Proposed work: Amendment to approved storefront.

Materials: Wood trim, and metal-framed display windows.

Staff review:

1. This application amends the work approved on October 23, 2018.

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.

- a. Due to interior structural constraints, the storefront display windows could not be built to the same dimensions originally submitted.
 - i. The applicant submitted photos to document this condition, which was discussed as a Study Item on February 25, 2020.
 - ii. Revised drawings were submitted to the HDC and reviewed as a Study Item on April 28, 2020.
 1. The HDC asked the applicant to revise the drawings to include the window frames, for a more accurate representation of the final product.
 - b. The project understanding is that the finished storefront will be completed as depicted in the architect's drawing.
2. The applicant is the recipient of a Downtown Development Authority Façade Grant, and the HDC must approve the work for the funds to be distributed.
 3. The plan has already been approved by the State Historic Preservation Office to meet Federal Historic Tax Credit qualifications.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the amended work at 101 W Michigan, as submitted in the application dated April 28, 2020. The façade storefront system, including windows and trim, shall be finished according to the details in the submitted drawings, dated April 30, 2020.

Relevant Secretary of the Interior's Standards:

#9

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Laura Bein "Before Ypsilanti's First Supermarket," *Ann Arbor News*, (MLive: September 18, 2009).

ⁱⁱ Ibid.



**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

101 W. Michigan Ave

Applicant

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

Name

Rich Muszynski

Address

101 W. Michigan Ave

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

Contractor

Contractor Name & Contact Info

Rich Muszynski

Type of work

- ☐ Roofing
☒ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

AMENDMENT ON WINDOWS
DUE TO EXISTING METAL STRUCTURE
SUPPORTING THE BUILDING UPON DEMO
THE APPROVED SIZES COULD NOT WORK
NEW WINDOW SIZES ARE
EAST - 8'10 1/2" X 4'10 1/2"
NORTH - 8'10 1/2" X 6'3 1/2"
NORTH - 8'10 1/2" X 6'7 3/4"

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

NORTH - 4' X 5'4 1/2"

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:

\$45 + _____ =

Signature

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

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

Signature:

Date:

3-28-20

Print Name:

RICH MUSZYNSKI

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.

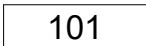
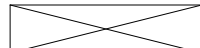
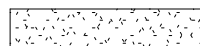
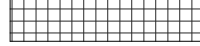
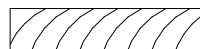
All other necessary approvals and permits must be acquired before beginning work.

101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI

AC	AIR CONDITIONING	FDN	FOUNDATION	MIN	MINIMUM	STN	STAIN
ACP	ACOUSTICAL CEILING PANEL	FE	FIRE EXTINGUISHER	MISC	MISCELLANEOUS	STO	STORAGE
AD	AREA DRAIN	FEC	FIRE EXTINGUISHER CABINET	MO	MASONRY OPENING	STRUC	STRUCTURAL
ADA	AMERICANS WITH DISABILITIES ACT	FF	FINISHED FACE	MTD	MOUNTED	SUSP	SUSPENDED
ADJ	ADJUSTABLE	FGL	FIBERGLASS	MTG	MOUNTING	SYM	SYMMETRICAL
AFF	ABOVE FINISHED FLOOR	FHC	FIRE HOSE CABINET	MTL	METAL	SYS	SYSTEM
ALT	ALTERNATE	FIXT	FIXTURE				
ALUM	ALUMINUM	FL	FLOOR(ING)	N	NORTH	T	TREAD
APPROX	APPROXIMATELY	FLUOR	FLUORESCENT	NAT	NATURAL	T&G	TONGUE AND GROOVE
ARCH	ARCHITECT[URAL, URE]	FOC	FACE OF CONCRETE	NIC	NOT IN CONTRACT	T.O.	TOP OF
ASSOC	ASSOCIATED	FOS	FACE OF STUDS	NO	NUMBER	TECH	TECHNOLOGY
AUTO	AUTOMATIC	FP	FIREPROOF(ING)	NOM	NOMINAL	TEL	TELEPHONE
AWP	ACOUSTICAL WALL PANEL	FT	FEET	NTS	NOT TO SCALE	TEMP	TEMPERED
		FTG	FOOTING			THK	THICK(NESS)
BD	BOARD	FUR	FURR(ED,ING)	OC	ON CENTER	THRESH	THRESHOLD
BIT	BITUMINOUS, BITUMEN			OD	OUTSIDE DIAMETER	TOC	TOP OF CURB
BLDG	BUILDING	GA	GAUGE	OH	OVERHEAD	TOM	TOP OF MASONRY
BLKG	BLOCKING	GALV	GALVANIZED	OPNG	OPENING	TOS	TOP OF STEEL
BM	BEAM	GB	GRAB BAR	OPP	OPPOSITE	TOW	TOP OF WALL
BOT	BOTTOM	GC	GENERAL CONTRACT(OR)	OPP HD	OPPOSITE HAND	TRANS	TRANSPARENT
		GL	GLASS, GLAZING			TV	TELEVISION
CAB	CABINET	GOVT	GOVERNMENT	PART	PARTITION	TYP	TYPICAL
CJ	CONTROL JOINT	GT	GROUT	PC	PRECAST		
CLG	CEILING	GWB	GYPSUM WALLBOARD	PERF	PERFORATE(D)	UL	UNDERWRITER'S LABORATORY
CLR	CLEAR(ANCE)			PL	PLATE	UNFIN	UNFINISHED
CMU	CONCRETE MASONRY UNIT	HC	HOLLOW CORE	PLAM	PLASTIC LAMINATE	UON	UNLESS OTHERWISE NOTED
COL	COLUMN	HDR	HEADER	PLAS	PLASTER		
COM	COMMUNICATIONS	HDWD	HARDWOOD	PLWD	PLYWOOD	VAR	VARIES
CONC	CONCRETE	HDWR	HARDWARE	PNL	PANEL(ED)	VCT	VINYL COMPOSITION TILE
CONFIG	CONFIGURATION	HGT	HEIGHT	PR	PAIR	VERT	VERTICAL
CONST	CONSTRUCTION	HM	HOLLOW METAL	PREP	PREPARE (SURFACE)	VEST	VESTIBULE
CONT	CONTINUOUS	HORIZ	HORIZONTAL	PROV	PROVIDE	VIF	VERIFY IN FIELD
COORD	COORDINATE	HP	HIGH POINT	PSF	POUNDS PER SQUARE FOOT	VU	VENTILATION UNIT
CORR	CORRIDOR	HR	HOUR	PSI	POUNDS PER SQUARE INCH	VWC	VINYL WALLCOVERING
CPT	CARPET(ED)	HT	HEIGHT	PT	POINT		
CT	CERAMIC TILE	HVAC	HEATING, VENTILATION & AIR	PTD	PAINT(ED)	W	WEST
CTR	CENTER		CONDITIONING	PVMT	PAVEMENT	W/	WITH
						W/O	WITHOUT
DEG	DEGREE	ID	INSIDE DIAMETER	QTY	QUANTITY	WC	WATER CLOSET
DF	DRINKING FOUNTAIN	IN	INCH(ES)			WD	WOOD
DIAG	DIAGONAL	INCAN	INCANDESCENT	R	RISER	WDW	WINDOW
DIAM	DIAMETER	INCL	INCLUDE(D,ING)	RB	RUBBER BASE	WH	WALL HUNG
DIM	DIMENSION	INSUL	INSULATION, INSULATED	REF	REFRIDGERATOR	WP	WORK POINT
DIV	DIVISION	INT	INTERIOR	REINF	REINFORCED	WT	WEIGHT
DN	DOWN			REQD / REQ'D	REQUIRED	WWF	WELDED WIRE FABRIC
DR	DOOR	JAN	JANITOR	RES	RESILIENT		
DTL	DETAIL	JT(S)	JOINT(S)	RET	RETAINING	#	NUMBER
DWG(S)	DRAWING(S)	KIT	KITCHEN	REV	REVISION(S) / REVISE(D)	&	AND
				RFG	ROOFING	+	EXIST (OR APPROX) DIM - VIF
E	EAST			RH	RIGHT HAND	CL	CENTER LINE
EA	EACH	LAM	LAMINATE(D)	RM	ROOM	L	ANGLE
EJ	EXPANSION JOINT	LAV	LAVATORY	RO	ROUGH OPENING		
EL	ELEVATION (TOPO)	LBL	LABEL				
ELEC	ELECTRICAL	LH	LEFT HAND	S	SOUTH, SEAL		
ELEV	ELEVATION (ARCH)	LL	LIVE LOAD	SC	SOLID CORE		
EMER	EMERGENCY	LP	LOW POINT	SCHED	SCHEDULE		
ENCL	ENCLOS(E,URE)	LTG	LIGHTING	SECT	SECTION		
EQ	EQUAL	LTL	LINTEL	SF	SQUARE FEET		
EQUIP	EQUIPMENT			SHT	SHEET		
EST	ESTIMATE(D)	MAS	MASONRY	SIM	SIMILAR		
EXIST	EXISTING	MATL	MATERIAL(S)	SPEC(S)	SPECIFICATION(S)		
EXP	EXPANSION	MAX	MAXIMUM	SQ	SQUARE		
EXT	EXTERIOR	MECH	MECHANICAL	SS	STAINLESS STEEL		
		MED	MEDIUM	ST	STAINLESS		
FA	FIRE ALARM	MEMB	MEMBRANE	STD	STANDARD		
FD	FLOOR DRAIN	MFR	MANUFACTURE(R)	STL	STEEL		

MATERIAL DESIGNATIONS & SYMBOLS

Room name		Room Number	Finish Type
	EXISTING WALL TO REMAIN		101
	NEW WALL		101
	ELEMENTS TO BE REMOVED		1i
	EXTENT OF WORK		1t
	CMU		
	CONCRETE		
	WOOD BLOCKING		
	STEEL (LARGE SCALE)		
	PLASTER		
	RIGID INSULATION		
	PLYWOOD		
	MILLWORK		

DETAIL / PLAN / ELEVATION

Diagram illustrating the components of a circle reference:

- The top half of the circle contains the number **1**, which is the **DRAWING REFERENCE**.
- The bottom half of the circle contains the text **A101**, which is the **SHEET REFERENCE**.

BLDG SECTION CUT

WALL SECTION



2 EXISTING EXTERIOR



1 NEW EXTERIOR

REFERENCED CODES

2015 MICHIGAN REHABILITATION CODE
2015 MICHIGAN BUILDING CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE

*SEE T001 FOR ADDITIONAL CODE INFORMATION

PROJECT DESCRIPTION:

THE BUILDING IS BEING RENOVATED TO MATCH THE HISTORIC CHARACTERISTICS OF THE 1800'S BUILDING. THE FIRST FLOOR IS TO BE RENOVATED INTO A RESTAURANT AND THE UPPER LEVELS ARE TO BE "WHITE BOXED" INTO OPEN OFFICE READY SPACES. THE "MODERN" FACADE IS TO BE REMOVED AND REPLACED WITH A HISTORIC REPLICA.

AREA MAP



SHEET NUMBER	DRAWING TITLE	10/12/2018 - ISSUED FOR OWNER AND HISTORIC COMMITTEE REVIEW	4/11/2019 - ISSUED FOR PERMIT	9/5/2019 - ISSUED FOR HEALTH DEPARTMENT REVIEW	4/17/2020 - BULLETIN #1
00					1
T000	TITLE SHEET	✓	✓	✓	✓
T001	CODE COMPLIANCE	✓	✓	✓	✓
06					
A000	EXISTING FLOOR PLANS	✓	✓		✓
A100	DEMOLITION PLANS	✓	✓		✓
A101	NEW FLOOR PLANS	✓	✓		✓
A102	HEALTH DEPARTMENT PLANS			✓	✓
A200	REFLECTED CEILING PLANS	✓	✓		✓
A300	INTERIOR DETAILS AND SCHEDULES	✓	✓		✓
A400	DOOR DETAILS	✓	✓		✓
A401	WINDOW DETAILS		✓		✓
A500	EXTERIOR ELEVATIONS	✓	✓		✓
A600	EXTERIOR DETAILS	✓	✓		✓
A700	BUILDING SECTIONS	✓	✓		✓
A800	STAIR AND CANOPY AXON - FOR REFERENCE ONLY		✓		✓
08					
M101	BASEMENT AND LEVEL 1 MECH. PLANS			✓	✓
M102	LEVEL 2, 3 & ROOF MECH. PLANS				✓
MEP100	MECH., ELEC, PLUMB, NOTES	✓	✓		✓
Grand total: 17					

GENERAL NOTES

1. CONSTRUCTION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL BUILDING CODES, 2015 MICHIGAN REHABILITATION CODE AND THE CITY OF YPSILANTI ORDINANCES.
2. DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
3. EXISTING BUILDING INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD MEASUREMENTS, OR FIELD OBSERVATION AND THE CONSTRUCTION DOCUMENTS, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS RELATING TO THE PROJECT BY FIELD MEASUREMENT. PRIOR TO ORDERING MATERIAL AND/OR COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER QUANTITIES AND SIZES TO BE COORDINATED WITH FIELD CONDITIONS.
5. INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
6. ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK.
8. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
10. ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
12. ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
13. IF DISCREPANCIES OCCUR BETWEEN DRAWINGS & FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
14. ALL HAZARDOUS MATERIALS ARE TO BE REMOVED BY A PROFESSIONAL LICENSED TO DO SO IN THE STATE OF MICHIGAN.
15. SPECIAL DETAIL NOTE: MUST BE MADE TO ENSURE THE PROJECT IS IN COMPLIANCE WITH THE SECRETARY OF INTERIORS STANDARDS AND THE NATIONAL PARK SERVICES GUIDELINES.

DRIVEN DESIGN

Driven Design Studio PLLC
11 Carlyle Street
Battle Creek, MI 49017

(269) 753-8040
cody@drivendesignstudio.com

TITLE SHEET
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI 48197
SHELTER BAY REALTY LLC

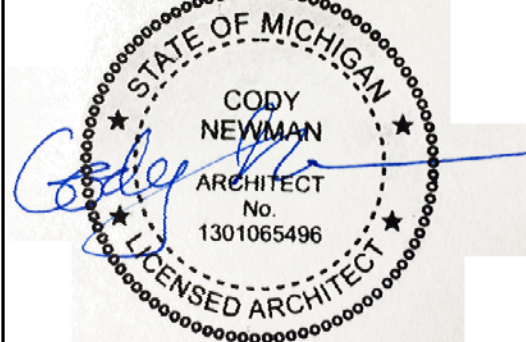
ISSUE
CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN

DATE 4/30/2020 6:21:09 AM

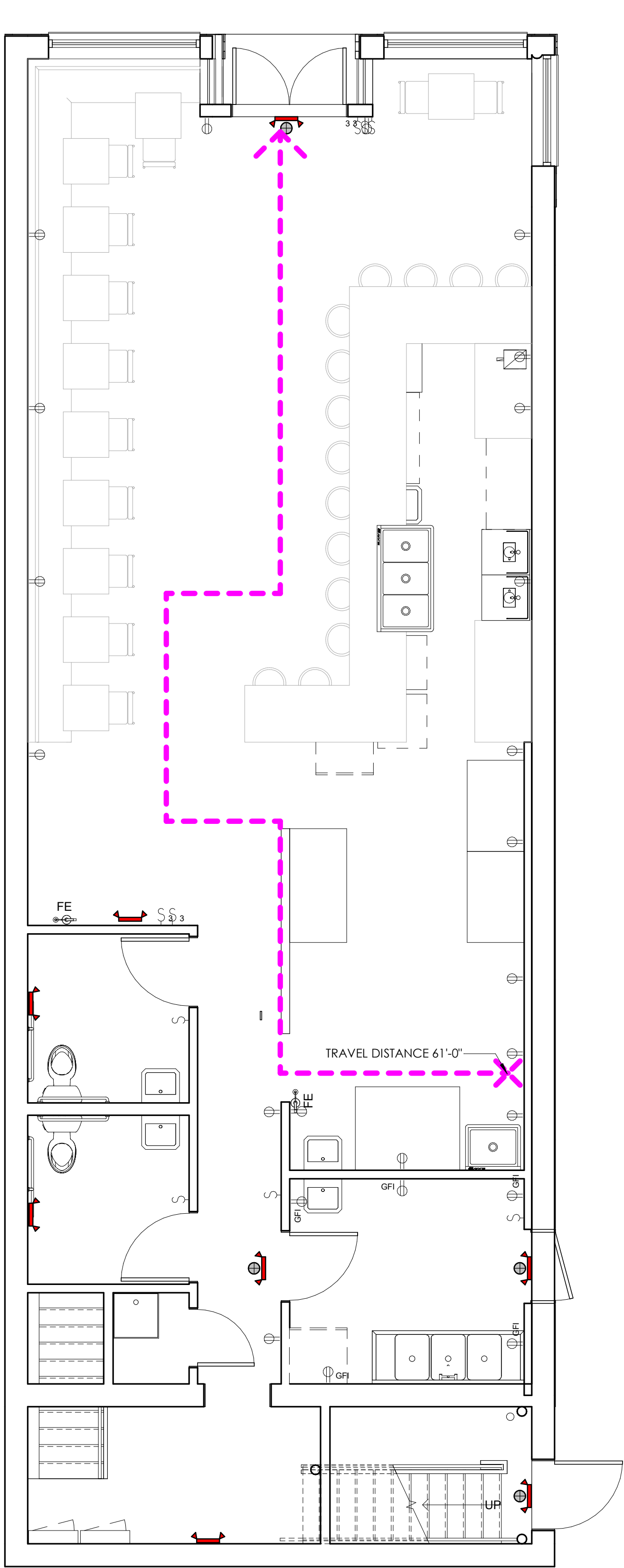
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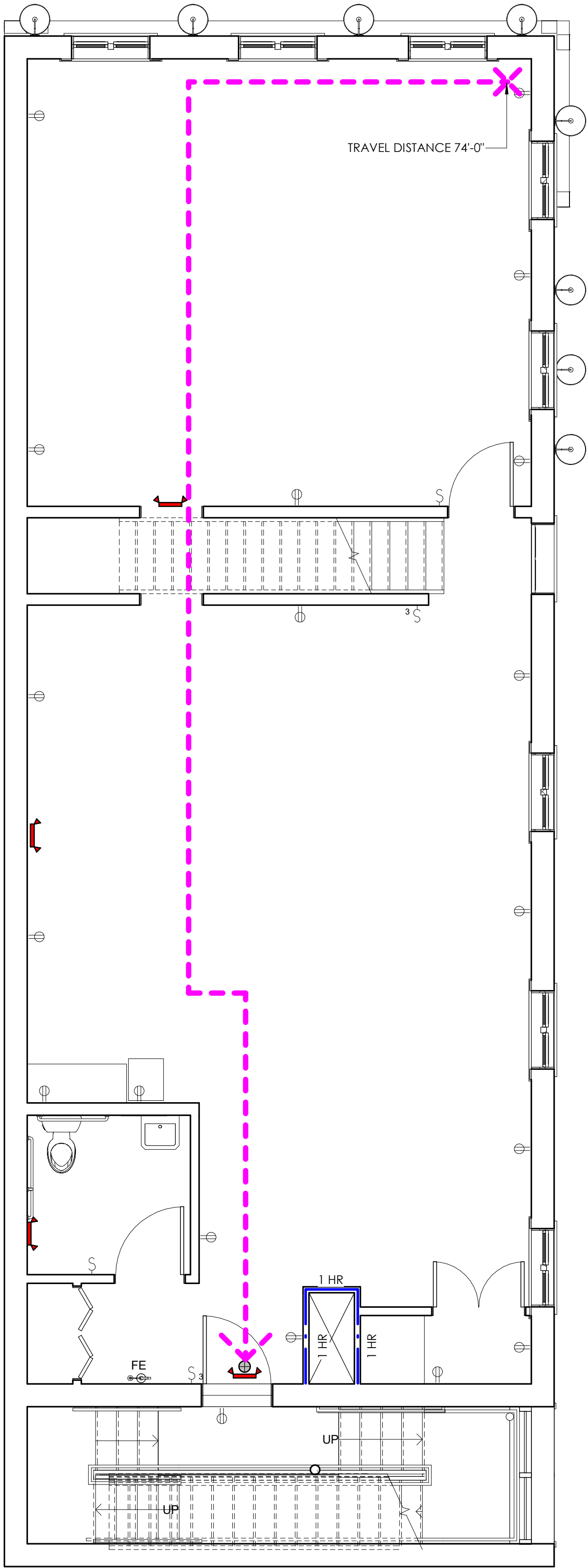
PROJECT 2018.08

SHEET

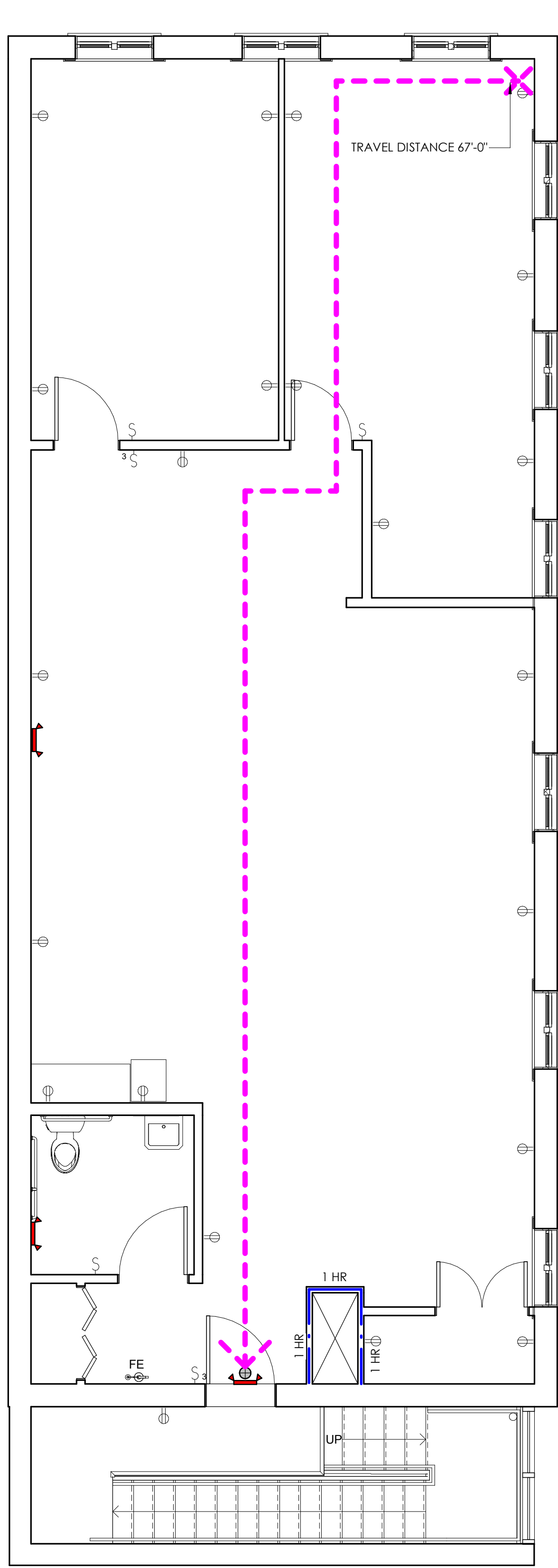
T000



2 LEVEL 1 COMPLIANCE PLAN
1/4" = 1'-0"



3 LEVEL 2 COMPLIANCE PLAN
1/4" = 1'-0"



4 LEVEL 3 COMPLIANCE PLAN
1/4" = 1'-0"

CODE COMPLIANCE			
TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
JURISDICTION			
YPSILANTI, MI 48197			
APPLICABLE CODES			
2010 MICHIGAN BARRIER FREE			
2015 MICHIGAN BUILDING CODE			
2015 MICHIGAN MECHANICAL CODE			
2015 MICHIGAN PLUMBING CODE			
2015 MICHIGAN REHABILITATION CODE	504 & 801		LEVEL 2 REHABILITATION
2017 NATIONAL ELECTRICAL CODE			
AREA			
FIRST FLOOR			1,290 SQUARE FEET
SECOND FLOOR			1,290 SQUARE FEET
THIRD FLOOR			1,252 SQUARE FEET
TOTAL			3,832 SQUARE FEET
TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		TYPE III-B
USE			
FIRST FLOOR	303.4	A-2 ASSEMBLY, LESS THAN 50 PEOPLE CAN BE CLASSIFIED AS B BUSINESS	B - BUSINESS
SECOND FLOOR	304.1		B - BUSINESS
THIRD FLOOR	304.1		B - BUSINESS
OCCUPANCY			
FIRST FLOOR	TABLE 1004.1.2	A-2 ASSEMBLY, 15 GROSS	625 SF/15 = 42 PEOPLE
FIRST FLOOR	TABLE 1004.1.2	A-2 ASSEMBLY, 200 GROSS KITCHEN	618SF/200 = 4 PEOPLE
SECOND FLOOR	TABLE 1004.1.2	BUSINESS, 100 GROSS	1,290 SF/100 = 13 PEOPLE
THIRD FLOOR	TABLE 1004.1.2	BUSINESS, 100 GROSS	1,252 SF/100 = 13 PEOPLE
WATER CLOSET			
FIRST FLOOR	403.2	1 UNISEX	1 MALE / 1 FEMALE
SECOND FLOOR	403.2	1 UNISEX	1 UNISEX
THIRD FLOOR	403.2	1 UNISEX	1 UNISEX
LAVATORY REQUIREMENTS			
FIRST FLOOR	403.2	1 LAVATORY	2 LAVATORIES
SECOND FLOOR	403.2	1 LAVATORY	1 LAVATORY
THIRD FLOOR	403.2	1 LAVATORY	1 LAVATORY
DRINKING FOUNTAIN			
FIRST FLOOR	410.4	NOT REQUIRED, FREE WATER TO BE PROVIDED TO PATRONS	NOT PROVIDED
SECOND FLOOR	410.2	NOT REQUIRED, LESS THAN 15 OCCUPANTS	NOT PROVIDED
THIRD FLOOR	410.2	NOT REQUIRED, LESS THAN 15 OCCUPANTS	NOT PROVIDED
SERVICE SINK			
FIRST FLOOR	TABLE 403.1	1 REQUIRED	1 PROVIDED
SECOND FLOOR	TABLE 403.1	NOT REQUIRED, LESS THAN 15 OCCUPANTS	NOT PROVIDED
THIRD FLOOR	TABLE 403.1	NOT REQUIRED, LESS THAN 15 OCCUPANTS	NOT PROVIDED
FIRE SUPPRESSION			
AUTOMATIC SPRINKLER SYSTEM	903.2.7 & 907	NOT REQUIRED, LESS THAN 12,000 SQ.FT.	NOT PROVIDED
ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	SEE T001
EMERGENCY POWER	1008.3.2, 1008.3.3	WILL COMPLY	SEE T001
EXIT SIGNS	1011.1	WILL COMPLY	SEE T001
EXITS			
COMMON PATH OF TRAVEL	TABLE 1006.2.1	100'	74'
DOOR EGRESS WIDTH	1005	32" CLEAR	36"
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	200'	130'
NUMBER OF EXITS	TABLE 1006.3.1	1	1
EGRESS			
ACCESSIBLE MEANS OF EGRESS	1009.1	NOT REQUIRED IN EXISTING BUILDINGS	NOT PROVIDED
STAIR WIDTH	1011.2	36" MIN. WIDTH, OCCUPANT LOAD IS LESS THAN 50	36" WIDE EGRESS STAIR

*PER THE BUILDING CODE, THE TOTAL SQUARE FOOTAGE OF THE UPPER LEVELS IS LESS THAN 3,000 S.F. AND THE SAME USE AS THE LOWER LEVEL. THE UPPER LEVELS WILL NOT BE ASSESSIBLE, HOWEVER, THEY WILL HAVE ACCESS TO THE ACCESSIBLE FIRST FLOOR AS REQUIRED. THE UPPER LEVELS ARE NOT TO HOUSE MEDICAL OFFICES, GOVERNMENT OFFICES, OR MERCANTILE SPACES.

COMPLIANCE LEGEND

- | SYMBOL | ITEM |
|----------------------------|----------------------------|
| FE | FIRE EXTINGUISHER |
| EXIT SIGN W/ EGRESS LIGHTS | EXIT SIGN W/ EGRESS LIGHTS |
| EGRESS LIGHTING | EGRESS LIGHTING |
| EXIT SIGN | EXIT SIGN |
| TRAVEL DISTANCE | TRAVEL DISTANCE |
| 1 HOUR WALL | 1 HOUR WALL |
| 2 HOUR WALL | 2 HOUR WALL |

*PLEASE ENSURE THIS SHEET IS IN COLOR. IF NOT IN COLOR OBTAIN A COLOR SHEET BEFORE REVIEWING.

*ELECTRICIAN TO VERIFY EMERGENCY EGRESS LIGHTING MEETS THE REQUIREMENTS PER CODE

Driven Design Studio PLLC
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Battle Creek, MI 49017

(269) 753-8040
cody@drivendesignstudio.com

CODE COMPLIANCE
101 W, MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

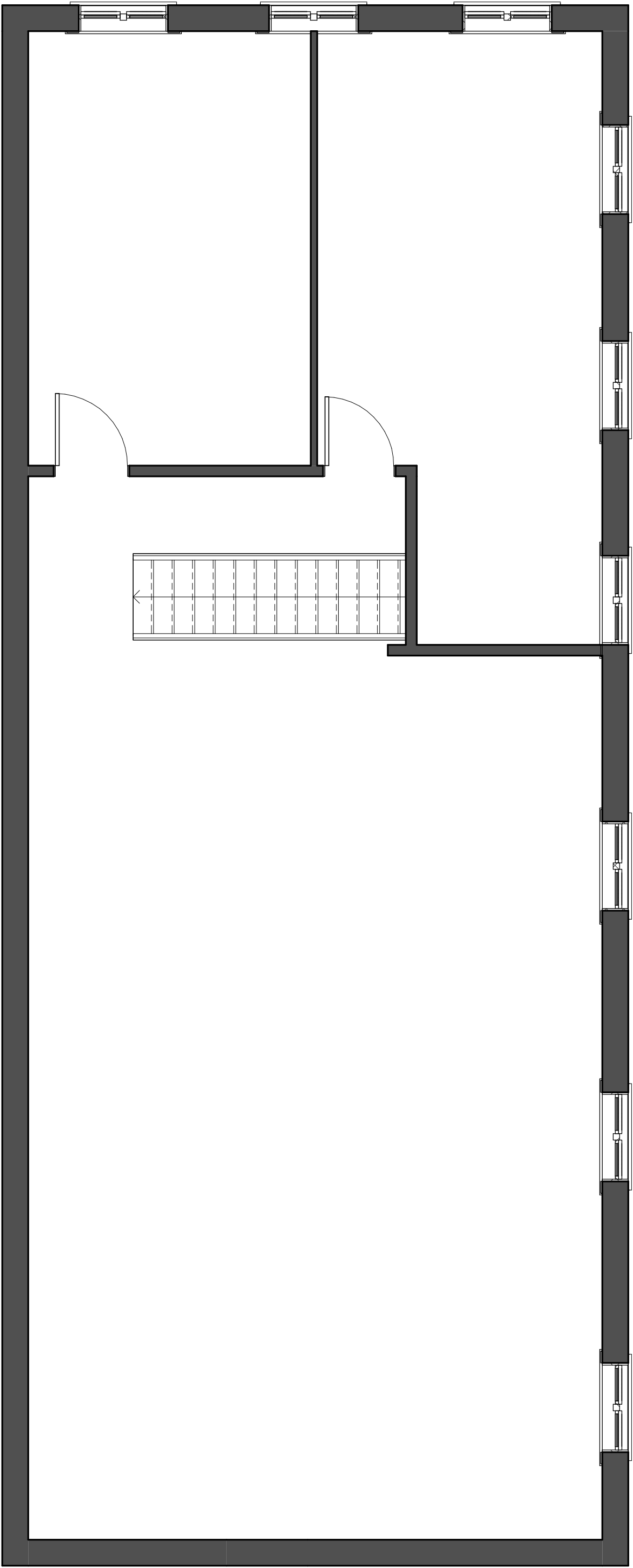
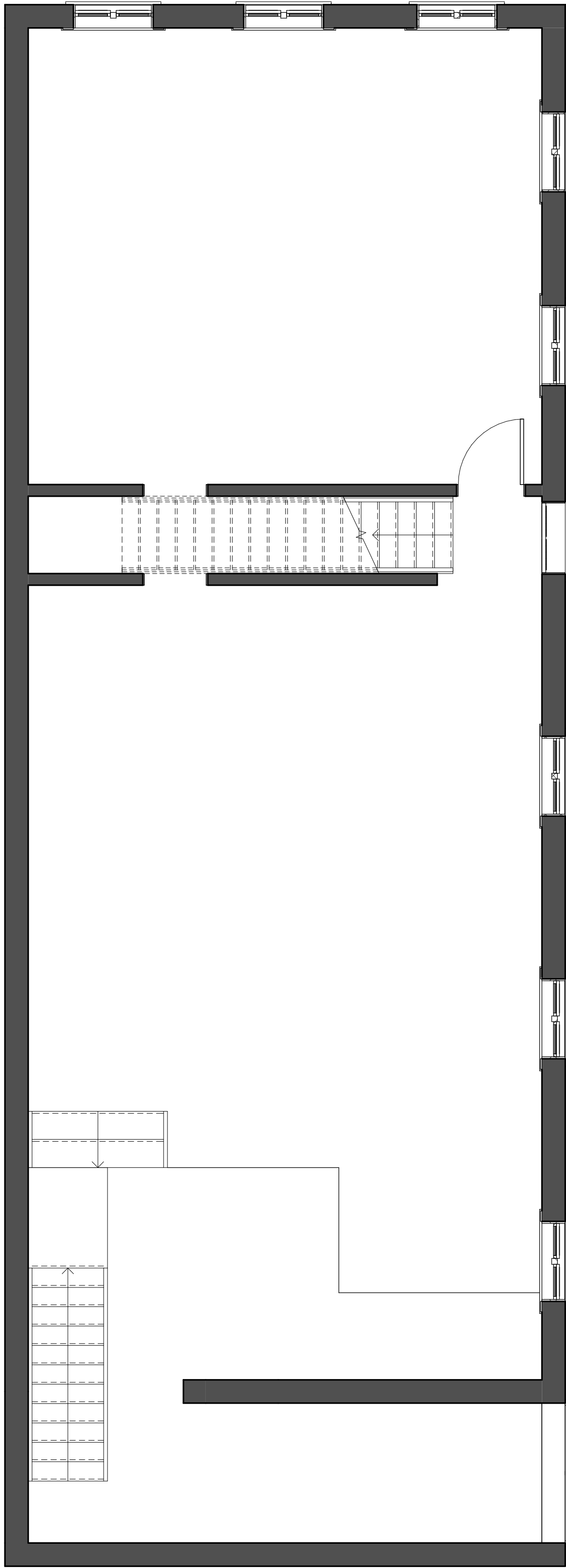
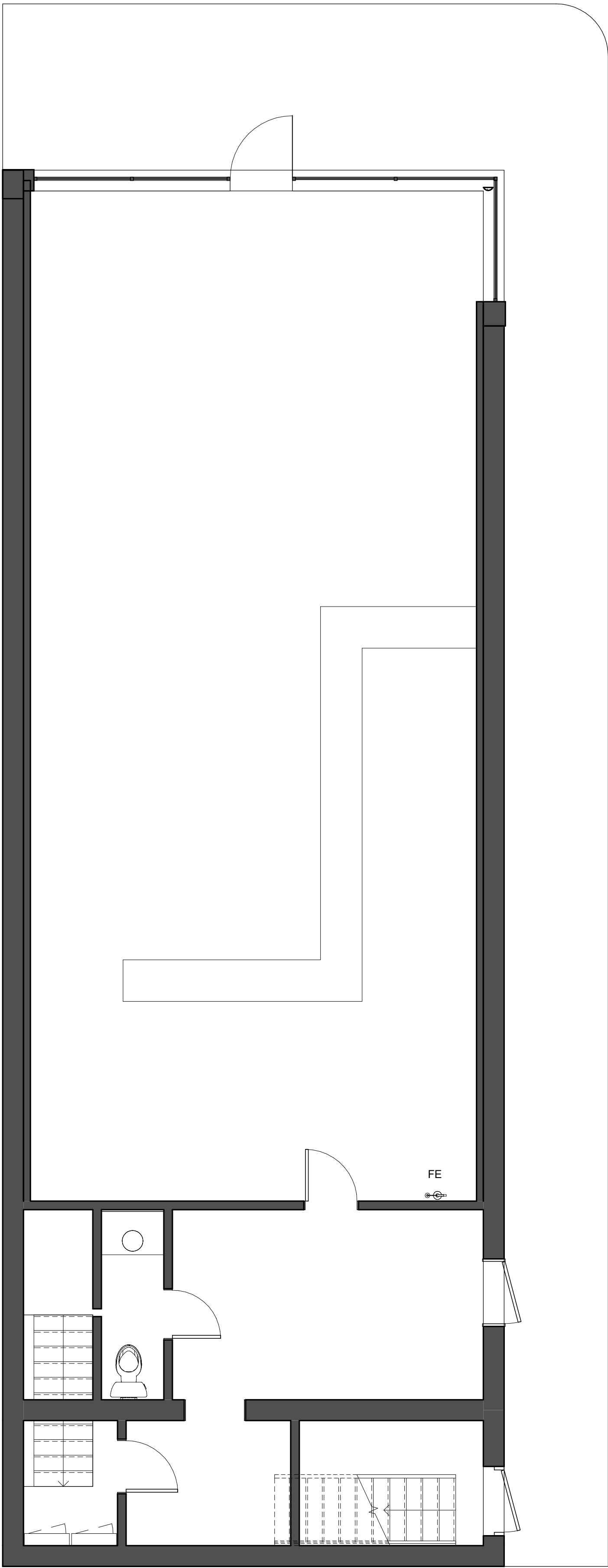
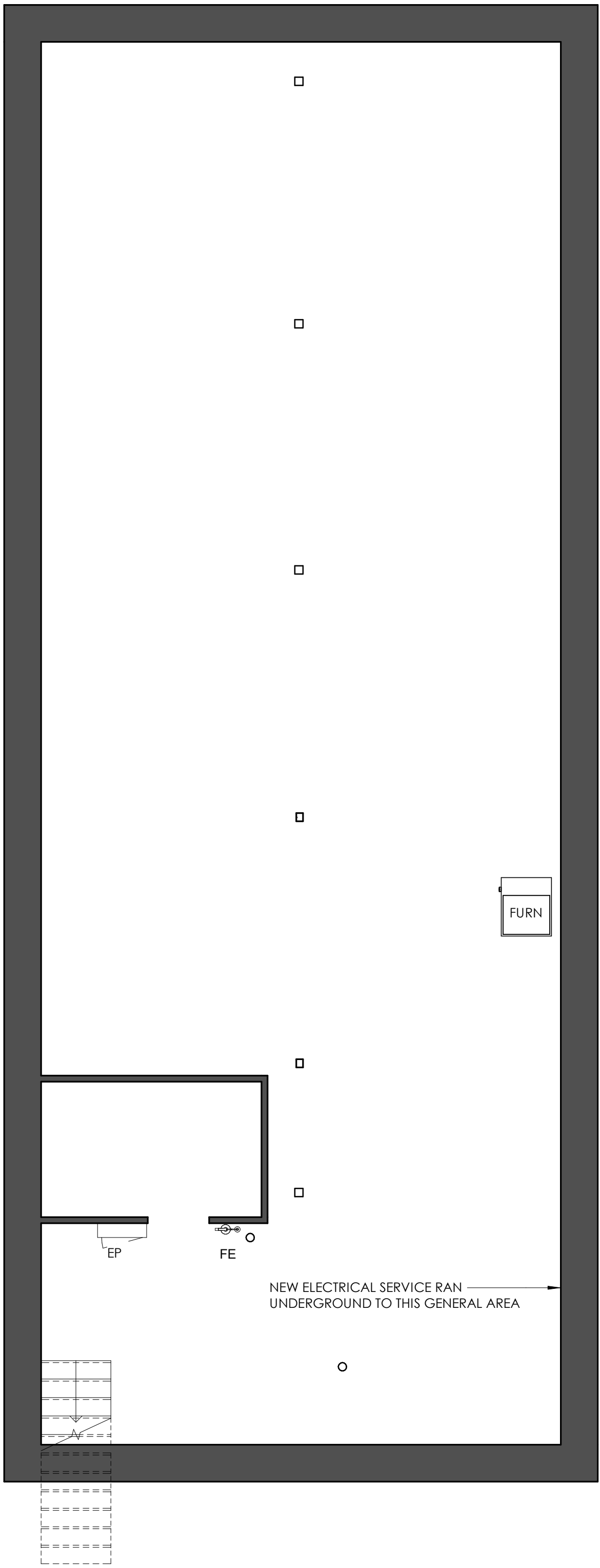
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PROJECT
2018.08

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- GENERAL NOTES:**
- 1. EXISTING PLANS ARE SHOWN FOR REFERENCE ONLY
 - 2. BASEMENT PLAN IS NOT PART OF NEW SCOPE AND IS TO REMAIN AS IS FOR THE PROJECT.
 - 3. A RESTAURANT TENANT IS BEING PURSUED AS PART OF THIS PROJECT FOR THE FIRST FLOOR. IF A TENANT IS NOT FOUND, THEN THE FIRST FLOOR LAYOUT IS TO REMAIN AS IS. THE FRONT FACADE RENOVATION WORK WOULD BE COMPLETED AS PART OF THIS PROJECT AND THE ONLY REVISION TO THE FIRST FLOOR.



1
A000
1/4" = 1'-0"

2
A000
1/4" = 1'-0"

3
A000
1/4" = 1'-0"

4
A000
1/4" = 1'-0"

EXISTING FLOOR PLANS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

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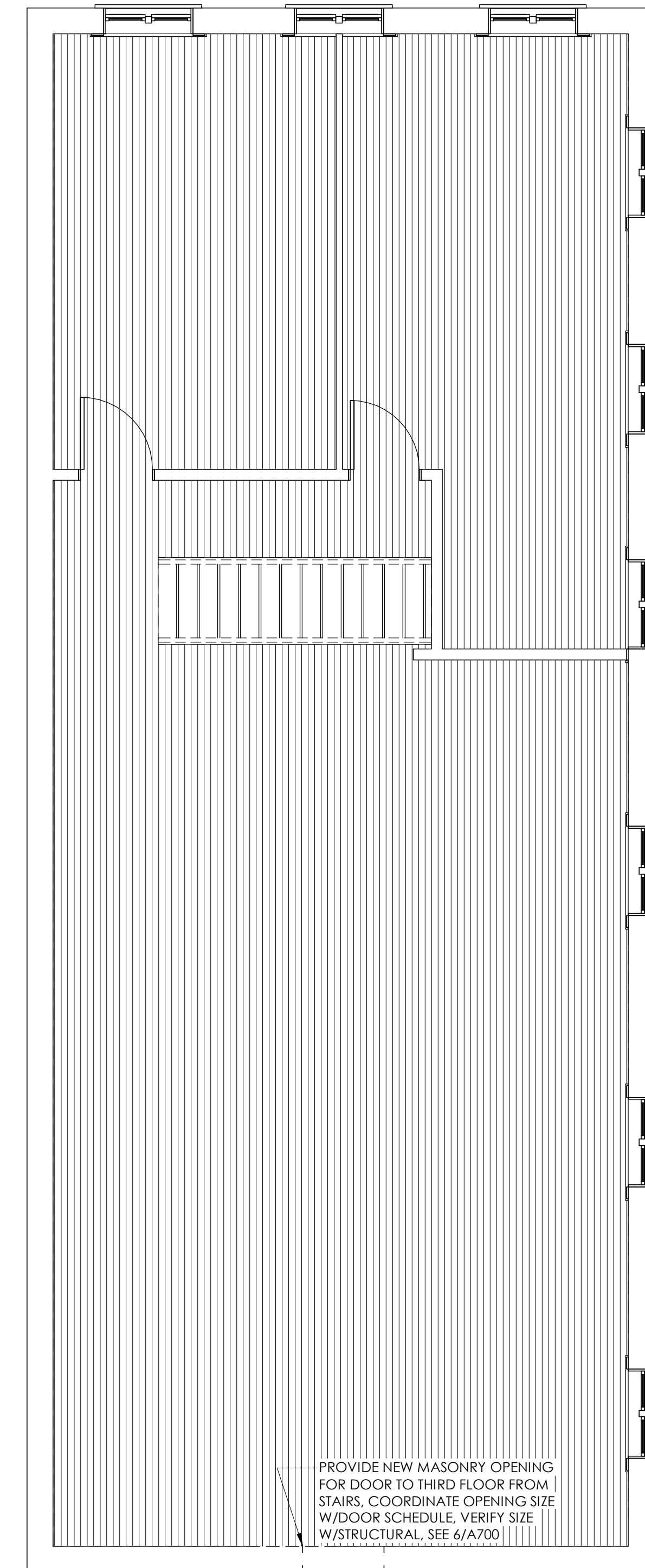
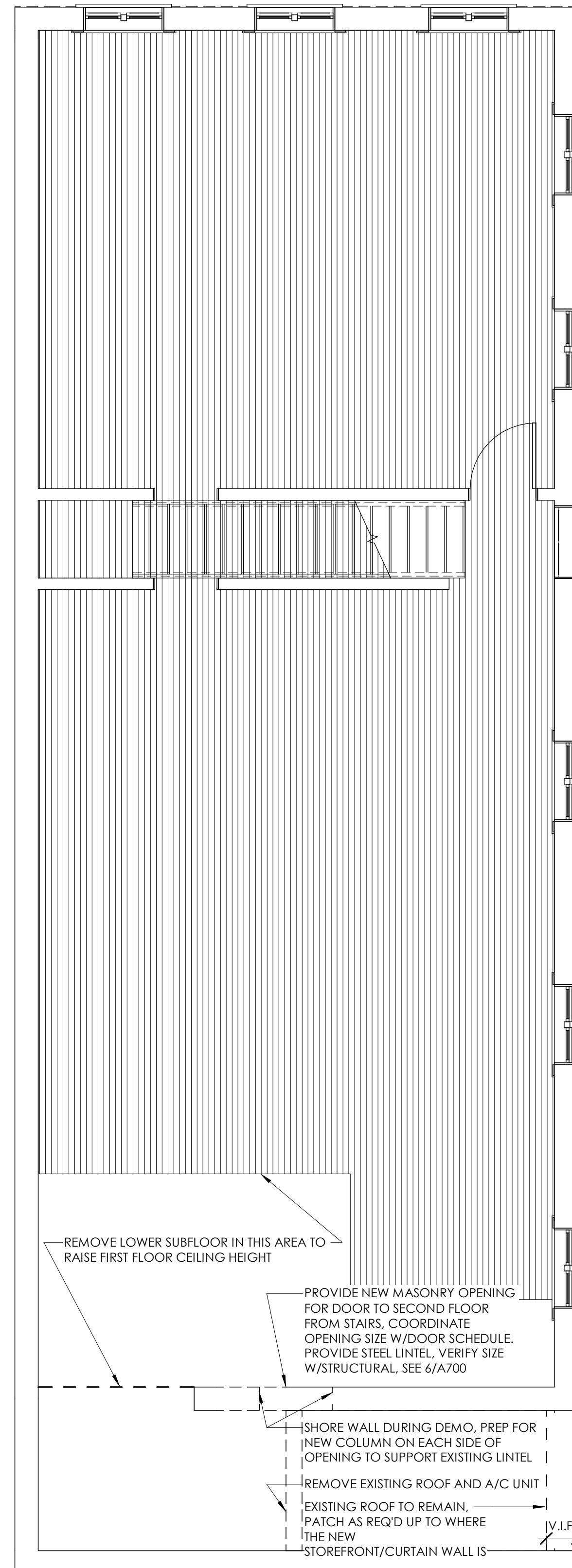
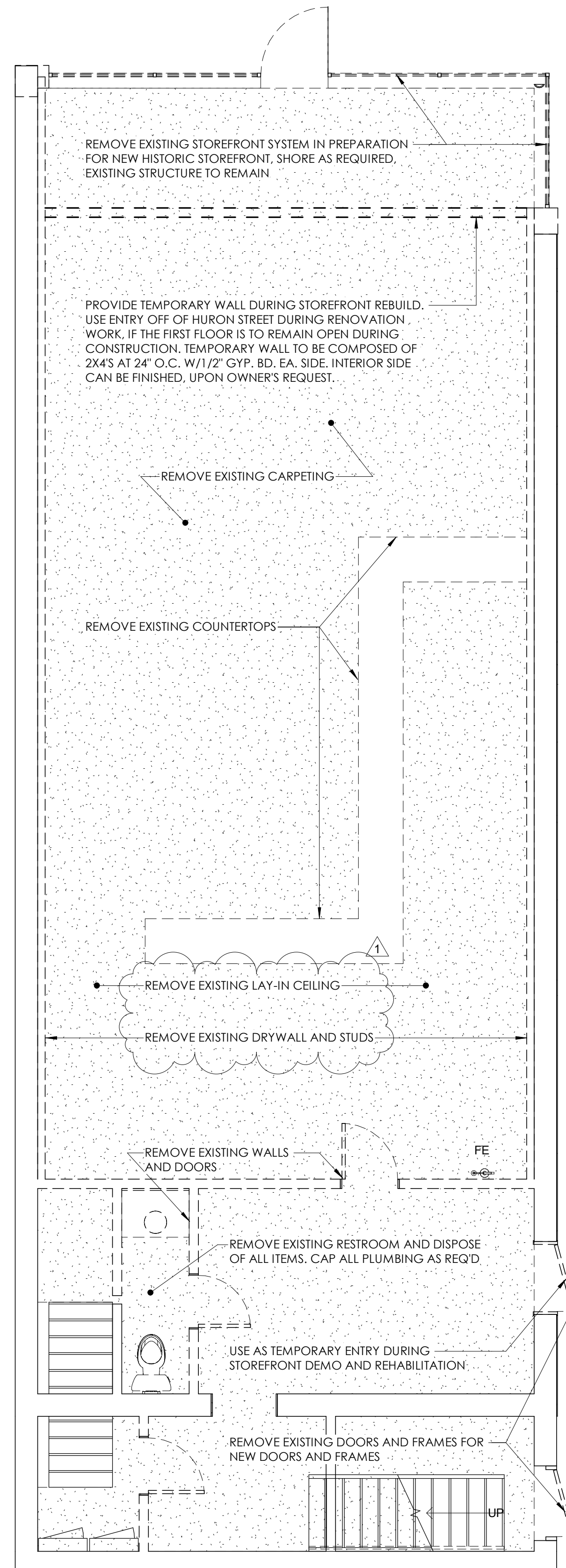
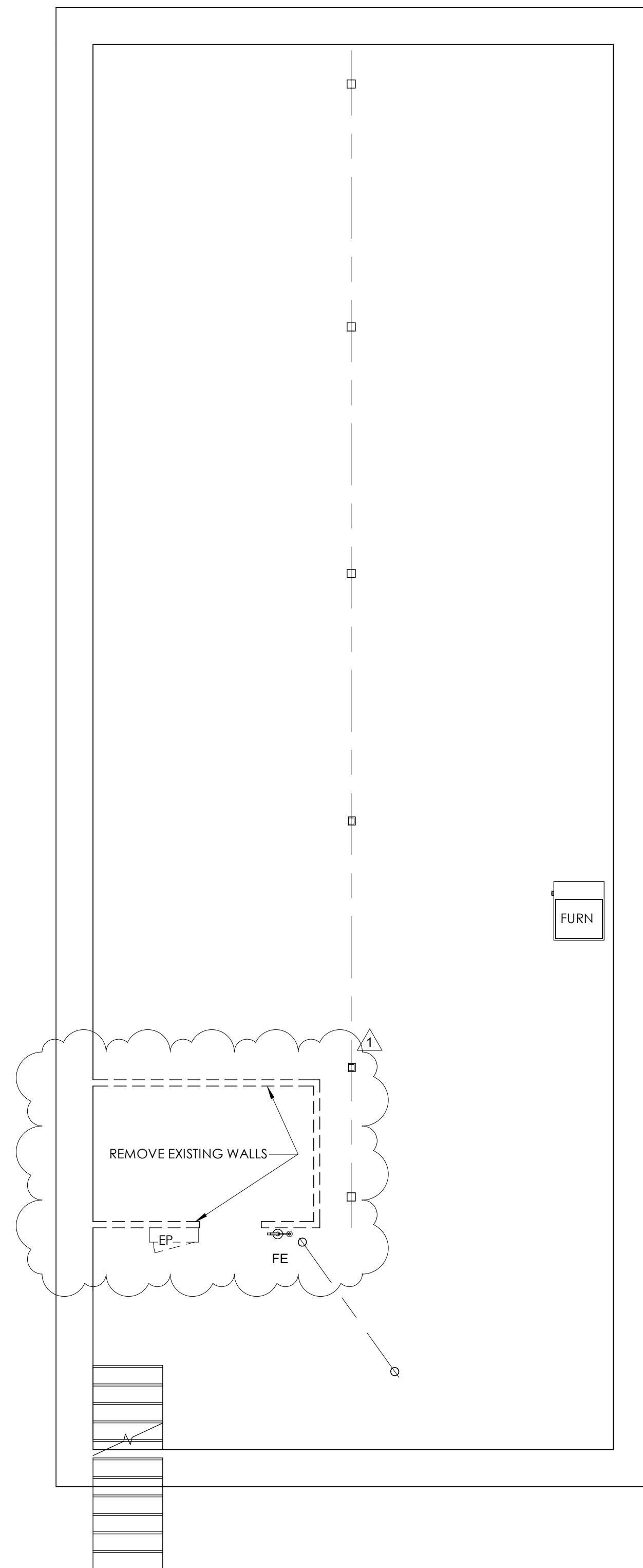
PROJECT 2018.08

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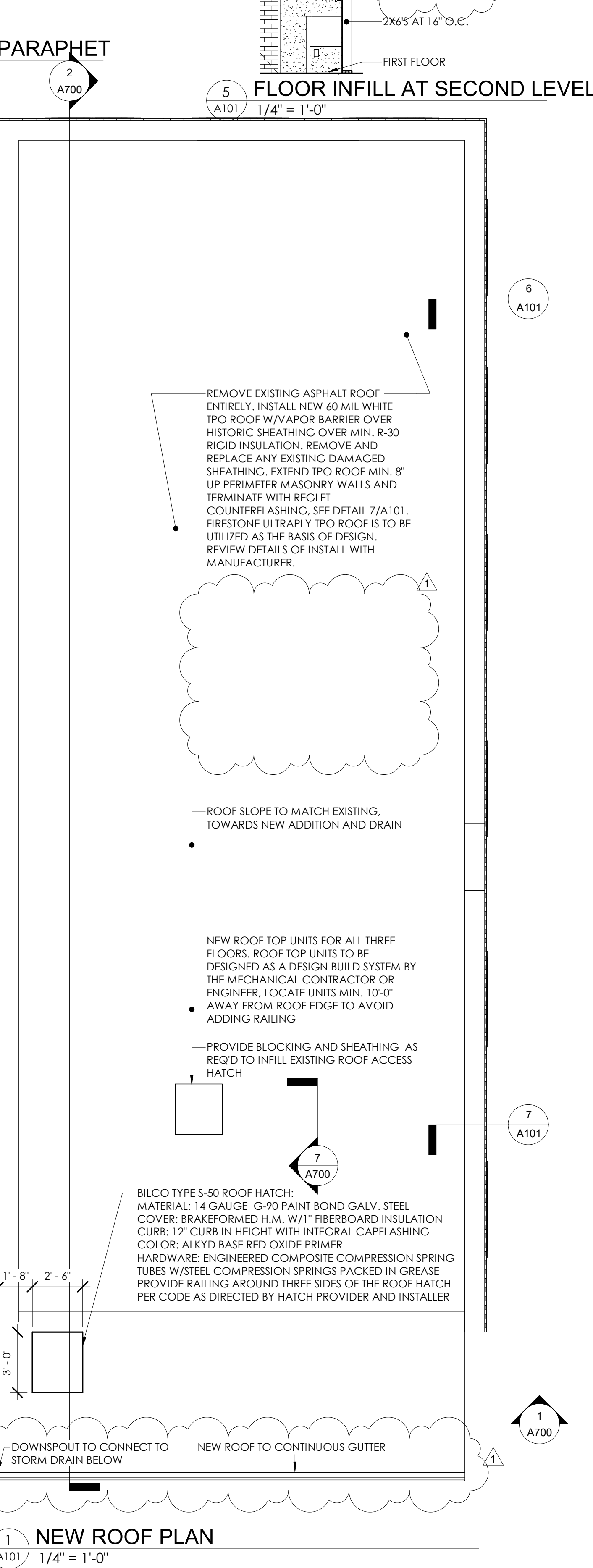
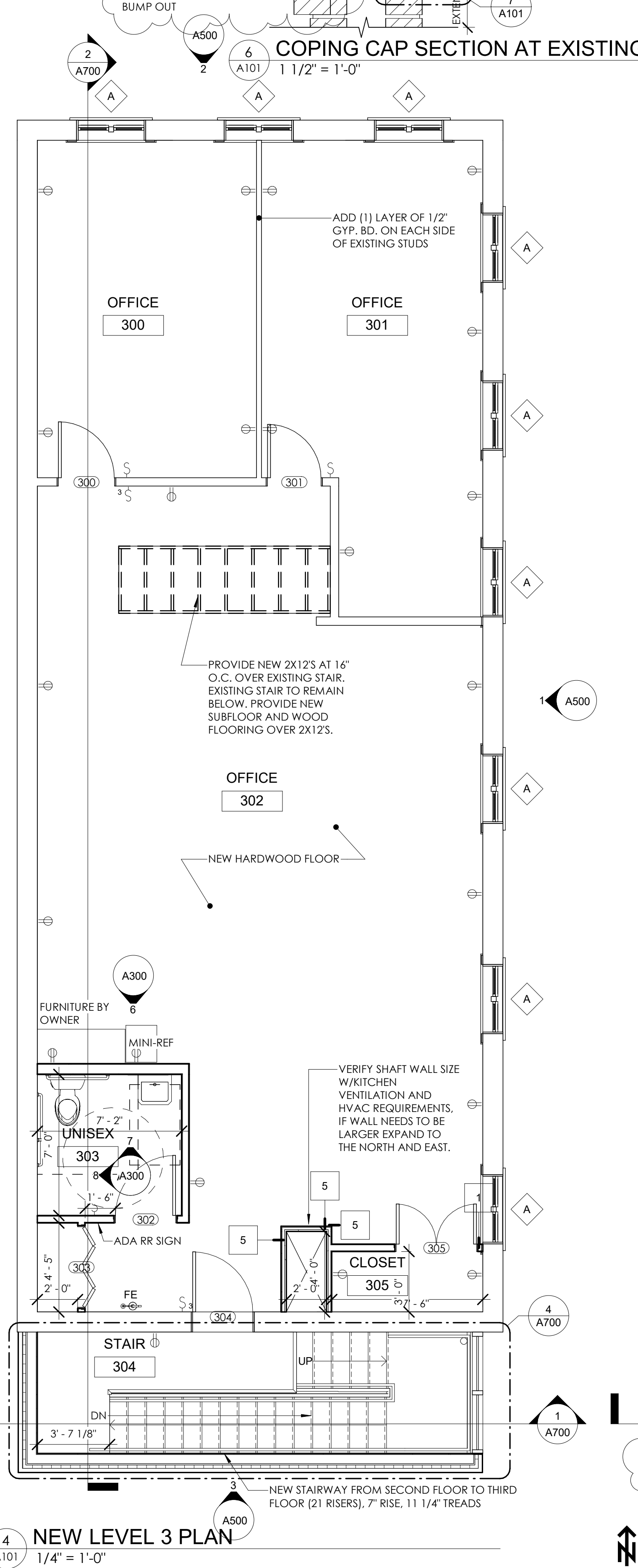
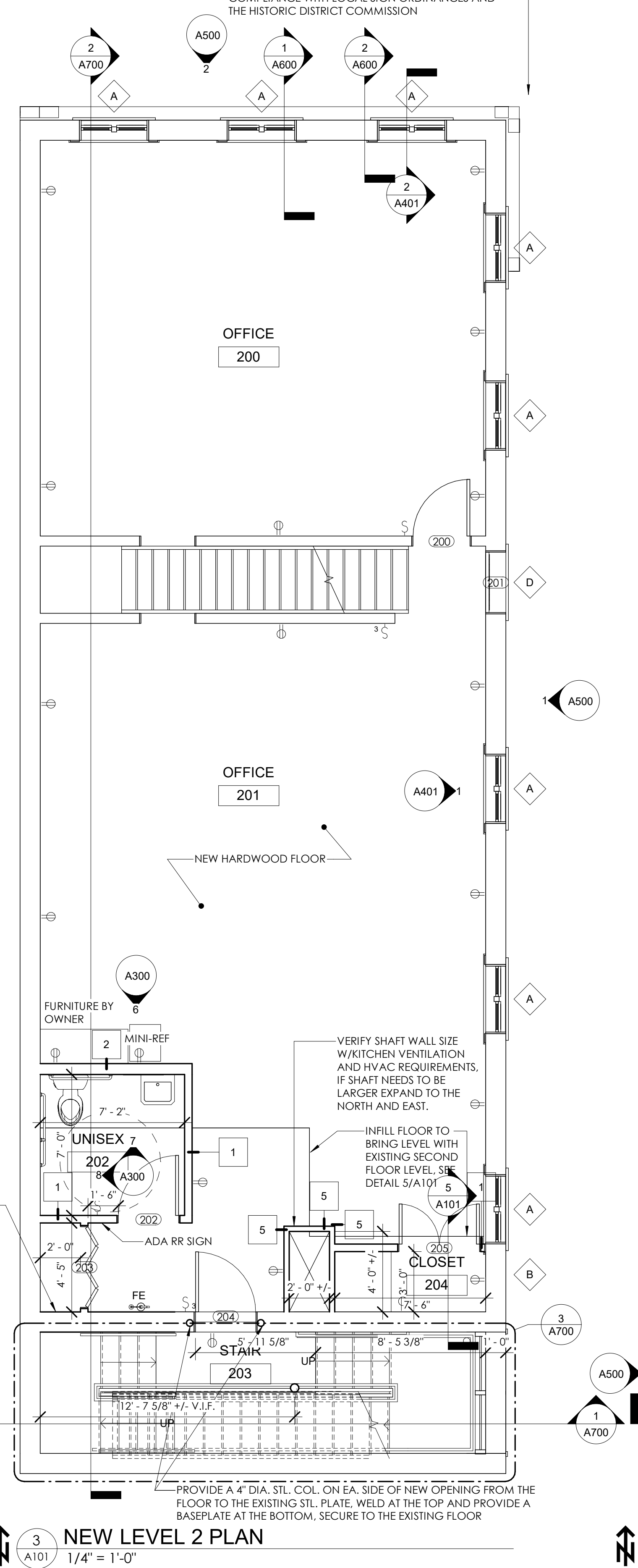
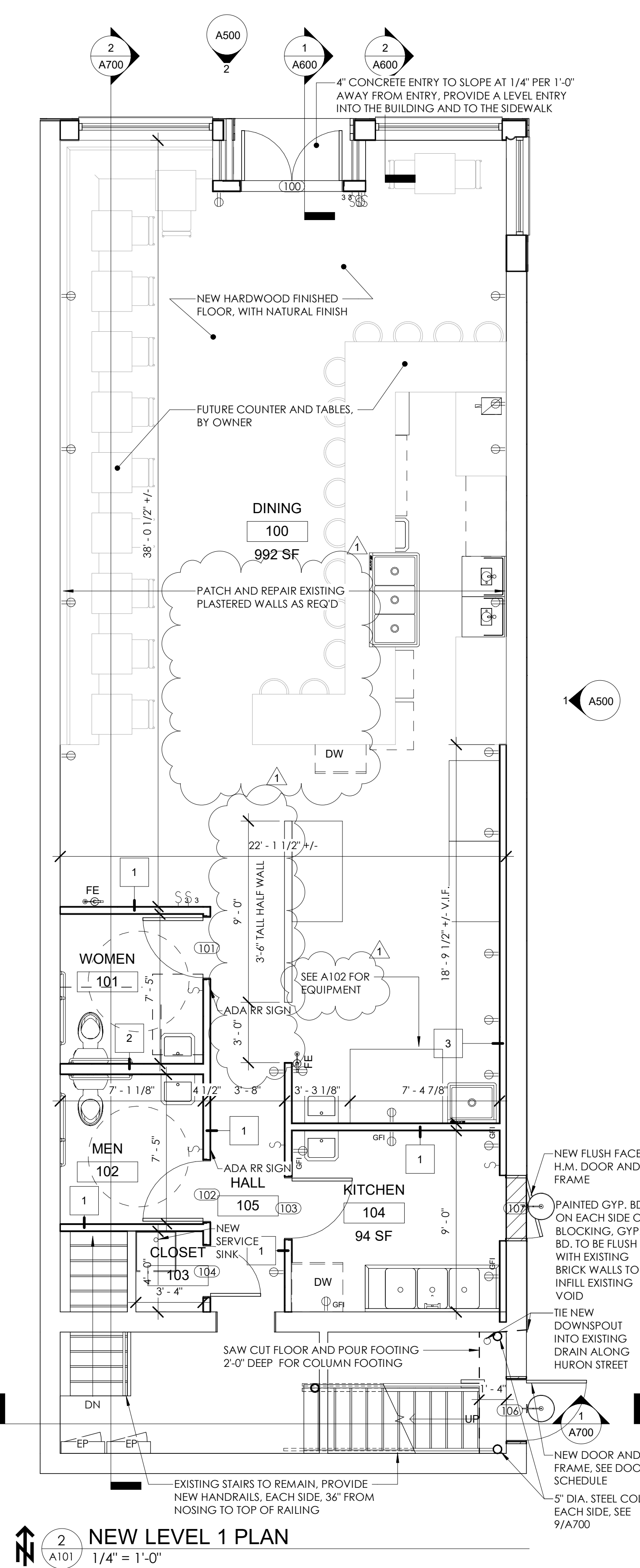
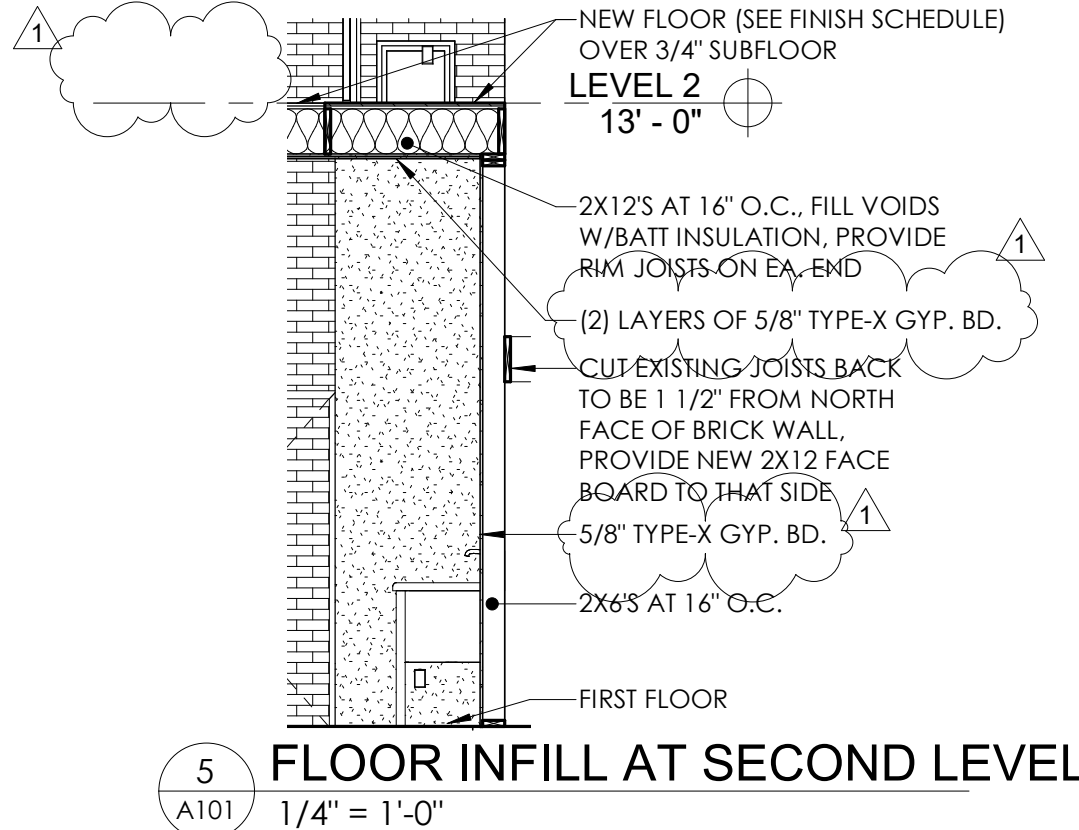
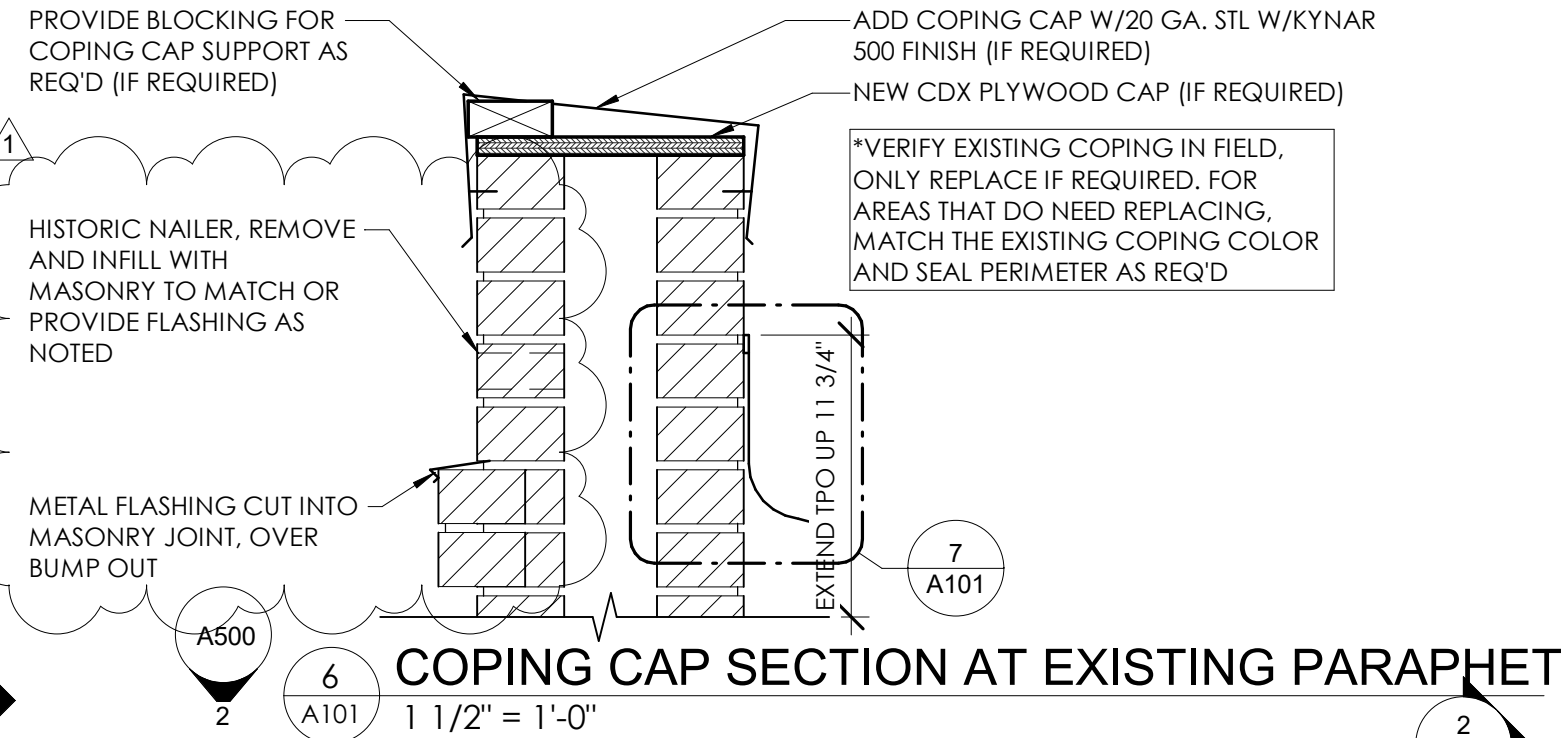
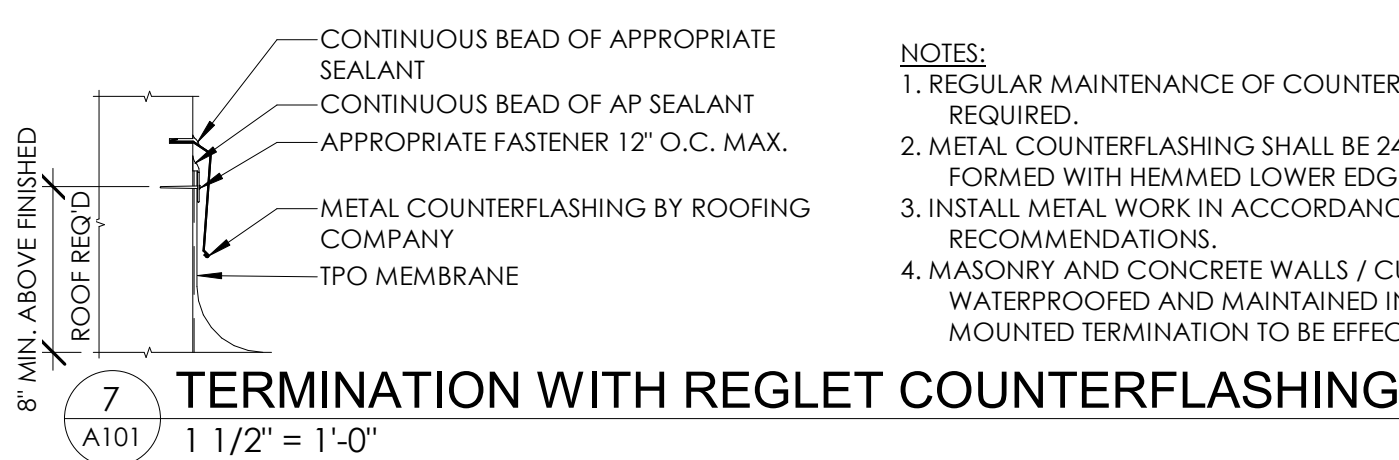
GENERAL DEMOLITION NOTES

- | | |
|--|---|
| <p>1. DEMOLITION TO BE DONE BY GENERAL CONTRACTOR. ALL ASBESTOS, LEAD, OR OTHER HAZARDOUS MATERIAL REMOVAL IS TO BE DONE BY A LICENSED REMEDIATION PROFESSIONAL IN THE STATE OF MICHIGAN.</p> <p>2. ALL UPPER FLOOR MASONRY WALLS TO BE CLEANED BY THE LEAST ABRASIVE (GENTLEST) MEANS POSSIBLE. SPECIAL CARE TO BE TAKEN TO THE FACE OF THE BRICK AND ANY HAZARDOUS MATERIALS, SUCH AS LEAD, THAT COULD BE FOUND IN THE PAINT. AN ACID WASH APPROVED BY THE NATIONAL PARK SERVICE MAY ALSO BE UTILIZED, WITH SPECIAL CARE TAKEN TO THE FACE OF THE BRICK AND ANY HAZARDOUS MATERIALS.</p> <p>3. ALL UPPER FLOOR EXPOSED WOOD IS TO BE CLEANED BY THE LEAST ABRASIVE (GENTLEST) MEANS POSSIBLE. SPECIAL CARE TO BE TAKEN TO THE FACE OF THE BRICK AND ANY HAZARDOUS MATERIALS, SUCH AS LEAD, THAT COULD BE FOUND IN THE PAINT.</p> <p>4. WINDOW REMOVAL TO BE DONE BY WINDOW CONTRACTOR. WINDOW CONTRACTOR IS NOT TO DAMAGE THE MASONRY SURROUNDING THE WINDOWS DURING REMOVAL OR INSTALL. WINDOW CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY HAZARDOUS MATERIALS ON ANY EXISTING WINDOWS, INCLUDING LEAD PAINT AND ASBESTOS.</p> <p>5. REMOVE ALL EXISTING SYSTEMS INCLUDING, ELECTRICAL, PLUMBING, MECHANICAL, PHONE, ETC. ON THE UPPER LEVELS</p> <p>6. SALVAGE ALL EXISTING DOORS, HARDWARE, AND FRAMES FOR REUSE.</p> | <p>7. ALL SAFETY ISSUES RELATED TO DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.</p> <p>8. SEQUENCE DEMOLITION WITH STRUCTURAL WORK TO ASSURE SAFETY (SEE STRUCTURAL DETAILS), PROVIDE SHORING AS REQUIRED BEFORE, DURING, AND AFTER DEMOLITION TO ALLOW SAFE CONDITIONS TO EXIST.</p> <p>9. ALL HOLES CREATED FROM ABANDONED DUCT, ELEC. DEVICES, ETC., WHICH AREA IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.</p> <p>10. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMOVED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP, AND/OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.</p> <p>11. IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.</p> |
|--|---|



GENERAL NOTES

- 1. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE.
- 2. ALL SURFACES TO RECEIVE TILE ARE TO HAVE CEMENT BOARD BACKING.
- 3. SEE A300 FOR MOUNTING HEIGHTS, PARTITION TYPES, FINISH SCHEDULE AND ACCESSORIES.
- 4. REVIEW ALL REFERENCED VIEWS NOTED ON THE DRAWINGS FOR ADDITIONAL INFORMATION.
- 5. SEE 1000 FOR ADDITIONAL GENERAL NOTES.
- 6. ENSURE ALL WORK IS DONE PER THE APPROVED PART 2 APPLICATION FOR THE HISTORIC TAX CREDITS AND THE NATIONAL PARK SERVICE GUIDELINES. IF THERE ARE QUESTIONS IF SOMETHING IS IN COMPLIANCE, DO NOT PROCEED, REACH OUT TO THE ARCHITECT OR ROBERT MCKAY AT THE STATE HISTORIC PRESERVATION OFFICE (SHPO) IMMEDIATELY.



DRIVEN DESIGN

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NEW FLOOR PLANS

101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

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SCALE

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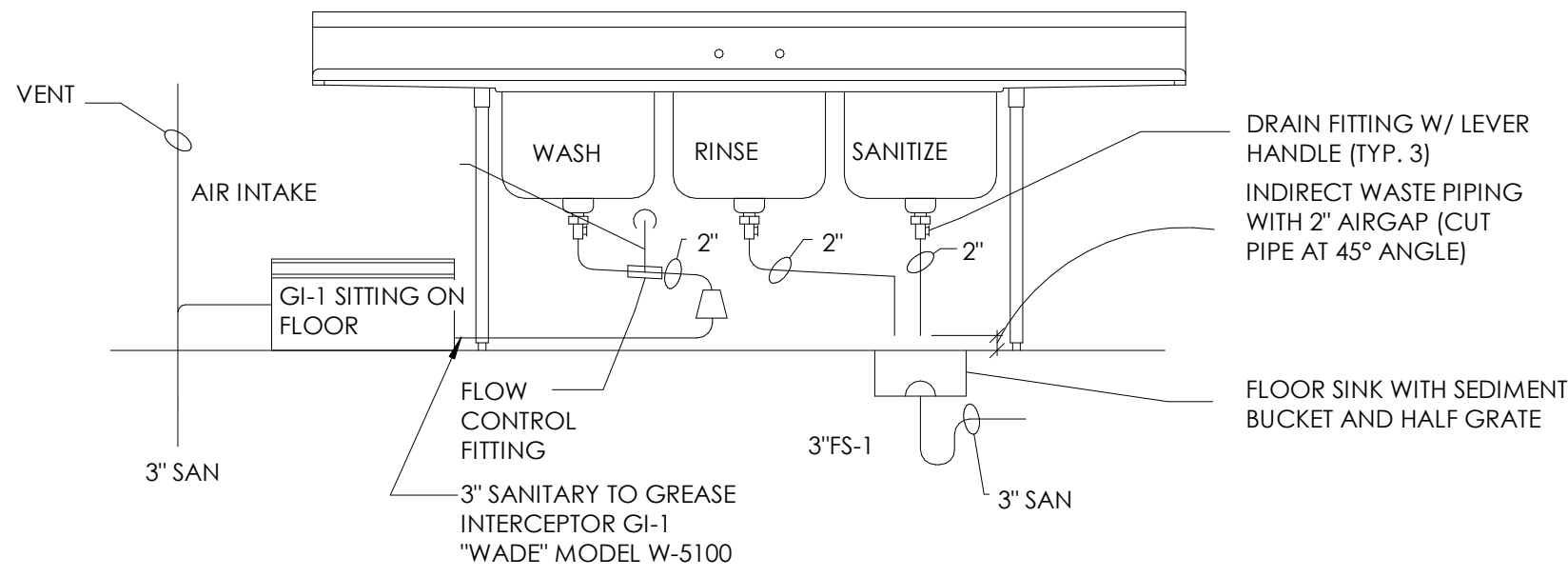
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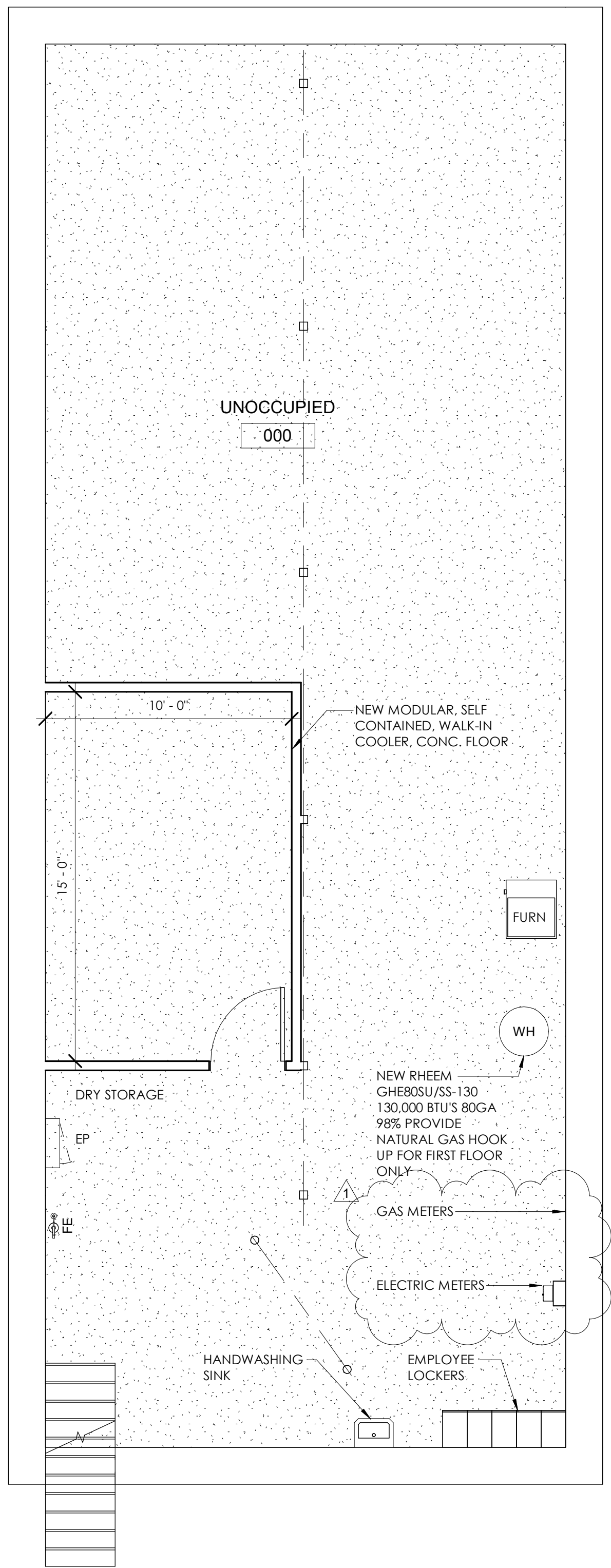
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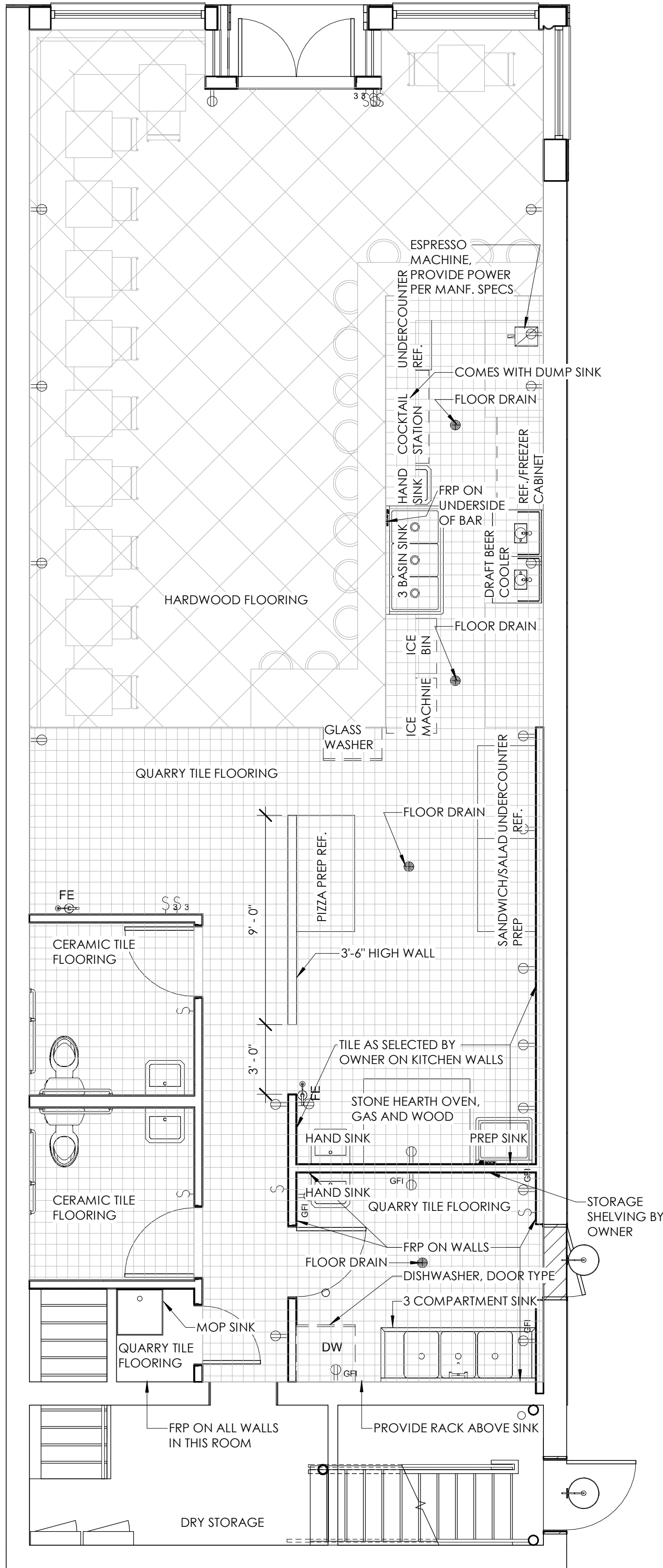
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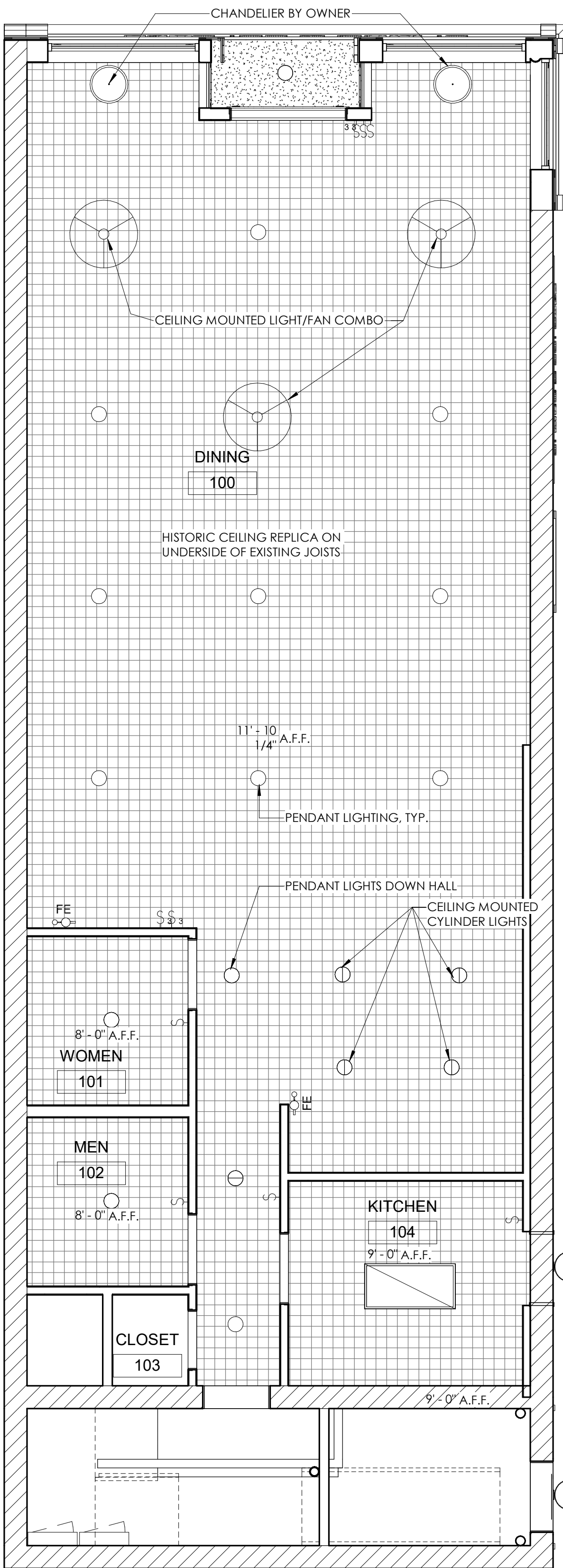
4 THREE COMPARTMENT SINK DETAIL
1/4" = 1'-0"



1 NEW BASEMENT PLAN
1/4" = 1'-0"



2 FIRST FLOOR EQUIPMENT PLAN
1/4" = 1'-0"



3 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL NOTES

- ALL FIRST FLOOR MECHANICAL AND PLUMBING TO BE RUN BELOW THE FIRST FLOOR. TIE ALL NEW LINES INTO THE EXISTING LINES. INSTALL HOT AND COLD LINES PER MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES.
- ALL SURFACES IN KITCHEN AREA TO BE CLEANABLE AND CONCEALED.
- KITCHEN EQUIPMENT BY OWNER. PLUMBING FIXTURES ARE SPECIFIED BELOW AND THE OWNER HAS THE RIGHT TO SELECT AN EQUIVALENT FIXTURE. ALL EQUIPMENT IS TO BE INSTALLED BY A LICENSED CONTRACTOR IN THEIR RESPECTIVE TRADE UP TO ALL APPLICABLE CODES AND MANUFACTURER'S RECOMMENDATIONS.

PLUMBING FIXTURES

- OWNER TO PROVIDE ALL EQUIPMENT, CONTRACTOR TO INSTALL. OWNER IS TO PROVIDE DOCUMENTATION WITH EACH PIECE OF EQUIPMENT, CONTRACTOR TO ENSURE THE EQUIPMENT IS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES

WALK IN COOLER: BY OWNER

DRAFT BEER COOLER: BY OWNER

HOOD: SEE M101

MOP SINK: MOP/SERVICE SINK - ONE PIECE MOLDED IN STONE 10" HIGH 24"x24" BASIN WITH 1" SHOULDERS AND TILING FLANGES AS REQUIRED. FURNISH WITH FACTORY INSTALLED STAINLESS STEEL 3" DRAIN BODY WITH REMOVAL STAINLESS STEEL STRAINER. MUSTEE MODEL 63M DURASTONE OR EQUAL. FAUCET SHALL BE CHICAGO FAUCET MODEL 897-CRCF WITH INTEGRAL CHECK VALVES, ROUGH CHROME PLATED. CAST BRASS COMBINATION SERVICE SINK FITTING WITH VACUUM BREAKER, 3/4" THREADED HOSE SPOUT, WALL BRACE, PAIL HOOK. ADJUSTABLE FLANGED FEMALE SUPPLY ARMS AND INTEGRAL STOPS. PROVIDE WITH MUSTEE MODEL 65.600 MOP HOLDER OR EQUAL WITH MUSTEE MODEL 65.700 HOSE AND SS HOSE HANGER BRACKET OR EQUAL

REFRIDGERATED CABINET: BY OWNER

DISHWASHER: BY OWNER

TRIPLE SINK: BY OWNER

ICE MACHINE: BY OWNER

SANDWICH STATION: BY OWNER

UNDERCOUNTER REFRIGERATOR: BY OWNER

GLASS WASHER: BY OWNER

COCKTAIL STATION: BY OWNER

HAND SINK: STAINLESS STEEL HANDWASHING SINK BY OWNER

KEGERATOR: BY OWNER

PIZZA PREPARATION STATION: BY OWNER

GREASE INTERCEPTOR (GI-1): WADE MODEL W-5125 25GPM FLOW RATE AND 50LB CAPACITY

FLOOR DRAIN: ASME A112.21.1: LACQUERED CAST IRON TWO PIECE BODY WITH DOUBLE DRAINAGE FLANGE, WEEP HOLES, REVERSIBLE CLAMPING COLLAR, AND 6" DIA. ROUND ADJUSTABLE NICKEL-BRONZE STRAINER. PROVIDE TRAP PRIMER CONNECTION AT ALL LOCATIONS SHOWN ON PLANS AND AS REQUIRED BY CODE

WATER HEATER (WH-1): 140°F WATER TO KITCHEN EQUIPMENT BASED ON LOCHINVAR SHIELD GAS WATER HEATER, MODEL SNR201-100 115V/1DIA., 90 GALLON, 199,999 BTUH INPUT, 233 GPH RECOVERY AT 100°F RISE, 305 GPH FIRST HOUR, 3" DIA. AIR INLET AND 3" DIA. VENT. PROVIDE W/VENT TERMINATION KIT, CONDENSATION NEUTRALIZATION KIT. ELECTRICAL DATA: 120/1/60.

WATER CLOSET (BF) - WATER CLOSET (FLOOR MOUNTED); BARRIER FREE, TANK TYPE, VITREOUS CHINA, SIPHON JET, ELONGATED BOW, LOW CONSUMPTION, 16-1/2" RIM HEIGHT, WHITE IN COLOR, COMPLETE WITH OPEN FRONT SEAT, AMERICAN STANDARD "CHAMPION 4 RIGHT HEIGHT ELONGATED TOILET" MODEL 2002.014. SEAT: SOLID WHITE PLASTIC, OPEN FRONT, EXTENDED BACK, SELF. SUSTAINING HINGE, BRASS BOLTS, WITHOUT COVER, OLSONITE #95C COMFORT CURVE.

SINK (BF) - AMERICAN STANDARD WHITE WALL-MOUNT RECTANGULAR BATHROOM SINK WITH OVERFLOW DRAIN, ADA COMPLIANT WITH DELTA CHROME 1 HANDLE 4 IN. CENTERSET WATERSENSE BATHROOM SINK FAUCET AND DRAIN.

HEALTH DEPARTMENT PLANS

101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI

SHELTER BAY REALTY LLC

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1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL AUTHORITIES HAVING JURISDICTION.
2. ALL ELECTRICAL WORK IS TO BE DONE AS A DESIGN BUILD SYSTEM. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE POWER, TO THE RESPECTIVE SPACES IN COMPLIANCE WITH ALL ELECTRICAL CODES.
3. ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
5. ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE, TYPE THHN/THXX INSULATION.
6. ALL WIRING SHALL BE INSTALLED IN A METALLIC CONDUIT SYSTEM. RUN ALL NEW CONDUIT CONCEALED IN FINISHED AREAS.
7. ALL RECEPTACLES SHALL BE HOSPITAL GRADE, 20 AMP, GROUNDING TYPE, WHITE COLOR WITH STAINLESS STEEL COVER PLATES. PROVIDE GFCI TYPES WHERE SHOWN. VERIFY AND COORDINATE ALL POWER OUTLETS TYPES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATIONS.
8. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, HOSPITAL GRADE, 20 AMP., WHITE COLOR WITH STAINLESS STEEL COVER PLATES.
9. ALL LIGHT FIXTURE BALLAST SHALL BE T8 ELECTRONIC, PROGRAM RAPID START, 10% THD, ADVANCE BALLAST.
10. MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMPS OR 1800 WATTS AT 120 VAC.
11. PROVIDE NEW TYPED PANEL INDEXES ON ALL ELECTRICAL PANELS THAT WERE REVISED.
12. ALL NEW LIGHTING TO BE LED.
13. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
14. GUARANTEE ELECTRICAL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
15. IT IS UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. INSTALLER SHALL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM, SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERPLATES, WIRING, BREAKERS, CONTROL DEVICES, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
16. ALL LED LIGHTS SHOWN IN THE STAIRWAY ARE TO REMAIN ON PERMANENTLY AND ARE TO HAVE BATTERY BACK UP IN THE EVENT OF A POWER OUTAGE.
17. THE ELECTRICAL SYSTEM IS TO BE A DESIGN BUILD SYSTEM, IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO MEET ALL APPLICABLE MICHIGAN ELECTRICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY ELECTRICAL SHOWN IS FOR REFERENCE ONLY AND HAS BEEN DESIGNED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.
18. LIGHT FIXTURES FOR REFERENCE HAVE BEEN PROVIDED TO THE OWNER. FINAL SELECTION SHALL BE MADE BY THE OWNER. FIXTURES ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AND THE 2014 NATIONAL ELECTRICAL CODE.
19. VENT ALL PLUMBING AND BATHROOM EXHAUST THROUGH 2X6 WALL ON THE NORTH END OF THE NEW BATHROOMS THRU THE ROOF. 2X6 WALLS TO STACK.
20. FROM FIRST TO SECOND FLOOR ENSURE THE ENTIRE CEILING IS COVERED AND SEALED WITH TWO LAYERS OF 5/8" TYPE-X GYPSUM BOARD TO PROVIDE A TWO HOUR RATING BETWEEN THE FIRST FLOOR A-2 RESTAURANT AND THE BUSINESS B USES UPSTAIRS

***ALL LIGHTING FIXTURES PROVIDED AS A BASIS OF DESIGN AND ARE TO BE REVIEWED AND FINAL SELECTION MADE**

SYMO	LAMP	DESCRIPTION	MANUFACTURER AND MODEL
	LED	RECESSED CAN	LITHONIA-17XLED T24 MW ESL 1000L 30K .605C PFMW
	LED	LIGHT AND FAN COMBO	BROAN - 100 CFM FAN AND LIGHT MODEL #750 ¹
	LED	ROUND PENDANT FIXTURE	BARNLIGHT ELECTRIC - "THE ORIGINAL WAREHOUSE PENDANT" BLACK IN COLOR W/DUSK TO DAWN PHOTOCELL
	LED	LINEAR STRIP PENDANT FIXTURE	LIGHT ART - STATIC SOLA FELT EBONY
	LED	WALL MTD. STAIR LIGHT	WALL LIGHT - FEIT ELECTRIC 4" (2) LIGHT LED SHOP LIGHT MODEL #73985 - HOME DEPOT
	LED	LIGHT BAR AT VANITY MIRROR	DESIGN HOME - KIMBALL 3 LIGHT GALV. STEEL VANITY LIGHT - SILVER IN COLOR
	LED	TRACK LIGHTING	44.5" 3-LIGHT BLACK LED MESHBACK TRACK LIGHTING KIT BY LITHONIA LIGHTING LTKMSBK MR16GU10 LED 27K DBL M4
(S)			SMOKE DETECTOR

REFLECTED CEILING PLANS

101 W. MICHIGAN

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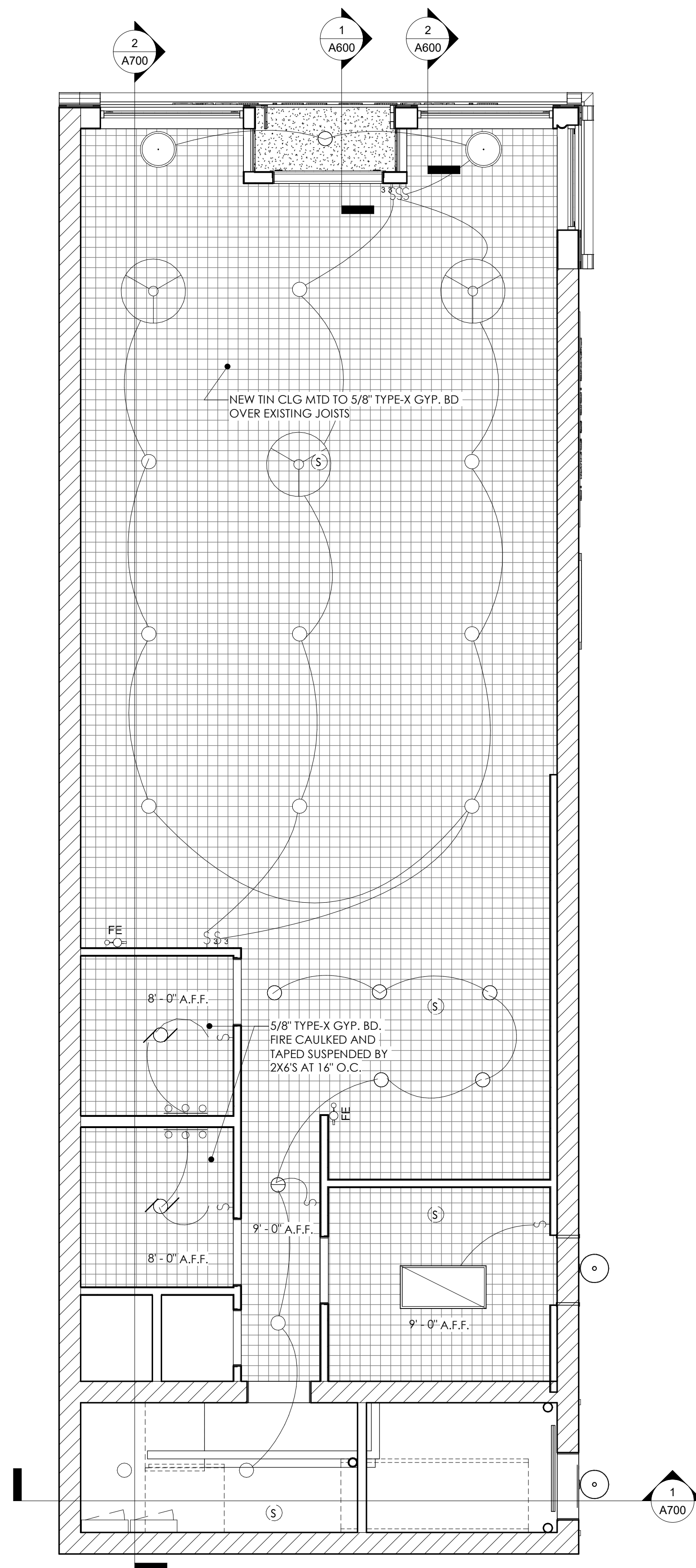
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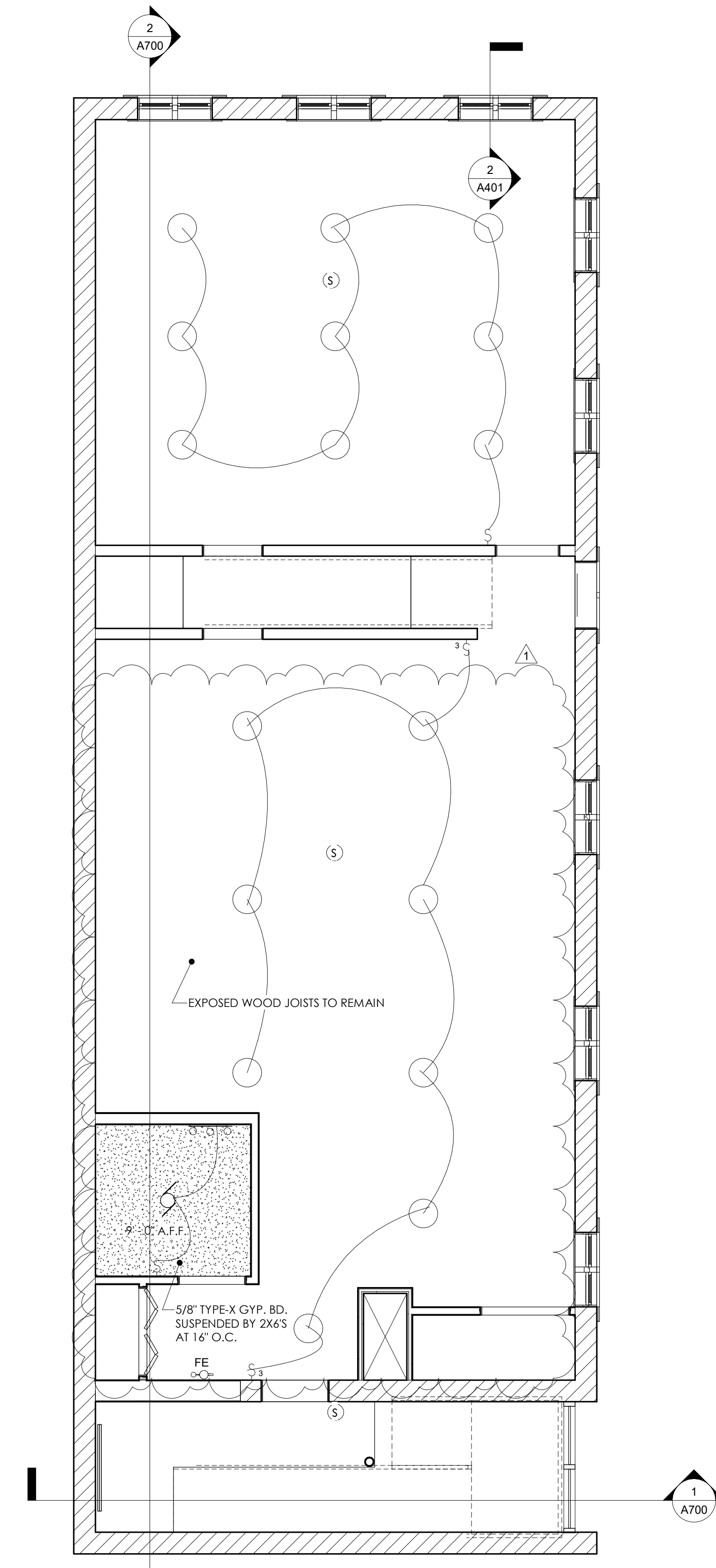
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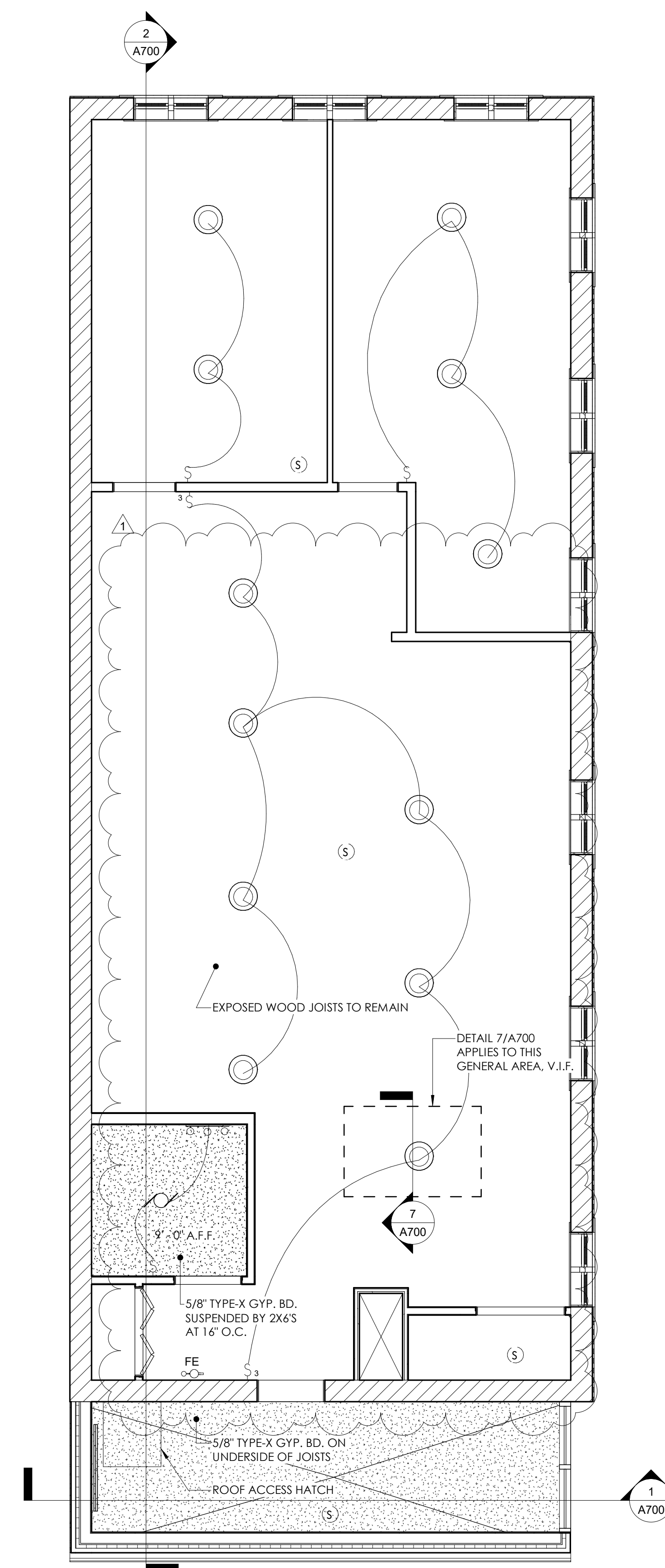




FIRST FLOOR RCP
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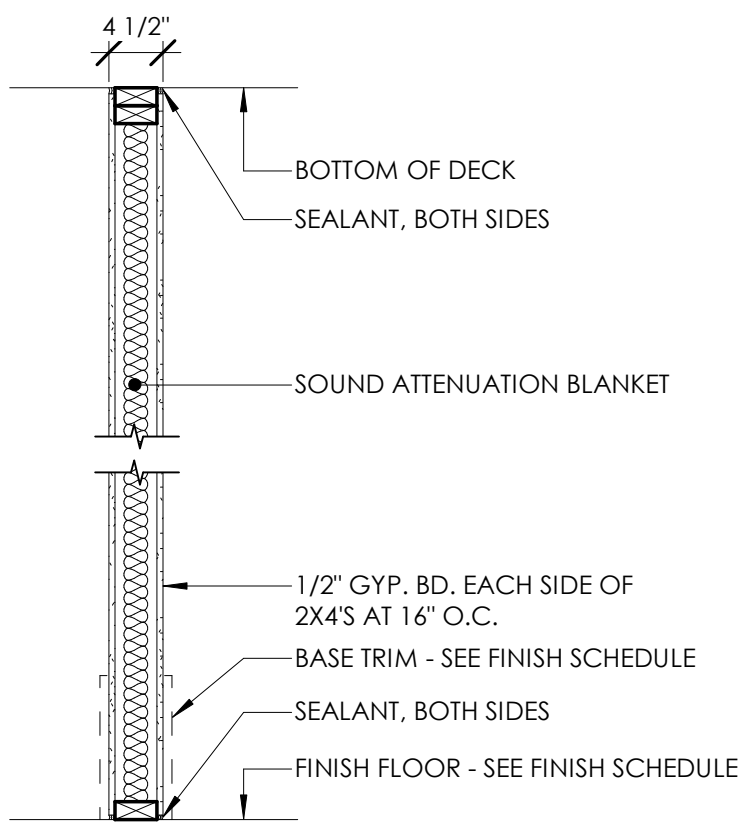


  SECOND FLOOR RCP
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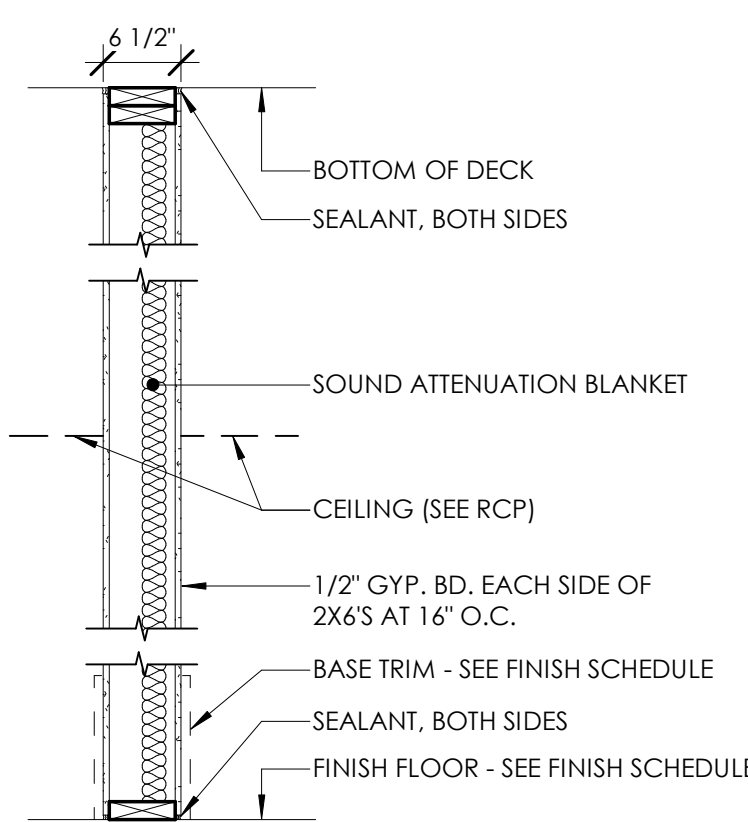




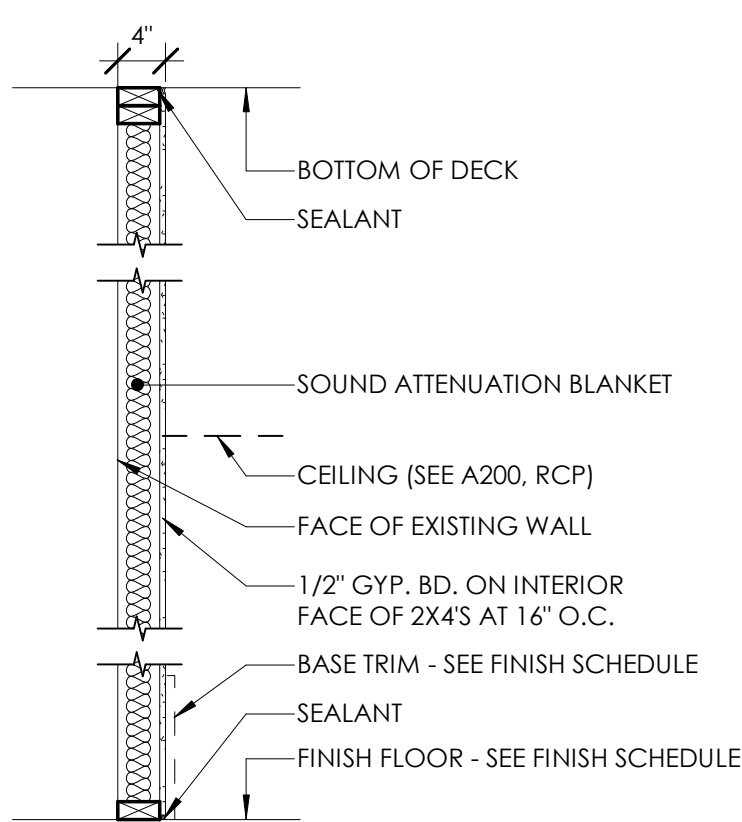
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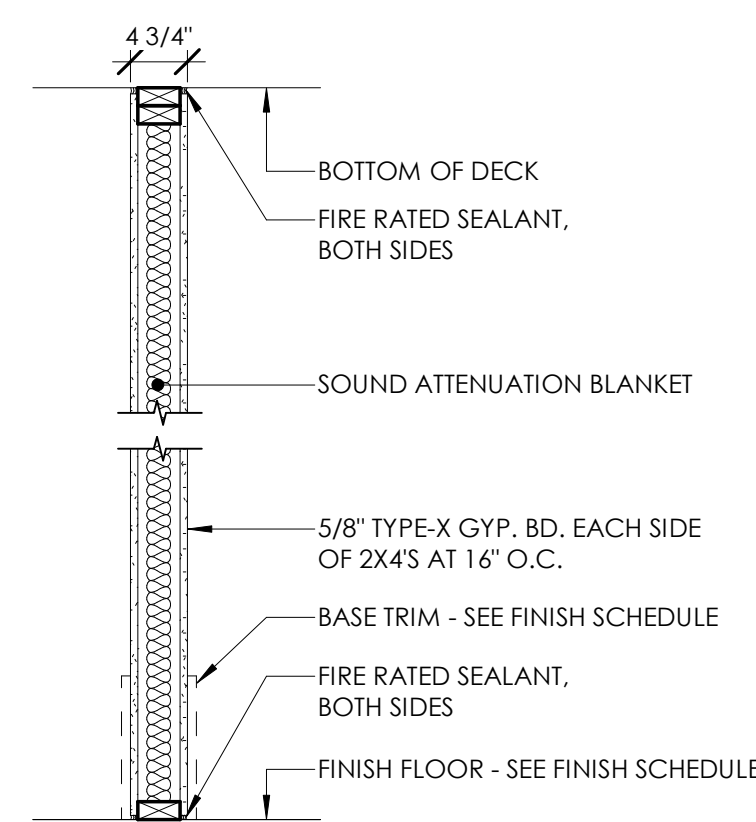
1 2X4 PARTITION
A300 3/4" = 1'-0"



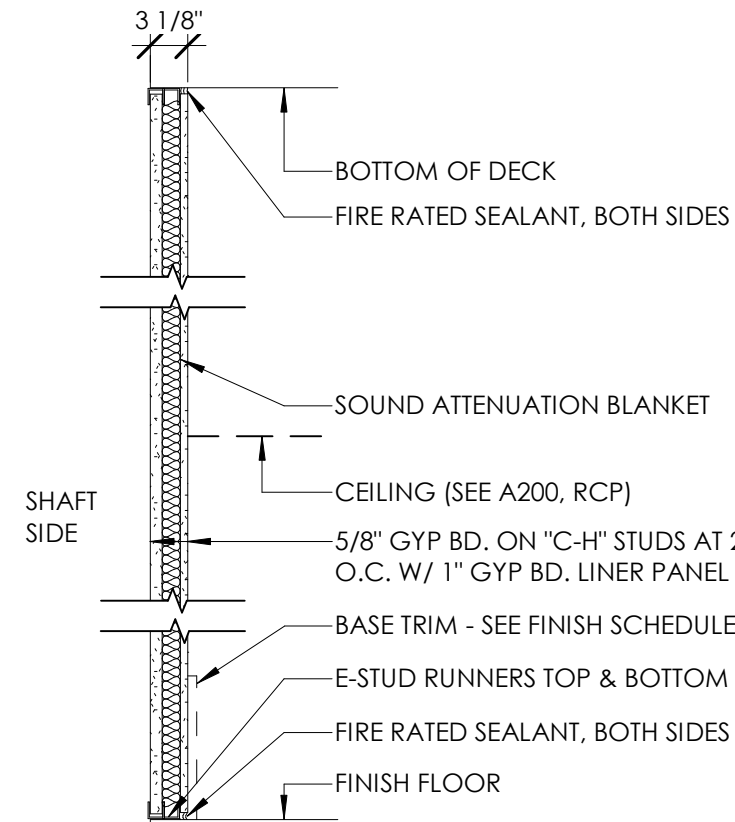
2 2X6 PARTITION
A300 3/4" = 1'-0"



3 2X4 FURRING PARTITION
A300 3/4" = 1'-0"



4 2X4 RATED PARTITION
A300 NO SCALE

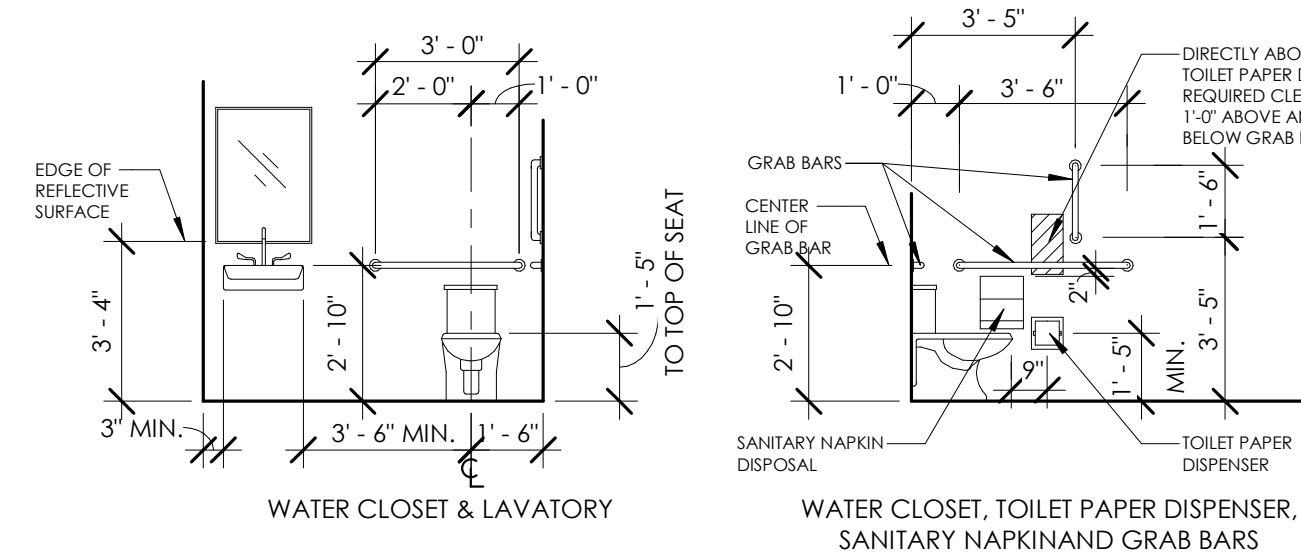


5 SHAFT WALL PARTITION
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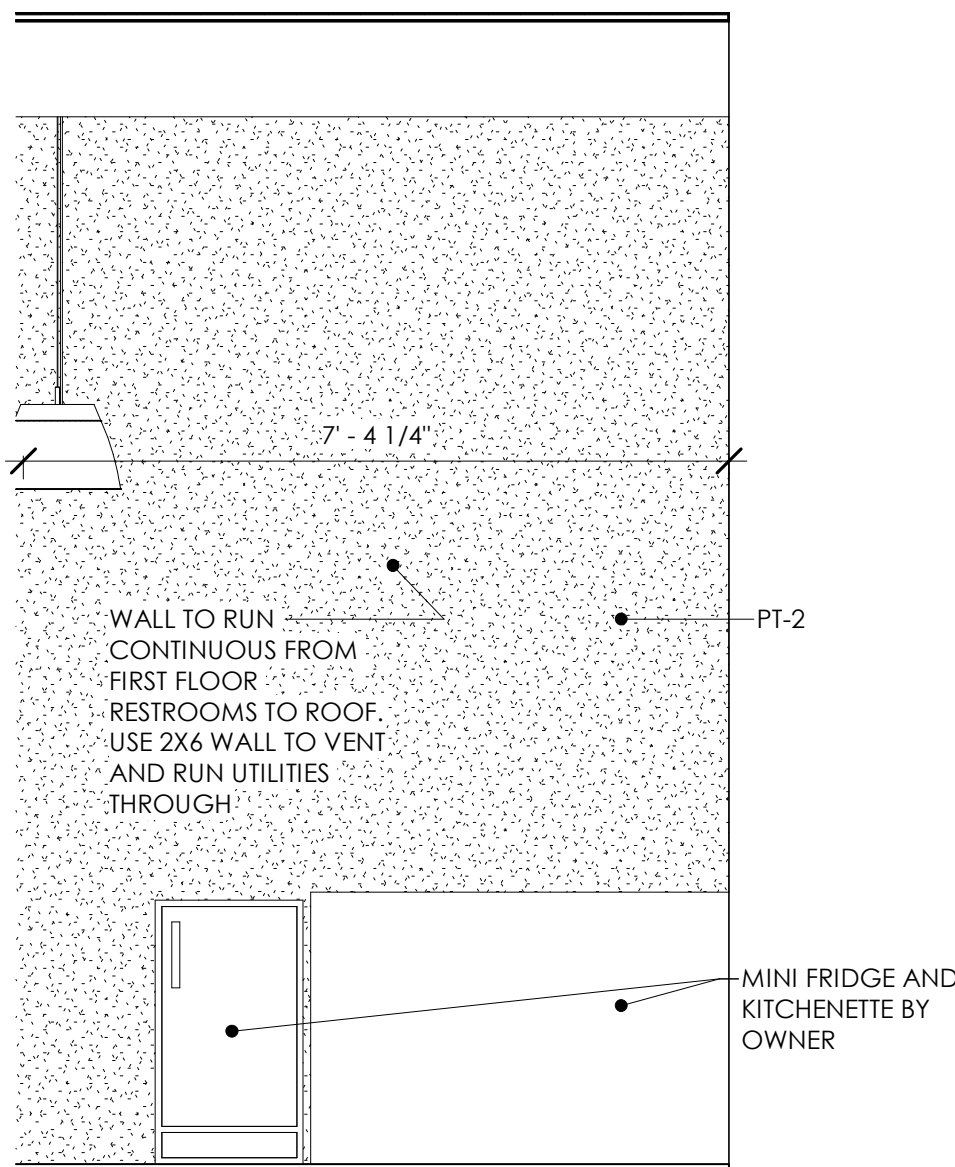
ACCESSORIES SCHEDULE				*ACCESSORIES SHOWN ARE BASED ON CODE AND ARCHITECTURAL INPUT, OWNER CAN PURCHASE EQUIVALENTS
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
GB-1	18" GRAB BAR	MOEN	R8918P	BY OWNER - 1 PER RESTROOM
GB-2	36" GRAB BAR	MOEN	R8936P	BY OWNER - 1 PER RESTROOM
GB-3	42" GRAB BAR	MOEN	R8942P	BY OWNER - 1 PER RESTROOM
MI-1	MIRROR	FAB GLASS AND MIRROR	24"X36" FRAMELESS	FROM HOME DEPOT - 1 PER RESTROOM
S	SMOKE DETECTOR			SMOKE DETECTORS TO TIE INTO ALARM SYSTEM
FE-1	FIRE EXTINGUISHER	AMEREX	CLASS B	BY OWNER - SEE T001
N/A	UNISEX ADA RESTROOM SIGN	ROCK RIDGE	103	FROM AMAZON - 1 PER UNISEX RESTROOM
KITCHENETTE		WHALEN	#WSWB60-3DR-E	FROM EBAY - 1 PER UPPER LEVEL FLOOR
REF	MINI REFRIDGERATOR	HAIER	B00Y811DD0	BY OWNER - 1 PER UPPER LEVEL FLOOR
N/A	MEN'S ADA RESTROOM SIGN	ROCK RIDGE	101	FROM AMAZON - 1 ON FIRST FLOOR
N/A	WOMEN'S ADA RESTROOM SIGN	ROCK RIDGE	102	FROM AMAZON - 1 ON SECOND FLOOR

FINISH SCHEDULE										*WHERE THE CEILING IS EXPOSED THE CEILING HEIGHT IS SHOWN FOR REFERENCE ONLY, V.I.F.
ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				CEILING	CEILING HEIGHT	COMMENTS
				NORTH	EAST	SOUTH	WEST			
BASEMENT										
000	UNOCCUPIED	EXIST	NONE	STONE	STONE	STONE	STONE	EXPOSED		
LEVEL 1										
100	DINING	WOOD	WOOD	GLAZING	BRICK/PLASTER	PT-2	BRICK/PLASTER	TIN	12' - 0"	TIN CEILING ON UNDERSIDE OF EXISTING DECKING
101	WOMEN	TILE	TILE	PT-1	TILE/PT-1	PT-2	PT-1	PT-1	8' - 0"	
102	MEN	TILE	TILE	PT-1	TILE/PT-1	PT-2	PT-1	PT-1	8' - 0"	
103	CLOSET	WOOD	WOOD	PT-1	PT-1	PT-1	PT-1	TIN	12' - 0"	TIN CEILING ON UNDERSIDE OF EXISTING DECKING
104	KITCHEN	RESILIENT	RESILIENT	FRP	FRP	FRP	FRP	FRP	9' - 0"	
105	HALL	WOOD	WOOD	PT-2	PT-2	PT-2	PT-2	TIN	12' - 0"	TIN CEILING ON UNDERSIDE OF EXISTING DECKING
LEVEL 2										
200	OFFICE	WOOD	WOOD	BRICK	BRICK	PT-1	PT-1	EXPOSED	11' - 0"	
201	OFFICE	WOOD	WOOD	WOOD	BRICK	BRICK/PT-1	BRICK	EXPOSED	11' - 0"	
202	UNISEX	TILE	TILE	TILE/PT-1	PT-1	PT-2	BRICK	PT-1	9' - 0"	
203	STAIR	WOOD	WOOD	BRICK	GLAZING	BRICK	BRICK	EXPOSED	11' - 0"	
204	CLOSET	WOOD	WOOD	PT-1	PT-1	BRICK	PT-1	EXPOSED		
LEVEL 3										
300	OFFICE	WOOD	WOOD	BRICK	PT-1	PT-1	PT-1	EXPOSED		
301	OFFICE	WOOD	WOOD	BRICK	BRICK	WOOD PANEL	PT-1	EXPOSED		
302	OFFICE	WOOD	WOOD	PT-1	BRICK	BRICK/PT-1	BRICK	EXPOSED		
303	UNISEX	TILE	TILE	TILE/PT-1	PT-1	PT-2	BRICK	PT-1	9' - 0"	
304	STAIR	WOOD	WOOD	BRICK	GLAZING	BRICK	BRICK	PT-1	10' - 0"	
305	CLOSET	WOOD	WOOD	PT-1	PT-1	BRICK	PT-1	EXPOSED		

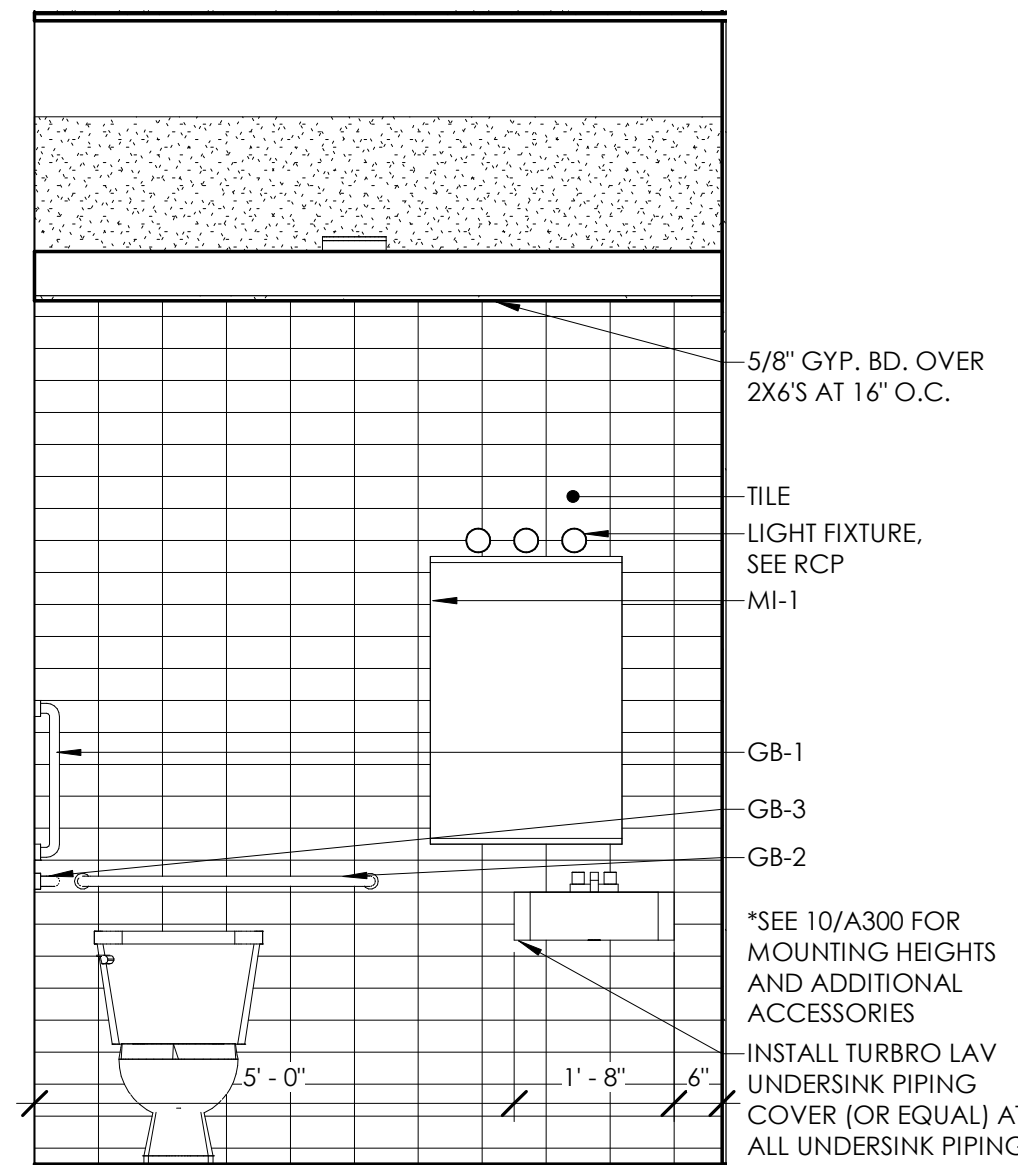
FINISH SCHEDULE KEY						
FINISH LOCATION	CODE	MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
HARDWOOD						
FLOOR	WOOD	HARDWOOD	SHAW	EPIC PLUS	THREE RIVERS	GF FLOORING IN YPSILANTI
HARDWOOD						
BASE	WOOD	HARDWOOD		MATCH EXISTING	MATCH EXISTING	
RESILIENT FLOORING AND ACCESSORIES						
BASE	ICB-1	INTEGRAL COVE BASE				AS SELECTED BY THE OWNER
FLOOR	LINO-1	LINOLEUM				AS SELECTED BY THE OWNER
BASE	RB-1	RUBBER BASE				AS SELECTED BY THE OWNER
TREAD	RST-1	RUBBER STAIR TREAD				AS SELECTED BY THE OWNER
FLOOR	RT-1	RUBBER TILE				AS SELECTED BY THE OWNER
TILE						
FLOOR	TILE	CERAMIC TILE	IMPERIAL	SUBWAY TILE - 4"X8"	BRITE WHITE MATTE	THE TILE SHOP #440163
BASE	TILE	CERAMIC TILE BASE	IMPERIAL	SUBWAY TILE - 4"X8"	BRITE WHITE MATTE	THE TILE SHOP #440163
PAINT						
WALL	PT-1	PAINT	SHERWIN WILLIAMS	MATTE	SW7005 PURE WHITE	
WALL	PT-2	PAINT	SHERWIN WILLIAMS	MATTE	SW7057 SILVER STRAND	
CEILING	PT-3	PAINT	SHERWIN WILLIAMS	MATTE	SW2838 POLISHED MAHOGANY	
WALL	PT-4	PAINT	SHERWIN WILLIAMS	MATTE	SW2803 ROOKWOOD TERRA COTTA	
WALL	PT-5	PAINT	SHERWIN WILLIAMS	MATTE	SW2805 RENWICK BEIGE	



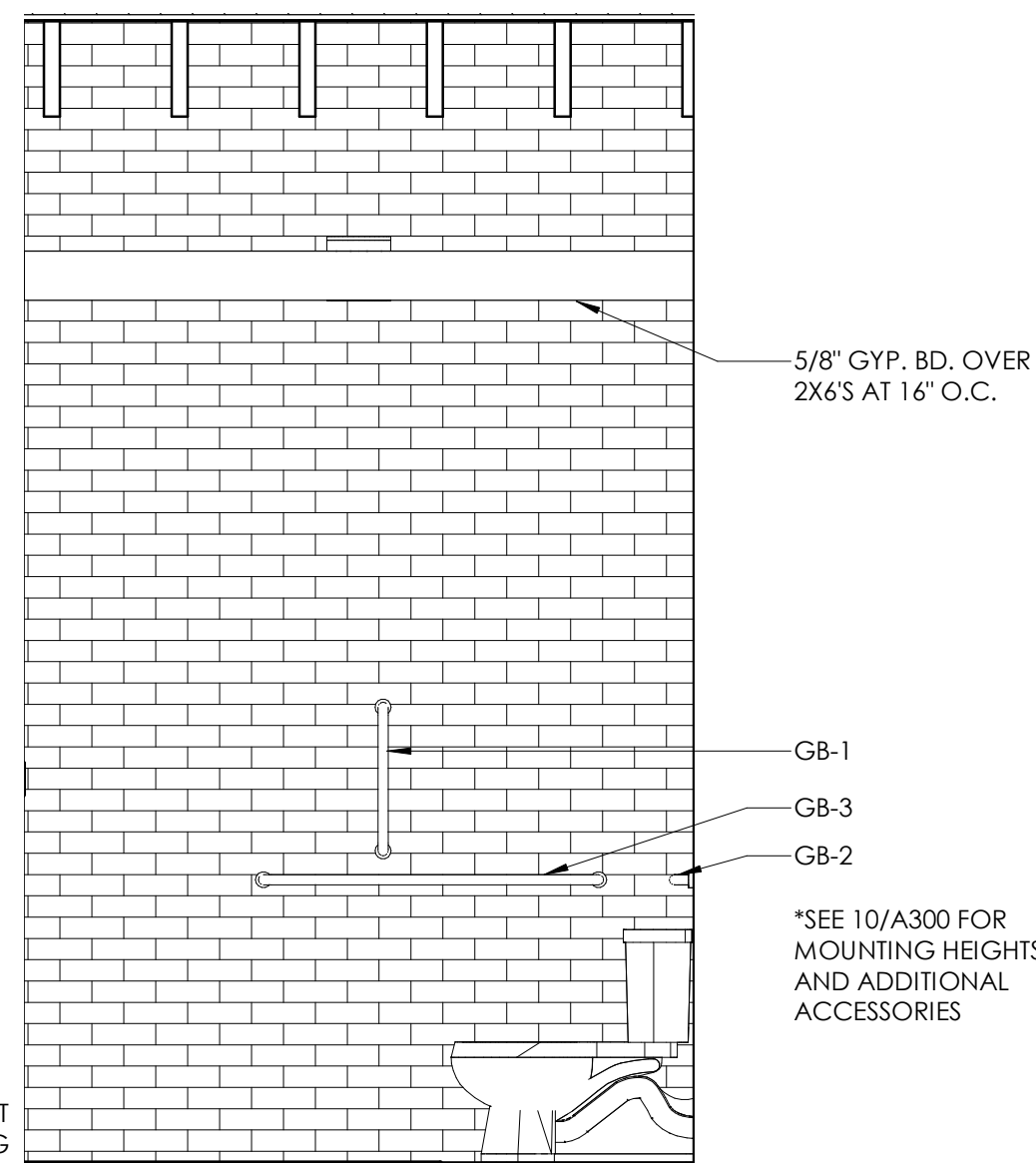
10 BARRIER FREE MOUNTING HEIGHTS
A300 1/4" = 1'-0"



6 KITCHENETTE ELEVATION
A300 1/2" = 1'-0"



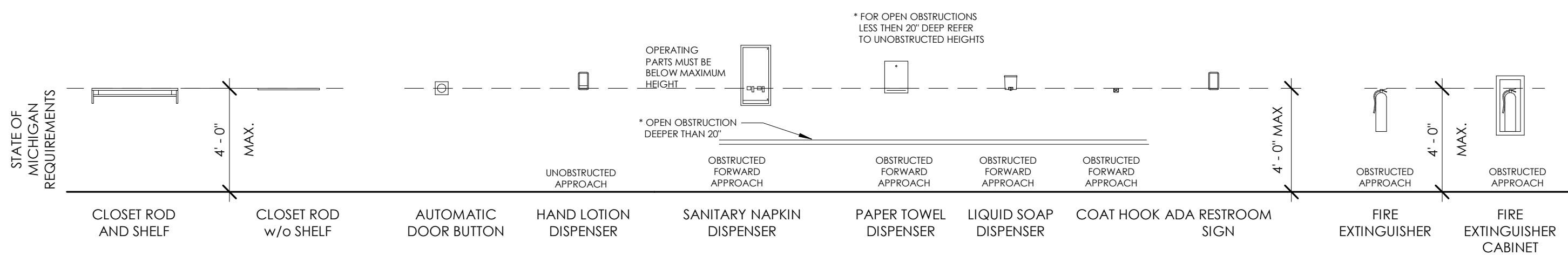
7 BATHROOM ELEVATION A
A300 1/2" = 1'-0"



8 BATHROOM ELEVATION B
A300 1/2" = 1'-0"

FINISH MATERIALS/INSTALL NOTES

- FLOORING SPECIFIED FROM GK FLOORS IN YPSILANTI, MI OR AS SPECIFIED BY OWNER.
- PRIME AND PAINT WITH ONE FINISH COAT ON ALL UPSTAIRS WALLS. FINAL COAT TO BE BY TENANT.
- PRIME AND PAINT WITH TWO FINISH COATS ON THE FIRST FLOOR RESTAURANT.
- EXTERIOR COLORS ARE TO BE REVIEWED AND APPROVED BY HISTORIC DISTRICT COMMISSION.
- INSTALL ALL SURFACES FLUSH AND LEVEL, UNLESS NOTED OTHERWISE.
- PROVIDE CEMENT BOARD BACKING AT ALL TILE LOCATIONS.
- PROVIDE MIN. 3/4" WOOD SUBFLOOR AT ALL HARDWOOD FLOORING LOCATIONS.
- PROVIDE ADA COMPLIANT TRANSITIONS BETWEEN ALL FLOOR FINISHES.
- OWNER CAN PROVIDE EQUIVALENTS ON ALL FINISHES.
- IN KITCHEN AREAS RESILIENT FLOORING IS TO BE THERMOPLASTIC PVC WELDED TO THE FLOOR AS SELECTED BY OWNER.
- FINISHES AND ACCESSORIES HAVE BEEN PROVIDED TO THE OWNER FOR REFERENCE. FINAL SELECTION IS TO BE MADE BY THE OWNER.



INTERIOR DETAILS AND SCHEDULES

101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE CONSTRUCTION DOCUMENTS

REVISION

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DATE 4/30/2020 6:21:38 AM

SCALE As indicated

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PROJECT 2018.08

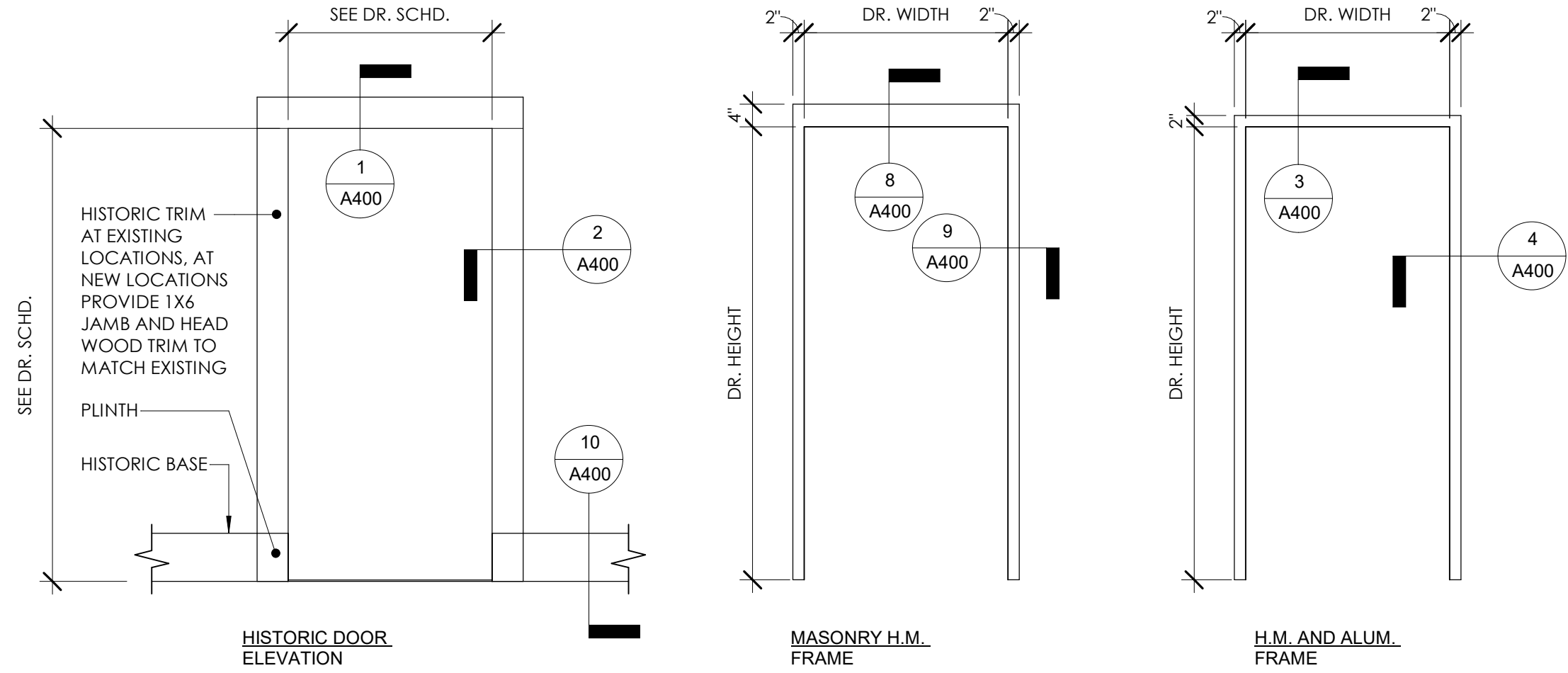
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A300

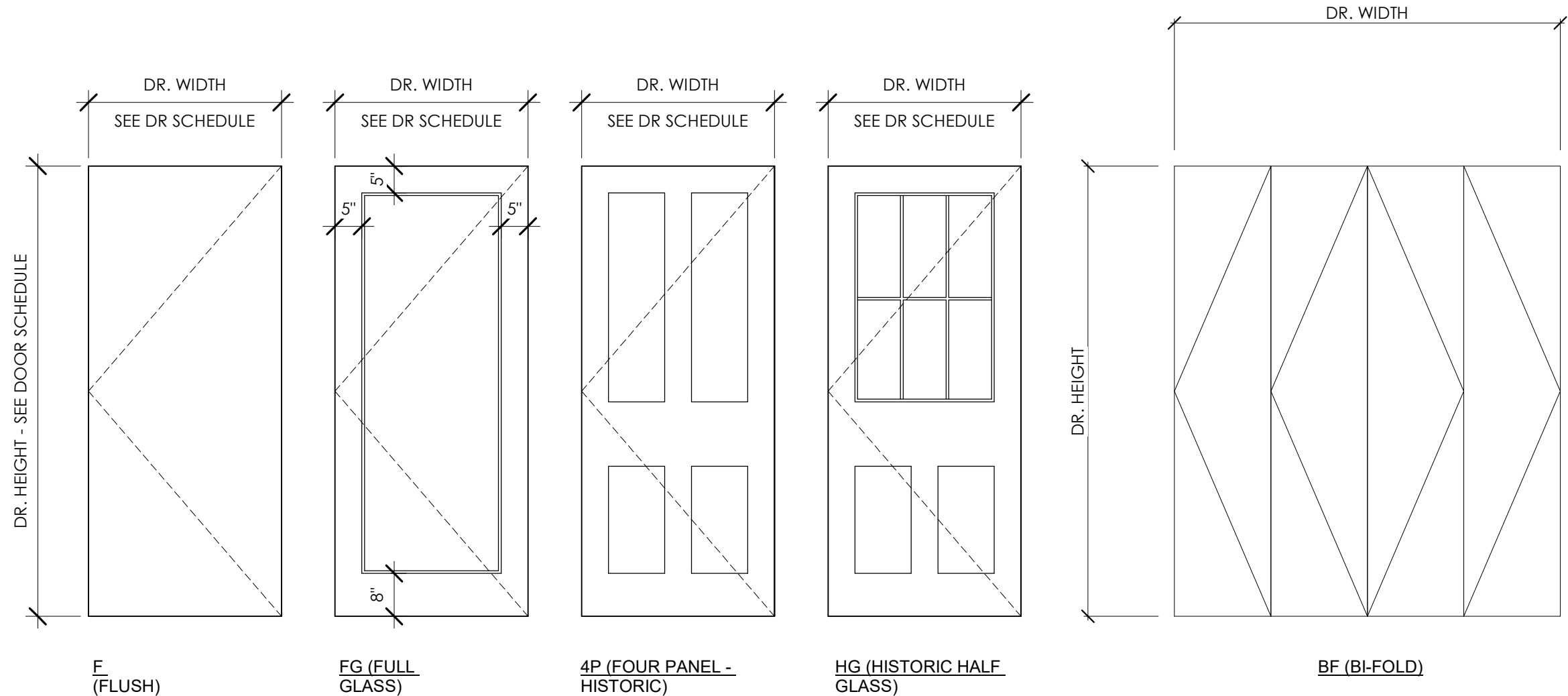
DOOR SCHEDULE														
DOOR NUMBER	NEW OR EXIST	DOOR TYPE	FIRE RATING	DOOR			DOOR FRAME				HDWR SET	PAINT	COMMENTS	
				SIZE		THICKNESS	MAT'L	MAT'L	DETAILS					
				WIDTH	HEIGHT							HEAD	JAMB	SILL
BASEMENT														
306		F		3'-0"	7'-0"	1 3/4"								
LEVEL 1														
100	NEW	4X		5'-0"	7'-0"	1 3/4"	WOOD	WOOD	1/A400	X	N/A	1.0		
101	NEW	F		3'-0"	7'-0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	2.0		
102	NEW	F		3'-0"	7'-0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	2.0		
103	NEW	F		3'-0"	7'-0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	3.0		
104	NEW	F		2'-6"	6'-8"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	4.0		
106	NEW	HG		3'-0"	6'-10"	1 3/4"	WOOD	H.M.	8/A400	9/A400	N/A	7.0		
107	NEW	N		3'-0"	6'-10"	1 3/4"	H.M.	H.M.	8/A400	9/A400	N/A	8.0		
LEVEL 2														
200	EXISTING	4P		2'-10"	7'-0"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A	9.0		REUSE EXISTING HARDWARE
201	EXISTING	HG		3'-0"	6'-10"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A	N/A		NO HARDWARE REQUIRED, DOOR TO REMAIN INOPERABLE
202	NEW	F		3'-0"	7'-0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	2.0		
203	NEW	BF		4'-0"	7'-0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	N/A		
204	NEW	F	45 MINUTE	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	8/A400	9/A400	N/A	6.0		
205	NEW	F		4'-0"	7'-0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	10.0		
LEVEL 3														
300	EXISTING	4P		2'-9 1/2"	6'-6"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A	9.0		REUSE EXISTING HARDWARE
301	EXISTING	4P		2'-8"	6'-8"	1 3/4"	WOOD	WOOD	N/A	N/A	N/A	9.0		REUSE EXISTING HARDWARE
302	NEW	F		3'-0"	7'-0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	2.0		
303	NEW	BF		4'-0"	7'-0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	N/A		
304	NEW	F	45 MINUTE	3'-0"	7'-0"	1 3/4"	H.M.	H.M.	8/A400	9/A400	N/A	5.0		
3DOOR NOTES	NEW	F		4'-0"	7'-0"	1 3/4"	WOOD	WOOD	1/A400	2/A400	N/A	10.0		

- DOOR FRAMES
- Door frame specifications are to be provided as a PDF to the owner. They are to be provided when reviewing and bidding the project as a basis of design. Please ensure the owner has provided you with a copy.
 - Exterior Frames are based on 14 ga galvanized with energy efficient - thermally broken, welded construction.
 - Interior Frames are based on 16 cold rolled, welded construction, where hollow metal frames are located, other frames to be wood as noted.
 - Exterior Doors are based on 16 ga galvanized, steel reinforced and insulated energy efficient core, where noted, other doors are wood.
 - Doors and Frames are based on based on prime painted for field painting.
 - Approved Manufacturers: Ceco, Curies and Steelcraft.
 - Provide shop drawings for contractor or architect to review.

- DOOR HARDWARE
- All existing historic doors are to utilize existing hardware or have new period appropriate hardware found at an antique shop or equivalent.
 - Door hardware specifications are to be provided as a PDF to the owner. They are to be provided when reviewing and bidding the project as basis of design. Please ensure the owner has provided you with a copy.
 - Based on a new key system patented against key duplication from other manufacturers.
 - Locksets are based on Corbin Russwin ML2000 series with 128X lever trim.
 - Exit Devices are based on Corbin Russwin ED4000 series heavy duty.
 - Standard surface closers are based on Norton 7500 series heavy duty.
 - Other Approved Manufacturers: Hiawatha, Hager, Stanley Sargent.
 - Finishes are based on Satin Stainless Steel with closer being a sprayed finish to most closely resemble.
 - Provide shop drawings to contractor or architect to review.

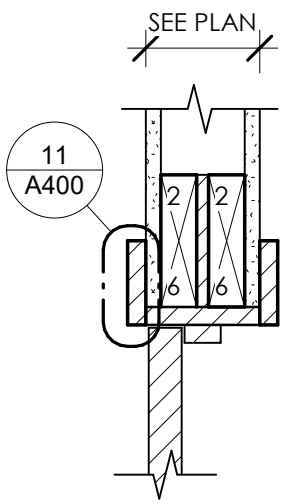


12 DOOR FRAMES
1 1/2" = 1'-0"

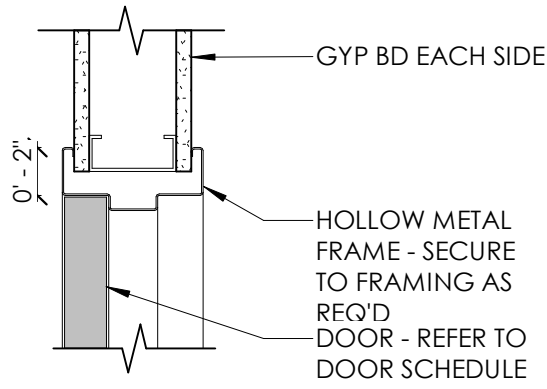


13 DOOR TYPES
1 1/2" = 1'-0"

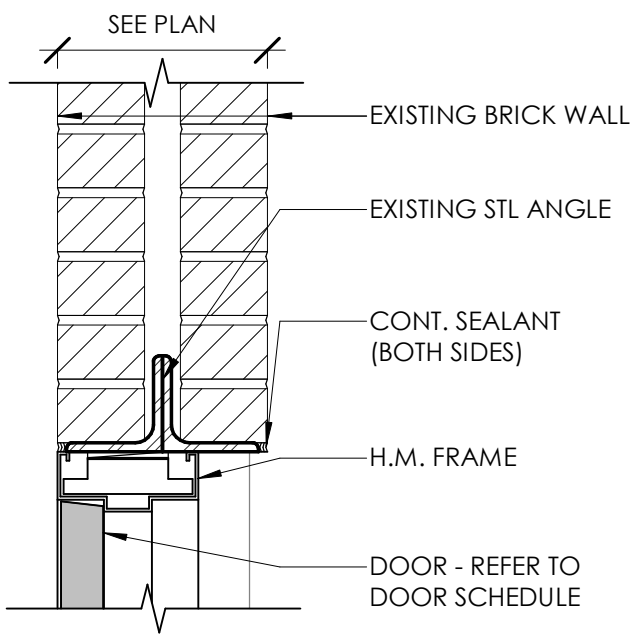
- REFER TO DOOR SCHEDULE FOR HEIGHTS, WIDTHS AND GLAZING TYPES.
- REFER TO SPECIFICATIONS FOR HARDWARE SETS, PROVIDED AS BASIS OF DESIGN.



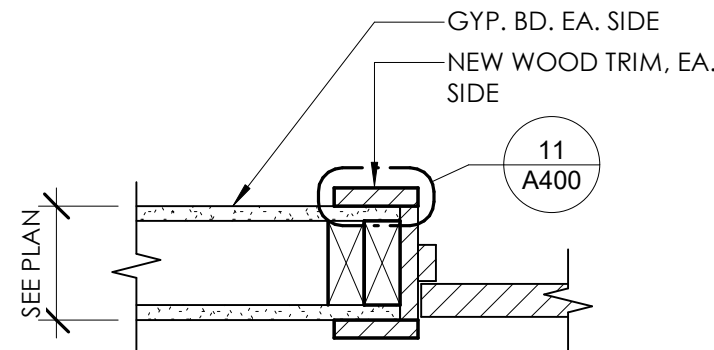
1 HEAD DETAIL - WOOD TRIM
1 1/2" = 1'-0"



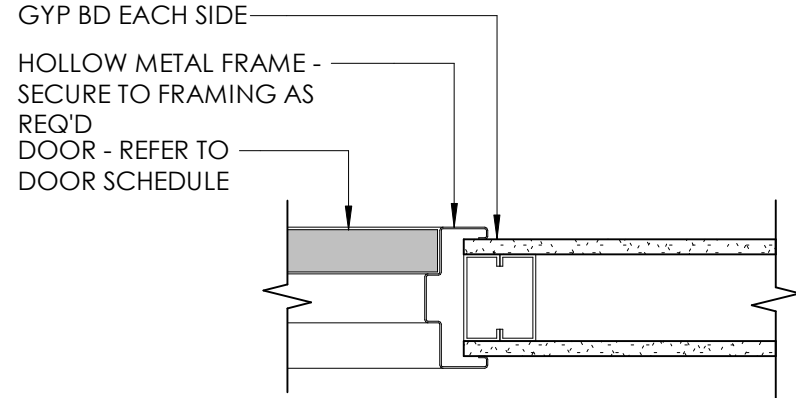
3 HEAD DETAIL - GYP BD
1 1/2" = 1'-0"



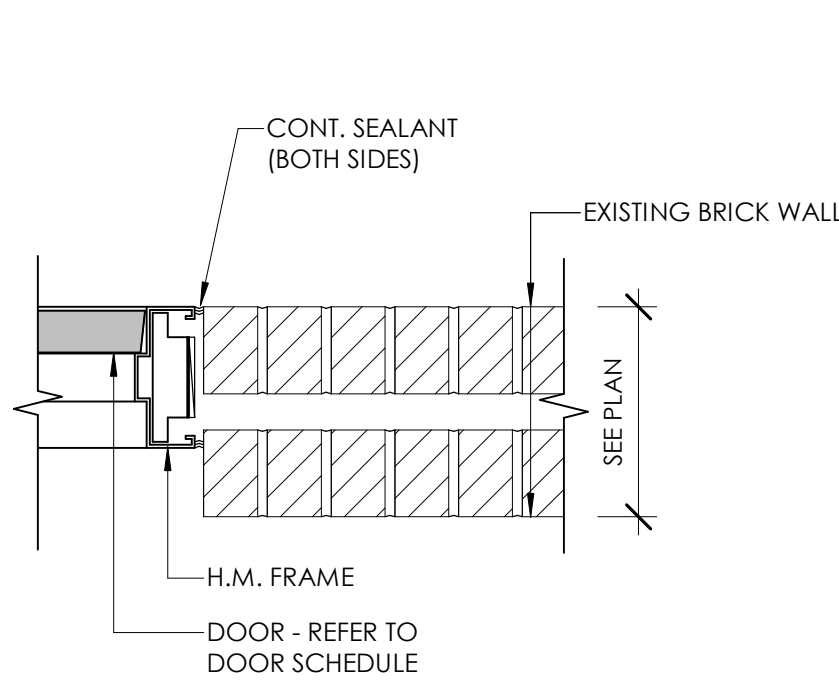
8 HEAD DETAIL - BRICK
1 1/2" = 1'-0"



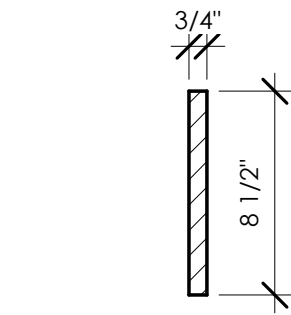
2 JAMB DETAIL - WOOD TRIM
1 1/2" = 1'-0"



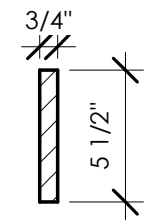
4 JAMB DETAIL - GYP. BD.
1 1/2" = 1'-0"



9 JAMB DETAIL - BRICK
1 1/2" = 1'-0"

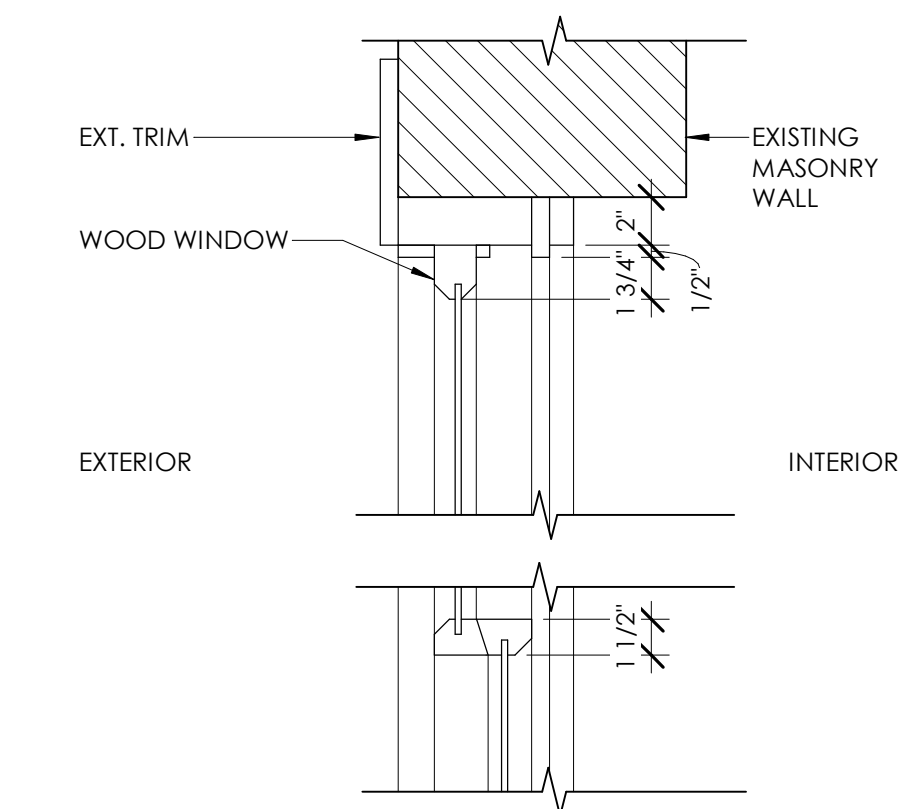
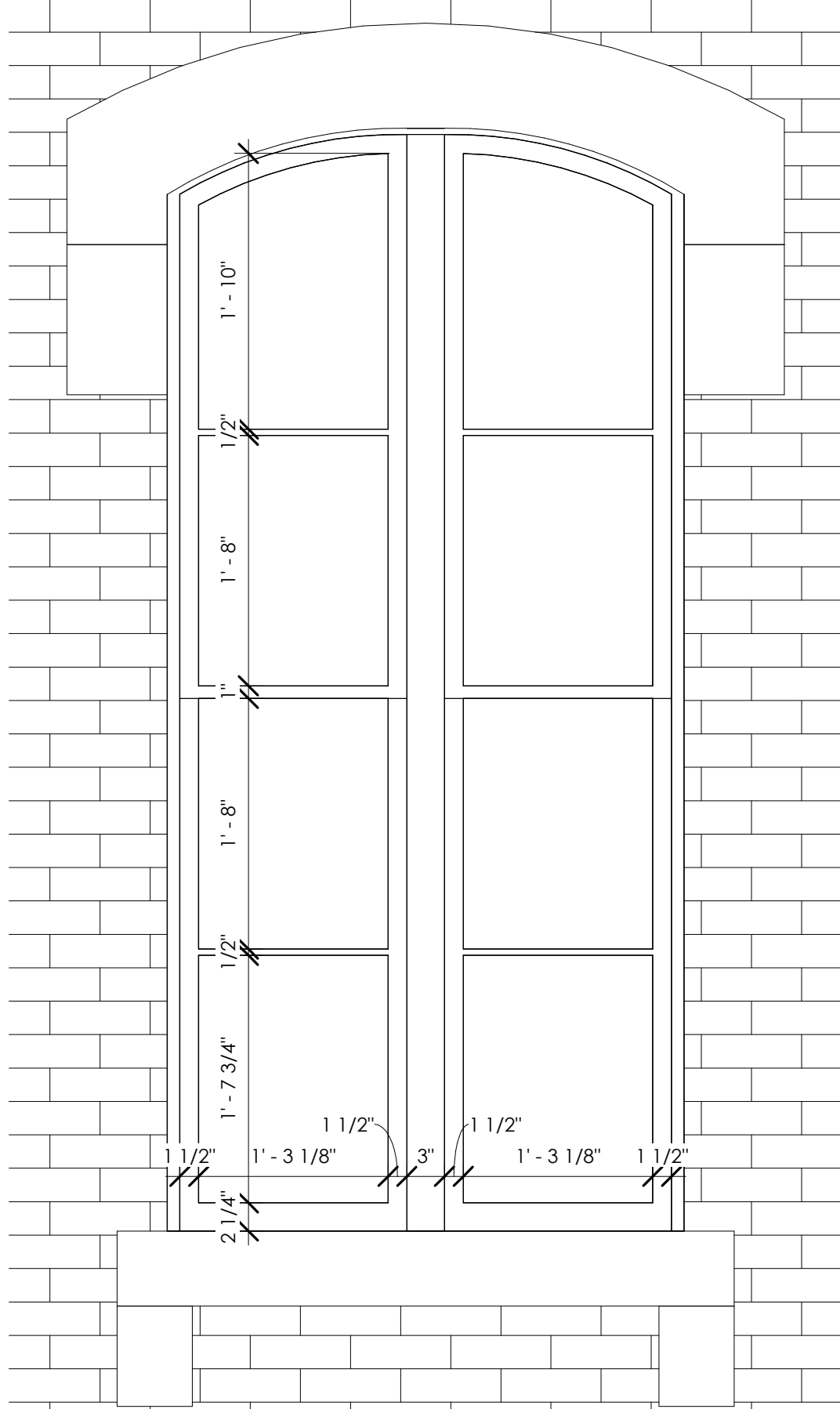


10 BASE TRIM
1 1/2" = 1'-0"

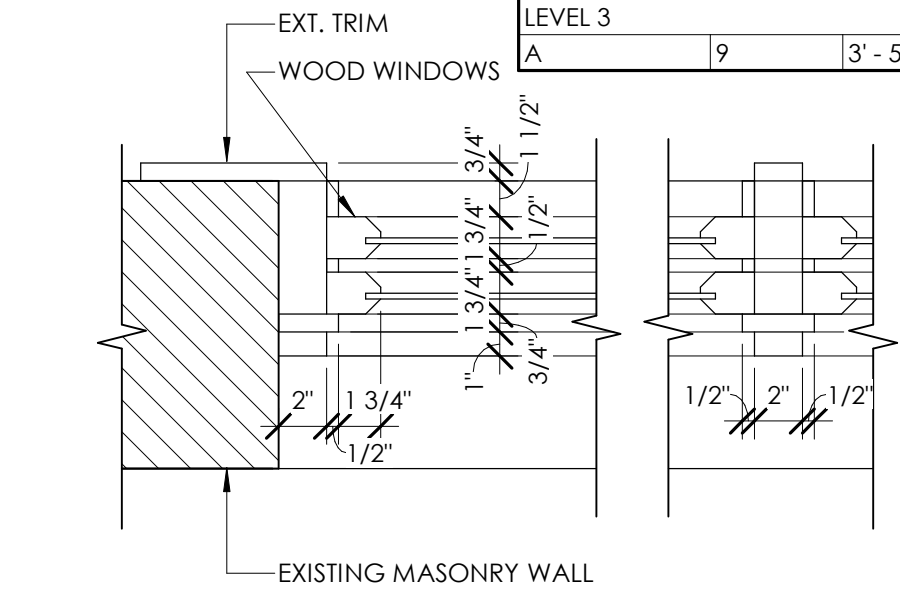


11 DOOR AND WNW TRIM
1 1/2" = 1'-0"

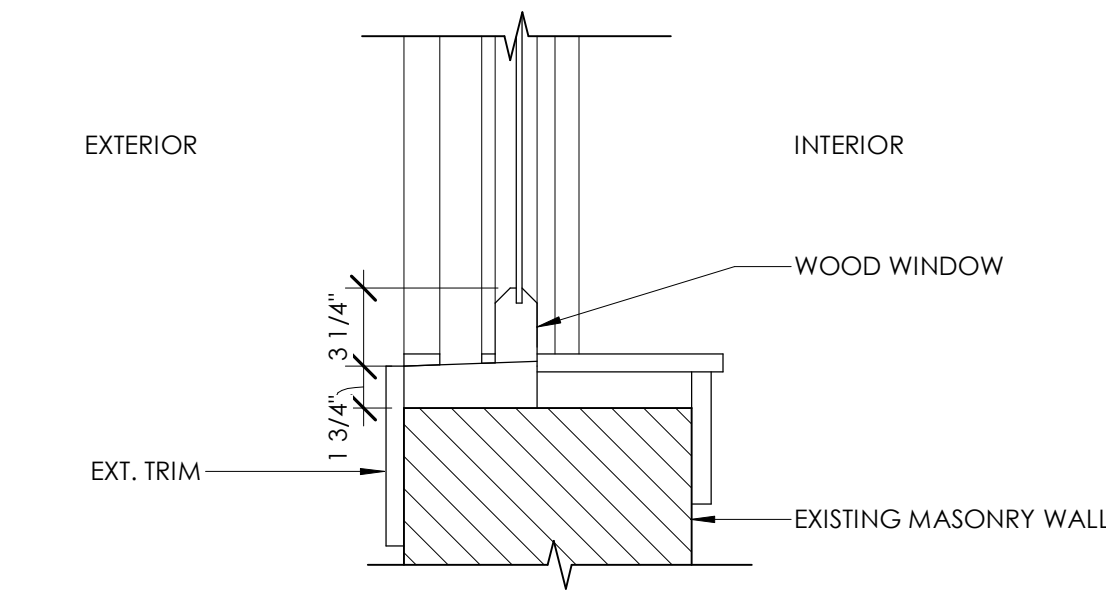
*WINDOW MANUFACTURER TO VERIFY EXISTING CONDITIONS, DIMENSIONS ARE SHOWN FOR REFERENCE



4
A401
EXISTING WINDOW HEAD AND MEETING RAIL DETAIL
1 1/2" = 1'-0"

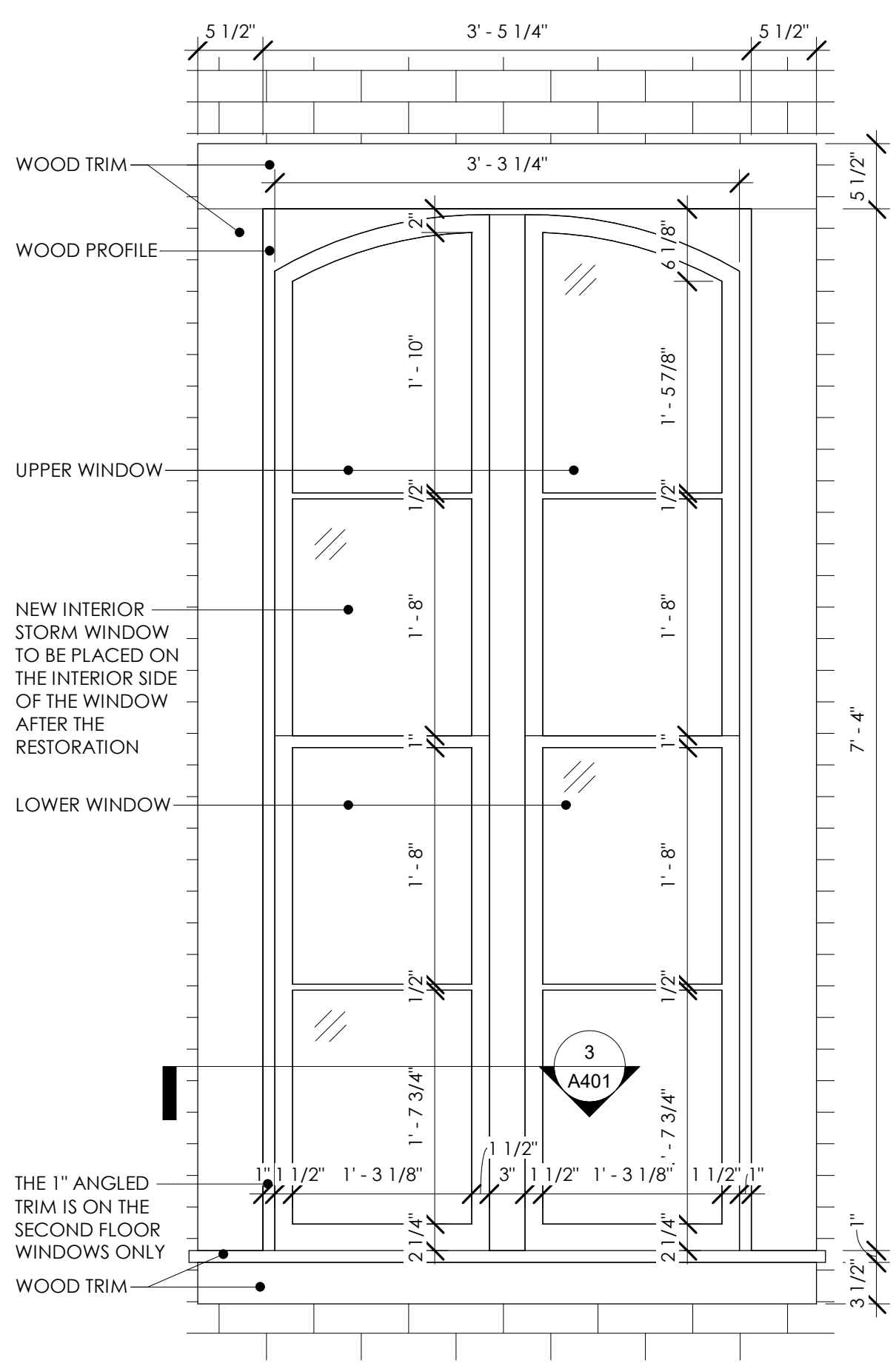


A401
EXISTING WINDOW JAMB
1 1/2" = 1'-0"

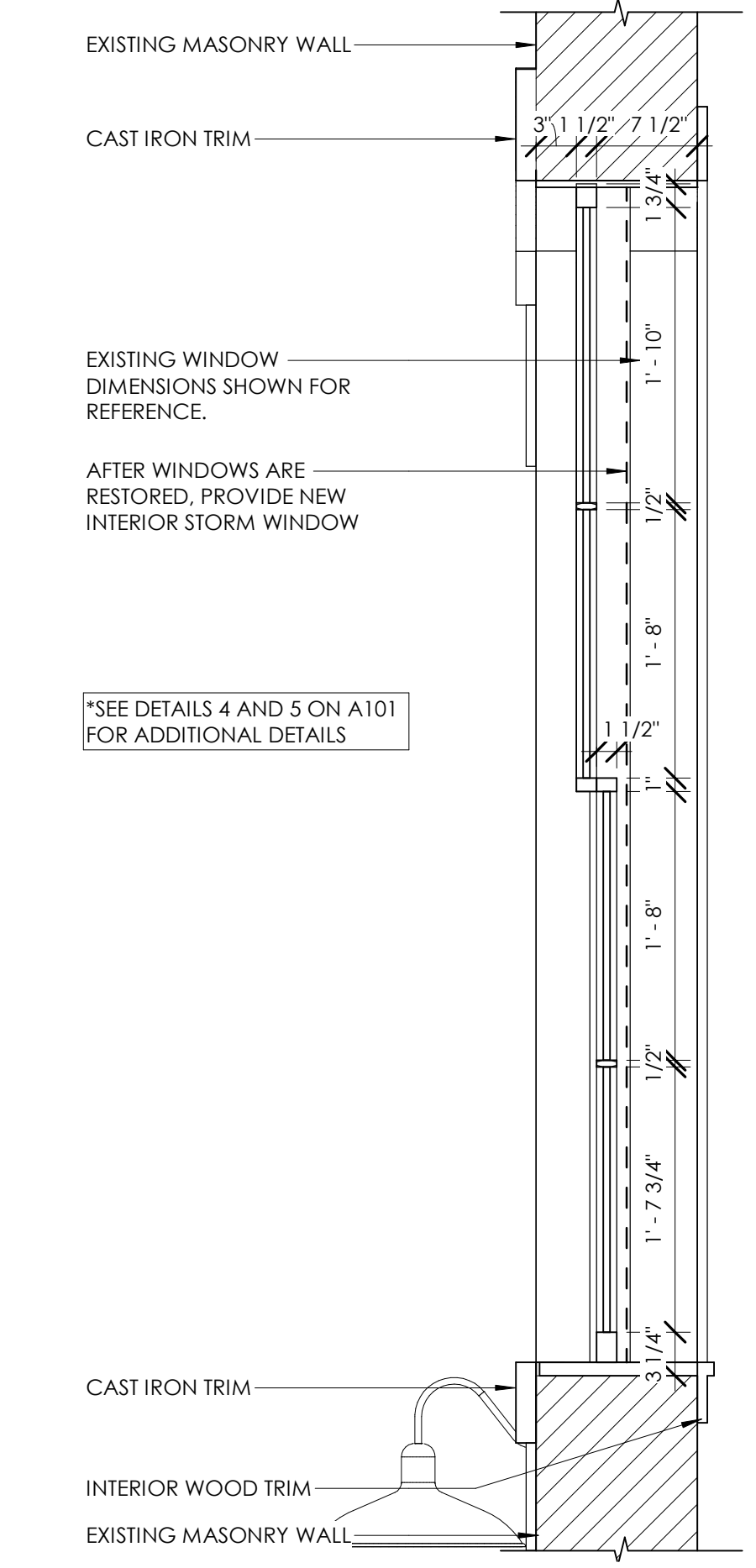


5
A401
EXISTING WINDOW SILL DETAIL
1 1/2" = 1'-0"

11
A401
EXISTING EXTERIOR WINDOW ELEVATION
1" = 1'-0"



1
A401
EXISTING INTERIOR WINDOW ELEVATION
1" = 1'-0"



2
A401
EXISTING WINDOW SECTION
1" = 1'-0"

AFTER WINDOW RESTORATION, PAINT THE WINDOW TRIM GRAY TO MATCH THE HISTORIC COLOR



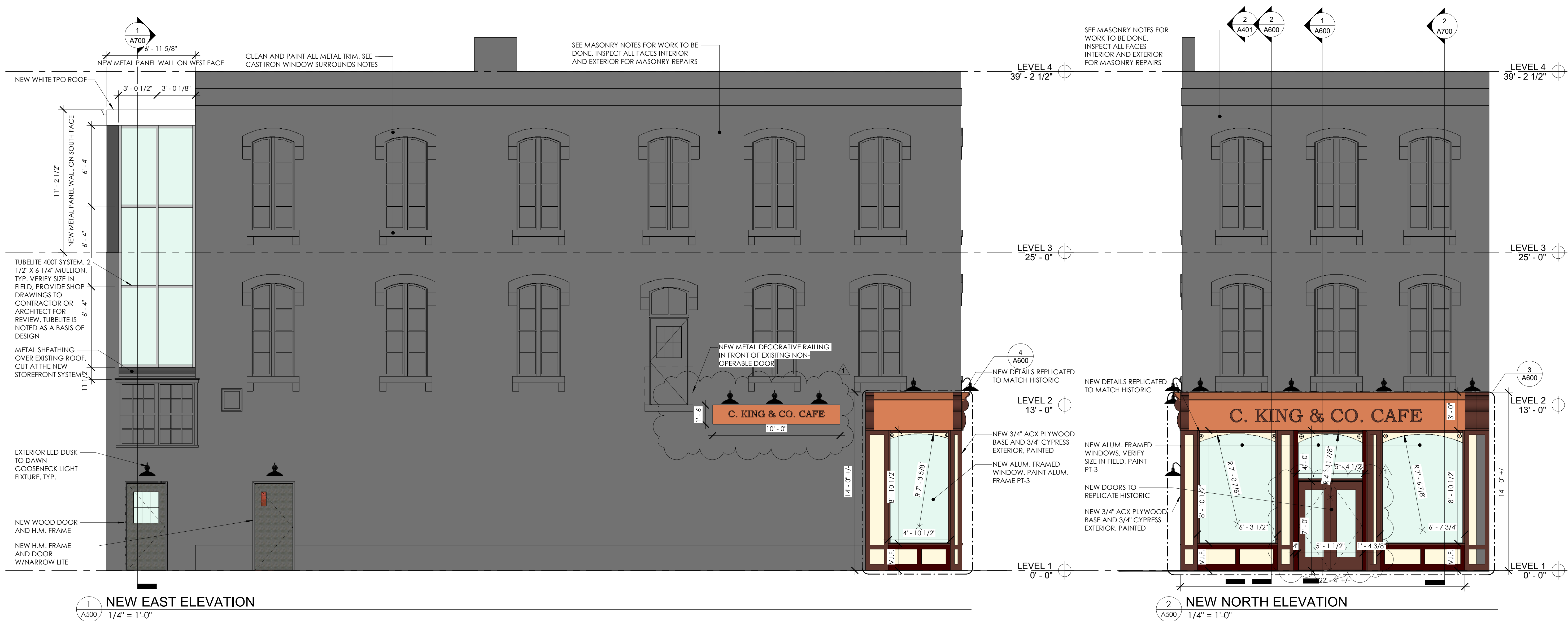
6
A401
EXISTING WINDOW IMAGES
1/8" = 1'-0"

WINDOW SCHEDULE

WINDOW TYPE	QUANTITY	SIZE		MAT'L	COMMENTS
		WIDTH	HEIGHT		
LEVEL 2					
A	8	3' - 5 1/4"	7' - 4"	ALUM OR WOOD	
B	1	1' - 7 1/2"	1' - 9 1/2"	ALUM OR WOOD	EXISTING WINDOW TO REMAIN
C	1	6' - 0"	6' - 0"	ALUM OR WOOD	
D	1	3' - 0"	2' - 3"	ALUM OR WOOD	TRANSOM OVER DOOR
LEVEL 3					
A	9	3' - 5 1/4"	7' - 4"	ALUM OR WOOD	

GENERAL WINDOW NOTES

- EXISTING WINDOWS ARE TO BE RESTORED. WINDOW RESTORATION COMPANY TO VERIFY HEAD, JAMB, AND SILLS IN FIELD. THE DIMENSIONS PROVIDED ARE FOR REFERENCE ONLY.
- WINDOW RESTORATION COMPANY TO RESTORE EXISTING WINDOWS PER THE NATIONAL PARK SERVICE PRESERVATION BRIEF 9, "THE REPAIR OF HISTORIC WOODEN WINDOWS"
- ANY INTERIOR CASING THAT HAS BEEN REMOVED IS TO BE REPLACED TO MATCH THE ORIGINAL CASING. ORIGINAL CASING IS TO BE CLEANED, SANDED, PRIMED, AND PAINTED WITH TWO FINISH COATS
- INTERIOR STORM WINDOWS ARE TO BE ADDED PER THE NATIONAL PARK SERVICE'S APPROVAL AND BASED ON THE NATIONAL PARK SERVICE'S GUIDELINES.
- WHERE MUNTINS ARE MISSING THEY ARE TO BE TO BE SIMULATED DIVIDED LITES
- RESTORED WINDOWS ARE TO BE NON-OPERABLE
- A HAZ-MAT ENVIRONMENTAL ASSESSMENT REPORT IS TO BE CONDUCTED TO INSPECT THE WINDOWS FOR PRESENCE OF ACM AND LEAD PAINT. ANY ACM OR LEAD PAINT REMOVAL IS TO BE DONE BY A LICENSED PROFESSIONAL IN THE STATE OF MICHIGAN.
- MASON TO REPOINT AROUND WINDOWS AND REPLACE DAMAGED BRICKS AS REQUIRED.



MASONRY NOTES

1. REPOINT MASONRY WHERE REQUIRED WITH TYPE K MORTAR
2. REPOINT ALL JOINTS THAT HAVE ERODED GREATER THAN 1/4" PAST THEIR ORIGINAL FACE.
3. ALL MORTAR JOINTS WITH MINOR HOLES OR VOIDS THAT CAN BE PENETRATED WITH A 1/16" DIAMETER WIRE GREATER THAN ONE HALF OF THE BRICK THICKNESS SHALL BE REPOINTED.
4. REPOINT ALL OF THE THROUGH DEEP MASONRY CRACKS ABOVE THE WINDOWS ON THE FIRST AND SECOND FLOORS AS REQUIRED. USE THE SQUEEZE BAG METHODOLOGY TO PLACE THE MORTAR AS DEEP AS POSSIBLE.
5. ACID ETCH TO ATTEMPT TO BLEND IN THE EXISTING NON-MATCHING MORTARS, THE GRAY PORTLAND CEMENT CONTAINING MORTARS WILL NOT BLEND IN TO MATCH THE EXISTING PERFECTLY, THE INTENT IS JUST TO MATCH IT CLOSER THAN WHAT IS CURRENTLY THERE.
6. MORTAR REPOINTING SHOULD OCCUR AS FOLLOWS:
 - A. MORTAR MATCHING SHALL BE ACHIEVED VIA MATCHING OUR PRE-MADE BISCUITS, FOLLOWED BY AN ONSITE MATCH VERIFIED BY THE OWNER AND ARCHITECT, PRIOR TO REPOINTING.
 - B. MIX DESIGN SHALL BE A LIME PUTTY-BASED MORTAR WITH MATCHING AGGREGATE TO ACHIEVE NATIONAL PARK STANDARDS OF PROPER BOND AND SAME OR LOWER COMPRESSIVE STRENGTH AS THE MATCHING MORTAR.
 - C. REMOVE DETERIORATED MORTAR (A MINIMUM DEPTH OF TWO TIMES THE WIDTH OF MORTAR JOINT). ALL PROCEDURES WILL FOLLOW THE CURRENT OSHA STANDARD FOR SILICA DUST CONTROL WHEN PERFORMING THIS WORK.
 - D. BRUSH, VACUUM OR WATER FLUSH TO REMOVE DEBRIS IN THE JOINT.
 - E. WATER-SOAK THE BRICK (TO SATISFY THE POROSITY OR THIRST OF THE BRICK).
 - F. PRE-WET TO REDUCE THE AMOUNT OF INITIAL DEHYDRATION OF THE MORTAR THAT IS ABOUT TO BE REPLACED.
 - G. DELIVER MORTAR TO THE PREPARED JOINT. SEVERAL LAYERS MAY BE REQUIRED TO FILL THE JOINT FLUSH WITH THE OUTER SURFACE OF THE MASONRY.
 - H. STRIKE BACK (TOOLING THE JOINT TO MATCH THE EXISTING HISTORIC JOINT).
 - I. CUT BACK THE JOINT TO RECESS THE FINAL MORTAR SLIGHTLY FROM THE FACE OF THE MASONRY.
 - J. WAIT FOR THE MORTAR TO SET UNTIL IT IS READY TO BE COMPACTED.
 - K. DRY BRUSH COMPACT THE JOINTS TO ALLOW FOR FURTHER DEVELOPMENT OF A BOND BETWEEN OLD MORTAR AND BRICK.
 - L. PRE-WET TO SATURATE THE BRICK IN PREPARATION FOR THE LAST STEP.
 - M. WEATHERING WASH TO MATCH THE OLD AND NEW MASONRY.

CAST IRON WINDOW SURROUNDS

1. CAST IRON WINDOW SURROUNDS WILL HAVE THE EXISTING PAINT REMOVED. ASBESTOS CAULK IS TO BE REMEDIATED BY A LICENSED ASBESTOS CONTRACTOR IN THE STATE OF MICHIGAN.
2. CLEAN EXFOLIATED CORROSION PRODUCTS AND APPLY A RUSY METAL RUSTOLEUM PRIMER OR EQUIVALENT.
3. APPLY TWO (2) COATS OF PROTECTIVE PAINT, SINGLE COLOR, SW XXXX.

EXTERIOR GENERAL NOTES

1. INSTALL A BACK SLOPED METAL CAP SYSTEM THAT EXTENDS DOWN TO THE EXISTING WOOD INSERT WITH THE DRIP EDGE. THIS WILL BE INSTALLED DIRECTLY OVER THE EXISTING PROTECTIVE METAL CAP WITH A COLOR TO MATCH THE CAST IRON WINDOW SURROUNDS.
2. A SEPARATION WATERPROOFING MEMBRANE WILL BE INSTALLED ON THE EXISTING METAL PRIOR TO INSTALLING THIS SYSTEM.
3. GENERAL CONTRACTOR TO PULL PERMITS FOR THE BUILDING. SUBCONTRACTORS ARE RESPONSIBLE FOR ADDITIONAL PERMITS AS REQUIRED.

EXTERIOR ELEVATIONS

101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE

CONSTRUCTION DOCUMENTS

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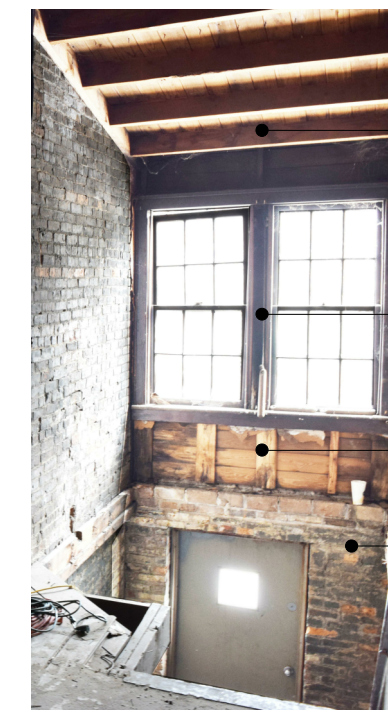
PROJECT 2018.08

SHEET

A500

GENERAL NOTES

1. PROVIDE TEMPORARY WALL ON THE INTERIOR WHEN DOING FACADE WORK. UTILIZE EXISTING DOOR ON HURON STREET AS TEMPORARY ENTRANCE DURING RENOVATION WORK.
2. SHORE ALL WORK AS REQUIRED BEFORE, DURING, AND AFTER DEMOLITION.
3. CAULK ALL JOINTS BETWEEN LAYERS OF WOOD AND BETWEEN WOOD AND METAL FLASHING AT ALL LOCATIONS ON THE FACADE.
4. AFTER REMOVING THE EXISTING STOREFRONT, CONSULT WITH ARCHITECT AND STRUCTURAL ENGINEER FOR DETAILING OF NEW STOREFRONT SYSTEM



CUT BACK ROOF AS INDICATED ON THE NEW PLANS, SECTIONS, AND DETAILS. PATCH EXISTING ROOF AS REQ'D AND FLASH INTO STOREFRONT SYSTEM PER MANUF. RECOMMENDATIONS

REHABILITATE EXISTING WINDOW TO MATCH EXISTING SITE LINES

PROVIDE SPRAY FOAM INSULATION AND 5/8" TYPE-X GYP. BD. OVER EXISTING AREA

EXISTING CONDITIONS PHOTO SHOWN FOR REFERENCE ONLY

NEW CURTAIN WALL OR STOREFRONT SYSTEM BY TUBELITE OR EQUIVALENT

NEW BLOCKING AT LOCATION WHERE EXISTING ROOF IS CUT BACK

METAL FLASHING
W14X22 STEEL BEAM SET ON STL PLATE WELDED TO 6" DIA. STEEL COLUMN, WRAP W/5/8" GYP. BD.

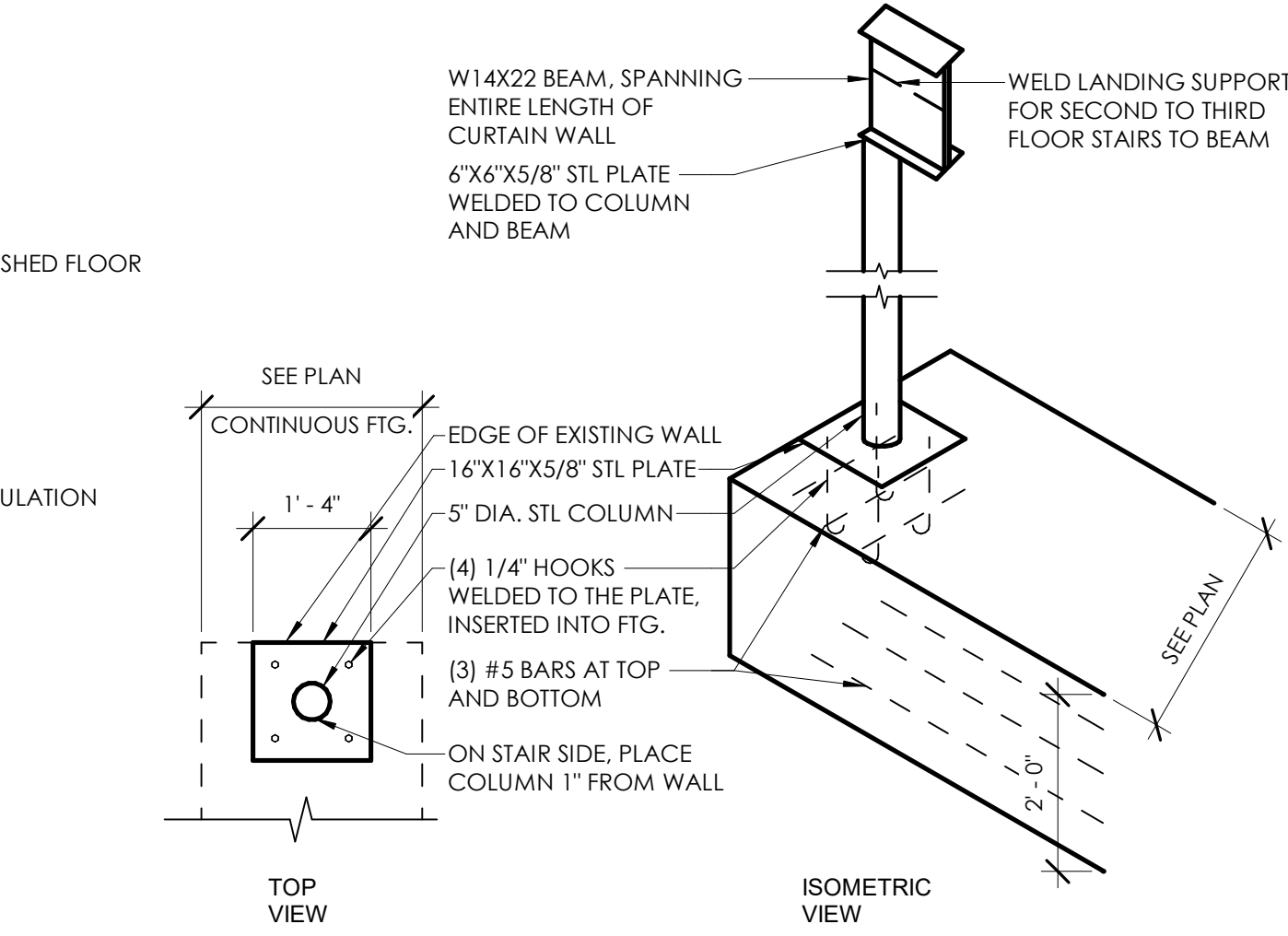
EXISTING ROOF, SHEATHING, AND FRAMING TO REMAIN, INFILL WITH SPRAY FOAM INSULATION AND APPLY 5/8" TYPE-X GYP. BD. TO THE UNDERSIDE OF THE FRAMING

REPLACE WINDOW TRIM AND FRAMING TO REMAIN UNLESS FOUND DAMAGED ON SITE, THEN REPLACE WITH SIMILAR TO EXISTING CONDITIONS

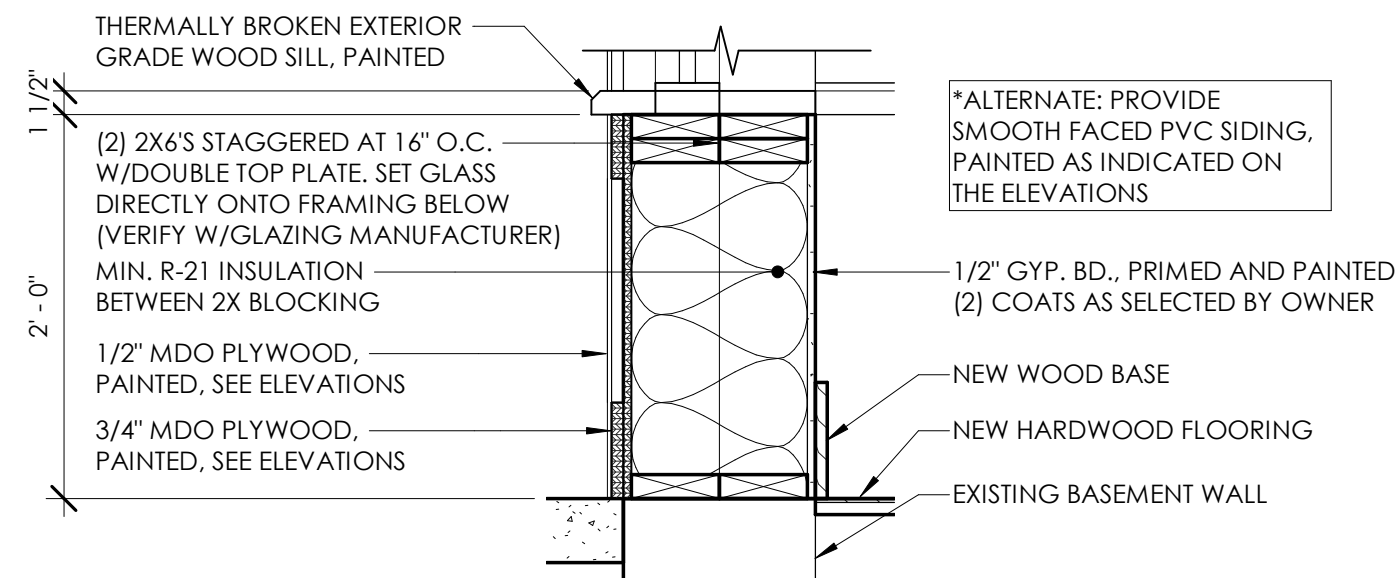
REPLACE EXISTING WINDOW

EXTEND STAIR LANDING TO STEEL COLUMN, AND WELD TO COLUMN FOR SUPPORT

8 CURTAIN WALL SUPPORT DETAIL
1" = 1'-0"

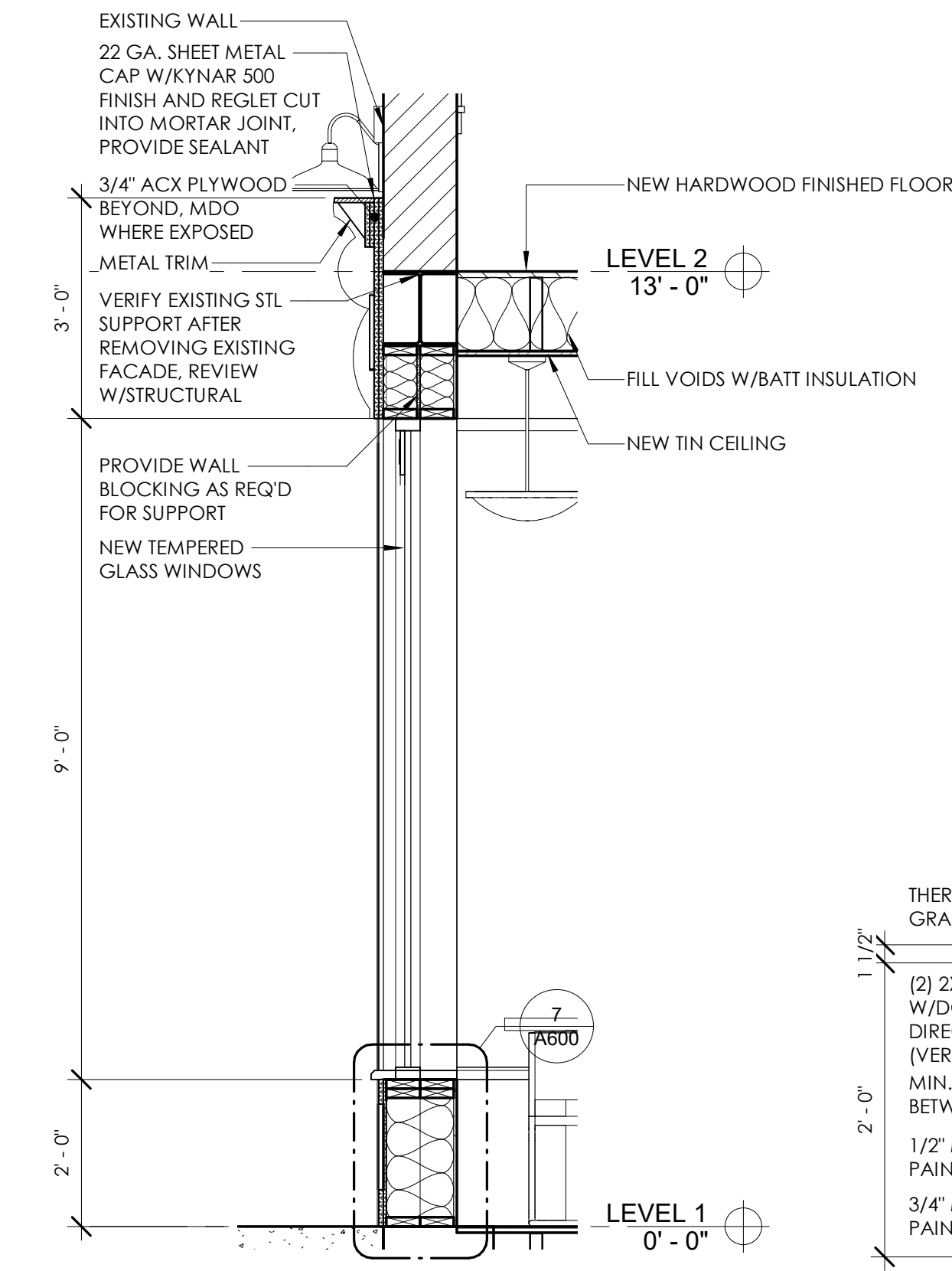


9 CURTAIN WALL SUPPORT
1/2" = 1'-0"

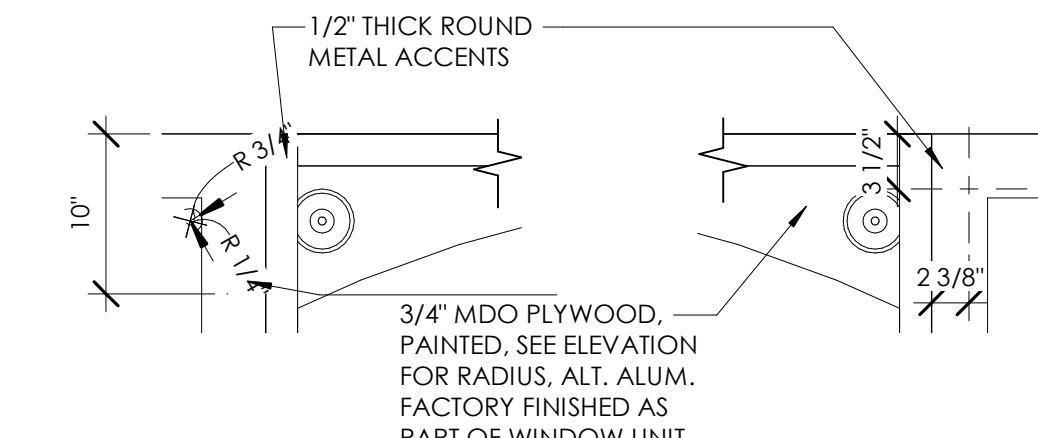
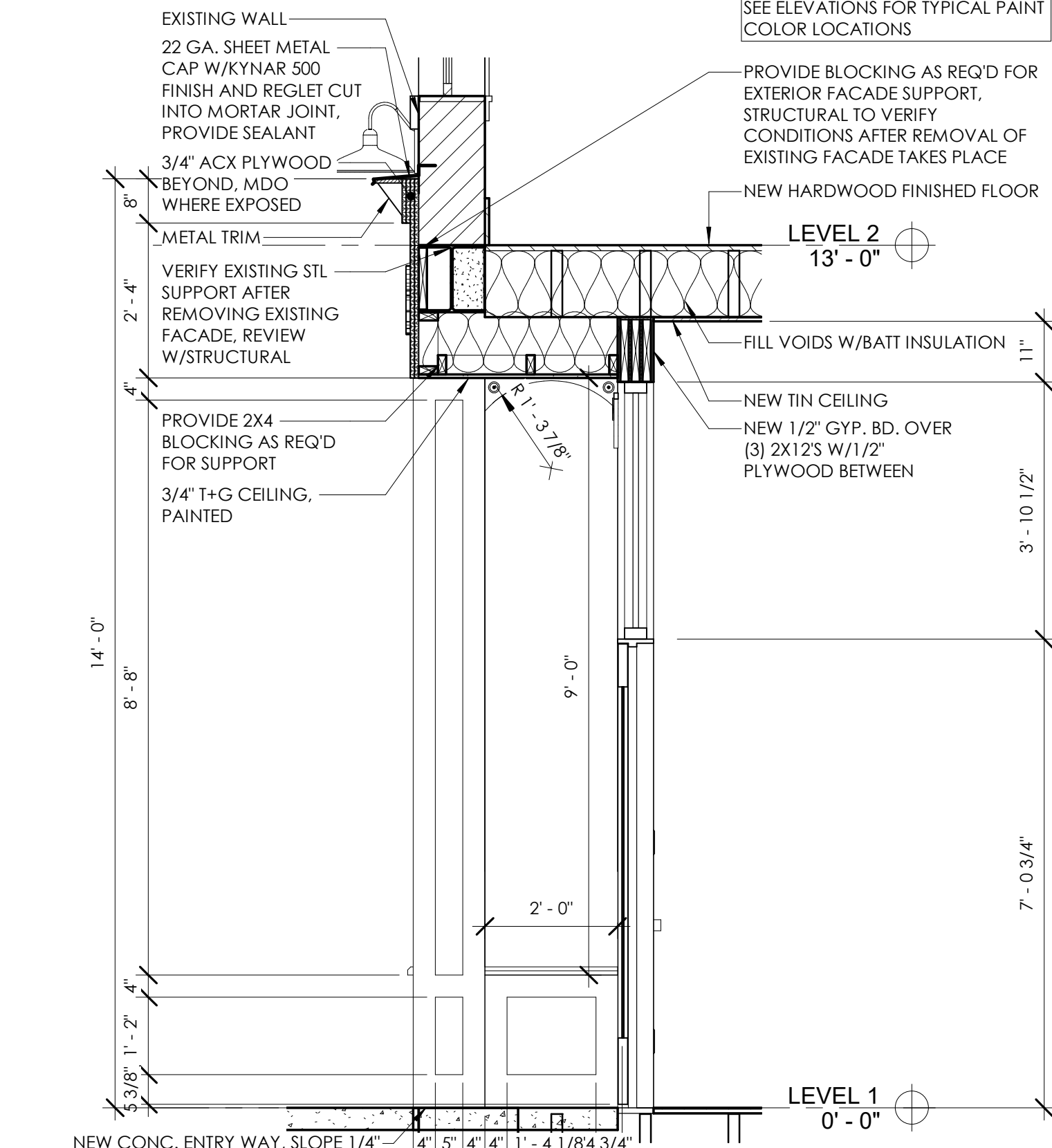


7 STOREFRONT BASE DETAIL
1" = 1'-0"

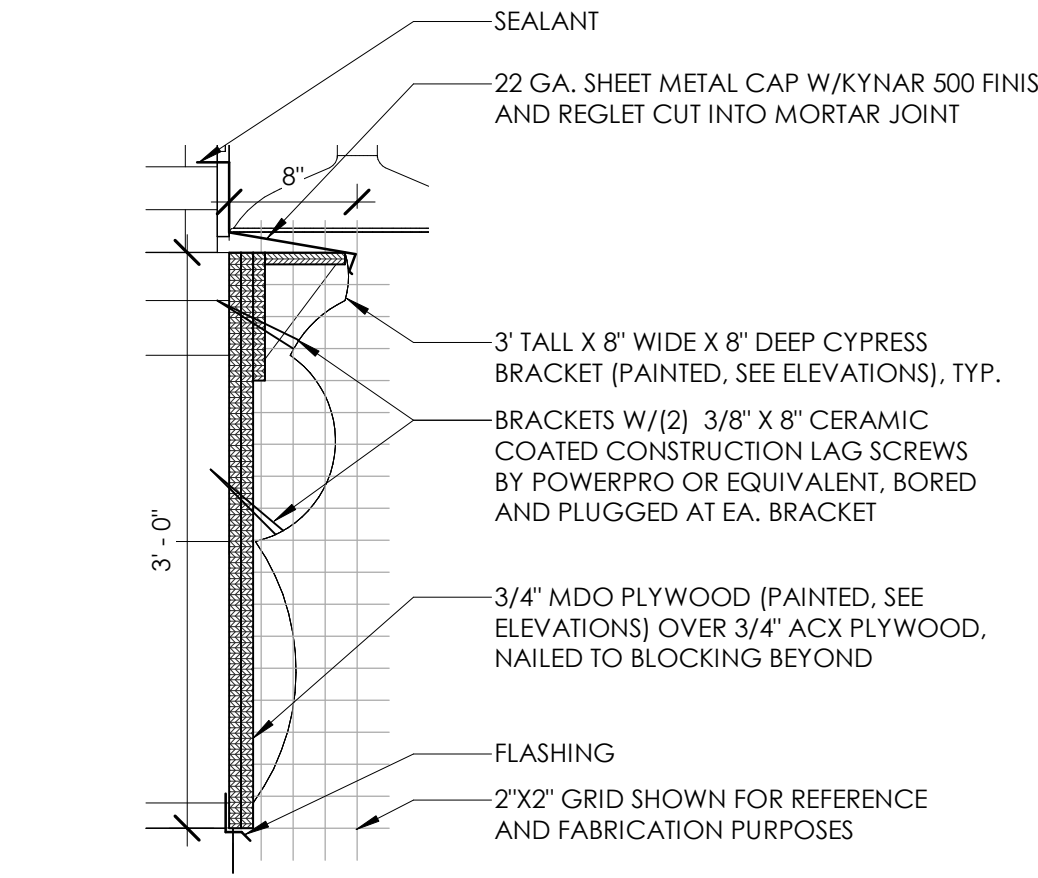
2 ENTRY SECTION
1/2" = 1'-0"



1 ENTRY SECTION
1/2" = 1'-0"

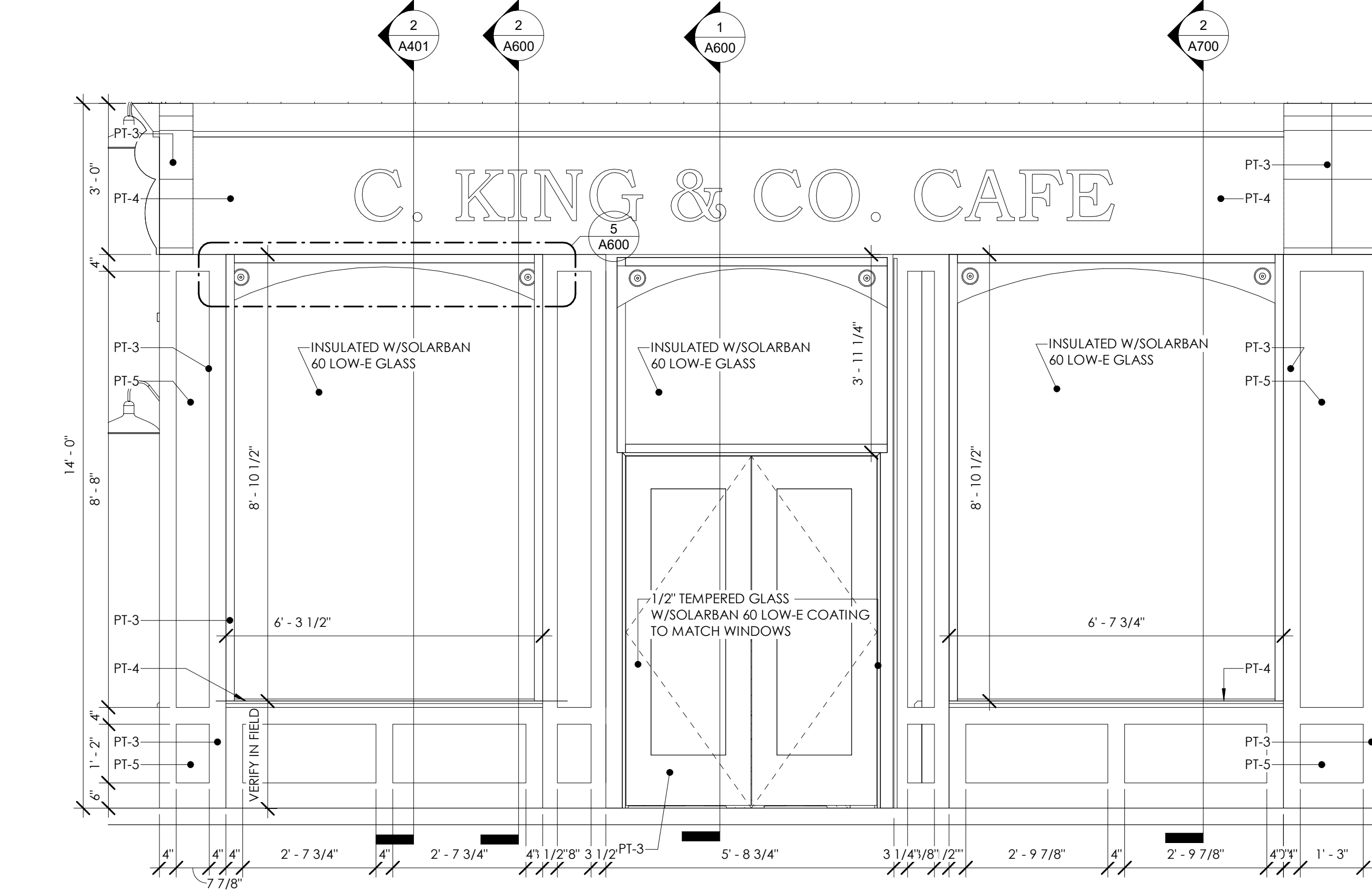


5 ARCH DETAIL
1" = 1'-0"

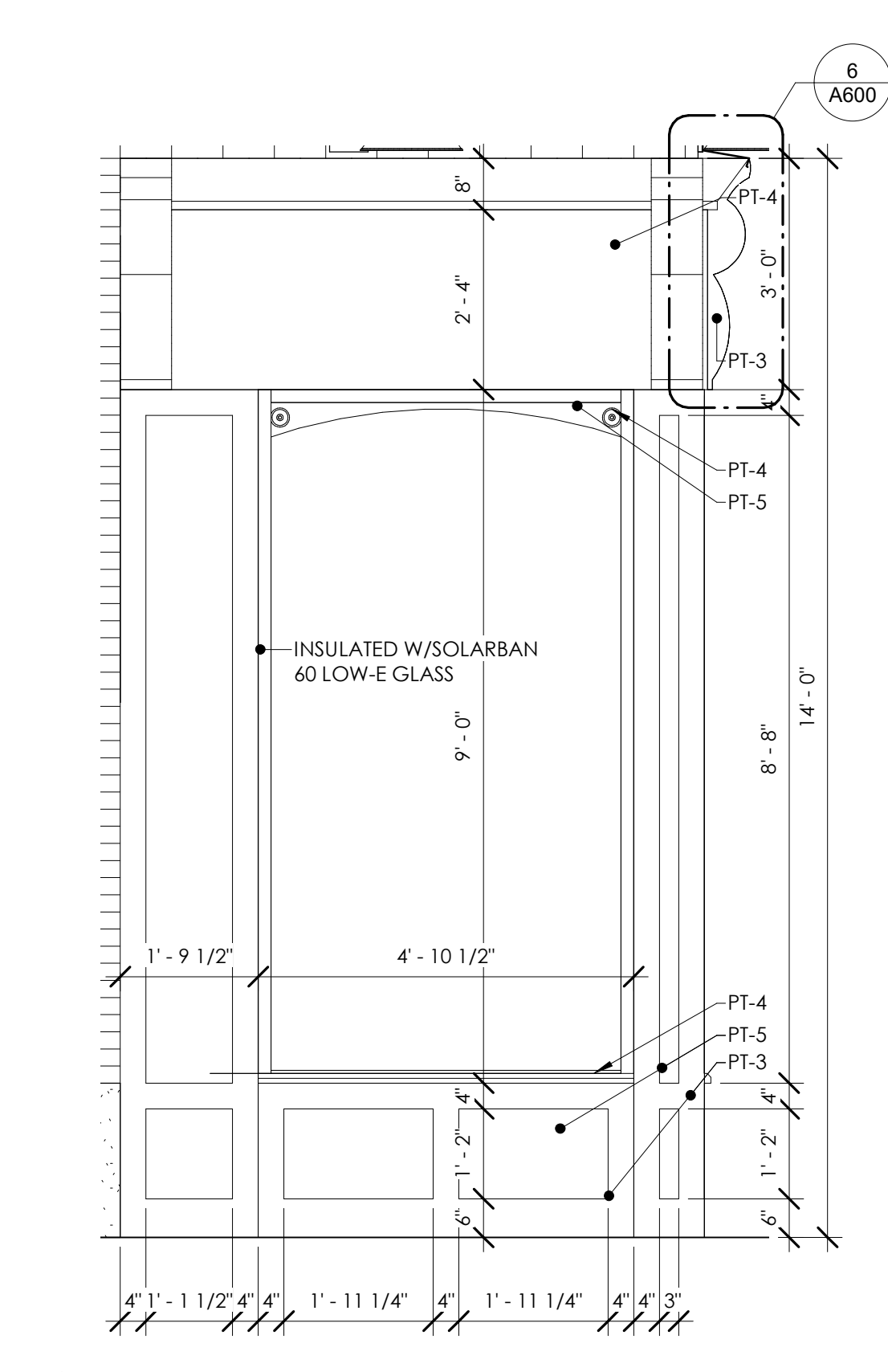


6 TRIM DETAIL
1" = 1'-0"

3 ENLARGED NORTH ELEVATION
1/2" = 1'-0"



4 ENLARGED EAST ELEVATION
1/2" = 1'-0"



EXTERIOR DETAILS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

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CONSTRUCTION DOCUMENTS

REVISION

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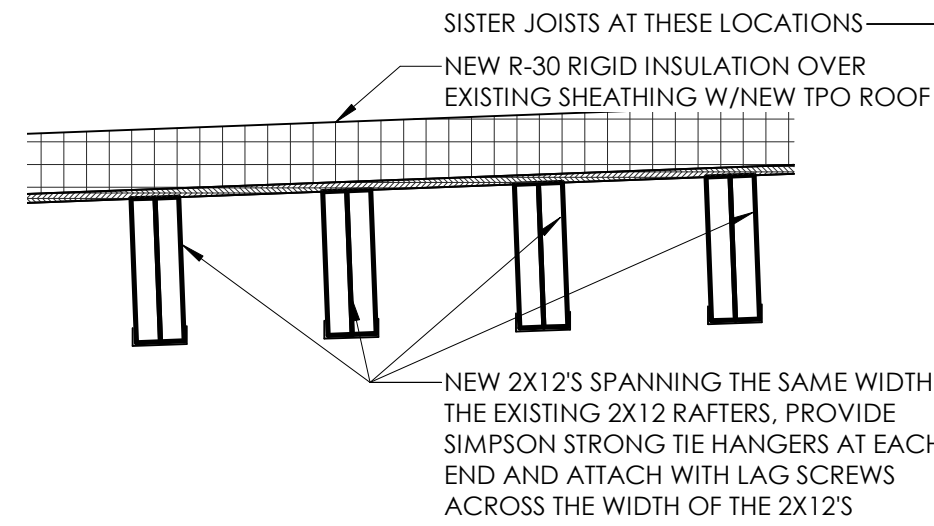
PROJECT 2018.08

SHEET

A600



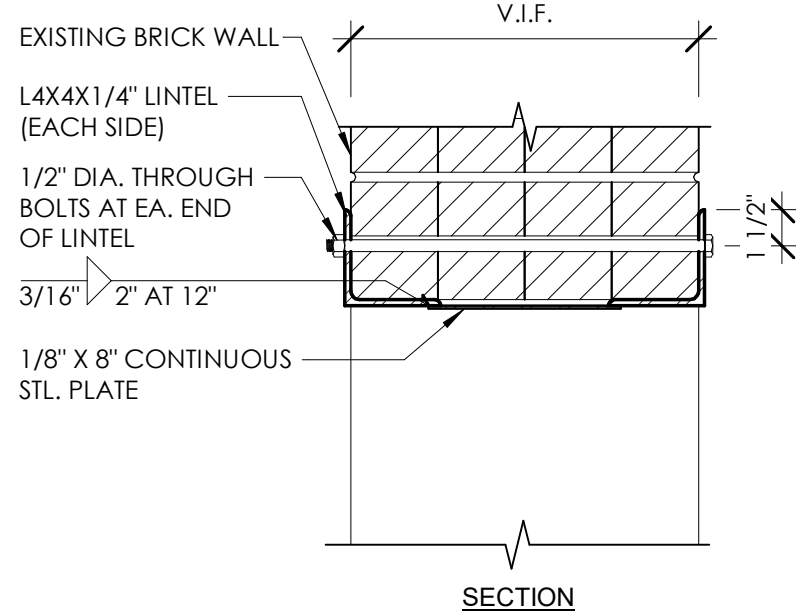
EXISTING ROOF JOISTS



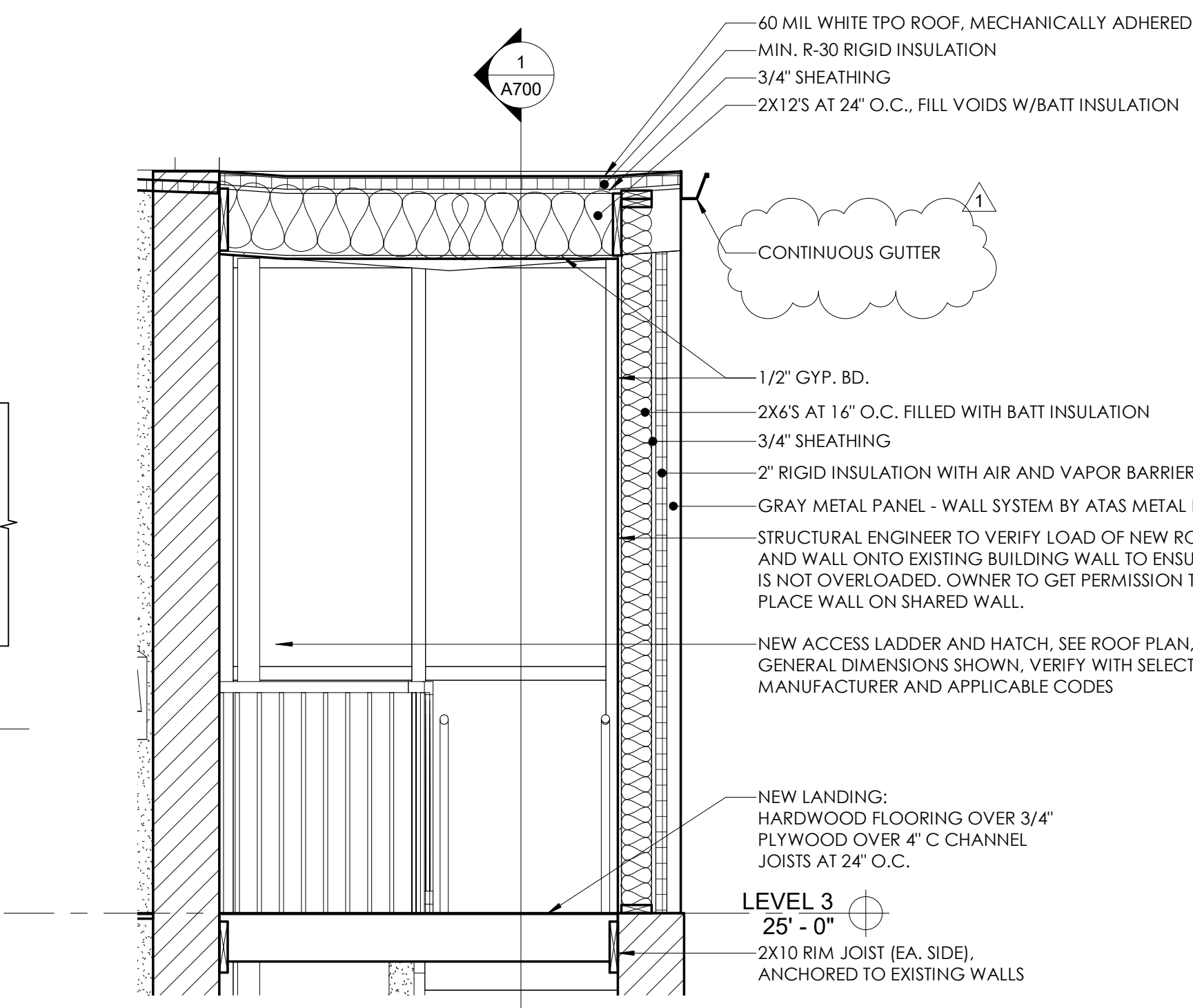
SISTER JOISTS AT THESE LOCATIONS
NEW R-30 RIGID INSULATION OVER
EXISTING SHEATHING W/NEW TPO ROOF

NEW 2X12'S SPANNING THE SAME WIDTH AS
THE EXISTING 2X12 RAFTERS, PROVIDE
SIMPSON STRONG TIE HANGERS AT EACH
END AND ATTACH WITH LAG SCREWS
ACROSS THE WIDTH OF THE 2X12'S

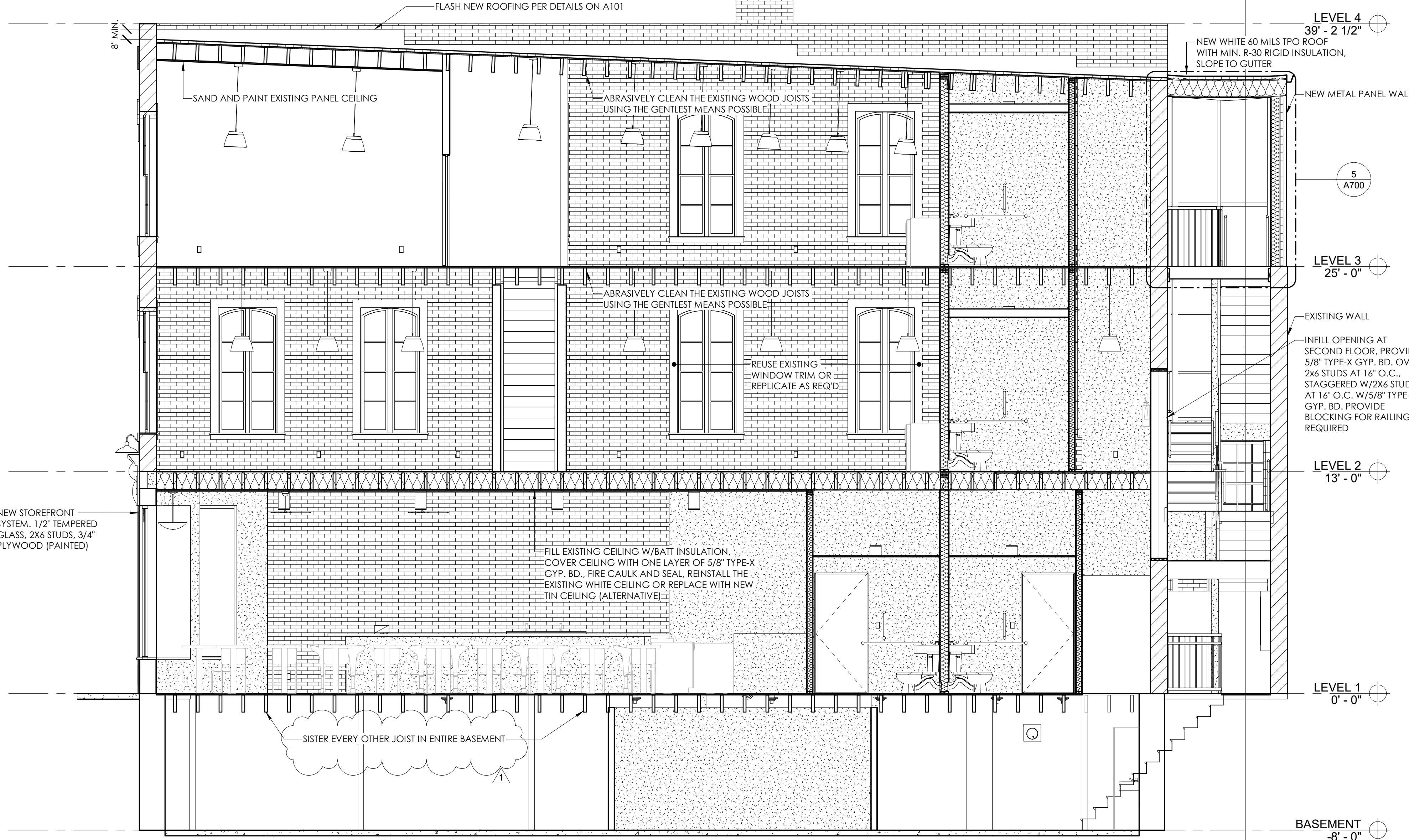
7 CUT RAFTER SUPPORT DETAIL
3/4" = 1'-0"



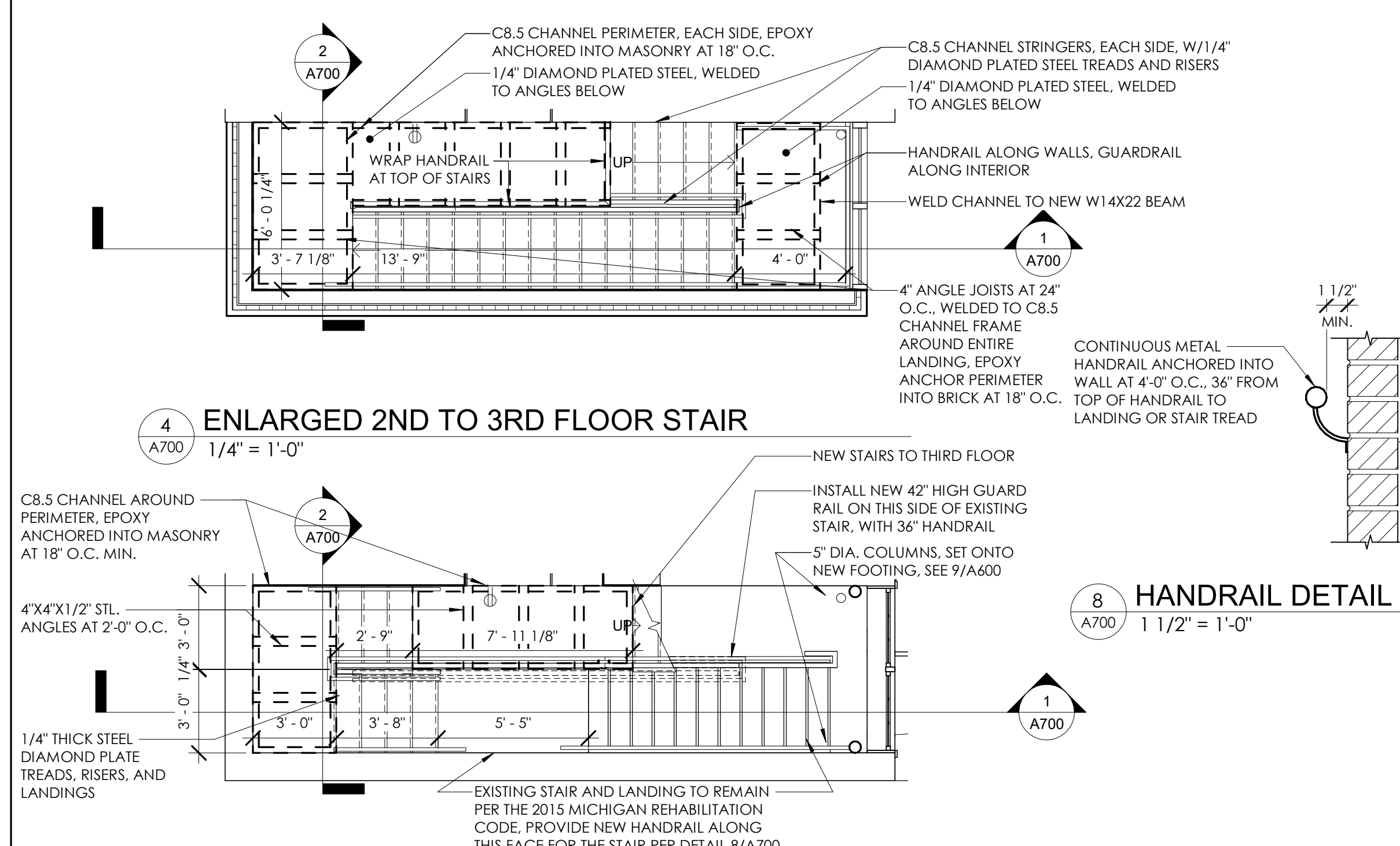
6 BRICK LINTEL
1 1/2" = 1'-0"



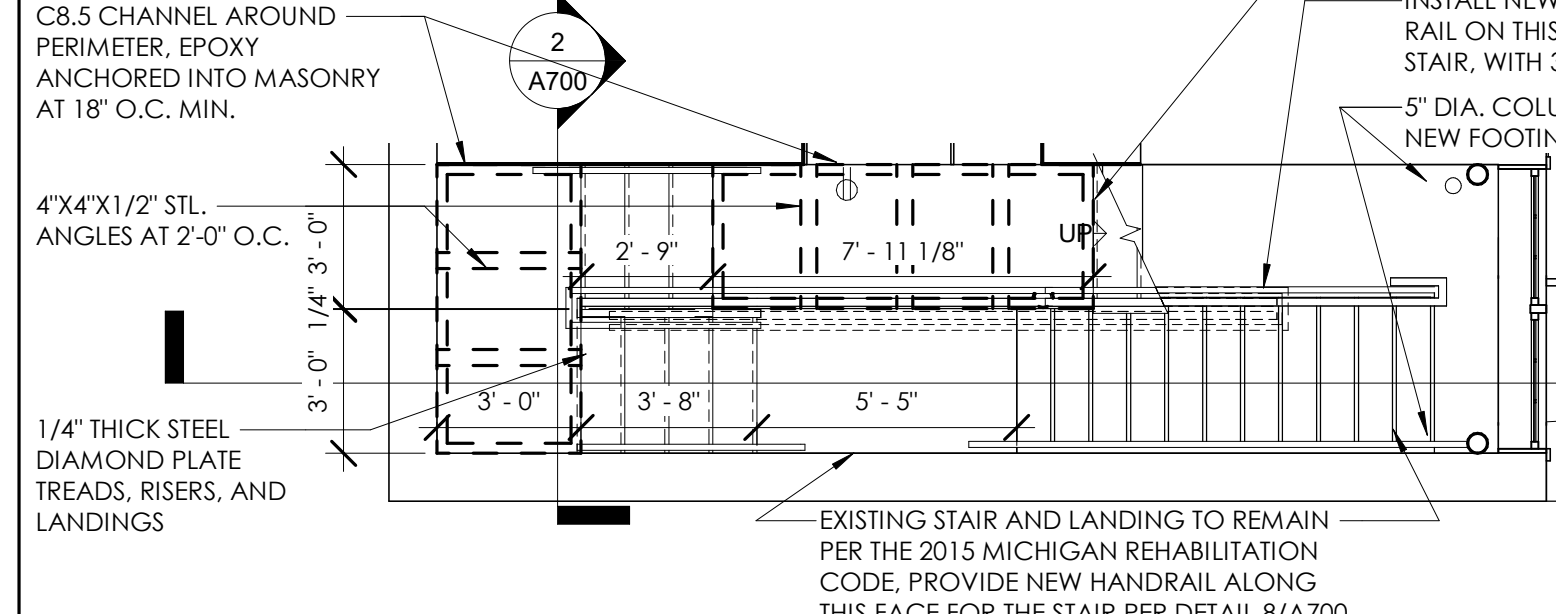
5 BUILDING SECTION - WALL AND ROOF DETAIL
1/2" = 1'-0"



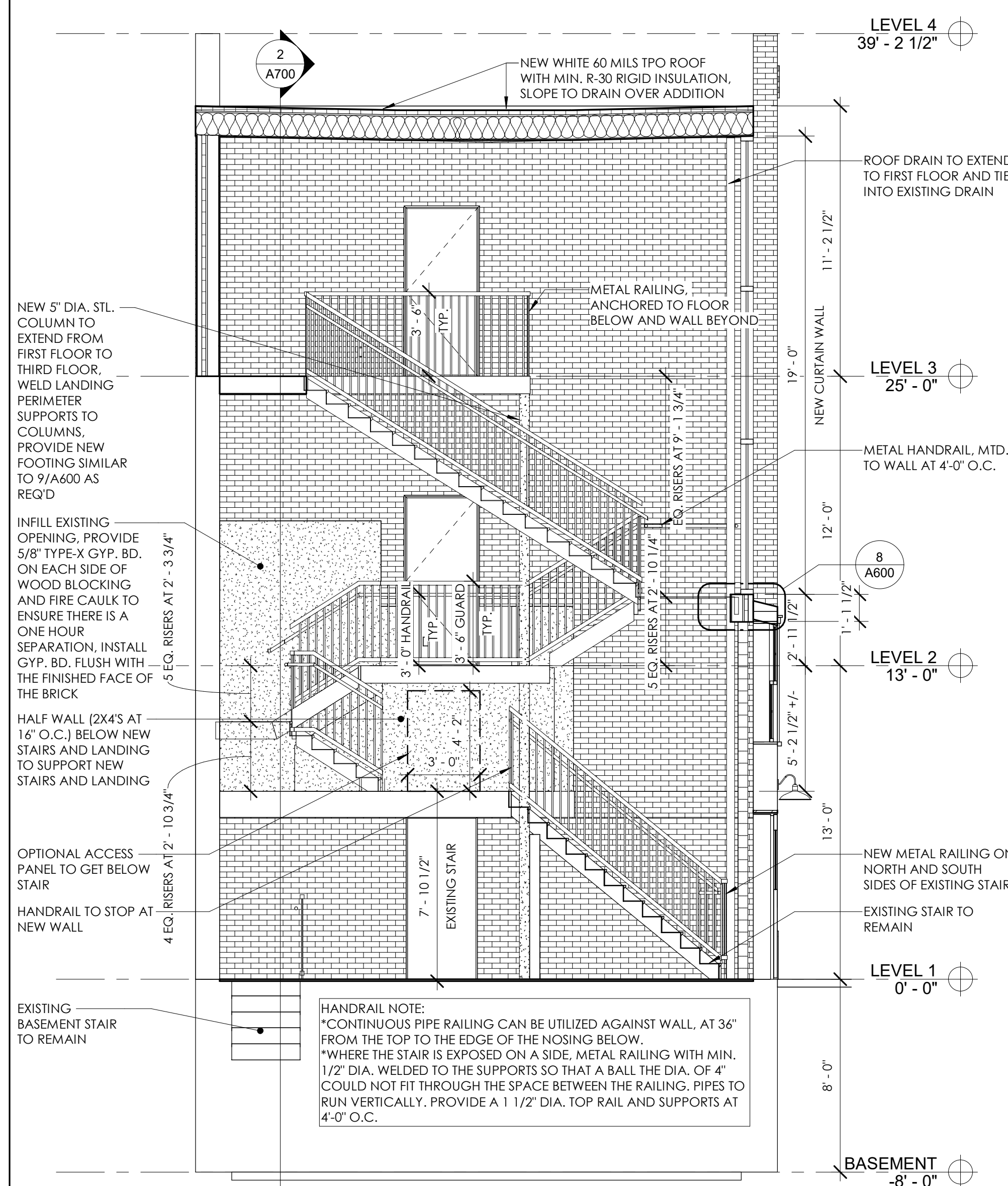
2 BUILDING SECTION
1/4" = 1'-0"



4 ENLARGED 2ND TO 3RD FLOOR STAIR
1/4" = 1'-0"



3 ENLARGED 1ST TO 2ND FLOOR STAIR
1/4" = 1'-0"



1 STAIR SECTION
1/4" = 1'-0"

BUILDING SECTIONS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

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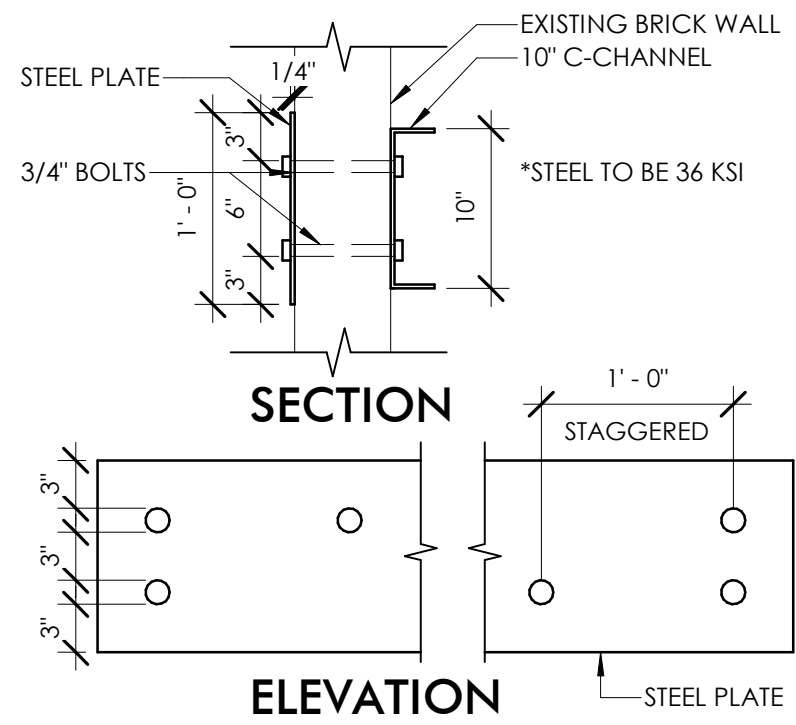
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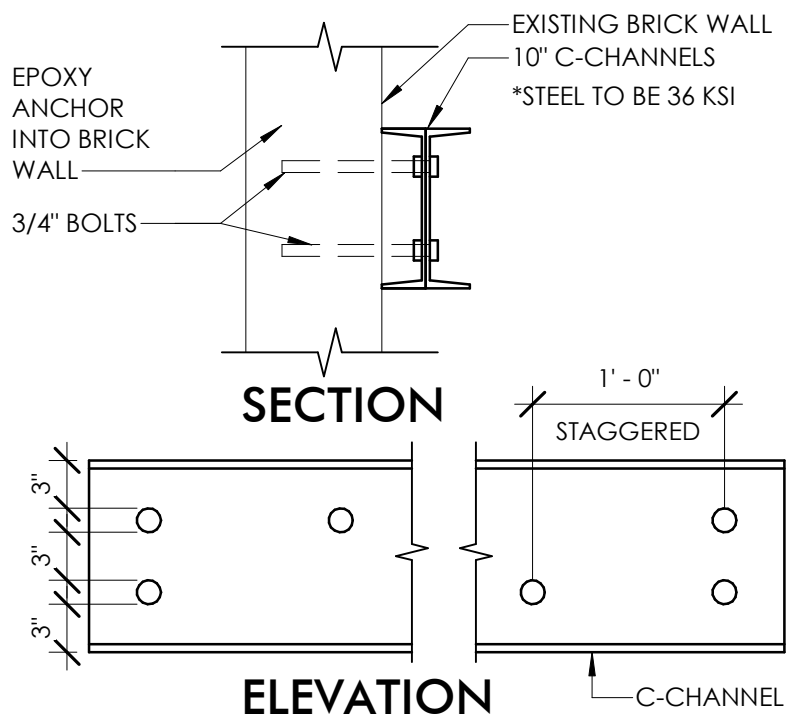
A700

GENERAL NOTES

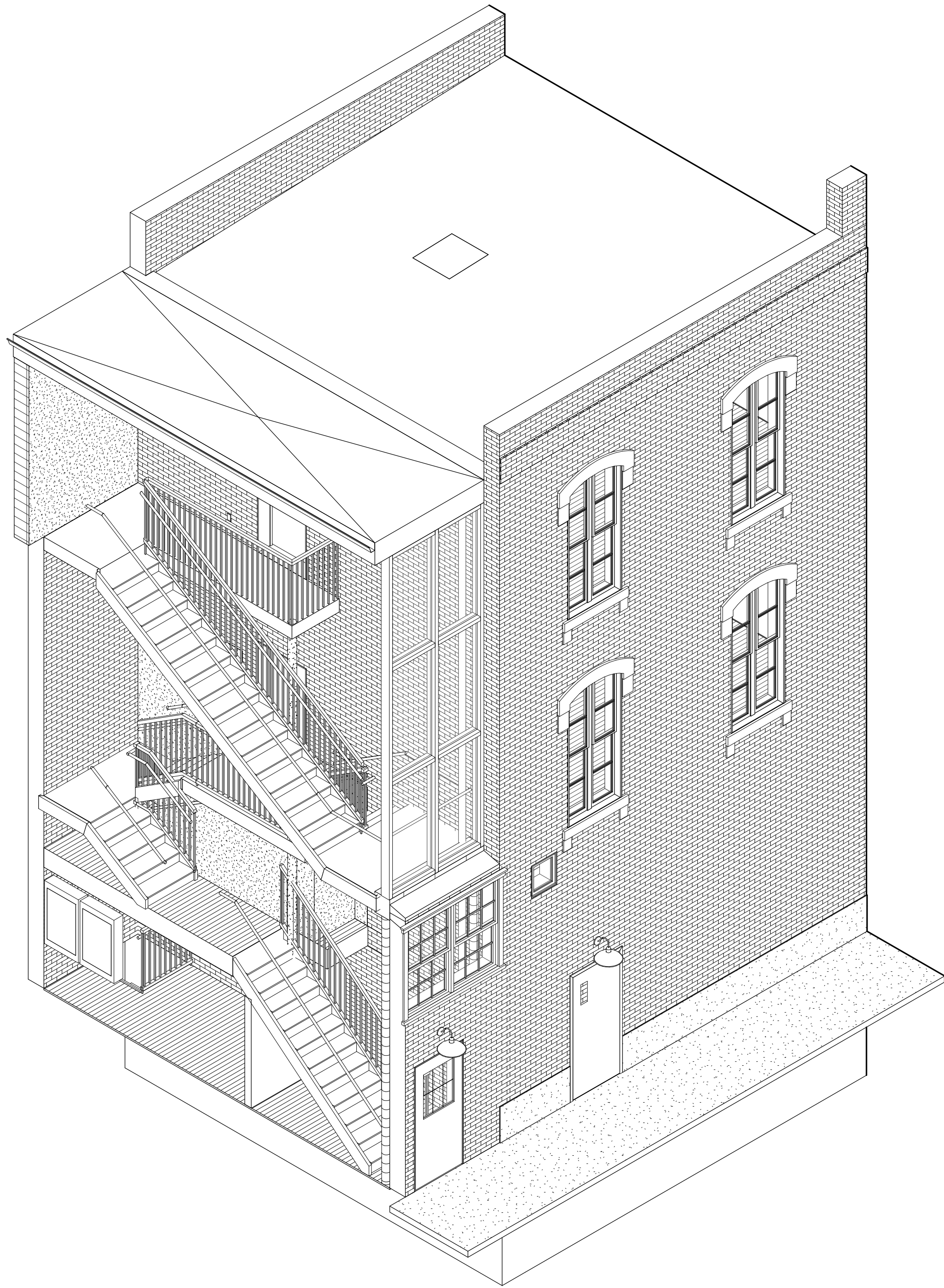
1. AXONOMETRICS ARE PROVIDED FOR REFERENCE ONLY, REVIEW ALL DETAILS THROUGHOUT THE PROJECT FOR SPECIFICATIONS
2. SEE A700 FOR ADDITIONAL STAIR NOTES
3. GENERAL STAIR CONSTRUCTION: C8.5 CHANNEL STRINGERS ON EACH SIDE, EPOXY ANCHORED TO WALL AT 18" O.C., JOISTS AT LANDINGS TO BE 4"X4"X1/2" ANGLES WELDED TO C8.5 CHANNEL PERIMETER SUPPORTS. 1/4" DIAMOND PLATED STEEL TREADS, RISERS, AND LANDINGS THROUGHOUT. WELD ALL CONNECTIONS, STRUCTURAL ENGINEER TO VERIFY ALL CONDITIONS FOR THE STAIRWAY.
4. SEE A500 FOR ADDITIONAL CANOPY NOTES AND DETAILS.
5. GENERAL CANOPY CONSTRUCTION: STEEL BARS, EPOXY ANCHORED INTO WALL. 1" TEMPERED GLASS BOLTED TO STEEL ABOVE. STRUCTURAL TO VERIFY ALL CONDITIONS



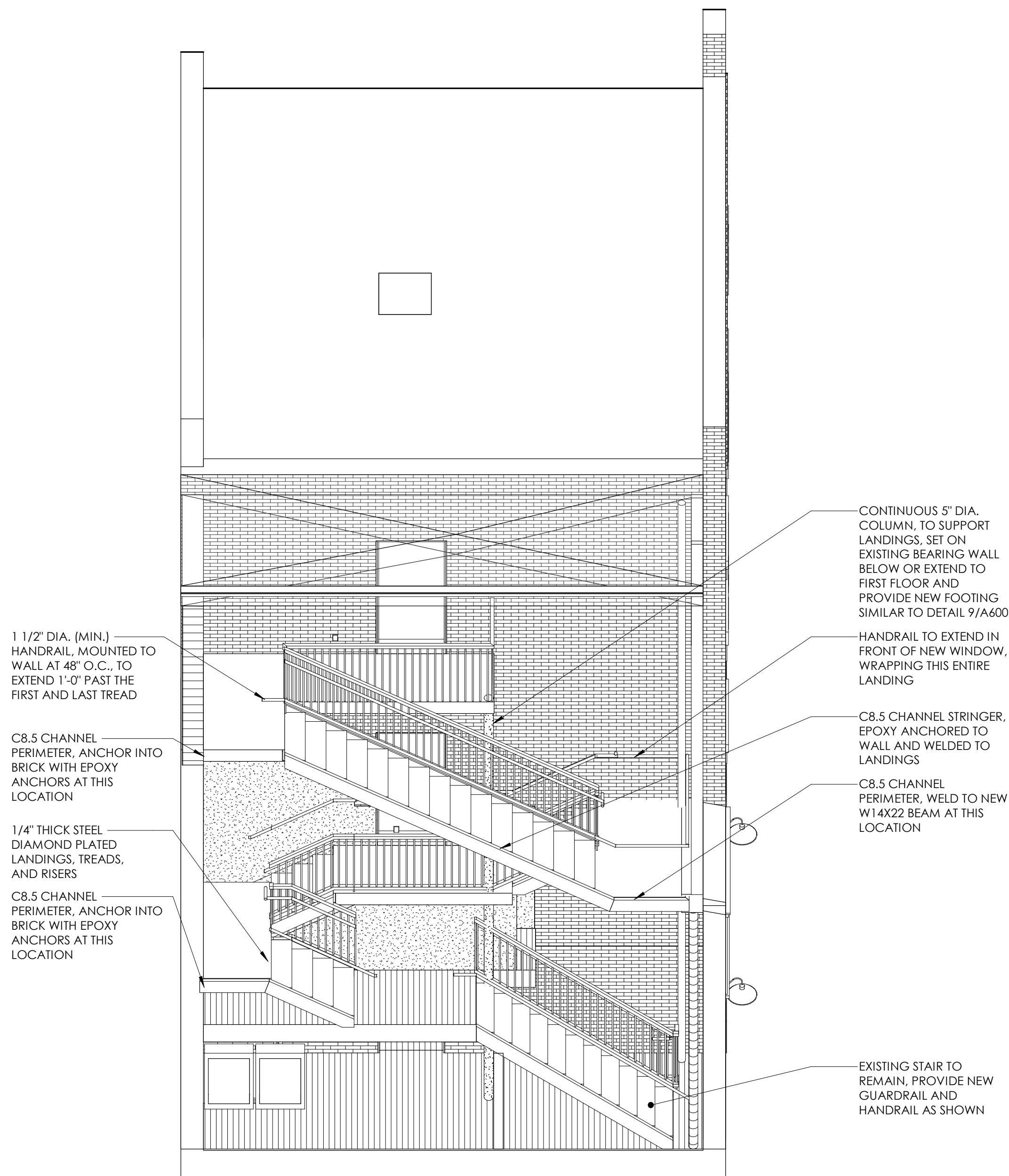
3
A800
LANDING CONNECTION DETAIL
1" = 1'-0"



4
A800
LANDING CONNECTION DETAIL AT PERIMETER
1" = 1'-0"



1
A800
STAIR AND CANOPY AXONOMETRIC - FOR REFERENCE ONLY



2
A800
STAIR AND CANOPY AXON - FOR REFERENCE ONLY

STAIR AND CANOPY AXON - FOR
REFERENCE ONLY
101 W. MICHIGAN

101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

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PROJECT
2018.08

SHEET

A800

GENERAL MECHANICAL NOTES

1. INSTALL ALL DUCTWORK PER SMACNA STANDARDS. USING METAL DUCT ADEQUATELY SUPPORTED TO AVOID DEFLECTION IN DUCT. WRAP ALL SUPPLY DUCTWORK WITH 1 1/2" 3/4 P.C.F. DENSITY FIBERGLASS INSULATION WITH VAPOR BARRIER. TAPE & SEAL ALL SEAMS, CUT-OUTS, & PENETRATIONS. INSULATE TOPS & NECKS OF ALL DIFFUSERS AND REGISTERS. PROVIDE EXPOSED SPIRAL UNINSULATED DUCT IN ALL CONDITIONED SPACES, EXCEPT BATHROOM 143&144.
2. TEST AND BALANCE AIR DISTRIBUTION SYSTEM WITHIN 10% OF CFM SHOWN ON PLAN. PROVIDE BALANCE REPORT TO ENGINEER FOR REVIEW AT PROJECT COMPLETION.
3. RUN DUCTWORK BELOW THE FLOOR IN THE FIRST FLOOR, IN BULKHEADS AS REQUIRED AND ABOVE THE CEILINGS IN THE BATHROOMS. **NO DUCTWORK IS TO BE EXPOSED PER THE NATIONAL PARK SERVICE REHABILITATION GUIDELINES.**
4. PROVIDE ALL NECESSARY DUCT FITTINGS AND TRANSITIONS FOR A COMPLETE SYSTEM.
5. INSTALL DIFFUSERS WITH AIR TIGHT CONNECTIONS.
6. FIELD VERIFY CONDITIONS OF EXHAUST FANS, MODIFY OR CHANGE AS NECESSARY TO PROVIDE CFM'S SCHEDULED.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
8. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
9. ALL WORK SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO ARCHITECT AND OWNER FOR THEIR RECORDS.
10. ANY MECHANICAL UNITS OR SYSTEMS SHOWN ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC. AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
11. FINAL LOCATION OF ALL CEILING FEATURES TO BE CO-ORDINATED WITH ALL TRADES.
12. MECHANICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
13. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
14. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM THE PROJECT COMPLETION.
15. PROVIDE SHOP DRAWINGS FOR APPROVAL OF PLUMBING FIXTURES, ROOF TOP UNITS, GRILLES AND REGISTERS, FANS, WATER HEATERS, AND THERMOSTATS TO THE CONTRACTOR OR ARCHITECT.
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17. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL. RUN IN BULKHEADS OR EMBEDDED IN WALL WHERE APPLICABLE. PAINT TO MATCH WHEN EXPOSED.
18. ROVIDE A GAS SHUTOFF VALVE. COMPLETE WITH DIRT LEG AT EACH PIECE OF GAS FIELD EQUIPMENT.
19. THE HEATING AND COOLING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED AND INSTALLED BY SCHUTZ HEATING, A LICENSED MECHANICAL CONTRACTOR IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO ALL APPLICABLE MICHIGAN MECHANICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY MECHANICAL SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND HAVE BEEN PROVIDED BY SCHUTZ HEATING. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.
20. ALL DUCTS ARE TO BE INSULATED AND RUN IN BULK HEADS. NO DUCTS ARE TO BE EXPOSED.
21. SEE M101 AND M102 FOR ADDITIONAL MECHANICAL DETAILS.

MECHANICAL UNITS

A/C UNITS
(AC-1): TRANE SPLIT SYSTEM COOLING 3.0 TON UNIT, MODEL NUMBER 4TR3036H1000N
(AC-2): TRANCE SPLIT SYSTEM COOLING 4.0 TON UNIT, MODEL 4TR3048E100N
(F-1): TUHIBO80A9421C BY TRANE
FURNACE
(EX-1): DU33HA CAPTIVE AIR FAN
EXHAUST FAN
MAKE-UP AIR UNIT BY TRANE OR EQUAL TO WORK WITH UNITS
MINI-SPLIT UNIT - MITSUBISHI P-SERIES PLA-A36EA7 AND PUY-A36NKA7(-BS) 36,000 BTU/H CEILING-CASSETTE AIR-CONDITIONING SYSTEM
PIZZA OVEN EXHAUST BY PIZZA OVEN PROVIDER

BASEMENT AND LEVEL 1 MECH. PLANS
101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
CONSTRUCTION DOCUMENTS

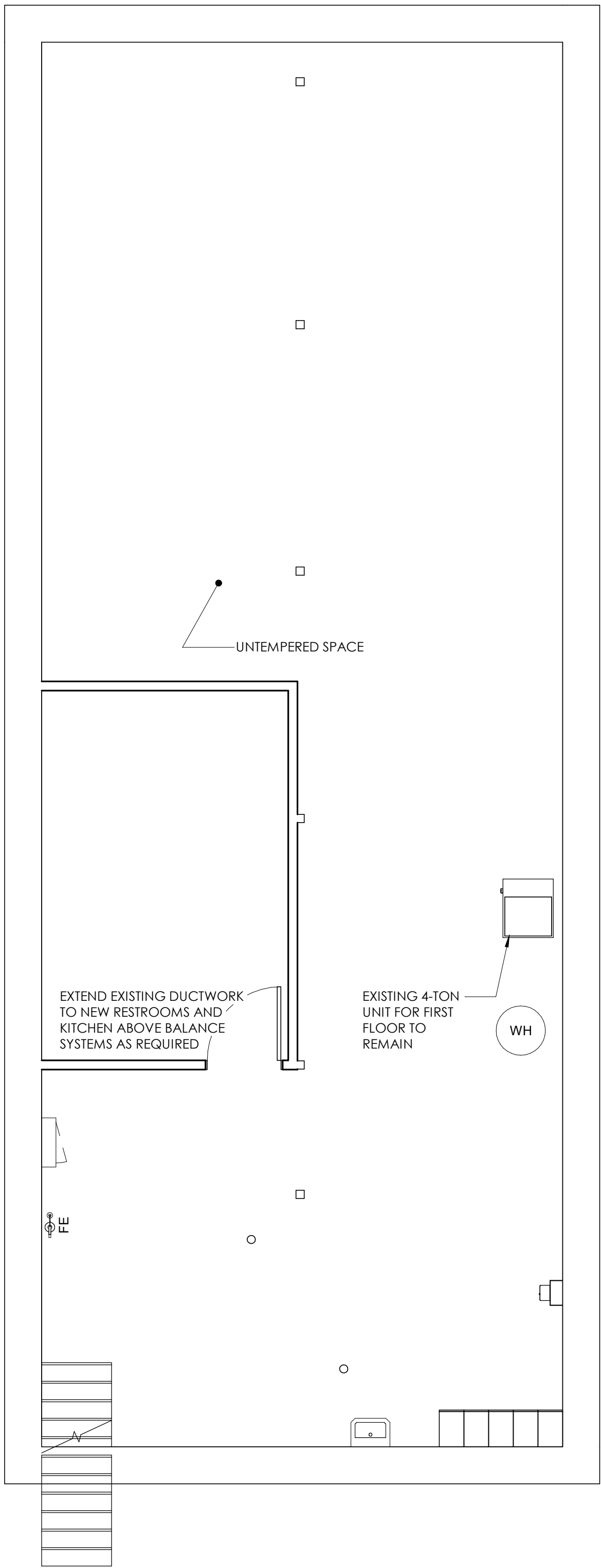
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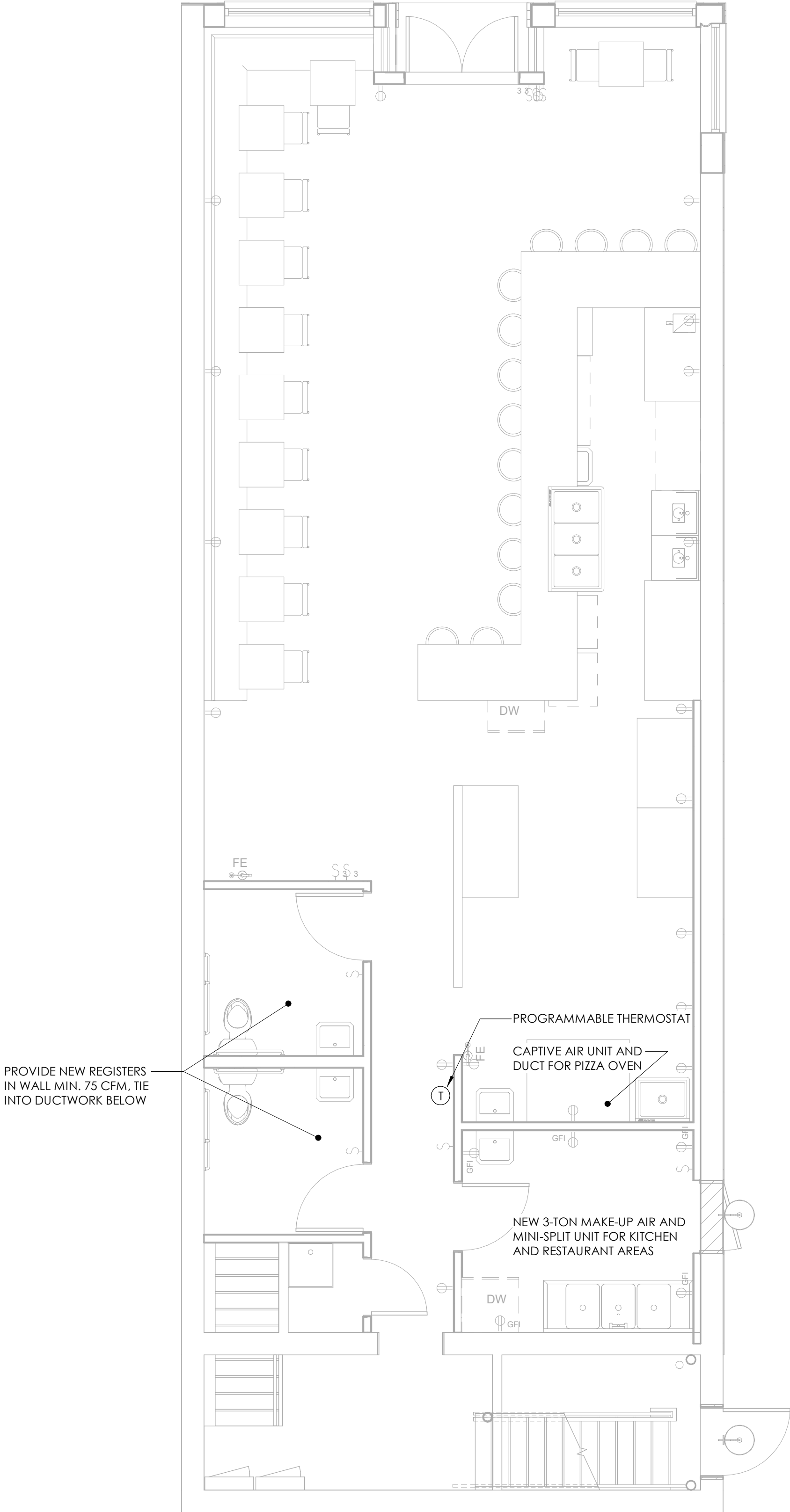
PROJECT 2018.08

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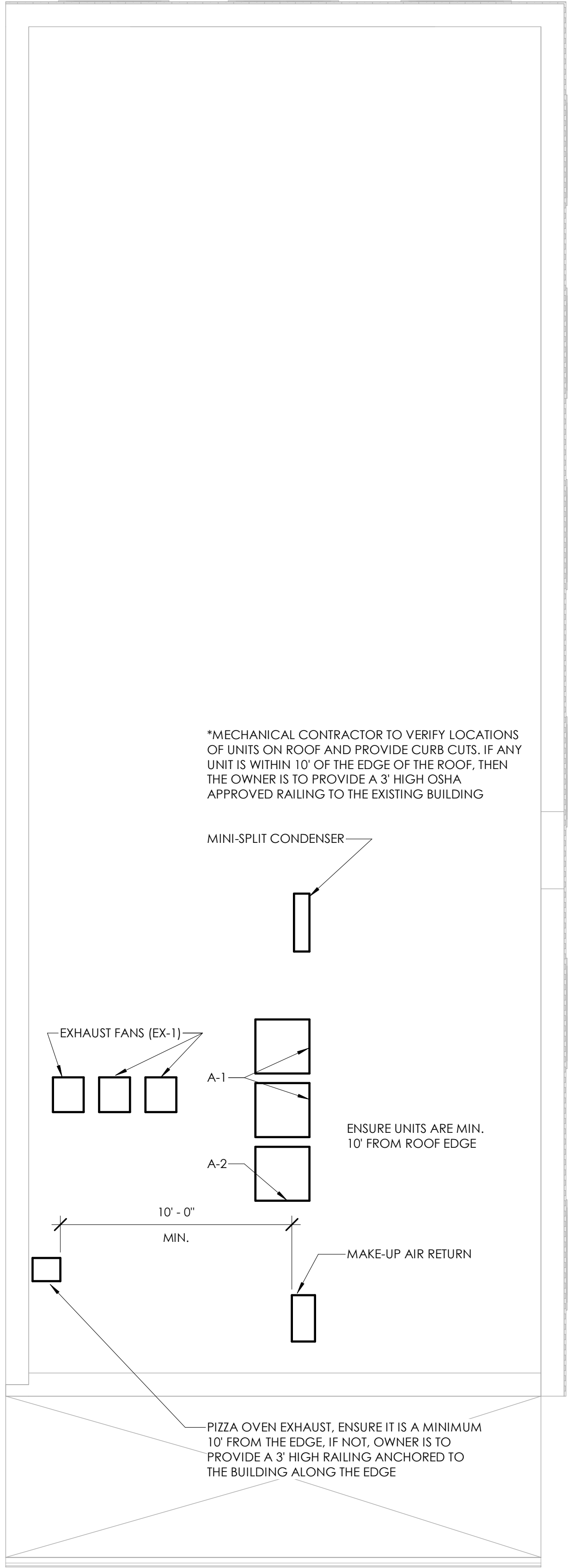
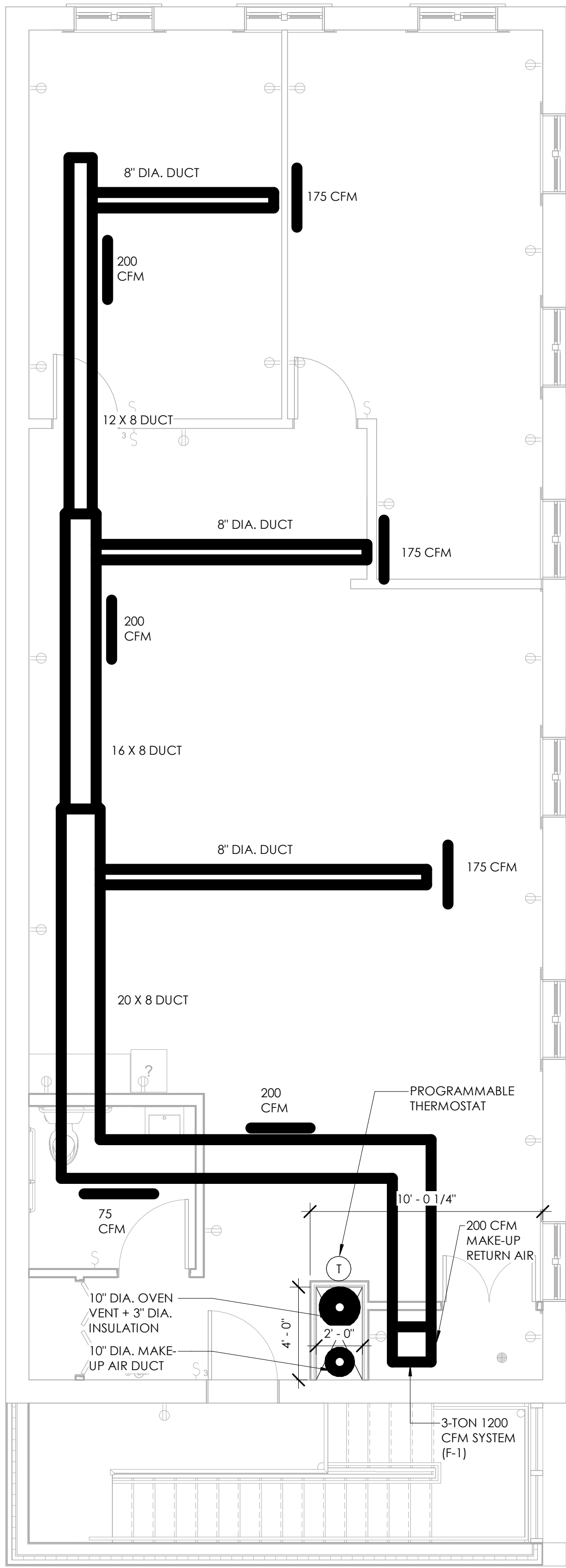
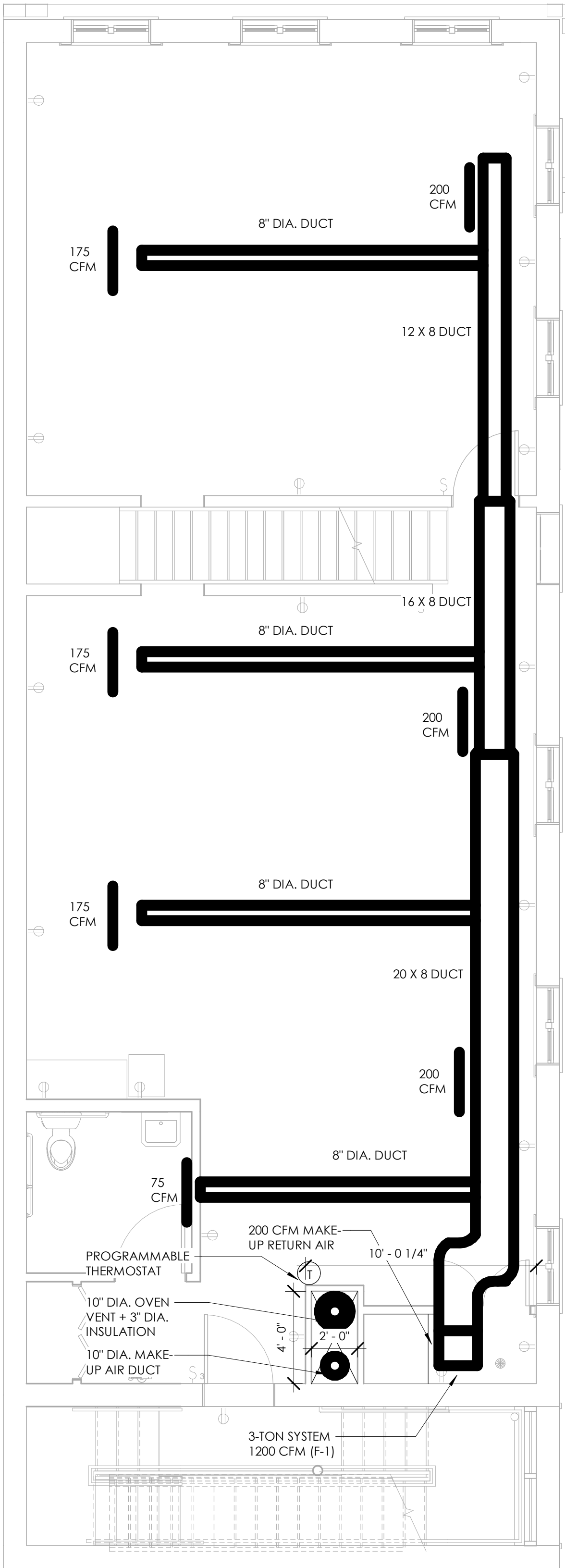
M101



1 BASEMENT MECHANICAL PLAN
1/4" = 1'-0"



2 LEVEL 1 MECHANICAL PLAN
1/4" = 1'-0"



GENERAL MECHANICAL NOTES

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(F-1): TUHIBO80A9421C BY TRANE
FURNACE
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MAKE-UP AIR UNIT BY TRANE OR EQUAL TO WORK WITH UNITS
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PIZZA OVEN EXHAUST BY PIZZA OVEN PROVIDER

MECHANICAL GENERAL NOTES

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21. SEE M101 AND M102 FOR ADDITIONAL MECHANICAL DETAILS.

ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL AUTHORITIES HAVING JURISDICTION.
2. ALL ELECTRICAL WORK IS TO BE DONE AS A DESIGN BUILD SYSTEM. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE POWER, TO THE RESPECTIVE SPACES IN COMPLIANCE WITH ALL ELECTRICAL CODES.
3. ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
5. ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE, TYPE THNN/THXX INSULATION.
7. ALL RECEPTACLES SHALL BE HOSPITAL GRADE, 20 AMP, GROUNDING TYPE, WHITE COLOR WITH STAINLESS STEEL COVER PLATES. PROVIDE GFCI TYPES WHERE SHOWN. VERIFY AND COORDINATE ALL POWER OUTLETS TYPES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATIONS.
8. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, HOSPITAL GRADE, 20 AMP., WHITE COLOR WITH STAINLESS STEEL COVER PLATES.
9. ALL LIGHT FIXTURE BALLAST SHALL BE T8 ELECTRONIC, PROGRAM RAPID START, 10% THD, ADVANCE BALLAST.
10. MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMPS OR 1800 WATTS AT 120 VAC.
11. PROVIDE NEW TYPED PANEL INDEXES ON ALL ELECTRICAL PANELS THAT WERE REVISED.
12. ALL NEW LIGHTING TO BE LED.
13. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
14. GUARANTEE ELECTRICAL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
15. IT IS UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL. EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED, INSTALLER SHALL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERPLATES, WIRING, BREAKERS, CONTROL DEVICES, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
16. ALL LED LIGHTS SHOWN IN THE STAIRWAY ARE TO REMAIN ON PERMANENTLY AND ARE TO HAVE BATTERY BACK UP IN THE EVENT OF A POWER OUTAGE.
17. THE ELECTRICAL SYSTEM IS TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO MEET ALL APPLICABLE MICHIGAN ELECTRICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY ELECTRICAL SHOWN IS FOR REFERENCE ONLY AND HAS BEEN DESIGNED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.
18. LIGHT FIXTURES FOR REFERENCE HAVE BEEN PROVIDED TO THE OWNER. FINAL SELECTION SHALL BE MADE BY THE OWNER. FIXTURES ARE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION AND THE 2014 NATIONAL ELECTRICAL CODE.
19. VENT ALL PLUMBING AND BATHROOM EXHAUST THROUGH 2X6 WALL ON THE NORTH END OF THE NEW BATHROOMS THRU THE ROOF, 2X6 WALLS TO STACK
20. FROM FIRST TO SECOND FLOOR ENSURE THE ENTIRE CEILING IS COVERED AND SEALED WITH TWO LAYERS OF 5/8" TYPE-X GYPSUM BOARD TO PROVIDE A TWO HOUR RATING BETWEEN THE FIRST FLOOR A-2 RESTAURANT AND THE BUSINESS B USES UPSTAIRS

PLUMBING GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
2. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
3. ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDITIOUS PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
4. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC., AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
5. FURNISH AND INSTALL ALL VALVING FOR THE PROPER SECTIONALIZING AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES.
6. ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS, AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS, AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
7. ATTACH ALL FIXTURES TO SUPPORTING SURFACES PLUMB AND LEVEL. WALL HUNG UNITS SHALL BE SECURELY FASTENED TO WALL BACKING. PROVIDE CHAIR CARRIERS FOR ALL LAVATORIES
8. WHERE FIXTURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH DOW WHITE SILICONE CAULK.
9. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE CODE COMPLYING SYSTEM.
10. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM PROJECT COMPLETION.
11. PROVIDE SHOP DRAWINGS FOR APPROVAL OF PLUMBING FIXTURES, ROOF TOP UNITS, GRILLES AND REGISTERS, FANS, WATER HEATERS, AND THERMOSTATS.
12. PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
13. SLOPE ALL NEW SANITARY PIPING A MIN. OF 1/8" PER FOOT.
14. SANITIZE ALL NEW HOT & COLD WATER LINES PER LOCAL WATER DEPARTMENT REQUIREMENTS. FLUSH AND TEST SYSTEM FOR LEAKS. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROPER LEAK-FREE OPERATION OF SYSTEM. SOLDER JOINTS WITH NON-LEAD SOLDER.
15. PROVIDE DI-ELECTRIC FITTINGS WHERE DISSIMILAR METALS ARE CONNECTED.
16. SUPPLY ALL NECESSARY TRIM, P-TRAPS, AND ANGLE STOPS AT EACH PLUMBING FIXTURE.
17. DISTRIBUTE HOT & COLD WATER PIPING IN TYPE "L" HARD DRAWN COPPER TUBING, ASTM B 88, TO MEET MINIMUM CONNECTION SIZE REQUIREMENTS AS SHOWN ON THE PLUMBING FIXTURE CONNECTION SCHEDULE.
18. INSULATE ALL COLD WATER LINES WITH 1" MINERAL FIBER INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER LINES WITH 1" FIBERGLASS.
19. DRAIN, VENT AND WASTE PIPING SHALL BE SCHEDULE DWV PVC. CLEAN OUTS IN FINISHED AREAS SHALL BE RECESSED AND HAVE CHROME OR BRASS COVER PLATES FLUSH WITH THE FINISHED FLOOR.
20. PROVIDE SHUTOFF VALVES ON HOT & COLD WATER BRANCH PIPING TO ISOLATE BRANCH.
21. PROVIDE CLEAN OUTS INSIDE AND OUTSIDE THE BUILDING 100 FEET APART, AND AT LOCATIONS WHERE A CHANGE IN DIRECTION GREATER THAN 45 DEGREES OCCURS.
22. INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICE AND CLEANING.
23. AT EACH BARRIER FREE WATER CLOSET WITH FLUSH VALVE, INSTALL THE HANDLE TOWARD THE "OPEN" SIDE OF THE WATER CLOSET STALL.
24. INSTALL POTABLE WATER PROTECTION DEVICES ON PLUMBING LINES WHERE CONTAMINATION OF DOMESTIC WATER MAY OCCUR, ON JANITOR ROOMS, FIRE SPRINKLER SYSTEMS, AND FLUSH VALVES.
25. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
26. FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PDI WH201.
27. LAY OUT PLUMBING WORK TO AVOID CONFLICTS WITH OTHER BUILDING COMPONENTS. ESTABLISH ELEVATION OF PUBLIC SEWER SYSTEM.
28. THE PLUMBING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED PLUMBING CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED BY A LICENSED PLUMBING CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. ANY PLUMBING SHOWN IS FOR REFERENCE ONLY. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.

PLUMBING FIXTURES

*PROVIDED AS A BASIS OF DESIGN

- LAVATORY

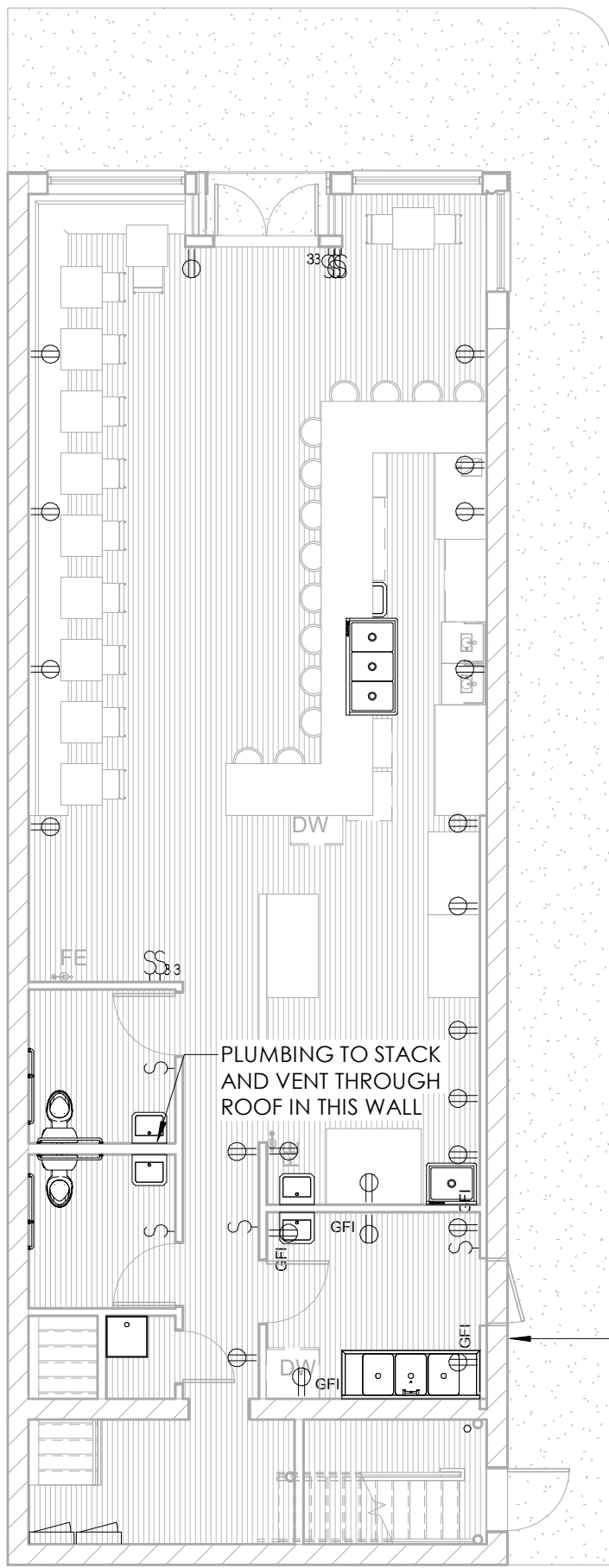
WALL MOUNTED KOHLER K-2032-0, 20 3/4" X 18 1/4" WALL MOUNTED/CONCEALED ARM CARRIER BATHROOM SINK WITH 4" CENTER SET FAUCET HOLES, WHITE
- LAVATORY FAUCET

KOHLER K-R76257-4D-2BZ COLOR: OIL-RUBBED BRONZE
- WATER CLOSET

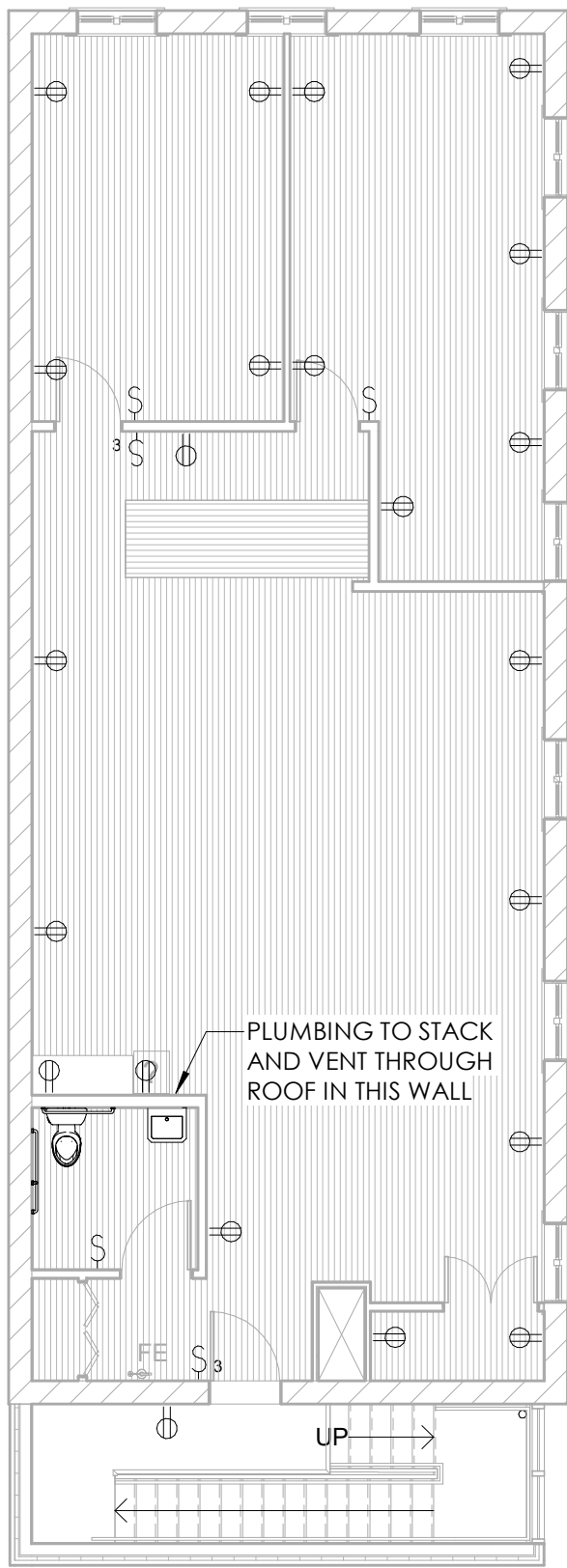
FLOOR MOUNTED: BARRIER FREE, TANK TYPE, VITREOUS CHINA, SIPHON JET, ELONGATED BOWL, LOW CONSUMPTION, 16 1/2" RIM HEIGHT, WHITE IN COLOR, COMPLETE WITH OPEN SEAT. AMERICAN STANDARD "CHAMPION 4 RIGHT HEIGHT ELONGATED TOILET" MODEL 2002.014. SEAT: SOLID WHITE PLASTIC, OPEN FRONT, EXTENDED BACK, SELF-SUSTAINING HINGE, BRASS BOLTS, WITHOUT COVER, OLSONITE #95C COMFORT CURVE.
- WATER HEATER

(140 DEGREE F WATER TO KITCHEN EQUIPMENT) BASED ON LOCHINVAR SHIELD GAS WATER HEATER, MODEL SNR201-100 115V/10, 90 GALLON, 199,999 BTUH INPUT, 233 GPH RECOVER AT 100 DEGREES F RISE, 305 GPH FIRST HOUR, 3" DIA. AIR INLET AND 3" DIA. VENT. PROVIDE WITH VENT TERMINATION KIT, CONDENSATION NEUTRALIZATION KIT, 120/11/60
- MOP SINK

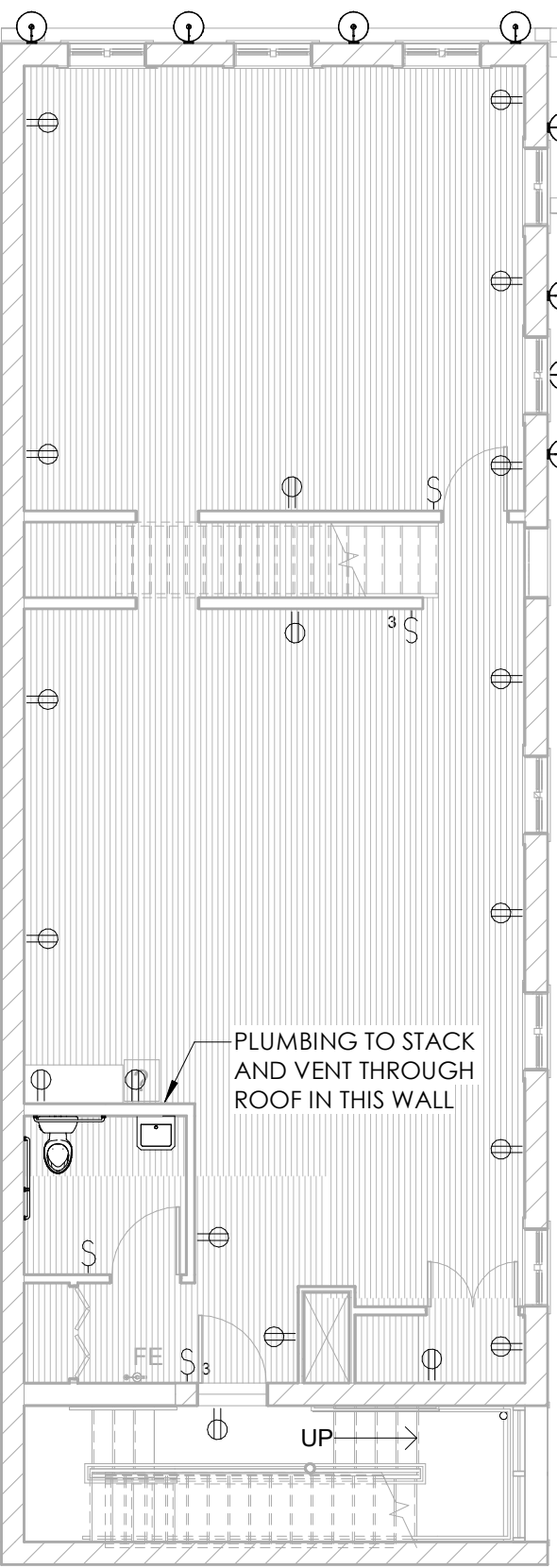
SQUARE, LACQUERED CAST IRON BODY WITH DOME STRAINER, NICKEL-BRONZE FRAME. PROVIDE GRATE APPROPRIATE FOR APPLICATION. TOP FLUSH WITH FLOOR (FLOOR SINK TO FUNCTION AS FLOOR DRAIN IN ALL LOCATIONS)
- *FUTURE RESTAURANT EQUIPMENT TO BE SELECTED BY EQUIPMENT COMPANY AND COORDINATED WITH ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTORS



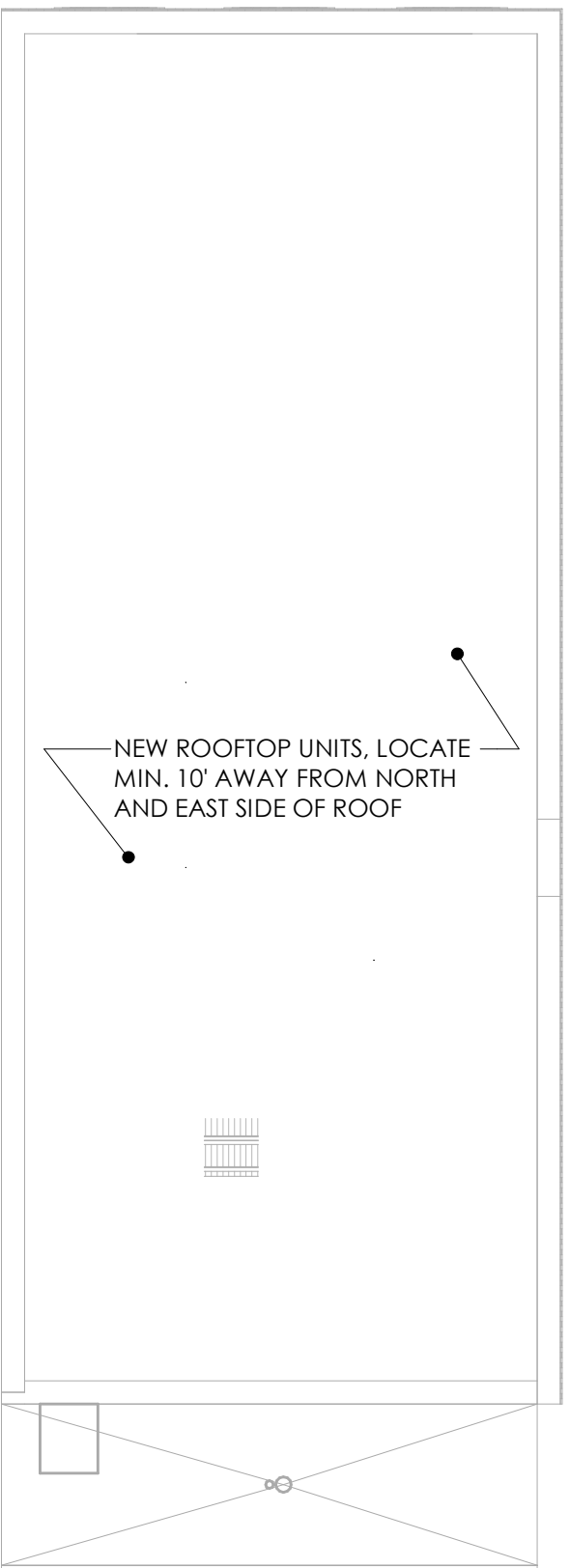
1 LEVEL 1 MEP PLAN
MEP100 1/8" = 1'-0"



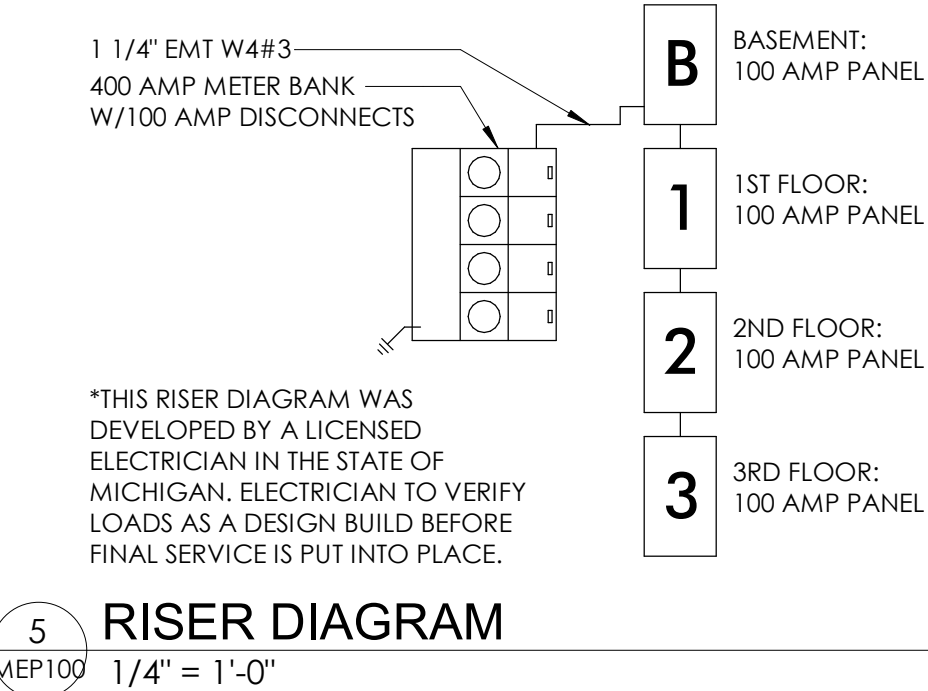
3 LEVEL 3 MEP PLAN
MEP100 1/8" = 1'-0"



2 LEVEL 2 MEP PLAN
MEP100 1/8" = 1'-0"



4 ROOF MEP PLAN
MEP100 1/8" = 1'-0"



5 RISER DIAGRAM
MEP100 1/4" = 1'-0"

Driven Design Studio PLLC
11 Carlyle Street
Battle Creek, MI 49017

(269) 753-8040
cody@drivendesignstudio.com

MECH., ELEC, PLUMB. NOTES
101 W, MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
CONSTRUCTION DOCUMENTS

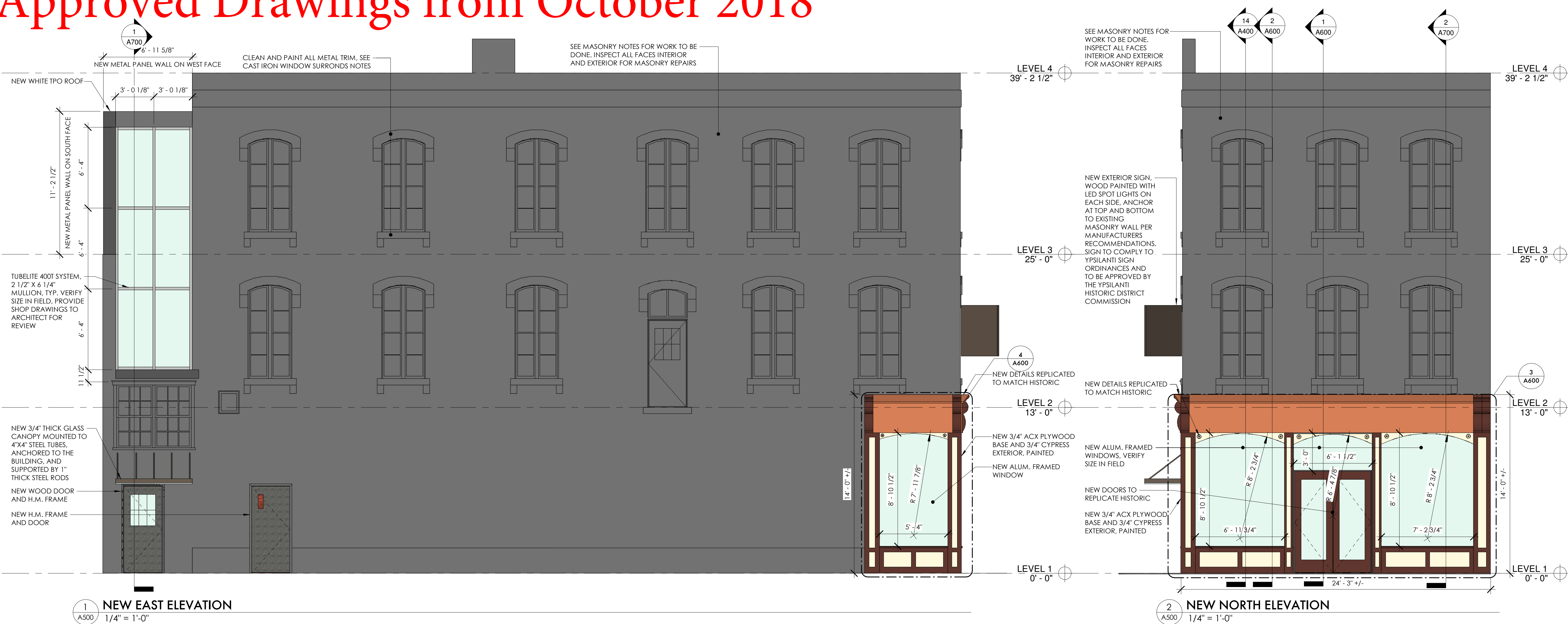
REVISION

DRAWN BY CMN
DATE 4/30/2020 6:22:28 AM
SCALE As indicated
STAMP

PROJECT
2018.08

SHEET

Approved Drawings from October 2018



MASONRY NOTES

1. REPOINT MASONRY WHERE REQUIRED WITH TYPE K MORTAR
2. REPOINT ALL JOINTS THAT HAVE ERODED GREATER THAN 1/4" PAST THEIR ORIGINAL FACE.
3. ALL MORTAR JOINTS WITH MINOR HOLES OR VOIDS THAT CAN BE PENETRATED WITH A 1/16" DIAMETER WIRE GREATER THAN ONE HALF OF THE BRICK THICKNESS SHALL BE REPOINTED.
4. REPOINT ALL OF THE THROUGH DEEP MASONRY CRACKS ABOVE THE WINDOWS ON THE FIRST AND SECOND FLOORS AS REQUIRED. USE THE SQUEEZE BAG METHODOLOGY TO PLACE THE MORTAR AS DEEP AS POSSIBLE.
5. ACID ETCH TO ATTEMPT TO BLEND IN THE EXISTING NON-MATCHING MORTARS. THE GRAY PORTLAND CEMENT CONTAINING MORTARS WILL NOT BLEND IN TO MATCH THE EXISTING PERFECTLY. THE INTENT IS JUST TO MATCH IT CLOSER THAN WHAT IS CURRENTLY THERE.
6. MORTAR REPOINTING SHOULD OCCUR AS FOLLOWS:
 - A. MORTAR MATCHING SHALL BE ACHIEVED VIA MATCHING OUR PRE-MADE BISCUITS, FOLLOWED BY AN ONSITE MATCH VERIFIED BY THE OWNER AND ARCHITECT, PRIOR TO REPOINTING.
 - B. MIX DESIGN SHALL BE A LIME PUTTY-BASED MORTAR WITH MATCHING AGGREGATE TO ACHIEVE NATIONAL PARK STANDARDS OF PROPER BOND AND SAME OR LOWER COMPRESSIVE STRENGTH AS THE MATCHING MORTAR.
 - C. REMOVE DETERIORATED MORTAR (A MINIMUM DEPTH OF TWO TIMES THE WIDTH OF MORTAR JOINT). ALL PROCEDURES WILL FOLLOW THE CURRENT OSHA STANDARD FOR SILICA DUST CONTROL WHEN PERFORMING THIS WORK.
 - D. BRUSH, VACUUM OR WATER FLUSH TO REMOVE DEBRIS IN THE JOINT.
 - E. WATER-SOAK THE BRICK (TO SATISFY THE POROSITY OR THIRST OF THE BRICK).
 - F. PRE-WET TO REDUCE THE AMOUNT OF INITIAL DEHYDRATION OF THE MORTAR THAT IS ABOUT TO BE REPLACED.
 - G. DELIVER MORTAR TO THE PREPARED JOINT. SEVERAL LAYERS MAY BE REQUIRED TO FILL THE JOINT FLUSH WITH THE OUTER SURFACE OF THE MASONRY.
 - H. STRIKE BACK (TOOLING THE JOINT TO MATCH THE EXISTING HISTORIC JOINT).
 - I. CUT BACK THE JOINT TO RECESS THE FINAL MORTAR SLIGHTLY FROM THE FACE OF THE MASONRY.
 - J. WAIT FOR THE MORTAR TO SET UNTIL IT IS READY TO BE COMPACTED.
 - K. DRY BRUSH COMPACT THE JOINTS TO ALLOW FOR FURTHER DEVELOPMENT OF A BOND BETWEEN OLD MORTAR AND BRICK.
 - L. PRE-WET TO SATURATE THE BRICK IN PREPARATION FOR THE LAST STEP.
 - M. WEATHERING WASH TO MATCH THE OLD AND NEW MASONRY.

CAST IRON WINDOW SURROUNDS

1. CAST IRON WINDOW SURROUNDS WILL HAVE THE EXISTING PAINT REMOVED. ASBESTOS CAULK IS TO BE REMEDIATED BY A LICENSED ASBESTOS CONTRACTOR IN THE STATE OF MICHIGAN.
2. CLEAN EXFOLIATED CORROSION PRODUCTS AND APPLY A RUSY METAL RUSTOLEUM PRIMER OR EQUIVALENT.
3. APPLY TWO (2) COATS OF PROTECTIVE PAINT, SINGLE COLOR, SW XXXX.

EXTERIOR GENERAL NOTES

1. INSTALL A BACK SLOPED METAL CAP SYSTEM THAT EXTENDS DOWN TO THE EXISTING WOOD INSERT WITH THE DRIP EDGE. THIS WILL BE INSTALLED DIRECTLY OVER THE EXISTING PROTECTIVE METAL CAP WITH A COLOR TO MATCH THE CAST IRON WINDOW SURROUNDS.
2. A SEPARATION WATERPROOFING MEMBRANE WILL BE INSTALLED ON THE EXISTING METAL PRIOR TO INSTALLING THIS SYSTEM.
3. GENERAL CONTRACTOR TO PULL PERMITS FOR THE BUILDING. SUBCONTRACTORS ARE RESPONSIBLE FOR ADDITIONAL PERMITS AS REQUIRED.

EXTERIOR ELEVATIONS

101 W. MICHIGAN
101 WEST MICHIGAN AVE., YPSILANTI, MI
SHELTER BAY REALTY LLC

ISSUE
90% CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN

DATE 10/11/2018 6:36:56 AM

SCALE As indicated

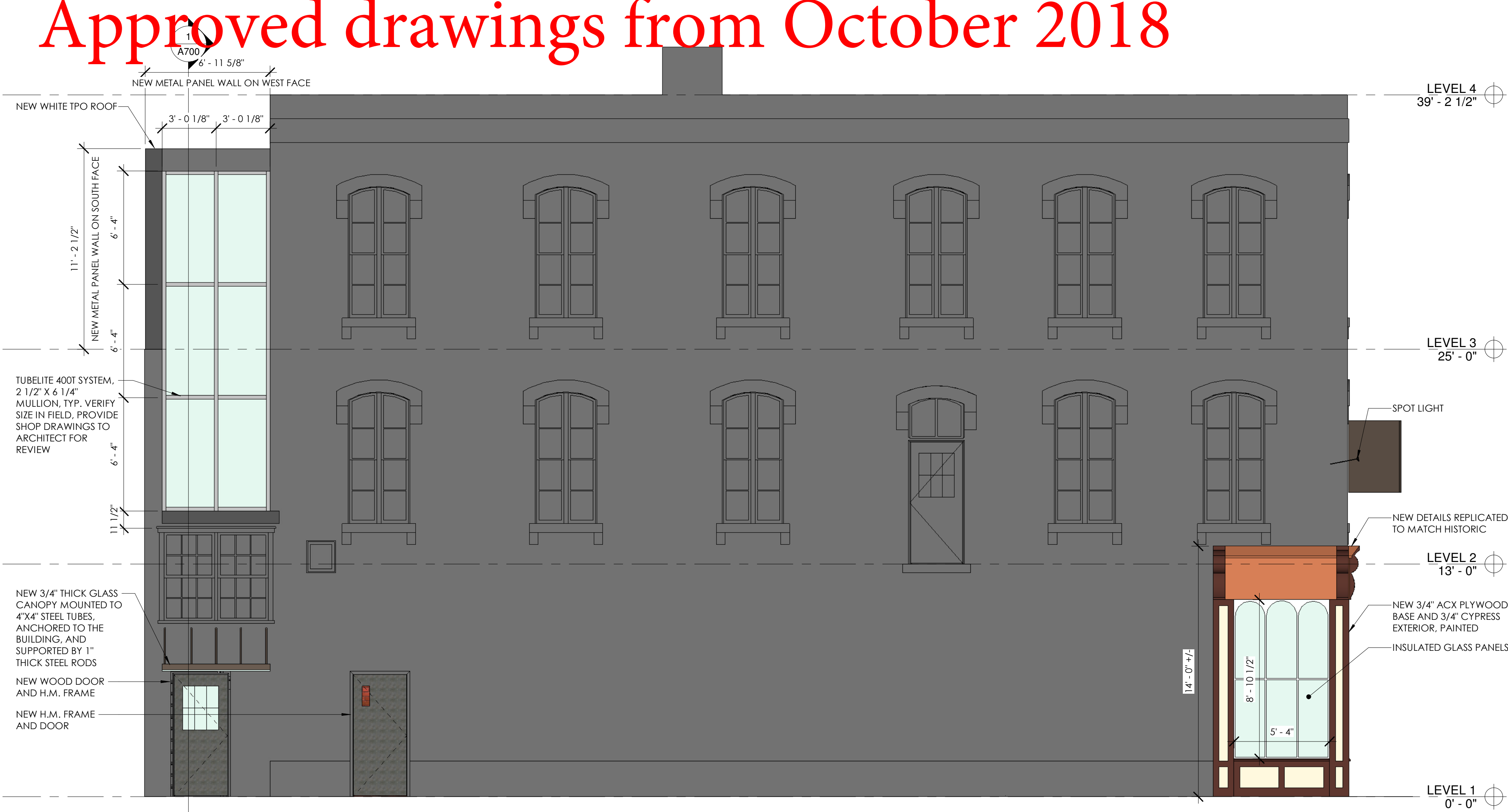
STAMP

PROJECT 2018.08

SHEET

A500

Approved drawings from October 2018



1
A501
ALTERNATIVE EAST ELEVATION
1/4" = 1'-0"



2
A501
ALTERNATIVE NORTH ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

Photos showing interior structure.











Facing south-southwest to facade and east elevation.



Facing west-southwest to east elevation.



Facing west-southwet to northeast corner of storefront.



Facing southeast to facade storefront.



HDC Work Permit Staff Review

Property address: 109 Maple

Property History: The property includes a two story vernacular house, erected at the turn of the twentieth century, which is contributing to the historic district.

Date of Application: May 5, 2020

Date of Review: May 7, 2020

Date of Meeting: May 12, 2020

Proposed work: Remove two layers of siding.

Materials: None at this time.

Staff review:

1. According to the applicant, the house currently has three layers of siding: aluminum, asbestos, and wood.
2. The applicant would like to remove the two outer layers of aluminum and asbestos and assess the condition of the original wood.
3. The applicant would like feedback from the commission on plans once the non-historic siding is removed. They would like to:
 - a. Restore the original wood siding if it is in repairable condition, or-
 - b. Replace the siding with fiber-cement siding, such as HardiePlank.
4. An official repair/replacement strategy is not part of this application, staff recommended having separate applications for removal and repair.

Considerations

5. There are already some known issues with the wood siding that will need to be addressed once the outer siding is removed.
 - a. The applicant knows of several areas on the house where there is exterior water damage. Staff advised that those areas be well documented.

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.

- b. There are areas on the rear ell of the house where there is currently no siding, due to extensive roof and soffit repairs.
- c. Sanborn Maps reveal that there was originally a covered front porch that spanned the width of the façade. The applicant indicated that long term, they would like to restore the porch. However, there is likely a gap in wood siding at the location of the porch roof, which should be discussed in the short term.

Staff notes on fiber cement and composite sidings:

- Staff conducted research into all instances of approved fiber cement and composite siding over the last decade. Most cases were approved for additions and garages.
- In some instances the material was approved for repairs, tying into a majority wood-sided elevation. In at least one instance, an entire façade elevation was approved for replacement
- At least one other house in the district has been fully replaced with fiber cement siding- 208 E Cross- which was approved in 2005.
- Based on meeting minutes, Commissioners did extensive research into the appropriateness of fiber cement and composite siding in 2018, but formed no official policy or opinion on it.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 109 Maple, as submitted in the application dated May 5, 2020, including removal of the aluminum and asbestos siding to assess the condition of the original wood siding.

Relevant Secretary of the Interior's Standards:

#2 #5

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

109 Maple St

Applicant

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

Name

Matthew D Peters

Address

109 Maple St

City

Ypsilanti

State

Mi

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Self

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

#3. Currently the house has 3 layers of siding. The first layer is the original wood siding, covered by asbestos tiles, covered by Aluminum. I am interested in first removing the aluminum and asbestos siding to inspect the condition of the wood siding. At this point, I will make a decision to either restore the wood siding or instead replace it with James Hardie cement fiber board siding. I have been told this siding has been approved in the past. The color will be a very close variation of the blue show in the picture of the 330 E Forest.

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

#3. Currently the house has 3 layers of siding. The first layer is the original wood siding, covered by asbestos tiles, covered by Aluminum. I am interested in first removing the aluminum and asbestos siding to inspect the condition of the wood siding. At this point, I will make a decision to either restore the wood siding or instead replace it with James Hardie cement fiber board siding. I have been told this siding has been approved in the past. The color will be a very close variation of the blue show in the picture of the 330 E Forest.

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:
0

Permit fee:
\$45 + _____ =45

Signature

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

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

Signature:

Date:
5/5/2020

Print Name:

Matthew Peters

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.



Facing northeast to facade and west elevation



Facing north-northwest to facade and west elevation

Photos submitted from the applicant.









John McCarter Construction Project Proposal 2020



JamesHardie



Fiber Cement Siding Selections

Every siding project includes:

- 30 year non-prorated factory warranty from James Hardie (JH HZ5 Siding)
- 15 year prefinished warranty from James Hardie (JH NT3 **Statement Collection**), including NT3 trim
- Remove 1 layer(s) siding & trim
- 5 year labor warranty from John McCarter Construction
- Inspect substructure for defects
- Install weather resistant housewrap, tape vertical seams
- Install custom flashing at butt joints, horizontal trim, windows and doors, light blocks, dryer vents, kick out flashing, roof/wall intersection, horizontal brick ledge
- Install James Hardie 8 1/4" Cedar mill lap siding
- Install 0 garage door jambs
 1. Paint
 2. Aluminum
 3. James Hardie
- Attic inspection, written, with pictures
- Color matched caulking at windows, doors, light blocks, siding to trim joints
- Install to James Hardie specs
- Install to state and local codes
- All material protected per James Hardie specs: covered & elevated
- Site cleaned daily
- Use magnet broom daily for nails
- Debris hauled away
- Inspect chimney cap
- Installed by factory trained, certified installers
- All equipment, labor & material included

OPTION 1

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3
ROUGHSAWN trim at
windows and corners
in sided areas

Homeowner to strip existing
siding off home (demo) and
haul away,

JMC to install house wrap,
siding/trim install, and
osb/plywood sheathing over
asbestos

\$26,820

OPTION 2

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3
ROUGHSAWN trim at
windows and corners
in sided areas

Homeowner to strip existing
siding off home (demo) and
haul away, and install
osb/plywood sheathing over
asbestos

JMC to install house wrap and
siding/trim

\$21,900

Initials _____

OPTION 3

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3
ROUGHSAWN trim at
windows and corners
in sided areas

JMC to strip existing siding
off home (demo) and haul
away, and install osb/plywood
sheathing over asbestos

JMC to install house wrap and
siding/trim

\$27,320

Initials _____

John McCarter Construction Project Proposal 2020



James Hardie



Fiber Cement Siding Selections

Every siding project includes:

- 30 year non-prorated factory warranty from James Hardie (JH HZ5 Siding)
- 15 year prefinished warranty from James Hardie (JH NT3 **Statement Collection**), including NT3 trim
- Remove 1 layer(s) siding & trim
- 5 year labor warranty from John McCarter Construction
- Inspect substructure for defects
- Install weather resistant housewrap, tape vertical seams
- Install custom flashing at butt joints, horizontal trim, windows and doors, light blocks, dryer vents, kick out flashing, roof/wall intersection, horizontal brick ledge
- Install James Hardie 8 1/4" Cedar mill lap siding
- Install 0 garage door jambs
 1. Paint
 2. Aluminum
 3. James Hardie
- Attic inspection, written, with pictures
- Color matched caulking at windows, doors, light blocks, siding to trim joints
- Install to James Hardie specs
- Install to state and local codes
- All material protected per James Hardie specs: covered & elevated
- Site cleaned daily
- Use magnet broom daily for nails
- Debris hauled away
- Inspect chimney cap
- Installed by factory trained, certified installers
- All equipment, labor & material included

OPTION 4

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3 **SMOOTH**
trim at windows and corners
in sided areas

Homeowner to strip existing
siding off home (demo) and
haul away,

JMC to install house wrap,
siding/trim install, and
osb/plywood sheeting over
asbestos, Field Paint trim and
siding to color of your choice

\$23,270

OPTION 5

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3 **SMOOTH**
trim at windows and corners
in sided areas

Homeowner to strip existing
siding off home (demo) and
haul away, and install
osb/plywood sheeting over
asbestos

JMC to install house wrap and
siding/trim

Field Paint trim and siding to
color of your choice

\$19,850

Initials _____

OPTION 6

Install James Hardie
Statement Collection
Cedar mill 8-1/4" siding
Color: _____

PLUS

James Hardie NT3 **SMOOTH**
trim at windows and corners
in sided areas

JMC to strip existing siding
off home (demo) and haul
away, and install osb/plywood
sheeting over asbestos

JMC to install house wrap and
siding/trim

Field Paint trim and siding to
color of your choice

\$23,770

Initials _____

John McCarter Construction PROJECT PROPOSAL

PREPARED FOR:

Matthew Peters
109 Maple
Ypsilanti, Mi 48198

Steve Witkowski – Senior Project Consultant

734-787-8395 Cell

steve@johnmccarterconstruction.com

Office and Showroom 475 Washington, South Lyon, Mi (248) 446-1750

www.JohnMcCarterConstruction.com

John McCarter Construction Project Proposal 2020

RICK SNYDER GOVERNOR	STATE OF MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS BUREAU OF PROFESSIONAL LICENSING RESIDENTIAL BUILDER COMPANY LICENSE	M719202
- Q. Q. - JOHN MCCARTER	INDV#: 2101110181	
JOHN MCCARTER CONSTRUCTION LLC DBA/ JOHN MCCARTER CONSTRUCTION 475 WASHINGTON SOUTH LYON MI 48178		
LICENSE NO. 2102179038	EXPIRATION DATE 05/31/2020	AUDIT NO 3144611
THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN		

RICK SNYDER GOVERNOR	STATE OF MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS BUREAU OF PROFESSIONAL LICENSING RESIDENTIAL BUILDER LICENSE	M719201
JOHN MCCARTER 475 WASHINGTON SOUTH LYON MI 48178		
LICENSE NO. 2101110181	EXPIRATION DATE 05/31/2020	AUDIT NO 3144529
THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN		

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South Lyon Chamber of Commerce
(248) 437-3257



Builders & Remodelers Association
of Greater Ann Arbor
(734) 996-0100



Washtenaw Remodelers Council
(734) 996-0100



GuildQuality, Inc.
(888) 355-9223



Home Advisor
(877) 800-3177



Angie's List
(866) 907-5478



Yelp
yelp.com



Google
google.com

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CERTIFICATE OF COMPLETION

This certificate is awarded to:

John McCarter Construction

In recognition of your attendance & participation at the:



**James Hardie®
Siding Products**

Diamond Dealer

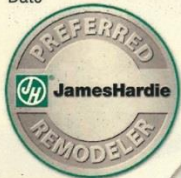


James Hardie Preferred Remodeler

This signifies that **JOHN McCARTER CONSTRUCTION**
is a James Hardie Preferred Remodeler for 2014-2015

March 6, 2014

Date



26300 La Brea, Suite 400, Mission Viejo, CA 92691 • 1.866.4HARDIE • 1.866.443.7343 • www.jameshardie.com
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Top Quality Manufacturers:



from **MARVIN**
Windows and Doors

Built to perform.®



Weather Shield®
Premium Windows & Doors

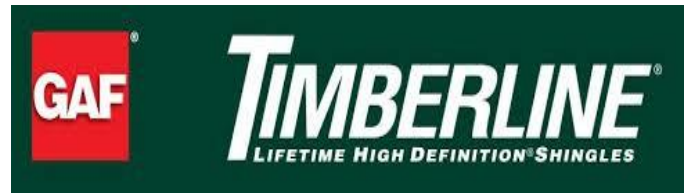
FYPON



Skylights



THERMA TRU®
DOORS



John McCarter Construction Project Proposal 2020



NAT-55091-1

Lead paint poisoning affects over one million children today. Adverse health effects include learning disabilities, behavioral problems, and speech delays. If not done in a lead-safe manner, renovations and repair activities that disturb lead-based paint can expose children, as well as adults, to harmful levels of lead dust.

John McCarter Construction (certification # NAT-55091-1) is certified under the U.S. Environmental Protection Agency's Renovation, Repair and Painting Rule as a Lead Safe Certified company. Our employees are trained in lead-safe work practices and have met all regulations as mandated by the EPA.

To become a certified renovator, our employees are required to take eight hours of training, of which two hours must be hands-on training, to become certified. This training is good for five years. In addition, renovation firms must be certified by EPA or by a state authorized by EPA to administer its own program.

John McCarter Construction Project Proposal 2020

JOHN MCCARTER CONSTRUCTION COMPANY, LLC LIMITED WARRANTY – RESIDENTIAL REMODELING PROJECTS

1. Term. The term of the coverage of this Limited Warranty begins upon Substantial Completion of the Work as specified in the Contract between McCarter Construction Company, LLC (“Contractor”) and Owner. This date is referred to in this Limited Warranty as the “Warranty Commencement Date.”
2. Coverage. Except as otherwise stated in this Limited Warranty, Contractor warrants that for sixty (60) months after the Warranty Commencement Date (“Warranty Period”) the Work shall be free from material defects in labor or material arising from the Work. Payment in full to Contractor from Owner pursuant to the Contract is a condition precedent to Contractor’s obligation to perform warranty work under this Limited Warranty. Owner’s delay in payment to Contractor shall not extend the Warranty Period.
3. Manufacturers’ Warranties. Contractor will assign and pass through to Owner the manufacturers’ warranties, if any, on all appliances, equipment and material that are provided as part of the Work. These warranties may be shorter or longer in duration than the Warranty Period. The following are examples of such appliances, equipment, and material although not every project necessarily includes these items and some projects may include appliances, equipment or material not in this list: refrigerator, range, furnace, dishwasher, microwave, garbage disposal, ventilating fan, whirlpool, and air conditioner. If a defect occurs in an item covered by a manufacturers’ warranty, Owner shall follow the claims procedure outlined below in Paragraph 5 and, although Contractor is not warranting an aspect of these items, Contractor will work on the Owner’s behalf to cause the warranty to be honored and coordinate the work to be done.
4. EXCLUSION FROM COVERAGE. CONTRACTOR DOES NOT ASSUME RESPONSIBILITY FOR ANY OF THE FOLLOWING, ALL OF WHICH ARE EXCLUDED FROM THE COVERAGE OF THIS LIMITED WARRANTY:
 - (a) Appliances and pieces of equipment which are covered by a manufacturer’s warranty including any items that are “consumer products” as defined in the Magnuson-Moss Act excluding Contractor’s installation which remains Contractor’s responsibility.
 - (b) Damage due to ordinary wear and tear, abusive use, or lack of proper maintenance of the Work or the Property.
 - (c) Defects that are within the tolerances of industry standards, or that are the result of characteristics common to the materials used and which do not materially impair the intended function, such as (but not limited to) warping and deflection of wood; minor cracks due to drying and curing of wood, concrete, stucco, plaster, bricks, and masonry; minor cracks in tile grout or minor heaving of tile; minor settlement of the home or other structure or the ground under or around the home or other structure and the defects which arise from such settlement.
 - (d) Plumbing pipes that become clogged later than two (2) weeks after the Warranty Commencement Date.
 - (e) Damage or destruction of any tree, shrub or plant growth which is native to the Property and which remains after completion of the Work.
 - (f) Defects in items installed by, or work done by, Owner or by anyone else other than Contractor or its agents, employees, subcontractors and suppliers pursuant to Contractor’s direction.
 - (g) Loss or injury due to the natural elements or other casualty not the result of Contractor’s negligence.
 - (h) Conditions arising from condensation on, or expansion or contraction of materials including, but not limited to, that caused by change of temperature and humidity.
 - (i) Consequential or incidental damages, without limitation.
 - (j) Any personal injury or property damage arising from the presence of mold or any other similar toxic material not readily visible to persons untrained in the detection of hazardous material or not resulting from Contractor’s gross negligence.
 - (k) Any defects due to damage caused by insects, pests, rodents or animals and their control or elimination.
 - (l) Normal shrinkage of materials caused by the “drying out” of the Work after construction.
 - (m) Defects or damage caused by municipal services or other utilities.
 - (n) Defects or damage arising from any act or omission of the Owner including, but not limited to, the Owner’s tenants, licensees, and invitees.
 - (o) Defects or damage arising from any acts of civil authorities, military authorities, or act of war, terrorism, riot, insurrection, or civil commotion.
 - (p) Defects or damages from roof skylights, roof windows and other roof penetrations resulting from the accumulation or build-up of snow and ice, e.g. ice-damming.
 - (q) Hidden or concealed defects in materials or similar items incorporated into the Work that are not apparent at the time of incorporation into the Work and which could not reasonably be detected by reasonable inspection; such defects are the responsibility of the manufacturer, or other person or entity that supplied the item or material.
 - (r) Cracks, flaking, cupping, peeling, warpage, and deterioration of grout due to expansion and contraction during extreme change of temperature and humidity.
 - (s) Discoloration of materials due to exposure to sun and weather conditions.
 - (t) Changes, alterations, or additions by parties other than the Contractor, its subcontractors, suppliers, agents or employees.
 - (u) Accidental loss or damage including, but not limited to, fire, explosion, smoke, water escape, changes not reasonably foreseeable in the underground water tables, glass breakage, windstorm, hail or lightning, earthquake, flood, vandalism, theft, or other activity or Act of God not within Contractor’s reasonable control.
 - (v) Loss or damage arising from the Owner’s use of the Property for any purpose except a residence.
 - (w) Minor defects, including chips, scratches, dents, abrasions, smudges, etc. in tile, flooring, mirrors, walls, carpeting, marble, glass, and plumbing fixtures that are not made known to Contractor before the Owner moves into the remodeled space.

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5. Claims Procedure. As provided in the Contract, within ten (10) days after Substantial Completion of the Work, Owner shall inspect the Work and deliver to Contractor a written list of material defects ("Punch List"). Contractor will make all reasonable efforts to repair those defects that Contractor agrees are defects within the coverage of this Limited Warranty within sixty (60) days of Substantial Completion (longer in the event of adverse weather conditions or unavailable materials or labor). If a defect appears subsequent to the date of delivery of the Punch List to Contractor that Owner believes is covered by this Limited Warranty, Owner shall notify Contractor in writing of the defect; however, if delay in providing notice will cause additional damage to Owner's Property or endanger the safety of people or pets, Owner shall telephone Contractor immediately. Owner's provision of written notice to Contractor of any defect within the Warranty Period is a condition precedent of Contractor's obligation to perform warranty work covered by this Limited Warranty.

6. Repairs and Options. Except as otherwise provided in Section 7 below, defective items covered by this Limited Warranty will be repaired or replaced by Contractor at Contractor's sole option at no charge to Owner within sixty (60) days of Owner's provision of the Punch List to Contractor or the time of Contractor's scheduled post completion inspection of the Work (longer in the event of adverse weather conditions or unavailable materials or labor); however, in an emergency, Contractor will attempt to commence repairs within twenty-four (24) hours. Contractor will conduct an inspection, if requested, approximately eleven months (11) months after the Warranty Commencement Date to review the Work for the existence of defects and to address any items that Owner claims are defects. All warranty work will be done by Contractor or subcontractors chosen by Contractor. Owner shall permit Contractor and its subcontractors' access to the Property Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. If repair or replacement is not an economically feasible or practical remedy, at Contractor's sole option, Contractor may provide an economic adjustment to Owner equal to the lesser of the decrease in the fair market value of the Property caused by the defect or the cost of repairing said defect.

7. Drywall Repairs. In the case of drywall, this Limited Warranty shall extend only to repairing any nail pops or cracks after the eleven (11) month inspection. This repair, if requested, will be performed only once and the patches will be repainted using the paint originally used on the walls. Any further repainting or redecorating caused by this repair shall be Owner's sole responsibility.

8. Not Transferable/Voidable. This Limited Warranty is extended to Owner only. When the Owner sells or vacates the Property, this Limited Warranty automatically terminates. If Owner, or anyone working at Owner's direction, attempts or undertakes work of any nature on the Property prior to completion by Contractor of the Work without first obtaining the consent of Contractor's authorized representative, this Warranty shall be void as to any components of the Property that may have been affected by the unauthorized work.

9. No Other Warranties. THIS LIMITED WARRANTY IS THE ONLY WARRANTY GIVEN BY CONTRACTOR AND THERE ARE NO OTHER WARRANTIES PROVIDED TO OWNER. ALL IMPLIED OR OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND HABITABILITY ARE DISCLAIMED AND FOREVER BARRED BY THIS LIMITED WARRANTY. THE REMEDIES STATED HEREIN ARE THE OWNER'S SOLE AND EXCLUSIVE REMEDIES.

10. Defined Terms. All capitalized or other words used in this Limited Warranty shall have the same meaning as those contained in the Contract including the General Terms and Conditions.

We acknowledge Receipt of this Limited Warranty:

Owner

Owner

Date:

Date

John McCarter Construction Project Proposal 2020

EXTERIOR EVALUATION

FRONT (Facing *input direction*)



SCOPE OF WORK:

1. Remove and replace existing siding and trim
2. Per homeowner there is an asbestos layer underneath, options are to remove (3rd party Hazmat contractor needed) or install plywood sheathing over it.
3. Options for customer to conduct demo and for JMC to conduct demo
4. No soffit/fascia work
5. No gutter work
6. Presenting numbers on replacing 9 windows.

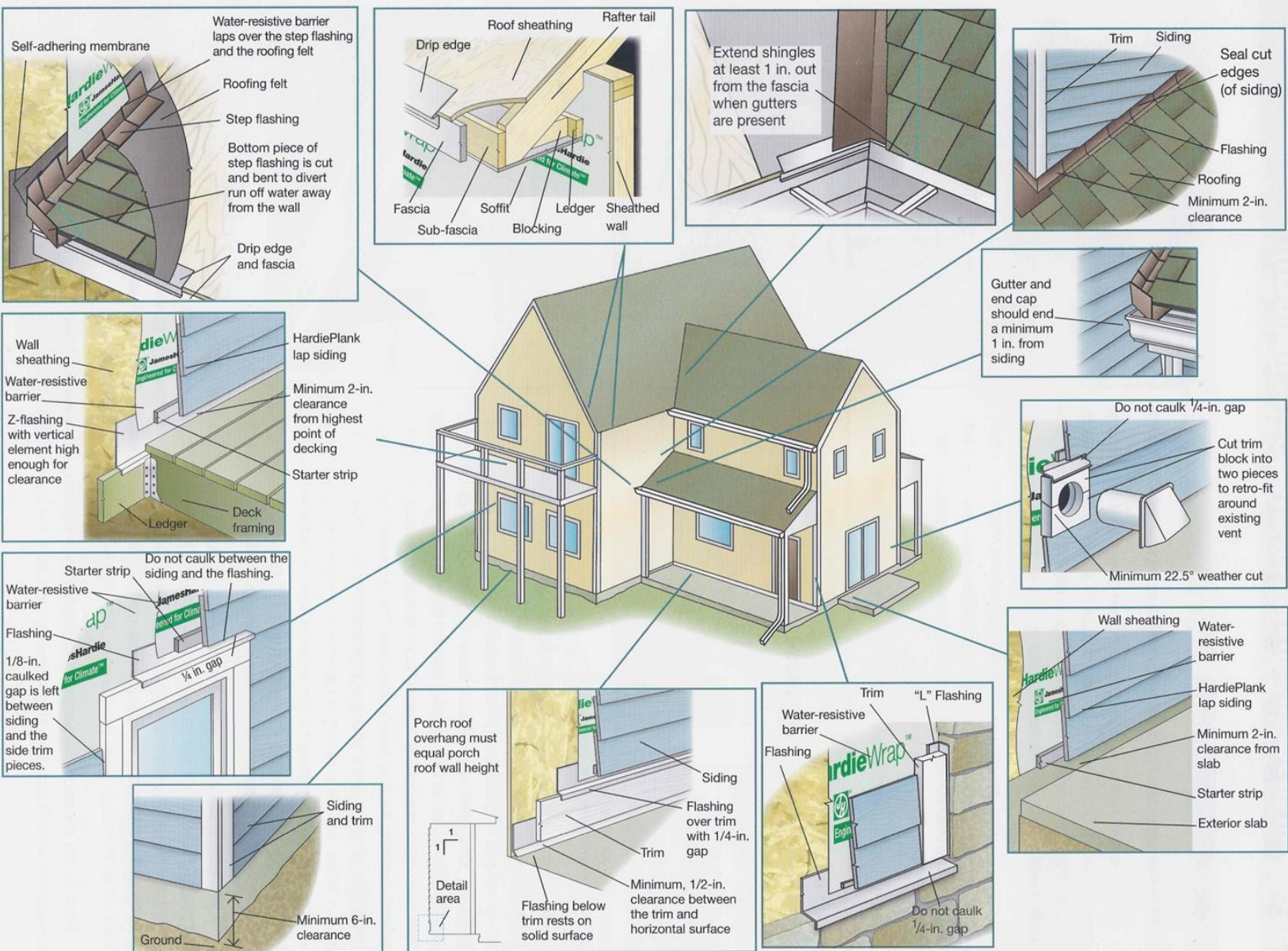
John McCarter Construction Project Proposal 2020



SCOPE OF WORK:

9. Remove and replace existing siding and trim
10. Per homeowner there is an asbestos layer underneath, options are to remove (3rd party Hazmat contractor needed) or install plywood sheeting over it.
11. Options for customer to conduct demo and for JMC to conduct demo
12. No soffit/fascia work
13. No gutter work
14. Presenting numbers on replacing 9 windows.

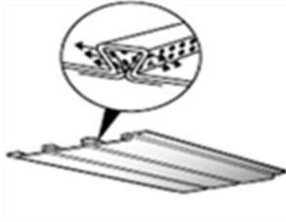
General Installation Requirements



John McCarter Construction Project Proposal 2020



Soffit / Fascia Selections

OPTION A	OPTION B	OPTION C
PAINT	VENTILATION:	VENTILATION:
See paint options for details	TruVent soffit (aluminum)	James Hardie vented soffit
		
	PLUS	PLUS
	5/16" James Hardie prefinished fascia at gables	5/16" James Hardie prefinished fascia at gables
	PLUS	PLUS
	Aluminum coil behind gutters	Aluminum coil behind gutters
		
\$	\$	\$
Initials _____	Initials _____	Initials _____

Additional Options:

- ☐ Removal of existing gable vents ----- \$
- ☐ Addition of new gable vents ----- \$
- ☐ Garage door jamb in aluminum----- \$
- ☐ Garage door jamb in Hardie----- \$
- ☐ Aluminum or pvc fascia ----- \$
- ☐ Azek at all areas within 8" of grade (white only)- \$
- ☐ Porch ceiling ----- \$

Initials _____

John McCarter Construction Project Proposal 2020



JamesHardie



Fiber Cement Siding Selections

Every siding project includes:

- 30 year non-prorated factory warranty from James Hardie (JH HZ5 Siding)
- 15 year prefinished warranty from James Hardie (JH NT3 **Statement Collection**), including NT3 trim
- Remove 1 layer(s) siding & trim
- 5 year labor warranty from John McCarter Construction
- Inspect substructure for defects
- Install weather resistant housewrap, tape vertical seams
- Install custom flashing at butt joints, horizontal trim, windows and doors, light blocks, dryer vents, kick out flashing, roof/wall intersection, horizontal brick ledge
- Install James Hardie **8 1/4"** Cedarmill lap siding
- Install 0 garage door jambs
 1. Paint
 2. Aluminum
 3. James Hardie
- Attic inspection, written, with pictures
- Color matched caulking at windows, doors, light blocks, siding to trim joints
- Install to James Hardie specs
- Install to state and local codes
- All material protected per James Hardie specs: covered & elevated
- Site cleaned daily
- Use magnet broom daily for nails
- Debris hauled away
- Inspect chimney cap
- Installed by factory trained, certified installers
- All equipment, labor & material included

OPTION 1

Install James Hardie
Statement Collection
Cedarmill 8-1/4" siding
Color: _____

\$

OPTION 2

Install James Hardie
Statement Collection
Cedarmill 8-1/4" siding
Color: _____
PLUS
James Hardie NT3 **SMOOTH**
trim at windows and corners
in sided areas
Bays: 0
Boxouts: 0

Homeowner to strip existing
siding off home (demo) and
haul away, and install
osb/plywood sheeting over
asbestos

JMC to install house wrap and
siding/trim

\$21,900

Initials _____

OPTION 3

Install James Hardie
Statement Collection
Cedarmill 8-1/4" siding
Color: _____
PLUS
James Hardie NT3 **SMOOTH**
trim at windows and corners
in sided areas
Bays: 0
Boxouts: 0

JMC to strip existing siding
off home (demo) and haul
away, and install osb/plywood
sheeting over asbestos

JMC to install house wrap and
siding/trim

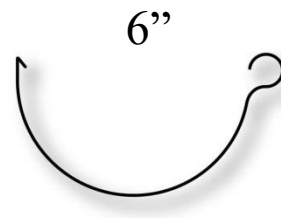
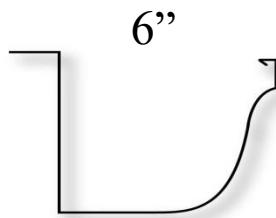
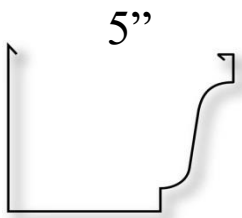
\$27,320

Initials _____

John McCarter Construction Project Proposal 2020

Gutter/Metal Accent Selections

OPTION A	OPTION B	OPTION C
5" Seamless K style gutter with 2"x3" downspouts	6" Seamless K style gutter with 3"x4" downspouts	6" Seamless Round style gutter with 4" downspouts
• Hidden hangers with stainless steel fasteners • Splash guards as necessary • Hand miter corners (no box corners) • Remove and haul existing gutters • 1.2 Gallons per foot • Leaf protection available • Color: _____	• Hidden hangers with stainless steel fasteners • Splash guards as necessary • Hand miter corners (no box corners) • Remove and haul existing gutters • 2 Gallons per foot • Leaf protection available • Color: _____	• Hidden hangers with stainless steel fasteners • Bar straps available • Splash guards as necessary • Hand miter corners (no box corners) • Remove and haul existing gutters • Downspouts smooth or corrugated • 1.25 Gallons per foot • Superior flow • Color: _____
\$	\$	\$
Initials _____	Initials _____	Initials _____



Additional Options:

- ☐ Gutter RX – 5" or 6"\$_____
- ☐ Xtreme Gutter Rx (for pine needle situations)\$_____
- ☐ Add 3"x4" downspouts\$_____
- ☐ Cut through deck for downspouts\$_____
- ☐ Gutter Straps\$_____
- ☐ Faux Collection Box\$95.00/each
- ☐ Chimney cap\$_____
- ☐ Bay roof (prefinished metal)\$_____

Initials _____

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Every Roofing Project from John McCarter Construction includes:

- *Attic - Written Inspection
- *GAF Shingles with rooftop delivery
- *Complete Tear off 1 Layer of Existing Roof
- *1 1/2" Aluminum Drip Edge
- *Ice & Water Shield at 6ft and all pipe openings & valleys
- *Ridge Cap GAF Seal A Ridge
- *Underlayment
- *Starter Shingles at 360 degrees
- *6 Nail System
- *Replace Plumbing Boots
- *Venting Cans, Ridge Vents, Power Vents, or turbine
- *Power vent wiring available at additional charges
- *Replacement OSB \$65/per 4ft x 8ft sheet installed
- *Chimney Inspection
- *Flashing at Chimney
- *Magnet Sweep Jobsite for Nails
- *Clean Site Daily to Broom Clean Condition
- *Haul Debris using our rubber wheeled dumpsters
- *All Equipment, Labor & Material Included
- *Reinstall antenna or dish as needed if desired
- *Factory certified inspection at completion



GAF Timberline HD Shingle



GAF Timberline HD Shingle



GAF Timberline HD Shingle



Manufacturing Defect Coverage for Lifetime Shingles*

Overall Coverage Period	Lifetime	Lifetime	Lifetime	
Up-Front (100%) coverage period	only 10 yrs	50 yrs	50 yrs	
Covers Roofing system?	Yes	Yes	Yes	
Cost of Installation - labor included?	only 10 yrs	Lifetime	Lifetime	
Peace of Mind*				
Contractor Certification Required?	No	Yes	Yes	
Tear-off Costs Included?	No	Defects Only	Yes	
Warranty Transferable for Free?	Yes	Yes	Yes	
Good Housekeeping?	Yes	Yes	Yes	
Workmanship Coverage	No	10 Years	25 Years	
Disposal Cost Included?	No	No	Yes	

Accessories:

		4 required	5 required	
Roof Deck Protection	Synthetic	GAF Feltbuster	GAF Feltbuster	
Ice & Water Barrier	Standard - Ice & Water membrane	Standard - Ice & Water Membrane	GAF Weather Watch	
Exhaust Attic Ventilation	Turbine, Cans, Power Vent or Lomanco Omni Roll	Turbine, Cans, Power Vent or Lomanco Omni Roll	GAF Cobra Attic Ventilation or GAF Master Flow Attic Exhaust Ventilation	
Pre-Cut Starter Strip	Standard	GAF Pro Start	GAF Pro Start	
130 MPH Warranty	Yes	Yes	Yes	

Standard JMC Terms Monthly Payment

OK Initials

\$	\$	\$

John McCarter Construction Project Proposal 2020



Window/Skylight Selections

- Remove existing windows
- Full replacement
- Trim exterior ☐ Aluminum ☒ **James Hardie** ☐ Other
- Flashing/caulking
- Window tape flashing
- Wood jambs finish ☐ No paint ☐ Factory stain ☐ Prefinish ☐ Site Finish
- Casing ☐ Primed ☒ **Painted** ☐ Stained (Painting done on site)
- Closed cell foam in jamb space
- Haul debris
- Install to specs
- Nail fins included
- Interior color: White
- Exterior color: Stock Color
- Remove window treatments Yes ☒ **No**
- Replace/reset window treatments Yes ☒ **No**

_____ Casements
9_____ Double Hung
_____ Fixed
_____ Awning
_____ Doorwall
_____ Slider
9_____ # of Openings
9_____ TOTAL UNITS

OPTION A - Pella Impervia

Fiberglass interior/exterior

*Patented Duracast fiberglass composite

*Exceptionally energy-efficient and durable in extreme heat and cold

\$10,950

Initials _____

OPTION B -Pella Lifestyle Series

*Wood Interior/Clad Exterior

*Natural beauty of wood with the most desired features and options.

\$10,750

Initials _____



Initials _____

John McCarter Construction Project Proposal 2020



Garage Door Order Sheet

Customer: _____ Date Quoted: _____

Address: _____ Date Ordered: _____

_____ Anticipated Install Date: _____

Lifetime warranty for panels against rust and delamination, 2 year warranty hardware

Full replacement of door, track and hardware

Take down and haul away old door and opener

Door color & weatherseal color: White, Almond, Sandstone, Brown, Green

Windows: Yes _____ No _____ Style: _____

Insulated: Yes _____ No _____

½ HP Opener with 2 remotes: Yes _____ No _____

- Wireless keypad: Yes _____ No _____

Door Style: Panel _____ Flush _____ Other _____

Finished Open Size: Height _____ Width _____

Interior Head Room (top of garage door to ceiling) _____

Special Instructions/Notes: _____

Option A – Haas 600
1 3/8" Thick R Value 13.4

Initials _____

4/15/2020

Option B – Haas 700
1 3/4" Thick R Value 16.18

Initials _____

Option C – Haas 2000
2" Thick R Value 17.66

Initials _____

John McCarter Construction Project Proposal 2020

Siding Accessories - Shutters

OPTION A

Standard Open Louver Shutter

Panel or Board & Batten

Available in 20 various colors

Minimum/maximum sizes
Widths: 12" and 14 1/2"
Lengths: 25" to 80"

Removal & replacement labor
included

Vinyl

Number of full sets: _____

\$ /set _____

Initials _____

OPTION B

Standard Raised Panel Shutter

Panel/Louver/Board & Batten

Available in 20 various colors

Minimum/maximum sizes
Widths: 12" and 24"
Lengths: 24" to 120"

Removal & replacement labor
included

Fypon

Number of full sets: _____

\$ /set _____

Initials _____

OPTION C

Standard Open Louver Shutter

Panel/Louver/Board & Batten

Available in 20 various colors

Minimum/maximum sizes
Widths: 10" and 36"
Lengths: 31" to 120"

Removal & replacement labor
included

Composite/wood

Number of full sets: _____

\$ /per set

Initials _____



Additional Options:

- ☐ Louver Shutter
- ☐ Raised Panel Shutter
- ☐ Board & Batten Cottage Style Shutter
- ☐ Black Hardward Shutter Dogs/Straps
- ☐ Custom Arch Top

John McCarter Construction Project Proposal 2020



SHERWIN-WILLIAMS.

Paint Selections

Included in basic exterior paint job:

- 2 coats Sherwin Williams Duration or Resilience
- Power wash (if necessary)
- Remove loose debris
- Prime bare wood
- Match caulk when possible
- Mask and tarp as necessary
- All equipment, material and labor included
- Lifetime product warranty by Sherwin Williams on Duration or Resilience

Areas to be painted:

- | | |
|---|--|
| ☐ Siding | ☐ Gable Vents |
| ☐ Fascia & Soffits | ☐ Gutters |
| ☐ Frieze Board | ☐ Brick |
| ☐ Band Board | ☐ Brick sealing |
| ☐ Corner Trim | ☐ Deck |
| ☐ Post | ☐ Misc. |
| ☐ Shutters | ☐ All PVC trim within 8" of grade |

Windows

- ☐ Exterior Trim
- ☐ Exterior Sash
- ☐ Interior Casing
- ☐ Interior Sash

Doors

- Slab ☐ Factory ☐ Field ☐ None
- Brickmould ☐ Factory ☐ Field ☐ None
- Casing ☐ Factory ☐ Field ☐ None
- Locations _____
- ☐ Garage Door (Service Door)

Colors:

- ☐ Monotone Color: Body _____
- ☐ 2 Tone Trim _____

Notes: _____

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Job Options

****Estimated work based on \$95.00 per labor man hour.****

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Color Selection Summary

CUSTOMER NAME: _____

SIDING: STYLE-_____ SIZE-_____
COLOR-_____ CEDARMILL / SMOOTH

TRIM: SIZE/COLOR (WINDOWS&DOORS)-_____
SIZE/COLOR (CORNERS)-_____ ROUGH SAWN / SMOOTH

SOFFIT: TRU-VENT / HARDIE COLOR-_____

FASCIA: ALUMINUM / HARDIE COLOR-_____

FRIEZE: _____

GUTTERS: (CIRCLE) 5" / 6" ---- K-STYLE / HALF ROUND ---- RX / LEAFGUARD

COLOR-_____ DOWNSPOUT SIZE-_____

ROOFING: STYLE-_____ COLOR-_____
STANDARD WARRANTY SYSTEM PLUS®

WINDOWS: UNITS-_____ BRAND-_____ CASING-_____
EXTERIOR COLOR-_____ INTERIOR COLOR-_____

DOORS: UNITS-_____ CASING-_____
EXTERIOR COLOR-_____ INTERIOR COLOR-_____

PAINT: PER SELECTION SHEET / NOT INCLUDED

STONE: TYPE-_____ LOCATION-_____

SERVICE: ESTIMATED HOURS-_____ / NONE AT THIS TIME

CUSTOMER SIGNATURE: _____

John McCarter Construction Project Proposal 2020

GENERAL TERMS AND CONDITIONS OF JOHN MCCARTER CONSTRUCTION, LLC CONTRACT

1. Scope of Work and Licensing Notice. The scope of work is limited to the plans and specifications agreed upon by Owner and Contractor in writing as further detailed in the Contract. Contractor may use subcontractors to perform any portion of the Work. **LEGAL NOTICE:** A residential builder or a residential maintenance and alteration contractor is required to be licensed under article 24 of the occupational code, 1980 PA 299, MCL 339.2401 to 339.2412. An electrician is required to be licensed under the electrical administrative act, 1956 PA 217, MCL 338.881 to 338.892. A plumbing contractor is required to be licensed under the state plumbing act, 2002 PA 733, MCL 338.3511 to 338.3569. A mechanical contractor is required to be licensed under the Forbes mechanical contractors act, 1984 PA 192, MCL 338.971 to 338.988.
2. Workmanship; Design; Construction Means and Methods; Allowances. Contractor shall perform the Work in a good and workmanlike manner, but is not responsible for (a) defects in material or (b) design defects or errors except where the Work includes items designed solely by Contractor or its architect and not others. If this Contract includes allowances (amounts specifically designated so in the Contract Sum that may increase or decrease the Contract Sum based on the actual cost of the item e.g. lighting or plumbing fixtures), the amount of any such allowance shall include labor and material unless otherwise clearly specified in writing. Notwithstanding the terms of Contractor's limited warranty, in the event of defective labor or workmanship caused by Contractor, Contractor shall have the option in its sole discretion to repair or replace the Work or to pay to Owner an amount equal to the loss in property value or the cost to correct arising from the defect. No other amounts shall be due to Owner from Contractor regardless of the cause except as otherwise specifically provided in the Contract and, except as otherwise specifically provided in the Contract, all claims for incidental, consequential, or indirect damages, without limitation, are waived by Owner.
3. Time; Excuse of Performance; Special Orders. Contractor shall begin the Work at a time consistent with Contractor's schedule, but is not required to do so before all permits are obtained and Owner has fulfilled all conditions for starting the Work. Contractor is not responsible for delays or increased expenses arising from circumstances not within its reasonable control, for example, Acts of God such as inclement weather or natural disasters, fire, theft, windstorms, labor shortages or strikes, custom order delays, disasters, vandalism, terrorism, downturns in the regional or national economy, Owner's actions or delays, actions or misfeasance of other contractors of Owner, or similar causes or events not within the reasonable control of Contractor. The risk of loss and any increased cost arising from any of the foregoing items shall be borne solely by Owner. Once ordered, special order materials cannot be returned for a refund and any cost is Owner's sole responsibility.
4. Payment; Late Charge, Interest, and Costs of Collection. Upon receipt of invoice, Owner shall pay Contractor the sum required by the agreed schedule contained on page 1 of the Contract. Final payment of all amounts due to Contractor shall be made by Owner upon completion of the Work. Except as otherwise provided below, in the event that Owner fails to pay any amount within fifteen (15) days of the date it is due, Owner shall pay to Contractor a LATE PAYMENT CHARGE equal to one (1%) percent per month on the unpaid balance which the parties agree is reasonable or the highest amount permitted by law, whichever is less. If the balance remains past due for thirty (30) days or more, then Owner shall also pay to Contractor any collection or related costs incurred by Contractor including attorneys' fees and expenses, without limitation. Contractor retains all other rights under Michigan or other applicable law. The foregoing late payment charge and collection expenses are not applicable to amounts determined not to have been due pursuant to Section 10 below. Timely payment by Owner is a condition precedent to Contractor's warranty and other obligations under this Contract. The above remedies are in addition to any other remedies provided by applicable law. Credit card payments accepted up to \$5,000.00 with other options available.
5. Change Orders. Michigan law requires all contract changes including change orders to be in writing. Contractor is not obligated to make any change requested by Owner unless the parties have executed a written change order. To compensate Contractor for its added time relating to any change order, the Contract Sum shall be equitably adjusted to compensate Contractor for the additional work including costs incurred, general conditions, overhead, administration, and profit as determined by Contractor. If Owner requests a change orally and Contractor performs the work without a change order, Owner is still obligated to pay to Contractor any costs incurred by Contractor plus Contractor's profit, overhead, administration, and general conditions to equitably compensate Contractor for its services. All change orders shall be paid by Owner prior to ordering material and commencement of work per the change order.
6. Owner's Duties; No Withholding of Payment; Hazardous Materials. Owner shall timely provide to Contractor all documents or information required for Contractor to expeditiously, safely and economically perform its Work including, but not limited to, the following: material or other selections or decisions, soil conditions, physical conditions of the property or any structure, or any conditions that could be harmful or dangerous and Owner shall cooperate fully with Contractor regarding providing access to the site, full site information and payment, clearing and preparing any Work area, noninterference with Work, and provision of utilities required for Work such as electricity or water. Owner warrants and represents that it is the owner of the property on which the improvements are to be made or that it is the lessee or land contract vendee of the property acting with the Owner's written consent and that its representative is authorized to act on behalf of Owner. All references to the Owner shall also refer to the lessee or land contract vendee, if applicable. Owner shall not withhold payment to Contractor for any reason without Contractor's prior written consent as long as Contractor is not in material default of its obligations to perform Work, and in such event, shall only withhold the amount actually in dispute as reasonably determined by Contractor. If pursuant to Section 10, it is determined that Owner wrongfully withheld amounts due to Contractor, Owner shall pay all amounts due under Section 4 of this Contract. Owner is also responsible for performance and payment of the cost of testing, investigation, or remediation relating to any hazardous or toxic materials on site, including, by way of example, toxic mold, asbestos, or other toxic substances, and Owner indemnifies and holds harmless Contractor relating to any property damage or personal injury resulting from the presence of said materials, including attorney's fees and expenses. When required by Federal law relating to lead paint, Contractor provides the required lead pamphlet and Pre-Renovation Notification. Owner is responsible for additional costs arising from existing building code violations.
7. Decorating Decisions; Insulation; Changed Dimensions. Owner is solely responsible for all color or decorating decisions and Contractor shall have no liability or responsibility for these decisions. Contractor is responsible for properly applying and/or installing or applying such colors or items as described in the Specifications. If paint, wallpaper, window coverings, floor coverings, etc. have been properly installed by Contractor and Owner wishes to then change such an item, additional charges will apply. The parties to the Contract acknowledge that Contractor cannot guarantee uniform coloration, grain patterns or grain texture of natural wood products. Contractor complies with applicable law relating to home insulation, if involved as part of the Work. Owner acknowledges that minor variations in the interior or exterior dimensions of any rooms or other spaces added or changed pursuant to the Contract may occur, including variations from the plans and specifications, if any, and/or in any documents or other materials provided by Contractor. These minor variations shall not affect Contractor's obligations under the Contract and are not a breach of the Contract. Owner accepts that its failure to timely make decisions will cause damage to Contractor and is grounds for Contractor's suspension or termination of the Contract.
8. Hidden Conditions. Contractor is not liable for or responsible to undertake any additional work that becomes necessary due to concealed or hidden conditions of any kind or nature. Concealed or hidden conditions are defined as any situation in which Contractor could not reasonably determine the extent of the work by a general visual inspection prior to execution of the Contract not involving any uncovering or additional cost to Owner or Contractor.

John McCarter Construction Project Proposal 2020

9. Insurance/Risk of Loss. Contractor shall maintain worker's compensation insurance pursuant to law and commercial general liability insurance appropriate for the project. Owner shall obtain and/or continue in effect at Owner's sole cost, property insurance known as "All Risk" insurance for not less than the value of the home plus the Contract Sum. If Owner fails to do so, Contractor may obtain this insurance and charge Owner for the cost.

10. Claims and Disputes; Waiver of Certain Damages. In the event of any claim or controversy between the parties arising from the Contract, its breach or relating to any proceeding before the State of Michigan or any of its divisions or departments, the parties shall first attempt to resolve the matter by nonbinding mediation (facilitated settlement negotiation) and in such event each party shall be equally responsible for the expense of the neutral mediator. If mediation is unsuccessful or is not completed within thirty (30) days of written notice to the other party of a claim or dispute, the claim or dispute shall be resolved by binding arbitration. These dispute resolution procedures shall be conducted in accordance with the Construction Industry Dispute Resolution Rules of the American Arbitration Association and the arbitrator(s) shall have the power to award legal and equitable remedies. Judgment upon the award may be entered in any court having jurisdiction thereof. Nothing herein shall prevent or delay Contractor from perfecting or otherwise enforcing its lien rights in accordance with Michigan law in an appropriate court. In the event of any dispute between Owner and Contractor, the Contractor including its subcontractors, suppliers, agents or designees shall be entitled to inspect, photograph or test the Property or Work as needed upon 24 hours prior notice to Owner at Contractor's sole cost. Owner's failure to permit Contractor to do so voids Contractor's obligations or liability under the Contract including any warranty but does not release Owner of its obligations under the Contract including payment.

11. Termination/Suspension; Third Parties. Contractor may suspend or terminate performance in the event of nonpayment by Owner or other material breach of the Contract by Owner upon written notice to the Owner. In the event of termination by Contractor or in the event of Owner's wrongful termination, Owner shall pay to Contractor all amounts required by the Contract or applicable law including, but not limited to, the cost of all unreimbursed labor and material including any material that cannot be returned for a refund, and any overhead, administration costs, and profit due to Contractor, i.e. not less than 30% of the Contract Sum. Owner is prohibited from engaging any third party to perform some or all of the Work covered by this Agreement, unless first agreed upon in writing by Contractor, and any such action by Owner is a breach of this Contract, is grounds for Contractor to terminate this Contract, and voids all obligations of Contractor under this Contract. Also, Contractor may terminate Contract for its convenience and without cause at any time effective upon written notice to Owner by Contractor. In such event, Contractor shall return to Owner any amounts paid by Owner in excess of costs actually incurred by Contractor regarding the Work and Contractor shall have no further liability to Owner. If Owner owes money to Contractor for actual costs relating to the Work incurred by Contractor prior to termination for convenience, at Contractor's option, Owner shall pay any such amounts to Contractor upon Contractor's written request to Owner.

12. Miscellaneous. This Contract and all of its terms and provisions are binding upon the heirs, representatives, successors and assigns of the parties and may only be modified or assigned by mutual written agreement of the parties. Contractor has the right to place and control any signage or advertising relating to its Work or this project during construction. In the event any or a portion of the provisions of the Contract shall be held invalid, illegal or otherwise unenforceable by a Court, the remaining provisions of the Contract shall remain in full force and effect as if the invalid provision were not in existence. The headings of the several articles and subdivisions of the Contract are inserted solely for the convenience of reference and shall have no further meaning, force or effect. No third party shall be a beneficiary of any provision of the Contract. For purposes of the Contract, this Contract may be signed in counterparts and a copy shall have the same effect as an original. Contractor's failure to require strict performance of one or more terms of the Contract shall not be a waiver by Contractor of its right to enforce strict performance of the terms of the Contract in the future.

Not included:

- Additional OSB at \$65/sheet (Includes Labor & Material)
- Additional or Estimated Labor at \$95.00 per labor man hour

X _____

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. _____

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Pre-Construction Checklist:

- _____ Hours of Work: Typically 7:00 am - 6 pm Mon -Fri, unless other arrangements are made.
- _____ Parking: Please designate areas for parking and let us know if there are any specific concerns or neighborhood requirements.
- _____ Material and Equipment Storage: Equipment trailers and/or ladders will be left on site and we will set up a mobile dumpster on your site. An area should be selected for material deliveries and dumpster.
- Location: _____
- _____ Restroom - A portable toilet will be placed on site for projects over 5 days.
- Location: _____
- _____ Preparing for your job: We ask that you remove items that may be affected by work.
Interior - wall hangings, knick-knacks, items on shelves, etc.
Exterior - valuable pots, garden statues, deck furnishings, lights, etc.
- _____ Lights: WILL / WILL NOT be removed and re-installed at work areas. (circle)
Lights will be installed if they are on site before the completion of the job.
- _____ Landscaping: During the normal course of construction, some damage to patios, plantings and sod may be beyond the control of the contractor. The contractor is not responsible for this damage, but will make every effort to avoid or minimize such damage. Trees and shrubs should be trimmed to avoid contact with exterior walls. This allows proper access for work and will extend the life of your paint, siding and roofing.
- _____ Weather Conditions: We will continue to install all products while they still meet the specifications of the manufacturers. A notification will be emailed out the morning of a inclement weather day. We reserve the right to call a day for the safety of our work crews.
- _____ Existing damage - We cannot take responsibility for damage done to faulty/rotten siding or trim during installation of new materials. Rot or damage uncovered during construction will be repaired at contracted rates or, if extensive, a separate estimate for repairs will be provided. All additional work is to be authorized by the homeowner. We are not responsible for nail pops on interior drywall.
- _____ Mechanicals: We cannot take responsibility for damage done due to improperly installed mechanicals.
- _____ Deliveries: Customer gives permission to use driveway.
- _____ Yard signs - We will place a sign in your yard. This gives your neighbors a number should they have any concerns regarding our activity in the neighborhood. It also serves as a marker for material deliveries.
- _____ Clean up - Your jobsite will be left in a "broom clean" condition at the end of each day. Although every effort is made to contain dust, 100% dust containment is impossible. We recommend changing your furnace filter often. Please call for spring clean-up from winter work.

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_____ Conduct - Employees are instructed not to smoke at the jobsite. Moonlighting by employees is against company policy and is prohibited.

_____ Extras - Extras are to be paid at the time of order.

Pre-Construction Checklist Continued:

_____ Access: A key may be kept in a lockbox on the door through which everyone will enter and exit. The key will not leave the job site.

_____ ****Survey**** - Your satisfaction is important to us. We will ask you to complete a survey at the end of your job to let us know how we are doing.

_____ ****Final walk-through**** - At job completion you will be required to do a final walk-through with the crew chief. Final payment is due at time of walk through according to your work order. If not available for walk through, payment schedule remains the same and a better meeting time for you will be scheduled and a Certificate of Completion will be signed at that time.

_____ Questions/Concerns If you have any issues about your job we are here to help.

For scheduling questions contact Bob Jones (248) 446-1750 x 107

For billing questions contact Marianne Jones (248) 446-1750 x 103

For production questions contact Bruce Ellis (248) 446-1750 x 102

Signature: _____

****Please note important items****

John McCarter Construction Project Proposal 2020

INVESTMENT

Project: _____

Date: _____

Soffit/Fascia Selections: _____

Siding Selections: _____

Gutter Selections: _____

Paint Selections: _____

Roof Selections: _____

Skylights: _____

Windows: _____

Doors: _____

Permit labor (included) _____

Permit cost allowance: _____ \$0

Other: _____

TOTAL: \$ _____

PAYMENT OPTION: \$ _____

PAYMENT TERMS:

Deposit (10%): _____

Payment No. 1 (30%): _____ Start of Project – Day 1

Payment No. 2 (50%): _____ 80% Job Completion _____

Payment No. 3 _____

Final Payment (10%): _____ Certificate of Completion _____

X _____

We accept payments by cash or check.

Visa/MasterCard payments accepted up to \$5000.00

Credit card payments over \$5,000.00 to be subject to a fee

JMC License #2102179038

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What to Expect During your Project

Siding/Roofing Installation

Things to consider before job start:

1. Replacing outside light fixtures; our siding crew will remove old fixtures during the siding process and can install new fixtures if purchased prior to start of work.
2. Replacing or changing gutter size and down spout locations
3. Replacing chimney cap; our crew will be inspecting it and can advise on replacement.
4. During the winter months with snow; marking /staking landscape lights to prevent damage

What you can expect at job start:

1. The arrival of the Trailer Dumpster from John McCarter Construction (based on job size)
2. The arrival of the installation crew along with the tool trailer
3. Walk around with the crew leader to discuss the scope of the project at beginning of the job
4. Depending on the duration of the job, a Porta Potty delivery
5. The delivery of the construction materials from our supplier in a semi-trailer or box truck
6. The use of outside electrical outlets for power supply of air compressor and power tools

What the installer / crew leader will be responsible for during your job:

1. Keep the jobsite picked up of debris and broom clean daily
2. Consideration of landscaping, bushes and plants in all work areas
3. Making sure house is weather proof at the end of each work day
4. Secure the house and garage prior to leaving the work site
5. Communication with homeowners daily; will knock on door prior to leaving for day
6. Final clean-up of jobsite with magnet broom
7. Final walk around with homeowner, review certificate of completion, receive final payment

John McCarter Construction Project Proposal 2020

What to Expect During Your Project

Window/Door Installation

Things to consider and prepare before job start:

1. Remove all window coverings, blinds curtains etc.
2. Move furniture for access to interior side of windows for trim and installation
3. If you have house only pets, consider a kennel/crate during installation, due to open outside access

What you can expect at job start:

1. The arrival of the Trailer Dumpster from John McCarter Construction (based on job size)
2. The arrival of the installation crew along with tool trailer
3. Walk around with the crew leader to discuss the scope of the project at beginning of the job
4. The delivery of the windows/doors from our supplier in a semi-trailer or box truck
5. The use of your garage to store windows and doors during installation

What the installer / crew leader will be responsible for during your job:

1. Keep the jobsite picked up of trash, and broom clean daily
2. Applying tarps on floors and carpets in all work areas
3. Making sure house is weather proof at the end of each work day
4. Secure the house and garage prior to leaving the work site
5. Final walk around with homeowner, review certificate of completion, receive final payment

John McCarter Construction Project Proposal 2020

Field Notes

For Office Use Only

Date	Initials	Change/Notes

John McCarter Construction Project Proposal 2020



Andersen Windows Quote Summary Report

Project Name: Matthews



Quote #: 34

Print Date: 04/22/2020

Quote Date: 04/22/2020

iQ Version: 20.0

Dealer:

Sales Rep: Administrator - DO NOT REMOVE

Created By:

Customer: 00 northville

Billing

Address:

Phone:

Contact:

Trade ID: 041351

Fax:

Promotion Code

* Requires Special Product Request (SPR)

** Customer Drawing Sign Off Required

Part #	Qty	Item Size (DIR)		Std. Pkg.	Ext. FTL	Item Price	Ext. Price
0000000	1	TWI 2' 3 5/8" x 3' 11 1/4" - 0 Deg (AA)	Unit, Tilt-Wash Insert Equal Sash Unit, White/Clear Pine, White Liner, AA Handling, (Top Sash) High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 3w2h, 7/8", White/Pine, Permanently Applied, Chamfer/Chamfer, (Bottom Sash) High Performance Low-E4	1	0.110	660.15	660.15
0000000	1	TWI 2' 3 5/8" x 3' 11 1/4" - 0 Deg (AA)	TruScene Full Insect Screen, White	1	0.014	141.00	141.00
0000000	2	TWI 2' 3 5/8" x 4' 5 1/2" - 0 Deg (AA)	Unit, Tilt-Wash Insert Equal Sash Unit, White/Clear Pine, White Liner, AA Handling, (Top Sash) High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 3w2h, 7/8", White/Pine, Permanently Applied, Chamfer/Chamfer, (Bottom Sash) High Performance Low-E4	1	0.246	660.15	1320.30
0000000	2	TWI 2' 3 5/8" x 4' 5 1/2" - 0 Deg (AA)	TruScene Full Insect Screen, White	1	0.032	141.00	282.00
0000000	4	TWI 2' 3 5/8" x 3' 9 1/2" - 0 Deg (AA)	Unit, Tilt-Wash Insert Equal Sash Unit, White/Clear Pine, White Liner, AA Handling, (Top Sash) High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 3w2h, 7/8", White/Pine, Permanently Applied, Chamfer/Chamfer, (Bottom Sash) High Performance Low-E4	1	0.424	660.15	2640.60
0000000	4	TWI 2' 3 5/8" x 3' 9 1/2" - 0 Deg (AA)	TruScene Full Insect Screen, White	1	0.056	141.00	564.00
1630025	7		Lift, Sash, TWI, Classic Series, White (Includes Screws)	1	0.014	9.00	63.00

Subtotal \$ 0.00

Quote #: 34

Print Date: 04/22/2020

Page 1 Of 2

iQ Version: 20.0

Part # Qty

Item Size (DIR)

* Requires Special Product Request (SPR)

** Customer Drawing Sign Off Required

Total Load Factor

0.896

Std. Pkg.	Ext. FTL	Item Price	Ext. Price
	Misc. Taxable	\$	0.00
	Tax (0.000%)	\$	0.00
	Misc. Non Taxable	\$	0.00
	Grand Total	\$	0.00

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

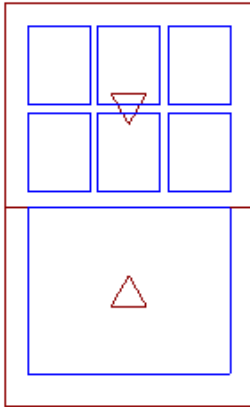
NUMBER OF LINES: 3	TOTAL UNIT QTY: 8	EXT NET PRICE: USD	5,115.78
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LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Ultimate Wood	Double Hung Tilt Pac	624.81	4	2,499.24
2		Ultimate Wood	Double Hung Tilt Pac	661.64	2	1,323.28
3		Ultimate Wood	Double Hung Tilt Pac	646.63	2	1,293.26

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		624.81
Qty: 4		Ext. Net Price:	USD	2,499.24



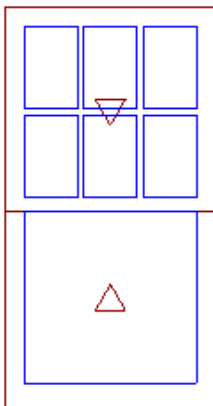
As Viewed From The Exterior

Egress Information

No Egress Information available.

Bare Pine Exterior
Bare Pine Interior
Ultimate Wood Double Hung Tilt Pac..... 401.76
Top Sash
Bare Pine Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless 152.79
Rectangular - Special Cut 3W2H
Bare Pine Ext - Bare Pine Int
Ovolo Exterior Glazing Profile
Bottom Sash
Bare Pine Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ovolo Exterior Glazing Profile
1 Per Unit Satin Nickel Sash Lock 70.26
Beige Jamb Hardware
Standard Bevel
No Screen
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:	Net Price:		661.64
Qty: 2		Ext. Net Price:	USD	1,323.28



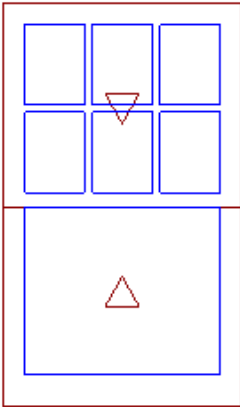
As Viewed From The Exterior

Egress Information

No Egress Information available.

Bare Pine Exterior
Bare Pine Interior
Ultimate Wood Double Hung Tilt Pac..... 438.59
Top Sash
Bare Pine Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless 152.79
Rectangular - Special Cut 3W2H
Bare Pine Ext - Bare Pine Int
Ovolo Exterior Glazing Profile
Bottom Sash
Bare Pine Sash Exterior
Bare Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Ovolo Exterior Glazing Profile
1 Per Unit Satin Nickel Sash Lock 70.26
Beige Jamb Hardware
Standard Bevel
No Screen
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit:	Net Price:	646.63
Qty: 2		Ext. Net Price:	1,293.26
		USD	



As Viewed From The Exterior

Egress Information

No Egress Information available.

Bare Pine Exterior	
Bare Pine Interior	
Ultimate Wood Double Hung Tilt Pac.....	423.58
Top Sash	
Bare Pine Sash Exterior	
Bare Pine Sash Interior	
IG	
Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	152.79
Rectangular - Special Cut 3W2H	
Bare Pine Ext - Bare Pine Int	
Ovolo Exterior Glazing Profile	
Bottom Sash	
Bare Pine Sash Exterior	
Bare Pine Sash Interior	
IG - 1 Lite	
Low E2 w/Argon	
Stainless Perimeter Bar	
Ovolo Exterior Glazing Profile	
1 Per Unit Satin Nickel Sash Lock	70.26
Beige Jamb Hardware	
Standard Bevel	
No Screen	
***Note: Unit Availability and Price is Subject to Change	

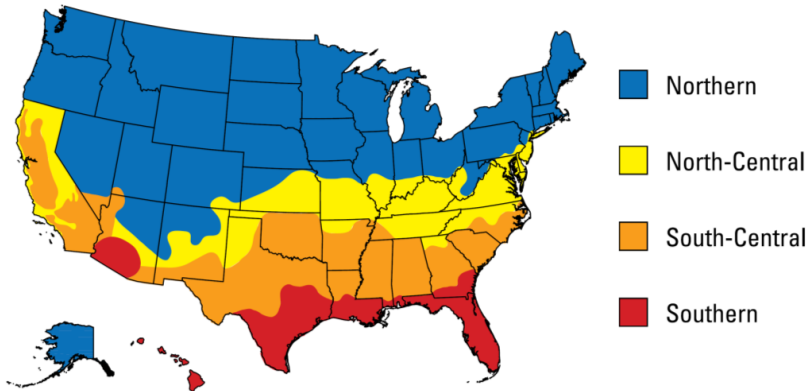
Project Subtotal Net Price: USD	5,115.78
6.000% Sales Tax: USD	306.95
Project Total Net Price: USD	5,422.73

Product and Performance Information

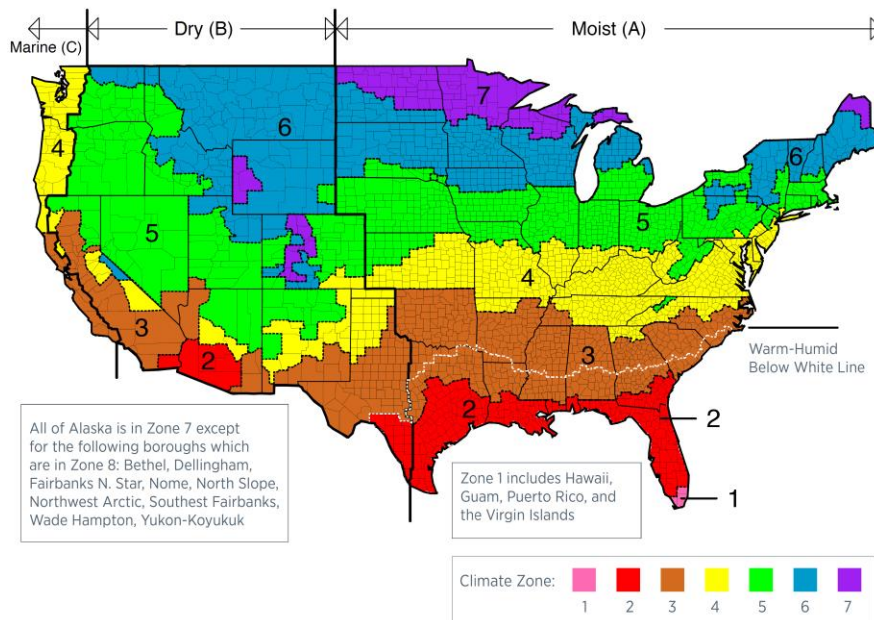
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.



International Energy Conservation Code (IECC) Climate Regions





CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Doors

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Preservation Planner.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

The Importance of Historic Doors

Just like windows are the “eyes” of a building, doors are an integral part of how we experience buildings. Door designs are often specific to a building’s style and feature elements that are repeated elsewhere on the structure. If a historic door is present, every effort should be made to preserve it. The HDC encourages repair of historic doors, and may approve replica or replacement doors on a case-by-case basis. A compatible replacement may be approved for non-historic doors.

Please contact the Preservation Planner for door inquiries.

Criteria for Door Replacement

- Original or historic doors should be repaired rather than replaced. The applicant must demonstrate severe deterioration to obtain approval for removal of original fabric.
- If security or weatherization is the impetus for replacing a door, the HDC asks to first consider appropriate storm doors to protect the historic fabric.
- Non-historic doors may be replaced with doors that are appropriate to the building.

General Guidelines for Replacement Doors

- Original doors being replaced should be replicated as close as possible. For properties where there is no documentation of the historic door, a door that is compatible with the architectural style should be used.
- Historic doors were typically wood, and replacement doors should ideally be wood as well. Replacement non-wood doors should be smooth-finished and painted. Textured faux-wood doors are not appropriate.
- Historic doors typically had some kind of paneling or trim. A paneled door is encouraged over a flat-surfaced door.
- Many exterior historic doors include some type of window. A window is encouraged for most replacement doors concerning a main entrance.
- Fan-light, or “Half Moon” windows are generally not appropriate.
- Historic sidelights and transoms shall be retained.
- Doors that feature shiny brass coming are not appropriate.

Sliding Doors

- Sliding glass doors, frequently used to access a deck or patio, may be approved on a case-by-case basis on elevations that are not publically visible.

Door Hardware

- Door hardware: such as knobs/handles, locks, hinges, and escutcheons, should be appropriate to the style of the door.
- Generally, replacement hardware should be as modest with a clean finish.

See Page 2 for Examples of doors that may and may not be approved.

First Draft from 4/28 Meeting

Below is a selection of doors that are more likely to be appropriate **depending on the style of the building**, and doors that are likely to be inappropriate. Please contact the Preservation Planner with door inquiries.

Replacement doors that are likely <u>appropriate</u> on a case-by-case basis.	Replacement doors that are likely <u>inappropriate</u> .
  	  
  	  
  	  



CITY OF

Ypsilanti

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Historic District Fact Sheet

Doors

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Preservation Planner.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/157

Planning

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

3rd Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hd

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

The Importance of Historic Doors

Just like windows are the “eyes” of a building, doors are an integral part of how we experience buildings. Door designs are often specific to a building’s style and feature elements that are repeated elsewhere on the structure. If a historic door is present, every effort should be made to preserve it. The HDC encourages repair of historic doors, and may approve replica or replacement doors on a case-by-case basis. A compatible replacement may be approved for non-historic doors.

Please contact the Preservation Planner for door inquiries. Include a cut sheet of a proposed new door with a product description in the Work Permit application.

Criteria for Door Replacement

- Original or historic doors should be repaired rather than replaced. The applicant must demonstrate severe deterioration to obtain approval for removal of original fabric.
- If security or weatherization is the impetus for replacing a door, the HDC asks to first consider appropriate storm doors to protect the historic fabric.
- Non-historic doors may be replaced with doors that are appropriate to the building.

General Guidelines for Replacement Doors

- Original doors being replaced should be replicated as close as possible. For properties where there is no documentation of the historic door, a **door that is compatible with the architectural style should be used.**
- Historic doors were typically wood, and replacement doors should ideally be wood as well. Replacement non-wood doors should be **smooth-finished** and painted. Textured faux-wood doors are not appropriate.
- The door finish, whether stained or painted, should be compatible with the color palette of the house.
- Historic doors typically had some kind of paneling or trim. **A paneled door is encouraged** over a flat-surfaced door.
- Many exterior historic doors include some type of window. **A window is encouraged** for most replacement doors concerning a main entrance.
- Fan-light, or “Half Moon” windows are generally not appropriate.
- Historic sidelights and transoms shall be retained.
- Doors that feature shiny brass coming are not appropriate.

Sliding Doors

- Sliding glass doors, frequently used to access a deck or patio, may be approved on a case-by-case basis on elevations that are not publically visible.

Door Hardware

- Door hardware: such as knobs/handles, locks, hinges, and escutcheons, should be appropriate to the style of the door.
- Generally, replacement hardware should be as modest with a clean finish.

See Page 2 for Examples of doors that may and may not be approved.

Second Draft for Approval or Revisions

Below is a selection of doors that are more likely to be appropriate **depending on the style of the building**, and doors that are likely to be inappropriate. Please contact the Preservation Planner with door inquiries.

Replacement doors that are likely <u>appropriate</u> on a case-by-case basis.	Replacement doors that are likely <u>inappropriate</u> .
	



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting

Tuesday, April 28, 2020
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Chairperson Pettit Video/telephone usage instructions given for potential attendees
Meeting called to order at 7:03pm

Commissioners Present: Alex Pettit, Anne Stevenson, Erika Lindsay, Amy Swift, James Chesnut

Commissioners Absent: Ron Rupert

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

Additional Staff Present: Joe Meyers, Economic Development Director
Christopher Jacobs, Downtown Development Authority Director
Elize Jekabson, Downtown Development Authority Coordinator

APPROVAL OF AGENDA

Slagor: Staff requested to add 101 W Michigan as a study item.

Motion: Swift (second: Lindsay) moved to approve the agenda as amended.

Voice Vote: Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS 103 W Michigan

**The application for replacement windows was moved to the end of the agenda as the applicant was not present.*

NEW BUSINESS 501 N River

**The application for chicken coop was moved to the end of the agenda as the applicant was not present.*

STUDY ITEMS

101 W Michigan

**Storefront.*

Applicant: Richard Muszynski-owner, Cody Newman-architect- present.

Discussion: Pettit: Asked what has changed and what is different in the revised plans presented.

Newman: Explained that when the 1950s modern façade was removed, there was steel that had not before been seen on the existing. Stated that this resulted in having to slightly modify the window sizes that are on the Michigan Avenue and Huron Street main front side. Stated that the modified dimensions are shown on the A500 Exterior Elevation sheet *[reference materials]*. Stated that there are no changes in color, style and trim. Stated that certain areas of the trim will be slightly wider.

[Per reference materials, discussion as to window/trim -- proportion/dimension/glazing/jamb details]

OLD BUSINESS

--Returned to Old Business

103 W Michigan

**Replacement windows.*

Applicant: Michael Condon, contractor- not present

Discussion: *[Commissioners reviewed/discussed application and reference materials]*

Slagor: Provided an update of contact with applicant. Indicated having received cut sheet information.

[Discussion as to additional documentation]

Swift: Indicated that for the proposed windows, the Commission can review the cut sheets and ensure that they are appropriate for the District. Indicated being unable to tell what the light pattern is. Indicated that the Commission needs to be able to agree that the condition of the existing windows require replacements before approval is given. Also indicated the need to make sure that the grille patterns match.

[Discussion continued as to preservation of materials/light pattern/window location considerations/desire to see existing-window-condition photos]

Motion: Swift (second: Stevenson) moved to table a decision of work on 103 W Michigan for the applicant to provide detailed photos of the deterioration of the windows to be replaced.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

NEW BUSINESS

--Returned to New Business

501 N River

**Chicken Coop.*

Applicant: Dawn Goldstein, owner- not present

Discussion: *[Commissioners reviewed/discussed application and reference materials]*

[Discussion as to appropriate paint finish considerations]

Motion: Chesnut (second: Swift) moved to approve and issue a Certificate of Appropriateness for the work at 501 N River for installation of a chicken coop and chicken wire enclosure. The coop shall be built to specifications and finished in a natural whitewash. The structure shall be whitewashed to the greatest opacity possible to match the white finish on the house.

Secretary of the Interior Standards:
#10 – New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

ADMINISTRATIVE APPROVALS

8 N River - Fence.

Motion: Lindsay (second: Chesnut) moved to accept the administrative approval for 8 N River for fencing.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

OTHER BUSINESS

1. Draft Door Fact Sheet

Commissioners/Staff reviewed a draft of a new HDC Door Fact Sheet and discussed potential revisions.

2. Property Monitoring

Commissioner/Staff discussion as to property monitoring.

3. Commissioner Comments

Commissioners, who wished, shared additional thoughts/comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS- none

HOUSEKEEPING BUSINESS

Approval of the minutes of April 14, 2020

Motion: Stevenson (second: Swift) moved to approve the minutes of April 14, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Lindsay, Swift, Chesnut

Nays: None

Absent: Commissioner Rupert

Unanimous. Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:41 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson



**PUBLIC NOTICE
CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION – VIRTUAL MEETING**

The Ypsilanti Historic District Commission (HDC) will hold A Virtual Meeting on Tuesday, May 12, 2020 at 7 p.m. The meeting will be in held in accordance with Governor Whitmer's Executive Order 2020-48.

The Regular HDC Meeting is being held virtual in order to prevent the spread of COVID 19.

The meeting can be attend through the below link, or through the below toll free numbers.

May 12 2020 HDC Regular Meeting Virtual Access Link

<https://us02web.zoom.us/j/84088877515>

When prompted, enter **Meeting ID:** 840 8887 7515

April 12, 2020 HDC Regular Meeting Toll Free Phone Number Access

888 475 4499 US Toll-free

877 853 5257 US Toll-free

-When prompted, enter the **Meeting ID:** 840 8887 7515
, followed by the #, press # again to be connected

Members of the public will be able to make comment during the designated time for public comment. To address the HDC, meeting participates will need to "raise their hand" to indicate they want to speak.

To raise your hand while participating online, click the "Raise Hand" icon at the bottom of the Zoom Screen or press *9 via phone. After you raise your hand you will be informed when it is your turn to speak, and your microphone will be unmuted at that time. Your microphone will be muted again when you have finished your comments or when your speaking time has expired.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Andrew Hellenga
City Clerk
Posted: May 8, 2020