1. Historic District Commission Packet 6/23/2020

   Documents:

   02-105 W MICHIGAN.PDF
   03-407 W CROSS.PDF
   04- ADMINISTRATIVE APPROVALS.PDF
   05-HISTORIC DISTRICT 6-9-2020 FULL MINUTES.PDF
   HDC JUNE 23, 2020 FULL PACKET.PDF
   PN-JUNE 23 2020 HDC VIRTUAL MEETING.PDF
   00-HDC JUNE 23, 2020 AGENDA.PDF
   01-100 W MICHIGAN_STOREFRONTS.PDF

HDC Work Permit Staff Review

Property address: 105 W Michigan

Property History: The property includes a ca. 1870 Italianate commercial building. The building was considered non-contributing in the National Register listing- at the time it was sheathed in a mid-century metal cladding. The cladding was removed ca. 2001 to reveal the original brick. The current storefront was remodeled with a new signboard and trim sometime thereafter. The current façade is closer to the original appearance, but not historically accurate.

Date of Application: June 15, 2020

Date of Review: June 17, 2020

Date of Meeting: June 23, 2020

Proposed work: New sign

Materials: PVC/Aluminum Composite sign

Staff review:

1. The current business, United Sonz, has rebranded as Ypsilanti Marketing and Print Company, and would like to change their sign.
2. The previous sign included individual letters that sat within a recessed panel signboard, over the storefront.
    a. The current storefront with paneled signboard is part of a post 2001 rehabilitation and not a historic feature, or restoration of a historic feature.
3. The proposed new sign is a single PVC/Aluminum Composite Sign Board.
4. The new sign is proposed to be centered over the storefront. In the schematic, this is depicted as being taller than the recessed panel, but not longer. Therefore, the panel will be exposed on either side of the sign.
5. Staff has concerns about the size and placement of the new sign in relationship to the recessed panel.

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 or power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

    a. Because the panel is still exposed on either side of the sign, it creates a narrow opening, where moisture or pests could enter.
        i. *After communication with staff. The applicant has proposed to install an additional 1" spacer to the back of the sign to prevent moisture from entering the panel*.
    b. By partially covering the panel, the new sign gives the storefront a temporary and unfinished look, inconsistent with many other downtown storefronts.
6. Additionally, the current sign has not proposed trim, which is a guideline in the Sign Fact Sheet.
    a. The Sign Fact Sheet seems to imply the trim was a requirement to prevent water damage to the signs, rather than an aesthetic.
    b. There are many untrimmed, relatively recent signs in the district.
    c. The applicant states the sign is a waterproof material and would not need additional trim.
7. Staff provided the applicant with the Sign Fact Sheet and recommend solutions to make the sign more appropriate.
    a. Include some type of trim to frame the sign.
    b. Either shrink the sign so it fits within the recessed panel or elongate it so it covers the panel entirely.
    c. The applicant has indicated that neither are desired options.

Recommended Motions:

Move to table action on the proposed work at 105 W Michigan so the applicant may amend the application, including trim to frame the sign and appropriately covering or fitting the recessed panel.

***

Move to approve and issue a certificate of appropriateness for work at 105 W Michigan, as submitted in the application dated June 15, 2020 for installation of a new sign. The sign shall be a PVC/Aluminum material and match the rendering submitted. An additional waterproof spacer shall be placed within the panel behind the sign to prevent additional moisture from entering the storefront.

Relevant Secretary of the Interior Standards:

#10

Prepared by:
Scott E. Slagor, Preservation Planner

R. 26964
#797691
PHDC-20-0033

RECEIVED
JUN 15 2020
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address: 105 West Michigan Avenue

Applicant

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

Name: Travis Willis

Address: [redacted]

City	State	Zip
Ypsilanti	MI	48197

Phone / Fax: [redacted]

E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: A² Benchmark / Matt Smith [redacted]

Type of work

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

Complete Description of Proposed Work:

Ypsilanti Marketing & Print Company is installing a new sign over the entrance of 105 West. Mich Ave. The sign will include new business name and logo. Sign material is PVC and will be installed by A2 Benchmark.

Please see pictures.

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

PVC only.
aluminum composite

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:
0	$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.

S[redacted]	Date: 6-5-2020
Print Name: Travis O. Willis	

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.

PHDC 20 0033

YPSI MARKETING &
PRINT COMPANY
105
printingplusshirts
.com
GRADUATION
INVITES
ON SALE NOW!

Heritage Appraisal Services, Inc.

June 10, 2020

To whom it may concern:

I give Travis Willis permission to put an approved sign at the address 105 W. Michigan Ave.

If you need any additional information, please let me know at your convenience.

Sincerely, Jeffrey R. Kuhns Sr.

1302 Roosevelt, Ypsilanti, MI 48197 ▪ Phone: 734.482.8200 ▪ jkuhns@heritageappraisal.com

Staff photo: 105 W Michigan, facing south to facade.

HDC Work Permit Staff Review

Property address: 407 W Cross

Property History: The property currently includes a statue, landscaping, and fencing. It was acquired by St. John the Baptist Church in 1949. Prior to then, Sanborn Maps show a very large house at this location. The extant Mary Statue and landscape features are not mentioned in the National Register or Local listing documents. Presumably, the age of the statue would have precluded it from being considered contributing. At this time, not enough research has been done to determine if the statue and lot are a historic landscape.

Date of Application: June 16, 2020

Date of Review: June 19, 2020

Date of Meeting: June 23, 2020

Proposed work: Food pantry vegetable garden with a low wire fence and mulch paths.

Materials: Wire fencing, 4x4 wood posts, and mulch.

Staff review:

1. Normally, landscape features and fencing can be administratively approved, however given the lot's highly visible location- and gateway position to the district, staff felt it was appropriate for the Commission to review.
2. The applicant proposes to install a large vegetable garden- on the ground- to supply fresh food for the church's food pantry.
3. The garden will cover the northeast quarter of the lot, within the existing public and private sidewalks.
    a. Plantings will be divided into two grids with mulched paths between.
4. A key component of the application is a perimeter fence to prevent pests from getting to the vegetables.
    a. The fence will be 3' tall, wire, with metal stakes as pictured.

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 or power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

b. Corner posts and gate posts shall be low 4x4 posts, painted white.
   c. The HDC is to clarify with the applicant what material the gate will be and how it will look.

5. In staff opinion, although the fence is in a highly visible location- it's low height, transparency, and removability minimize its impact on the character of the district and can be approved.

*Staff recommended the applicant have the soil tested for lead and other toxins prior to planting on the ground.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 407 W Cross, as submitted in the application dated June 16, 2020 for installation a garden with a perimeter fence, as specified.

Relevant Secretary of the Interior Standards:

#10

Prepared by:
Scott E. Slagor, Preservation Planner

PH DC-20-0034 R. 26994 Vida

RECEIVED
JUN 16 2020
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
407 W Cross St, Ypsilanti, MI 48197

Applicant

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

Name		
St. John the Baptist Parish		
Address		
411 Florence		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
[redacted]	[redacted]	

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:

The purpose of this project is to take an empty 40 x 45' plot owned by St. John the Baptist to grow healthy food for the Church's food pantry ministry. Construction involves a 3' fence around the garden's immediate perimeter to prevent pests. Photo of fencing material is attached. The 4x4 corner posts will be painted white

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$500	$45 + _____ =

Signature

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

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

Signature: [redacted]	Date: June 16, 2020
Print Name: Caroline Wright	

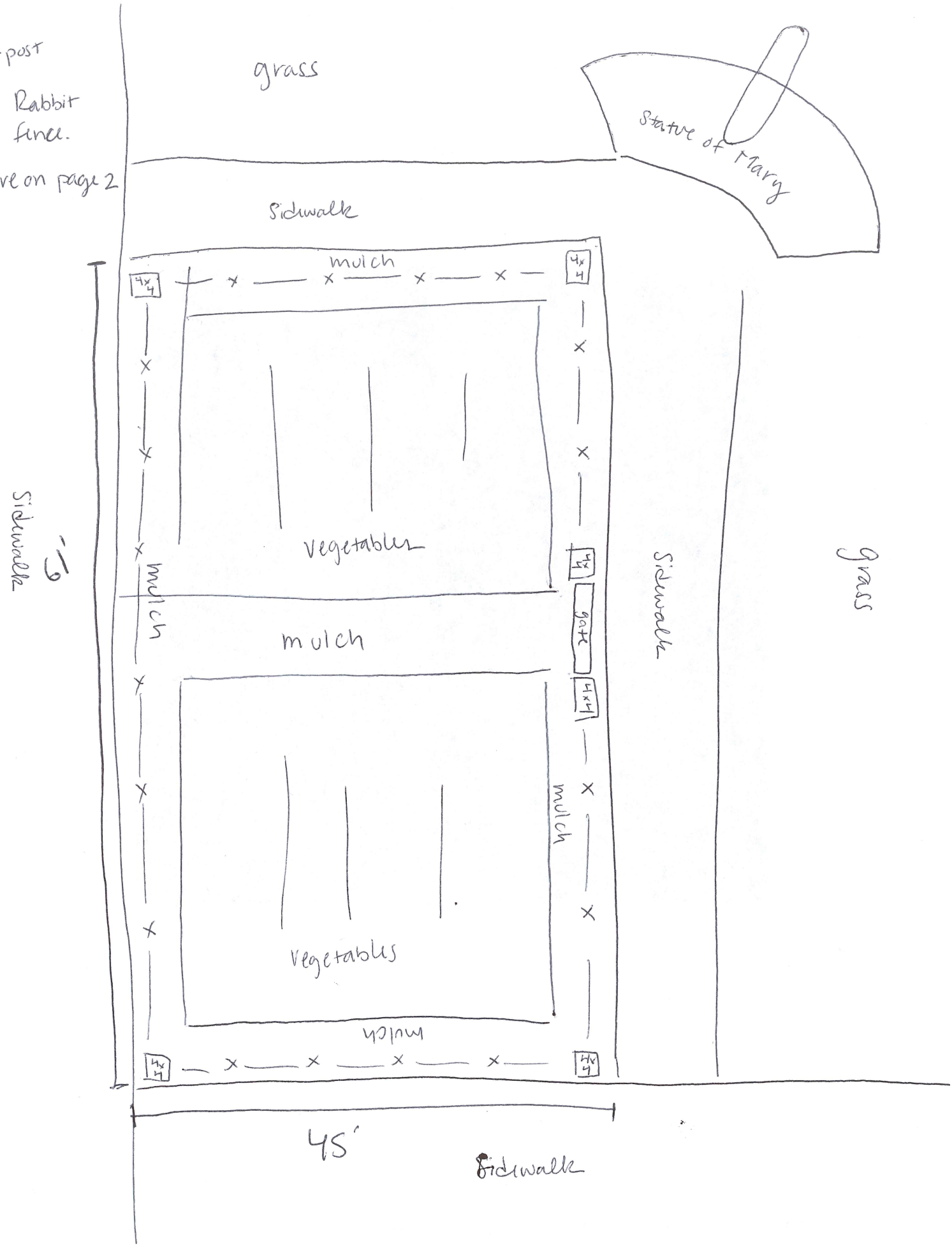
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

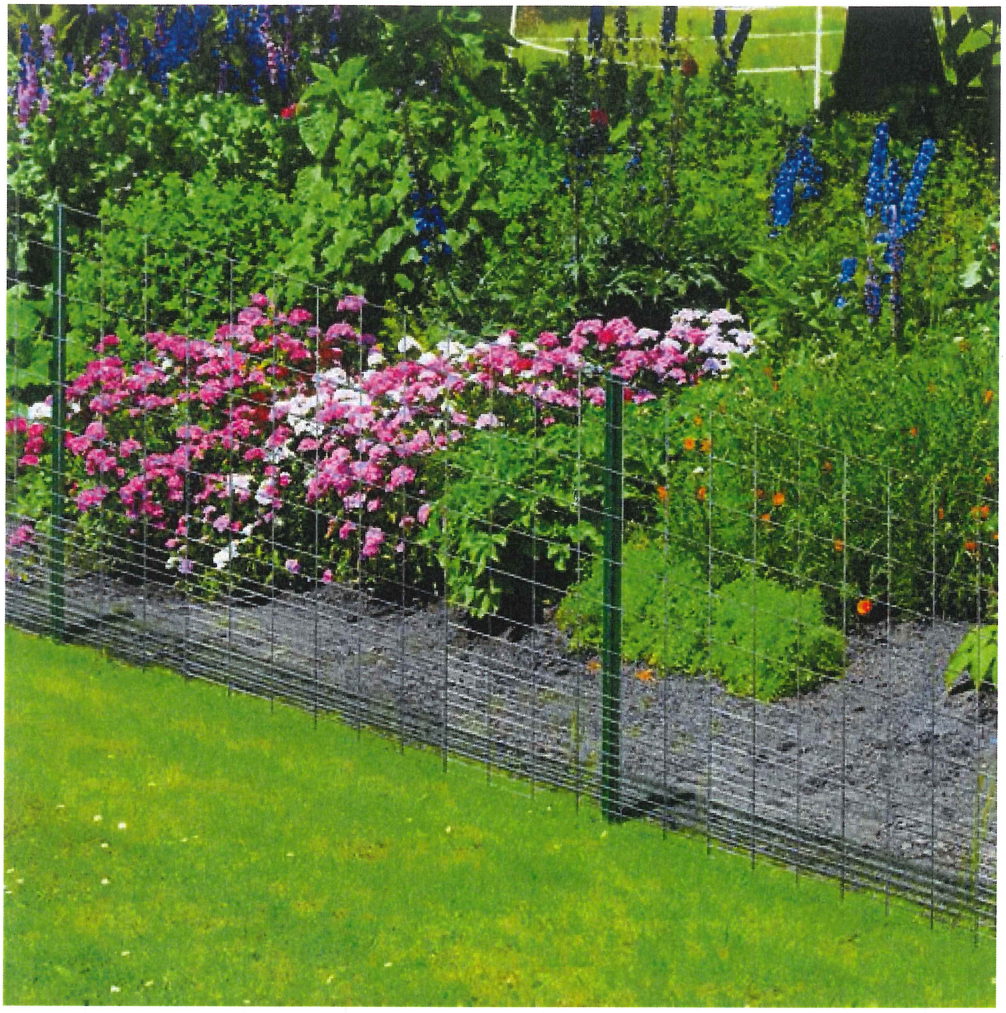
All other necessary approvals and permits must be acquired before beginning work.

x = T-post

— = Rabbit fence.

picture on page 2





City of Ypsilanti

Community and Economic Development

June 10, 2020

TRUWIT, MATTHEW E.-ELIZA P.
[redacted]
YPSILANTI, MI 48198

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0030) **for Air Conditioning Condenser Installation at 224 N GROVE**

Dear TRUWIT, MATTHEW E.-ELIZA P.,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to install an air conditioning condenser, resting on a 30"x30" utility pad, at the south side of the house has been **approved**.

The following Historic District conditions must be followed:

1. **The condenser unit shall be installed into an existing opening.** The building shall not be cut into for this installation; rather the condenser shall connect through the existing boarded former window opening on the south side of the house, as specified.

The following Secretary of Interior Standards were considered in approving your application:
#10 – New work shall be removable.

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

Sincerely,

[redacted]

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

CC: File
Building Department

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address: 224 N Grove

Applicant

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

Name: Eliza Peak + Matt Trowbridge

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48198

Phone / Fax: [redacted] | E-Mail:

Contractor

Contractor Name & Contact Info: Accurate Comfort Systems, Philip Myers [redacted]

Type of work

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

Complete Description of Proposed Work:

Install A.C. Condure on side of House
See attached pictures.

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$3.000	$45 + _____ = 45.00

Signature

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

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

Signa[redacted]	Date: June 3 2020
Print Philip C. Myers	

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.

Line set & Eletric thru the Basement window

Box Represents Approx condenser View From Street

Box Represents Condenser. Condenser 30" x 30" x 30"

City of Ypsilanti

Community and Economic Development

June 12, 2020

S R WALKER CONTRACTING LLC
[redacted]
LIVONIA, MI 48154

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0031) **for Re-roofing at 36 E CROSS**

Dear S R WALKER CONTRACTING LLC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to recover the roof with a TPO membrane and replace the edge metal has been **approved**. The new metal shall match the color of what is there currently.

The following Historic District conditions must be followed in all roofing projects:

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.

2. **Shingles shall match the current shingles in color and material**. Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).

3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors**. No raw material.

4. **Flashing must be inserted under siding**. Color must closely match the adjacent surface (either roof shingles or building trim).

5. **Roof venting shall be accomplished through the use of ridge vents**. If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles**. Downspouts must be located at the corners of the structure.

7. **Torches are not to be used at any time during installation.**

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

#5 – Preserve distinctive features.

#10 – New work shall be removable.

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

Sincerely,

[redacted]

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

CC: Property Owner - DEPOT TOWN ENTERPRISES 5629 PINE VIEW DR YPSILANTI MI 48197
File
Building Department

City of Ypsilanti
Historic District Commission
Work Permit Application

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

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To complete this application:

1. Complete this form.
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   c. Dimensioned drawings of any new construction or modifications to existing structures, including awnings and signs.
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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
36 East Cross Street

Applicant

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

Name		
S.R. Walker Contracting LLC.		
Address		
[redacted]		
City	State	Zip
Livonia	Michigan	48154
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info

Type of work

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

[redacted]

Complete Description of Proposed Work:

Flat roof, install of a Single-ply TPO roofing membrane.
Replace edge metal.
Edge metal color to match existing color.
This is not a tear-off we are going over the existing one layer of roofing.

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

Thermalplastic Polyolefien Roofing white (not visible from the grond)
Edge Metal (color to match existing)

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:
$11,900.00	$45 + 0 =45.00

Signature

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

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

Signatur[redacted]	Date: 6/5/2020
Print Na[redacted]: Steve Walker	

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.

City of Ypsilanti
Historic District Commission
Work Permit Application
Check List

Is your application complete?!
Do you have the following?

For painting projects:

- ✓ A detailed description of what you will be painting (trim, siding, deck, etc.)
- ✓ A list of all the materials you plan to use (paint brands, color names, etc.)
- ✓ Color chips or samples of the proposed paint colors
- ✓ Photographs of the property
- ✓ A description of how you plan to prep your surfaces for new paint (the HDC does not allow power washing or sand blasting)

For roofing projects:

- ✓ A detailed description of the proposed roof work (Removing existing shingles? Replacing entire roof or portions?)
- ✓ Information about your plans for venting (can vents are generally not permitted in the district)
- ✓ Plans for the flashing and drip edge—what color will they be?
- ✓ Brand name and style of proposed new roofing—include a cut sheet, catalogue sheet, or print-out with details about proposed shingles
- ✓ Color of the new shingles

For fencing projects:

- ✓ Site plan or drawing of lot showing placement of fence in relation to buildings/property
- ✓ Proposed fencing material and style
- ✓ Color chip or sample of proposed paint or stain (wood must be finished with an opaque stain or paint)

For window projects:

- ✓ A detailed description of your plans for the windows—are you replacing them entirely? Just the sash kits?
- ✓ A cut sheet, catalogue sheet, or print-out with a photo of the proposed window, its dimensions and its materials (vinyl windows are generally not permitted in the district)
- ✓ Photographs of the existing windows showing their deterioration or lack of functionality

For all other projects:

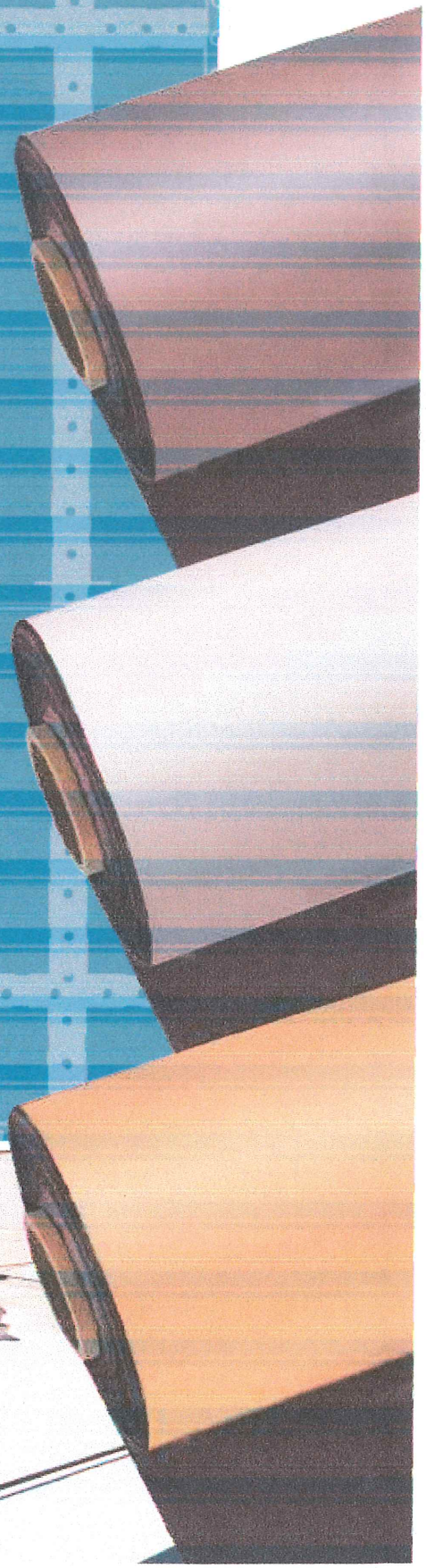
- ✓ A detailed description of the proposed work
- ✓ A list of all materials to be used in proposed work
- ✓ Samples or chips of any paint or stain
- ✓ A site plan for any application involving the installation of something on the site (fencing, out buildings, major landscaping, etc.)
- ✓ Cut-sheets, catalogue sheets, or print-outs with details on any materials you are using (like composite wood materials, solar panels, siding, shingles, alternative materials, or anything with specific dimensions)

Without this required information, your application will be considered <u>incomplete</u> and <u>will not be added to the agenda</u> until the necessary information is received.

MAIZ

TPO

ROOFING SYSTEMS



MULE-HIDE PRODUCTS

"The name trusted in roofing since 1906"

OUR PROMISE

THROUGH ONGOING INTERCHANGE OF EXPERIENCES WITH CONTRACTORS, MULE-HIDE KEEPS ON TOP OF THE LATEST ROOFING REQUIREMENTS AND SOLUTIONS

Trusted in roofing since 1906, Mule-Hide is the right choice for all kinds of installations. Our time-tested and proven systems are affordable and easy to install, and they meet even the strictest demands of today's commercial, industrial, and institutional buildings.

We can help you with everything from membrane selection to determining the best way to ensure a watertight roof. And because providing total roofing systems is our business, you can count on Mule-Hide to ensure the compatibility and performance of any and every component you choose.

WARRANTY PROGRAM

Mule-Hide offers an extensive warranty program with several options for commercial projects, including Membrane Warranties, Standard System Warranties and Premium System Warranties. Complete information on the warranties can be found at our website: www.mulehide.com, under the Warranty Information tab.

A Mule-Hide representative inspects all commercial projects for which a Standard System Warranty or a Premium System Warranty is requested prior to the issuance of the warranty. To be eligible for a System Warranty (either Standard or Premium), the installing contractor must be a Mule-Hide Warranty Eligible contractor. More information on becoming a Mule-Hide Warranty Eligible Contractor can be found at our Web site: www.mulehide.com, under the Warranty Information tab.

Mule-Hide also offers a selection of Membrane Warranties that are available for residential (single family dwelling) projects.

SYSTEM BENEFITS

EASY TO INSTALL

Mule-Hide TPO Roofing Systems install quickly and economically. UL & FM listed assemblies are available upon request. All the accessories you need to complete roof details around edges and penetrations are also stocked locally.

ENERGY EFFICIENT ROOFS

White surfaces have been shown to reflect up to 78% of the sun's rays to reduce air-conditioning costs. The superb reflectivity of white TPO even reduces the heat build-up under the membrane.

THE BEST LIFECYCLE

TPO provides excellent resistance to fire, UV, airborne bacteria, and industrial pollutants such as air-conditioning coolants. Contains no chlorine, a plus for the environment.

LOWER LABOR COSTS

Available in widths of 8', 10', and 12' for less seams and less labor compared to standard PVC sheets.

THICKER TOP PLY

More product on top of the scrim where you need it most, one of the thickest top plies in the industry.

STRENGTH

Keeps moisture out, yet lightweight, making it ideal for new construction and retrofit installations without adding excessive weight to the roof deck. TPO can handle the desert sun, sand, arctic freezes, and torrential downpours. Stands up to rooftop traffic, tools, and equipment.

FLEXIBILITY

The membrane remains flexible in hot and cold temperatures so it will not split or crack.

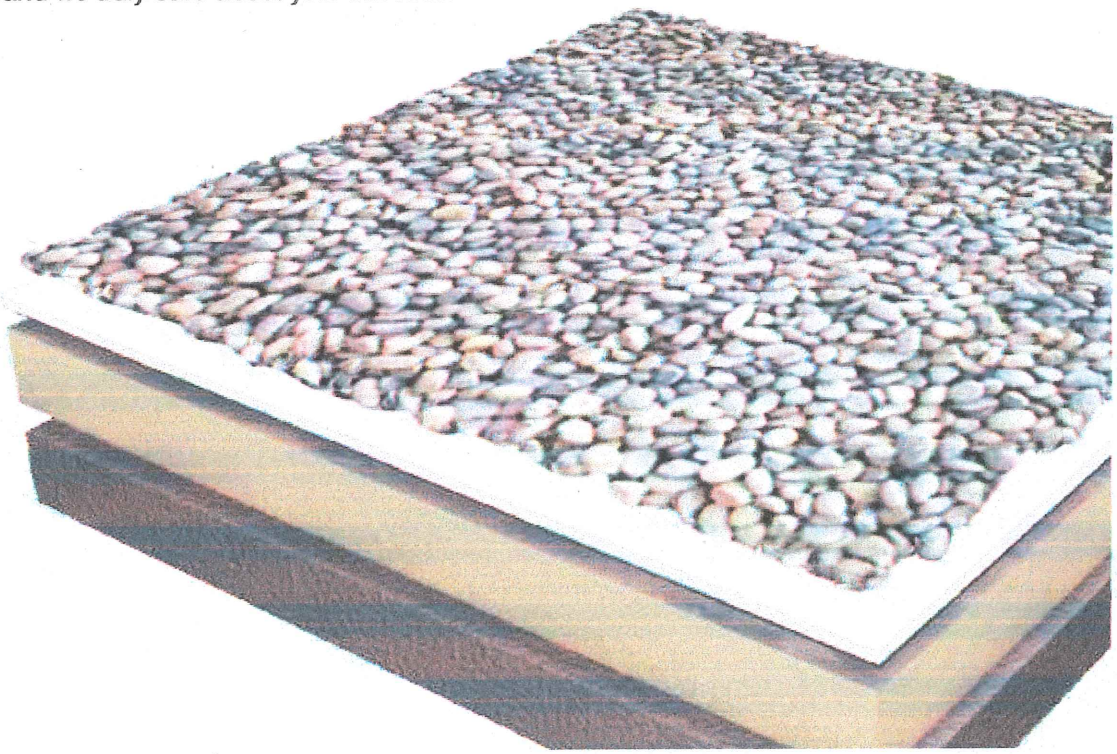
REPAIRABLE

TPO membrane remains repairable year after year, allowing for ease of future cutouts, alterations and tie-ins. Can be cleaned to retain like - new appearance.

WHY MULE-HIDE?

WE HELP YOU GROW YOUR BUSINESS

When you choose Mule-Hide roofing materials for a project, you get more than just the best products from a company *that's been helping contractors for over a century now.* You also get individualized service designed to help you get the job done right the first time – so you can get on to the next job, and get that one done right, as well. Mule-Hide products are available through the nation's largest distribution channel, and we truly care about your success.



PRODUCT INFORMATION

THE AFFORDABLE WHITE ROOF

INSTALLED COST VALUE

Other white membranes command a premium price, but thanks to manufacturing technology originally developed in the automotive industry (impact and UV resistant bumpers), a Mule-Hide TPO Roof is "The Affordable White Roof".

REINFORCED TPO

- White, gray, tan (other colors by special order)
- Also available in Fleece Back versions
- Thermoplastic polyolefin based for superior strength and weatherability
- Lightweight yet highly resistant to tears, impact, punctures, & wind uplift
- Ideal for both new construction and reroofing
- Reinforced membrane easily handles building thermal expansion & contraction
- Meets or exceeds ASTM performance standards.

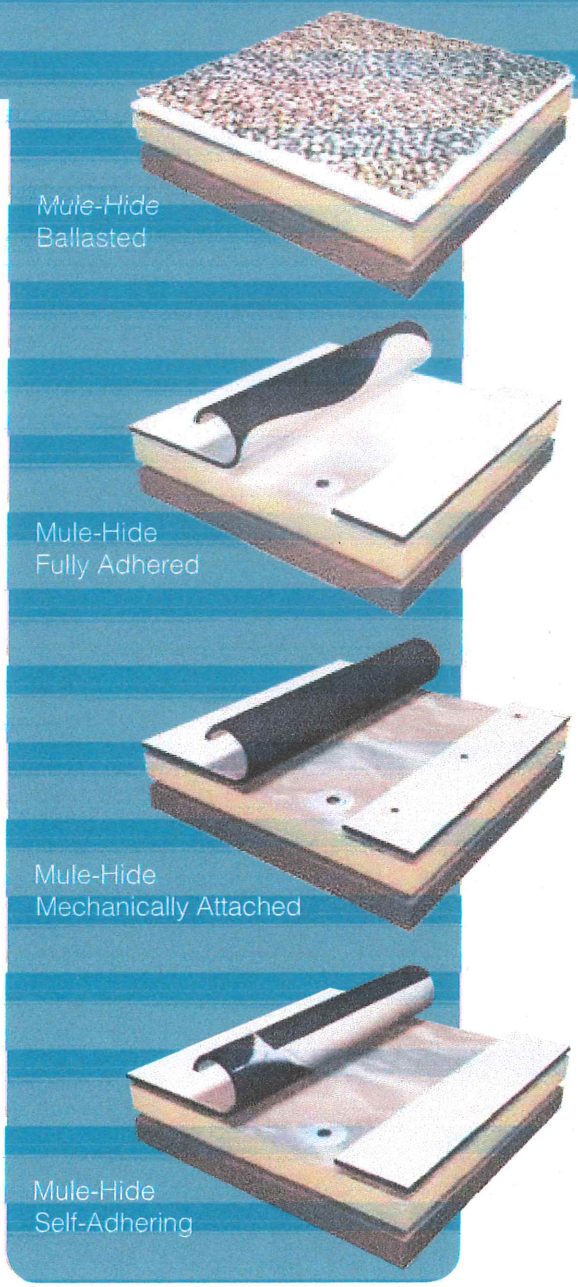
ENVIRONMENTALLY FRIENDLY

- No plasticizer migration
- No chlorine
- Recyclable

TPO WITH CLEAN FILM

Remove dirt and scuffs left behind during installation by installing a membrane with protective film.

- Guard against damage and dirt pick-up due foot traffic
- Reduce roof glare during installation
- Ensure no loss of initial reflectivity immediately after instal due to dirty roof



SELF-ADHERING TPO

FASTER INSTALLATION

SA-TPO contains all the benefits of fully adhered, reinforced TPO plus labor savings with a solvent and odor-free factory-applied adhesive. Easy, consistent installation—up to 3 to 5 times faster than traditional TPO systems—resulting in a finished system with no membrane fluttering, decreased stress on fasteners, and less wrinkles.

When projects call for an alternative to traditional TPO membrane, SA-TPO is the solution contractors choose when:

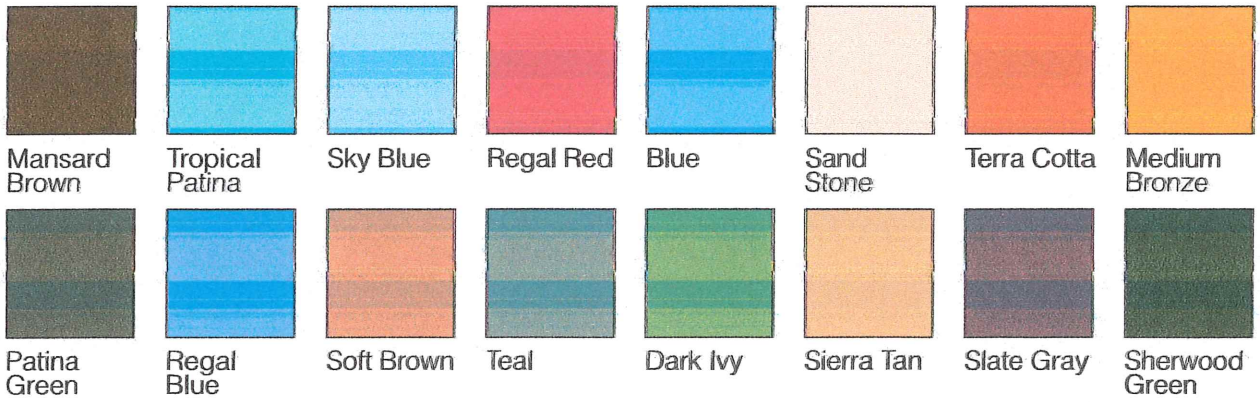
- Stringent VOC regulations demand a VOC and odor-free roofing system.
- High-rise building installations require a lightweight membrane that is able to be transported to the roof using an elevator.
- Construction schedules necessitate a water-tight building as quickly as possible.

MATERIAL	MATERIAL THICKNESS	STANDARD WIDTH	STANDARD LENGTH	STANDARD COLORS	AVAILABLE WARRANTY
TPO-c Standard Membrane	45 mil	4' - 12'	100'	White, Gray, Tan	10, 15 yr
	60 mil	4' - 12'	100'	White, Gray, Tan	10, 15, 20 yr
TPO-c Extra Membrane	80 mil	4' - 12'	100'	White, Gray, Tan	10, 15, 20 yr
SA-TPO	60 mil	10'	50' - 100'	White	10, 15, 20 yr
TPO with CLEAN Film	60 mil	6', 10'	100'	White	10, 15, 20 yr
TPO-c Fleece Back Membrane	45 mil	6' - 12'	50' - 100'	White	10, 15 yr
	60 mil	6' - 12'	50' - 100'	White	10, 15, 20 yr
TPO-c Fleece Back Plus Membrane	45 mil	6' - 12'	50' - 100'	White	10, 15 yr
	60 mil	6' - 12'	50' - 100'	White	10, 15, 20 yr

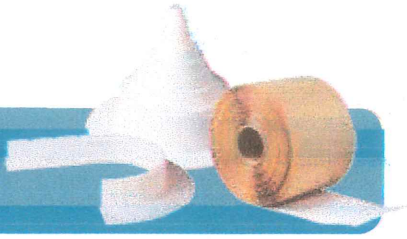
This chart is used for a general guideline. Additional sizes and colors may be available. Please contact Mule-Hide Customer Service at 800-786-1492 or go to our website at www.mulehide.com for specific product information.

COLORS

Colors require a minimum order of 5,000 square feet of 60-mil non-reinforced flashing (used as an overlay to create a logo) or 100,000 square feet of reinforced TPO membrane and an approximate three week lead time. Custom colors are available upon request. *Color samples printed here are only approximations*



TPO ACCESSORIES



- TPO Bonding Adhesive (solvent based-amber – Low VOC version available)
- WBBA-2000 Water Based Contact Adhesive
- TPO Tape Primer (Low VOC version available)
- TPO Weathered Membrane Cleaner (clear)
- TPO Cut Edge Sealant (clear)
- TPO Detail Membrane (non-reinforced, white, gray, tan)
- TPO Flashing Strips (reinforced, white, gray, tan)
- TPO PS Cover Strip With Tape (white, gray, tan)
- TPO PS 6" and 10" RUSS With Tape
- TPO Premolded Pipe Seal
- TPO Universal Corners (fit inside or outside, white, gray, tan)
- TPO T-Joint Covers (white, gray)
- TPO Molded Sealant Pockets (white, gray, tan)
- TPO Molded Sealant Pocket Extension Legs (white, gray, tan)
- Thermoplastic (one-part) Pourable Sealer (white)
- TPO Coated Metal
- TPO Walkway Rolls (white, gray)
- Fastener Accessories – Drill Point and Thread Point (for insulation only) HDP & EHD Fasteners, Insulated Plates and Seam Plates
- All Purpose Bar – use as anchor, batten and termination bar
- Polyisocyanurate Insulation
- DensDeck®
- SECUROCK®

Contact Mule-Hide Products for specific product approvals and ratings. Featured industry association/organization logos are U.S. registered trademarks. Mule-Hide is an AIA registered CES provider. Energy Star is only valid in the United States for Roofing Products.

"The name trusted in roofing since 1906"

Customer Line: 800-786-1492 • www.mulehide.com

Check our website monthly for the latest updates & technical bulletins.

National Support Center • 1195 Prince Hall Drive • Beloit, WI 53511 • tel. 608.365.3111 • fax. 608.365.7852

The information herein should not be considered all-inclusive and should always be accompanied by a review of the Mule-Hide specifications and guidelines and good application practices.

This information herein is based upon data and knowledge considered to be true and accurate at the time of printing and is provided for the reader's consideration, investigation and verification. No statement made by anyone may supersede this information, except when done in writing by Mule-Hide Products Co., Inc. Mule-Hide Products Co., Inc. does not warrant any results to be obtained. Statements concerning possible use of Mule-Hide products are made without knowledge of your particular roof and such an application may not be fit for your particular purpose. MULE-HIDE DISCLAIMS ALL WARRANTIES, INCLUDING THE IMPLIED WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, except written warranties attached to Mule-Hide products and written warranties signed by an officer of Mule-Hide.

Visit the Mule-Hide website at www.mulehide.com prior to any installation for updated technical specifications and details.
Mule-Hide is a U.S. registered trademark. DensDeck is wholly owned registered trademark of Georgia-Pacific Gypsum LLC/Georgia-Pacific Wood Products LLC. SECUROCK is wholly owned registered trademark of USG Corporation. All rights reserved.

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City of Ypsilanti

Community and Economic Development

June 12, 2020

AARON BUILDERS INC
37630 INTERCHANGE DR
FARMINGTON, MI 48335

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0032) **for Re-roofing at 527 N HURON**

Dear AARON BUILDERS INC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to replace the roof has been **approved**. Specifically, approved work includes removal of the existing shingles with Certainteed Architectural shingles in dark brown or black. The existing can vents will be replaced by new ridge and soffit vents. The drip edge shall match the roof or trim color.

The following Historic District conditions must be followed in all roofing projects:

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.

2. **Shingles shall match the current shingles in color and material**. Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).

3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors**. No raw material.

4. **Flashing must be inserted under siding**. Color must closely match the adjacent surface (either roof shingles or building trim).

5. **Roof venting shall be accomplished through the use of ridge vents**. If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles**. Downspouts must be located at the corners of the structure.

7. **Torches are not to be used at any time during installation.**

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

#5 – Preserve distinctive features.
#10 – New work shall be removable.

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

Sincerely,

Scott E. Slagor

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

CC: Property Owner - CHAMPAGNE CAROL C 527 N HURON YPSILANTI MI 48197
File
Building Department

RECEIVED
JUN 09 2020
CITY OF YPSILANTI
BUILDING DEPARTMENT

R. 26960 #47929
PHDC-2020-0032

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
527 N Huron St Ypsilanti, MI 48197

Applicant

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

Name		
Aaron Builders, Inc.		
Address		
37630 Interchange Dr		
City	State	Zip
Farmington Hills	MI	48335
Phone / Fax	E-Mail	
248-957-9660	william@aaronbuilders.com	

Contractor

Contractor Name & Contact Info
Vince Ivezaj 248-957-9660

Type of work

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

Complete Description of Proposed Work:

Remove and replace the architectural shingles and drip edge. We will be adding ridge and soffit venting per the HDC guidelines. Existing soffit is a box in style framed with 1x boards, so we will cut vent holes into the 1x and install rectangle metal vent grilles to achieve the necessary venting. Shingles and drip edge will be dark brown/black in color to match the existing roof.

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$8,815.65	$45 + $10.00 = $55.00

Signature

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

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

Signature: Vince Ivezaj	Date: 6/4/2020
Print Name: Vince Ivezaj	

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.

LANDMARK®

LANDMARK®

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X

For homeowners seeking true peace of mind, Landmark® shingles are the high-quality, reliable choice for beautifying and protecting a home. With a dual-layered design that emulates the dimensionality of true wood shake, Landmark asphalt shingles offer the heaviest weight and widest array of color options in their class, allowing you to create or re-create the ideal look for your home with confidence. Backed by a 100+ year legacy of trusted manufacturing performance, all Landmark shingles include CertainTeed's industry-leading, lifetime-limited warranty.

- Certified as meeting the industry's toughest third-party (UL) manufacturing quality standards
- Dual-layered construction provides extra protection from the elements
- Ten year StreakFighter® algae-resistance warranty
- Class A fire-resistance rating

Due to variation in computer monitors and printers, the color samples seen on your computer screen may not exactly match the corresponding color. To verify actual product color, ask to see the actual product, available through a CertainTeed contractor or distributor.

PRODUCT OVERVIEW

- Landmark Series Brochure - Northwest
- Landmark Series Brochure - North Central
- Landmark Series Brochure - Lake Central
- Landmark Series Brochure - Northeast

(More Info)

TECHNICAL SPECS

- Data Sheet - Landmark Series
- SDS - Asphalt Shingle - AR
- SDS - Asphalt Shingle - non-AR
- 3-Part Spec - Landmark

(More Info)

INSTALLATION

- Landmark Installation Instructions
- Video:Installing Landmark - five course pattern, alternate closed cut valley & skylight flashing

(More Info)

WARRANTY

- Asphalt Shingle Limited Warranty
- SureStart Warranty Brochure

(More Info)

Sweets ProductTAG

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GET INSPIRED AND LEARN MORE

VISIT THE RESIDENTIAL ROOFING LEARNING CENTER
VISIT THE RESIDENTIAL ROOFING INSPIRATION GALLERY

ARTICLES, BLOG POSTS

HOW THE SLOPE OF YOUR ROOF DETERMINES YOUR ROOFING MATERIAL OPTIONS

ARTICLES

APOLLO II SOLAR SHINGLES GIVE ATTRACTIVE HOME A SLEEK, SUSTAINABLE FINISH

ARTICLES, BLOG POSTS

HOW ROOFING SHINGLES ARE MADE

ARTICLES

ROOFING 101: WORRY-FREE WARRANTIES

ARTICLES

PRESERVING HISTORY: IRVINE RANCH HISTORIC PARK RECEIVES REROOF

ARTICLES

ROOFING 101: CONTRACTS MADE EASY

ARTICLES

CERTAINTEED'S STREAKFIGHTER® ALGAE-RESISTANT TECHNOLOGY

ARTICLES

INFOGRAPHIC – 7 QUESTIONS TO ASK WHEN HIRING A ROOFING CONTRACTOR

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TECHNICAL INFORMATION

- Two-piece laminated fiber glass-based construction
- UL Class A fire resistance
- UL certified to meet ASTM D3462
- UL certified to meet ASTM 3018 Type I
- Conforms to CSA standard A123.5
- Miami-Dade Product Control Acceptance: Please see the Notice of Acceptance (NOA) to determine approved products by manufacturing location.

SPECS

- Data Sheet - Landmark Series
- SDS - Asphalt Shingle - AR
- SDS - Asphalt Shingle - non-AR
- 3-Part Spec - Landmark
- 3-Part Spec - Landmark AR
- ICC-ES-ESR-1389
- ICC-ES ESR-3537
- FL-5444 - Asphalt Roofing Shingles
- Miami-Dade NOA - Landmark Series

INSTALLATION

Applying a roof system correctly is essential to the warranty and performance of the roof. Please refer to the installation instructions for complete details. Available in both English and Spanish.

INSTALLATION

- Landmark Installation Instructions
- Video:Installing Landmark - five course pattern, alternate closed cut valley & skylight flashing

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WARRANTY DETAILS

CertainTeed warrants that its shingles will be free from manufacturing defects, and provides the extra assurance of SureStart™ protection. Below are highlights of the warranty for Landmark®. See CertainTeed's Asphalt Shingle Products Limited Warranty document for specific warranty details regarding this product.

- Lifetime, limited transferable warranty
- 10-year SureStart™ warranty (100% replacement and labor costs due to manufacturing defects)
- 10-year StreakFighter® warranty against streaking and discoloration caused by airborne algae
- 15-year, 110 mph wind-resistance warranty
- Wind warranty upgrade is available for Landmark up to 130 mph. Specified CertainTeed starter and CertainTeed hip and ridge are required

WARRANTY

- Asphalt Shingle Limited Warranty
- SureStart Warranty Brochure

EXPORT INFORMATION

Landmark® asphalt roofing shingles are available for Export. Please review the related Export documents for additional information.

EXPORT LINKS

- Export Roofing Selection Guide
- International Limited Product Warranty
- Declaration of Performance Documents

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City of Ypsilanti

Community and Economic Development

June 18, 2020

ADISKA GENERAL CONTRACTING

[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0035) **for New Egress Staircase at 234 W MICHIGAN**

Dear ADISKA GENERAL CONTRACTING,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to replace the egress staircase on the south elevation has been **approved**.

The following Historic District conditions must be followed:

1. **The staircase shall match the dimension and design of the drawings submitted with the building permit.** The design submitted matched the original staircase.

2. **The vertical members of the balustrade shall be placed within the upper and lower guardrails**. Although the current staircase had balusters that were attached to the outside of the stringer, this no longer meets HDC requirements.

3. **The new staircase shall be painted to match the original**.

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

#9 – Contemporary designs shall be compatible and dot destroy significant original material.

#10 – New work shall be removable.

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

One South Huron Street
Ypsilanti, MI 48197

Tel: (734) 483-9646
Fax: (734) 483-7260

www.cityofypsilanti.com

Sincerely,

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

CC: Property Owner [redacted]
File
Building Department

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address	228 W. Michigan

Applicant

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

Name	Brian Adiska	
Address	[redacted]	
City: Munith	State: Michigan	Zip: 49259
Phone / Fax: [redacted]	E-Mail: [redacted]	

Contractor

Contractor Name & Contact Info	Brian Adiska [redacted]

Type of work

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

* Steps to 2nd Floor Apt.

Complete Description of Proposed Work:

The steps were not usable any longer so I removed the steps + I will be adding a new set of steps to the second floor. The new steps will be Cedar Tone treated wood to match the removed steps as close as possible. This permit was aplied for in the beginning of march. I recieved in ~~the~~ late ~~Jun~~ May. I was not informed until Friday that it may be in the Historical District with confirmation on 6/16/20 That it was.

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

Cedar Tone treated wood.

The stairs will be in the same location with the same riser + run as the previous steps.

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:
$9,000.00	$45 + 10.00 = 55.00

Signature

I hereby att[redacted]thorized 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.

Sig[redacted]	Date: 6/16/20
Print Name: Brian Adigka	

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.

FATOU AFRICAN CARIBBEAN
PHONE: 734-485-4270
HOURS OF OPERATION
HALAL MEAT • CHICKEN • FISH
OPEN

AFRICAN CARIBBEAN MARKET
S ST. YPSILANTI, MI 48197
ONE: 734-485-4370
S OF OPERATION
HURSDAY 10AM-8PM
URDAY 10AM-9PM
12PM-6PM
HICKEN ▪ FISH

FATOU AFRICAN CARIBBEAN MARKET
4 ADAMS ST. YPSILANTI, MI 48197
PHONE: 734-485-4370
HOURS OF OPERATION
MONDAY-THURSDAY 10AM-8PM
FRIDAY-SATURDAY 10AM-9PM
SUNDAY 12PM-6PM
HALAL MEAT ▪ CHICKEN ▪ FISH
OPEN
CAUTION
CAUTION

YBLD6 20 0087

City of Ypsilanti Building Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 482-1025 • Fax: (734) 483-7444
www.cityofypsilanti.com

Building Permit & Plan Review Application

Separate Applications Must Be Completed for Electrical, Mechanical, Plumbing & Signs

Faxed or emailed applications cannot be accepted

Sent 4/23/20

Office Use Only:	
Receipt:	19395
Method:	1690

I. Owner/Contractor Information

Property (Job Location)
Address: 228 west michigan — Parcel Number:
Between: N. Washington And: N. Adams — Number of Apts./Suites: — Owner Occupied: ☐ Yes ☒ No

Owner/Agent
Name: — Phone: — Cell: — Email:
Address:
Original has been faxed to Jenni 4/23/20

Contractor Information (If work is being done by owner/agent skip to next section)
Company / Licensee: A[redacted]ting — Phone: [redacted] — Email: [redacted]
Address: [redacted] — License#: 2102213850 5/31/22
Federal Employer ID # (or reason for exemption): 81 2406125 — Worker's Comp Carrier (or reason for exemption): Auto Owners Ins. — MESC Employer # (or reason for exemption): [redacted]

Architect/Engineer
Name: Alane Architecture — Phone: [redacted]
Address: 9861 Clinton Macon Rd Tecumseh, MI 49286 — License: [redacted]

II. Property/Land Information

Historic District: ☐ Yes ☐ No — Zoning District: — Flood Zone: ☐ Yes ☐ No — Number/Type of Structures Currently on Property: ☐ House ☐ Garage ☐ Shed ☐ Other: 1 Apt building

III. Building Information

☐ Residential
☐ Single Family ☐ Hotel/Motel
☐ Two Family ☐ Pole Barn/Shed
☐ Detached Garage ☐ Other _____

☐ Commercial
☐ Multi-Family (# units_____) ☐ Office ☐ Church
☐ Mercantile/Retail ☐ Public Utility ☐ Restaurant/Bar
☐ Industrial ☐ Hospital ☐ Other _____

IV. Proposed Use of Building and Type of Improvement

☐ New Building ☐ Addition ☐ Windows ☐ Re-Roof ☐ Foundation ☐ Accessory Structure (garage, shed, pool, etc.)
☐ Alteration ☒ Repair ☐ Deck/Porch ☐ House ☐ Garage ☐ Demolition ☒ Other stairs/rear

Are there/will there be additional permits for this project? ☒ None ☐ Building ☐ HDC ☐ Electrical ☐ Mechanical ☐ Plumbing

Description of proposed work (please specify apartment/suite numbers):
steps to be removed + built per drawings

V. Construction Value *

* Must be based on market value of labor and materials

Building	$ 5,000.00
Electrical	$
Mechanical	$
Plumbing	$
Other	$
Total	$ 5,000.00

OFFICE USE ONLY

Additional Reviews		Date Received		
☐ Planning/Zoning/HDC	☐ Yes ☐ No		Permit Fee	$
☐ DPS/MDOT	☐ Yes ☐ No		Plan Review	$
☐ Health Dept.	☐ Yes ☐ No		Contractor Reg.	$
☐ Soil Erosion	☐ Yes ☐ No		HDC Fee	$
☐ YCUA	☐ Yes ☐ No		Administrative Fee	$
☐ Other: _____	☐ Yes ☐ No		Certificate of Occ.	$
			Fee Total	$

GENERAL CONSTRUCTION NOTES

GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN DESIGN BUILD CONTRACTORS AND ARCHITECTURAL DOCUMENTS.

FIELD VERIFY ALL EXISTING CONDITIONS.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION

ALL DIMENSIONS WITHIN THIS SET ARE FOR BIDDING PURPOSES ONLY. ACTUAL FIELD DIMENSIONS SHALL BE TAKEN PRIOR TO THE ORDERING OF ANY MATERIALS.

WORK SHALL COMPLY, AND BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS (MBC 2015, MRC 2015)

ALL WORK SHALL BE PERFORMED UP TO ALL CONVENTIONAL CONSTRUCTION STANDARDS AS SET FORTH BY THE AIA.

WORK SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODES, THE AMERICAN GAS ASSOC., AND THE BASIC PLUMBING CODES.

ALL ELECTRICAL, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS SHALL BE DESIGN BUILD. EACH SUB CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRODUCTION OF THE PLANS DEPICTING THE EXTENT OF THE WORK TO BE PERFORMED, INCLUDING ALL DOCUMENTS REQUIRED FOR ALL LOCAL CODE OFFICIALS. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE TO SEAL THEIR DOCUMENTS IF REQUIRED BY THE LOCAL CODE OFFICIAL. PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR FOR ALL WORK.

FIRE SUPPRESSION SPRINKLER CONTRACTOR SHALL MODIFY EXISTING SYSTEM AS REQUIRED TO CONFORM WITH NEW SPACE LAYOUT AND ALL APPLICABLE CODE REQUIREMENTS.

WORK SHALL COMPLY WITH BUILDING MATERIALS MANUFACTURERS' SPECIFICATIONS

MICHIGAN 2015 ENERGY CODE

INSULATION REQUIREMENTS TO BE MET/EXCEEDED (CLIMATE ZONE 5A)

FENESTRATION U-FACTOR	.35
SKYLIGHT U FACTOR	.65
CEILING R-VALUE	38
WOOD FRAME WALL R-VALUE	20
MASS WALL	13
FLOOR R-VALUE	30
BASEMENT WALL R VALUE	13
SLAB R VALUE, DEPTH	10, 2 FT
CRAWL SPACE	-0

MECHANICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE MECHANICAL SYSTEM DESIGN CRITERIA, MECHANICAL & SERVICE WATER HEATING SYSTEM & EQUIPMENT TYPES, SIZES & EFFICIENCY, DUCT SEALING, DUCT & PIPE INSULATION.

ELECTRICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE LIGHT FIXTURE SCHEDULES WITH WATTAGE & CONTROLS AND AIR SEALING DETAILS.

INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSULATION INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION.

A PERMANENT CERTIFICATE, COMPLETED BY THE BUILDER, SHALL BE POSTED ON OR IN THE ELECTRICAL PANEL (BUT SHALL NOT CONCEAL OTHER LABELS) AND SHALL LIST INSULATION R-VALUES, FENESTRATION U-FACTORS, TYPES & EFFICIENCIES OF HEATING & COOLING EQUIPMENT

ATTIC ACCESS DOORS SHALL BE INSULATED & WEATHERSTRIPPED.

CAULK, GASKET, OR OTHERWISE SEAL ALL BUILDING THERMAL ENVELOPE JOINTS, SEAMS AND PENETRATIONS. VERIFICATION SHALL BE BY BLOWER DOOR TEST OR VISUAL INSPECTION

ALL NEW INTERIOR FIREPLACES SHALL HAVE GASKETED DOORS & OUTDOOR COMBUSTION AIR

FORCED AIR FURNACES REQUIRE A PROGRAMMABLE THERMOSTAT

ALL DUCTS, AIR HANDLERS, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED.

MECHANICAL PIPING CARRYING FLUIDS ABOVE 105°F SHALL BE INSULATED, MINIMUM R-3

CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED, MINIMUM R-2

HVAC EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S 3-2004 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J 2002 OR OTHER APPROVED HVAC CALCULATION METHODS. VERIFICATION IS REQUIRED.

AT LEAST 50% OF THE LAMPS IN PERMANENT FIXTURES SHALL BE HIGH-EFFICIACY LAMPS.

DEVIATION FROM THESE DRAWINGS SHALL BE MADE ONLY WITH WRITTEN APPROVAL OF THE DESIGNER/OWNER

ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONDITION AND INTEGRITY OF THE EXISTING STRUCTURAL COMPONENTS AND SYSTEMS.

IF ANY GENERAL NOTES CONFLICT WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATION, THE STRICTEST PROVISIONS SHALL GOVERN.

THE SITE SHALL REMAIN WEATHER TIGHT AND SECURE AT THE END OF EACH WORKDAY, AND DURING ANY PERIODS IN WHICH THE FACILITY IS UNOCCUPIED BY A RESPONSIBLE REPRESENTATIVE OF THE GENERAL CONTRACTOR.

EXISTING AND NEW STRUCTURE SHALL BE SHORED AND BRACED DURING CONSTRUCTION TO MAINTAIN INTEGRITY

ALL CRACKS AND/OR BREAKAGE THAT OCCUR TO THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE REPAIRED BY THE GENERAL CONTRACTOR

THE JOB SITE SHALL BE LEFT CLEAN AND ALL DEBRIS SHALL BE DISPOSED OF PROPERLY AT THE END OF EACH DAY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL EXPOSED SURFACES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL MILLWORK ITEMS AS INDICATED ON A.LANE ARCHITECTURE, PLLC'S DRAWINGS.

ALL MATERIALS WHETHER MANUFACTURED BY OR FINISHED BY THE MILLWORK CONTRACTOR AND/OR THE GENERAL CONTRACTOR MUST COMPLY WITH THE USC CODE CHAPTER 42, 1991 EDITION AND THE LOCAL AND STATE BUILDING AND FIRE CODE SPECIFICATIONS.

ALL STAIN GRADE MILLWORK SHALL BE MANUFACTURED IN GENUINE SPECIES SPECIFIED UNLESS OTHERWISE NOTED.

ALL PAINT GRADE FIXTURES SHALL BE MANUFACTURED IN POPLAR UNLESS OTHERWISE NOTED.

ALL PAINT SPECIFICATIONS ARE FOR COLOR ONLY. SOURCES MAY BE SUBMITTED ONLY WITH COLOR SAMPLE APPROVAL BY DESIGNER/OWNER.

ANY PAINT COLOR SPECIFIED TO MATCH MUST BE APPROVED BY DESIGNER/OWNER

ALL PAINTED GYPSUM BOARD SURFACES SHALL BE FINISHED WITH A LATEX EGGSHELL. ALL PAINTED TRIM SHALL BE SATIN ENAMEL.

PROVIDE TRANSITION STRIP UNDER DOORS WHERE DIFFERENT FLOOR MATERIALS INTERSECT.

ALL HINGES, KNOBS, HARDWARE, ETC. SHALL MATCH STYLE & COLOR OF EXISTING HOUSE

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

BUILDING DATA

ZONED
CITY OF YPSILANTI

CODE

SCOPE OF WORK
SINGLE FAMILY RESIDENTIAL UNITS

DECK LOADS
LIVE (PER TABLE R301.5): 40 #
DEAD: 10 #
SNOW: 25 #

DECK 1
AREA = 12.5 SF
TOTAL LOAD= 937.5 #
BEAM A LOAD= 127 PLF
BEAM B LOAD= 254 PLF
COLUMN A LOAD= 235 #
COLUMN B LOAD= 470 #

DECK 2
AREA = 61.5 SF
TOTAL LOAD= 3862.5 #
BEAM A LOAD= 145 PLF
BEAM C LOAD= 145 PLF
BEAM D LOAD= 145 PLF
COLUMN A LOAD= 499 #
COLUMN C LOAD= 532 #

C + AS, CENTER DISTRICT APARTMENT BUILDING (EXISTING NO CHANGE)

MICHIGAN ~~RESIDENTIAL~~ CODE 2015 MBC / EXISTING / ~~RESIDENTIAL~~ CODE

REPLACE (2) EXISTING WOODEN EXTERIOR STAIRS & DECK LANDINGS TO

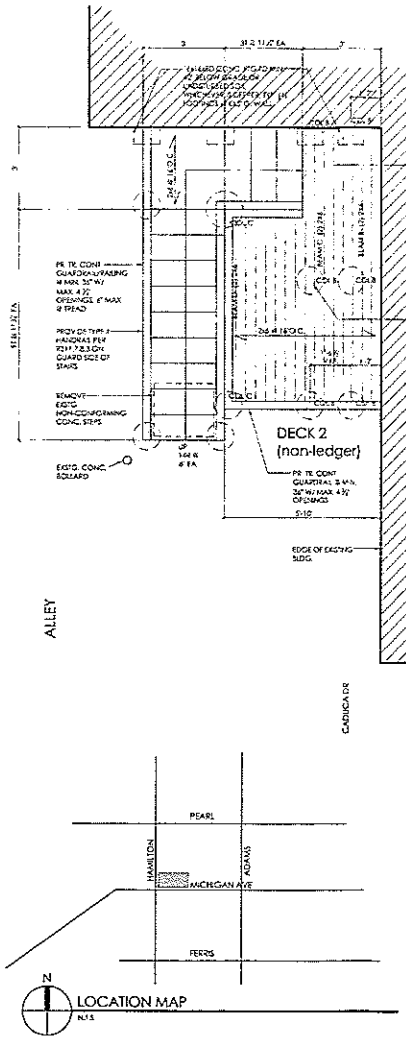
ARCHITECT:
ANGIE LANE
A.LANE ARCHITECTURE
7161 CLINTON MACON RD
TECUMSEH, MI 49286
TEL. 517.423.5280

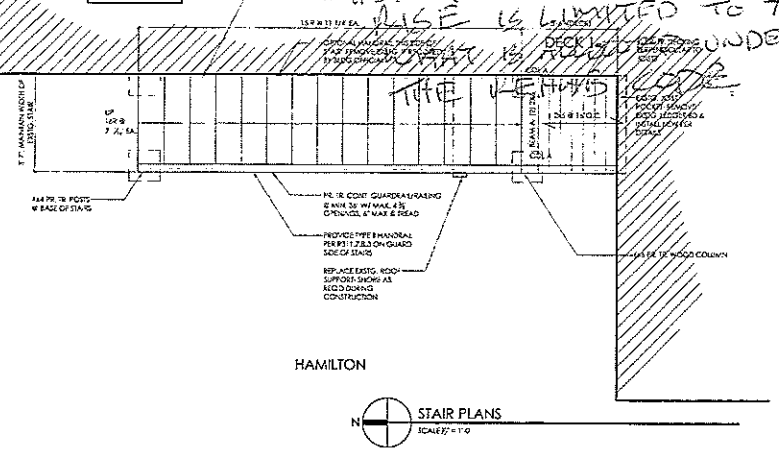
CONTRACTOR:
Ken Hall
734 829 8280

SHEET INDEX

C0.0 BLDG INFO, STAIR PLANS, GEN. NOTES
S1.0 DECK DETAILS
S2.0 DECK DETAILS

Date Issued / Revised	Sheet No. C0.0	S1.0	S2.0					Description
JANUARY 27, 2020	X	X	X					ISSUED FOR PERMIT





2015 MBC

DETROIT CHARTER TOWNSHIP
DEPARTMENT OF BUILDING SERVICES
APPROVED PLAN
THIS PLAN IS APPROVED SUBJECT TO
REQUIREMENTS OF CONSTRUCTION CODES
AND INSPECTION.
PLANS EXAMINER DATE 5/22/20

IF THESE ARE COMMON (NOT WITHIN A UNIT) DECKS OR STAIRS THEY MUST COMPLY WITH 2015 MRC BUILDING CODE AND NOT RESIDENTIAL - GUARD HEIGHT MIN IS 42" & STEP RISE IS LIMITED TO 7" OR MORE UNDER THE REAR

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

A.LANE ARCHITECTURE
7161 clinton macon rd
tecumseh, michigan 49286
p 517 423 5280
alanearchitecture.com

City Yps Bldg Dept 734 483-1637 x1

Building Dept 734 483-1637 Ext

y bldg dept

Building Application

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 27, 2020

STATE OF MICHIGAN
ANGIE LANE
ARCHITECT
NO. 1301067000
LICENSED ARCHITECT

SHEET T
COVER S

SHEET
C0

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

MINIMUM REQUIREMENTS & LIMITATIONS

Minimum post size is 6x6 nominal and maximum post height shall be in accordance with Table 4.

All lumber shall be identified by the grade mark of, or certificate of inspection issued by, an approved lumber grading or inspection bureau or agency (www.alsc.org). All lumber and glued laminated timber shall be a naturally durable species (such as Redwood or Western Cedars where 90 percent or more of the width of each side is heartwood), or be preservatively treated with an approved process in accordance with American Wood Protection Association standards (Table 1) [R317 and R318]. All lumber in contact with the ground shall be approved preservative treated wood suitable for ground contact. [R317.1.2] All cuts shall be field treated with an approved preservative (such as copper naphthenate) [R402.1.2]

All nails shall meet the requirements of *ASTM F 1667*. Threaded nails as stated in this document include helical (spiral) and annular (ring-shank) nails. Wood screws shall meet the requirements of *ANSI/ASME B18.6.1*. Bolts and lag screws shall meet the requirements of *ANSI/ASME B18.2.1*.

Throughout this document, ½" diameter bolts and lag screws are specified for various connections. Edge distance and spacing requirements are based on ½" diameter fasteners. If larger (or smaller) fasteners are specified, edge distance and spacing shall be adjusted.

All screws, bolts, washers, nuts, and nails for use with preservative treated wood shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. Hot-dipped galvanized fasteners shall meet the requirements of *ASTM A 153*, Class D for fasteners ⅜" diameter and smaller or Class C for fasteners with diameters over ⅜". Stainless steel driven fasteners shall be in accordance with the material requirements of *ASTM F 1667*.

Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with *ASTM B 695*, Class 55, minimum.

All connectors (joist hangers, cast-in-place post anchors, etc.) shall be galvanized or shall be stainless steel. Hardware to be hot-dipped prior to fabrication shall meet *ASTM A 653*, G-185 coating. Hardware to be hot-dipped galvanized after fabrication shall meet *ASTM A 123*.

Fasteners and connectors exposed to salt water or located within 300 feet of a salt water shoreline shall be stainless steel grade 304 or 316.

Fasteners and connectors shall be of the same corrosion-resistant material.

Other coated or non-ferrous fasteners or hardware shall be approved by the authority having jurisdiction.

Flashing shall be corrosion-resistant metal [R703.8] of minimum nominal 0.019-inch thickness or approved non-metallic material. Aluminum should not be used in direct contact with lumber treated with preservatives that contain copper such as ACQ, Copper Azole, or ACZA.

Decks shall not be used or occupied until final inspection and approval is obtained.

DECKING REQUIREMENTS

All decking material shall be composed of dimension lumber (2" nominal thickness) or span rated decking in accordance with the American Lumber Standard Committee *Policy for Evaluation of Recommended Spans for Span Rated Decking Products (November 5, 2004)*. Attach decking to each joist with 2-8d threaded nails or 2-#8 screws. Space decking boards approximately ⅛" apart. See Figure 11 for decking connection requirements at the rim joist. Decking placement may range from an angle perpendicular to the joists to an angle of 45 degrees to the joists. Each segment of decking must bear on a minimum of 3 joists (or 3 supports).

Decking not meeting these requirements may be substituted when the product has been approved by the authority having jurisdiction; however, connections equivalent to those shown for lumber or span rated decking are assumed.

JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in Figure 6. Joists may bear on and overhang past the beam face the lesser of Lo or L/4 when Option 1 or Option 2 is used to attach the joist to the beam and blocking is provided between joists at beam bearing. Mechanical fasteners or hurricane clips used, as shown in Option 2, must have a minimum capacity of 100 lbs in both uplift and lateral load directions. Joists may also attach to the side of the beam with joist hangers per Option 3. Joists shall not frame in from opposite sides of the same beam. See JOIST HANGERS for more information. Hangers, clips, and mechanical fasteners shall be galvanized or stainless steel (see MINIMUM REQUIREMENTS).

JOIST HANGERS

Joist hangers, as shown in Figure 7, shall have a depth of at least 60% of ledger or beam depth. Each hanger shall have a minimum vertical capacity in accordance with Table 3A. The joist hanger shall be selected from an approved manufacturer's product data based on the dimensions of the joist or header it is carrying. Joist hangers and fasteners shall be corrosion resistant (see MINIMUM REQUIREMENTS).

Use joist hangers with inside flanges when clearances to the edge of the beam or ledger board dictate. Do not use clip angles or brackets to support joists.

Table 3A. Joist Hanger Vertical Capacity.

Joist Size	Minimum Capacity, lbs.
2x6	400
2x8	500
2x10	600
2x12	700

POST REQUIREMENTS

All deck post sizes shall be 6x6 (nominal) or larger, and the maximum height shall be in accordance with Table 4 and measured from grade to top of foundation, whichever is highest, to the underside of the beam. Under prescriptive limits of this document, 4x6 (nominal) posts can be substituted anywhere in Table 4 but are limited to a maximum height of 14'-0". Posts shall be centered on footings. Cut ends and notches of posts shall be field treated with an approved preservative (such as copper naphthenate) [R402.1.2]. The beam shall be attached to the post by notching as shown in Figure 8A or by providing an approved post cap to connect the beam and post as shown in Figure 8B. All 3-ply beams shall be connected to the post by a post cap. All through-bolts shall have washers under the bolt head and nut. Attachment of the beam to the side of the post without notching is prohibited (see Figure 9).

Provide diagonal bracing parallel to the beam at each corner post greater than 2'-0" in height as shown in Figure 10. Diagonal bracing is prohibited on center posts. Bracing shall be fastened to the post at one end and the beam at the other with ½" diameter lag screws. For non-ledger decks, (see Figure 21) diagonal bracing may be omitted at the beam and posts adjacent to the house.

RIM JOIST REQUIREMENTS

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

FOOTINGS [R403]

See Figure 12 and Table 4 for footing size, footing thickness, and post attachment options and requirements. All footings shall bear on undisturbed soil at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper. Contact the authority having jurisdiction to determine the specified frost line. Bearing conditions shall be verified in the field by the building official prior to placement of concrete. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation. DECK FOOTINGS CLOSER THAN 5'-0" TO AN EXTERIOR HOUSE FOUNDATION WALL MUST BEAR AT THE SAME ELEVATION AS THE FOOTING OF THE HOUSE FOUNDATION.

Do not construct footings over septic systems or leach fields, utility lines, or enclosed sumps. Contact local utilities (call 811) before digging.

Pre-manufactured post anchors shall be galvanized or stainless steel. See MINIMUM REQUIREMENTS.

LEDGER ATTACHMENT REQUIREMENTS [R507]

GENERAL: Attach the ledger board, which shall be equal to or greater than the deck joist depth but less than or equal to the house band or rim joist depth, to the house in accordance with Figures 14 and 15. The ledger shall be a minimum nominal 2x8. When attachments are made to the house band joist, the band joist shall be capable of supporting the new deck. If this cannot be verified or conditions at the house differ from the details herein, then either a non-ledger deck or full plan submission is required. See NON-LEDGER DECKS.

SIDING AND FLASHING: House siding or the exterior finish system must be removed prior to installation of the ledger board. *Approved* corrosion resistant flashing is required at any ledger board connection to a wall of wood framed construction (see MINIMUM REQUIREMENTS). See Figure 14 for continuous flashing with drip edge. The threshold shall be carefully flashed and caulked to prevent water intrusion due to splash from the deck or melting snow and ice.

MANUFACTURED WOOD I-JOIST: The term "I-Joist" denotes manufactured wood "I" joists (see Figure 13A). Many new homes constructed with wood I-joists include 1" or thicker laminated veneer lumber (LVL) as band joists (or rim joists) that can support the attachment of a deck (see Figure 14). However, some older homes might be constructed with band boards that are too thin (less than 1") to support a deck. In such cases, a non-ledger deck or a full plan submission is required.

MANUFACTURED WOOD TRUSS: A metal plate connected wood truss (MPCWT) is an engineered, prefabricated structural component designed for each specific application. MPCWT's used in residential floors are often installed with a 2x4 lumber "ribbon" at the ends of the trusses (see Figure 13B) to tie the ends of the trusses together. The ribbon board, by itself, is not intended to support the deck ledger and deck. Installing residential decks when the floor system for the house uses MPCWT requires a standard detail provided by the truss designer, a non-ledger deck, or a full plan submission. Refer to the *Technical Note – Attachment of Residential Deck Ledger to Metal Plate Connected Wood Truss Floor System* for special blocking details and attachment requirements (www.sbcindustry.com).

PROHIBITED LEDGER ATTACHMENTS

Attachments to exterior veneers (brick, masonry, stone), hollow masonry, and to cantilevered floor overhangs or bay windows are prohibited (see Figures 17 and 18). In such cases, the non-ledger deck is required (See NON-LEDGER DECKS).

LEDGER BOARD FASTENERS

Only those fasteners noted below are permitted. LEAD ANCHORS ARE PROHIBITED.

Deck ledger connection to band joist or rim joist. The connection between a deck ledger and a 2-inch nominal lumber band joist (1-½" actual) or LVL rim joist bearing on a sill plate or wall plate shall be constructed with ½" lag screws or bolts with washers per Table 5 and Figure 19 (see MINIMUM REQUIREMENTS).

Placement of lag screws or bolts in deck ledgers. The lag screws or bolts shall be placed as shown in Figure 19. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger (see Figure 19). Proper installation of lag screws or bolts shall be verified by the authority having jurisdiction.

Figure 14. General Attachment of Ledger Board to Band Joist or Rim Joist.

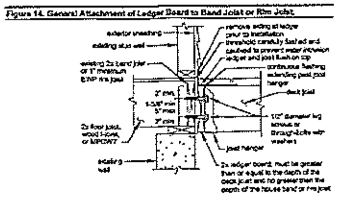


Figure 15. Attachment of Ledger Board to Foundation Wall (Concrete or Solid Masonry).

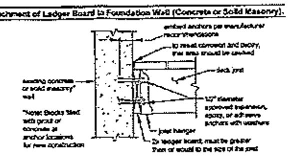


Figure 17. No Attachment to or Through Exterior Veneers (Brick, Masonry, Stone).

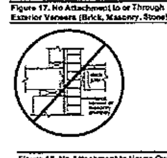


Figure 18. No Attachment to House Overhang with Ledger.

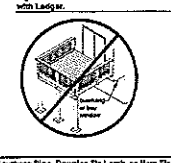
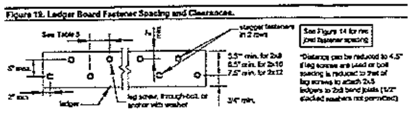


Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or LVL Rim Joist[1,2,3,4,5] (Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Connection Details	Rim Joist or Band Joist	Joist Span: 6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
		On-Center Spacing of Fasteners						
½" diameter lag screw[1] with 15/32" maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"	8"
	1-⅛" LVL	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	30"	23"	18"	15"	13"	11"	10"
½" diameter bolt with 15/32" maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"	8"
	1-⅛" LVL	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	36"	36"	34"	29"	24"	21"	19"
½" diameter bolt with 15/32" maximum sheathing and ½" stacked washers[2,7]	1-½" Lumber	36"	36"	29"	24"	21"	18"	15"

1. The tip of the lag screw shall fully extend beyond the inside face of the band or rim joist.
2. The maximum gap between the face of the ledger board and face of the wall sheathing shall be ½".
3. Ledgers shall be flashed or caulked to prevent water from contacting the house band joist (see Figures 14 and 15).
4. Lag screws and bolts shall be staggered per Figure 19.
5. Deck ledgers shall be minimum 2x8 pressure-preservative-treated No. 2 grade lumber, or other approved materials as established by standard engineering practice.
6. When solid-sawn pressure-preservative-treated deck ledgers are attached to engineered wood products (minimum 1" thick wood structural panel band joist or structural composite lumber including laminated veneer lumber), the ledger attachment shall be designed in accordance with accepted engineering practice. Tabulated values based on 300 lbs and 350 lbs for 1" and 1-⅛" LVL rim joist, respectively.
7. Wood structural panel sheathing, gypsum board sheathing, or foam sheathing shall be permitted between the band or rim joist and ledger. Stacked washers are permitted in combination with wood structural panel sheathing, but are not permitted in combination with gypsum board or foam sheathing. The maximum distance between the face of the ledger board and the face of the band joist shall be 1".
8. Fastener spacing also applies to Southern Pine, Douglas Fir-Larch, and Hem-Fir band or rim joists.

Figure 19. Ledger Board Fastener Spacing and Clearances.



Through-Bolts
Through-bolts shall have a diameter of ½". Pilot holes for through-bolts shall be 17/32" to 9/16" in diameter. Through-bolts require washers at the bolt head and nut.

Expansion and Adhesive Anchors
Use approved expansion or adhesive anchors when attaching a ledger board to a concrete or solid masonry wall as shown in Figure 15. Expansion and adhesive anchor bolts shall have a diameter of ½". Minimum spacing and embedment length shall be per the manufacturer's recommendations. All anchors must have washers.

Lag Screws
Lag screws shall have a diameter of ½" (see MINIMUM REQUIREMENTS). Lag screws may be used only when the field conditions conform to those shown in Figure 14. See Figure 20 for lag screw length and shank requirements. All lag screws shall be installed with washers.

Figure 9. Prohibited Post-to-Beam Attachment Condition.

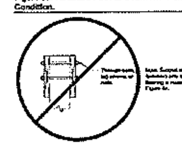


Figure 10. Diagonal Bracing.

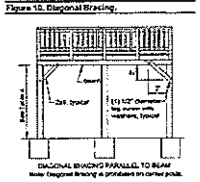


Figure 11. Rim Joist Connection Details.

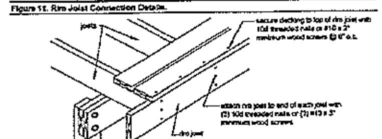
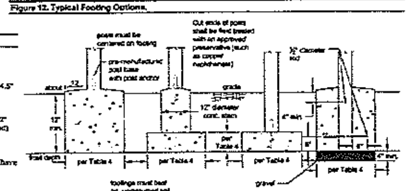


Table 4. Post Height for 6x6 and Footing Sizes for all Posts.

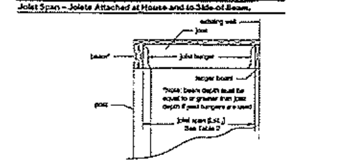
Beam Span, Lb	Joist Span, LJ	Southern Pine	Douglas Fir-Larch	Hem-Fir, Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF	Round Footing Diameter	Square Footing	Footing Thickness
		Post Height[1]					Footing Size[2]		
6'	S10'	14'	14'	14'	14'	14'	18"	16"x16"	7"
	S14'	14'	14'	14'	14'	14'	21"	18"x18"	8"
	S18'	14'	14'	14'	14'	11'	24"	21"x21"	10"
8'	S10'	14'	14'	14'	14'	14'	20"	18"x18"	8"
	S14'	14'	14'	14'	14'	11'	24"	21"x21"	10"
	S18'	14'	13'	11'	12'	8'	27"	24"x24"	11"
10'	S10'	14'	14'	14'	14'	12'	23"	20"x20"	9"
	S14'	14'	13'	11'	12'	8'	27"	24"x24"	11"
	S18'	12'	11'	8'	11'	2'	31"	27"x27"	13"
12'	S10'	14'	14'	12'	14'	10'	25"	22"x22"	10"
	S14'	13'	12'	9'	11'	5'	30"	26"x26"	13"
	S18'	11'	9'	5'	9'	2'	34"	30"x30"	15"
14'	S10'	14'	13'	11'	13'	6'	27"	24"x24"	11"
	S14'	11'	10'	7'	10'	2'	32"	29"x29"	14"
	S18'	9'	8'	2'	8'	NP	37"	33"x33"	16"
15'	S10'	13'	12'	10'	12'	5'	29"	25"x25"	12"
	S14'	10'	9'	5'	9'	2'	35"	31"x31"	15"
	S18'	7'	5'	2'	7'	NP	40"	35"x35"	18"
16'	S10'	12'	11'	8'	11'	2'	31"	27"x27"	13"
	S14'	8'	7'	2'	8'	NP	37"	33"x33"	15"
	S18'	5'	2'	2'	6'	NP	42"	37"x37"	19"

1. Assumes 40 psf live load, 10 psf dead load, L/Δ and L/Δ overhang, No. 2 grade and wet service conditions.
2. Assumes 1,500 psf soil bearing capacity and 150 pcf concrete. Value may be multiplied by 2.0 for corner posts.
3. Footing assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
4. Assumes 2,500 psi compressive strength of concrete. Coordinate footing thickness with post base and anchor requirements.
5. 6x6 nominal posts may be substituted anywhere in Table 4 to a maximum height of 14'.

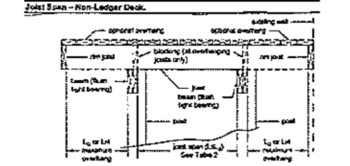
Figure 12. Typical Footing Options.



Joist Span – Joists Attached at House and to Side of Beam.



Joist Span – Non-Ledger Deck.



Beam Assembly Details.

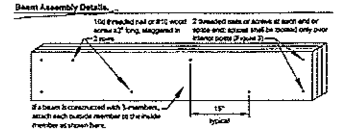


Figure 6. Joist-to-Beam Detail.

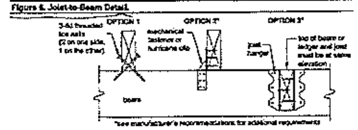


Figure 7. Typical Joist Hangers.

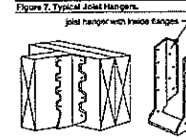


Figure 8A. Post-to-Beam Attachment Requirements.

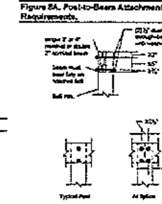
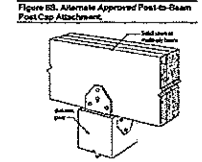


Figure 8B. Alternate Approved Post-to-Beam Post Cap Attachment.



NON-LEDGER DECKS - FOR RESISTING VERTICAL LOADS

Non-ledger decks use the house for resisting lateral loads but do not utilize the exterior wall of the house to support vertical loads (see Figure 21). Rather than supporting the deck on a ledger, an additional beam with posts is provided at or within the lesser of L_o or L/4 of the house. THE ASSOCIATED DECK POST

FOOTINGS SHALL BE PLACED AT THE SAME ELEVATION AS THE HOUSE FOOTING IF LOCATED CLOSER THAN 5'-0" TO A HOUSE WALL (see Figure 2 and Figure 12). For houses with basements, a cylindrical footing (caisson) is recommended to minimize required excavation at the basement wall. Beam size is determined by Table 2. Non-ledger decks shall be attached to the house per Table 5 and Figures 22 or 23 for lateral loads.

DECK LATERAL LOADS

Attachment to House: Decks shall be positively anchored to the primary structure [R507.1]. The lateral connection required shall be permitted to be in accordance with Figure 22 or 23 for ledger and non-ledger decks. Hold-down tension devices shall be provided in not less than two locations within two feet of the edge of the deck, and shall have an allowable stress design capacity of not less than 1,500 lb [R507.2.4].

The wall must be sheathed with minimum ½" wood structural panel sheathing. Use lag screws or through-bolts when fastening to a band joist; use expansion anchors or epoxy anchors when fastening to concrete or masonry. DO NOT ATTACH TO BRICK VENEERS. VERIFY THIS CONDITION IN THE FIELD PRIOR TO UTILIZING THIS METHOD. Fasteners shall penetrate beyond the house band board and be installed per Table 5.

For non-ledger decks, blocking or framing angles can be used in lieu of joist hangers and shall be provided on each side of each joist. Blocking shall be installed with 5-10d threaded nails into the rim joist or the framing angle shall have a lateral capacity of 600 lb. Flashing over the rim joist is required and must be installed in accordance with the flashing provisions in the LEDGER ATTACHMENT REQUIREMENTS.

GUARD REQUIREMENTS

All decks greater than 30" above grade are required to have a guard [R312.1] - one example is shown in Figure 24. Other methods and materials may be used for guard construction when approved by the authority having jurisdiction.

GUARD POST ATTACHMENTS FOR REQUIRED GUARDS

Deck guard posts for required guards shall be a minimum 4x4 (nominal) with an adjusted bending design value not less than 1,100 psi. Joists and rim joists to which guard posts are attached shall be a minimum of 2x8 (nominal).

Guard posts for required guards which run parallel to the deck joists shall be attached to the outside joist per Figure 25. Guard posts for required guards that run perpendicular to the deck joists shall be attached to the rim joist in accordance with Figure 26. Only hold-down anchor models meeting these minimum requirements shall be used. Hold-down anchors shall have a minimum allowable tension load of 1,800 pounds for a 36" maximum guard height and be installed in accordance with the manufacturer's instructions.

STAIR REQUIREMENTS

Stairs, stair stringers, and stair guards shall meet the requirements shown in Figure 27 through Figure 34 and Table 6 except where amended by the local jurisdiction. All stringers shall be a minimum of 2x12. Stair stringers shall not span more than the dimensions shown in Figure 28. If the stringer span exceeds these dimensions, then a 4x4 post may be provided to support the stringer and shorten its span length. The 4x4 post shall be notched and bolted to the stringer with (2) ½" diameter through-bolts with washers per Figure 8A. The post shall be centered on a 12" diameter or 10" square, 6" thick footing. The footing shall be constructed as shown in Figure 34 and attached to the post as shown in Figure 12. An intermediate landing may also be provided to shorten the stringer span (see provisions below). If the total vertical height of a stairway exceeds 12'-0", then an intermediate landing shall be required. All intermediate stair landings must be designed and constructed as a non-ledger deck using the details in this document. Stairs shall be a minimum of 36" in width as shown in Figure 33 [R311.7]. If only cut stringers are used, a minimum of three are required. For stairs greater than 36" in width, a combination of cut and solid stringers can be used, but shall be placed at a maximum spacing of 18" on center (see Figure 29). The width of each landing shall not be less than the width of the stairway served. Every rectangular landing shall have a minimum dimension of 36" measured in the direction of travel and no less than the width of the stairway served [R311.7].

STAIR HANDRAIL REQUIREMENTS

All stairs with 4 or more risers shall have a handrail on at least one side (see Figure 32A) [R311.7.8]. The handrail height measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches (see Figure 33) [R311.7.8.1]. Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. Handrails shall be Type I, Type II, or provide equivalent graspability (see Figure 32B). Type I shall have a perimeter dimension of at least 4" and not greater than 6-¼". Type II rails with a perimeter greater than 6-¼" shall provide a graspable finger recess area on both sides of the profile [R311.7.8.3]. All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end (see Figure 33). Handrails may be interrupted by guard posts at a turn in the stair [R311.7.8.2].

STAIR FOOTING REQUIREMENTS [R403]

Where the stairway meets grade, attach the stringers to the stair guard posts as shown in Figure 34. Posts shall bear on footings. All footings shall bear on solid ground and shall be placed at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper (see Figure 34). Stringers shall bear on a 2x4 bearing block attached to the post as shown. Stringers shall not bear on new or existing concrete pads or patios that are not founded below this depth. When guards are not required (see GUARD REQUIREMENTS), posts may terminate below the bottom tread elevation. Bolts are only required if a guard post is required.

STAIR LIGHTING REQUIREMENTS [R303.7]

Stairways shall have a light source located at the top landing such that all stairs and landings are illuminated. The light switch shall be operated from inside the house. However, motion detected or timed switches are acceptable.

Figure 28. Stair Stringer Requirements.

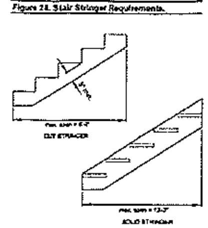


Figure 29. Tread Connection Requirements.

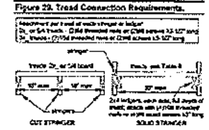


Figure 22. Lag Screw Requirements.

Lag screw installation requirements: Each lag screw shall have pilot holes drilled as follows: 1) Drill a ½" diameter hole in the ledger board, 2) Drill a $^5/_{16}$" diameter hole into the band board of the house. DO NOT DRILL A ½" DIAMETER HOLE INTO THE BAND JOIST.
The threaded portion of the lag screw shall be inserted into the pilot hole by turning. DO NOT DRIVE LAG SCREWS WITH A HAMMER. Use soap or a wood-compatible lubricant as required to facilitate tightening. Each lag screw shall be thoroughly tightened (snug but not over-tightened to avoid wood damage).

Figure 30. Stair Guard Requirements.

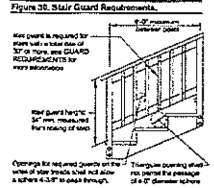


Figure 31. Stair Stringer Attachment Detail.

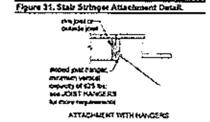


Table 6. Minimum Tread Size for Cut and Solid Stringers.[1]

Species	Cut Stringer	Solid Stringer
Southern Pine	2x4 or 5/4	2x6
Douglas Fir Larch, Hem-Fir, SPF[2]	2x4 or 5/4	2x6 or 3x4
Redwood, Western Cedars, Ponderosa Pine,[3] Red Pine[3]	2x4 or 5/4	2x10 or 3x4

1. Assumes 300 lb concentrated load, L/288 deflection limit, No. 2 stress grade, and wet service conditions.
2. Incising assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
3. Design values based on northern species with no incising assumed.

Figure 21. Non-Ledger Deck - For Resisting Vertical Loads.

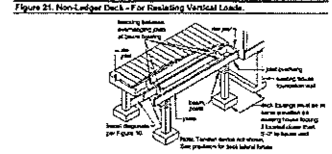


Figure 24. Example Guard Detail.

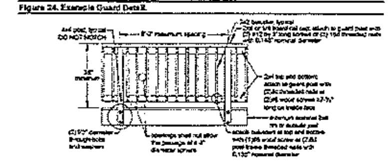


Figure 32A. Handrail Mounting Examples.

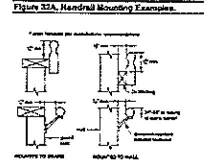


Figure 33. Miscellaneous Stair Requirements.

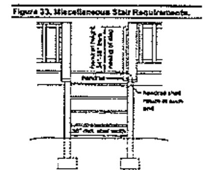


Figure 25. Guard Post to Outside-Joist Example.

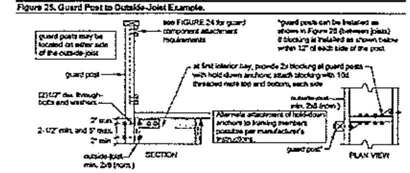


Figure 32B. Handrail Grip Size.

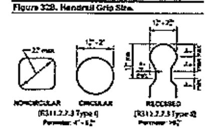


Figure 34. Stair Footing Detail.

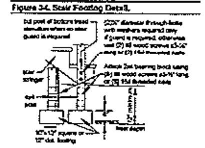


Figure 26. Guard Post to Rim Joist Example.

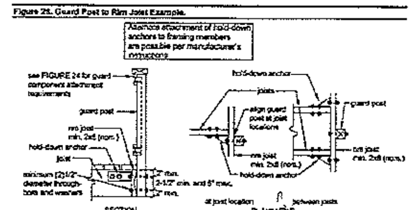
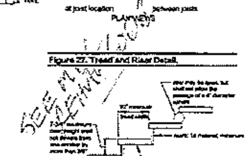


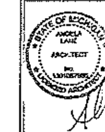
Figure 27. Tread and Riser Detail.



ALANE ARCHITECTURE

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 23, 2020



SHEET TITLE
TYPICAL DECK DETAILS

SHEET NO
S2.0

MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Virtual Meeting

Tuesday, June 9, 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 7:02pm
Commissioners Present:	Alex Pettit, Anne Stevenson, Amy Swift, James Chesnut
Commissioners Absent:	Erika Lindsay, 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 Andy Aamodt, City Planner

APPROVAL OF AGENDA

Slagor: Applicant requested to remove action item for new windows at 100 W Michigan.

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

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Swift, Chesnut
Nays: None
Absent: Commissioners Lindsay, Rupert
Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS
100 W Michigan
**Storefront Systems.*

Applicant: Conor Doran, Project Manager- not present
Timothy Stout, O'Neil Construction- present

Discussion: Pettit: Asked applicant to walk the Commission through the application.

Stout: Stated that a lot of the work on the façade of the building has been previously submitted and approved. Indicated that the current application is in regards to the level one on the south elevation *[reference photo materials]*. Stated that there are two storefronts - 100 W Michigan on the east side and 102 W Michigan on the west side. Stated that upon removal of the previous cladding, those aluminum panels *[reference photo materials]*, this existing window system was discovered, this glazing system. Stated that they would like to preserve that and leave it in place. Stated that that is above the entrance of 102 W Michigan *[reference photo materials].* Stated that there was not anything salvageable on the east side above the entrance to suite 100 W Michigan which is why you see in this picture, in progress, some steel framing and some exterior grade MDO that can be finished *[reference photo materials].* Stated that you can see behind the framing that there is a structural steel beam that runs laterally and that there is sort of nothing between that beam above and below. Stated that upon removal of the previous cladding system, it was just open to the elements.

Slagor: *[Outlined updated information received from applicant]* Stated that in addition to this application, a revised drawing was sent over today of what is proposed for the storefront. Stated that in the application, the storefronts are the main things but, on the east elevation, an entry door and a display window was replaced that needs to be approved as well.

Stout: Stated that that was a removal and replacement of matching components. Stated that the door was an aluminum storefront door and the two punched openings were aluminum storefront. Stated that they were pretty well worn and weathered. Stated that it was a like-for-like replacement on that east elevation.

Pettit: Asked what the detail looks like on 100 W Michigan where the top of the signboard terminates. Stated that in many other storefronts downtown, there is a bit more of a distinct cornice that is there that helps shed water from the building.

Stout: Stated that the application is to do a piece of one-by-eight trim to picture frame where a future sign would go above the storefront. Stated that the idea is that that would help it stand out from the masonry above.

[Discussion continued as to signboard area considerations/water runoff, reference photo materials]

Stout: Stated that a flashing from the masonry would be provided, down onto the top of that surface *[reference photo materials]* at a pitch that the water would run off.

Pettit: Asked if that work is pending still.

Stout: Confirmed.

Pettit: Asked if there is some OSB material down in the lower right *[reference photo materials]*.

Stout: Confirmed. Stated that that will be covered, that it is just temporary until the corner is finished. Stated that it would all be MDO. Stated that the red *[reference photo materials]* outlines and represents the trim, the idea being it would be pictured-framed into boxes similar to some of the other storefronts up the street.

Pettit: Asked what the trim material is.

Stout: Stated that the trim is also MDO.

Pettit: Asked if it is a finished edge on that *[reference photo materials].*

Stout: Stated that it is not a finished edge. Stated that where the finished areas are buried, where two ends abut, that they would be covered. Stated that it is all going to get painted with an exterior grade paint. Stated that there would be no exposed edges.

[Discussion continued as to edge finishing]

Swift: Asked applicant to speak more about how they will be treating and detailing building-out around the glazing detail.

Stout: Stated that they were hoping to do not much more than what is already there. Stated that the idea is that the masonry is going to be coated with an exterior coating.

Swift: Stated that it looks like there are some glass pieces that need to be repaired. Asked if the plan is to treat the box below *[reference photo materials]* with the same flashing as on the other side.

Stout: Confirmed. Stated that they had not yet contemplated how to do that. Stated that it is something they would have to do and will certainly do.

[Discussion continued as to box/pitch considerations]

Pettit: Asked if the rear single door to be replaced, is a finished door *[reference photo materials].*

Stout: Stated that the door is complete. Indicated that the plan is to coat all of the masonry surrounding it.

Pettit: Asked if the door infill trim piece is wood *[reference photo materials]*.

Stout: Stated that it looks like shim material *[reference photo materials]*. Stated that they would have to add joint sealant there to bridge between the brick and the aluminum. Stated that they would caulk that.

Pettit: Stated that it looks like almost an inch between the edge of the metal and the brick.

[Reference photo material, discussion continued as to shim sizes comparing upper/lower portion/alternative infill options]

[Discussion as to the need to have more detailed information associated with the door, the storefront in general and the buildout for the signage]

Chesnut: Stated that the south side at the top of that signage area is the one that jumps out. Stated that it is going to look pretty clean and simple based on how the applicant is describing it but if you walk down the street and look at all the other elevations on that side of the street, they have all got some sort of cornice detail that is a little more decorative that establishes that particular condition in a way where what applicant is suggesting might stand out a bit. Stated that if there were a set of drawings that showed the Commission what that might look like, that would help. Indicated a concern that what applicant is proposing is different to the extent that it will be obvious.

[Discussion continued as to façade considerations/appropriateness with surrounding buildings/possible revisions/need for additional information]

Chesnut: Indicated additional documentation that would be helpful to the Commission: head and jamb details, top of sign box detail, detail of sill at the leaded glazing, detail of the vertical point where the sign box meets the leaded glazing, detail as to joist ends, detail that resolve the practical and the aesthetic considerations.

Swift: Indicated further documentation that would be helpful to the Commission would be molding details, e.g. photo of trim profiles.

Stevenson: Asked for clarification of proposed colors for panels and trim.

Stout: Stated that per the top on the right-hand side *[reference drawing]*, the one-by-eight rectangle border would be the Petoskey color and then the large rectangle in between it would be white and then of similar nature for all of the other rectangular spaces. Stated that the one-by-four surround would be the Petoskey color and then the flat panel within the rectangular space there *[reference drawing]* would be white.

Stevenson: Suggested that applicant be cautious with the white color, especially at the baseboards. Stated that it can get dirty very quickly and become a maintenance issue right near the sidewalk.

Pettit: Asked if the sign lettering is part of this application.

Stout: Confirmed. Stated that the intent is that that sign lettering would go above the leaded glass. Stated that that is another reason that the property owner was interested in just coating the ends of those joists and coating the masonry, is they would like to just have a painted sign on the face of that masonry right there *[reference photo material]* rather than build another sign box.

[Discussion continued as to masonry painting; historic photos reviewed]

Motion: Chesnut (second: Stevenson) moved to table the application for storefront systems and new display windows and entry doors at 100 W Michigan so the applicant may provide drawings that more clearly detail the proposed work; including signage and trim.

Secretary of the Interior Standards:
#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Swift, Chesnut
Nays: None
Absent: Commissioners Lindsay, Rupert
Unanimous. Motion carried.

228 N River
**Replacement of landing on rear egress staircase*

Applicant: Stefan Szumko, House-Storian, LLC - present

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

Szumko: Stated that, originally, the upstairs was added on to an attic *[reference photo material]* and the lower part of the roofline was left. Stated that the footings were four-inches deep and it recently collapsed. Stated that he would like to carve out a little bit of the roofline to install a ledger board, then build a deck below that, add proper footings forty-two inches deep, and do a dropped beam below the deck to stabilize it and give it support. Stated that he would like to add a fourth post even though it is probably not structurally necessary. Stated that that would give it a nice symmetric appearance for future deck usage. Stated that the lattice work that was there will be eliminated. Stated that he is considering possibly eliminating the awning that was on the lower window.

Slagor: Asked for clarification regarding the awning referred to in the application.

Szumko: Stated that the upper awning is remaining. Stated that there was an awning below the porch. Stated that it matches the one on the southeast side of the building *[reference photo material]*.

Pettit: Outlined the measurement details listed in the application.

Szumko: Stated that he would like to do two-by-eight framing for the joists rather than two-by-six.

Pettit: Asked about the plans regarding attachment.

Szumko: Stated -- bolt in the corner posts which are notched for the rails. Stated that he saved the existing corner posts to match the stairs. Stated that he is willing to reconsider this option if the Commission has better suggestions.

Pettit: Asked, as to the detailing of the railing, how the top and bottom will be handled and how the balusters are attached. Asked applicant if he has seen the HDC Porch Fact Sheet.

Szumko: Confirmed, no *[as to the Fact Sheet]*. Stated that the deck itself and the framing will be self-supporting. Asked if he can add on the posts with some sort of a structural connector into the framing instead of attaching it on the outside.

Pettit: Indicated that what applicant proposes structurally should follow Building Department Code.

[Discussion continued as to installation considerations]

Swift: Noted that the staircase was originally built for egress. Asked if it still serves as egress.

Szumko: Stated that it still serves as an egress. Stated that he does not know the specifics.

[Discussion as to past and present usage of the building structure]

Slagor: Clarified that this is really a partial repair of the existing structure -- of just the landing and its supports.

[Discussion continued following Staff's clarification]

Chesnut: Asked if the stringers, the posts, the rails and the spindles for the stair section, are staying in place.

Szumko: Confirmed.

Chesnut: Asked -- so what is being replaced is the upper deck structure, posts, spindles, rails and, as well, the decking for everything.

Szumko: Stated -- no, just the deck.

Chesnut: Asked if the treads for the stairs are currently wood or Trex.

Szumko: Stated that those are currently wood.

Chesnut: Asked if the plan is for Trex decking just at the top.

Szumko: Confirmed.

Swift: Asked if in order to replace that decking, applicant will be cutting into the roofline that is existing from the original structure in order to put those ledger boards on.

Szumko: Confirmed. Stated that he cannot envision a solid deck being tied into a 45-degree angle there.

Pettit: Asked if the plan is to remove that section of roof for the width of the deck.

Szumko: Confirmed. Stated -- eight feet.

Swift: Indicated her concern about removal of an original roofline.

Motion: Stevenson (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 228 N River, for reconstruction of the upper landing and balustrade on the rear egress staircase, as specified in the submitted drawings. The wood components of the system will be stained in an opaque stain finish. The deck shall be Trex flooring with aluminum below to catch runoff.

Secretary of the Interior Standards:
#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Chesnut
Nays: Commissioner Swift
Absent: Commissioners Lindsay, Rupert
Motion carried.

STUDY ITEMS-none

ADMINISTRATIVE APPROVALS-none

OTHER BUSINESS

1. **Draft Alternative Materials Fact Sheet**
   Commissioners/Staff reviewed Draft Revisions.

   Motion: Chesnut: (second Stevenson) moved to approve the Alternative Materials Fact Sheet as submitted on June 9, 2020.

   Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Swift, Chesnut
   Nays: None
   Absent: Commissioners Lindsay, Rupert
   Unanimous. Motion carried.

2. **Property Monitoring**
   Commissioner/Staff discussion as to property monitoring.

3. **Commissioner Comments**- none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 26, 2020

Motion: Stevenson (second: Swift) moved to approve the minutes of May 26, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Swift, Chesnut
Nays: None
Absent: Commissioners Lindsay, 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 8:21 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, June 23, 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. **100 W Michigan** **Storefronts**

B. NEW BUSINESS

1. **105 W Michigan** **Sign**
2. **407 W Cross** **Garden fence**

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

1. **224 N Grove** **Air Conditioner**
2. **527 N Huron** **Roof**
3. **36 E Cross** **Roof**
4. **324 W Michigan** **Egress stair**

E. OTHER BUSINESS

1. **Property monitoring**
2. **Commissioner comments**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. **Approval of meeting minutes June 9, 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: 100 W Michigan

Historically known as the Worden Block, the prominent building at the northwest corner of Huron and Michigan was erected ca.1850 as a three-story Italianate-style commercial block with two storefronts on Michigan Avenue.[i] . The building is contemporary with the adjacent Convention and Visitors Bureau building, and once had similar brickwork and fenestration. Worden Block was first depicted on a Sanborn Map in 1888; which noted the building as housing a cobbler and dry goods store on the first floor and a barber in the basement. The third floor of the building include a paint shop and a "Colored Lodge R'm" with an adjacent band room. Presumably, this was the gathering place for an African American fraternal origination. Preliminary staff research did not identify which organization met here. This room configuration remained in place through the 1890s.[ii]

As of 1909, the ground floor had been converted to one large shop and the former dividing wall was replaced by a series of iron columns. Sanborn maps indicate there was a combination dry goods and jewelry business there. Historical photos indicate this was a firm known as Davis & Kishlar. The building's third floor housed a "moccasin factory" in the former lodge room. A full directory-researched history of the occupants has yet to be completed.

The building did not substantially change its appearance until the mid-twentieth century. In 1959 the building was purchased by Max and Ceil Pear for their clothing store, after their former building was demolished for a city parking lot.[iii] They occupied the ground floor and reopened Pears' [Men's] Clothing. Around this time, the building exterior was remodeled as well. Metal cladding was installed to cover the walls and windows; and a flat awning and screen signboard were installed on the facade. Photos indicate that the façade (Michigan elevation) was covered first, and later followed by the east (Huron Street) elevation. Max and Ceil Pear sold their business to relatives in 1980, who kept the Pear name. The business continued until 1997 when it closed.[iv] Most recently, the building housed Dalat, a Vietnamese restaurant.

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 or power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

As part of the building rehabilitation underway, the exterior aluminum panels were removed in 2019 and masonry repairs undertaken in early 2020.

Date of Application: June 2, 2020

Date of Review: June 3-8, 2020

Date of Meeting: June 9, and 23, 2020

Proposed work: New storefront systems.

Materials: Anodized bronze, and particle board.

Staff review:
Background

1. This application was tabled on the June 9 meeting so the applicant may provide additional information concerning storefront trim and water repellent measures.
2. **The HDC must take action on this application by the regularly scheduled July 28, 2020 meeting.**
3. To date, June 19, 2020, the applicant has not submitted additional information. The staff review and packet provided is from the original submission.

Proposed work

4. The applicant is proposing a new storefront system for the façade at 100 (east) and 102 (west) W Michigan addresses.
    a. Some of this work has already been completed.
5. The current window size and pattern will remain.
    a. The current aluminum windows and doors will be replaced with anodized bronze-framed units.
6. Particle board will form the new signboard space and finish out the storefronts.
    a. The applicant has not specified trim for the particle board.
7. The historic prism glass transom will be retained on the 102 W Michigan storefront. A hand-painted sign reading "Ypsi Tasting Room" will be painted on the signboard above the window. Signage above the 100 W Michigan side is yet to be determined.
8. The applicant has provided color-coded drawings and a spec. sheet for the trim material to be used.
    a. Staff recommended revisiting the submitted drawings to show something more specific. Full façade and storefront rehabs typically have a sketch or rendering showing what the final product will look like.
    b. Staff is concerned that there is no clear location for the trim pieces. In most storefronts downtown, the signboard and bulkheads of the storefront are paneled and trimmed. Also, there should be a trim piece or cornice where the storefront meets the bricked portion of the facade, so there is some type of transition between the particle board and brick.
9. The applicant has stated that the contractor will be at the meeting to address these types of questions and therefore wishes to move forward with the application.
10. The work also includes replacing an aluminum-framed display window and entry door on the east elevation with the same anodized bronze material. This work appears to have already been completed

Recommended Motions:

Move to table the application for storefront systems and new display windows and entry doors at 100 W Michigan so the applicant may provide drawings that more clearly detail the proposed work; including signage and trim.

***

Move to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated June 2, 2020 for installation of anodized bronze storefront systems with particle board as specified- and replacement of the display window and entry door on the east elevation.

Relevant Secretary of the Interior's Standards:
#9

Prepared by:
Scott E. Slagor, Preservation Planner

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[i] Robert O. Christensen, *National Register of Historic Places Registration Form: Ypsilanti Historic District* (Lansing: Bureau of History, 1988).
[ii] Sanborn-Perris, *Ypsilanti, Michigan* (New York: Sanborn-Perris Map Co., June 1893), 4.
[iii] Peg Porter "The Pear Family Coming to America," *Ypsilanti Gleanings* (Ypsilanti Historical Society, Summer 2017), 16.
[iv] Ibid., 16.

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
100 W Michigan Ave Ypsilanti MI 48103

Applicant

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

Name
Conor Doran

Address
[redacted]

City	State	Zip
Ann Arbor	MI	48103

Phone / Fax	E-Mail
[redacted]	[redacted]

Contractor

Contractor Name & Contact Info
O'Neal Construction C/O Tim Stout tstout@onealconstruction.com

Type of work

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

Complete Description of Proposed Work:

Storefront Replacement Project.

Remove existing storefronts removed during structural work.
Install new anodized bronze storefronts. Exact dimensions as previous storefront.

Install 2 new anodized bronze windows to replace existing windows removed during structural work. Same dimensions as previous windows.

Install new anodized bronze door to replace existing door on Huron Ave elevation.

Install MDO trim surrounding storefront.

Install MDO sign backboard above 100 W Michigan storefront.

Painted sign ("Ypsi Tasting Room") above 102 storefront similar to pictures provided of Ann Arbor Distilling.

Restore original multi pane window at 102 W Michigan.

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

See specs provided.

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:
$50,000	$45 + 80 = $125

Signature

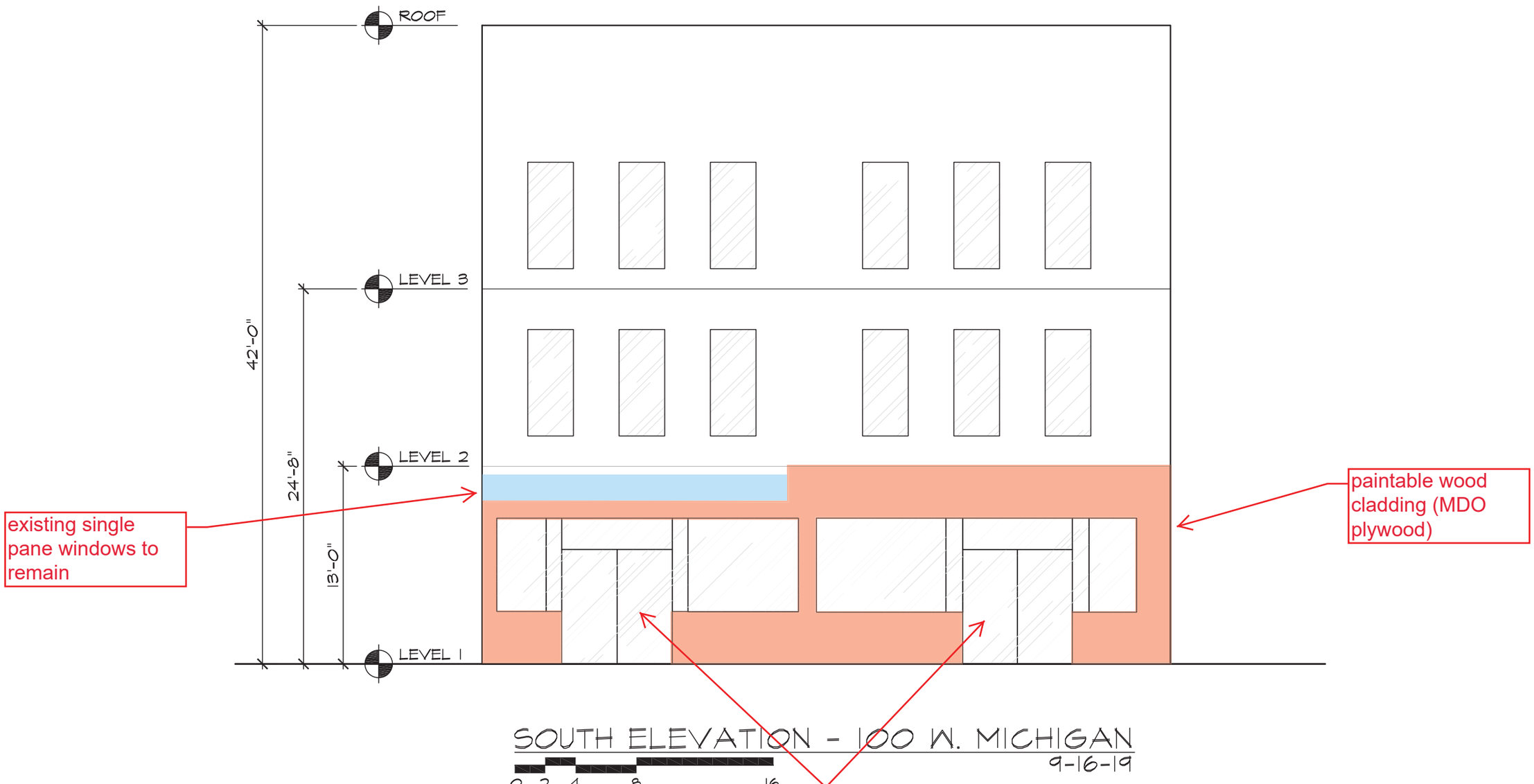
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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

Signature: [redacted]	Date: 6/2/20
Print Name: Conor Doran 100 Michigan ventures LLC	

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.



SOUTH ELEVATION - 100 W. MICHIGAN

9-16-19

TJS/OCI
6/4/20

SIGNAL® MDO

Sign Board

- Ideal for cutout letters and quality signs
- Minimal wood grain & no patch show through
- Long term, smooth surface for paint & coatings
- Enhanced panel stability using "Swan Peel™" Technology
- Waterproof bond for exceptional machinability and weatherability
- High face/edge screwholding
- NAUF - meets CARB requirements

Swanson Group® provides the highest proven performance in panel solutions. Customers recognize our exceptional history of performance, exhibited in our panel solutions, including the first high gloss UV coated MDO panel in North America.

We are now enhancing our capability to provide superior panel performance. "Swan Peel"™ Technology provides a smoother surface: less grain show through, and improved glue and overlay bond. "Swan Peel"™ Technology reduces thickness variability: resulting in an enhanced balanced construction, tighter core lines, and dimensional stability.
Swanson is manufacturing overlay panels in a new state-of-the-art facility - the most technologically advanced operation in North America.

Product Description:
Signal® MDO is a medium density overlaid, hardwood faced plywood with tight core for superb machinability and weatherability. It is ideal for cutout letters and quality signs.

Panel Construction/Moisture Resistance:
Signal® MDO is constructed of an MDO overlay on hardwood faced plywood with Douglas Fir/Hemlock inner plys. It is manufactured with a two-step® layup with minimal core voids using our Swan Peel™ Technology, has a waterproof glue bond and meets APA PS 1-09. All Swanson products are made in the USA.

Working Faces/Treatment:
- Signal® MDO is available with two working faces only consisting of natural (brown) overlays.

Working Edges/Treatment:
- Edges are factory sawn without edge treatment.
- Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic.

Applications:
- Exterior letters, signage and billboards.
- Cabinet, display, fixture, shelving and workbench tops.
- Pallets, bins, totes, crates & reels.
- Agricultural & industrial wall lining; soffit & fascia, noise barrier
- Truck body & trailer liners and doors; boat seats.
- Theatre/movie set scenery.

Limitations:
Signal® MDO is not a finished product. It requires priming, two top coats and two edge coats for prolonged exposure in exterior applications.

Thicknesses & Sizes: Signal® MDO is available in 3/8", 1/2", 5/8", & 3/4" thickness. Standard panel sizes are 4' X 8' and 10' only.

Sign Board:
- Highway® HDO - Premium sign panel, prepped for reflective film.
- SignReady UV™ - Prefinished, high gloss, paint/vinyl letter ready, 5-yr. limited warranty.
- Prefinished UV™ - Prefinished, satin gloss, paint/vinyl letter ready, 2-yr. limited warranty.
- Signal® MDO - Two-step®, hardwood faced, tightly laid core, ideal for cutout letters.
- Pre-Primed MDO - Exclusive, primed overlay, Two-step®.
- Crezon Two-Step® MDO - Premium paint grade.
- Guardian® One-Step MDO - Standard paint grade.

Technical Data Applicable Standards
All panels are manufactured by Swanson Group® per product standard PS1-09. This standard is available at www.apawood.org.

Physical Properties	3/8" to 1/2"	5/8" to 3/4"
Modulus of Rupture[2, 3]	6,905 psi	7,544 psi
Modulus of Elasticity[2, 3]	846,890 psi	879,603 psi
Lineal Expansion[2, 3]	0.045%	0.042%
Thickness Swell	3.4%	3.4%
Water Absorption (24-Hours)	6.0%	6.0%
Internal Bond[2]	173 psi	206 psi
Shelf Stiffness EI ASTM D-3043 C	68,280 lb-in^2/ft^6	322,465 lb-in^2/ft^6
Shelf Bending FbS ASTM D-3043 C	1,625 lb-in/ft^6	4,785 lb-in/ft^6
Face Screw Holding[2]	414 lbs.	454 lbs.
Edge Screw Holding[2]	Not Applicable	422 lbs.
Moisture Content[2] ASTM D-1037	6-9%	6-9%
Specific Gravity[2] ASTM D-1037	.572	.592
Density[2] ASTM D-1037	35.6 lbs./ft.^{3}	36.9 lbs./ft.^{3}
Flame Spread ASTM E-84	76 - 200[5]	76 - 200[5]
Smoke Developed ASTM E-84	25 - 270[5]	25 - 270[5]
Flame/Smoke Spread Rating E-84	Class C	
Formaldehyde Level E-1333	<0.01 parts/million	

Panel Tolerances[2]	3/8" to 3/4"
Thickness Tolerance	+/- 1/64" (.016")
Length & Width Tolerance	+0, -1/16" (.062")
Squareness	1/16" (.062")
Straightness	1/16" (.062")

[1]5-panel average. Product averages vary for individual thicknesses, consult sales or technical staff for exact properties.[2] All tolerances and specifications apply at the time of manufacture.
[2]ANSI 208.1 test result.
[3]Calculations based on test averages of along and across grain.
[4]Shelving physical properties based on engineering calculations.
[5]Flame and smoke spread properties based on engineering calculations.
[6]Shelving stiffness/bending properties are based on a limited 5-panel average.
Note: All tolerances and specifications apply at the time of manufacture.
Note: Product averages vary for individual thicknesses. Consult sales or technical offices for exact properties.

Product Grade: Standard product is shipped on grade only. Special product is shipped allowing up to 10% total Good One Side (G1S) and/or Shop, identified & priced separately. Shipments of G1S and shop may be available.

Weatherability:

Signal® MDO					
EMMAQUA* Outdoor Accelerated Weathering Test Simulates 3.4 years in Florida and 2.9 years in Arizona					
Test	CHALK UNWSH	COLOR CHNGE UNWSH	CRACK UNWSH	BLIST UNWSH	CHECK UNWSH
ASTM #	D 4214-97	D1729-96 (2003)	D661-93 (2000)	D 714-02	D660-93 (2000)
Cromatic	Barely Traceable	Moderate Bleaching	NONE	NONE	NONE
Oil Alkyd	Moderate	Moderate Bleaching	Moderately Severe Long Line	NONE	NONE
Acrylic Latex	Trace	None	Barely Traceable Irregular	NONE	NONE

*Equatorial Mount with Mirrors for Acceleration with Water.
CHALK UNWSH = Chalking, unwashed area: ASTM D4214-97 - Test methods for evaluation degree of chalking of exterior paint films (Method A/Cloth Method).
COLOR CHNGE UNWSH = Visual color, unwashed area: ASTM D1729-96 (2003) - Practice for visual appraisal of color and color difference of diffusely-Illuminated opaque materials.
CRACK UNWSH = Cracking, unwashed area: ASTM D661-93 (2000) - Method for evaluating degree of cracking of exterior paints.
BLIST UNWSH = Blistering, unwashed area: ASTM D714-02 - Method for evaluating degree of blistering paints.
CHECK UNWSH = Check, unwashed area: ASTM D660-93 (2000) - Method for evaluating degree of checking of exterior paints.

Standard Packaging:

Thickness	Signal® MDO Average Weight* lbs./Panel	Pieces per Unit
3/8"	40.0	88
1/2"	49.5	66
5/8"	57.6	50
3/4"	71.4	44

*Average product weights may vary +/- 10%

Signal® MDO Finishing Instructions

General: Do not use interior grade paints, water base vinyl-acrylic, solvent based alkyd flat or alkyd solid color stains.

1. **Coating System:** Use a high quality exterior industrial enamel:
   A. Water Based: All-Acrylic semi-gloss or gloss enamel system or:
   B. Solvent Based: Industrial semi-gloss or gloss enamel system.
   C. Sign Chromatic Based: Semi-gloss or gloss system.
   Application: Follow overcoat recommendations. Use good painting practices. Preform a tape pull test (ASTM D3359) before lettering.
2. **Prime Coat:** For good performance, 2 coats of primer should yield about 1 mil dry film thickness. Latex primers are recommended. Follow the spreading rate recommended by the manufacturer.
3. **Top Coat:** Once properly primed, panels must be top-coated with 2 coats of a variety of finishes, including solvent-thinned and water-thinned paints and enamels. Both primer and topcoat should be obtained from the same manufacturer to ensure compatibility. Follow manufacturer's application instructions. Do not apply automotive primers and enamels, lacquer undercoats and topcoats directly to overlaid plywood.
4. **Edge Coating:** Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic primers and paints or exterior grade caulking.

Suitability for Use and Warranty: Nothing herein constitutes a warranty express or implied, including any warranty of merchantability or fitness for use, nor is protection from any law or patent to be inferred. The exclusive remedy for all claims is replacement of materials. Contact Swanson Group® for a copy of the complete Swanson Terms and Conditions of Sale.

Warehouse Storage and Handling

- Store in a dry, clean, well-ventilated area indoors
- Avoid temperatures and moisture extremes. Allow panels to equalize for 72 hours or more before use
- Pieces must not be stored in contact with the ground
- Limit the stacking height to four or five units. Separate units with clean, dry spacers of uniform thickness, aligned carefully. Use three spacers for panels 8' long, four or five spacers for longer panels.

Environmental Impact

- Swanson Group® uses process by-products to produce energy
- Swanson products are renewable, biodegradable and recyclable

Warnings: This product will generate wood dust from sawing, sanding, or shaping. Safety data sheets are available on Swanson's website at www.swansongroup.biz and upon request.

Structural panels (PS-1) are exempt from California Air Resources Board regulations, however, this product is below CARB limits for all uses.

Find out more at www.swansongroup.biz

Signal® MDO Shelving Load Span Table:

Table 1 - Face Grain Across Supports - Multiple Spans[1]

Span[1]	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,899	1,899	2,340	2,340	2,870	2,870
8"	730	730	900	900	1,104	1,104
12"	414	414	557	557	683	683
16"	233	233	367	367	495	495
19.2"	155	162	255	255	405	405
24"	80	104	163	163	307	307
30"	41	54	85	104	170	196
32"	33	44	70	92	141	173
36"	23	31	49	66	100	133
40"		22	36	48	73	98
48"			24	32	49	65
60"					24	32

Table 2 - Face Grain Parallel to Supports - Multiple Spans[1]

Span[1]	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,457	1,457	1,811	1,811	2,208	2,208
8"	560	560	696	696	849	849
12"	307	307	431	431	526	526
16"	173	173	289	289	381	381
19.2"	111	120	201	201	312	312
24"	55	74	128	128	230	230
30"	28	27	82	82	129	147
32"	23	30	71	72	106	129
36"		21	50	57	74	99
40"			36	46	54	72
48"			24	32	35	47
60"						23

Table 3 - Face Grain Across Supports - Single Spans[2]

Span[2]	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	2,374	2,374	2,926	2,926	3,588	3,588
8"	913	913	1,125	1,125	1,380	1,380
12"	307	410	609	652	854	854
16"	125	167	257	343	507	619
19.2"	71	94	147	197	296	394
24"	35	47	74	99	151	202
30"		23	37	50	77	102
32"			31	41	63	84
36"			21	28	44	59
40"				20	32	42
48"					21	28

Table 4 - Face Grain Parallel to Supports - Single Spans[2]

Span[2]	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,822	1,822	2,263	2,263	2,760	2,760
8"	690	690	870	870	1,062	1,062
12"	221	295	514	514	657	657
16"	87	116	270	289	395	476
19.2"	48	64	152	201	224	299
24"	24	32	75	100	112	149
30"			37	50	56	74
32"			30	41	46	61
36"			21	28	32	42
40"				20	23	30

Maximum allowable loads are psf. Uniform loading is assumed. Loads are for dry conditions. For wet conditions, reduce loads approximately 25%. Inquire for precise data. Basic allowable stresses (bending F b and shear Fs) increase 15% for shelving use per the APA experience factor. Pallet design normally is based on higher allowable loads than given. NOTES: [1]Spans are center-to-center of supports. [2]Span is out-to-out of supports. Allow for 1-1/2" supports on each end.

Swanson Group

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Toll Free: 800-331-0831
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www.swansongroup.biz

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Effective: 4/2017

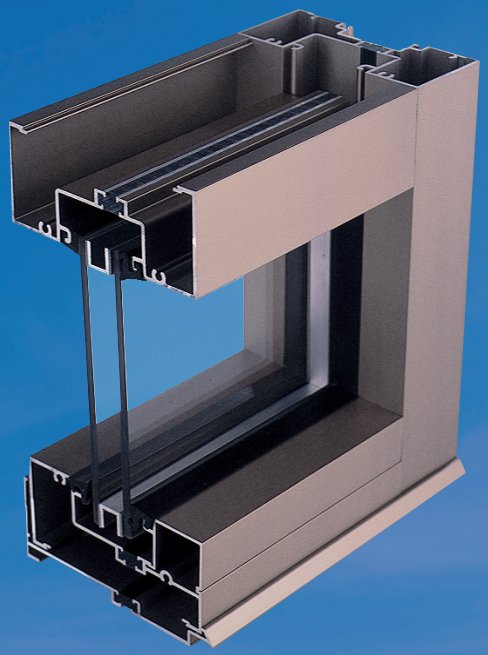
T14000 Series Storefront

Single cavity pour and debridge thermal barrier

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard single cavity pour and debridge thermal barrier members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

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

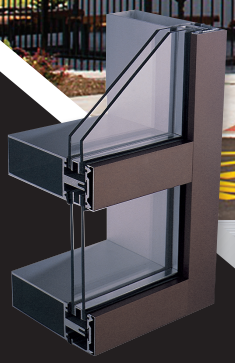
Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



Wendy's, Cemetery Road, Hilliard, OH

Standard Medium Stile Entrances

ALSO USED WITH



200 Series Curtainwall

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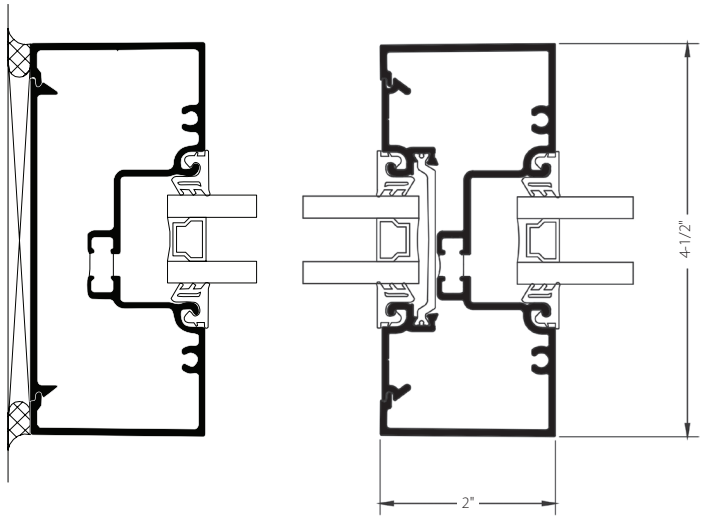
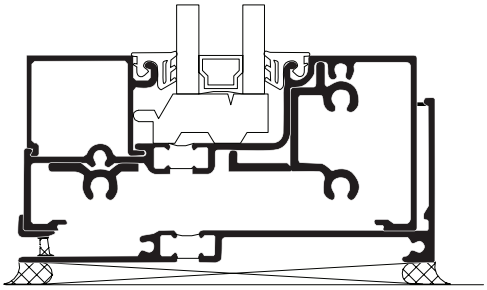
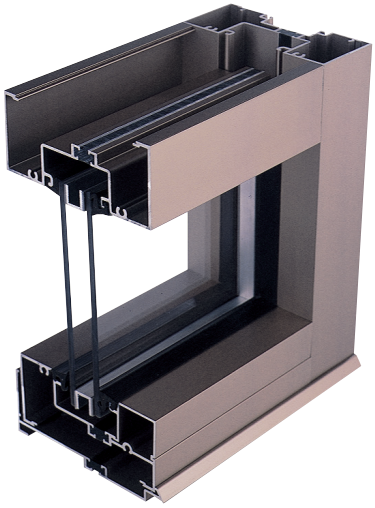
T14000 Series Storefront

Single cavity pour and debridge thermal barrier







System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors , operable vent windows & sun shades
- 7 anodized and 19 painted standard finishes
- Curved Headers
- Non-thermal Framing

T14000 Series Product Specifications

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.
Description: 2" x 4-1/2" center set, outside or inside flush glazed storefront

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	CRF:	U-Factor**:	Acoustic:
2"	4-1/2"	1" std (1/8" – 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF – Static 10 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	T (Thermal) 62_F 68_G	0.38 - Thermally Insulated 0.33 - Thermally Broken	STC 32 OITC 26

** U-Factor per NFRC 100. Refer to the U-Value table at: www.tubeliteinc.com/products/storefront/14000-series-storefront-framing/

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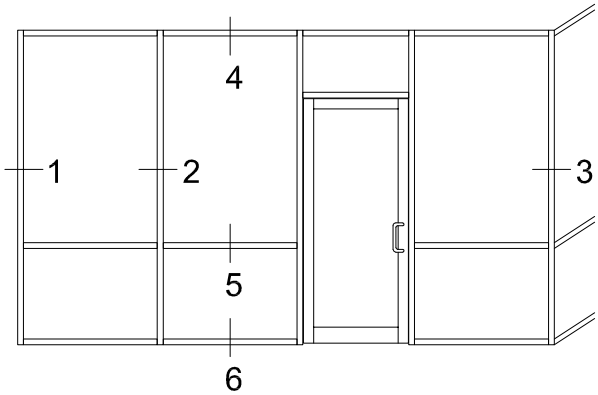

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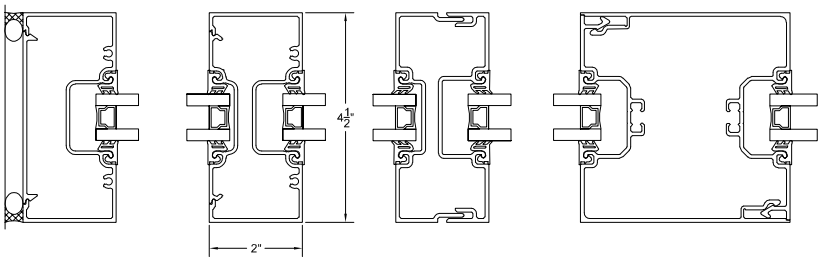
Standard Outside Glazed Details

1/4 scale



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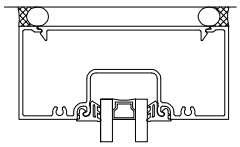

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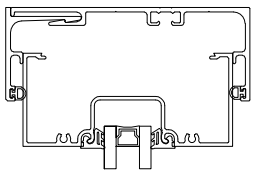

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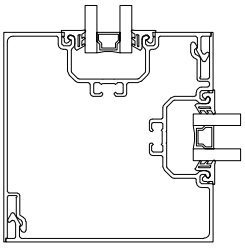

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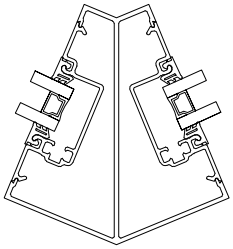

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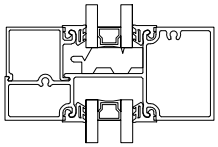

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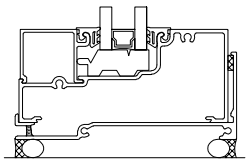

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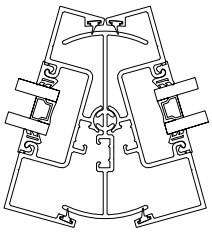

3B

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MARCH 2019

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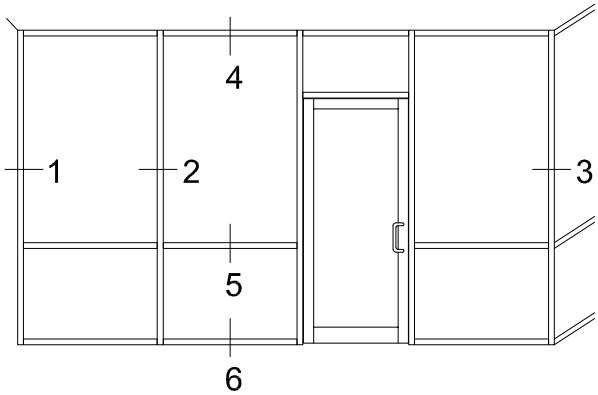

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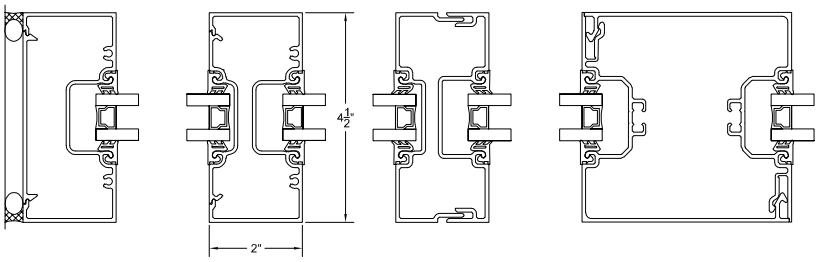
Standard Inside Glazed Details

1/4 scale



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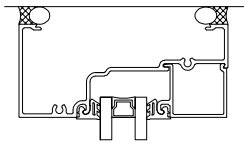

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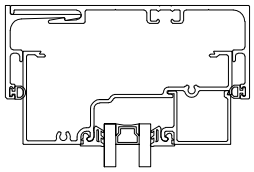

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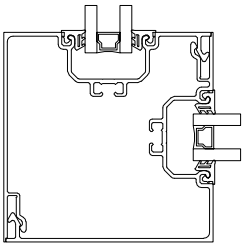

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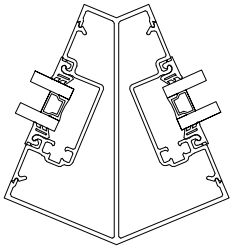

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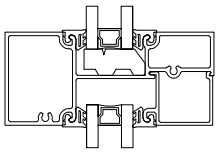

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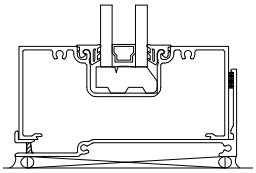

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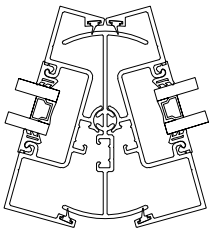

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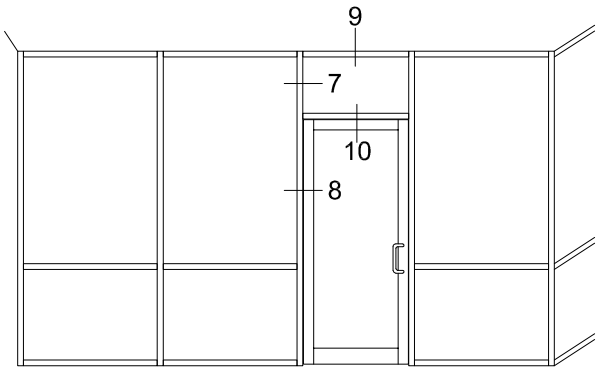

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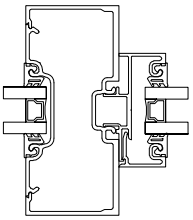
Standard Details

1/4 scale



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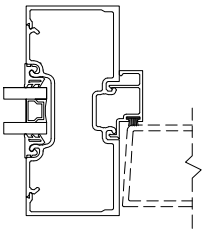

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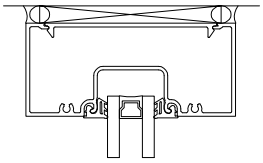

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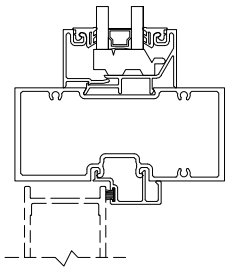

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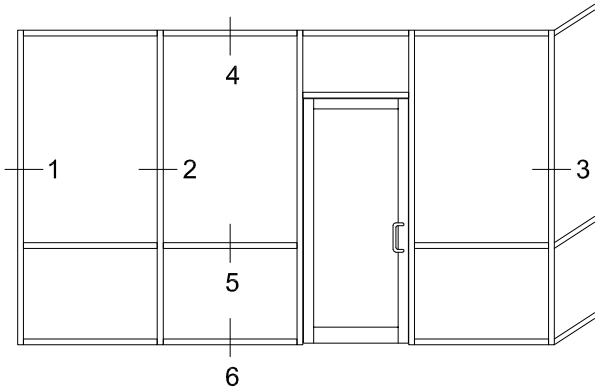

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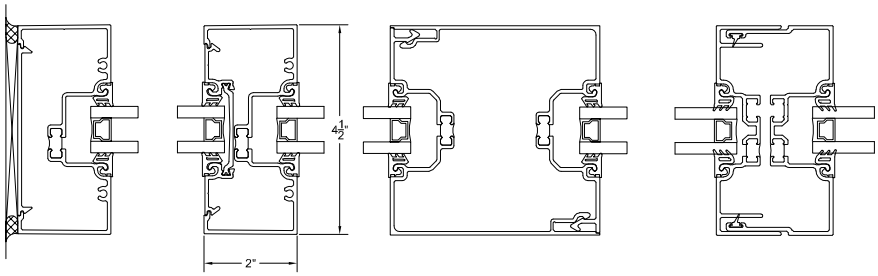
1/4 scale



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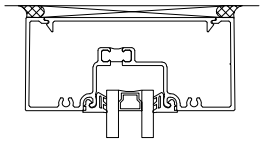

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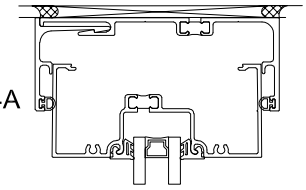

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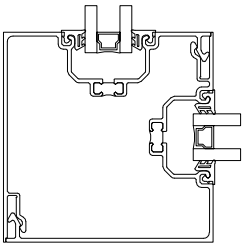

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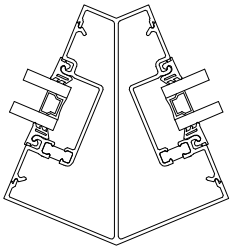

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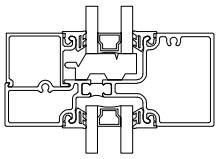

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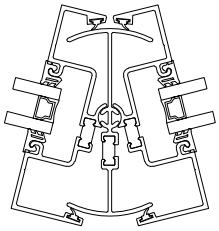

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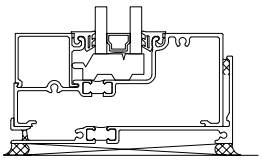

6

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MARCH 2019

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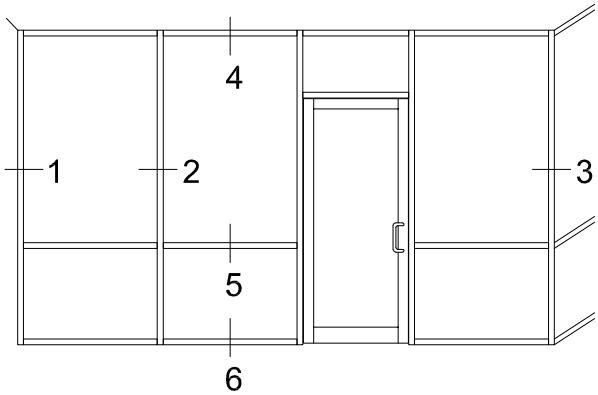

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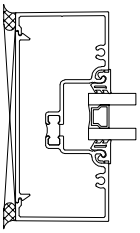
Standard Inside Glazed Details

1/4 scale



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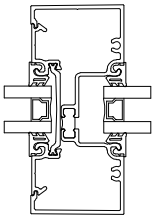

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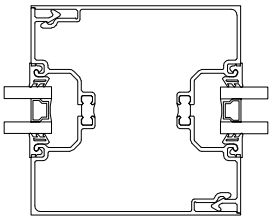

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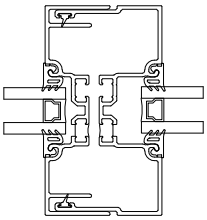

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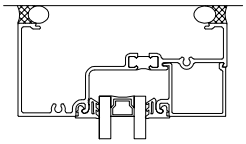

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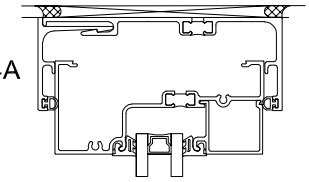

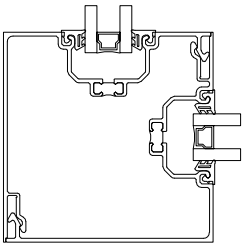

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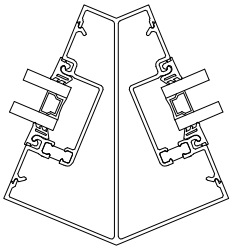

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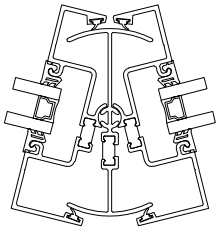

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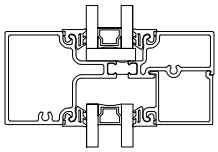

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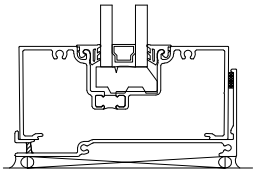

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MARCH 2019

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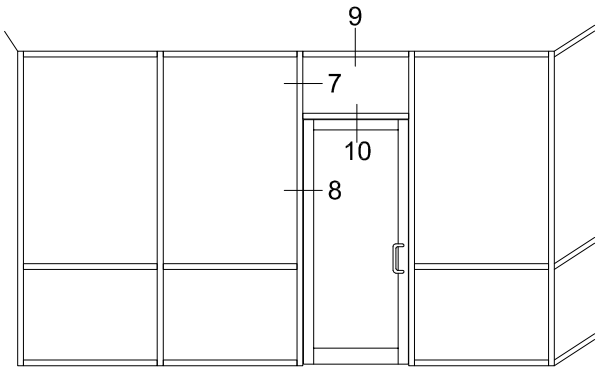

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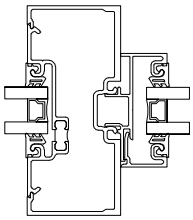
Standard Details

1/4 scale



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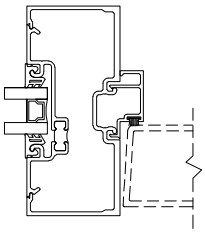

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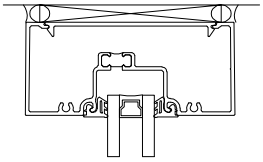

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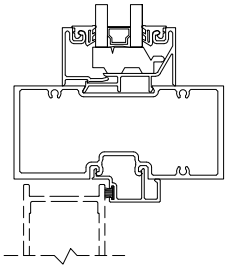

10

MARCH 2019

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For more options, visit our website at
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EXTERIOR & INTERIOR TRIM OPTIONS

Details take your project from ordinary to extraordinary. The perfect finishing touches make every window and patio door an irreplaceable part of any home or commercial building. We offer the trim and accessory metals that make the final details of your project easier to complete and more beautiful to look at.

EXTERIOR TRIM

Designed to add depth and traditional appeal, our exterior trim options extend outward from the window or door frame, casting a shadow line consistent with true historical applications. Choose from our extended selection of flat and profiled casings, brick mould casings and sill nose. Match or contrast the trim with your windows and doors in any of our 50 exterior colors, custom colors and anodized finishes.

3 ½" backband and bead casing and 1 ½" sill nose shown on casement

3 ½" flat casing shown on hinged inswing patio door

2" brick mould and 1 ½" sill nose shown on casement

3 ½" brick mould and 1 ½" deep sill nose shown on double-hung

INTERIOR TRIM COMPONENTS

Extension Jambs

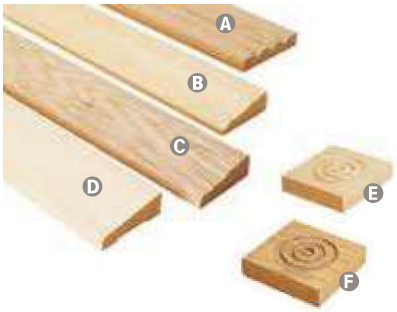
Pre-installed, dimensional extension jambs save time on jobsites and help enable a perfect installation. Available in all wood species, extension jambs can accommodate a wide variety of wall conditions.

Drywall Returns

We offer drywall returns in three depths: 11/16", 9/16" and 7/16"

Wood Casing

A subtle touch around the perfect window or door makes your view even more special. Choose from four different casings and add plinth blocks at the corners for just the right touch of detail.



- **A** ½" x 3 ¼" Fluted Casing
- **B** 11/16" x 2 ¼" Colonial Casing (WM366)
- **C** 11/16" x 2 ¼" Colonial Casing (WM356)
- **D** 11/16" x 2 ¼" Ranch Casing (WM324)
- **E** 2 ½" Plinth Block
- **F** 3 ½" Plinth Block

Applicant photos, 100 W Michigan

100 W Michigan Storefront

102 W Michigan Storefront

Interior Storefront Photo

Interior Storefront Photo

N Huron entry door.

N Huron display window

Staff photos 100 W Michigan

Facing north to facade

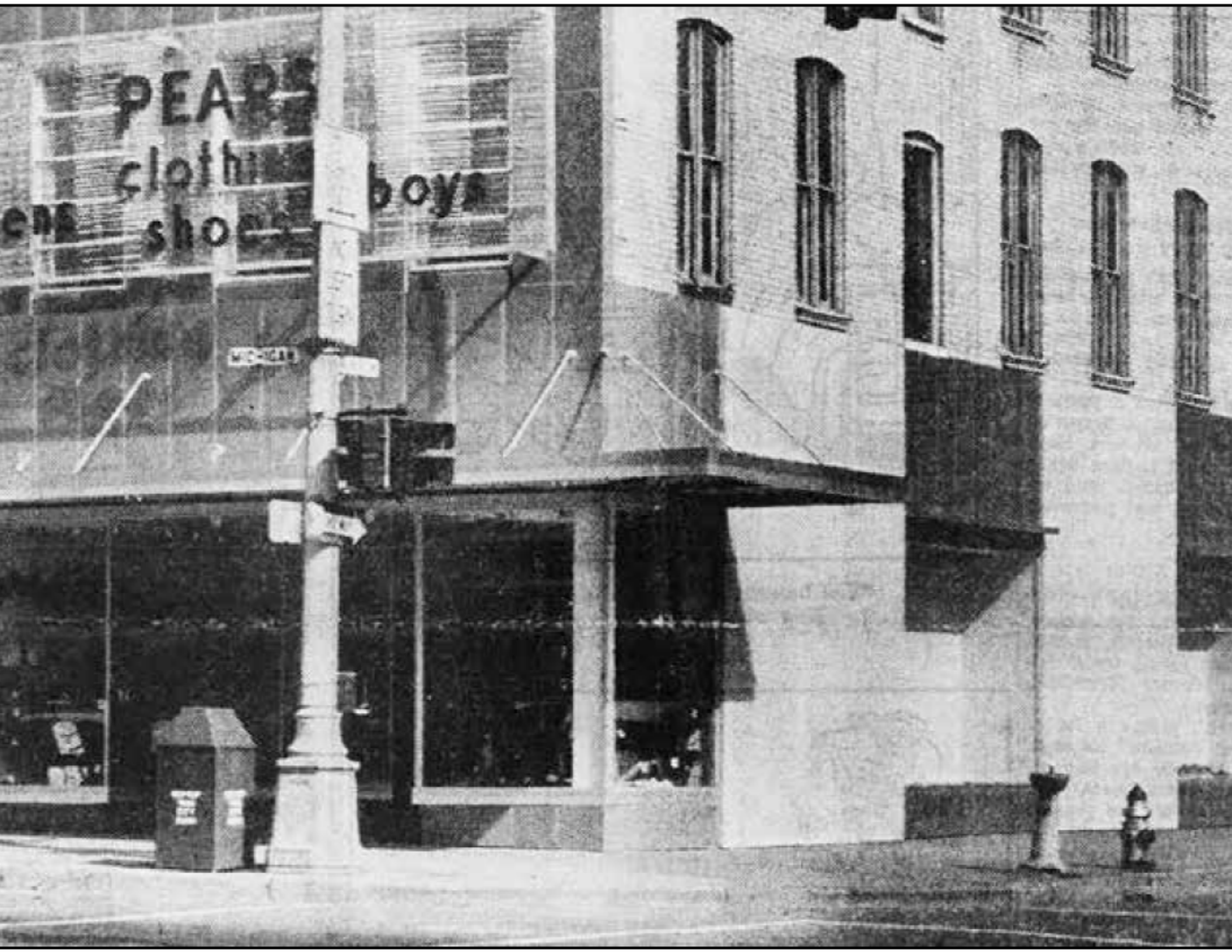
Facing northwest to facade and east elevation

Facing southwest to north and east elevations

DRUGS & BOOK STORE

DAVIS & KISHLAR.
YPSILANTI, MICH. No 306.

LANDY'S
FURNITURE
NO LEFT TURN
FAMILY DEPT. STORE
CRANE RENTALS
STEEL ROOFS INSTALLED
YPSILANTI STEEL FABRICATION


PEARS
clothi
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ONE WAY
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12
WEST
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SALE

ONE WAY
PUBLIC PARKING LOT
WEST
BUSINESS
12
WEST
17
VISITOR
DALAT

HDC Work Permit Staff Review

Property address: 105 W Michigan

Property History: The property includes a ca. 1870 Italianate commercial building. The building was considered non-contributing in the National Register listing- at the time it was sheathed in a mid-century metal cladding. The cladding was removed ca. 2001 to reveal the original brick. The current storefront was remodeled with a new signboard and trim sometime thereafter. The current façade is closer to the original appearance, but not historically accurate.

Date of Application: June 15, 2020

Date of Review: June 17, 2020

Date of Meeting: June 23, 2020

Proposed work: New sign

Materials: PVC/Aluminum Composite sign

Staff review:

1. The current business, United Sonz, has rebranded as Ypsilanti Marketing and Print Company, and would like to change their sign.
2. The previous sign included individual letters that sat within a recessed panel signboard, over the storefront.
    a. The current storefront with paneled signboard is part of a post 2001 rehabilitation and not a historic feature, or restoration of a historic feature.
3. The proposed new sign is a single PVC/Aluminum Composite Sign Board.
4. The new sign is proposed to be centered over the storefront. In the schematic, this is depicted as being taller than the recessed panel, but not longer. Therefore, the panel will be exposed on either side of the sign.
5. Staff has concerns about the size and placement of the new sign in relationship to the recessed panel.

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 or power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

    a. Because the panel is still exposed on either side of the sign, it creates a narrow opening, where moisture or pests could enter.
        i. *After communication with staff. The applicant has proposed to install an additional 1" spacer to the back of the sign to prevent moisture from entering the panel*.
    b. By partially covering the panel, the new sign gives the storefront a temporary and unfinished look, inconsistent with many other downtown storefronts.
6. Additionally, the current sign has not proposed trim, which is a guideline in the Sign Fact Sheet.
    a. The Sign Fact Sheet seems to imply the trim was a requirement to prevent water damage to the signs, rather than an aesthetic.
    b. There are many untrimmed, relatively recent signs in the district.
    c. The applicant states the sign is a waterproof material and would not need additional trim.
7. Staff provided the applicant with the Sign Fact Sheet and recommend solutions to make the sign more appropriate.
    a. Include some type of trim to frame the sign.
    b. Either shrink the sign so it fits within the recessed panel or elongate it so it covers the panel entirely.
    c. The applicant has indicated that neither are desired options.

Recommended Motions:

Move to table action on the proposed work at 105 W Michigan so the applicant may amend the application, including trim to frame the sign and appropriately covering or fitting the recessed panel.

***

Move to approve and issue a certificate of appropriateness for work at 105 W Michigan, as submitted in the application dated June 15, 2020 for installation of a new sign. The sign shall be a PVC/Aluminum material and match the rendering submitted. An additional waterproof spacer shall be placed within the panel behind the sign to prevent additional moisture from entering the storefront.

Relevant Secretary of the Interior Standards:

#10

Prepared by:
Scott E. Slagor, Preservation Planner

R. 26964
#797691
PHDC-20-0033

RECEIVED
JUN 15 2020
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address: 105 West Michigan Avenue

Applicant

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

Name: Travis Willis

Address: [redacted]

City	State	Zip
Ypsilanti	MI	48197

Phone / Fax: [redacted]

E-Mail: [redacted]

Contractor

Contractor Name & Contact Info: A² Benchmark / Matt Smith [redacted]

Type of work

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

Complete Description of Proposed Work:

Ypsilanti Marketing & Print Company is installing a new sign over the entrance of 105 West. Mich Ave. The sign will include new business name and logo. Sign material is PVC and will be installed by A2 Benchmark.

Please see pictures.

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

PVC only.
aluminum composite

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:
0	$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.

S[redacted]	Date: 6-5-2020
Print Name: Travis O. Willis	

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.

PHDC 20 0033

YPSI MARKETING &
PRINT COMPANY
105
printingplusshirts
.com
GRADUATION
INVITES
ON SALE NOW!

Heritage Appraisal Services, Inc.

June 10, 2020

To whom it may concern:

I give Travis Willis permission to put an approved sign at the address 105 W. Michigan Ave.

If you need any additional information, please let me know at your convenience.

Sincerely, Jeffrey R. Kuhns Sr.

1302 Roosevelt, Ypsilanti, MI 48197 ▪ Phone: 734.482.8200 ▪ jkuhns@heritageappraisal.com

Staff photo: 105 W Michigan, facing south to facade.

HDC Work Permit Staff Review

Property address: 407 W Cross

Property History: The property currently includes a statue, landscaping, and fencing. It was acquired by St. John the Baptist Church in 1949. Prior to then, Sanborn Maps show a very large house at this location. The extant Mary Statue and landscape features are not mentioned in the National Register or Local listing documents. Presumably, the age of the statue would have precluded it from being considered contributing. At this time, not enough research has been done to determine if the statue and lot are a historic landscape.

Date of Application: June 16, 2020

Date of Review: June 19, 2020

Date of Meeting: June 23, 2020

Proposed work: Food pantry vegetable garden with a low wire fence and mulch paths.

Materials: Wire fencing, 4x4 wood posts, and mulch.

Staff review:

1. Normally, landscape features and fencing can be administratively approved, however given the lot's highly visible location- and gateway position to the district, staff felt it was appropriate for the Commission to review.
2. The applicant proposes to install a large vegetable garden- on the ground- to supply fresh food for the church's food pantry.
3. The garden will cover the northeast quarter of the lot, within the existing public and private sidewalks.
    a. Plantings will be divided into two grids with mulched paths between.
4. A key component of the application is a perimeter fence to prevent pests from getting to the vegetables.
    a. The fence will be 3' tall, wire, with metal stakes as pictured.

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 or power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

b. Corner posts and gate posts shall be low 4x4 posts, painted white.
   c. The HDC is to clarify with the applicant what material the gate will be and how it will look.

5. In staff opinion, although the fence is in a highly visible location- it's low height, transparency, and removability minimize its impact on the character of the district and can be approved.

*Staff recommended the applicant have the soil tested for lead and other toxins prior to planting on the ground.

Recommended Motions:

Move to approve and issue a certificate of appropriateness for the work at 407 W Cross, as submitted in the application dated June 16, 2020 for installation a garden with a perimeter fence, as specified.

Relevant Secretary of the Interior Standards:

#10

Prepared by:
Scott E. Slagor, Preservation Planner

PH DC-20-0034 R. 26994 Vida

RECEIVED
JUN 16 2020
CITY OF YPSILANTI
BUILDING DEPARTMENT

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:

Meeting Date:

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   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
407 W Cross St, Ypsilanti, MI 48197

Applicant

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

Name		
St. John the Baptist Parish		
Address		
411 Florence		
City	State	Zip
Ypsilanti	MI	48197
Phone / Fax	E-Mail	
[redacted]	[redacted]	

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:

The purpose of this project is to take an empty 40 x 45' plot owned by St. John the Baptist to grow healthy food for the Church's food pantry ministry. Construction involves a 3' fence around the garden's immediate perimeter to prevent pests. Photo of fencing material is attached. The 4x4 corner posts will be painted white

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$500	$45 + _____ =

Signature

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

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

Signature: [redacted]	Date: June 16, 2020
Print Name: Caroline Wright	

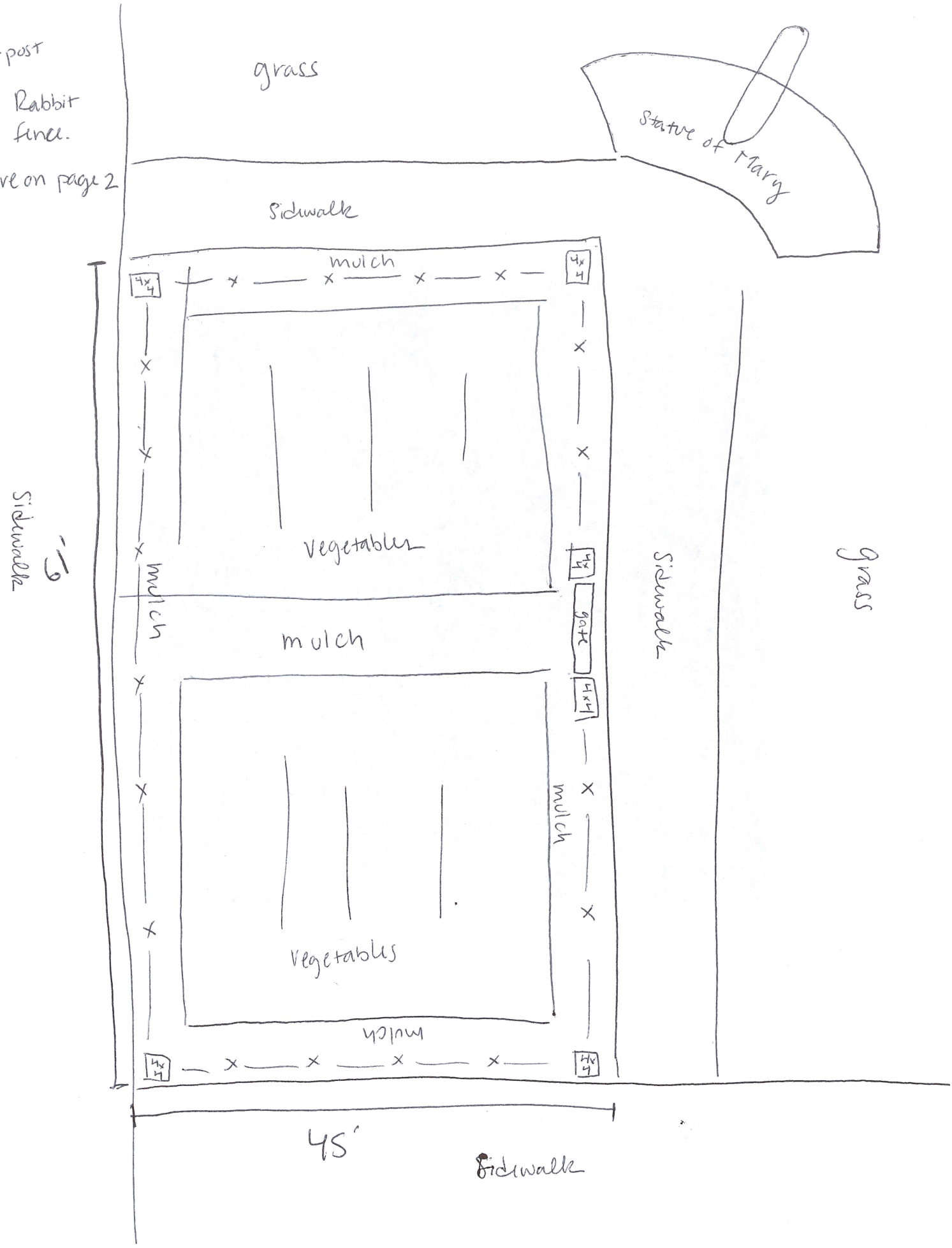
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

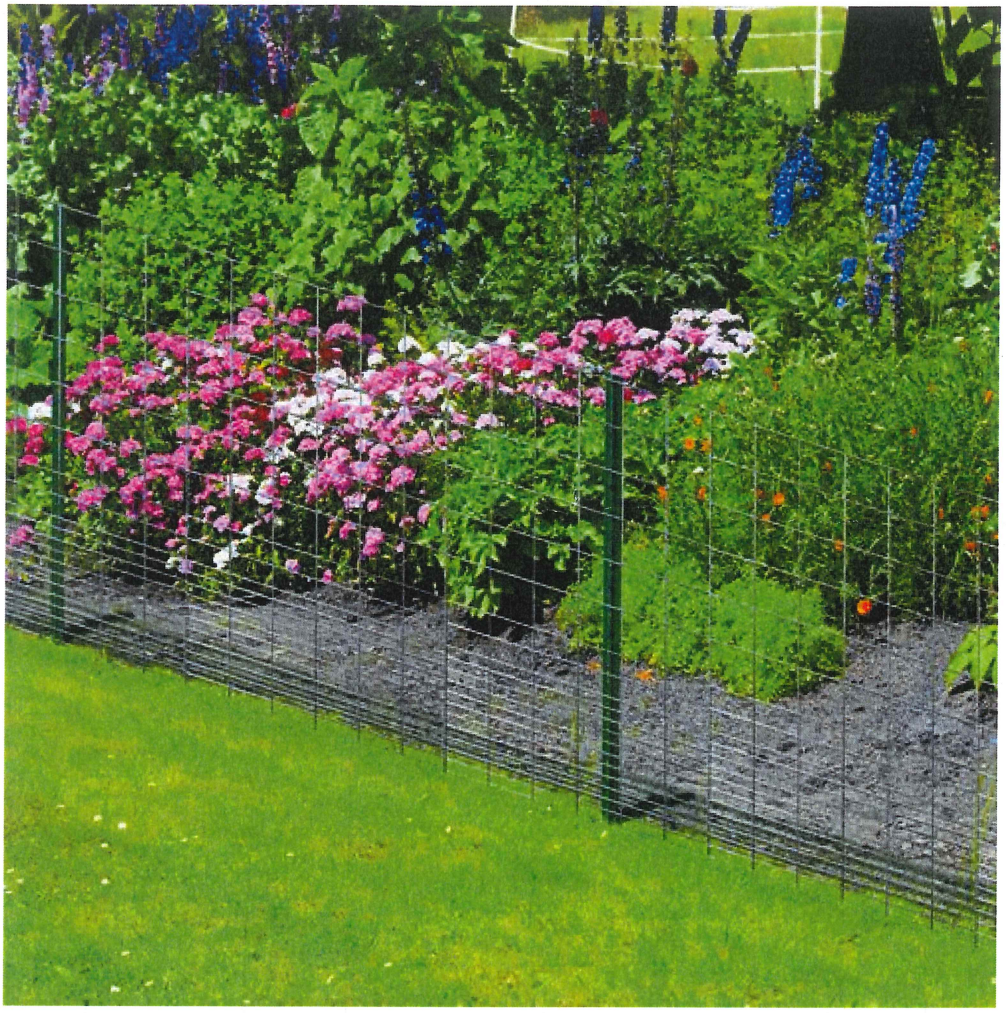
All other necessary approvals and permits must be acquired before beginning work.

x = T-post

— = Rabbit fence.

picture on page 2





City of Ypsilanti

Community and Economic Development

June 10, 2020

TRUWIT, MATTHEW E.-ELIZA P.
[redacted]
YPSILANTI, MI 48198

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0030) **for Air Conditioning Condenser Installation at 224 N GROVE**

Dear TRUWIT, MATTHEW E.-ELIZA P.,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to install an air conditioning condenser, resting on a 30"x30" utility pad, at the south side of the house has been **approved**.

The following Historic District conditions must be followed:

1. **The condenser unit shall be installed into an existing opening.** The building shall not be cut into for this installation; rather the condenser shall connect through the existing boarded former window opening on the south side of the house, as specified.

The following Secretary of Interior Standards were considered in approving your application:
#10 – New work shall be removable.

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

Sincerely,

[redacted]

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

CC: File
Building Department

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address: 224 N Grove

Applicant

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

Name: Eliza Peak + Matt Trowbridge

Address: [redacted]

City: Ypsilanti | State: MI | Zip: 48198

Phone / Fax: [redacted] | E-Mail:

Contractor

Contractor Name & Contact Info: Accurate Comfort Systems, Philip Myers [redacted]

Type of work

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

Complete Description of Proposed Work:

Install A.C. Condure on side of House
See attached pictures.

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$3.000	$45 + _____ = 45.00

Signature

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

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

Signa[redacted]	Date: June 3 2020
Print Philip C. Myers	

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.

Line set & Eletric thru the Basement window

Box Represents Approx condenser View From Street

Box Represents Condenser. Condenser 30" x 30" x 30"

City of Ypsilanti

Community and Economic Development

June 12, 2020

S R WALKER CONTRACTING LLC
[redacted]
LIVONIA, MI 48154

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0031) **for Re-roofing at 36 E CROSS**

Dear S R WALKER CONTRACTING LLC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to recover the roof with a TPO membrane and replace the edge metal has been **approved**. The new metal shall match the color of what is there currently.

The following Historic District conditions must be followed in all roofing projects:

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.

2. **Shingles shall match the current shingles in color and material**. Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).

3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors**. No raw material.

4. **Flashing must be inserted under siding**. Color must closely match the adjacent surface (either roof shingles or building trim).

5. **Roof venting shall be accomplished through the use of ridge vents**. If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles**. Downspouts must be located at the corners of the structure.

7. **Torches are not to be used at any time during installation.**

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

#5 – Preserve distinctive features.

#10 – New work shall be removable.

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

Sincerely,

[redacted]

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

CC: Property Owner - DEPOT TOWN ENTERPRISES 5629 PINE VIEW DR YPSILANTI MI 48197
File
Building Department

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address
36 East Cross Street

Applicant

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

Name		
S.R. Walker Contracting LLC.		
Address		
[redacted]		
City	State	Zip
Livonia	Michigan	48154
Phone / Fax	E-Mail	
[redacted]	[redacted]	

Contractor

Contractor Name & Contact Info

Type of work

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

[redacted]

Complete Description of Proposed Work:

Flat roof, install of a Single-ply TPO roofing membrane.
Replace edge metal.
Edge metal color to match existing color.
This is not a tear-off we are going over the existing one layer of roofing.

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

Thermalplastic Polyolefien Roofing white (not visible from the grond)
Edge Metal (color to match existing)

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:
$11,900.00	$45 + 0 =45.00

Signature

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

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

Signatur[redacted]	Date: 6/5/2020
Print Na[redacted]: Steve Walker	

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.

City of Ypsilanti
Historic District Commission
Work Permit Application
Check List

Is your application complete?!
Do you have the following?

For painting projects:

- ✓ A detailed description of what you will be painting (trim, siding, deck, etc.)
- ✓ A list of all the materials you plan to use (paint brands, color names, etc.)
- ✓ Color chips or samples of the proposed paint colors
- ✓ Photographs of the property
- ✓ A description of how you plan to prep your surfaces for new paint (the HDC does not allow power washing or sand blasting)

For roofing projects:

- ✓ A detailed description of the proposed roof work (Removing existing shingles? Replacing entire roof or portions?)
- ✓ Information about your plans for venting (can vents are generally not permitted in the district)
- ✓ Plans for the flashing and drip edge—what color will they be?
- ✓ Brand name and style of proposed new roofing—include a cut sheet, catalogue sheet, or print-out with details about proposed shingles
- ✓ Color of the new shingles

For fencing projects:

- ✓ Site plan or drawing of lot showing placement of fence in relation to buildings/property
- ✓ Proposed fencing material and style
- ✓ Color chip or sample of proposed paint or stain (wood must be finished with an opaque stain or paint)

For window projects:

- ✓ A detailed description of your plans for the windows—are you replacing them entirely? Just the sash kits?
- ✓ A cut sheet, catalogue sheet, or print-out with a photo of the proposed window, its dimensions and its materials (vinyl windows are generally not permitted in the district)
- ✓ Photographs of the existing windows showing their deterioration or lack of functionality

For all other projects:

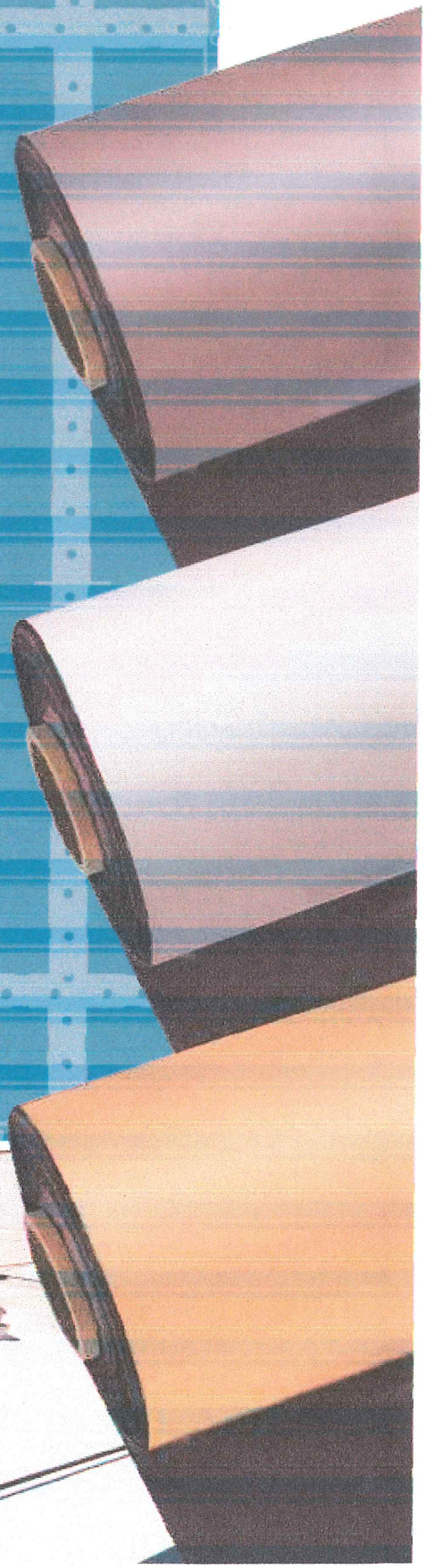
- ✓ A detailed description of the proposed work
- ✓ A list of all materials to be used in proposed work
- ✓ Samples or chips of any paint or stain
- ✓ A site plan for any application involving the installation of something on the site (fencing, out buildings, major landscaping, etc.)
- ✓ Cut-sheets, catalogue sheets, or print-outs with details on any materials you are using (like composite wood materials, solar panels, siding, shingles, alternative materials, or anything with specific dimensions)

Without this required information, your application will be considered <u>incomplete</u> and <u>will not be added to the agenda</u> until the necessary information is received.

MAIZ

TPO

ROOFING SYSTEMS



MULE-HIDE PRODUCTS

"The name trusted in roofing since 1906"

OUR PROMISE

THROUGH ONGOING INTERCHANGE OF EXPERIENCES WITH CONTRACTORS, MULE-HIDE KEEPS ON TOP OF THE LATEST ROOFING REQUIREMENTS AND SOLUTIONS

Trusted in roofing since 1906, Mule-Hide is the right choice for all kinds of installations. Our time-tested and proven systems are affordable and easy to install, and they meet even the strictest demands of today's commercial, industrial, and institutional buildings.

We can help you with everything from membrane selection to determining the best way to ensure a watertight roof. And because providing total roofing systems is our business, you can count on Mule-Hide to ensure the compatibility and performance of any and every component you choose.

WARRANTY PROGRAM

Mule-Hide offers an extensive warranty program with several options for commercial projects, including Membrane Warranties, Standard System Warranties and Premium System Warranties. Complete information on the warranties can be found at our website: www.mulehide.com, under the Warranty Information tab.

A Mule-Hide representative inspects all commercial projects for which a Standard System Warranty or a Premium System Warranty is requested prior to the issuance of the warranty. To be eligible for a System Warranty (either Standard or Premium), the installing contractor must be a Mule-Hide Warranty Eligible contractor. More information on becoming a Mule-Hide Warranty Eligible Contractor can be found at our Web site: www.mulehide.com, under the Warranty Information tab.

Mule-Hide also offers a selection of Membrane Warranties that are available for residential (single family dwelling) projects.

SYSTEM BENEFITS

EASY TO INSTALL

Mule-Hide TPO Roofing Systems install quickly and economically. UL & FM listed assemblies are available upon request. All the accessories you need to complete roof details around edges and penetrations are also stocked locally.

ENERGY EFFICIENT ROOFS

White surfaces have been shown to reflect up to 78% of the sun's rays to reduce air-conditioning costs. The superb reflectivity of white TPO even reduces the heat build-up under the membrane.

THE BEST LIFECYCLE

TPO provides excellent resistance to fire, UV, airborne bacteria, and industrial pollutants such as air-conditioning coolants. Contains no chlorine, a plus for the environment.

LOWER LABOR COSTS

Available in widths of 8', 10', and 12' for less seams and less labor compared to standard PVC sheets.

THICKER TOP PLY

More product on top of the scrim where you need it most, one of the thickest top plies in the industry.

STRENGTH

Keeps moisture out, yet lightweight, making it ideal for new construction and retrofit installations without adding excessive weight to the roof deck. TPO can handle the desert sun, sand, arctic freezes, and torrential downpours. Stands up to rooftop traffic, tools, and equipment.

FLEXIBILITY

The membrane remains flexible in hot and cold temperatures so it will not split or crack.

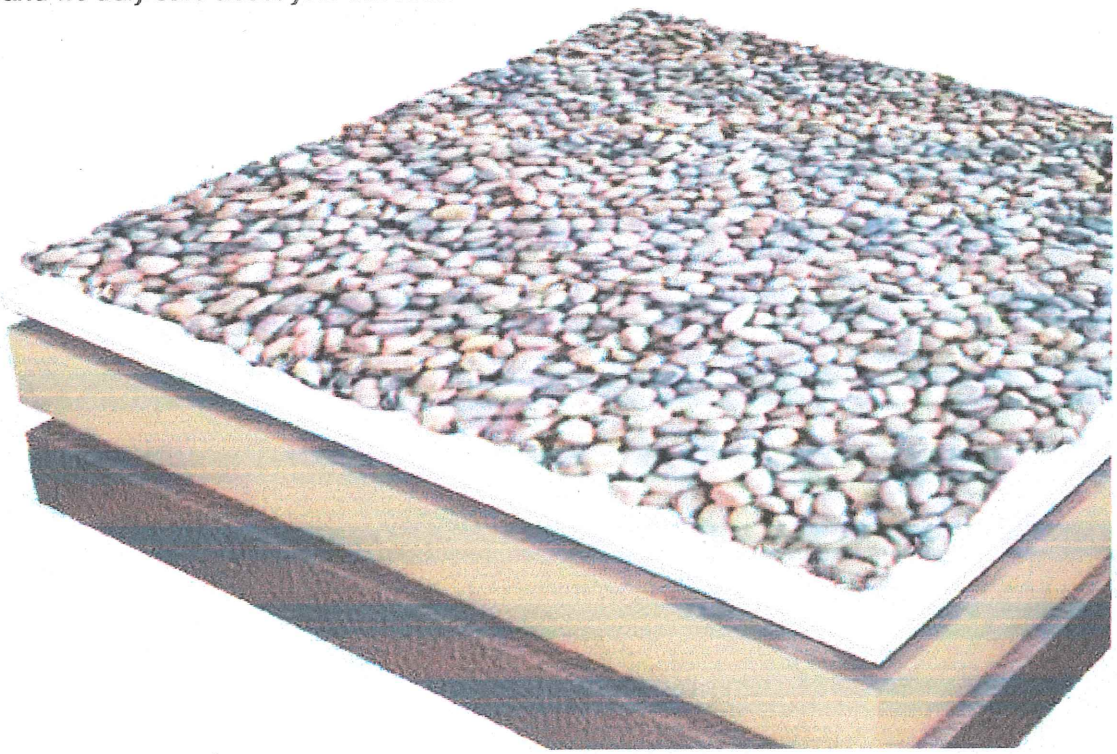
REPAIRABLE

TPO membrane remains repairable year after year, allowing for ease of future cutouts, alterations and tie-ins. Can be cleaned to retain like - new appearance.

WHY MULE-HIDE?

WE HELP YOU GROW YOUR BUSINESS

When you choose Mule-Hide roofing materials for a project, you get more than just the best products from a company *that's been helping contractors for over a century now.* You also get individualized service designed to help you get the job done right the first time – so you can get on to the next job, and get that one done right, as well. Mule-Hide products are available through the nation's largest distribution channel, and we truly care about your success.



PRODUCT INFORMATION

THE AFFORDABLE WHITE ROOF

INSTALLED COST VALUE

Other white membranes command a premium price, but thanks to manufacturing technology originally developed in the automotive industry (impact and UV resistant bumpers), a Mule-Hide TPO Roof is "The Affordable White Roof".

REINFORCED TPO

- White, gray, tan (other colors by special order)
- Also available in Fleece Back versions
- Thermoplastic polyolefin based for superior strength and weatherability
- Lightweight yet highly resistant to tears, impact, punctures, & wind uplift
- Ideal for both new construction and reroofing
- Reinforced membrane easily handles building thermal expansion & contraction
- Meets or exceeds ASTM performance standards.

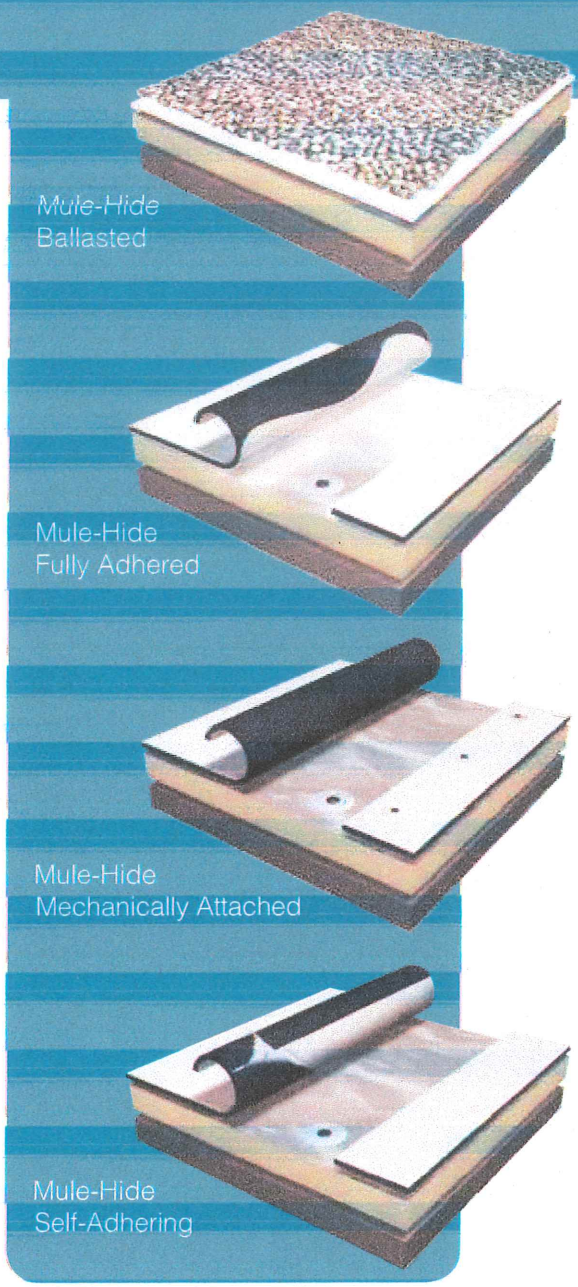
ENVIRONMENTALLY FRIENDLY

- No plasticizer migration
- No chlorine
- Recyclable

TPO WITH CLEAN FILM

Remove dirt and scuffs left behind during installation by installing a membrane with protective film.

- Guard against damage and dirt pick-up due foot traffic
- Reduce roof glare during installation
- Ensure no loss of initial reflectivity immediately after instal due to dirty roof



SELF-ADHERING TPO

FASTER INSTALLATION

SA-TPO contains all the benefits of fully adhered, reinforced TPO plus labor savings with a solvent and odor-free factory-applied adhesive. Easy, consistent installation—up to 3 to 5 times faster than traditional TPO systems—resulting in a finished system with no membrane fluttering, decreased stress on fasteners, and less wrinkles.

When projects call for an alternative to traditional TPO membrane, SA-TPO is the solution contractors choose when:

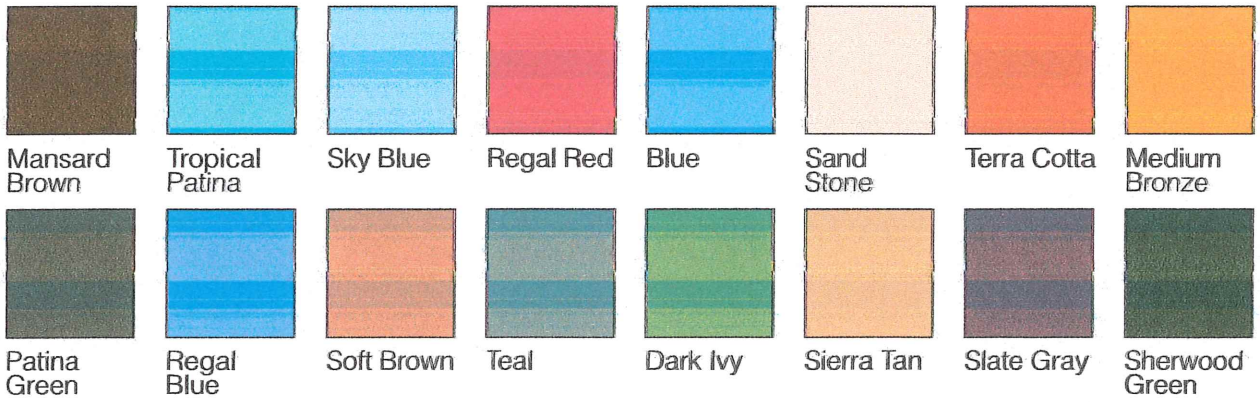
- Stringent VOC regulations demand a VOC and odor-free roofing system.
- High-rise building installations require a lightweight membrane that is able to be transported to the roof using an elevator.
- Construction schedules necessitate a water-tight building as quickly as possible.

MATERIAL	MATERIAL THICKNESS	STANDARD WIDTH	STANDARD LENGTH	STANDARD COLORS	AVAILABLE WARRANTY
TPO-c Standard Membrane	45 mil	4' - 12'	100'	White, Gray, Tan	10, 15 yr
	60 mil	4' - 12'	100'	White, Gray, Tan	10, 15, 20 yr
TPO-c Extra Membrane	80 mil	4' - 12'	100'	White, Gray, Tan	10, 15, 20 yr
SA-TPO	60 mil	10'	50' - 100'	White	10, 15, 20 yr
TPO with CLEAN Film	60 mil	6', 10'	100'	White	10, 15, 20 yr
TPO-c Fleece Back Membrane	45 mil	6' - 12'	50' - 100'	White	10, 15 yr
	60 mil	6' - 12'	50' - 100'	White	10, 15, 20 yr
TPO-c Fleece Back Plus Membrane	45 mil	6' - 12'	50' - 100'	White	10, 15 yr
	60 mil	6' - 12'	50' - 100'	White	10, 15, 20 yr

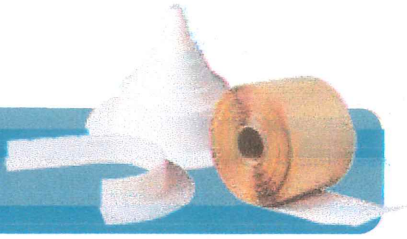
This chart is used for a general guideline. Additional sizes and colors may be available. Please contact Mule-Hide Customer Service at 800-786-1492 or go to our website at www.mulehide.com for specific product information.

COLORS

Colors require a minimum order of 5,000 square feet of 60-mil non-reinforced flashing (used as an overlay to create a logo) or 100,000 square feet of reinforced TPO membrane and an approximate three week lead time. Custom colors are available upon request. *Color samples printed here are only approximations*



TPO ACCESSORIES



- TPO Bonding Adhesive (solvent based-amber – Low VOC version available)
- WBBA-2000 Water Based Contact Adhesive
- TPO Tape Primer (Low VOC version available)
- TPO Weathered Membrane Cleaner (clear)
- TPO Cut Edge Sealant (clear)
- TPO Detail Membrane (non-reinforced, white, gray, tan)
- TPO Flashing Strips (reinforced, white, gray, tan)
- TPO PS Cover Strip With Tape (white, gray, tan)
- TPO PS 6" and 10" RUSS With Tape
- TPO Premolded Pipe Seal
- TPO Universal Corners (fit inside or outside, white, gray, tan)
- TPO T-Joint Covers (white, gray)
- TPO Molded Sealant Pockets (white, gray, tan)
- TPO Molded Sealant Pocket Extension Legs (white, gray, tan)
- Thermoplastic (one-part) Pourable Sealer (white)
- TPO Coated Metal
- TPO Walkway Rolls (white, gray)
- Fastener Accessories – Drill Point and Thread Point (for insulation only) HDP & EHD Fasteners, Insulated Plates and Seam Plates
- All Purpose Bar – use as anchor, batten and termination bar
- Polyisocyanurate Insulation
- DensDeck®
- SECUROCK®

Contact Mule-Hide Products for specific product approvals and ratings. Featured industry association/organization logos are U.S. registered trademarks. Mule-Hide is an AIA registered CES provider. Energy Star is only valid in the United States for Roofing Products.

"The name trusted in roofing since 1906"

Customer Line: 800-786-1492 • www.mulehide.com

Check our website monthly for the latest updates & technical bulletins.

National Support Center • 1195 Prince Hall Drive • Beloit, WI 53511 • tel. 608.365.3111 • fax. 608.365.7852

The information herein should not be considered all-inclusive and should always be accompanied by a review of the Mule-Hide specifications and guidelines and good application practices.

This information herein is based upon data and knowledge considered to be true and accurate at the time of printing and is provided for the reader's consideration, investigation and verification. No statement made by anyone may supersede this information, except when done in writing by Mule-Hide Products Co., Inc. Mule-Hide Products Co., Inc. does not warrant any results to be obtained. Statements concerning possible use of Mule-Hide products are made without knowledge of your particular roof and such an application may not be fit for your particular purpose. MULE-HIDE DISCLAIMS ALL WARRANTIES, INCLUDING THE IMPLIED WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, except written warranties attached to Mule-Hide products and written warranties signed by an officer of Mule-Hide.

Visit the Mule-Hide website at www.mulehide.com prior to any installation for updated technical specifications and details.
Mule-Hide is a U.S. registered trademark. DensDeck is wholly owned registered trademark of Georgia-Pacific Gypsum LLC/Georgia-Pacific Wood Products LLC. SECUROCK is wholly owned registered trademark of USG Corporation. All rights reserved.

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City of Ypsilanti

Community and Economic Development

June 12, 2020

AARON BUILDERS INC
37630 INTERCHANGE DR
FARMINGTON, MI 48335

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0032) **for Re-roofing at 527 N HURON**

Dear AARON BUILDERS INC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to replace the roof has been **approved**. Specifically, approved work includes removal of the existing shingles with Certainteed Architectural shingles in dark brown or black. The existing can vents will be replaced by new ridge and soffit vents. The drip edge shall match the roof or trim color.

The following Historic District conditions must be followed in all roofing projects:

1. **Any decorative or unusual feature on the roof, trim or molding must be maintained.** Roof deck shall overhang sufficiently to accommodate duplication of any trim or molding.

2. **Shingles shall match the current shingles in color and material**. Must be asphalt or fiberglass traditional three-tab or dimensional (i.e. architectural).

3. **Metal work, drip edge, flashing vents, must have color either factory-applied or applied on site and must match the existing colors**. No raw material.

4. **Flashing must be inserted under siding**. Color must closely match the adjacent surface (either roof shingles or building trim).

5. **Roof venting shall be accomplished through the use of ridge vents**. If additional vents must be used to meet code requirements, vents shall have a flat profile and closely match the roof color. Can vents are prohibited unless deemed necessary for code compliance. Any new can vents must be placed at the rear of the structure and *must not* be visible from the street.

6. **Gutter straps must be installed under the roof shingles**. Downspouts must be located at the corners of the structure.

7. **Torches are not to be used at any time during installation.**

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

#5 – Preserve distinctive features.
#10 – New work shall be removable.

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

Sincerely,

Scott E. Slagor

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

CC: Property Owner - CHAMPAGNE CAROL C 527 N HURON YPSILANTI MI 48197
File
Building Department

RECEIVED
JUN 09 2020
CITY OF YPSILANTI
BUILDING DEPARTMENT

R. 26960 #47929
PHDC-2020-0032

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
527 N Huron St Ypsilanti, MI 48197

Applicant

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

Name		
Aaron Builders, Inc.		
Address		
37630 Interchange Dr		
City	State	Zip
Farmington Hills	MI	48335
Phone / Fax	E-Mail	
248-957-9660	william@aaronbuilders.com	

Contractor

Contractor Name & Contact Info
Vince Ivezaj 248-957-9660

Type of work

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

Complete Description of Proposed Work:

Remove and replace the architectural shingles and drip edge. We will be adding ridge and soffit venting per the HDC guidelines. Existing soffit is a box in style framed with 1x boards, so we will cut vent holes into the 1x and install rectangle metal vent grilles to achieve the necessary venting. Shingles and drip edge will be dark brown/black in color to match the existing roof.

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

Permit Application Fee (action items only)

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

Construction Cost:	Permit fee:
$8,815.65	$45 + $10.00 = $55.00

Signature

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

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

Signature: Vince Ivezaj	Date: 6/4/2020
Print Name: Vince Ivezaj	

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.

LANDMARK®

LANDMARK®

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X

For homeowners seeking true peace of mind, Landmark® shingles are the high-quality, reliable choice for beautifying and protecting a home. With a dual-layered design that emulates the dimensionality of true wood shake, Landmark asphalt shingles offer the heaviest weight and widest array of color options in their class, allowing you to create or re-create the ideal look for your home with confidence. Backed by a 100+ year legacy of trusted manufacturing performance, all Landmark shingles include CertainTeed's industry-leading, lifetime-limited warranty.

- Certified as meeting the industry's toughest third-party (UL) manufacturing quality standards
- Dual-layered construction provides extra protection from the elements
- Ten year StreakFighter® algae-resistance warranty
- Class A fire-resistance rating

Due to variation in computer monitors and printers, the color samples seen on your computer screen may not exactly match the corresponding color. To verify actual product color, ask to see the actual product, available through a CertainTeed contractor or distributor.

PRODUCT OVERVIEW

- Landmark Series Brochure - Northwest
- Landmark Series Brochure - North Central
- Landmark Series Brochure - Lake Central
- Landmark Series Brochure - Northeast

(More Info)

TECHNICAL SPECS

- Data Sheet - Landmark Series
- SDS - Asphalt Shingle - AR
- SDS - Asphalt Shingle - non-AR
- 3-Part Spec - Landmark

(More Info)

INSTALLATION

- Landmark Installation Instructions
- Video:Installing Landmark - five course pattern, alternate closed cut valley & skylight flashing

(More Info)

WARRANTY

- Asphalt Shingle Limited Warranty
- SureStart Warranty Brochure

(More Info)

Sweets ProductTAG

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GET INSPIRED AND LEARN MORE

VISIT THE RESIDENTIAL ROOFING LEARNING CENTER
VISIT THE RESIDENTIAL ROOFING INSPIRATION GALLERY

ARTICLES, BLOG POSTS

HOW THE SLOPE OF YOUR ROOF DETERMINES YOUR ROOFING MATERIAL OPTIONS

ARTICLES

APOLLO II SOLAR SHINGLES GIVE ATTRACTIVE HOME A SLEEK, SUSTAINABLE FINISH

ARTICLES, BLOG POSTS

HOW ROOFING SHINGLES ARE MADE

ARTICLES

ROOFING 101: WORRY-FREE WARRANTIES

ARTICLES

PRESERVING HISTORY: IRVINE RANCH HISTORIC PARK RECEIVES REROOF

ARTICLES

ROOFING 101: CONTRACTS MADE EASY

ARTICLES

CERTAINTEED'S STREAKFIGHTER® ALGAE-RESISTANT TECHNOLOGY

ARTICLES

INFOGRAPHIC – 7 QUESTIONS TO ASK WHEN HIRING A ROOFING CONTRACTOR

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TECHNICAL INFORMATION

- Two-piece laminated fiber glass-based construction
- UL Class A fire resistance
- UL certified to meet ASTM D3462
- UL certified to meet ASTM 3018 Type I
- Conforms to CSA standard A123.5
- Miami-Dade Product Control Acceptance: Please see the Notice of Acceptance (NOA) to determine approved products by manufacturing location.

SPECS

- Data Sheet - Landmark Series
- SDS - Asphalt Shingle - AR
- SDS - Asphalt Shingle - non-AR
- 3-Part Spec - Landmark
- 3-Part Spec - Landmark AR
- ICC-ES-ESR-1389
- ICC-ES ESR-3537
- FL-5444 - Asphalt Roofing Shingles
- Miami-Dade NOA - Landmark Series

INSTALLATION

Applying a roof system correctly is essential to the warranty and performance of the roof. Please refer to the installation instructions for complete details. Available in both English and Spanish.

INSTALLATION

- Landmark Installation Instructions
- Video:Installing Landmark - five course pattern, alternate closed cut valley & skylight flashing

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WARRANTY DETAILS

CertainTeed warrants that its shingles will be free from manufacturing defects, and provides the extra assurance of SureStart™ protection. Below are highlights of the warranty for Landmark®. See CertainTeed's Asphalt Shingle Products Limited Warranty document for specific warranty details regarding this product.

- Lifetime, limited transferable warranty
- 10-year SureStart™ warranty (100% replacement and labor costs due to manufacturing defects)
- 10-year StreakFighter® warranty against streaking and discoloration caused by airborne algae
- 15-year, 110 mph wind-resistance warranty
- Wind warranty upgrade is available for Landmark up to 130 mph. Specified CertainTeed starter and CertainTeed hip and ridge are required

WARRANTY

- Asphalt Shingle Limited Warranty
- SureStart Warranty Brochure

EXPORT INFORMATION

Landmark® asphalt roofing shingles are available for Export. Please review the related Export documents for additional information.

EXPORT LINKS

- Export Roofing Selection Guide
- International Limited Product Warranty
- Declaration of Performance Documents

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City of Ypsilanti

Community and Economic Development

June 18, 2020

ADISKA GENERAL CONTRACTING

[redacted]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-20-0035) **for New Egress Staircase at 234 W MICHIGAN**

Dear ADISKA GENERAL CONTRACTING,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application to replace the egress staircase on the south elevation has been **approved**.

The following Historic District conditions must be followed:

1. **The staircase shall match the dimension and design of the drawings submitted with the building permit.** The design submitted matched the original staircase.

2. **The vertical members of the balustrade shall be placed within the upper and lower guardrails**. Although the current staircase had balusters that were attached to the outside of the stringer, this no longer meets HDC requirements.

3. **The new staircase shall be painted to match the original**.

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

#9 – Contemporary designs shall be compatible and dot destroy significant original material.

#10 – New work shall be removable.

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

One South Huron Street
Ypsilanti, MI 48197

Tel: (734) 483-9646
Fax: (734) 483-7260

www.cityofypsilanti.com

Sincerely,

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

CC: Property Owner [redacted]
File
Building Department

City of Ypsilanti
Historic District Commission
Work Permit Application

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

OFFICE USE ONLY
Date Filed:
Meeting Date:
Action Item/Study Item

To complete this application:

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

INCOMPLETE APPLICATIONS WILL NOT BE PLACED ON THE AGENDA

Property

Address	228 W. Michigan

Applicant

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

Name	Brian Adiska	
Address	[redacted]	
City: Munith	State: Michigan	Zip: 49259
Phone / Fax: [redacted]	E-Mail: [redacted]	

Contractor

Contractor Name & Contact Info	Brian Adiska [redacted]

Type of work

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

* Steps to 2nd Floor Apt.

Complete Description of Proposed Work:

The steps were not usable any longer so I removed the steps + I will be adding a new set of steps to the second floor. The new steps will be Cedar Tone treated wood to match the removed steps as close as possible. This permit was aplied for in the beginning of march. I recieved in ~~the~~ late ~~Jun~~ May. I was not informed until Friday that it may be in the Historical District with confirmation on 6/16/20 That it was.

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

Cedar Tone treated wood.

The stairs will be in the same location with the same riser + run as the previous steps.

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:
$9,000.00	$45 + 10.00 = 55.00

Signature

I hereby att[redacted]thorized 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.

Sig[redacted]	Date: 6/16/20
Print Name: Brian Adigka	

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.

FATOU AFRICAN CARIBBEAN
PHONE: 734-485-4270
HOURS OF OPERATION
HALAL MEAT • CHICKEN • FISH
OPEN

AFRICAN CARIBBEAN MARKET
S ST. YPSILANTI, MI 48197
ONE: 734-485-4370
S OF OPERATION
HURSDAY 10AM-8PM
URDAY 10AM-9PM
12PM-6PM
HICKEN ▪ FISH

FATOU AFRICAN CARIBBEAN MARKET
4 ADAMS ST. YPSILANTI, MI 48197
PHONE: 734-485-4370
HOURS OF OPERATION
MONDAY-THURSDAY 10AM-8PM
FRIDAY-SATURDAY 10AM-9PM
SUNDAY 12PM-6PM
HALAL MEAT ▪ CHICKEN ▪ FISH
OPEN
CAUTION
CAUTION

YBLD6 20 0087

City of Ypsilanti Building Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 482-1025 • Fax: (734) 483-7444
www.cityofypsilanti.com

Building Permit & Plan Review Application

Separate Applications Must Be Completed for Electrical, Mechanical, Plumbing & Signs

Faxed or emailed applications cannot be accepted

Sent 4/23/20

Office Use Only:	
Receipt:	19395
Method:	1690

I. Owner/Contractor Information

Property (Job Location)
Address: 228 west michigan — Parcel Number:
Between: N. Washington And: N. Adams — Number of Apts./Suites: — Owner Occupied: ☐ Yes ☒ No

Owner/Agent
Name: — Phone: — Cell: — Email:
Address:
Original has been faxed to Jenni 4/23/20

Contractor Information (If work is being done by owner/agent skip to next section)
Company / Licensee: A[redacted]ting — Phone: [redacted] — Email: [redacted]
Address: [redacted] — License#: 2102213850 5/31/22
Federal Employer ID # (or reason for exemption): 81 2406125 — Worker's Comp Carrier (or reason for exemption): Auto Owners Ins. — MESC Employer # (or reason for exemption): [redacted]

Architect/Engineer
Name: Alane Architecture — Phone: [redacted]
Address: 9861 Clinton Macon Rd Tecumseh, MI 49286 — License: [redacted]

II. Property/Land Information

Historic District: ☐ Yes ☐ No — Zoning District: — Flood Zone: ☐ Yes ☐ No — Number/Type of Structures Currently on Property: ☐ House ☐ Garage ☐ Shed ☐ Other: 1 Apt building

III. Building Information

☐ Residential
☐ Single Family ☐ Hotel/Motel
☐ Two Family ☐ Pole Barn/Shed
☐ Detached Garage ☐ Other _____

☐ Commercial
☐ Multi-Family (# units_____) ☐ Office ☐ Church
☐ Mercantile/Retail ☐ Public Utility ☐ Restaurant/Bar
☐ Industrial ☐ Hospital ☐ Other _____

IV. Proposed Use of Building and Type of Improvement

☐ New Building ☐ Addition ☐ Windows ☐ Re-Roof ☐ Foundation ☐ Accessory Structure (garage, shed, pool, etc.)
☐ Alteration ☒ Repair ☐ Deck/Porch ☐ House ☐ Garage ☐ Demolition ☒ Other stairs/rear

Are there/will there be additional permits for this project? ☒ None ☐ Building ☐ HDC ☐ Electrical ☐ Mechanical ☐ Plumbing

Description of proposed work (please specify apartment/suite numbers):
steps to be removed + built per drawings

V. Construction Value *

* Must be based on market value of labor and materials

Building	$ 5,000.00
Electrical	$
Mechanical	$
Plumbing	$
Other	$
Total	$ 5,000.00

OFFICE USE ONLY

Additional Reviews		Date Received		
☐ Planning/Zoning/HDC	☐ Yes ☐ No		Permit Fee	$
☐ DPS/MDOT	☐ Yes ☐ No		Plan Review	$
☐ Health Dept.	☐ Yes ☐ No		Contractor Reg.	$
☐ Soil Erosion	☐ Yes ☐ No		HDC Fee	$
☐ YCUA	☐ Yes ☐ No		Administrative Fee	$
☐ Other: _____	☐ Yes ☐ No		Certificate of Occ.	$
			Fee Total	$

GENERAL CONSTRUCTION NOTES

GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN DESIGN BUILD CONTRACTORS AND ARCHITECTURAL DOCUMENTS.

FIELD VERIFY ALL EXISTING CONDITIONS.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION

ALL DIMENSIONS WITHIN THIS SET ARE FOR BIDDING PURPOSES ONLY. ACTUAL FIELD DIMENSIONS SHALL BE TAKEN PRIOR TO THE ORDERING OF ANY MATERIALS.

WORK SHALL COMPLY, AND BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS (MBC 2015, MRC 2015)

ALL WORK SHALL BE PERFORMED UP TO ALL CONVENTIONAL CONSTRUCTION STANDARDS AS SET FORTH BY THE AIA.

WORK SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODES, THE AMERICAN GAS ASSOC., AND THE BASIC PLUMBING CODES.

ALL ELECTRICAL, MECHANICAL, AND FIRE SUPPRESSION SYSTEMS SHALL BE DESIGN BUILD. EACH SUB CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRODUCTION OF THE PLANS DEPICTING THE EXTENT OF THE WORK TO BE PERFORMED, INCLUDING ALL DOCUMENTS REQUIRED FOR ALL LOCAL CODE OFFICIALS. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE TO SEAL THEIR DOCUMENTS IF REQUIRED BY THE LOCAL CODE OFFICIAL. PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR FOR ALL WORK.

FIRE SUPPRESSION SPRINKLER CONTRACTOR SHALL MODIFY EXISTING SYSTEM AS REQUIRED TO CONFORM WITH NEW SPACE LAYOUT AND ALL APPLICABLE CODE REQUIREMENTS.

WORK SHALL COMPLY WITH BUILDING MATERIALS MANUFACTURERS' SPECIFICATIONS

MICHIGAN 2015 ENERGY CODE

INSULATION REQUIREMENTS TO BE MET/EXCEEDED (CLIMATE ZONE 5A)

FENESTRATION U-FACTOR	.35
SKYLIGHT U FACTOR	.65
CEILING R-VALUE	38
WOOD FRAME WALL R-VALUE	20
MASS WALL	13
FLOOR R-VALUE	30
BASEMENT WALL R VALUE	13
SLAB R VALUE, DEPTH	10, 2 FT
CRAWL SPACE	-0

MECHANICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE MECHANICAL SYSTEM DESIGN CRITERIA, MECHANICAL & SERVICE WATER HEATING SYSTEM & EQUIPMENT TYPES, SIZES & EFFICIENCY, DUCT SEALING, DUCT & PIPE INSULATION.

ELECTRICAL CONTRACTOR TO PROVIDE ANY AND ALL APPLICABLE LIGHT FIXTURE SCHEDULES WITH WATTAGE & CONTROLS AND AIR SEALING DETAILS.

INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. THE INSULATION INSTALLER SHALL SIGN, DATE & POST THE CERTIFICATION IN A CONSPICUOUS LOCATION.

A PERMANENT CERTIFICATE, COMPLETED BY THE BUILDER, SHALL BE POSTED ON OR IN THE ELECTRICAL PANEL (BUT SHALL NOT CONCEAL OTHER LABELS) AND SHALL LIST INSULATION R-VALUES, FENESTRATION U-FACTORS, TYPES & EFFICIENCIES OF HEATING & COOLING EQUIPMENT

ATTIC ACCESS DOORS SHALL BE INSULATED & WEATHERSTRIPPED.

CAULK, GASKET, OR OTHERWISE SEAL ALL BUILDING THERMAL ENVELOPE JOINTS, SEAMS AND PENETRATIONS. VERIFICATION SHALL BE BY BLOWER DOOR TEST OR VISUAL INSPECTION

ALL NEW INTERIOR FIREPLACES SHALL HAVE GASKETED DOORS & OUTDOOR COMBUSTION AIR

FORCED AIR FURNACES REQUIRE A PROGRAMMABLE THERMOSTAT

ALL DUCTS, AIR HANDLERS, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED.

MECHANICAL PIPING CARRYING FLUIDS ABOVE 105°F SHALL BE INSULATED, MINIMUM R-3

CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED, MINIMUM R-2

HVAC EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S 3-2004 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J 2002 OR OTHER APPROVED HVAC CALCULATION METHODS. VERIFICATION IS REQUIRED.

AT LEAST 50% OF THE LAMPS IN PERMANENT FIXTURES SHALL BE HIGH-EFFICIACY LAMPS.

DEVIATION FROM THESE DRAWINGS SHALL BE MADE ONLY WITH WRITTEN APPROVAL OF THE DESIGNER/OWNER

ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONDITION AND INTEGRITY OF THE EXISTING STRUCTURAL COMPONENTS AND SYSTEMS.

IF ANY GENERAL NOTES CONFLICT WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATION, THE STRICTEST PROVISIONS SHALL GOVERN.

THE SITE SHALL REMAIN WEATHER TIGHT AND SECURE AT THE END OF EACH WORKDAY, AND DURING ANY PERIODS IN WHICH THE FACILITY IS UNOCCUPIED BY A RESPONSIBLE REPRESENTATIVE OF THE GENERAL CONTRACTOR.

EXISTING AND NEW STRUCTURE SHALL BE SHORED AND BRACED DURING CONSTRUCTION TO MAINTAIN INTEGRITY

ALL CRACKS AND/OR BREAKAGE THAT OCCUR TO THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE REPAIRED BY THE GENERAL CONTRACTOR

THE JOB SITE SHALL BE LEFT CLEAN AND ALL DEBRIS SHALL BE DISPOSED OF PROPERLY AT THE END OF EACH DAY.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL EXPOSED SURFACES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHING ALL MILLWORK ITEMS AS INDICATED ON A.LANE ARCHITECTURE, PLLC'S DRAWINGS.

ALL MATERIALS WHETHER MANUFACTURED BY OR FINISHED BY THE MILLWORK CONTRACTOR AND/OR THE GENERAL CONTRACTOR MUST COMPLY WITH THE USC CODE CHAPTER 42, 1991 EDITION AND THE LOCAL AND STATE BUILDING AND FIRE CODE SPECIFICATIONS.

ALL STAIN GRADE MILLWORK SHALL BE MANUFACTURED IN GENUINE SPECIES SPECIFIED UNLESS OTHERWISE NOTED.

ALL PAINT GRADE FIXTURES SHALL BE MANUFACTURED IN POPLAR UNLESS OTHERWISE NOTED.

ALL PAINT SPECIFICATIONS ARE FOR COLOR ONLY. SOURCES MAY BE SUBMITTED ONLY WITH COLOR SAMPLE APPROVAL BY DESIGNER/OWNER.

ANY PAINT COLOR SPECIFIED TO MATCH MUST BE APPROVED BY DESIGNER/OWNER

ALL PAINTED GYPSUM BOARD SURFACES SHALL BE FINISHED WITH A LATEX EGGSHELL. ALL PAINTED TRIM SHALL BE SATIN ENAMEL.

PROVIDE TRANSITION STRIP UNDER DOORS WHERE DIFFERENT FLOOR MATERIALS INTERSECT.

ALL HINGES, KNOBS, HARDWARE, ETC. SHALL MATCH STYLE & COLOR OF EXISTING HOUSE

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

BUILDING DATA

ZONED
CITY OF YPSILANTI

CODE

SCOPE OF WORK
SINGLE FAMILY RESIDENTIAL UNITS

DECK LOADS
LIVE (PER TABLE R301.5): 40 #
DEAD: 10 #
SNOW: 25 #

DECK 1
AREA = 12.5 SF
TOTAL LOAD= 937.5 #
BEAM A LOAD= 127 PLF
BEAM B LOAD= 254 PLF
COLUMN A LOAD= 235 #
COLUMN B LOAD= 470 #

DECK 2
AREA = 61.5 SF
TOTAL LOAD= 3862.5 #
BEAM A LOAD= 145 PLF
BEAM C LOAD= 145 PLF
BEAM D LOAD= 145 PLF
COLUMN A LOAD= 499 #
COLUMN C LOAD= 532 #

C + AS, CENTER DISTRICT APARTMENT BUILDING (EXISTING NO CHANGE)

MICHIGAN ~~RESIDENTIAL~~ CODE 2015 MBC / EXISTING / ~~RESIDENTIAL~~ CODE

REPLACE (2) EXISTING WOODEN EXTERIOR STAIRS & DECK LANDINGS TO

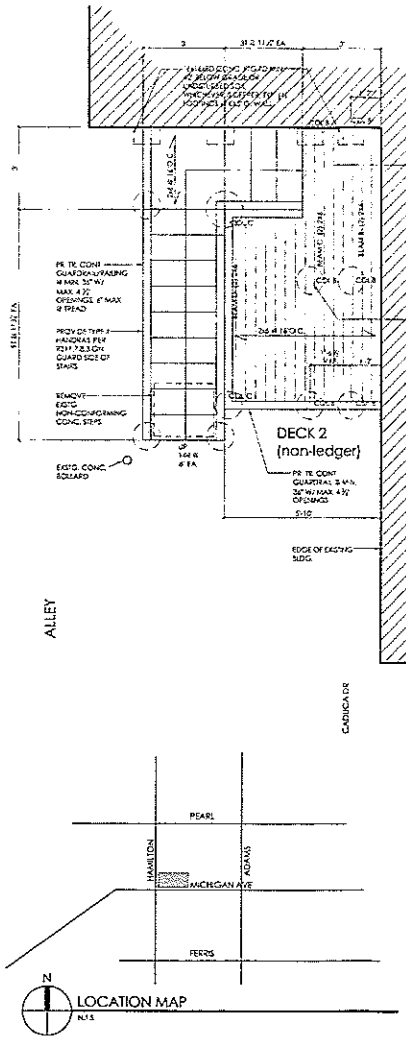
ARCHITECT:
ANGIE LANE
A.LANE ARCHITECTURE
7161 CLINTON MACON RD
TECUMSEH, MI 49286
TEL. 517.423.5280

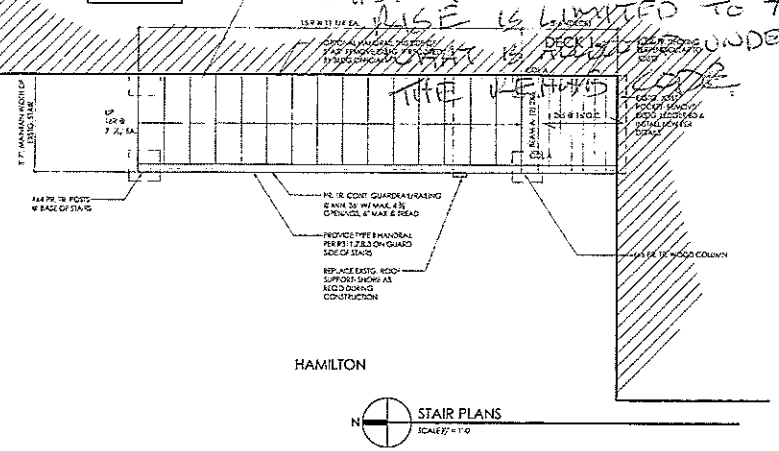
CONTRACTOR:
Ken Hall
734 829 8280

SHEET INDEX

C0.0 BLDG INFO, STAIR PLANS, GEN. NOTES
S1.0 DECK DETAILS
S2.0 DECK DETAILS

Date Issued / Revised	Sheet No. C0.0	S1.0	S2.0					Description
JANUARY 27, 2020	X	X	X					ISSUED FOR PERMIT





2015 MBC

DETROIT CHARTER TOWNSHIP
DEPARTMENT OF BUILDING SERVICES
APPROVED PLAN
THIS PLAN IS APPROVED SUBJECT TO
REQUIREMENTS OF CONSTRUCTION CODES
AND INSPECTION.
PLANS EXAMINER DATE 5/22/20

IF THESE ARE COMMON (NOT WITHIN A UNIT) DECKS OR STAIRS THEY MUST COMPLY WITH 2015 MRC BUILDING CODE AND NOT RESIDENTIAL - GUARD HEIGHT MIN IS 42" & STEP RISE IS LIMITED TO 7" OR MORE UNDER THE REAR

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

A.LANE ARCHITECTURE
7161 clinton macon rd
tecumseh, michigan 49286
p 517 423 5280
alanearchitecture.com

City Yps Bldg Dept 734 483-1637 x1

Building Dept 734 483-1637 Ext

y bldg dept

Building Application

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 27, 2020

STATE OF MICHIGAN
ANGIE LANE
ARCHITECT
NO. 1301067000
LICENSED ARCHITECT

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COVER S

SHEET
C0

228 W MICHIGAN
PBLDG-20-0035
REBUILD REAR STAIRS

MINIMUM REQUIREMENTS & LIMITATIONS

Minimum post size is 6x6 nominal and maximum post height shall be in accordance with Table 4.

All lumber shall be identified by the grade mark of, or certificate of inspection issued by, an approved lumber grading or inspection bureau or agency (www.alsc.org). All lumber and glued laminated timber shall be a naturally durable species (such as Redwood or Western Cedars where 90 percent or more of the width of each side is heartwood), or be preservatively treated with an approved process in accordance with American Wood Protection Association standards (Table 1) [R317 and R318]. All lumber in contact with the ground shall be approved preservative treated wood suitable for ground contact. [R317.1.2] All cuts shall be field treated with an approved preservative (such as copper naphthenate) [R402.1.2].

All nails shall meet the requirements of ASTM F 1667. Threaded nails as stated in this document include helical (spiral) and annular (ring-shank) nails. Wood screws shall meet the requirements of ANSI/ASME B18.6.1. Bolts and lag screws shall meet the requirements of ANSI/ASME B18.2.1.

Throughout this document, ½" diameter bolts and lag screws are specified for various connections. Edge distance and spacing requirements are based on ½" diameter fasteners. If larger (or smaller) fasteners are specified, edge distance and spacing shall be adjusted.

All screws, bolts, washers, nuts, and nails for use with preservative treated wood shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. Hot-dipped galvanized fasteners shall meet the requirements of ASTM A 153, Class D for fasteners ⅜" diameter and smaller or Class C for fasteners with diameters over ⅜". Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F 1667.

Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55, minimum.

All connectors (joist hangers, cast-in-place post anchors, etc.) shall be galvanized or shall be stainless steel. Hardware to be hot-dipped prior to fabrication shall meet ASTM A 653, G-185 coating. Hardware to be hot-dipped galvanized after fabrication shall meet ASTM A 123.

Fasteners and connectors exposed to salt water or located within 300 feet of a salt water shoreline shall be stainless steel grade 304 or 316.

Fasteners and connectors shall be of the same corrosion-resistant material.

Other coated or non-ferrous fasteners or hardware shall be approved by the authority having jurisdiction.

Flashing shall be corrosion-resistant metal [R703.8] of minimum nominal 0.019-inch thickness or approved non-metallic material. Aluminum should not be used in direct contact with lumber treated with preservatives that contain copper such as ACQ, Copper Azole, or ACZA.

Decks shall not be used or occupied until final inspection and approval is obtained.

DECKING REQUIREMENTS

All decking material shall be composed of dimension lumber (2" nominal thickness) or span rated decking in accordance with the American Lumber Standard Committee Policy for Evaluation of Recommended Spans for Span Rated Decking Products (November 5, 2004). Attach decking to each joist with 2-8d threaded nails or 2-#8 screws. Space decking boards approximately ⅛" apart. See Figure 11 for decking connection requirements at the rim joist. Decking placement may range from an angle perpendicular to the joists to an angle of 45 degrees to the joists. Each segment of decking must bear on a minimum of 3 joists (or 3 supports).

Decking not meeting these requirements may be substituted when the product has been approved by the authority having jurisdiction; however, connections equivalent to those shown for lumber or span rated decking are assumed.

JOIST-TO-BEAM CONNECTION

Each joist shall be attached to the beam as shown in Figure 6. Joists may bear on and overhang past the beam face the lesser of L_O or $L_J/4$ when Option 1 or Option 2 is used to attach the joist to the beam and blocking is provided between joists at beam bearing. Mechanical fasteners or hurricane clips used, as shown in Option 2, must have a minimum capacity of 100 lbs in both uplift and lateral load directions. Joists may also attach to the side of the beam with joist hangers per Option 3. Joists shall not frame in from opposite sides of the same beam. See JOIST HANGERS for more information. Hangers, clips, and mechanical fasteners shall be galvanized or stainless steel (see MINIMUM REQUIREMENTS).

JOIST HANGERS

Joist hangers, as shown in Figure 7, shall have a depth of at least 60% of ledger or beam depth. Each hanger shall have a minimum vertical capacity in accordance with Table 3A. The joist hanger shall be selected from an approved manufacturer's product data based on the dimensions of the joist or header it is carrying. Joist hangers and fasteners shall be corrosion resistant (see MINIMUM REQUIREMENTS).

Use joist hangers with inside flanges when clearances to the edge of the beam or ledger board dictate. Do not use clip angles or brackets to support joists.

Table 3A. Joist Hanger Vertical Capacity.

Joist Size	Minimum Capacity, lbs.
2x6	400
2x8	500
2x10	600
2x12	700

POST REQUIREMENTS

All deck post sizes shall be 6x6 (nominal) or larger, and the maximum height shall be in accordance with Table 4 and measured from grade to top of foundation, whichever is highest, to the underside of the beam. Under prescriptive limits of this document, 8x8 (nominal) posts can be substituted anywhere in Table 4 but are limited to a maximum height of 14'-0". Posts shall be centered on footings. Cut ends and notches of posts shall be field treated with an approved preservative (such as copper naphthenate) [R402.1.2]. The beam shall be attached to the post by notching as shown in Figure 8A or by providing an approved post cap to connect the beam and post as shown in Figure 8B. All 3-ply beams shall be connected to the post by a post cap. All through-bolts shall have washers under the bolt head and nut. Attachment of the beam to the side of the post without notching is prohibited (see Figure 9).

Provide diagonal bracing parallel to the beam at each corner post greater than 2'-0" in height as shown in Figure 10. Diagonal bracing is prohibited on center posts. Bracing shall be fastened to the post at one end and the beam at the other with ½" diameter lag screws. For non-ledger decks, (see Figure 21) diagonal bracing may be omitted at the beam and posts adjacent to the house.

RIM JOIST REQUIREMENTS

Attach a continuous rim joist to the ends of joists as shown in Figure 11. Attach decking to the rim joist as shown in Figure 11. For more decking attachment requirements, see DECKING REQUIREMENTS.

FOOTINGS [R403]

See Figure 12 and Table 4 for footing size, footing thickness, and post attachment options and requirements. All footings shall bear on undisturbed soil at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper. Contact the authority having jurisdiction to determine the specified frost line. Bearing conditions shall be verified in the field by the building official prior to placement of concrete. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation. DECK FOOTINGS CLOSER THAN 5'-0" TO AN EXTERIOR HOUSE FOUNDATION WALL MUST BEAR AT THE SAME ELEVATION AS THE FOOTING OF THE HOUSE FOUNDATION.

Do not construct footings over septic systems or leach fields, utility lines, or enclosed meters. Contact local utilities (call 811) before digging.

Pre-manufactured post anchors shall be galvanized or stainless steel. See MINIMUM REQUIREMENTS.

LEDGER ATTACHMENT REQUIREMENTS [R507]

GENERAL: Attach the ledger board, which shall be equal to or greater than the deck joist depth but less than or equal to the house band or rim joist depth, to the house in accordance with Figures 14 and 15. The ledger shall be a minimum nominal 2x8. When attachments are made to the house band joist, the band joist shall be capable of supporting the new deck. If this cannot be verified or conditions at the house differ from the details herein, then either a non-ledger deck or full plan submission is required. See NON-LEDGER DECKS.

SIDING AND FLASHING: House siding or the exterior finish system must be removed prior to installation of the ledger board. Approved corrosion resistant flashing is required at any ledger board connection to a wall of wood framed construction (see MINIMUM REQUIREMENTS). See Figure 14 for continuous flashing with drip edge. The threshold shall be carefully flashed and caulked to prevent water intrusion due to splash from the deck or melting snow and ice.

MANUFACTURED WOOD I-JOIST: The term "I-Joist" denotes manufactured wood "I" joists (see Figure 13A). Many new homes constructed with wood I-joists include 1" or thicker laminated veneer lumber (LVL) as band joists (or rim joists) that can support the attachment of a deck (see Figure 14). However, some older homes might be constructed with band boards that are too thin (less than 1") to support a deck. In such cases, a non-ledger deck or a full plan submission is required.

MANUFACTURED WOOD TRUSS: A metal plate connected wood truss (MPCWT) is an engineered, prefabricated structural component designed for each specific application. MPCWT's used in residential floors are often installed with a 2x4 lumber "ribbon" at the ends of the trusses (see Figure 13B) to tie the ends of the trusses together. The ribbon board, by itself, is not intended to support the deck ledger and deck. Installing residential decks when the floor system for the house uses MPCWT requires a standard detail provided by the truss designer, a non-ledger deck, or a full plan submission. Refer to the Technical Note – Attachment of Residential Deck Ledger to Metal Plate Connected Wood Truss Floor System for special blocking details and attachment requirements (www.sbcindustry.com).

PROHIBITED LEDGER ATTACHMENTS

Attachments to exterior veneers (brick, masonry, stone), hollow masonry, and to cantilevered floor overhangs or bay windows are prohibited (see Figures 17 and 18). In such cases, the non-ledger deck is required (see NON-LEDGER DECKS).

LEDGER BOARD FASTENERS

Only those fasteners noted below are permitted. LEAD ANCHORS ARE PROHIBITED.

Deck ledger connection to band joist or rim joist. The connection between a deck ledger and a 2-inch nominal lumber band joist (1-½" actual) or LVL rim joist bearing on a sill plate or wall plate shall be constructed with ½" lag screws or bolts with washers per Table 5 and Figure 19 (see MINIMUM REQUIREMENTS).

Placement of lag screws or bolts in deck ledgers. The lag screws or bolts shall be placed as shown in Figure 19. The lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger (see Figure 19). Proper installation of lag screws or bolts shall be verified by the authority having jurisdiction.

Figure 14. General Attachment of Ledger Board to Band Joist or Rim Joist.

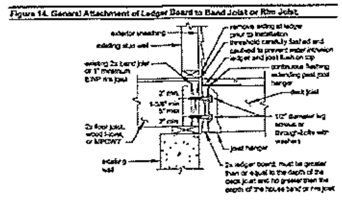


Figure 15. Attachment of Ledger Board to Foundation Wall (Concrete or Solid Masonry).

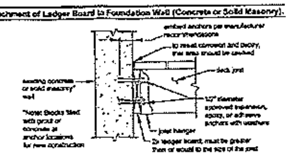


Figure 17. No Attachment to or Through Exterior Veneers (Brick, Masonry, Stone).

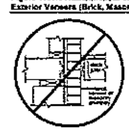


Figure 18. No Attachment to House Overhang with Ledger.

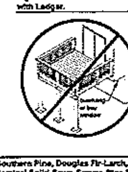


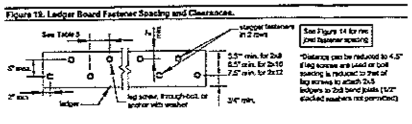
Table 5. Fastener Spacing for a Southern Pine, Douglas Fir-Larch, or Hem-Fir Deck Ledger or Band or Rim Joist and a 2-inch Nominal Solid-Sawn Spruce-Pine-Fir Band Joist or LVL Rim Joist[3,4,5,6] (Deck Live Load = 40 psf, Deck Dead Load = 10 psf).

Connection Details	Rim Joist or Band Joist	6'-0" and less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
		On-Center Spacing of Fasteners						
½" diameter lag screw[1] with ½" maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"	8"
	1-⅛" LVL	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	30"	23"	18"	15"	13"	11"	10"
½" diameter bolt with ½" maximum sheathing	1" LVL	24"	18"	14"	12"	10"	9"	8"
	1-⅛" LVL	28"	21"	16"	14"	12"	10"	9"
	1-½" Lumber	36"	36"	34"	29"	24"	21"	19"
½" diameter bolt with 1" maximum sheathing and ½" stacked washers[2,7]	1-½" Lumber	36"	36"	29"	24"	21"	18"	16"

(Column heads 6'-0" and less through 16'-1" to 18'-0" are Joist Span.)

1. The tip of the lag screw shall fully extend beyond the inside face of the band or rim joist.
2. The maximum gap between the face of the ledger board and face of the wall sheathing shall be ½".
3. Ledgers shall be flashed or caulked to prevent water from contacting the house band joist (see Figures 14 and 15).
4. Lag screws and bolts shall be staggered per Figure 19.
5. Deck ledgers shall be minimum 2x8 pressure-preservative-treated No.2 grade lumber, or other approved materials as established by standard engineering practice.
6. When solid-sawn pressure-preservative-treated deck ledgers are attached to engineered wood products (minimum 1" thick wood structural panel band joist or structural composite lumber including laminated veneer lumber), the ledger attachment shall be designed in accordance with accepted engineering practice. Tabulated values based on 300 lbs and 350 lbs for 1" and 1-⅛" LVL rim joist, respectively.
7. Wood structural panel sheathing, gypsum board sheathing, or foam sheathing shall be permitted between the band or rim joist and ledger. Stacked washers are permitted in combination with wood structural panel sheathing, but are not permitted in combination with gypsum board or foam sheathing. The maximum distance between the face of the ledger board and the face of the band joist shall be 1".
8. Fastener spacing also applies to Southern Pine, Douglas Fir-Larch, and Hem-Fir band or rim joists.

Figure 19. Ledger Board Fastener Spacing and Clearances.



Through-Bolts
Through-bolts shall have a diameter of ½". Pilot holes for through-bolts shall be 17/32" to 9/16" in diameter. Through-bolts require washers at the bolt head and nut.

Expansion and Adhesive Anchors
Use approved expansion or adhesive anchors when attaching a ledger board to a concrete or solid masonry wall as shown in Figure 15. Expansion and adhesive anchor bolts shall have a diameter of ½". Minimum spacing and embedment length shall be per the manufacturer's recommendations. All anchors must have washers.

Lag Screws
Lag screws shall have a diameter of ½" (see MINIMUM REQUIREMENTS). Lag screws may be used only when the field conditions conform to those shown in Figure 14. See Figure 20 for lag screw length and shank requirements. All lag screws shall be installed with washers.

Figure 9. Prohibited Post-to-Beam Attachment Condition.

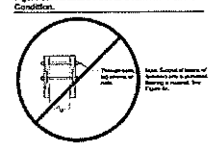


Figure 10. Diagonal Bracing.

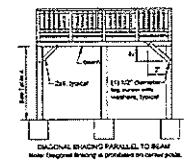


Figure 11. Rim Joist Connection Details.

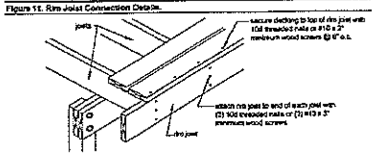
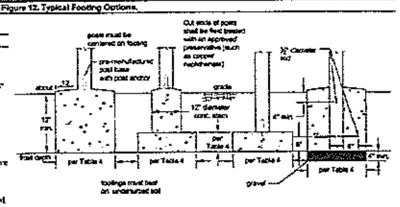


Table 4. Post Height for 6x6[5] and Footing Sizes for all Posts.

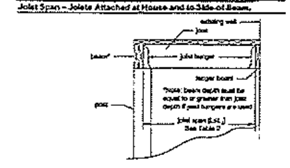
Beam Span, L_B	Joist Span, L_J	Post Height[1]: Southern Pine	Douglas Fir-Larch[3]	Hem-Fir[3], Western Cedars	Redwood	Ponderosa Pine, Red Pine, SPF[3]	Footing Sizes[2]: Round Footing Diameter	Square Footing	Footing Thickness[4]
6'	≤10'	14'	14'	14'	14'	14'	18"	16"x16"	7"
	≤14'	14'	14'	14'	14'	14'	21"	18"x18"	8"
	≤18'	14'	14'	12'	14'	11'	24"	21"x21"	10"
8'	≤10'	14'	14'	14'	14'	14'	20"	18"x18"	8"
	≤14'	14'	14'	14'	14'	11'	24"	21"x21"	10"
	≤18'	14'	13'	11'	12'	8'	27"	24"x24"	11"
10'	≤10'	14'	14'	14'	14'	12'	23"	20"x20"	9"
	≤14'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤18'	12'	11'	8'	11'	2'	31"	27"x27"	13"
12'	≤10'	14'	14'	12'	14'	10'	25"	22"x22"	10"
	≤14'	13'	12'	9'	11'	5'	30"	25"x25"	13"
	≤18'	11'	9'	6'	9'	2'	34"	30"x30"	15"
14'	≤10'	14'	13'	11'	13'	8'	27"	24"x24"	11"
	≤14'	11'	10'	7'	10'	2'	32"	29"x29"	14"
	≤18'	9'	8'	2'	8'	NP	37"	33"x33"	16"
16'	≤10'	13'	12'	10'	12'	6'	29"	26"x26"	12"
	≤14'	10'	9'	5'	9'	2'	35"	31"x31"	15"
	≤18'	7'	5'	2'	7'	NP	40"	35"x35"	16"
18'	≤10'	12'	11'	6'	11'	2'	31"	27"x27"	13"
	≤14'	9'	8'	2'	8'	NP	37"	33"x33"	15"
	≤18'	5'	2'	2'	6'	NP	42"	37"x37"	19"

1. Assumes 40 psf live load, 10 psf dead load, $L_B/4$ and $L_J/4$ overhangs, No. 2 grade and wet service conditions.
2. Assumes 1,500 psf soil bearing capacity and 150 pcf concrete. Value may be multiplied by 0.8 for corner posts.
3. Incising assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
4. Assumes 2,500 psi compressive strength of concrete. Coordinate footing thickness with post base and anchor requirements.
5. 8x8 nominal posts may be substituted anywhere in Table 4 to a maximum height of 14'.

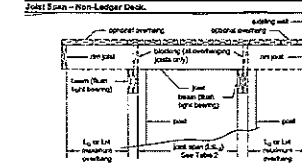
Figure 12. Typical Footing Options.



Joist Span – Joists Attached at House and to Side of Beam.



Joist Span – Non-Ledger Deck.



Beam Assembly Details.

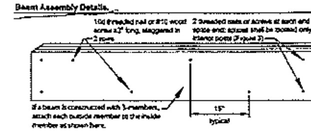


Figure 6. Joist-to-Beam Detail.

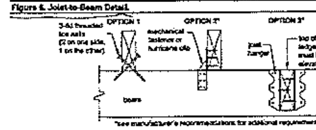


Figure 7. Typical Joist Hangers.

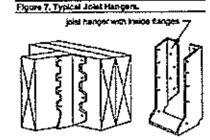


Figure 8A. Post-to-Beam Attachment Requirements.

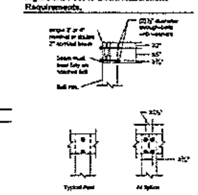
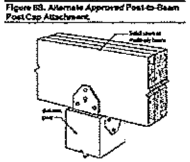


Figure 8B. Alternate Approved Post-to-Beam Post Cap Attachment.



ALANE ARCHITECTURE

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 20, 2020

SHEET TITLE
TYPICAL DECK DETAILS

SHEET NO.
S1.0

NON-LEDGER DECKS - FOR RESISTING VERTICAL LOADS

Non-ledger decks use the house for resisting lateral loads but do not utilize the exterior wall of the house to support vertical loads (see Figure 21). Rather than supporting the deck on a ledger, an additional beam with posts is provided at or within the lesser of L_O or L/4 of the house. THE ASSOCIATED DECK POST

FOOTINGS SHALL BE PLACED AT THE SAME ELEVATION AS THE HOUSE FOOTING IF LOCATED CLOSER THAN 5'-0" TO A HOUSE WALL (see Figure 2 and Figure 12). For houses with basements, a cylindrical footing (caisson) is recommended to minimize required excavation at the basement wall. Beam size is determined by Table 3. Non-ledger decks shall be attached to the house per Table 5 and Figures 22 or 23 for lateral loads.

DECK LATERAL LOADS

Attachment to House: Decks shall be positively anchored to the primary structure [R507.1]. The lateral connection required shall be permitted to be in accordance with Figure 22 or 23 for ledger and non-ledger decks. Hold-down tension devices shall be provided in not less than two locations within two feet of the edge of the deck, and shall have an allowable stress design capacity of not less than 1,500 lb [R507.2.4].

The wall must be sheathed with minimum 1/2" wood structural panel sheathing. Use lag screws or through-bolts when fastening to a band joist; use expansion anchors or epoxy anchors when fastening to concrete or masonry. DO NOT ATTACH TO BRICK VENEERS. VERIFY THIS CONDITION IN THE FIELD PRIOR TO UTILIZING THIS METHOD. Fasteners shall penetrate beyond the house band board and be installed per Table 5.

For non-ledger decks, blocking or framing angles can be used in lieu of joist hangers and shall be provided on each side of each joist. Blocking shall be installed with 5-10d threaded nails into the rim joist or the framing angle shall have a lateral capacity of 500 lb. Flashing over the rim joist is required and must be installed in accordance with the flashing provisions in the LEDGER ATTACHMENT REQUIREMENTS.

GUARD REQUIREMENTS

All decks greater than 30" above grade are required to have a guard [R312.1] - one example is shown in Figure 24. Other methods and materials may be used for guard construction when approved by the authority having jurisdiction.

GUARD POST ATTACHMENTS FOR REQUIRED GUARDS

Deck guard posts for required guards shall be a minimum 4x4 (nominal) with an adjusted bending design value not less than 1,100 psi. Joists and rim joists to which guard posts are attached shall be a minimum of 2x8 (nominal).

Guard posts for required guards which run parallel to the deck joists shall be attached to the outside joist per

Figure 25. Guard posts for required guards that run perpendicular to the deck joists shall be attached to the rim joist in accordance with Figure 26. Only hold-down anchor models meeting these minimum requirements shall be used. Hold-down anchors shall have a minimum allowable tension load of 1,800 pounds for a 36" maximum guard height and be installed in accordance with the manufacturer's instructions.

STAIR REQUIREMENTS

Stairs, stair stringers, and stair guards shall meet the requirements shown in Figure 27 through Figure 34 and Table 6 except where amended by the local jurisdiction. All stringers shall be a minimum of 2x12. Stair stringers shall not span more than the dimensions shown in Figure 28. If the stringer span exceeds these dimensions, then a 4x4 post may be provided to support the stringer and shorten its span length. The 4x4 post shall be notched and bolted to the stringer with (2) 1/2" diameter through-bolts with washers per Figure 8A. The post shall be centered on a 12" diameter or 10" square, 6" thick footing. The footing shall be constructed as shown in Figure 34 and attached to the post as shown in Figure 12. An intermediate landing may also be provided to shorten the stringer span (see provisions below). If the total vertical height of a stairway exceeds 12'-0", then an intermediate landing shall be required. All intermediate stair landings must be designed and constructed as a non-ledger deck using the details in this document. Stairs shall be a minimum of 36" in width as shown in Figure 33 [R311.7]. If only cut stringers are used, a minimum of three are required. For stairs greater than 36" in width, a combination of cut and solid stringers can be used, but shall be placed at a maximum spacing of 18" on center (see Figure 29). The width of each landing shall not be less than the width of the stairway served. Every rectangular landing shall have a minimum dimension of 36" measured in the direction of travel and no less than the width of the stairway served [R311.7].

STAIR HANDRAIL REQUIREMENTS

All stairs with 4 or more risers shall have a handrail on at least one side (see Figure 32A) [R311.7.8]. The handrail height measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches (see Figure 30) [R311.7.8.1]. Handrails shall be graspable and shall be composed of decay-resistant and/or corrosion resistant material. Handrails shall be Type I, Type II, or provide equivalent graspability (see Figure 32B). Type I shall have a perimeter dimension of at least 4" and not greater than 6-1/4". Type II rails with a perimeter greater than 6-1/4" shall provide a graspable finger recess area on both sides of the profile [R311.7.8.3]. All shapes shall have a smooth surface with no sharp corners. Handrails shall run continuously from a point directly over the lowest riser to a point directly over the highest riser and shall return to the guard at each end (see Figure 33). Handrails may be interrupted by guard posts at a turn in the stair [R311.7.8.2].

STAIR FOOTING REQUIREMENTS [R403]

Where the stairway meets grade, attach the stringers to the stair guard posts as shown in Figure 34. Posts shall bear on footings. All footings shall bear on solid ground and shall be placed at least 12 inches below the undisturbed ground surface or below the frost line, whichever is deeper (see Figure 34). Stringers shall bear on a 2x4 bearing block attached to the post as shown. Stringers shall not bear on new or existing concrete pads or patios that are not founded below this depth. When guards are not required (see GUARD REQUIREMENTS), posts may terminate below the bottom tread elevation. Bolts are only required if a guard post is required.

STAIR LIGHTING REQUIREMENTS [R303.7]

Stairways shall have a light source located at the top landing such that all stairs and landings are illuminated. The light switch shall be operated from inside the house. However, motion detected or timed switches are acceptable.

Figure 28. Stair Stringer Requirements.

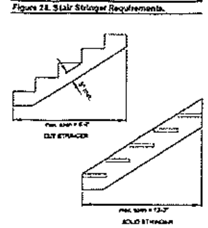


Figure 29. Tread Connection Requirements.

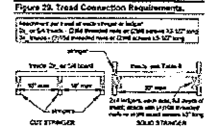
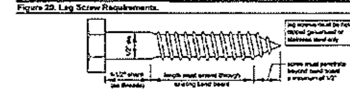


Figure 23. Lag Screw Requirements.



Lag screw installation requirements: Each lag screw shall have pilot holes drilled as follows: 1) Drill a 1/2" diameter hole in the ledger board, 2) Drill a 5/16" diameter hole into the band board of the house. DO NOT DRILL A 1/2" DIAMETER HOLE INTO THE BAND JOIST.
The threaded portion of the lag screw shall be inserted into the pilot hole by turning. DO NOT DRIVE LAG SCREWS WITH A HAMMER. Use soap or a wood-compatible lubricant as required to facilitate tightening. Each lag screw shall be thoroughly tightened (snug but not over-tightened to avoid wood damage).

Figure 21. Non-Ledger Deck - For Resisting Vertical Loads.

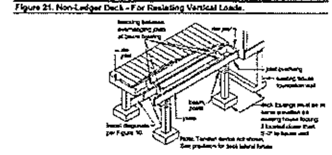


Figure 30. Stair Guard Requirements.

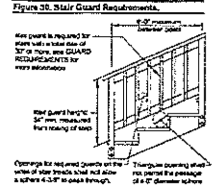


Figure 31. Stair Stringer Attachment Detail.

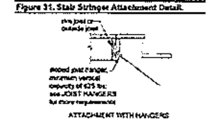


Table 6. Minimum Tread Size for Cut and Solid Stringers.[1]

Species	Cut Stringer	Solid Stringer
Southern Pine	2x4 or 5/4	2x8
Douglas Fir Larch, Hem-Fir, SPF[2]	2x4 or 5/4	2x8 or 3x4
Redwood, Western Cedars, Ponderosa Pine,[3] Red Pine[3]	2x4 or 5/4	2x10 or 3x4

1. Assumes 300 lb concentrated load, L/288 deflection limit, No. 2 stress grade, and wet service conditions.
2. Incising assumed for Douglas Fir-Larch, Hem-Fir, and Spruce-Pine-Fir.
3. Design values based on northern species with no incising assumed.

Figure 24. Example Guard Detail.

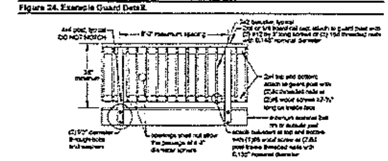


Figure 32A. Handrail Mounting Examples.

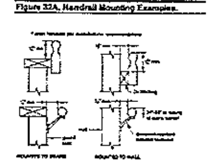


Figure 33. Miscellaneous Stair Requirements.

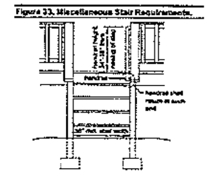


Figure 25. Guard Post to Outside-Joist Example.

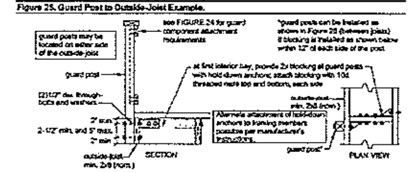


Figure 32B. Handrail Grip Size.

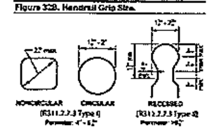


Figure 34. Stair Footing Detail.

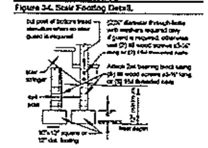


Figure 26. Guard Post to Rim Joist Example.

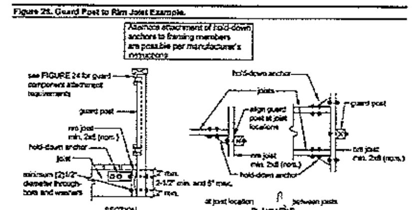


Figure 27. Tread and Riser Detail.

ALANE ARCHITECTURE

PROJECT
EXISTING STAIR REPLACEMENT
234 & 228 W. Michigan Ave
Ypsilanti, MI

DATE
JANUARY 23, 2020

SHEET TITLE
TYPICAL DECK DETAILS

SHEET NO
S2.0

MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Virtual Meeting

Tuesday, June 9, 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 7:02pm
Commissioners Present:	Alex Pettit, Anne Stevenson, Amy Swift, James Chesnut
Commissioners Absent:	Erika Lindsay, 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 Andy Aamodt, City Planner

APPROVAL OF AGENDA

Slagor: Applicant requested to remove action item for new windows at 100 W Michigan.

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

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Swift, Chesnut
Nays: None
Absent: Commissioners Lindsay, Rupert
Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS- none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS
100 W Michigan
**Storefront Systems.*

Applicant: Conor Doran, Project Manager- not present
Timothy Stout, O'Neil Construction- present

Discussion: Pettit: Asked applicant to walk the Commission through the application.

Stout: Stated that a lot of the work on the façade of the building has been previously submitted and approved. Indicated that the current application is in regards to the level one on the south elevation *[reference photo materials]*. Stated that there are two storefronts - 100 W Michigan on the east side and 102 W Michigan on the west side. Stated that upon removal of the previous cladding, those aluminum panels *[reference photo materials]*, this existing window system was discovered, this glazing system. Stated that they would like to preserve that and leave it in place. Stated that that is above the entrance of 102 W Michigan *[reference photo materials].* Stated that there was not anything salvageable on the east side above the entrance to suite 100 W Michigan which is why you see in this picture, in progress, some steel framing and some exterior grade MDO that can be finished *[reference photo materials].* Stated that you can see behind the framing that there is a structural steel beam that runs laterally and that there is sort of nothing between that beam above and below. Stated that upon removal of the previous cladding system, it was just open to the elements.

Slagor: *[Outlined updated information received from applicant]* Stated that in addition to this application, a revised drawing was sent over today of what is proposed for the storefront. Stated that in the application, the storefronts are the main things but, on the east elevation, an entry door and a display window was replaced that needs to be approved as well.

Stout: Stated that that was a removal and replacement of matching components. Stated that the door was an aluminum storefront door and the two punched openings were aluminum storefront. Stated that they were pretty well worn and weathered. Stated that it was a like-for-like replacement on that east elevation.

Pettit: Asked what the detail looks like on 100 W Michigan where the top of the signboard terminates. Stated that in many other storefronts downtown, there is a bit more of a distinct cornice that is there that helps shed water from the building.

Stout: Stated that the application is to do a piece of one-by-eight trim to picture frame where a future sign would go above the storefront. Stated that the idea is that that would help it stand out from the masonry above.

[Discussion continued as to signboard area considerations/water runoff, reference photo materials]

Stout: Stated that a flashing from the masonry would be provided, down onto the top of that surface *[reference photo materials]* at a pitch that the water would run off.

Pettit: Asked if that work is pending still.

Stout: Confirmed.

Pettit: Asked if there is some OSB material down in the lower right *[reference photo materials]*.

Stout: Confirmed. Stated that that will be covered, that it is just temporary until the corner is finished. Stated that it would all be MDO. Stated that the red *[reference photo materials]* outlines and represents the trim, the idea being it would be pictured-framed into boxes similar to some of the other storefronts up the street.

Pettit: Asked what the trim material is.

Stout: Stated that the trim is also MDO.

Pettit: Asked if it is a finished edge on that *[reference photo materials].*

Stout: Stated that it is not a finished edge. Stated that where the finished areas are buried, where two ends abut, that they would be covered. Stated that it is all going to get painted with an exterior grade paint. Stated that there would be no exposed edges.

[Discussion continued as to edge finishing]

Swift: Asked applicant to speak more about how they will be treating and detailing building-out around the glazing detail.

Stout: Stated that they were hoping to do not much more than what is already there. Stated that the idea is that the masonry is going to be coated with an exterior coating.

Swift: Stated that it looks like there are some glass pieces that need to be repaired. Asked if the plan is to treat the box below *[reference photo materials]* with the same flashing as on the other side.

Stout: Confirmed. Stated that they had not yet contemplated how to do that. Stated that it is something they would have to do and will certainly do.

[Discussion continued as to box/pitch considerations]

Pettit: Asked if the rear single door to be replaced, is a finished door *[reference photo materials].*

Stout: Stated that the door is complete. Indicated that the plan is to coat all of the masonry surrounding it.

Pettit: Asked if the door infill trim piece is wood *[reference photo materials]*.

Stout: Stated that it looks like shim material *[reference photo materials]*. Stated that they would have to add joint sealant there to bridge between the brick and the aluminum. Stated that they would caulk that.

Pettit: Stated that it looks like almost an inch between the edge of the metal and the brick.

[Reference photo material, discussion continued as to shim sizes comparing upper/lower portion/alternative infill options]

[Discussion as to the need to have more detailed information associated with the door, the storefront in general and the buildout for the signage]

Chesnut: Stated that the south side at the top of that signage area is the one that jumps out. Stated that it is going to look pretty clean and simple based on how the applicant is describing it but if you walk down the street and look at all the other elevations on that side of the street, they have all got some sort of cornice detail that is a little more decorative that establishes that particular condition in a way where what applicant is suggesting might stand out a bit. Stated that if there were a set of drawings that showed the Commission what that might look like, that would help. Indicated a concern that what applicant is proposing is different to the extent that it will be obvious.

[Discussion continued as to façade considerations/appropriateness with surrounding buildings/possible revisions/need for additional information]

Chesnut: Indicated additional documentation that would be helpful to the Commission: head and jamb details, top of sign box detail, detail of sill at the leaded glazing, detail of the vertical point where the sign box meets the leaded glazing, detail as to joist ends, detail that resolve the practical and the aesthetic considerations.

Swift: Indicated further documentation that would be helpful to the Commission would be molding details, e.g. photo of trim profiles.

Stevenson: Asked for clarification of proposed colors for panels and trim.

Stout: Stated that per the top on the right-hand side *[reference drawing]*, the one-by-eight rectangle border would be the Petoskey color and then the large rectangle in between it would be white and then of similar nature for all of the other rectangular spaces. Stated that the one-by-four surround would be the Petoskey color and then the flat panel within the rectangular space there *[reference drawing]* would be white.

Stevenson: Suggested that applicant be cautious with the white color, especially at the baseboards. Stated that it can get dirty very quickly and become a maintenance issue right near the sidewalk.

Pettit: Asked if the sign lettering is part of this application.

Stout: Confirmed. Stated that the intent is that that sign lettering would go above the leaded glass. Stated that that is another reason that the property owner was interested in just coating the ends of those joists and coating the masonry, is they would like to just have a painted sign on the face of that masonry right there *[reference photo material]* rather than build another sign box.

[Discussion continued as to masonry painting; historic photos reviewed]

Motion: Chesnut (second: Stevenson) moved to table the application for storefront systems and new display windows and entry doors at 100 W Michigan so the applicant may provide drawings that more clearly detail the proposed work; including signage and trim.

Secretary of the Interior Standards:
#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Swift, Chesnut
Nays: None
Absent: Commissioners Lindsay, Rupert
Unanimous. Motion carried.

228 N River
**Replacement of landing on rear egress staircase*

Applicant: Stefan Szumko, House-Storian, LLC - present

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

Szumko: Stated that, originally, the upstairs was added on to an attic *[reference photo material]* and the lower part of the roofline was left. Stated that the footings were four-inches deep and it recently collapsed. Stated that he would like to carve out a little bit of the roofline to install a ledger board, then build a deck below that, add proper footings forty-two inches deep, and do a dropped beam below the deck to stabilize it and give it support. Stated that he would like to add a fourth post even though it is probably not structurally necessary. Stated that that would give it a nice symmetric appearance for future deck usage. Stated that the lattice work that was there will be eliminated. Stated that he is considering possibly eliminating the awning that was on the lower window.

Slagor: Asked for clarification regarding the awning referred to in the application.

Szumko: Stated that the upper awning is remaining. Stated that there was an awning below the porch. Stated that it matches the one on the southeast side of the building *[reference photo material]*.

Pettit: Outlined the measurement details listed in the application.

Szumko: Stated that he would like to do two-by-eight framing for the joists rather than two-by-six.

Pettit: Asked about the plans regarding attachment.

Szumko: Stated -- bolt in the corner posts which are notched for the rails. Stated that he saved the existing corner posts to match the stairs. Stated that he is willing to reconsider this option if the Commission has better suggestions.

Pettit: Asked, as to the detailing of the railing, how the top and bottom will be handled and how the balusters are attached. Asked applicant if he has seen the HDC Porch Fact Sheet.

Szumko: Confirmed, no *[as to the Fact Sheet]*. Stated that the deck itself and the framing will be self-supporting. Asked if he can add on the posts with some sort of a structural connector into the framing instead of attaching it on the outside.

Pettit: Indicated that what applicant proposes structurally should follow Building Department Code.

[Discussion continued as to installation considerations]

Swift: Noted that the staircase was originally built for egress. Asked if it still serves as egress.

Szumko: Stated that it still serves as an egress. Stated that he does not know the specifics.

[Discussion as to past and present usage of the building structure]

Slagor: Clarified that this is really a partial repair of the existing structure -- of just the landing and its supports.

[Discussion continued following Staff's clarification]

Chesnut: Asked if the stringers, the posts, the rails and the spindles for the stair section, are staying in place.

Szumko: Confirmed.

Chesnut: Asked -- so what is being replaced is the upper deck structure, posts, spindles, rails and, as well, the decking for everything.

Szumko: Stated -- no, just the deck.

Chesnut: Asked if the treads for the stairs are currently wood or Trex.

Szumko: Stated that those are currently wood.

Chesnut: Asked if the plan is for Trex decking just at the top.

Szumko: Confirmed.

Swift: Asked if in order to replace that decking, applicant will be cutting into the roofline that is existing from the original structure in order to put those ledger boards on.

Szumko: Confirmed. Stated that he cannot envision a solid deck being tied into a 45-degree angle there.

Pettit: Asked if the plan is to remove that section of roof for the width of the deck.

Szumko: Confirmed. Stated -- eight feet.

Swift: Indicated her concern about removal of an original roofline.

Motion: Stevenson (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 228 N River, for reconstruction of the upper landing and balustrade on the rear egress staircase, as specified in the submitted drawings. The wood components of the system will be stained in an opaque stain finish. The deck shall be Trex flooring with aluminum below to catch runoff.

Secretary of the Interior Standards:
#9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Chesnut
Nays: Commissioner Swift
Absent: Commissioners Lindsay, Rupert
Motion carried.

STUDY ITEMS-none

ADMINISTRATIVE APPROVALS-none

OTHER BUSINESS

1. **Draft Alternative Materials Fact Sheet**
   Commissioners/Staff reviewed Draft Revisions.

   Motion: Chesnut: (second Stevenson) moved to approve the Alternative Materials Fact Sheet as submitted on June 9, 2020.

   Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Swift, Chesnut
   Nays: None
   Absent: Commissioners Lindsay, Rupert
   Unanimous. Motion carried.

2. **Property Monitoring**
   Commissioner/Staff discussion as to property monitoring.

3. **Commissioner Comments**- none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of May 26, 2020

Motion: Stevenson (second: Swift) moved to approve the minutes of May 26, 2020 as submitted.

Roll Call Vote - Ayes: Commissioners Pettit, Stevenson, Swift, Chesnut
Nays: None
Absent: Commissioners Lindsay, 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 8:21 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, June 23, 2020 at 7 p.m. The meeting will be in held in accordance with Governor Whitmer's Executive Order 2020-75.

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.

June 23, 2020 HDC Regular Meeting Virtual Access Link

https://us02web.zoom.us/j/81392708512

When prompted, enter **Meeting ID**: 813 9270 8512

May 26, 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**: 813 9270 8512, 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: June 19, 2020

CITY OF YPSILANTI
Agenda
Historic District Commission
Tuesday, June 23, 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. **100 W Michigan** **Storefronts**

B. NEW BUSINESS

1. **105 W Michigan** **Sign**
2. **407 W Cross** **Garden fence**

C. STUDY ITEMS—none

D. ADMINISTRATIVE APPROVALS

1. **224 N Grove** **Air Conditioner**
2. **527 N Huron** **Roof**
3. **36 E Cross** **Roof**
4. **324 W Michigan** **Egress stair**

E. OTHER BUSINESS

1. **Property monitoring**
2. **Commissioner comments**

VI. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

VII. HOUSEKEEPING BUSINESS

1. **Approval of meeting minutes June 9, 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: 100 W Michigan

Historically known as the Worden Block, the prominent building at the northwest corner of Huron and Michigan was erected ca.1850 as a three-story Italianate-style commercial block with two storefronts on Michigan Avenue.[i] . The building is contemporary with the adjacent Convention and Visitors Bureau building, and once had similar brickwork and fenestration. Worden Block was first depicted on a Sanborn Map in 1888; which noted the building as housing a cobbler and dry goods store on the first floor and a barber in the basement. The third floor of the building include a paint shop and a "Colored Lodge R'm" with an adjacent band room. Presumably, this was the gathering place for an African American fraternal origination. Preliminary staff research did not identify which organization met here. This room configuration remained in place through the 1890s.[ii]

As of 1909, the ground floor had been converted to one large shop and the former dividing wall was replaced by a series of iron columns. Sanborn maps indicate there was a combination dry goods and jewelry business there. Historical photos indicate this was a firm known as Davis & Kishlar. The building's third floor housed a "moccasin factory" in the former lodge room. A full directory-researched history of the occupants has yet to be completed.

The building did not substantially change its appearance until the mid-twentieth century. In 1959 the building was purchased by Max and Ceil Pear for their clothing store, after their former building was demolished for a city parking lot.[iii] They occupied the ground floor and reopened Pears' [Men's] Clothing. Around this time, the building exterior was remodeled as well. Metal cladding was installed to cover the walls and windows; and a flat awning and screen signboard were installed on the facade. Photos indicate that the façade (Michigan elevation) was covered first, and later followed by the east (Huron Street) elevation. Max and Ceil Pear sold their business to relatives in 1980, who kept the Pear name. The business continued until 1997 when it closed.[iv] Most recently, the building housed Dalat, a Vietnamese restaurant.

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 or power washing.

8. Preserve archaeological resources.

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

10. New work shall be removable.

As part of the building rehabilitation underway, the exterior aluminum panels were removed in 2019 and masonry repairs undertaken in early 2020.

Date of Application: June 2, 2020

Date of Review: June 3-8, 2020

Date of Meeting: June 9, and 23, 2020

Proposed work: New storefront systems.

Materials: Anodized bronze, and particle board.

Staff review:
Background

1. This application was tabled on the June 9 meeting so the applicant may provide additional information concerning storefront trim and water repellent measures.
2. **The HDC must take action on this application by the regularly scheduled July 28, 2020 meeting.**
3. To date, June 19, 2020, the applicant has not submitted additional information. The staff review and packet provided is from the original submission.

Proposed work

4. The applicant is proposing a new storefront system for the façade at 100 (east) and 102 (west) W Michigan addresses.
    a. Some of this work has already been completed.
5. The current window size and pattern will remain.
    a. The current aluminum windows and doors will be replaced with anodized bronze-framed units.
6. Particle board will form the new signboard space and finish out the storefronts.
    a. The applicant has not specified trim for the particle board.
7. The historic prism glass transom will be retained on the 102 W Michigan storefront. A hand-painted sign reading "Ypsi Tasting Room" will be painted on the signboard above the window. Signage above the 100 W Michigan side is yet to be determined.
8. The applicant has provided color-coded drawings and a spec. sheet for the trim material to be used.
    a. Staff recommended revisiting the submitted drawings to show something more specific. Full façade and storefront rehabs typically have a sketch or rendering showing what the final product will look like.
    b. Staff is concerned that there is no clear location for the trim pieces. In most storefronts downtown, the signboard and bulkheads of the storefront are paneled and trimmed. Also, there should be a trim piece or cornice where the storefront meets the bricked portion of the facade, so there is some type of transition between the particle board and brick.
9. The applicant has stated that the contractor will be at the meeting to address these types of questions and therefore wishes to move forward with the application.
10. The work also includes replacing an aluminum-framed display window and entry door on the east elevation with the same anodized bronze material. This work appears to have already been completed

Recommended Motions:

Move to table the application for storefront systems and new display windows and entry doors at 100 W Michigan so the applicant may provide drawings that more clearly detail the proposed work; including signage and trim.

***

Move to approve and issue a Certificate of Appropriateness for the work at 100 W Michigan, as submitted in the application dated June 2, 2020 for installation of anodized bronze storefront systems with particle board as specified- and replacement of the display window and entry door on the east elevation.

Relevant Secretary of the Interior's Standards:
#9

Prepared by:
Scott E. Slagor, Preservation Planner

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[i] Robert O. Christensen, *National Register of Historic Places Registration Form: Ypsilanti Historic District* (Lansing: Bureau of History, 1988).
[ii] Sanborn-Perris, *Ypsilanti, Michigan* (New York: Sanborn-Perris Map Co., June 1893), 4.
[iii] Peg Porter "The Pear Family Coming to America," *Ypsilanti Gleanings* (Ypsilanti Historical Society, Summer 2017), 16.
[iv] Ibid., 16.

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
100 W Michigan Ave Ypsilanti MI 48103

Applicant

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

Name
Conor Doran

Address
[redacted]

City	State	Zip
Ann Arbor	MI	48103

Phone / Fax	E-Mail
[redacted]	[redacted]

Contractor

Contractor Name & Contact Info
O'Neal Construction C/O Tim Stout tstout@onealconstruction.com

Type of work

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

Complete Description of Proposed Work:

Storefront Replacement Project.

Remove existing storefronts removed during structural work.
Install new anodized bronze storefronts. Exact dimensions as previous storefront.

Install 2 new anodized bronze windows to replace existing windows removed during structural work. Same dimensions as previous windows.

Install new anodized bronze door to replace existing door on Huron Ave elevation.

Install MDO trim surrounding storefront.

Install MDO sign backboard above 100 W Michigan storefront.

Painted sign ("Ypsi Tasting Room") above 102 storefront similar to pictures provided of Ann Arbor Distilling.

Restore original multi pane window at 102 W Michigan.

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

See specs provided.

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:
$50,000	$45 + 80 = $125

Signature

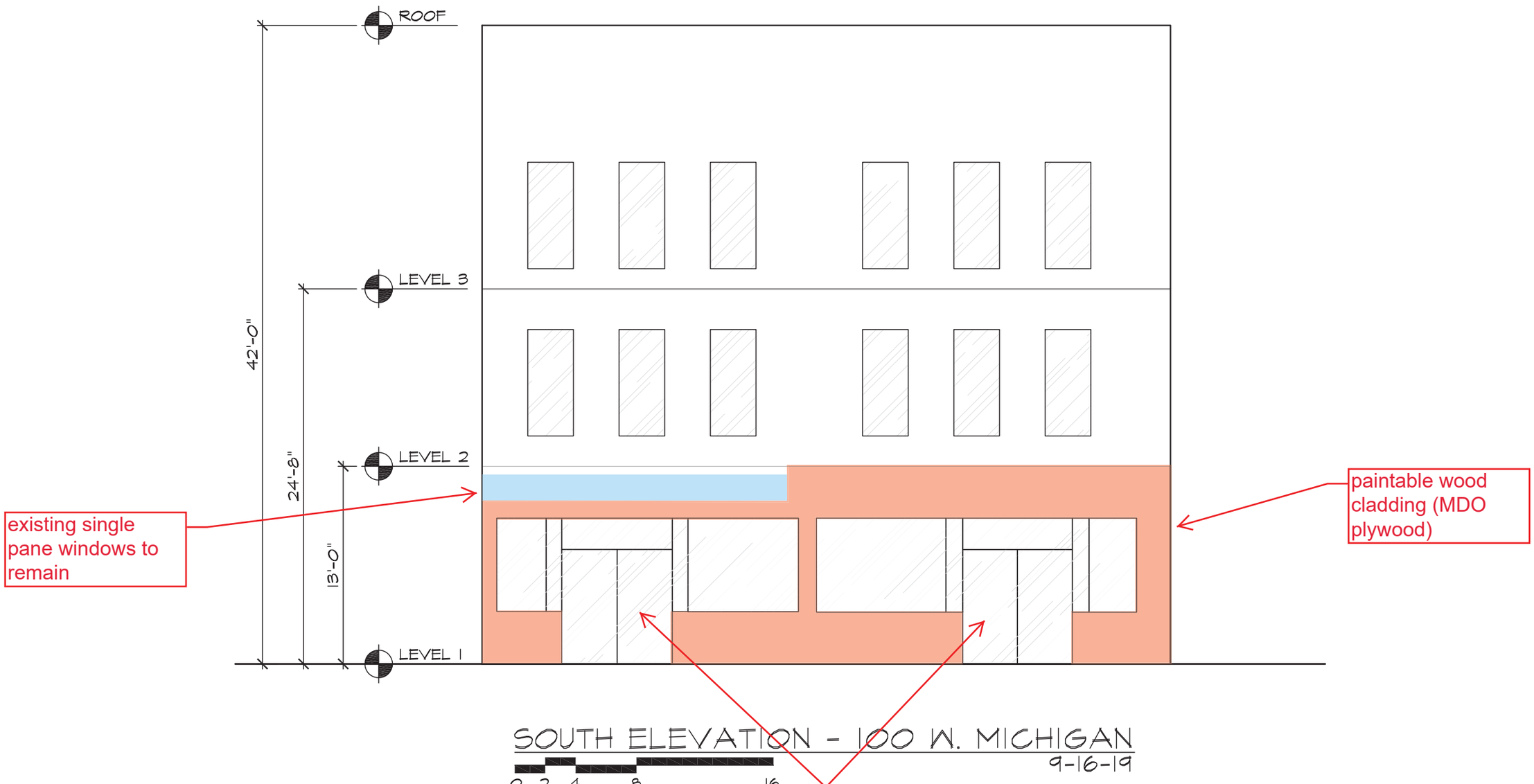
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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

Signature: [redacted]	Date: 6/2/20
Print Name: Conor Doran 100 Michigan ventures LLC	

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.



SOUTH ELEVATION - 100 W. MICHIGAN

9-16-19

TJS/OCI
6/4/20

SIGNAL® MDO

Sign Board

- Ideal for cutout letters and quality signs
- Minimal wood grain & no patch show through
- Long term, smooth surface for paint & coatings
- Enhanced panel stability using "Swan Peel™" Technology
- Waterproof bond for exceptional machinability and weatherability
- High face/edge screwholding
- NAUF - meets CARB requirements

Swanson Group® provides the highest proven performance in panel solutions. Customers recognize our exceptional history of performance, exhibited in our panel solutions, including the first high gloss UV coated MDO panel in North America.

We are now enhancing our capability to provide superior panel performance. "Swan Peel"™ Technology provides a smoother surface: less grain show through, and improved glue and overlay bond. "Swan Peel"™ Technology reduces thickness variability: resulting in an enhanced balanced construction, tighter core lines, and dimensional stability.
Swanson is manufacturing overlay panels in a new state-of-the-art facility - the most technologically advanced operation in North America.

Product Description:
Signal® MDO is a medium density overlaid, hardwood faced plywood with tight core for superb machinability and weatherability. It is ideal for cutout letters and quality signs.

Panel Construction/Moisture Resistance:
Signal® MDO is constructed of an MDO overlay on hardwood faced plywood with Douglas Fir/Hemlock inner plys. It is manufactured with a two-step® layup with minimal core voids using our Swan Peel™ Technology, has a waterproof glue bond and meets APA PS 1-09. All Swanson products are made in the USA.

Working Faces/Treatment:
- Signal® MDO is available with two working faces only consisting of natural (brown) overlays.

Working Edges/Treatment:
- Edges are factory sawn without edge treatment.
- Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic.

Applications:
- Exterior letters, signage and billboards.
- Cabinet, display, fixture, shelving and workbench tops.
- Pallets, bins, totes, crates & reels.
- Agricultural & industrial wall lining; soffit & fascia, noise barrier
- Truck body & trailer liners and doors; boat seats.
- Theatre/movie set scenery.

Limitations:
Signal® MDO is not a finished product. It requires priming, two top coats and two edge coats for prolonged exposure in exterior applications.

Thicknesses & Sizes: Signal® MDO is available in 3/8", 1/2", 5/8", & 3/4" thickness. Standard panel sizes are 4' X 8' and 10' only.

Sign Board:
- Highway® HDO - Premium sign panel, prepped for reflective film.
- SignReady UV™ - Prefinished, high gloss, paint/vinyl letter ready, 5-yr. limited warranty.
- Prefinished UV™ - Prefinished, satin gloss, paint/vinyl letter ready, 2-yr. limited warranty.
- Signal® MDO - Two-step®, hardwood faced, tightly laid core, ideal for cutout letters.
- Pre-Primed MDO - Exclusive, primed overlay, Two-step®.
- Crezon Two-Step® MDO - Premium paint grade.
- Guardian® One-Step MDO - Standard paint grade.

Technical Data Applicable Standards
All panels are manufactured by Swanson Group® per product standard PS1-09. This standard is available at www.apawood.org.

Physical Properties	3/8" to 1/2"	5/8" to 3/4"
Modulus of Rupture[2, 3]	6,905 psi	7,544 psi
Modulus of Elasticity[2, 3]	846,890 psi	879,603 psi
Lineal Expansion[2, 3]	0.045%	0.042%
Thickness Swell	3.4%	3.4%
Water Absorption (24-Hours)	6.0%	6.0%
Internal Bond[2]	173 psi	206 psi
Shelf Stiffness EI ASTM D-3043 C	68,280 lb-in^2/ft^6	322,465 lb-in^2/ft^6
Shelf Bending FbS ASTM D-3043 C	1,625 lb-in/ft^6	4,785 lb-in/ft^6
Face Screw Holding[2]	414 lbs.	454 lbs.
Edge Screw Holding[2]	Not Applicable	422 lbs.
Moisture Content[2] ASTM D-1037	6-9%	6-9%
Specific Gravity[2] ASTM D-1037	.572	.592
Density[2] ASTM D-1037	35.6 lbs./ft.^{3}	36.9 lbs./ft.^{3}
Flame Spread ASTM E-84	76 - 200[5]	76 - 200[5]
Smoke Developed ASTM E-84	25 - 270[5]	25 - 270[5]
Flame/Smoke Spread Rating E-84	Class C	
Formaldehyde Level E-1333	<0.01 parts/million	

Panel Tolerances[2]	3/8" to 3/4"
Thickness Tolerance	+/- 1/64" (.016")
Length & Width Tolerance	+0, -1/16" (.062")
Squareness	1/16" (.062")
Straightness	1/16" (.062")

[1]5-panel average. Product averages vary for individual thicknesses, consult sales or technical staff for exact properties.[2] All tolerances and specifications apply at the time of manufacture.
[2]ANSI 208.1 test result.
[3]Calculations based on test averages of along and across grain.
[4]Shelving physical properties based on engineering calculations.
[5]Flame and smoke spread properties based on engineering calculations.
[6]Shelving stiffness/bending properties are based on a limited 5-panel average.
Note: All tolerances and specifications apply at the time of manufacture.
Note: Product averages vary for individual thicknesses. Consult sales or technical offices for exact properties.

Product Grade: Standard product is shipped on grade only. Special product is shipped allowing up to 10% total Good One Side (G1S) and/or Shop, identified & priced separately. Shipments of G1S and shop may be available.

Weatherability:

Signal® MDO					
EMMAQUA* Outdoor Accelerated Weathering Test Simulates 3.4 years in Florida and 2.9 years in Arizona					
Test	CHALK UNWSH	COLOR CHNGE UNWSH	CRACK UNWSH	BLIST UNWSH	CHECK UNWSH
ASTM #	D 4214-97	D1729-96 (2003)	D661-93 (2000)	D 714-02	D660-93 (2000)
Cromatic	Barely Traceable	Moderate Bleaching	NONE	NONE	NONE
Oil Alkyd	Moderate	Moderate Bleaching	Moderately Severe Long Line	NONE	NONE
Acrylic Latex	Trace	None	Barely Traceable Irregular	NONE	NONE

*Equatorial Mount with Mirrors for Acceleration with Water.
CHALK UNWSH = Chalking, unwashed area: ASTM D4214-97 - Test methods for evaluation degree of chalking of exterior paint films (Method A/Cloth Method).
COLOR CHNGE UNWSH = Visual color, unwashed area: ASTM D1729-96 (2003) - Practice for visual appraisal of color and color difference of diffusely-Illuminated opaque materials.
CRACK UNWSH = Cracking, unwashed area: ASTM D661-93 (2000) - Method for evaluating degree of cracking of exterior paints.
BLIST UNWSH = Blistering, unwashed area: ASTM D714-02 - Method for evaluating degree of blistering paints.
CHECK UNWSH = Check, unwashed area: ASTM D660-93 (2000) - Method for evaluating degree of checking of exterior paints.

Standard Packaging:

Thickness	Signal® MDO Average Weight* lbs./Panel	Pieces per Unit
3/8"	40.0	88
1/2"	49.5	66
5/8"	57.6	50
3/4"	71.4	44

*Average product weights may vary +/- 10%

Signal® MDO Finishing Instructions

General: Do not use interior grade paints, water base vinyl-acrylic, solvent based alkyd flat or alkyd solid color stains.

1. **Coating System:** Use a high quality exterior industrial enamel:
   A. Water Based: All-Acrylic semi-gloss or gloss enamel system or:
   B. Solvent Based: Industrial semi-gloss or gloss enamel system.
   C. Sign Chromatic Based: Semi-gloss or gloss system.
   Application: Follow overcoat recommendations. Use good painting practices. Preform a tape pull test (ASTM D3359) before lettering.
2. **Prime Coat:** For good performance, 2 coats of primer should yield about 1 mil dry film thickness. Latex primers are recommended. Follow the spreading rate recommended by the manufacturer.
3. **Top Coat:** Once properly primed, panels must be top-coated with 2 coats of a variety of finishes, including solvent-thinned and water-thinned paints and enamels. Both primer and topcoat should be obtained from the same manufacturer to ensure compatibility. Follow manufacturer's application instructions. Do not apply automotive primers and enamels, lacquer undercoats and topcoats directly to overlaid plywood.
4. **Edge Coating:** Fill, prime and top coat all exposed wood with at least two coats of acrylic, polyurethane or polyurethane-acrylic primers and paints or exterior grade caulking.

Suitability for Use and Warranty: Nothing herein constitutes a warranty express or implied, including any warranty of merchantability or fitness for use, nor is protection from any law or patent to be inferred. The exclusive remedy for all claims is replacement of materials. Contact Swanson Group® for a copy of the complete Swanson Terms and Conditions of Sale.

Warehouse Storage and Handling

- Store in a dry, clean, well-ventilated area indoors
- Avoid temperatures and moisture extremes. Allow panels to equalize for 72 hours or more before use
- Pieces must not be stored in contact with the ground
- Limit the stacking height to four or five units. Separate units with clean, dry spacers of uniform thickness, aligned carefully. Use three spacers for panels 8' long, four or five spacers for longer panels.

Environmental Impact

- Swanson Group® uses process by-products to produce energy
- Swanson products are renewable, biodegradable and recyclable

Warnings: This product will generate wood dust from sawing, sanding, or shaping. Safety data sheets are available on Swanson's website at www.swansongroup.biz and upon request.

Structural panels (PS-1) are exempt from California Air Resources Board regulations, however, this product is below CARB limits for all uses.

Find out more at www.swansongroup.biz

Signal® MDO Shelving Load Span Table:

Table 1 - Face Grain Across Supports - Multiple Spans[1]

Span[1]	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,899	1,899	2,340	2,340	2,870	2,870
8"	730	730	900	900	1,104	1,104
12"	414	414	557	557	683	683
16"	233	233	367	367	495	495
19.2"	155	162	255	255	405	405
24"	80	104	163	163	307	307
30"	41	54	85	104	170	196
32"	33	44	70	92	141	173
36"	23	31	49	66	100	133
40"		22	36	48	73	98
48"			24	32	49	65
60"					24	32

Table 2 - Face Grain Parallel to Supports - Multiple Spans[1]

Span[1]	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,457	1,457	1,811	1,811	2,208	2,208
8"	560	560	696	696	849	849
12"	307	307	431	431	526	526
16"	173	173	289	289	381	381
19.2"	111	120	201	201	312	312
24"	55	74	128	128	230	230
30"	28	27	82	82	129	147
32"	23	30	71	72	106	129
36"		21	50	57	74	99
40"			36	46	54	72
48"			24	32	35	47
60"						23

Table 3 - Face Grain Across Supports - Single Spans[2]

Span[2]	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	2,374	2,374	2,926	2,926	3,588	3,588
8"	913	913	1,125	1,125	1,380	1,380
12"	307	410	609	652	854	854
16"	125	167	257	343	507	619
19.2"	71	94	147	197	296	394
24"	35	47	74	99	151	202
30"		23	37	50	77	102
32"			31	41	63	84
36"			21	28	44	59
40"				20	32	42
48"					21	28

Table 4 - Face Grain Parallel to Supports - Single Spans[2]

Span[2]	1/2"		5/8"		3/4"	
	ℓ/240	ℓ/180	ℓ/240	ℓ/180	ℓ/240	ℓ/180
4"	1,822	1,822	2,263	2,263	2,760	2,760
8"	690	690	870	870	1,062	1,062
12"	221	295	514	514	657	657
16"	87	116	270	289	395	476
19.2"	48	64	152	201	224	299
24"	24	32	75	100	112	149
30"			37	50	56	74
32"			30	41	46	61
36"			21	28	32	42
40"				20	23	30

Maximum allowable loads are psf. Uniform loading is assumed. Loads are for dry conditions. For wet conditions, reduce loads approximately 25%. Inquire for precise data. Basic allowable stresses (bending F b and shear Fs) increase 15% for shelving use per the APA experience factor. Pallet design normally is based on higher allowable loads than given. NOTES: [1]Spans are center-to-center of supports. [2]Span is out-to-out of supports. Allow for 1-1/2" supports on each end.

Swanson Group

Swanson Group Sales
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Springfield, OR 97477
Email: overlays@swansongroup.biz

Toll Free: 800-331-0831
Local: 541-832-1121
Fax: 541-832-1139
www.swansongroup.biz

SUSTAINABLE, RENEWABLE, RECYCLABLE
MADE IN THE USA

Swanson Group® and Signal® are registered trademarks of Swanson Group.
Specifications subject to change without notice.
Effective: 4/2017

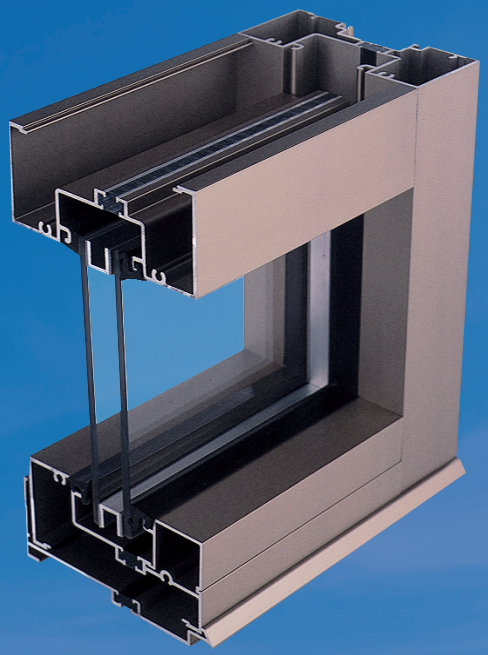
T14000 Series Storefront

Single cavity pour and debridge thermal barrier

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard single cavity pour and debridge thermal barrier members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

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

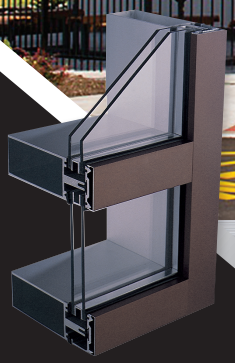
Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



Wendy's, Cemetery Road, Hilliard, OH

Standard Medium Stile Entrances

ALSO USED WITH

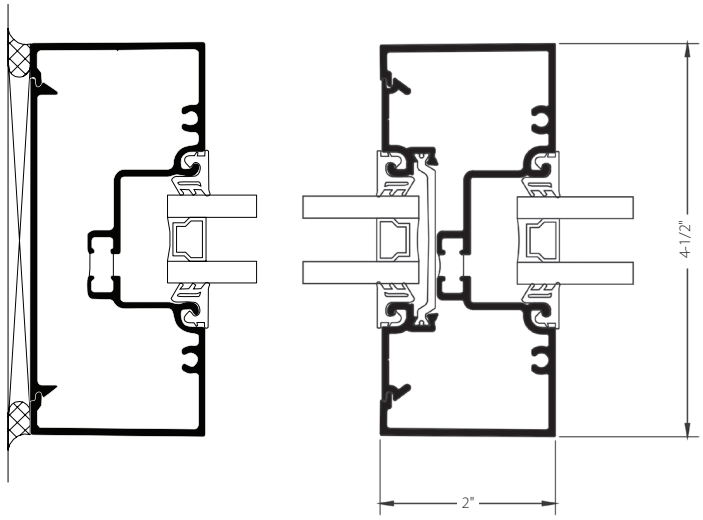


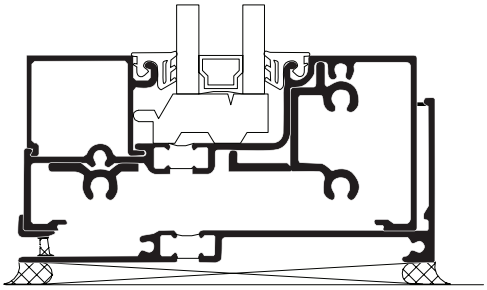
200 Series Curtainwall

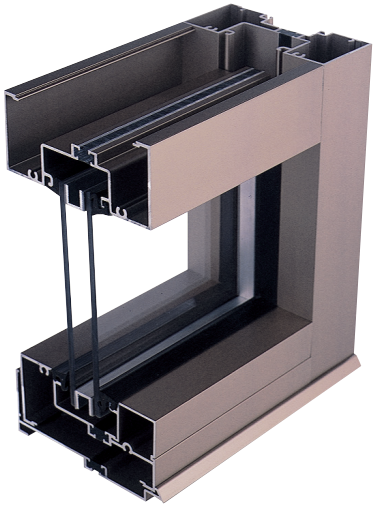
TUBELITE®
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS

T14000 Series Storefront

Single cavity pour and debridge thermal barrier







System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier with Azon's Lancer® mechanical lock
- EPDM wedge type gaskets for 1" glass or panel thickness
- Glass centered in the system depth

Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors , operable vent windows & sun shades
- 7 anodized and 19 painted standard finishes
- Curved Headers
- Non-thermal Framing

T14000 Series Product Specifications

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.
Description: 2" x 4-1/2" center set, outside or inside flush glazed storefront

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	CRF:	U-Factor**:	Acoustic:
2"	4-1/2"	1" std (1/8" – 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF – Static 10 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	T (Thermal) 62_F 68_G	0.38 - Thermally Insulated 0.33 - Thermally Broken	STC 32 OITC 26

** U-Factor per NFRC 100. Refer to the U-Value table at: www.tubeliteinc.com/products/storefront/14000-series-storefront-framing/

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3056 Walker Ridge Drive NW, Suite G, Walker, MI 49544

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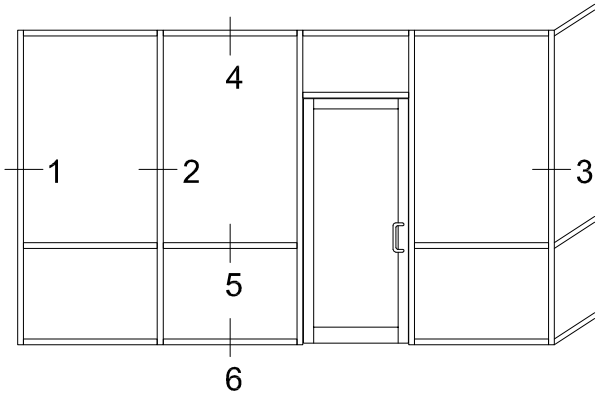

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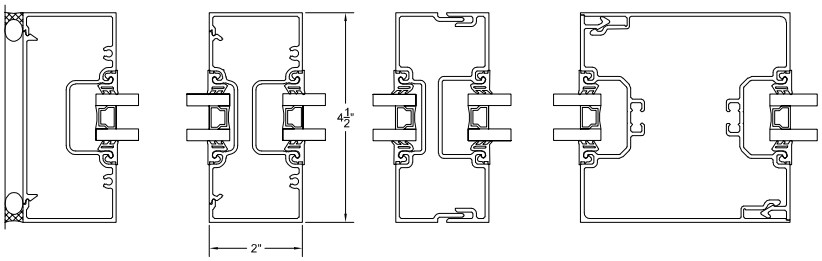
Standard Outside Glazed Details

1/4 scale



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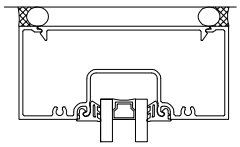

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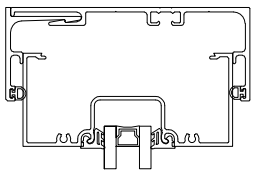

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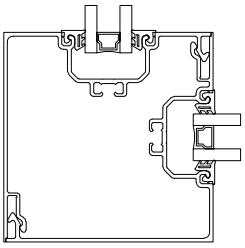

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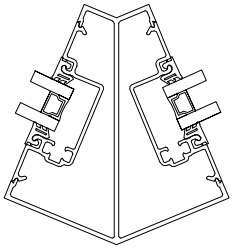

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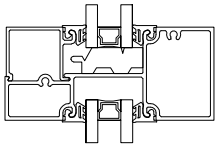

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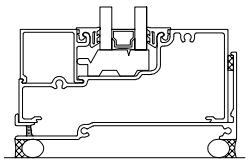

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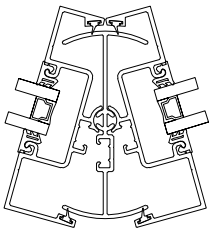

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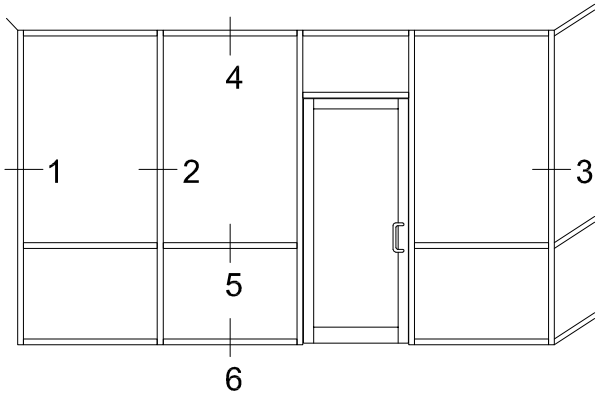

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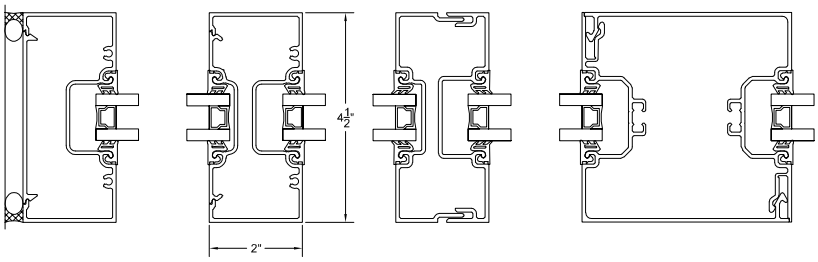
Standard Inside Glazed Details

1/4 scale



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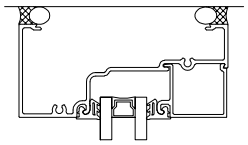

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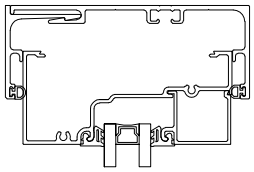

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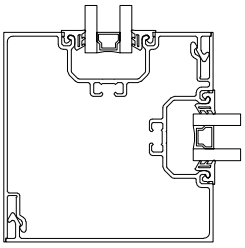

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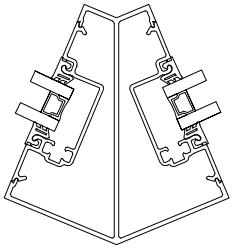

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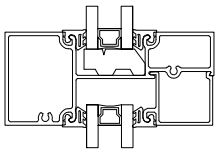

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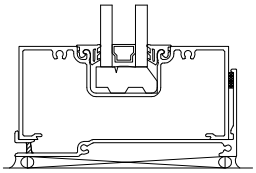

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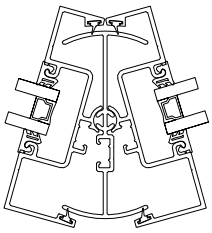

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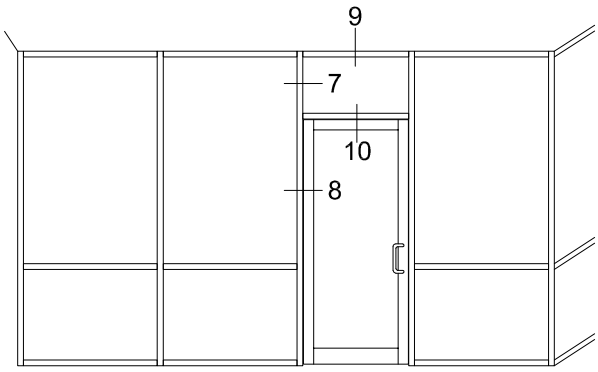

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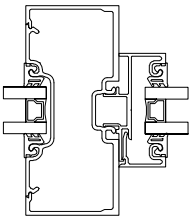
Standard Details

1/4 scale



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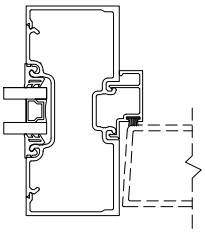

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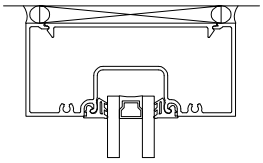

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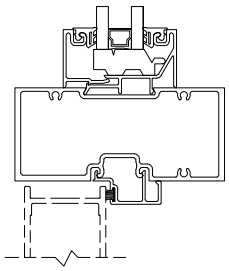

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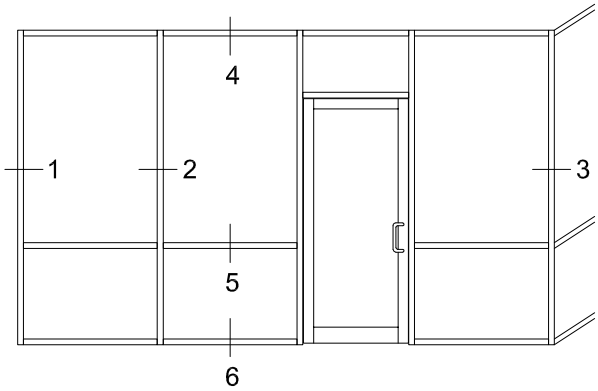

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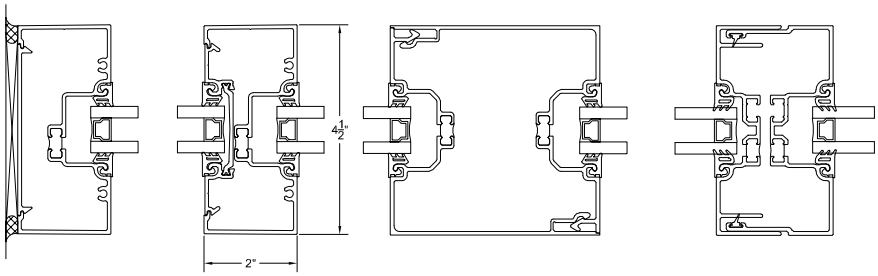

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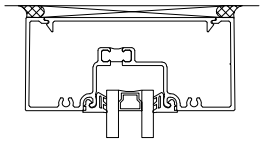

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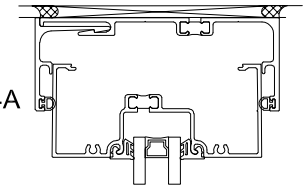

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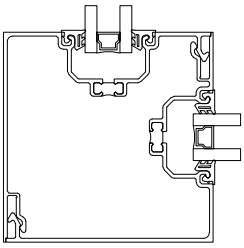

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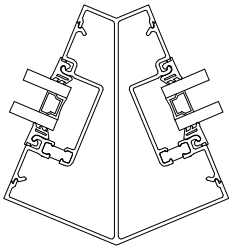

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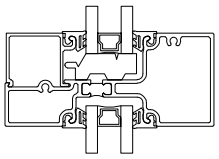

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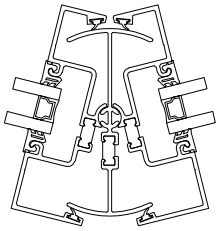

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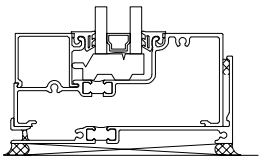

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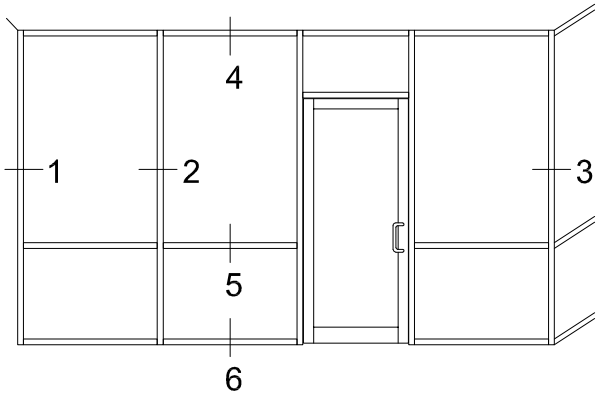

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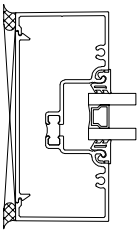

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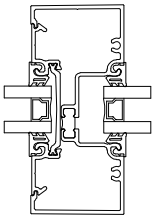

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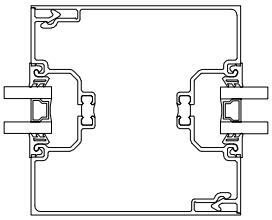

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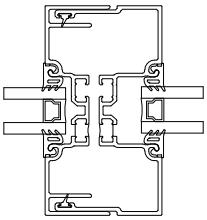

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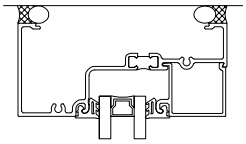

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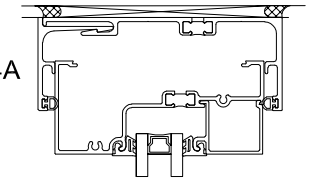

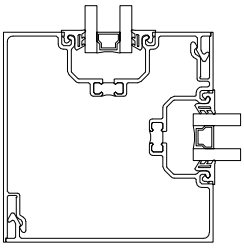

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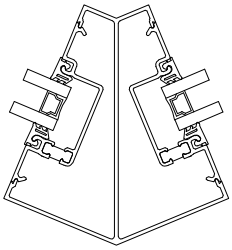

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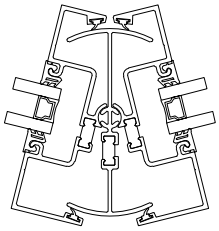

3B

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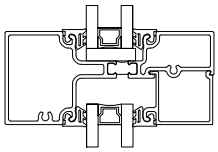

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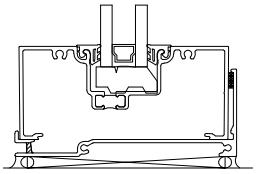

TUBELITE®
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS

MARCH 2019

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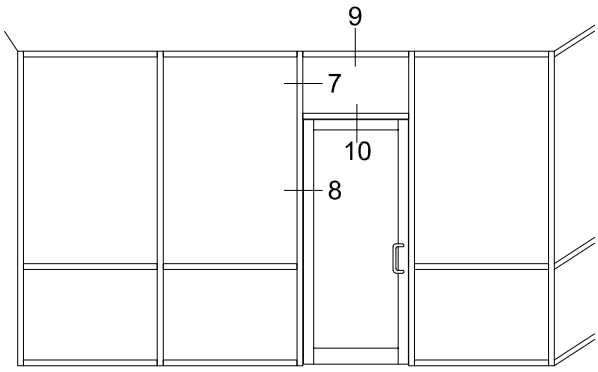
For more options, visit our website at
www.tubeliteinc.com/14000-series-storefront-framing/

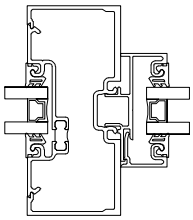


Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the deswign and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

Standard Details

1/4 scale



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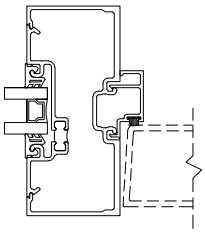

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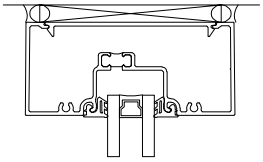

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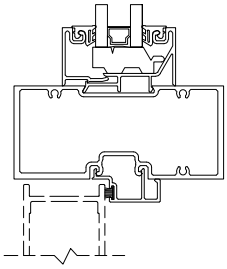

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MARCH 2019

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EXTERIOR & INTERIOR TRIM OPTIONS

Details take your project from ordinary to extraordinary. The perfect finishing touches make every window and patio door an irreplaceable part of any home or commercial building. We offer the trim and accessory metals that make the final details of your project easier to complete and more beautiful to look at.

EXTERIOR TRIM

Designed to add depth and traditional appeal, our exterior trim options extend outward from the window or door frame, casting a shadow line consistent with true historical applications. Choose from our extended selection of flat and profiled casings, brick mould casings and sill nose. Match or contrast the trim with your windows and doors in any of our 50 exterior colors, custom colors and anodized finishes.

3 ½" backband and bead casing and 1 ½" sill nose shown on casement

3 ½" flat casing shown on hinged inswing patio door

2" brick mould and 1 ½" sill nose shown on casement

3 ½" brick mould and 1 ½" deep sill nose shown on double-hung

INTERIOR TRIM COMPONENTS

Extension Jambs

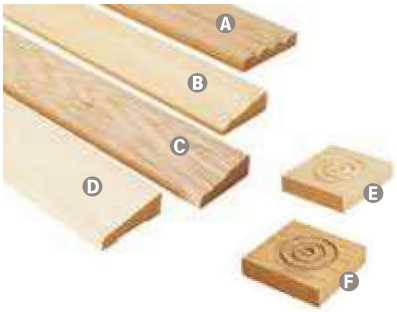
Pre-installed, dimensional extension jambs save time on jobsites and help enable a perfect installation. Available in all wood species, extension jambs can accommodate a wide variety of wall conditions.

Drywall Returns

We offer drywall returns in three depths: 11/16", 9/16" and 7/16"

Wood Casing

A subtle touch around the perfect window or door makes your view even more special. Choose from four different casings and add plinth blocks at the corners for just the right touch of detail.



- **A** ½" x 3 ¼" Fluted Casing
- **B** 11/16" x 2 ¼" Colonial Casing (WM366)
- **C** 11/16" x 2 ¼" Colonial Casing (WM356)
- **D** 11/16" x 2 ¼" Ranch Casing (WM324)
- **E** 2 ½" Plinth Block
- **F** 3 ½" Plinth Block

Applicant photos, 100 W Michigan

100 W Michigan Storefront

102 W Michigan Storefront

Interior Storefront Photo

Interior Storefront Photo

N Huron entry door.

N Huron display window

Staff photos 100 W Michigan

Facing north to facade

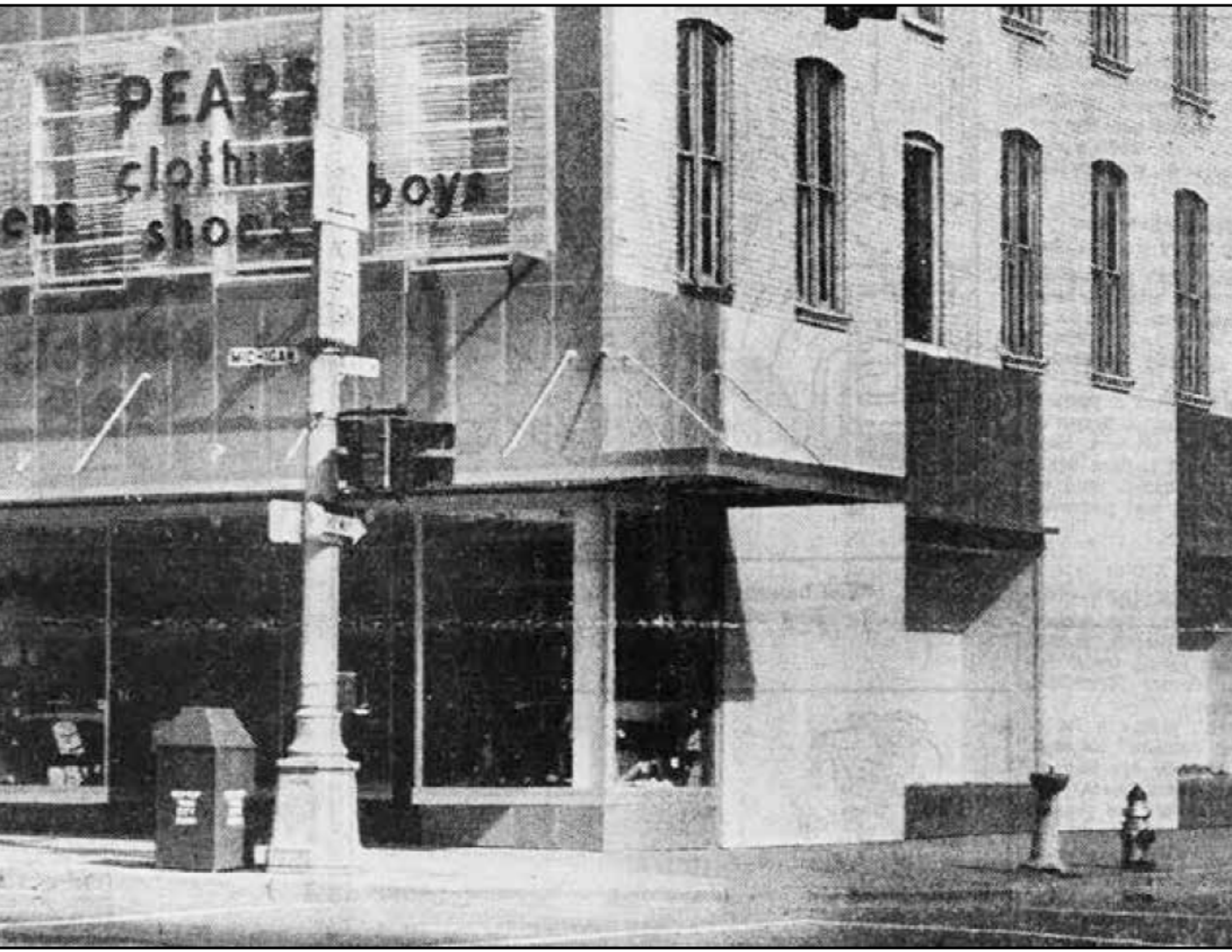
Facing northwest to facade and east elevation

Facing southwest to north and east elevations

DRUGS & BOOK STORE

DAVIS & KISHLAR.
YPSILANTI, MICH. No 306.

LANDY'S
FURNITURE
NO LEFT TURN
FAMILY DEPT. STORE
CRANE RENTALS
STEEL ROOFS INSTALLED
YPSILANTI STEEL FABRICATION


PEARS
clothi
boys
shoes

men
boys
PEAR
WYNZ
ONE WAY
PEAR'S CLOTHING

ONE WAY
NO TURN ON RED
WEST
BUSINESS
12
WEST
M 17
WGM RADIO
SALE

ONE WAY
PUBLIC PARKING LOT
WEST
BUSINESS
12
WEST
17
VISITOR
DALAT