

1. Historic District Commission Virtual Meeting

Documents:

[HISTORIC DISTRICT COMMISSION - 13 APR 2021 - AGENDA - PDF.PDF](#)



AGENDA

Historic District Commission Meeting

7:00pm - April 13, 2021

Meeting held via Zoom

Page

1. CALL TO ORDER
2. ROLL CALL

Alex Pettit, Chair
Anne Stevenson, Vice Chair
Erika Lindsay
James Ratzlaff
Amy Swift
James Chesnut
VACANT
Scott Slagor, Staff
3. APPROVAL OF AGENDA
4. PUBLIC COMMENT ON AGENDA ITEMS
5. PUBLIC HEARINGS
6. BUSINESS SESSION
 - 6.1. OLD BUSINESS
 - 6.2. NEW BUSINESS 3 - 100
[01-222 N River](#)
[02-39 E Cross](#)
[03-513 N River](#)
[04-104 S Huron](#)
[05-211 Ferris](#)
[06-58 E Forest](#)
 - 6.3. STUDY ITEMS 101 - 108
 1. 206 N Huron Prefabricated Carport
 2. 302 E Cross Demolition by Neglect timeline and study items
[302 E Cross](#)
 - 6.4. ADMINISTRATIVE APPROVALS 109 - 117
[330 E Forest](#)
 - 6.5. OTHER BUSINESS 119 - 120
 1. Memo: Notice to Proceed
 2. Property monitoring
 3. Updates from staff
 4. Commissioner comments
[Notice to Proceed Memo](#)
7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

8. HOUSEKEEPING BUSINESS

8.1. Approval of meeting minutes 3/23/2021

121 - 124

[HDF Full Minutes 03.23.2021](#)

9. ADJOURNMENT

Meeting ID: 898 3733 5616 Link: <https://us02web.zoom.us/j/89837335616>

Toll Free Phone:888 475 4499, or 877 853 5257



HDC Work Permit Staff Review

Property address: 222 N River

Property History: The property includes a Greek Revival-style house in the "Hen-and-Chick," or basilica form, which is prevalent in southeastern Michigan, but less common in other parts of the country. City Assessing records indicate the house was built ca. 1869, however research on file indicates it was built before 1860 to serve as the Dickinson Family home.ⁱ In 1867 the property was purchased by James P. Dickinson, from his brother and sister. The property remained in the Dickinson family until 1924. It has since changed hands several times. The Dickinsons owned a handle manufacturing business in Depot Town.

Date Complete Application Received: March 18, 2021

Date of Review: April 6, 2021

Date of Meeting: April 13, 2021

Proposed work: Solar array.

Materials: LG NeON solar panels in black, and Ironridge anchor system.

Staff review:

1. Two solar array installations are proposed for the south slope of the central gable roof, each consisting of LG NeON black solar panels.
 - a. One array is located west of the chimney and has two panels.
 - b. The other is east of the chimney and has six panels.
2. The panels will be installed at an angle parallel with the slope of the roof.
3. The rails/anchors will utilize an Ironridge Flush Mount System; mounted to the roof trusses with a fastener.
4. The utility meter, service panel, disconnect, and inverter, will all be located on the east elevation of the rear ell; out of view from the right-of-way.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

5. Staff asked that the applicant via provide example photos of the product in use and hopes they will submit said photos in advance of the meeting.

Considerations

6. Overall, the installation meets most of the guidelines outlined in the HDC Alternative Energy Fact Sheet, except the consideration for visibility.
 - a. HDC should consider that the installation will be visible from the right-of-way, although not on the façade.
 - b. There are other examples of visible solar installations in the district.
 - c. This installation, although on the side of the building, is on the core mass of the structure, rather than a secondary mass, such as the rear ell.
 - d. Staff has provided both an approval and denial motion depending on the HDC's interpretation of the Standards. Please refer to the HDC Alternative Energy Fact Sheet for guidelines specific to solar panels.

Recommended Motions:

Move to issue a Certificate of Appropriateness for the work at 222 N River as submitted in the application dated March 18, 2021, installation of two solar arrays on the south roof slope, using LG NeON solar panels in black, and Ironridge anchor system as specified. The inverter, disconnect, and other power apparatuses shall be located on the rear east elevation. Approval is granted with the understanding that the work is removable and although visible, the panels are not street-facing and have a minimal impact on the historic setting.

Relevant Secretary of the Interior's Standards:

#9, #10

Move to deny the proposed work at 222 N River as submitted in the application dated March 18, 2021 for installation of solar facilities. The installation will be visible from the right-of-way and impact historic integrities of design and setting.

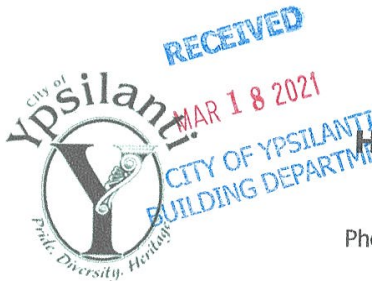
Relevant Secretary of the Interior's Standards:

#5, #9

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Jezewski, Sara "A Profile of Ypsilanti Historic Properties: 222 N River," Eastern Michigan University Historic Preservation Program, December 15, 2005, on file Ypsilanti City Hall.



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

PHDC 21-0010
R. 27625
#10134

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

222 North River St #2 Ypsilanti, Mi. 48198

Applicant

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

Name

William Crawford

Address

[REDACTED]

City

Portage

State

Mi.

Zip

49024

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

William Crawford

[REDACTED]

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

2.72 kW Solar Project. Roof Mount, Grid tied Solar array
LG 340W Modules on the 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:

22,140.82

Permit fee:

\$45 + 40 = \$85.00

Signature

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

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

Signature:

Date:

3/15/21

Print Name:

William Crawford.

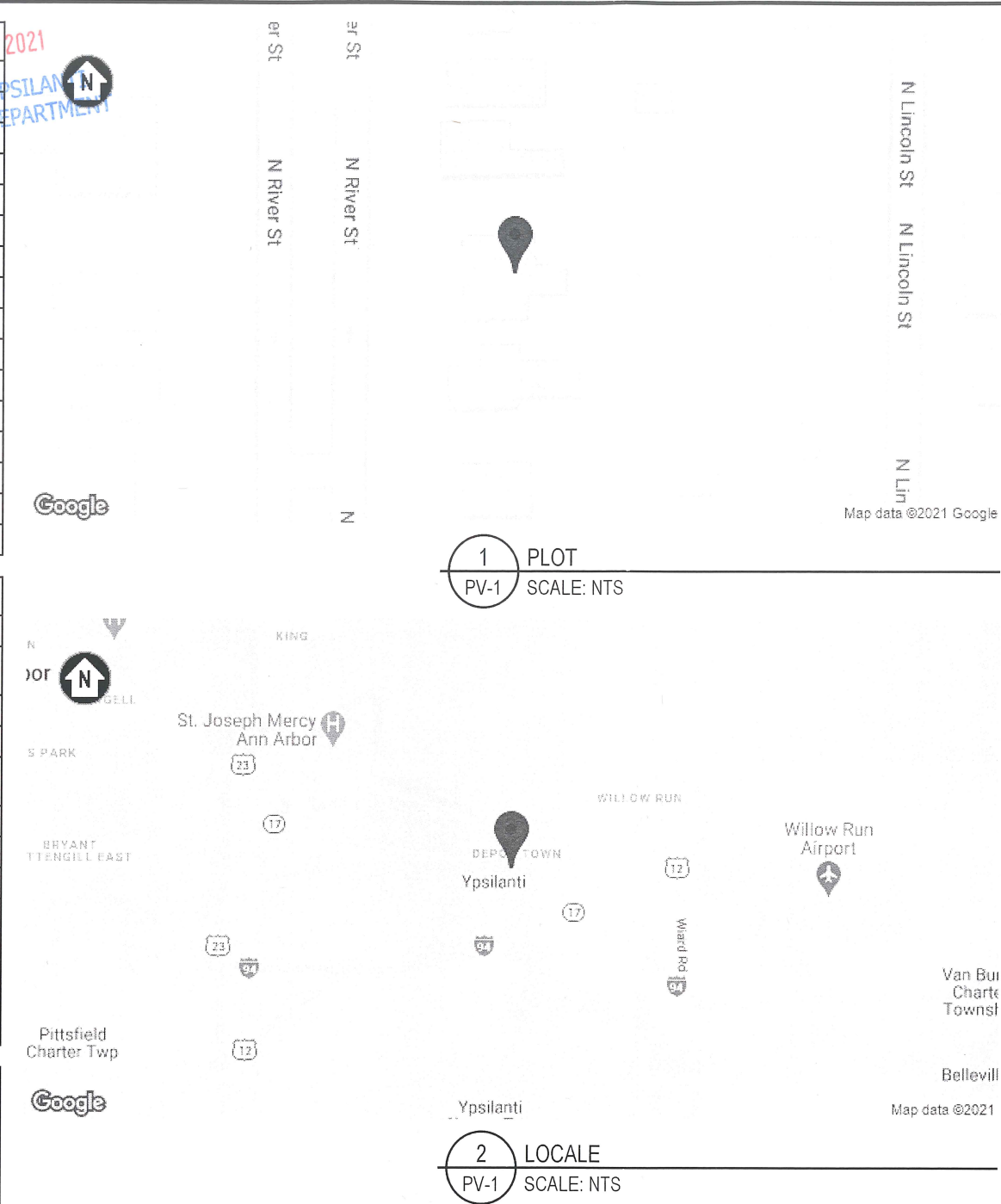
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

DIRECTORY OF PAGES	
PV-1	PROJECT SUMMARY
PV-2	SITE PLAN
PV-3	SINGLE-LINE DIAGRAM
PV-4	SAFETY LABELS
PV-5	ATTACHMENT PLAN
PV-6	ATTACHMENT DETAILS
PV-7	FIRE SAFETY PLAN
APPENDIX	ELECTRICAL CALCULATIONS
	MODULE DATASHEET
	OPTIMIZER DATASHEET
	DISCONNECT DATASHEET
	INVERTER DATASHEET
	MOUNTING SYSTEM DATASHEET
	MOUNTING SYSTEM ENGINEERING LETTER
	UL 2703 GROUND AND BONDING CERTIFICATION
	ANCHOR DATASHEET

PROJECT DETAILS	
PROPERTY OWNER	HOLLI ANDREWS
PROPERTY ADDRESS	222 N RIVER ST, YPSILANTI, MI 48198 US
APN	111-109-130-007
ZONING	RESIDENTIAL
USE AND OCCUPANCY CLASSIFICATION	ONE- OR TWO-FAMILY DWELLING GROUP (GROUP R3)
AHJ	CITY OF YPSILANTI
UTILITY COMPANY	DETROIT EDISON CO
METER SERIAL NUMBER	2822228 18
ELECTRICAL CODE	2017 NEC (NFPA 70)
FIRE CODE	2015 NFPA 1
OTHER BUILDING CODES	2015 MI BUILDING CODE 2015 MI RESIDENTIAL CODE 2015 MI PLUMBING CODE 2015 MI MECHANICAL CODE

CONTRACTOR INFORMATION	
COMPANY	CLIMAXSOLAR
ADDRESS	1604 WEST MILHAM AVE 1520 WEST GAVE, PORTAGE, MI 49024
CONTRACTOR SIGNATURE	



SCOPE OF WORK
THIS PROJECT INVOLVES THE INSTALLATION OF A GRID-INTERACTIVE PV SYSTEM. PV MODULES WILL BE MOUNTED USING A PREENGINEERED MOUNTING SYSTEM. THE MODULES WILL BE ELECTRICALLY CONNECTED WITH DC TO AC POWER INVERTERS AND INTERCONNECTED TO THE LOCAL UTILITY USING MEANS AND METHODS CONSISTENT WITH THE RULES ENFORCED BY THE LOCAL UTILITY AND PERMITTING JURISDICTION.

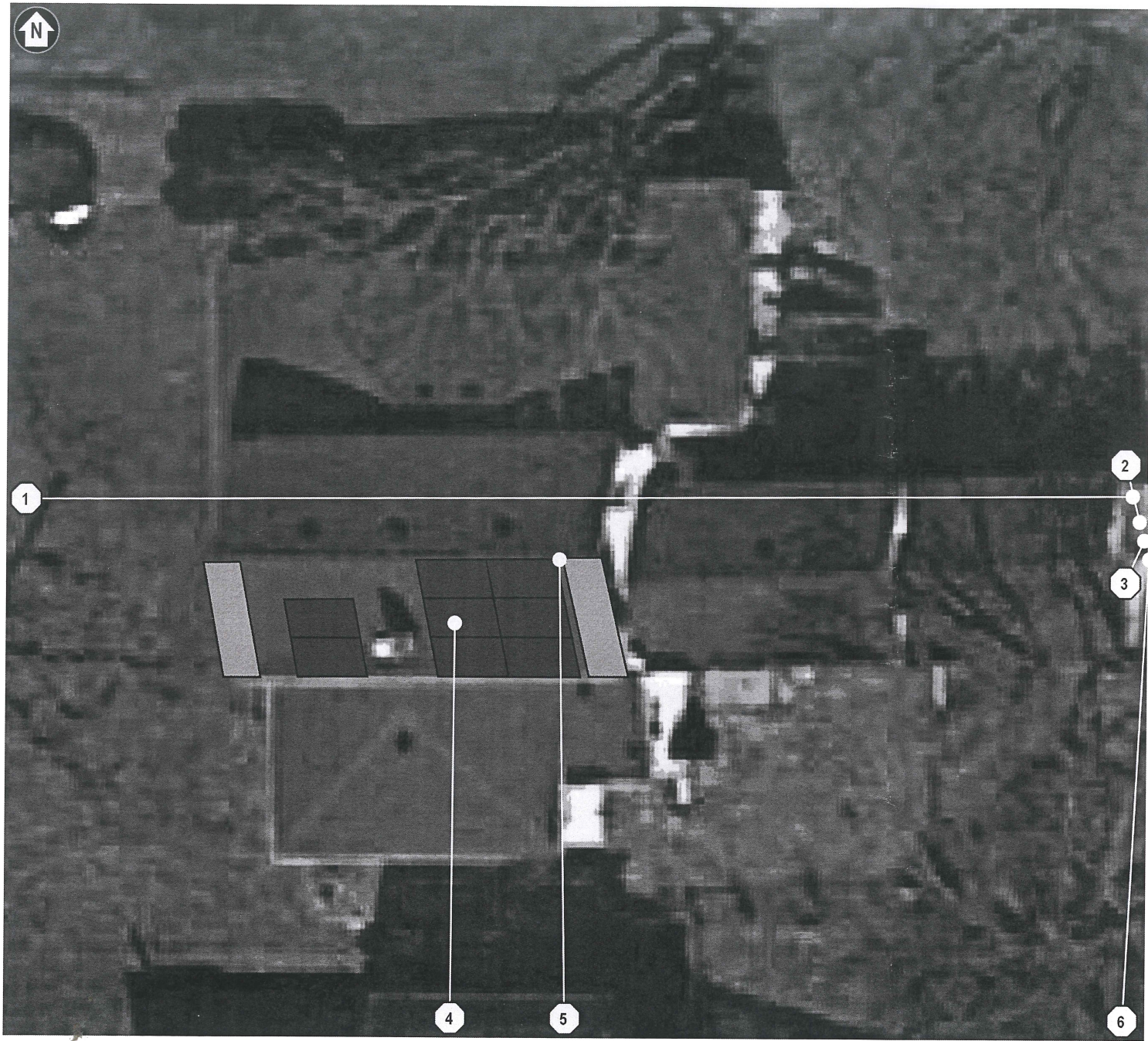
THIS DOCUMENT HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIBING THE DESIGN OF A PROPOSED PV SYSTEM WITH ENOUGH DETAIL TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS. THE DOCUMENT SHALL NOT BE RELIED UPON AS A SUBSTITUTE FOR FOLLOWING MANUFACTURER INSTALLATION INSTRUCTIONS. THE SYSTEM SHALL COMPLY WITH ALL MANUFACTURERS LISTING AND INSTALLATION INSTRUCTIONS, AS WELL AS ALL APPLICABLE CODES. NOTHING IN THIS DOCUMENT SHALL BE INTERPRETED IN A WAY THAT OVERRIDES THEM. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL CONDITIONS, DIMENSIONS, AND DETAILS IN THIS DOCUMENT.

SYSTEM DETAILS	
DESCRIPTION	NEW GRID-INTERACTIVE PV SYSTEM WITH NO ENERGY STORAGE
DC RATING OF SYSTEM	2.72KW
AC RATING OF SYSTEM	3.00KW
AC OUTPUT CURRENT	12.5A
INVERTER(S)	1 X SOLAR EDGE SE3000H-US000BXX4
MODULE	LG LG340N1K-V5
ARRAY WIRING	(1) STRING OF 8

INTERCONNECTION DETAILS	
POINT OF CONNECTION	NEW LOAD-SIDE AC CONNECTION PER NEC 705.12(B)(2)(3)(B) AT MSP
UTILITY SERVICE	120/240V 1Φ
LOCATION	MAIN SERVICE PANEL W/TOP-FED 100A BUSBAR 100A MCB

SITE DETAILS	
ASHRAE EXTREME LOW	-20°C (-4°F)
ASHRAE 2% HIGH	32°C (90°F)
CLIMATE DATA SOURCE	DETROIT WILLOW RUN AIRPORT (KYIP)
WIND SPEED	115 MPH (ASCE7-10)
RISK CATEGORY	II
WIND EXPOSURE CATEGORY	C
GROUND SNOW LOAD	20 PSF

ANDREWS222	
CLIMAX THE PROMISE OF ENERGY	
GRID-TIED SOLAR POWER SYSTEM	
ANDREWS RESIDENCE 222 N RIVER ST YPSILANTI, MI 48198	
PROJECT SUMMARY	
DOC ID: 155477-191601-1	
DATE: 3/14/21	
CREATOR: A.F.	
REVIEWER:	
REVISIONS	
PV-1	



1 SITE PLAN
PV-2 SCALE: 1" = 10'

GENERAL NOTES	
1	EQUIPMENT LIKELY TO BE WORKED UPON WHILE ENERGIZED SHALL BE INSTALLED IN LOCATIONS THAT SATISFY MINIMUM WORKING CLEARANCES PER NEC 110.26.
2	CONTRACTOR SHALL USE ONLY COMPONENTS LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY FOR THE INTENDED USE.
3	CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL EQUIPMENT, CABLES, ADDITIONAL CONDUITS, RACEWAYS, AND OTHER ACCESSORIES NECESSARY FOR A COMPLETE AND OPERATIONAL PV SYSTEM.
4	WHERE DC PV SOURCE OR DC PV OUTPUT CIRCUITS ARE RUN INSIDE THE BUILDING, THEY SHALL BE CONTAINED IN METAL RACEWAYS, TYPE MC METAL-CLAD CABLE, OR METAL ENCLOSURES FROM THE POINT OF PENETRATION INTO THE BUILDING TO THE FIRST READILY ACCESSIBLE DISCONNECTING MEANS, PER NEC 690.31(G).
5	ALL EMT CONDUIT FITTINGS SHALL BE LISTED AS WEATHERPROOF FITTINGS AND INSTALLED TO ENSURE A RAINTIGHT FIT, PER NEC 358.42.

- 1 (E) UTILITY METER, OUTDOOR
- 2 (E) MAIN SERVICE PANEL (MSP), OUTDOOR
- 3 (N) VISIBLE, LOCKABLE, READILY-ACCESSIBLE AC DISCONNECT LOCATED WITHIN 10 FT OF UTILITY METER, OUTDOOR
- 4 (N) PROPOSED ROOF-MOUNTED PHOTOVOLTAIC ARRAY, 6:12 (27°) SLOPED ROOF, 8 PV MODULES (BLACK FRAME, BLACK BACKSHEET), 180° AZIMUTH
- 5 (N) TRANSITION BOX, OUTDOOR, OUTPUT CIRCUIT CONDUCTORS SHALL BE RUN IN EMT CONDUIT OVER ROOF NO CLOSER THAN 0.5" ABOVE ROOF SURFACE
- 6 (N) INVERTER, OUTDOOR

ANDREWS222



GRID-TIED SOLAR POWER SYSTEM

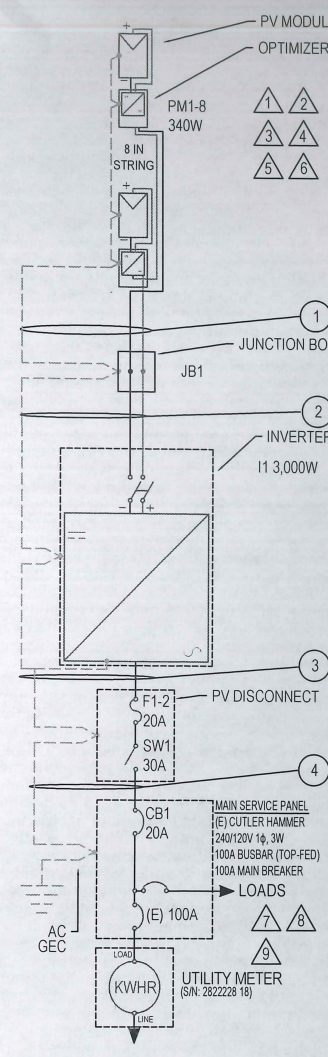
ANDREWS RESIDENCE
222 N RIVER ST
YPSILANTI, MI 48198

SITE PLAN

DOC ID: 155477-191601-1
DATE: 3/14/21
CREATOR: A.F.
REVIEWER:

REVISIONS

PV-2



MODULES									
REF.	QTY.	MAKE AND MODEL	P _{MAX}	PTC	ISC	IMP	VOC	VMP	TEMP. COEFF. OF VOC
PM1-8	8	LG LG340N1K-V5	340W	313W	10.35A	9.75A	41.2V	34.9V	-0.107V/°C (-0.26%/°C)
FUSE RATING									
20A									

INVERTERS						
REF.	QTY.	MAKE AND MODEL	AC VOLTAGE	GROUND	RATED POWER	MAX OUTPUT CURRENT
I1	1	SOLAR EDGE SE3000H-US	240V	NOT SOLIDLY GROUNDED	3,000W	12.5A
MAX INPUT CURRENT						
8.5A						
MAX INPUT VOLTAGE						
480V						
CEC WEIGHTED EFFICIENCY						
99.0%						

OPTIMIZERS				
REF.	QTY.	MODEL	RATED INPUT POWER	MAX OUTPUT CURRENT
PO1-8	8	SOLAR EDGE P340	340W	15A
MAX INPUT ISC				
11.0A				
MAX DC VOLTAGE				
48V				
WEIGHTED EFFICIENCY				
98.8%				

DISCONNECTS		
REF.	QTY.	MAKE AND MODEL
SW1	1	EATON DP221NRB OR EQUIV.
RATED CURRENT		
30A		
MAX RATED VOLTAGE		
240VAC		

OCPDS		
REF.	QTY.	MAKE AND MODEL
F1-2	2	
CB1	1	
RATED CURRENT		
20A		
MAX VOLTAGE		
240VAC		

SYSTEM SUMMARY	
DC SOURCE CIRCUIT CURRENT	15A
NUMBER OF OPTIMIZERS	8
NOMINAL STRING VOLTAGE	380V
ARRAY OPERATING CURRENT	7.2A
ARRAY STC POWER	2,720W
ARRAY PTC POWER	2,504W
MAX AC CURRENT	12A
MAX AC POWER OUTPUT	3,000W
DERATED AC POWER OUTPUT	2,449W

- NOTES**
- MATING CONNECTORS SHALL COMPLY WITH NEC 690.33.
 - SOLAR EDGE SYSTEM MEETS REQUIREMENTS FOR PHOTOVOLTAIC RAPID SHUTDOWN SYSTEM (PVRSS), AS PER NEC 690.12(B).
 - THE SPECIFIED OPTIMIZER CAN BE SUBSTITUTED WITH A P370, P505, P401, OR P485. THESE OPTIMIZERS HAVE AN INPUT VOLTAGE WINDOW WIDE ENOUGH TO ACCOMMODATE THE OUTPUT VOLTAGE RANGE OF THE MODULE AT THE DESIGN TEMPERATURES, HAVE A MAX INPUT CURRENT RATING THAT IS ABOVE THE MAX OUTPUT CURRENT OF THE MODULE, AND A MAX POWER INPUT THAT IS ABOVE THE RATED POWER OUTPUT OF THE MODULE.
 - DC PV CONDUCTORS ARE NOT SOLIDLY-GROUNDED. NO DC PV CONDUCTOR SHALL BE WHITE- OR GRAY-COLORED.
 - ALL METAL ENCLOSURES, RACEWAYS, CABLES AND EXPOSED NONCURRENT-CARRYING METAL PARTS OF EQUIPMENT SHALL BE GROUNDED TO EARTH AS REQUIRED BY NEC 250.4(A) AND PART III OF ARTICLE 250 AND EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED ACCORDING TO NEC 690.45. THE GROUNDING ELECTRODE SYSTEM SHALL ADHERE TO NEC 690.47(A) AND NEC 250.169. THE DC GROUNDING ELECTRODE SHALL BE SIZED ACCORDING TO NEC 250.166 AND INSTALLED IN COMPLIANCE WITH NEC 250.64.
 - MAX DC VOLTAGE OF ARRAY FIXED BY THE INVERTER AT 380V REGARDLESS OF TEMPERATURE. THE MAX DC VOLTAGE OF THE MODULE AT -20°C IS 46.0V (-20°C - 25°C) X -0.107V/°C + 41.2V = 46.0V.
 - POINT-OF-CONNECTION IS ON LOAD SIDE OF SERVICE DISCONNECT, IN COMPLIANCE WITH NEC 705.12(B)(2)(3)(B). OUTPUT IS BACKFED THROUGH BREAKER IN MAIN PANEL.
 - THE BREAKER SHALL BE LOCATED AT THE OPPOSITE END OF THE BUSBAR FROM THE MAIN BREAKER. THE BREAKER SHALL NOT BE MARKED FOR "LINE" AND "LOAD".
 - PV SYSTEM DISCONNECT SHALL BE A VISIBLE KNIFE-BLADE TYPE DISCONNECT THAT IS ACCESSIBLE AND LOCKABLE BY THE UTILITY. THE DISCONNECT SHALL BE LOCATED WITHIN 10 FT OF UTILITY METER. DISCONNECT SHALL BE GROUPED IN ACCORDANCE WITH NEC 230.72.

CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS													
ID	TYPICAL	CONDUCTOR	CONDUIT / CABLE	CURRENT-CARRYING CONDUCTORS IN CONDUIT / CABLE	OCPD	EGC	TEMP. CORR. FACTOR	FILL FACTOR	CONT. CURRENT	MAX. CURRENT (125%)	BASE AMP.	DERATED AMP.	TERM. TEMP. RATING
1	1	10 AWG PV WIRE, COPPER	FREE AIR	N/A	N/A	6 AWG BARE, COPPER	0.76 (54°C)	1.0	15A	18.75A	55A	41.8A	75°C
2	1	10 AWG THWN-2, COPPER	0.5" DIA. EMT	2	N/A	10 AWG THWN-2, COPPER	0.96 (32°C)	1.0	15A	18.75A	40A	38.4A	90°C
3	1	12 AWG THWN-2, COPPER	0.5" DIA. EMT	2	20A	12 AWG THWN-2, COPPER	0.96 (32°C)	1.0	12.5A	15.62A	30A	28.8A	75°C
4	1	12 AWG THWN-2, COPPER	0.5" DIA. EMT	2	20A	12 AWG THWN-2, COPPER	0.96 (32°C)	1.0	12.5A	15.62A	30A	28.8A	75°C

- GENERAL ELECTRICAL NOTES**
- UTILITY HAS 24-HR UNRESTRICTED ACCESS TO ALL PHOTOVOLTAIC SYSTEM COMPONENTS LOCATED AT THE SERVICE ENTRANCE.
 - CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT PER NEC ARTICLE 300.6 (C) (1) AND ARTICLE 310.10 (D).
 - CONDUCTORS EXPOSED TO WET LOCATIONS SHALL BE SUITABLE FOR USE IN WET LOCATIONS PER NEC ARTICLE 310.10 (C).

- GROUNDING NOTES**
- ALL EQUIPMENT SHALL BE PROPERLY GROUNDED PER THE REQUIREMENTS OF NEC ARTICLES 250 & 690.
 - PV MODULES SHALL BE GROUNDED TO MOUNTING RAILS USING MODULE LUGS OR RACKING INTEGRATED GROUNDING CLAMPS AS ALLOWED BY LOCAL JURISDICTION. ALL OTHER EXPOSED METAL PARTS SHALL BE GROUNDED USING UL-LISTED LAY-IN LUGS.
 - INSTALLER SHALL CONFIRM THAT MOUNTING SYSTEM HAS BEEN EVALUATED FOR COMPLIANCE WITH UL 2703 "GROUNDING AND BONDING" WHEN USED WITH PROPOSED PV MODULE.
 - IF THE EXISTING MAIN SERVICE PANEL DOES NOT HAVE A VERIFIABLE GROUNDING ELECTRODE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE.
 - AC SYSTEM GROUNDING ELECTRODE CONDUCTOR (GEC) SHALL BE A MINIMUM SIZE #8AWG WHEN INSULATED, #6AWG IF BARE WIRE.
 - EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED ACCORDING TO NEC ARTICLE 690.45, AND BE A MINIMUM OF #10AWG WHEN NOT EXPOSED TO DAMAGE, AND #6AWG SHALL BE USED WHEN EXPOSED TO DAMAGE.
 - GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLOR CODED GREEN, OR MARKED GREEN IF #4AWG OR LARGER.

1 SINGLE-LINE DIAGRAM
PV-3 SCALE: NTS

ANDREWS222

GRID-TIED SOLAR POWER SYSTEM

ANDREWS RESIDENCE
222 N RIVER ST
YPSILANTI, MI 48198

SINGLE-LINE DIAGRAM

PROJECT ID: 155477
DATE: 03/14/21
CREATED BY: A.F.
CHECKED BY:

REVISIONS

PV-3

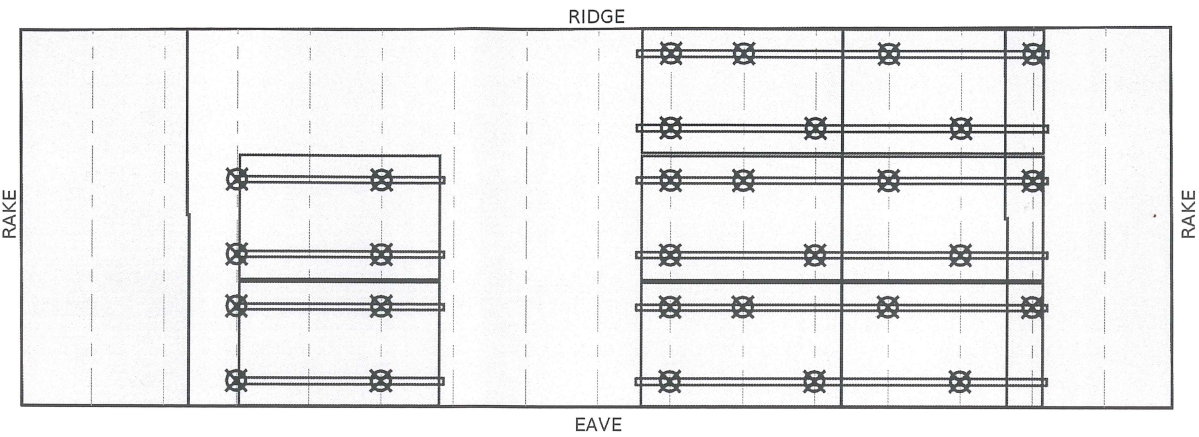
ROOF PROPERTIES	
ROOF MATERIAL	COMPOSITION SHINGLE (1 LAYER)
SLOPE	6/12 (26.6°)
MEAN ROOF HEIGHT	22.3FT
DECK SHEATHING	15/32" OSB
CONSTRUCTION	TRUSSES (2X4 TOP-CHORD), 24IN OC

MODULE MECHANICAL PROPERTIES	
MODEL	LG LG340N1K-V5
DIMENSIONS (AREA)	66.4IN X 40.0IN X 1.6IN (18.4 SQ FT)
WEIGHT	37.7LB

MOUNTING SYSTEM PROPERTIES	
RAIL MODEL	IRONRIDGE XR100
ANCHOR MODEL	IRONRIDGE FM-FF2-001-B (FLASHED), 1.02IN AIR GAP
FASTENING METHOD	3.0 INCH EMBEDMENT INTO TRUSSES WITH (1) 5/16IN DIA. FASTENER
MAX. ALLOW. RAIL SPAN	86.0IN (ZONES 1, 2, AND 3)
MAX. MOUNT SPACING	48.0IN (ZONES 1, 2, AND 3)
MAX. ALLOW. CANTILEVER	34.4IN (ZONES 1, 2, AND 3)
GROUNDING AND BONDING	TIN-PLATED, SOLID COPPER LAY-IN LUGS LISTED UNDER UL 2703

DEAD LOAD CALCULATIONS			
LOAD	QTY	LBS	TOTAL LBS
MODULES	8	37.7	301.6
OPTIMIZERS	8	1.4	11.2
LINEAR FEET OF RAIL	91 FT	0.7	61.9
ANCHORS	29	0.8	23.8
MISC. HARDWARE		5.0	5.0
TOTAL ARRAY WEIGHT			403.6 LBS
AREA NAME	QTY	SQFT	TOTAL SQFT
MODULES	8	18.4	147.2
POINT LOAD (403.6 LBS / 29 ATTACHMENTS)			13.9 LBS
DIST. LOAD (403.6 LBS / 147.2 SQFT)			2.74 PSF

NOTES	
1	TRUSS LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS MAY DIFFER AND CONTRACTOR MAY NEED TO ADJUST MOUNT LOCATIONS. IN NO CASE SHALL THE MOUNT SPACING EXCEED "MAX. MOUNT SPACING"



WIND ZONE I

WIND ZONE II

WIND ZONE III

DISTANCE α IS EQUAL TO 10% OF THE BUILDING'S LEAST HORIZONTAL DIMENSION OR 40% OF THE MEAN ROOF HEIGHT, WHICHEVER IS SMALLER, BUT NOT LESS THAN 4% OF THE LEAST HORIZONTAL DIMENSION OR 3 FEET (ACSE 7-10). THESE SETBACKS ARE APPLIED TO THE BUILDING FOOTPRINT AND PROJECTED TO THE PLANES OF ROOF CORNERS, RAKES, HIPS, EAVES, MANSARDS, AND RIDGES OF ROOF FACES.

$\alpha = \text{MAX}(\text{MIN}(0.4 * \text{MEAN ROOF HEIGHT}, 0.1 * \text{LEAST HORIZONTAL DIMENSION}), 0.04 * \text{LEAST HORIZONTAL DIMENSION}, 3 \text{ FT})$

4.6 FT = $\text{MAX}(\text{MIN}(0.4 * 22.3 \text{ FT}, 0.1 * 46.0 \text{ FT}), 0.04 * 46.0 \text{ FT}, 3 \text{ FT})$

1 ATTACHMENT PLAN (ORTHOGONAL PROJECTION)
PV-5 SCALE: 1/4" = 1'

ANDREWS222



GRID-TIED SOLAR POWER SYSTEM

ANDREWS RESIDENCE
222 N RIVER ST
YPSILANTI, MI 48198

ATTACHMENT
PLAN

DOC ID: 155477-191601-1

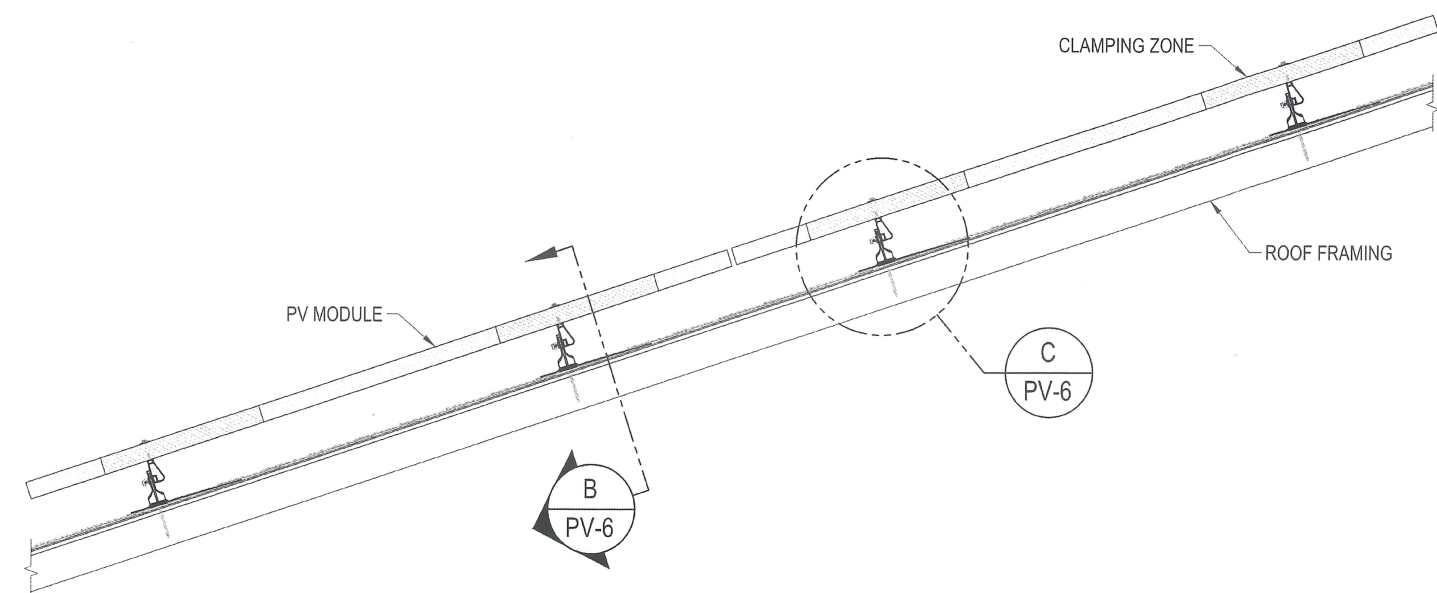
DATE: 3/14/21

CREATOR: A.F.

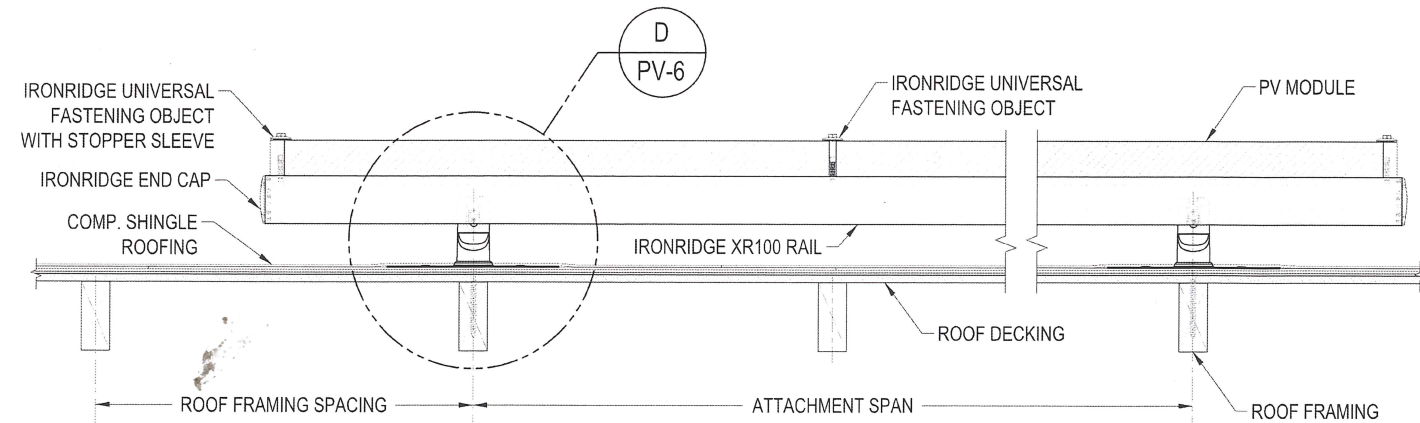
REVIEWER:

REVISIONS

PV-5

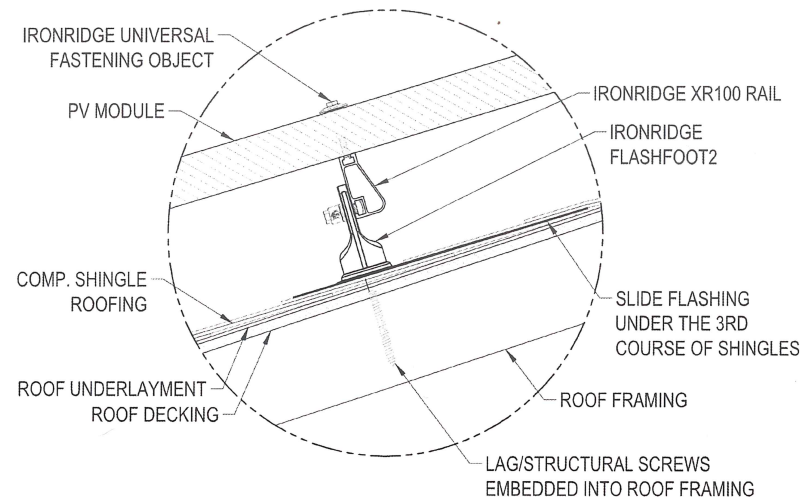


A RACKING ELEVATION (TRANSVERSE VIEW)
PV-6 SCALE: NTS

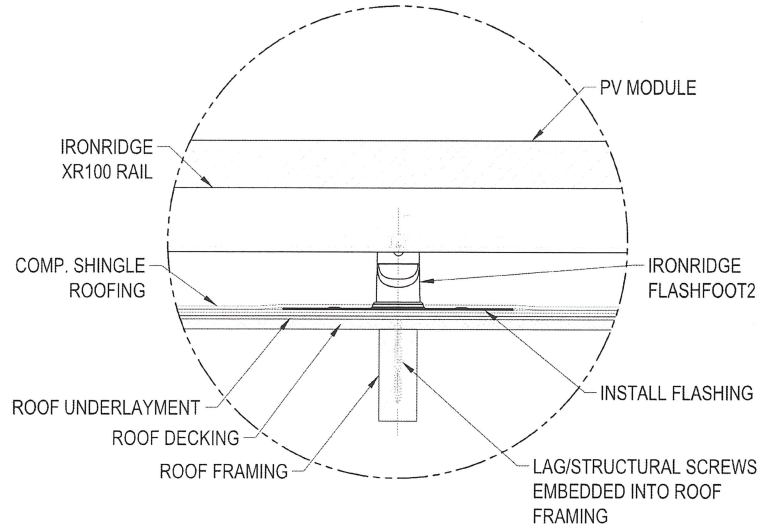


B RACKING ELEVATION (LONGITUDINAL VIEW)
PV-6 SCALE: NTS

MOUNTING SYSTEM NOTES	
1	FLASHING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS.
2	IF THERE IS ANY CONFLICT BETWEEN WHAT IS DEPICTED HERE AND INSTRUCTIONS PROVIDED BY A MANUFACTURER, THE MANUFACTURER'S INSTRUCTIONS SHALL SUPERCEDE.



C ATTACHMENT DETAIL (TRANSVERSE VIEW)
PV-6 SCALE: NTS



D ATTACHMENT DETAIL (LONGITUDINAL VIEW)
PV-6 SCALE: NTS

ANDREWS222



GRID-TIED SOLAR POWER SYSTEM

ANDREWS RESIDENCE
222 N RIVER ST
YPSILANTI, MI 48198

ATTACHMENT DETAILS

DOC ID: 155477-191601-1
DATE: 3/14/21
CREATOR: A.F.
REVIEWER:

REVISIONS

PV-6



1 FIRE SAFETY PLAN
PV-7 SCALE: 1" = 10'

GENERAL NOTES	
1	EXTERIOR-MOUNTED DC CONDUITS, WIRING SYSTEMS, AND RACEWAYS FOR PHOTOVOLTAIC CIRCUITS SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE RIDGE, HIP, OR VALLEY, AND FROM THE HIP OR VALLEY AS DIRECTLY AS POSSIBLE TO AN OUTSIDE WALL TO REDUCE TRIP HAZARDS AND MAXIMIZE VENTILATION OPPORTUNITIES (NFPA 1 11.12.2.2.4.1)
2	ROOF ACCESS POINTS SHALL BE DEFINED AS AREAS WHERE FIRE DEPARTMENT LADDERS ARE NOT PLACED OVER OPENINGS (WINDOWS OR DOORS), ARE LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION, AND ARE IN LOCATIONS WHERE THEY WILL NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS (TREE LIMBS, WIRES, OR SIGNS). (NFPA 1 11.12.2.2.1.3)
3	PHOTOVOLTAIC MODULES SHALL BE LOCATED IN A MANNER THAT PROVIDES TWO 3 FT WIDE ACCESS PATHWAYS FROM THE EAVE TO THE RIDGE ON EACH ROOF SLOPE WHERE THE MODULES ARE LOCATED. (NFPA 1 11.12.2.2.2.1.2)
4	PHOTOVOLTAIC MODULES SHALL BE LOCATED NO LESS THAN 3 FT BELOW THE RIDGE. (NFPA 1 11.12.2.2.2)

- 1 3.0 FT. WIDE FIRE ACCESS PATHWAY, PER NFPA 1 11.12.2.2.1.2
- 2 PV MODULES INSTALLED ON ROOF WITH IRONRIDGE ROOF MOUNTING SYSTEM. THE MOUNTING SYSTEM IS UL 1703 CLASS A FIRE RATED ON A 6/12 SLOPED ROOF WHEN INSTALLED WITH TYPE 1 OR 2 MODULES. THE LG LG340N1K-V5 IS TYPE 2.
- 3 3.0 FT. WIDE FIRE ACCESS PATHWAY, PER NFPA 1 11.12.2.2.1.2
- 4 ROOF ACCESS POINT
- 5 ROOF ACCESS POINT
- 6 CABLES, WHEN RUN BETWEEN ARRAYS, SHALL BE ENCLOSED IN CONDUIT.

ANDREWS222



GRID-TIED SOLAR POWER SYSTEM

ANDREWS RESIDENCE
222 N RIVER ST
YPSILANTI, MI 48198

FIRE SAFETY PLAN

DOC ID: 155477-191601-1

DATE: 3/14/21

CREATOR: A.F.

REVIEWER:

REVISIONS

PV-7

Conductor, Conduit, and OCPD Sizing Validation

1. Maximum System Voltage Test

1.1. Solar Edge inverter w/8 LG LG340N1K-V5 (340W)s

Array Properties

Array Type	Distributed MPPT System Inverter Array
System Description	Solar Edge inverter w/8 LG LG340N1K-V5 (340W)s
Module	LG340N1K-V5 (340W)
Highest number of modules in series in a PV Source Circuit	1
Design Low Temp.	-20°C
Module Voc	41.2V
Temp. Coefficient Voc	-0.107V/C

NEC Code Calculations

A. Maximum Voltage of PV Source Circuit	46.01V
see 690.7(A)	

NEC 690.7(A) requires that if the PV module manufacturer provides a temperature coefficient of open-circuit voltage, it must be used to calculate the PV array's maximum system voltage. It includes an information note recommending the use of the ASHRAE 'Extreme Annual Mean Minimum Design Dry Bulb Temperature' as the design low temperature. Using these values, the module Voc (41.2V) will increase to 46.01V at the design low temperature (-20°C).

$(-20^{\circ}\text{C} - 25^{\circ}\text{C}) \times -0.107\text{V/C} + 41.2\text{V} = 46.01\text{V}$
The module Voc at the design low temperature is 46.01V.
 $46.01\text{V} \times 1 = 46.01\text{V}$

B. Maximum Voltage of DC-DC Converter Source Circuit	380V
see 690.7(B)(2)	

All PV circuits have a voltage that does not exceed 600V. This system's DC-DC Converter Source Circuits are fed by Solar Edge P340 dc-to-dc converter optimization devices. Each device is connected to a single LG340N1K-V5 (340W) PV module. The voltage of this circuit is regulated by the inverter at a constant 380V.

NEC Code Validation Tests

1.	PV Source Circuit maximum Voc must not exceed 600V $46.01\text{V} < 600\text{V} = \text{true}$	PASS
2.	DC-DC Converter Source Circuit voltage must not exceed 600V $380\text{V} < 600\text{V} = \text{true}$	PASS

2. Wire, Conduit, and OCPD Code Compliance Validation

2.1. #1: String of Optimizer(s): Optimizer to Transition Box

Circuit Section Properties

Conductor	10 AWG PV Wire, Copper
Equipment Ground Conductor (EGC)	6 AWG Bare, Copper
OCPD(s)	N/A
Raceway/Cable	Free Air
Lowest Terminal Temperature Rating	75°C
Maximum Wire Temperature	54°C
Power Source Description	DC-to-DC converter source circuit consisting of 8 Solar Edge P340 optimizers.
Power Source Current	15A
Voltage	380V

NEC Code Calculations

A. Continuous Current	15A
see 690.8(A)(6)	

The continuous current of DC-to-DC converter source circuit is equal to the rated maximum output current of the optimizer.
Rated Max. Output Current of optimizer is 15A

B. Ampacity of Conductor	55A
see Table 310.15(B)(17)	

Ampacity (30°C) for a copper conductor with 90°C insulation in free air is 55A.

C. Derated Ampacity of Conductor	41.8A
see Table 310.15(B)(3)(c), Table 310.15(B)(3)(a), and Article 100	

The temperature factor for 90°C insulation at 54°C is 0.76.
The fill factor for conductors in free air is 1.
The ampacity derated for Conditions of Use is the product of the conductor ampacity (55A) multiplied by the temperature factor (0.76) and by the fill factor (1).
 $55\text{A} \times 0.76 \times 1 = 41.8\text{A}$

D. Max Current for Terminal Temp. Rating	35A
see 110.14(C)	

The lowest temperature rating for this conductor at any termination is 75°C.
Using the method specified in 110.14(C), the maximum current permitted to ensure that the device terminal temperature does not exceed its 75°C rating would be the amount referenced in the 75°C column in Table 310.15(B)(16), which is 35A.

E. Minimum Required EGC Size	12 AWG
see Table 250.122 and 690.45	

The smallest EGC size allowed is 12 AWG for OCPD rating 20A according to Table 250.122.
According to 690.45, it is not necessary to increase the size of the PV array's EGC when conductors are oversized for voltage drop considerations.

NEC Code Validation Tests

1.	Derated Ampacity must be greater than or equal to the Continuous Current (Article 100) $41.8\text{A} \geq 15\text{A} = \text{true}$	PASS
2.	Conductor Ampacity must be at least 125% of Continuous Current (215.2(A)(1)) $55\text{A} > 15\text{A} \times 1.25 = \text{true}$	PASS
3.	Max current for terminal must be at least 125% of the Continuous Current. (110.14(C)) $35\text{A} \geq 15\text{A} \times 1.25 = \text{true}$	PASS
4.	EGC must meet code requirements for minimum size (Table 250.122) $6\text{ AWG} \geq 12\text{ AWG} = \text{true}$	PASS
5.	EGC must meet code requirements for physical protection (690.46) $6\text{ AWG} \geq 6\text{ AWG} = \text{true}$	PASS

2.2. #2: String of Optimizer(s): Transition Box to Inverter

Circuit Section Properties

Conductor	10 AWG THWN-2, Copper
Equipment Ground Conductor (EGC)	10 AWG THWN-2, Copper
OCPD(s)	N/A
Raceway/Cable	0.5" dia. EMT
Lowest Terminal Temperature Rating	90°C
Maximum Wire Temperature	32°C
Power Source Description	DC-to-DC converter source circuit consisting of 8 Solar Edge P340 optimizers.
Power Source Current	15A
Voltage	380V

NEC Code Calculations

A. Continuous Current	15A
see 690.8(A)(6)	

The continuous current of DC-to-DC converter source circuit is equal to the rated maximum output current of the optimizer.
Rated Max. Output Current of optimizer is 15A

B. Ampacity of Conductor	40A
see Table 310.15(B)(16)	

Ampacity (30°C) for a copper conductor with 90°C insulation in conduit/cable is 40A.

C. Derated Ampacity of Conductor	38.4A
see Table 310.15(B)(3)(c), Table 310.15(B)(3)(a), and Article 100	

The temperature factor for 90°C insulation at 32°C is 0.96.
The fill factor for a conduit/cable that has 2 wires is 1.
The ampacity derated for Conditions of Use is the product of the conductor ampacity (40A) multiplied by the temperature factor (0.96) and by the fill factor (1).
40A X 0.96 X 1 = 38.4A

D. Max Current for Terminal Temp. Rating	40A
see 110.14(C)	

The lowest temperature rating for this conductor at any termination is 90°C.
Using the method specified in 110.14(C), the maximum current permitted to ensure that the device terminal temperature does not exceed its 90°C rating would be the amount referenced in the 90°C column in Table 310.15(B)(16), which is 40A.

E. Minimum Required EGC Size	12 AWG
see Table 250.122 and 690.45	

The smallest EGC size allowed is 12 AWG for OCPD rating 20A according to Table 250.122.
According to 690.45, it is not necessary to increase the size of the PV array's EGC when conductors are oversized for voltage drop considerations.

F. Minimum Recommended Conduit Size	0.5" dia.
see 300.17	

The total area of all conductors is 0.0633in². With a maximum fill rate of 0.4, the recommended conduit diameter is 0.5.

Qty	Description	Size	Type	Area	Total Area
2	Conductor	10 AWG	THWN-2	0.0211in²	0.0422in²
1	Equipment Ground	10 AWG	THWN-2	0.0211in²	0.0211in²
3					0.0633in²

0.0633in² / 0.4 = 0.1582in² (Corresponding to a diameter of 0.5")

NEC Code Validation Tests

1.	Derated Ampacity must be greater than or equal to the Continuous Current (Article 100) 38.4A >= 15A = true	PASS
2.	Conductor Ampacity must be at least 125% of Continuous Current (215.2(A)(1)) 40A > 15A x 1.25 = true	PASS
3.	Max current for terminal must be at least 125% of the Continuous Current. (110.14(C)) 40A >= 15A X 1.25 = true	PASS
4.	EGC must meet code requirements for minimum size (Table 250.122) 10 AWG >= 12 AWG = true	PASS
5.	Conduit must meet code recommendation for minimum size (300.17) 0.5in. >= 0.5in. = true	PASS

2.3. #3: Inverter Output: Inverter to Utility Disconnect

Circuit Section Properties

Conductor	12 AWG THWN-2, Copper
Equipment Ground Conductor (EGC)	12 AWG THWN-2, Copper
OCPD(s)	20A
Raceway/Cable	0.5" dia. EMT
Lowest Terminal Temperature Rating	75°C
Maximum Wire Temperature	32°C
Power Source Description	Solar Edge SE3000H-US000BXX4 3000W Inverter
Power Source Current	12.5A
Voltage	240V
Inverter Max OCPD rating	40A

NEC Code Calculations

A. Continuous Current	12.5A
see Article 100	

Equipment maximum rated output current is 12.5A

B. Ampacity of Conductor	30A
see Table 310.15(B)(16)	

Ampacity (30°C) for a copper conductor with 90°C insulation in conduit/cable is 30A.

C. Derated Ampacity of Conductor	28.8A
see Table 310.15(B)(3)(c), Table 310.15(B)(3)(a), and Article 100	

The temperature factor for 90°C insulation at 32°C is 0.96.
The fill factor for a conduit/cable that has 2 wires is 1.
The ampacity derated for Conditions of Use is the product of the conductor ampacity (30A) multiplied by the temperature factor (0.96) and by the fill factor (1).
30A X 0.96 X 1 = 28.8A

D. Max Current for Terminal Temp. Rating	25A
see 110.14(C)	

The lowest temperature rating for this conductor at any termination is 75°C.
Using the method specified in 110.14(C), the maximum current permitted to ensure that the device terminal temperature does not exceed its 75°C rating would be the amount referenced in the 75°C column in Table 310.15(B)(16), which is 25A.

E. Minimum Allowed OCPD Rating	16A
see 240.4	

NEC 690.9(B) requires that the OCPD be rated for no less than 1.25 times the Continuous Current of the circuit.
12.5A X 1.25 = 15.62A

F. Maximum Allowed OCPD Rating	20A
see 240.4(D)	

NEC 240.4(D) requires that OCPD rating not exceed 20A when protecting a Copper 12 AWG conductor.

G. Minimum Required EGC Size	12 AWG
see Table 250.122	

The smallest EGC size allowed is 12 AWG for OCPD rating 20A according to Table 250.122.

H. Minimum Recommended Conduit Size	0.5" dia.
see 300.17	

The total area of all conductors is 0.0532in². With a maximum fill rate of 0.4, the recommended conduit diameter is 0.5.

Qty	Description	Size	Type	Area	Total Area
2	Conductor	12 AWG	THWN-2	0.0133in²	0.0266in²
1	Neutral	12 AWG	THWN-2	0.0133in²	0.0133in²
1	Equipment Ground	12 AWG	THWN-2	0.0133in²	0.0133in²
4					0.0532in²

0.0532in² / 0.4 = 0.133in² (Corresponding to a diameter of 0.5")

NEC Code Validation Tests

1.	OCPD rating must be at least 125% of Continuous Current (240.4) 20A >= 12.5A X 1.25 = true	PASS
2.	Derated ampacity must exceed OCPD rating, or rating of next smaller OCPD (240.4) 28.8A >= 20A (OC PD Rating) = true	PASS
3.	OCPD rating must not exceed max OCPD rating for conductor (240.4) 20A (OC PD Rating) <= 20A = true	PASS
4.	Derated Ampacity must be greater than or equal to the Continuous Current (Article 100) 28.8A >= 12.5A = true	PASS
5.	Conductor Ampacity must be at least 125% of Continuous Current (215.2(A)(1)) 30A > 12.5A x 1.25 = true	PASS
6.	Max current for terminal must be at least 125% of the Continuous Current. (110.14(C)) 25A >= 12.5A X 1.25 = true	PASS
7.	EGC must meet code requirements for minimum size (Table 250.122) 12 AWG >= 12 AWG = true	PASS
8.	Conduit must meet code recommendation for minimum size (300.17) 0.5in. >= 0.5in. = true	PASS

2.4. #4: Utility Disconnect Output: Utility Disconnect to Main Service Panel

Circuit Section Properties

Conductor	12 AWG THWN-2, Copper
Equipment Ground Conductor (EGC)	12 AWG THWN-2, Copper
OCPD(s)	20A
Raceway/Cable	0.5" dia. EMT
Lowest Terminal Temperature Rating	75°C
Maximum Wire Temperature	32°C
Power Source Description	Solar Edge SE3000H-US000BXX4 3000W inverter
Power Source Current	12.5A
Voltage	240V

NEC Code Calculations

A. Continuous Current	12.5A
see Article 100	

Equipment maximum rated output current is 12.5A

B. Ampacity of Conductor	30A
see Table 310.15(B)(16)	

Ampacity (30°C) for a copper conductor with 90°C insulation in conduit/cable is 30A.

C. Derated Ampacity of Conductor	28.8A
see Table 310.15(B)(3)(c), Table 310.15(B)(3)(a), and Article 100	

The temperature factor for 90°C insulation at 32°C is 0.96.
The fill factor for a conduit/cable that has 2 wires is 1.
The ampacity derated for Conditions of Use is the product of the conductor ampacity (30A) multiplied by the temperature factor (0.96) and by the fill factor (1).
 $30A \times 0.96 \times 1 = 28.8A$

D. Max Current for Terminal Temp. Rating	25A
see 110.14(C)	

The lowest temperature rating for this conductor at any termination is 75°C.
Using the method specified in 110.14(C), the maximum current permitted to ensure that the device terminal temperature does not exceed its 75°C rating would be the amount referenced in the 75°C column in Table 310.15(B)(16), which is 25A.

E. Minimum Allowed OCPD Rating	16A
see 240.4	

NEC 690.9(B) requires that the OCPD be rated for no less than 1.25 times the Continuous Current of the circuit.
 $12.5A \times 1.25 = 15.62A$

F. Maximum Allowed OCPD Rating	20A
see 240.4(D)	

NEC 240.4(D) requires that OCPD rating not exceed 20A when protecting a Copper 12 AWG conductor.

G. Minimum Required EGC Size	12 AWG
see Table 250.122	

The smallest EGC size allowed is 12 AWG for OCPD rating 20A according to Table 250.122.

H. Minimum Recommended Conduit Size	0.5" dia.
see 300.17	

The total area of all conductors is 0.0532in². With a maximum fill rate of 0.4, the recommended conduit diameter is 0.5.

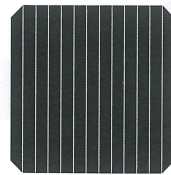
Qty	Description	Size	Type	Area	Total Area
2	Conductor	12 AWG	THWN-2	0.0133in²	0.0266in²
1	Neutral	12 AWG	THWN-2	0.0133in²	0.0133in²
1	Equipment Ground	12 AWG	THWN-2	0.0133in²	0.0133in²
4					0.0532in²

$0.0532in^2 / 0.4 = 0.133in^2$ (Corresponding to a diameter of 0.5")

NEC Code Validation Tests

1.	OCPD rating must be at least 125% of Continuous Current (240.4) $20A \geq 12.5A \times 1.25 = true$	PASS
2.	Derated ampacity must exceed OCPD rating, or rating of next smaller OCPD (240.4) $28.8A \geq 20A$ (OCPD Rating) = true	PASS
3.	OCPD rating must not exceed max OCPD rating for conductor (240.4) $20A$ (OCPD Rating) $\leq 20A = true$	PASS
4.	Derated Ampacity must be greater than or equal to the Continuous Current (Article 100) $28.8A \geq 12.5A = true$	PASS
5.	Conductor Ampacity must be at least 125% of Continuous Current (215.2(A)(1)) $30A > 12.5A \times 1.25 = true$	PASS
6.	Max current for terminal must be at least 125% of the Continuous Current. (110.14(C)) $25A \geq 12.5A \times 1.25 = true$	PASS
7.	EGC must meet code requirements for minimum size (Table 250.122) $12 AWG \geq 12 AWG = true$	PASS
8.	Conduit must meet code recommendation for minimum size (300.17) $0.5in. \geq 0.5in. = true$	PASS

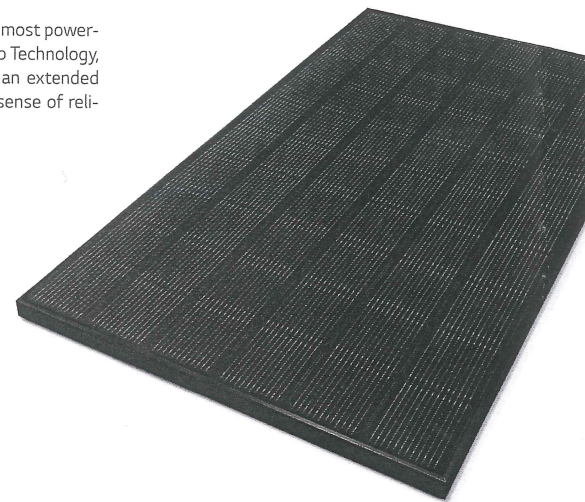
LG NeON[®] 2 Black



60

350W | 345W | 340W | 335W

The LG NeON[®] 2 is LG's best selling solar module, and is one of the most powerful and versatile modules on the market today. Featuring LG's Cello Technology, the LG NeON[®] 2 increases power output. New updates include an extended performance warranty to 90.08 % to give customers a greater sense of reliability and peace of mind.



Feature



Enhanced Performance Warranty

LG NeON[®] 2 has an enhanced performance warranty. After 25 years, LG NeON[®] 2 is guaranteed to perform at minimum 90.08% of initial performance.



Enhanced Product warranty

LG has extended the warranty of the NeON[®] 2 to 25 years, which is among the top of industry standards.



Better Performance on a Sunny Day

LG NeON[®] 2 now performs better on sunny days, thanks to its improved temperature coefficient.



Roof Aesthetics

LG NeON[®] 2 has been designed with aesthetics in mind using thinner wires that appear all black at a distance. The LG NeON[®] 2 can increase the aesthetic value of your home with a more modern design.

About LG Electronics

LG Electronics is a global big player, committed to expanding its operations with the solar market. The company first embarked on a solar energy source research program in 1995, supported by LG Group's vast experience in the semi-conductor, LCD, chemistry and materials industries. In 2010, LG Solar successfully released its first MonoX[®] series to the market, which is now available in 32 countries. The NeON[®] (previous MonoX[®] NeON), NeON[®]2, NeON[®]2 BiFacial won the "Intersolar AWARD" in 2013, 2015 and 2016, which demonstrates LG Solar's lead, innovation and commitment to the industry.



LG NeON[®] 2 Black

LG350N1K-V5 | LG345N1K-V5 | LG340N1K-V5 | LG335N1K-V5

General Data

Cell Properties(Material / Type)	Monocrystalline / N-type
Cell Maker	LG
Cell Configuration	60 Cells (6 x 10)
Number of Busbars	12EA
Module Dimensions (L x W x H)	1,686mm x 1,016mm x 40 mm
Weight	17.1 kg
Glass (Material)	Tempered Glass with AR Coating
Backsheet(Color)	Black
Frame(Material)	Anodized Aluminium
Junction Box(Protection Degree)	IP 68 with 3 Bypass Diodes
Cables(Length)	1,000 mm x 2EA
Connector(Type / Maker)	MC 4 / MC

Certifications and Warranty

	IEC 61215-1/-1-1/2:2016, IEC 61730-1/2:2016, UL 1703
Certifications	ISO 9001, ISO 14001, ISO 50001
	OHSA5 18001
Salt Mist Corrosion Test	IEC 61701 : 2012 Severity 6
Ammonia Corrosion Test	IEC 62716 : 2013
Module Fire Performance	Type 2 (UL 1703)
Fire Rating	Class C (UL 790, UL/CORD C 1703)
Solar Module Product Warranty	25 Years
Solar Module Output Warranty	Linear Warranty*
* First year : 98% 2) After 1st year : 0.33% annual degradation 3) 90.08% for 25 years	

Temperature Characteristics

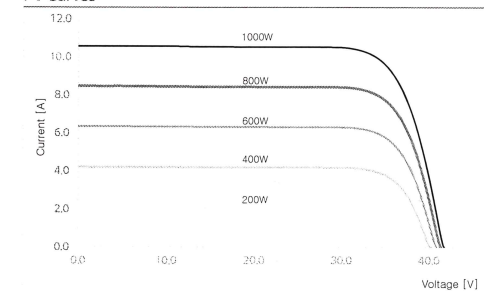
NMOT	[°C]	42 ± 3
Pmax	[%/°C]	-0.36
Voc	[%/°C]	-0.26
Isc	[%/°C]	0.03

* NMOT (Nominal Module Operating Temperature): Irradiance 800 W/m², Ambient temperature 20 °C, Wind speed 1 m/s, Spectrum AM 1.5

Electrical Properties (NMOT)

Model	LG350N1K-V5	LG345N1K-V5	LG340N1K-V5	LG335N1K-V5	
Maximum Power (Pmax)	[W]	263	259	255	251
MPP Voltage (Vmpp)	[V]	33.5	33.2	32.8	32.4
MPP Current (Impp)	[A]	7.83	7.80	7.78	7.76
Open Circuit Voltage (Voc)	[V]	39.0	38.9	38.8	38.7
Short Circuit Current (Isc)	[A]	8.38	8.35	8.32	8.28

I-V Curves



Electrical Properties (STC*)

Model		LG350N1K-V5	LG345N1K-V5	LG340N1K-V5	LG335N1K-V5
Maximum Power (Pmax)	[W]	350	345	340	335
MPP Voltage (Vmpp)	[V]	35.7	35.3	34.9	34.5
MPP Current (Impp)	[A]	9.81	9.78	9.75	9.72
Open Circuit Voltage (Voc, ± 5%)	[V]	41.4	41.3	41.2	41.1
Short Circuit Current (Isc, ± 5%)	[A]	10.43	10.39	10.35	10.31
Module Efficiency	[%]	20.4	20.1	19.8	19.6
Power Tolerance	[%]	0 ~ +3			

* STC (Standard Test Condition): Irradiance 1000 W/m², Cell temperature 25 °C, AM 1.5

** Measurement Tolerance : ± 3%

Operating Conditions

Operating Temperature	[°C]	-40 ~ +90
Maximum System Voltage	[V]	1,000
Maximum Series Fuse Rating	[A]	20
Mechanical Test Load (Front)	[Pa / psf]	5,400 / 113
Mechanical Test Load (Rear)	[Pa / psf]	4,000 / 83.5

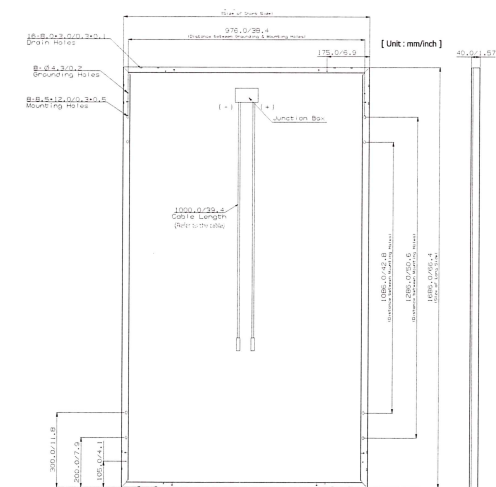
† Mechanical Test Load 5,400Pa / 4,000Pa based on IEC 61215-2 : 2016

(Test Load = Design Load x Safety Factor(1.5))

Packaging Configuration

Number of Modules per Pallet	[EA]	25
Number of Modules per 40ft HQ Container	[EA]	650
Packaging Box Dimensions (L x W x H)	[mm]	1,750 x 1,120 x 1,221
Packaging Box Gross Weight	[kg]	464

Dimensions (mm / inch)



LG Electronics Inc.
Solar Business Division
LG Twin Towers, 128 Yeouui-daero, Yeongdeungpo-gu, Seoul
07336, Korea
www.lg-solar.com

Product specifications are subject to change without notice.
DS-V5-60-K-G-F-EN-90806

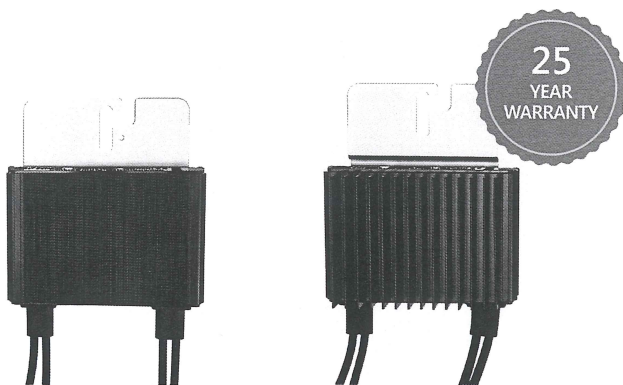
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Power Optimizer

For North America

P320 / P340 / P370 / P400 / P405 / P505



PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety

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POWER OPTIMIZER

/ Power Optimizer

For North America

P320 / P340 / P370 / P400 / P405 / P505

Optimizer model (typical module compatibility)	P320 (for 60-cell modules)	P340 (for high- power 60-cell modules)	P370 (for higher- power 60 and 72-cell modules)	P400 (for 72 & 96- cell modules)	P405 (for thin film modules)	P505 (for higher current modules)	
INPUT							
Rated Input DC Power ⁽¹⁾	320	340	370	400	405	505	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48		60	80	125 ⁽²⁾	83 ⁽²⁾	Vdc
MPPT Operating Range	8 - 48		8 - 60	8 - 80	12.5 - 105	12.5 - 83	Vdc
Maximum Short Circuit Current (Isc)	11			10.1		14	Adc
Maximum DC Input Current	13.75			12.63		17.5	Adc
Maximum Efficiency	99.5						%
Weighted Efficiency	98.8					98.6	%
Overvoltage Category	II						
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)							
Maximum Output Current	15						Adc
Maximum Output Voltage	60				85		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)							
Safety Output Voltage per Power Optimizer	1 ± 0.1						Vdc
STANDARD COMPLIANCE							
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3						
Safety	IEC62109-1 (class II safety), UL1741						
RoHS	Yes						
INSTALLATION SPECIFICATIONS							
Maximum Allowed System Voltage	1000						Vdc
Compatible inverters	All SolarEdge Single Phase and Three Phase inverters						
Dimensions (W x L x H)	128 x 152 x 28 / 5 x 5.97 x 1.1			128 x 152 x 36 / 5 x 5.97 x 1.42	128 x 152 x 50 / 5 x 5.97 x 1.96	128 x 152 x 59 / 5 x 5.97 x 2.32	mm / in
Weight (including cables)	630 / 1.4			750 / 1.7	845 / 1.9	1064 / 2.3	gr / lb
Input Connector	MC4 ⁽³⁾						
Output Wire Type / Connector	Double Insulated; MC4						
Output Wire Length	0.95 / 3.0		1.2 / 3.9				m / ft
Input Wire Length	0.16 / 0.52						m / ft
Operating Temperature Range	-40 - +85 / -40 - +185						°C / °F
Protection Rating	IP68 / NEMA6P						
Relative Humidity	0 - 100						%

PV System Design Using a SolarEdge Inverter ⁽⁴⁾⁽⁵⁾		Single Phase HD-Wave	Single phase	Three Phase 208V	Three Phase 480V	
Minimum String Length (Power Optimizers)	P320, P340, P370, P400	8		10	18	
	P405 / P505	6		8	14	
Maximum String Length (Power Optimizers)		25		25	50 ⁽⁶⁾	
Maximum Power per String		5700 (6000 with SE7600-US - SE11400-US)	5250	6000 ⁽⁷⁾	12750 ⁽⁸⁾	W
Parallel Strings of Different Lengths or Orientations		Yes				

⁽¹⁾ For detailed string sizing information refer to: http://www.solaredge.com/sites/default/files/string_sizing_na.pdf
⁽²⁾ It is not allowed to mix P405/P505 with P320/P340/P370/P400 in one string
⁽³⁾ A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement
⁽⁴⁾ For SE14.4KUS/SE43.2KUS: It is allowed to install up to 6,500W per string when 3 strings are connected to the inverter (3 strings per unit for SE43.2KUS) and when the maximum power difference between the strings is up to 1,000W
⁽⁵⁾ For SE30KUS/SE33.3KUS/SE66.6KUS/SE100KUS: It is allowed to install up to 15,000W per string when 3 strings are connected to the inverter (3 strings per unit for SE66.6KUS/SE100KUS) and when the maximum power difference between the strings is up to 2,000W



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Product compliance: No Data

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Eaton general duty cartridge fuse safety switch

DG221NRB

UPC:782113120317

Dimensions:

- Height: 6.88 IN
- Length: 11.29 IN
- Width: 7.25 IN

Weight:6.18 LB

Notes:Maximum hp ratings apply only when dual element fuses are used. 3-Phase hp rating shown is a grounded B phase rating, UL listed.

Warranties:

- Eaton Selling Policy 25-000, one (1) year from the date of installation of the Product or eighteen (18) months from the date of shipment of the Product, whichever occurs first.

Specifications:

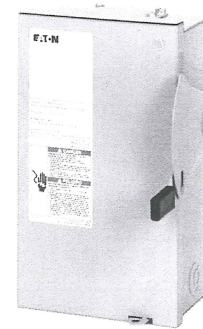
- **Type:** General duty, cartridge fused
- **Amperage Rating:** 30A
- **Enclosure:** NEMA 3R
- **Enclosure Material:** Painted galvanized steel
- **Fuse Class Provision:** Class H fuses
- **Fuse Configuration:** Fusible with neutral
- **Number Of Poles:** Two-pole
- **Number Of Wires:** Three-wire
- **Product Category:** General duty safety switch
- **Voltage Rating:** 240V

Supporting documents:

- Eatons Volume 2-Commercial Distribution
- Eaton Specification Sheet - DG221NRB

Certifications:

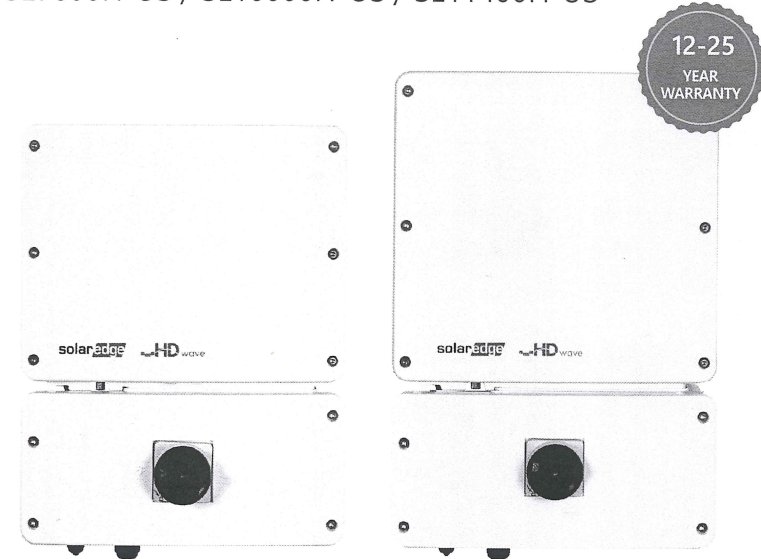
- UL Listed



Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US



Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

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INVERTERS

/ Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

MODEL NUMBER	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXXXH-XXXXXBXX4							
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5 ⁽¹⁾							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
Power Factor	1, Adjustable - 0.85 to 0.85							
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380							Vdc
Maximum Input Current @240V ⁽²⁾	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V ⁽²⁾	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600ka Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W

⁽¹⁾ For other regional settings please contact SolarEdge support

⁽²⁾ A higher current source may be used; the inverter will limit its input current to the values stated

/ Single Phase Inverter

with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

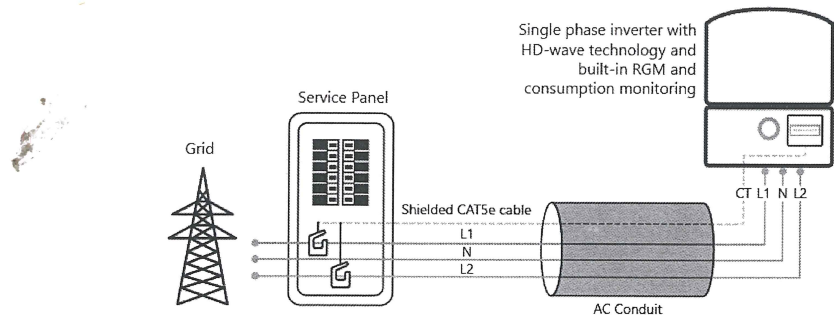
MODEL NUMBER	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US
ADDITIONAL FEATURES							
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)						
Revenue Grade Metering, ANSI C12.20	Optional ⁽¹⁾						
Consumption metering							
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection						
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect						
STANDARD COMPLIANCE							
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07						
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (HI)						
Emissions	FCC Part 15 Class B						
INSTALLATION SPECIFICATIONS							
AC Output Conduit Size / AWG Range	1" Maximum / 14-6 AWG				1" Maximum /14-4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1-2 strings / 14-6 AWG				1" Maximum / 1-3 strings / 14-6 AWG		
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174				21.3 x 14.6 x 7.3 / 540 x 370 x 185		in / mm
Weight with Safety Switch	22 / 10	25.1 / 11.4	26.2 / 11.9		38.8 / 17.6		lb / kg
Noise	< 25			<50			dBA
Cooling	Natural Convection						
Operating Temperature Range	-40 to +140 / -40 to +60 ⁽²⁾						°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)						

⁽¹⁾ Inverter with Revenue Grade Meter P/N: SExxxxH-US000BNC4; Inverter with Revenue Grade Production and Consumption Meter P/N: SExxxxH-US000BN14 . For consumption metering, current transformers should be ordered separately: SEACT0750-200NA-20 or SEACT0750-400NA-20, 20 units per box

⁽²⁾ Full power up to at least 50°C / 122°F; for power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>

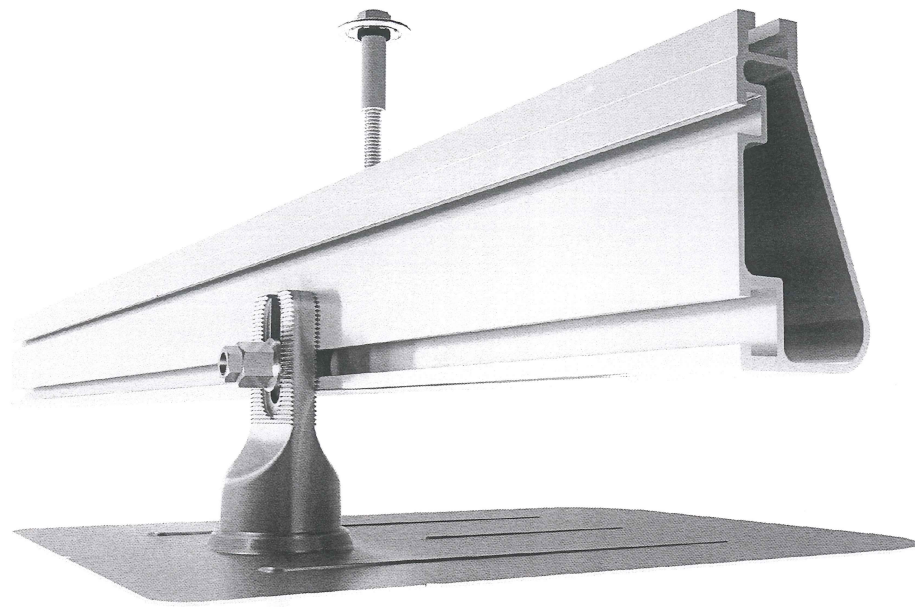
How to Enable Consumption Monitoring

By simply wiring current transformers through the inverter's existing AC conduits and connecting them to the service panel, homeowners will gain full insight into their household energy usage helping them to avoid high electricity bills





Flush Mount System



Built for solar's toughest roofs.

IronRidge builds the strongest mounting system for pitched roofs in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 25-year warranty.



Strength Tested

All components evaluated for superior structural performance.



Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.



UL 2703 Listed System

Entire system and components meet newest effective UL 2703 standard.



PE Certified

Pre-stamped engineering letters available in most states.



Design Assistant

Online software makes it simple to create, share, and price projects.



25-Year Warranty

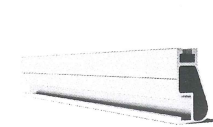
Products guaranteed to be free of impairing defects.

Datasheet

Datasheet

XR Rails ☺

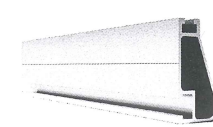
XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear and black finish

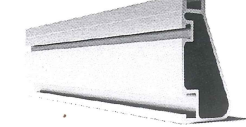
XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear and black finish

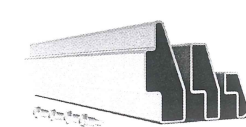
XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Bonded Splices

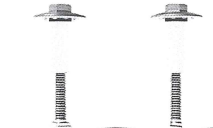


All rails use internal splices for seamless connections.

- Self-drilling screws
- Varying versions for rails
- Forms secure bonding

Clamps & Grounding ☺

UFOs



Universal Fastening Objects bond modules to rails.

- Fully assembled & lubed
- Single, universal size
- Clear and black finish

Stopper Sleeves



Snap onto the UFO to turn into a bonded end clamp.

- Bonds modules to rails
- Sized to match modules
- Clear and black finish

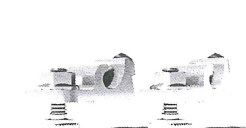
CAMO



Bond modules to rails while staying completely hidden.

- Universal end-cam clamp
- Tool-less installation
- Fully assembled

Grounding Lugs



Connect arrays to equipment ground.

- Low profile
- Single tool installation
- Mounts in any direction

Attachments ☺

FlashFoot2



Flash and mount XR Rails with superior waterproofing.

- Twist-on Cap eases install
- Wind-driven rain tested
- Mill and black finish

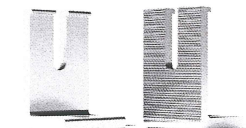
Conduit Mount



Flash and mount conduit, strut, or junction boxes.

- Twist-on Cap eases install
- Wind-driven rain tested
- Secures 3/4" or 1" conduit

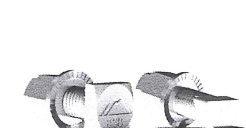
Slotted L-Feet



Drop-in design for rapid rail attachment.

- Secure rail connections
- Slot for vertical adjusting
- Clear and black finish

Bonding Hardware



Bond and attach XR Rails to roof attachments.

- T & Square Bolt options
- Nut uses 7/16" socket
- Assembled and lubricated

Resources



Design Assistant

Go from rough layout to fully engineered system. For free.
Go to IronRidge.com/design



NABCEP Certified Training

Earn free continuing education credits, while learning more about our systems.
Go to IronRidge.com/training



1495 Zephyr Avenue
Hayward, CA 94544
1-800-227-9523
IronRidge.com

Attn: Corey Geiger, COO, IronRidge Inc.
Date: September 7th, 2018

Re: Structural Certification and Span Tables for IronRidge Flush Mount System

This letter addresses the structural performance and code compliance of IronRidge's Flush Mount System. The Flush Mount System is a proprietary rooftop mounting system used to support photovoltaic (PV) modules installed in portrait or landscape orientation and set parallel to the underlying roof surface. PV modules are supported by extruded aluminum XR Rails and secured to the rails with IronRidge mounting clamps. The XR Rails are side mounted to a selected roof attachment with 3/8" stainless steel bonding hardware and then attached directly to the roof structure or to a stanchion that is fastened to the underlying roof structure. Assembly details of a typical Flush Mount installation and its core components are shown in Exhibit EX-0015.

The IronRidge Flush Mount System is designed and certified to the structural requirements of the reference standards listed below, for the load conditions and configurations tabulated in the attached span tables.

- ASCE/SEI 7-10 Minimum Design Loads for Buildings and Other Structures (ASCE 7-10)
- 2015 International Building Code (IBC-2015)
- 2015 Michigan Building Code
- 2015 Aluminum Design Manual (ADM-2015)

The tables included in this letter provide the maximum allowable spans of XR Rails in the Flush Mount System for the respective loads and configurations listed, covering wind exposure categories B, C, & D, roof zones 1, 2 & 3, and roof slopes from 0° to 45°. The span tables are applicable provided that the following conditions are met:

1. *Span* is the distance between two adjacent roof attachment points (measured at the center of the attachment fastener)
2. The underlying roof pitch, measured between roof surface and horizontal plane, is 45° or less.
3. The *mean roof height*, defined as the average of the roof eave height and the roof ridge height measured from grade, does not exceed 30 feet.
4. Module length shall not exceed the listed maximum dimension provided for the respective span table and module width shall not exceed 48".
5. All Flush Mount components shall be installed in a professional workmanlike manner per IronRidge's *Flush Mount installation manual* and other applicable standards for general roof construction practice.



1495 Zephyr Avenue
Hayward, CA 94544
1-800-227-9523
IronRidge.com

The span tables provided in this letter are certified based on the structural performance of IronRidge XR Rails only with no consideration of the structural adequacy of the chosen roof attachments, PV modules, or the underlying roof supporting members. It is the responsibility of the installer or system designer to verify the structural capacity and adequacy of the aforementioned system components in regards to the applied or resultant loads of any chosen array configuration.

Sincerely,

Gang Xuan, PE, LEED AP
Senior Structural Engineer

FRAMELESS MODULE KITS

Insert Frameless Kit T-bolt in top rail slot. Place star washer over T-bolt, allowing it to rest on top of rail. Secure module clamps with a hex nut and torque to **80 in-lbs**.

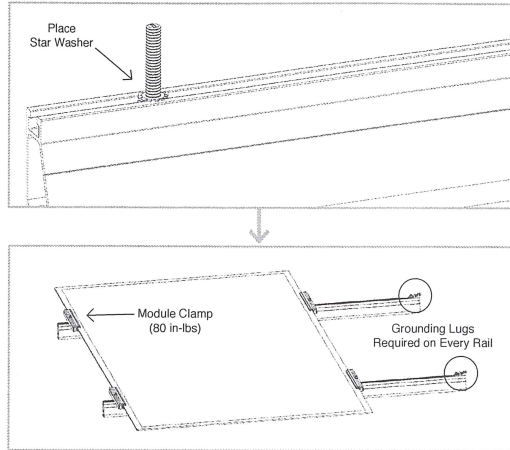
☞ Tested or evaluated module clamps:

- Sunforson silver or black SFS-UTMC-200(B) mid and SFS-UTEC-200(B) end clamps.
- Sunpreme silver or black mid and end clamps with part numbers 7500105X where "X" is 1, 5, 6 or 7.
- IronRidge silver or black mid and end clamps with part numbers FMLS-XC-001-Y where "X" is E or M and "Y" is B or blank.

☞ Follow module manufacturer's installation instructions to install the module clamps.

☞ Frameless modules require using a Grounding Lug on every rail.

☞ For Sunpreme Modules Only: If required to use slide prevention hardware, see Module Slide Prevention Addendum (Version 1.10).



MODULE COMPATIBILITY

The Flush Mount System may be used to ground and/or mount a PV module complying with UL 1703 only when the specific module has been evaluated for grounding and/or mounting in compliance with the included instructions. Unless otherwise noted, "xxx" refers to the module power rating and both black and silver frames are included in the certification.

MAKE	MODELS
Amerisolar	Amerisolar modules with 35, 40 and 50 mm frames AS-bYxxxZ Where "b" can be 5 or 6; "Y" can be M, P, M27, P27, M30, or P30; "xxx" is the module power rating; and "Z" can be blank, W or WB
Astronergy Solar	Astronergy modules with 30, 35, 40 and 45 mm frames aaSMbbyC/zz-xxx Where "aa" can be CH or A; "bb" can be 60, 66, or 72; "yy" can be blank, 10 or 12; "C" can M, P, M(BL), M-HC, M(BL)-HC, P-HC, (DG), or (DGT); "zz" can be blank, HV, F-B, or F-BH ; and "xxx" is the module power rating Astronergy frameless modules CHSM6610P(DG)-xxx Where "xxx" is the module power rating
Auxin	Auxin modules with 40 mm frames AXN6y6zAxxx Where "y" can be M or P; "z" can be 08, 09, 10, 11, or 12; "A" can be F or T; and "xxx" is the module power rating
Axitec	Axitec Modules with 35 and 40 mm frames AC-xxxY/aaZZb Where "xxx" is the module power rating; "Y" can be M, P or MH; "aa" can be blank, 125- or 156-; "ZZ" can be 54, 60, 72, 120, or 144; "b" can be S or SB
Boviet	Boviet modules with 40mm frames BVM66aaYY-xxx Where "aa" can be 9, 10 or 12; "YY" is M or P; and "xxx" is the module power rating
BYD	Where "xxx" is the module power rating; "Y" can be M, P or MH; "aa" can be blank, 125- or 156-; "ZZ" can be 54, 60, 72, 120, or 144; "b" can be S or SB
Canadian Solar	Canadian Solar modules with 30, 35 and 40 mm frames CSbY-xxxZ Where "b" can be 1, 3 or 6; "Y" can be H, K, P, U, V, W, or X; "xxx" refers to the module power rating; and "Z" can be M, P, MS, PX , M-SD, P-AG, P-SD, MB-AG, PB-AG, MS-AG, or MS-SD Canadian Solar frameless modules CSbY-xxx-Z Where "b" can be 3 or 6; "Y" is K, P, U, or X; "xxx" is the module power rating, and "Z" can be M-FG, MS-FG, P-FG, MB-FG, or PB-FG
CertainTeed	CertainTeed modules with 35 and 40 frames CTxxxYZZ-AA Where "xxx" is the module power rating; "Y" can be M, P or HC; "ZZ" can be 00,01, 10, or 11; and "AA" can be 01, 02, 03 or 04
CSUN	Csun modules with 35 and 40 mm frames YYxxx-zzAbb Where "YY" is CSUN or SST; xxx is the module power rating; "zz" is blank, 60, or 72; and "A" is blank, P or M; "bb" is blank, BB, BW, or ROOF
Ecosolargy	Ecosolargy modules with 35, 40 and 50 mm frames ECOxxxYzzA-bbD Where "xxx" is the module power rating; "Y" can be A, H, S, or T; "zz" can be 125 or 156; "A" can be M or P; "bb" can be 60 or 72; and "D" can be blank or B

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FLUSH MOUNT INSTALLATION MANUAL - 11

MODULE COMPATIBILITY

ET Solar	ET Solar modules with 35, 40 and 50 mm frames ET-Y6ZZxxxAA Where "Y" can be P, L, or M; "ZZ" can be 60 or 72; "xxx" refers to the module power rating; and "AA" can be WB, WW, BB, WBG, WWG, WBAC, WBCO, WWCO, WWBCO or BBAC
Flex	Flex modules with 35, 40 and 50 mm frames and model identifier FXS-xxxYY-ZZ; where "xxx" is the module power rating; "YY" can be BB or BC; and "ZZ" can be MAA1B, MAA1W, MAB1W, SAA1B, SAA1W, SAC1B, SAC1W, SAD1W, SBA1B, SBA1W, SBC1B, or SBC1W
GCL	GCL modules with 35 mm and 40 mm frames GCL-a6/YY xxx Where "a" can be M or P; "YY" can be 60, 72, or 72H; and xxx is the module power rating
GigaWatt Solar	Gigawatt modules with 40 mm frames GWxxxYY Where "xxx" refers to the module power rating; and "YY" can be either PB or MB
Hansol	Hansol modules with 35 and 40 frames HSxxxYY-zz Where "xxx" is the module power rating; "YY" can be PB, PD, PE, TB, TD, UB, UD, or UE; and "zz" can be AN1, AN3, AN4, HV1, or JH2
Hanwha Solar	Hanwha Solar modules with 40, 45 and 50 mm frames HSLaaP6-YY-1-xxxZ Where "aa" can be either 60 or 72; "YY" can be PA or PB; "xxx" refers to the module power rating; and "Z" can be blank or B
Hanwha Q CELLS	Hanwha Q CELLS Modules with 32, 35, 40 and 42mm frames and model identifier aaYY-ZZ-xxx where "aa" can be Q. or B.; "YY" can be PLUS, PRO, PEAK, LINE PRO, LINE PLUS, or PEAK DUO; and "ZZ" can be G3, G3.1, G4, G4.1, L-G2, L-G2.3, L-G3, L-G3.1, L-G3y, L-G4, L-G4.2, L-G4y, LG4.2/TAA, BFR-G3, BLK-G3, BFR-G3.1, BLK-G3.1, BFR-G4, BFR-G4.1, BFR G4.3, BLK-G4.1, G4/SC, G4.1/SC, G4.1/TAA, G4.1/MAX, BFR G4.1/TAA, BFR G4.1/MAX, BLK G4.1/TAA, BLK G4.1/SC, EC-G4.4, G5, BLK-G5, L-G5, L-G5.1, L-G5.2, L-G5.2/H, L-G5.3, G6, G6+, BLK-G6, L-G6, L-G6.1, L-G6.2, L-G6.3, G7, BLK-G6+, BLK-G7, G7.2, G8, BLK-G8, G8+, BLK-G8+ L-G7, L-G7.1, L-G7.2, L-G7.3, L-G8, L-G8.1, L-G8.2, or L-G8.3; and "xxx" is the module power rating
Heliene	Heliene modules with 40 mm frames YYZZxxx Where "YY" can be 36, 60, 72, or 96; "ZZ" can be M, P, or MBLK; and "xxx" is the module power rating
HT-SAAE	HT-SAAE modules with 40 mm frames HT72-156Z-xxx Where "Z" can be M, P, M-C, P-C, M(S), M(VS), M(V), P(V), M(V)-C, P(V)-C; and "xxx" is the module power rating
Hyundai	Hyundai modules with 33, 35, 40 and 50 mm frames HiY-SxxxZZ Where "Y" can be A, M or S; "xxx" refers to the module power rating; and "ZZ" can be HG, HI, KI, MI, MF, MG, RI, RG(BF), RG(BK), SG, TI, or TG
Itek	Itek Modules with 40 and 50 mm frames IT-xxx-YY Where "xxx" is the module power rating; and "YY" can be blank, HE, or SE, or SE72
JA Solar	JA Solar modules with 35, 40 and 45 mm frames JAYyzz-bbww-xxx/aa Where "yy" can be M, P, M6 or P6; "zz" can be blank, (K), (L), (R), (V), (BK), (FA), (TG), (FA)(R), (L)(BK), (L)(TG), (R)(BK), (R)(TG), (V)(BK), (BK)(TG), or (L)(BK)(TG); "bb" can be 48, 60, or 72; "ww" can be S01, S02, S03, S09, or S10; "xxx" is the module power rating; and "aa" can be MP, SI, SC, PR, 3BB, 4BB, 4BB/RE, 5BB
Jinko	Jinko modules with 35 and 40 mm frames JKMYxxxZZ-aa Where "Y" can either be blank or S; "xxx" is the module power rating; "ZZ" can be P, PP, M; and "aa" can be blank, 60, 60B, 60H, 60L, 60BL, 60HL, 60HBL, 60-J4, 60B-J4, 60B-EP, 60(Plus), 60-V, 60-MX, 72, 72-V, 72H-V, 72L-V, 72HL-V or 72-MX Jinko frameless modules JKMxxxPP-DV Where "xxx" is the module power rating
Kyocera	Kyocera Modules with 46mm frames KYxxxZZ-AA Where "Y" can be D or U; "xxx" is the module power rating; "ZZ" can be blank, GX, or SX; and "AA" can be LPU, LFU, UPU, LPS, LPB, LFB, LFBS, LFB2, LPB2, 3AC, 3BC, 3FC, 4AC, 4BC, 4FC, 4UC, 5AC, 5BC, 5FC, 5UC, 6BC, 6FC, 8BC, 6MCA, or 6MPA
LG	LG modules with 35, 40 and 46 mm frames LGxxxYaZ-bb Where "xxx" is the module power rating; "Y" can be A, E, N, Q, S; "a" can be 1 or 2; "Z" can be C, K, T, or W; and "bb" can be A3, A5, B3, G3, G4, K4, or V5
Longi	Longi modules with 30, 35 and 40 mm frames LRA-YYZZ-xxxM Where "a" can be 4 or 6; "YY" can be blank, 60 or 72; "ZZ" can be blank, BK, BP, HV, PB, PE, PH, HBD, HPB, or HPH; "xxx" is the module power rating
Mission Solar	Mission Solar modules with 40 mm frames MSEbbxxxZZaa Where "bb" can be blank or 60A; "xxx" is the module power rating; "ZZ" can be blank, MM, SE, SO or SQ, and "aa" can be blank, 1J, 4J, 4S, 5K, 5T, 6J, 6S, 6W, 8K, 8T, or 9S
Mitsubishi	Mitsubishi modules with 46 mm frames PV-MYYxxxZZ Where "YY" can be LE or JE; xxx is the module power rating; and "ZZ" can be either HD, HD2, or FB

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FLUSH MOUNT INSTALLATION MANUAL - 12

MODULE COMPATIBILITY

Motech	IM and XS series modules with 40, 45 and 50 mm frames
Neo Solar Power	Neo Solar Power modules with 35 mm frames D6YxxxZZaa Where "Y" can be M or P; xxx is the module power rating; "ZZ" can be B3A, B4A, E3A, E4A, H3A, H4A; and "aa" can be blank, (TF), ME or ME (TF)
Panasonic	Panasonic modules with 35 and 40 mm frames BHNxxxYzzA Where "xxx" refers to the module power rating; "YY" can be either KA, SA or ZA; "zz" can be either 01, 02, 03, 04, 06, 06B, 11, 11B, 15, 15B, 16, 16B, 17, or 18; and "A" can be blank, E or G
Peimar	Peimar modules with 40 mm frames SGxxxYzz Where "xxx" is the module power rating; "Y" can be M or P; and "zz" can be blank, (BF), or (FB)
Phono Solar	Phono Solar modules with 35, 40 and 45 mm frames PSxxxY-ZZ/A Where xxx refers to the module power rating; "Y" can be M or P; "ZZ" can be 20 or 24; and "A" can be F, T or U
Prism Solar	Prism Solar frameless modules BiYY-xxxBSTC Where "YY" can be 48, 60, 60S, 72 or 72S; and "xxx" is the module power rating
REC Solar	REC modules with 30, 38 and 45 mm frames RECxxxYYZZ Where "xxx" is the module power rating; "YY" can be AA, M, NP, PE, PE72, TP, TP2, TP2M, TP2SM, or TP2S; and "ZZ" can be blank, Black, BLK, BLK2, SLV, or 72
Renesola	ReneSola modules with 35, 40 and 50 mm frames JCxxxY-ZZ Where "xxx" refers to the module power rating; "Y" can be F, M or S; and "ZZ" can be Ab, Ab-b, Abh, Abh-b, Abv, Abv-b, Bb, Bb-b, Bbh, Bbh-b, Bbv, Bbv-b, Db, or Db-b
Renogy	Renogy Modules with 40 and 50 mm frames RNG-xxxY Where "xxx" is the module power rating; and "Y" can be D or P
Risen	Risen Modules with 35 and 40 mm frames RSMyy-6-xxxZZ Where "yy" can be 60 or 72; "xxx" is the module power rating; and "ZZ" can be M or P Frameless modules RSMyy-6-xxxZZ Where "yy" can be 60 or 72; "xxx" is the module power rating; and "ZZ" can be MDG or PDG
S-Energy	S-Energy modules with 40 frames SNxxxY-ZZ Where "xxx" is the module power rating; "Y" can be M or P; and "ZZ" can be 10, or 15
Seraphim Energy Group	Seraphim modules with 35 and 40 mm frames SEG-6YY-xxxZZ Where "YY" can be MA, MB, PA, or PB; "xxx" is the module power rating; and "ZZ" can be BB, BW, WB or WW
Seraphim USA	Seraphim modules with 40 and 50 mm frames SRP-xxx-6YY Where "xxx" is the module power rating; and "YY" can be MA, MB, PA, PB, QA-XX-XX, and QB-XX-XX
Sharp	Sharp modules with 35 and 40 mm frames NUYYxxx Where "YY" can be SA or SC; and "xxx" is the module power rating
Silfab	Silfab Modules with 38 mm frames SYY-Z-xxx Where "YY" can be SA or LA; SG or LG; "Z" can be M, P, or X; and "xxx" is the module power rating
Solaria	Solaria modules with 40 mm frames PowerXT xxxY-ZZ Where "xxx" is the module power rating; "Y" can be R or C; and "ZZ" can be AC, BD, BX, BY, PD, PX, PZ, WX or WZ
Solarcity	Solarcity modules with 40 mm frames SCxxxYY Where "xxx" is the module power rating; and "YY" can be blank, B1 or B2
SolarTech	SolarTech modules with 42 mm frames STU-xxxYY Where "xxx" is the module power rating; and "YY" can be PERC or HJT
SolarWorld AG / Industries GmbH	SolarWorld Sunmodule Plus, Protect, Bisun, XL, Bisun XL, may be followed by mono, poly, duo, black, bk, or clear; modules with 31, 33 or 46 mm frames SW-xxx Where "xxx" is the module power rating
SolarWorld Americas Inc.	SolarWorld Sunmodule Plus, Protect, Bisun, XL, Bisun XL, may be followed by mono, poly, duo, black, bk, or clear; modules with 33 mm frames SWA-xxx Where "xxx" is the module power rating
Stion	Stion Thin film modules with 35 mm frames STO-xxx or STO-xxxA Thin film frameless modules STL-xxx or STL-xxxA Where "xxx" is the module power rating
SunEdison	SunEdison Modules with 35, 40 and 50 mm frames SE-YxxxZABCDE Where "Y" can be B, F, H, P, R, or Z; "xxx" refers to the module power rating; "Z" can be 0 or 4; "A" can be B,C,D,E,H,I,J,K,L,M, or N ; "B" can be B or W; "C" can be A or C; "D" can be 3, 7, 8, or 9; and "E" can be 0, 1 or 2

MODULE COMPATIBILITY

Suniva	Suniva modules with 35, 38, 40, 46 and 50 mm frames OPTxxx-AA-B-YYY-Z MVXxxx-AA-B-YYY-Z Where "xxx" is the module power rating; "AA" is either 60 or 72; "B" is either 4 or 5; "YYY" is either 100,101,700,1B0, or 1B1; and "Z" is blank or B
Sunpower	Sunpower standard (G3 or G4) or InvisiMount (G5) 40 and 46 mm frames SPR-Zb-xxx-YY Where "Z" is either A, E, P or X; "b" can be blank, 17, 18, 19, 20, 21, or 22; "xxx" is the module power rating and "YY" can be blank, BLK, COM, Q-AC, D-AC, E-AC, G-AC, BLK-C-AC, or BLK-D-AC
Sunpreme	Sunpreme frameless modules GXB-xxxYY Where "xxx" is the module power rating; and "YY" can be blank or SL
Sunspark	Sunspark modules with 40 mm frames SYY-xxZ Where "YY" can be MX or ST; "xxx" is the module power rating; and "Z" can be P or W
Suntech	Vd, Vem, Wdb, Wde, and Wd series modules with 35, 40 and 50 mm frames
Talesun	Talesun modules with 35 and 40 frames TP6yyZxxx-A Where "yy" can be 60, 72, H60 or H72; "Z" can be M, or P; "xxx" is the module power rating; and "A" can be blank, B, or T
Trina	Trina Modules with 30, 35, 40 and 46mm frames TSM-xxxYYZZ Where "xxx" is the module power rating; "YY" can be DD05, DD06, DE14, DE15, DEG15, PA05, PC05, PD05, PD06, PA14, PC14, PD14, PE14, or PE15 ; and "ZZ" can be blank, .05, .08, .10, .18, .08D, .18D, 0.82, .002, .00S, 05S, 08S, A, A.05, A.08, A.10, A.18, A(II), A.05(II), A.08(II), A.082(II), A.10(II), A.18(II), H, H(II), H.05(II), H.08(II), HC.20(II), HC.20(II), or M Frameless modules TSM-xxxYY Where "YY" can be either DEG5(II), DEG5.07(II), DEG5.40(II), DEG5.47(II), DEG14(II), DEG14C(II), DEG14C.07(II), DEG14.40(II), PEG5, PEG5.07, PEG5.40, PEG5.47, PEG14, or PEG14.40
Vikram	Vikram solar modules with 40 mm frames Syy.ZZ.AAA.bb Where "yy" can be M, P, MBB, MH, MS, MHBB, or PBB; "ZZ" can be 60 or 72; "AAA" is the module power rating; and "bb" can be 03.04 or 05
Winaico	Winaico modules with 35 and 40 mm frames Wsy-xxxz6 Where "y" can be either P or T; "xxx" is the module power rating; and "z" can be either M or P
Yingli	Panda, YGE and YGE-U series modules with 35, 40 and 50 mm frames



Tech Brief

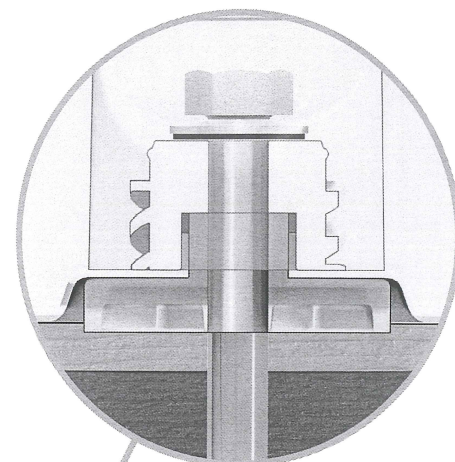
FlashFoot2

The Strongest Attachment in Solar

IronRidge FlashFoot2 raises the bar in solar roof protection. The unique water seal design is both elevated and encapsulated, delivering redundant layers of protection against water intrusion. In addition, the twist-on Cap perfectly aligns the rail attachment with the lag bolt to maximize mechanical strength.

Twist-On Cap

FlashFoot2's unique Cap design encapsulates the lag bolt and locks into place with a simple twist. The Cap helps FlashFoot2 deliver superior structural strength, by aligning the rail and lag bolt in a concentric load path.

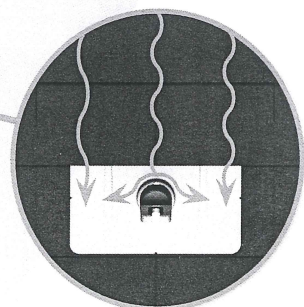


Three-Tier Water Seal

FlashFoot2's seal architecture utilizes three layers of protection. An elevated platform diverts water away, while a stack of rugged components raises the seal an entire inch. The seal is then fully-encapsulated by the Cap. FlashFoot2 is the first solar attachment to pass the TAS-100 Wind-Driven Rain Test.

Single Socket Size

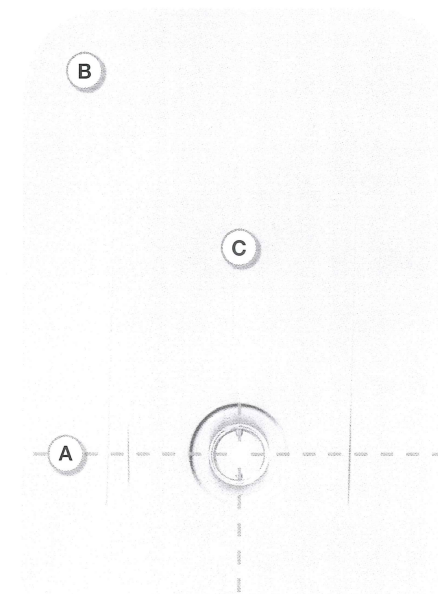
A custom-design lag bolt allows you to install FlashFoot2 with the same 7/16" socket size used on other Flush Mount System components.



Water-Shedding Design

An elevated platform diverts water away from the water seal.

Installation Features



A Alignment Markers

Quickly align the flashing with chalk lines to find pilot holes.

B Rounded Corners

Makes it easier to handle and insert under the roof shingles.

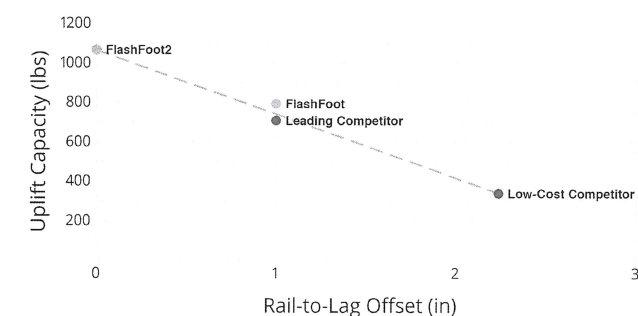
C Reinforcement Ribs

Help to stiffen the flashing and prevent any bending or crinkling during installation.

Benefits of Concentric Loading

Traditional solar attachments have a horizontal offset between the rail and lag bolt, which introduces leverage on the lag bolt and decreases uplift capacity.

FlashFoot2 is the only product to align the rail and lag bolt. This concentric loading design results in a stronger attachment for the system.



Testing & Certification

Structural Certification

Designed and Certified for Compliance with the International Building Code & ASCE/SEI-7.

Water Seal Ratings

Water Sealing Tested to UL 441 Section 27 "Rain Test" and TAS 100-95 "Wind Driven Rain Test" by Intertek. Ratings applicable for composition shingle roofs having slopes between 2:12 and 12:12.

UL 2703

Conforms to UL 2703 Mechanical and Bonding Requirements. See Flush Mount Install Manual for full ratings.

Tech Brief

Staff photos of 222 N River



Both photos taken from right-of-way facing northeast to proposed installation site.





Photo of 222 N River Facade from right-of-way.



CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Alternative Energy

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

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

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

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

Planning

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

Historic District

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

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

Ypsilanti's Historical Preservation ordinance and the Standards for Rehabilitation of Historic Structures set by the U.S. Secretary of the Interior govern the review of any work proposed in the district.

Under the ordinance, the HDC cannot approve any installation that would destroy or wholly obscure a character-defining feature, either by virtue of its installation or its removal. Examples of "character-defining features" include, but are not limited to, doors, windows, porches, rooflines, significant landscape features, and transoms. Both the materials and the arrangement of these features define a property's historic character and must not be obscured, radically changed, damaged, or destroyed.

General Considerations for Alternative Energy Installations

The term "alternative energy" covers a variety of technologies including geothermal, wind, and solar power. The general principles below apply equally to all types of alternative energy installations.

Effect on the Historic Material. The solar panels should not damage or obscure any historic material or character-defining feature on the structure.

Installations can be denied if there is any uncertainty as to how the installation will affect the structure or materials in the future.

Visibility. Any alternative energy installation, including solar panels, should not be visible on the primary façade (or facades if located on a corner lot) of the historic structure. The best location for solar panels is usually on the south facing roof. However, if this location can be seen from the street then solar panels would not be approved in that location.

Inverters and disconnects. Any inverter and/or power disconnect boxes installed as part of an alternative energy system should not be visible from the front of the structure. Any conduits for the alternative energy system to these boxes should not differ in color from the surface on which they are mounted.

Age of Structure. The age of the structure on which any installation would be installed is also a consideration. *Example:* South-facing solar panels that would be visible from the street on a 10 year old garage that sits behind a historic structure may be an acceptable alternative to placing panels on the main historic structure.

Installation and attachment. The proposed method and materials for attachment and the method of eventual removal and repair of any resulting damage to the structure shall be clearly identified in any work permit application.

Solar Panels

Angle of Attachment. If placed on the roof of the structure, the angle of the solar panels should match that of the roof. Flat roofs will have different consideration.

For more information, please see National Park Service's [Preservation Brief 3: Improving Energy Efficiency in Historic Buildings](#).

Last updated: January 2019



HDC Work Permit Staff Review

Property address: 39 E Cross

Property History: The property includes an Italianate-style commercial block that is contributing to the historic district.

Date Complete Application Received: March 22, 2021

Date of Review: April 7, 2021

Date of Meeting: April 13, 2021

Proposed work: Covering for outdoor balcony.

Materials: treated lumber and translucent corrugated plastic roofing.

Staff review:

1. The applicant wishes to build a roof over an existing second floor patio atop the rear ell of the building.
2. Some of this work has already been started without HDC approval.

Structure:

3. The applicant proposes to build a structure of cedar tone treated framing over the patio.
4. The structure roof will be mounted to the building wall with a 2x8 ledger and the supportive posts will be anchored floor joists.
5. The supportive posts will include small decorative brackets.
6. The posts will be clad in Azek/HardiBoard/Boral composite trim, as well as an existing floor protrusion.
7. The roof will be comprised of a corrugated plastic material.

Additional Features

8. An existing privacy wall will be expanded and clad in hardi-board to cover exterior duct work.
9. Two wall-mounted fans will be installed, finished in textured bronze.
10. An option to replace the current steel door with a wood single-light door is being considered, however the

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

applicant has not officially decided to change out the door.

11. Although there is a variety of materials and fixtures proposed for this balcony area, the HDC has generally been flexible with structures on the rears of commercial buildings. The HDC should consider that this area will be visible from N River and E Cross streets as well as the rear of the building. In staff opinion the one component that stands out as atypical for the historic district is corrugated plastic roofing.
12. The motion provided is approval with conditioned on mounting objects to the mortar joints, finishing in a paint or stain, and no faux wood grain. If the HDC agrees with these recommended conditions, they should confirm with the applicant.

Recommended Motions:

Move to issue a Certificate of Appropriateness for the work at 39 E Cross as submitted in the application dated March 22, 2021, for construction of a roof over the rear second floor outdoor seating area as submitted with the conditions that objects mounted to the building are mounted to the mortar joints rather than brick, that the wood components of the structure be finished in paint or an opaques stain and that the composite siding portions of the structure have a smooth finish, rather than faux wood-grain. It is recommended that the materials utilize colors that are similar to or compatible with colors already used on the building.

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

Prepared by:

Scott E. Slagor, Preservation Planner



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

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

R:27970
#1316
PHD-21-0012

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

39 East Cross

Applicant

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

Name

Gipfert's Construction LLC

Address

City

Willis

State

Michigan

Zip

48191

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Keith Gipfert

Type of work

☐ Roofing

☐ Window/Door
Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☒ Other

☐ Application Amendment

Complete Description of Proposed Work:

add a roof over existing patio cedartone treated framing with clear acrylic roofing panels

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:
42,000.00	\$45 + \$65 = \$110

Signature

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

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

Date:
3/22/2021

Print Name:
Keith Gipfert

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.

GENERAL NOTES

ALL WORK BY ALL TRADES SHALL CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, RULES AND REGULATIONS, OSHA REQUIREMENTS.

ALL WORK SHALL FOLLOW COMMONLY ACCEPTED INDUSTRY STANDARDS AND SHALL MEET ANY AND ALL MANUFACTURERS HANDLING AND INSTALLATION SPECIFICATIONS.

CONTRACTOR AND ALL SUBCONTRACTORS MUST BE AWARE OF ALL APPLICABLE CODES, REGULATIONS AND INDUSTRY STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

CONTRACTOR SHALL NOTIFY OWNER OF ANY DISCREPANCIES OR OTHER ISSUES WHICH SHALL NECESSITATE ALTERATION OF DESIGN INTENT PRIOR TO COMMENCEMENT OF RELATED WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS.

CONTRACTOR SHALL PROVIDE ALL TEMPORARY UTILITIES REQUIRED FOR COMPLETION OF THE WORK. CONTRACTOR TO COORDINATE ANY NECESSARY UTILITY SHUT-OFF WITH OWNER.

COORDINATE SITE ACCESS, STAGING AND STORAGE AREAS, AND PROJECT SCHEDULING CLOSELY WITH OWNER.

CONTRACTOR SHALL MAINTAIN THE IMMEDIATE CONSTRUCTION SITE IN A SAFE, SECURE AND CLEAN MANNER.

CONTRACTOR TO PROVIDE ANY TEMPORARY WEATHERPROOFING WHICH MAY BE REQUIRED BY REWORK.

CONTRACTOR TO STORE ALL MATERIALS AND REFUSE IN A SAFE AND SECURE MANNER.

COORDINATE WITH OWNER WHETHER ANY MATERIALS OR FIXTURES REMOVED DURING DEMOLITION SHALL BE SALVAGED AND RETURNED TO OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS FROM SITE.

CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY PROTECTION OF ALL EXISTING CONSTRUCTION AND ITEMS WHICH ARE TO REMAIN

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FUME AND DUST CONTROL WITHIN THE STRUCTURE TO THE SATISFACTION OF THE OWNER.

MATERIAL OR CONSTRUCTION PROCEDURES WHICH ARE PROHIBITED BY LAW OR WHICH MAY CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR THE HEALTH OF ANY PERSON ON THE SITE DURING CONSTRUCTION AND/ OR DURING OCCUPANCY SHALL NOT BE USED ON THE PROJECT.

NO SMOKING SHALL BE ALLOWED INSIDE THE STRUCTURE OR IN THE IMMEDIATE VICINITY DURING CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING ANY TEMPORARY SHORING, BRACING OR OTHER SUPPORT NECESSARY DURING REWORK.

DIMENSIONS AND ALIGNMENTS SHOWN ARE BASED UPON VISUAL INSPECTION OF EXISTING STRUCTURE AND CONSTRUCTION DOCUMENTS FOR EXISTING RESIDENCE PROVIDED BY HOMEOWNER. VERIFY COMPLIANCE WITH DESIGN INTENT (HORIZONTAL AND VERTICAL ALIGNMENT, ETC.) PRIOR TO CONSTRUCTION.

NOTIFY DESIGNER IMMEDIATELY IF ANY DEVIATION FROM DESIGN INTENT IS NECESSARY DUE TO FIELD CONDITIONS

DO NOT SCALE DRAWINGS! USE DIMENSIONS AND ALIGNMENT NOTES PROVIDED.

VERIFY ROUGH OPENING SIZES PRIOR TO PURCHASE AND INSTALLATION OF ANY PREFAB ITEMS SUCH AS DOORS, WINDOWS, FIXTURES AND EQUIPMENT. NOTIFY DESIGN + OWNER OF ANY DISCREPANCY WHICH WILL NECESSITATE ALTERATION OF DESIGN INTENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL TYPICAL ITEMS NOT SPECIFICALLY NOTED IN DRAWINGS BUT NECESSITATED BY ITEMS SHOWN SUCH AS BLOCKING, BRACING, INFILL PANELS, FIRESTOPPING, FASTENERS, PLUMBING, ELEC. AND MECH. WORK, ETC. ASSOCIATED WITH THE NEW AND RENOVATED ITEMS SHOWN OR NOTED IN DRAWINGS.

PATCH, REPAIR AND/ OR REFINISH ALL CONSTRUCTION AS NECESSARY ADJACENT TO AREAS DISTURBED BY REWORK OR DAMAGED OR OTHERWISE AFFECTED BY CONTRACTORS OR SUBCONTRACTORS PERSONNEL DURING PROJECT

COORDINATE ALL WORK BETWEEN ALL SHEETS IN THIS SET AND OTHER SUPPLEMENTARY ITEMS PROVIDED BY ARCHITECT OR OWNER SUCH AS BULLETINS, ADDENDA, OWNERS FINISH AND FIXTURE CHOICES, ETC.

CONTRACTOR TO ENSURE THAT ALL TRADES, SUBCONTRACTORS AND OTHER PERSONS DOING WORK ON THIS PROJECT ARE WORKING FROM CURRENT INFORMATION. IF BULLETINS ARE ISSUED FOR ANY SHEET IN THIS SET OR OTHER CHANGES ARE MADE TO THE WORKING DRAWINGS, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CURRENT SHEETS. ALL REPLACED SHEETS SHALL BE CLEARLY MARKED AS "VOID" ALONG WITH THE DATE OF THE REPLACEMENT SHEET.

SAMPLE SUBMITTALS FOR FINISH MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, WOOD (SPECIES, GRAIN CHARACTER, FINISH) STONE, TILE, ETC SHALL BE PROVIDED FOR OWNER + DESIGNER REVIEW AND APPROVAL.

SHOP DRAWINGS/ CUTSHEETS SHALL BE PROVIDED FOR OWNER/ DESIGNER REVIEW FOR ITEMS SUCH AS BUT NOT LIMITED TO TRIM PROFILES, LIGHT FIXTURES, HARDWARE, ETC

VERIFY PATTERN LAYOUT FOR ALL APPLICABLE ITEMS WITH DESIGNER PRIOR TO FABRICATION/ INSTALLATION

GENERAL MEP NOTES

DRAWINGS ARE FOR LAYOUT PURPOSES- ELECTRICAL, PLUMBING, MECHANICAL WORK IS TO BE DESIGN-BUILD IN NATURE BEYOND FUNCTIONAL/ VISIBLE COMPONENTS DEPICTED HEREIN.

MEP DRAWINGS TO BE PRODUCED FOR APPROPRIATE DISCIPLINE PERMIT SUBMITTAL BY OTHERS.

ALL WORK TO BE CODE-COMPLIANT WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL CODES, REGULATIONS, ORDINANCES, ETC.

ALL WORK AND MATERIALS TO BE OF THE HIGHEST FINISH QUALITY FOR PARTICULAR INDUSTRY STANDARDS.

ALL WORK TO INCLUDE ALL COMPONENTS NECESSARY FOR CODE-COMPLIANT AND INDUSTRY-ACCEPTED NORMS FOR INSTALLATION OF GIVEN ITEMS SHOWN/ NOTED

ANY SUBMITTAL DOCUMENTS REQUIRED BY REVIEWING AGENCIES BEYOND THESE PLANS ARE TO BE PROVIDED BY SUBCONTRACTORS.

SUBCONTRACTOR TO PROVIDE CUTSHEETS FOR ALL DECORATIVE/ FUNCTIONAL ITEMS FOR OWNER DESIGNER REVIEW. PROVIDE FINISH SAMPLES FOR ANY APPLICABLE ITEMS.

SUBCONTRACTORS TO VERIFY LAYOUTS AT PRE-ROUGH WALKTHROUGH MEETING- AFTER DEMO AND ONCE EXACT LAYOUTS HAVE BEEN DETERMINED COORDINATED WITH FIELD CONDITIONS, EXACT DIMENSIONS, ETC.

COORDINATE ANY MINOR REVISIONS TO EXISTING MECHANICAL, ELECTRICAL, PLUMBING ITEMS WHICH NEED TO BE ADJUSTED/ RELOCATED DUE TO NEW WORK WITH DESIGNER

ELECTRICAL NOTES

ALL WORK AND MATERIALS TO BE OF THE HIGHEST FINISH QUALITY FOR PARTICULAR INDUSTRY STANDARDS.

ALL WORK TO BE CODE-COMPLIANT WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL CODES, REGULATIONS, ORDINANCES, ETC.

ELECTRICAL DRAWING IS FOR LAYOUT PURPOSES- ELECTRICAL WORK IS ASSUMED TO BE DESIGN-BUILD IN NATURE BEYOND FUNCTIONAL/ VISIBLE COMPONENTS DEPICTED HEREIN.

ALL WORK TO INCLUDE ALL COMPONENTS NECESSARY FOR CODE-COMPLIANT AND INDUSTRY-ACCEPTED NORMS FOR INSTALLATION OF GIVEN ITEMS SHOWN INCLUDING BUT NOT LIMITED TO FASTENERS, BLOCKING, CONDUIT, WIRING, BRACING, SUSPENSION AND FRAMING SYSTEMS

ELECTRICAL CONTRACTOR IS TO VERIFY EXISTING PANEL, LAYOUTS AND CIRCUIT LOADS, AND LAY OUT NEW DEVICES SO AS TO FUNCTION TOGETHER AS NOTED IN THIS PLAN.

COORDINATE ALL ELECTRICAL WORK WITH REMAINDER OF ARCHITECTURAL SHEETS- FLOOR AND CEILING PLANS AND DETAILS. DO NOT SCALE DRAWINGS FOR LAYOUT

EXISTING DEVICES SUCH AS SWITCHES, OUTLETS, ETC WITHIN REWORKED AREAS ARE TO BE REMOVED OR RELOCATED AS NOTED FOR LAYOUT DEPICTED. CAP ALL REMOVED ELECTRICAL AS NECESSARY.

EXISTING DEVICES (SWITCHES, OUTLETS) NOT NOTED OTHERWISE ARE TO REMAIN

EXISTING ELECTRICAL TO REMAIN UNLESS SPECIFICALLY NOTED IN SPACES NOT BEING REWORKED

ANY ACCESS PANELS REQUIRED IN DRYWALL CEILINGS FOR VALVES, CONTROLS, UNAVOIDABLE ELECTRICAL JUNCTION BOXES, ETC TO BE FLUSH MUD-OVER-FLANGE STYLE, METAL. LOCATIONS TO BE COORDINATED WITH DESIGNER PRIOR TO ROUGH-IN

ANY ELECTRICAL WORK IMPACTING EXISTING OR NEW CODE-REQUIRED RATED ASSEMBLIES/ PARTY WALLS TO BE PATCHED TO RETAIN CONTINUITY OF SEPARATION.

ALL ITEMS NOTED ARE TO HAVE FULL SUBMITTALS TO DESIGNER FOR REVIEW- SHOP DRAWINGS FOR LAYOUT, ELECTRICAL CIRCUITING, FIXTURE CUTSHEETS, ETC.

INFORM DESIGNER OF ANY DISCREPANCY OR OTHER ISSUES BETWEEN DESIGN INTENT, EXISTING CONDITIONS, CODE REQUIREMENTS- VERIFY PROPER FUNCTION OF SYSTEMS PRIOR TO ANY COMPONENT INSTALLATION

FIRE SAFETY SYSTEM MODIFICATIONS IF REQUIRED BY THE MUNICIPALITY ARE TO BE UNDER THE ELECTRICAL SUBCONTRACTOR INCLUDING ALL COMPONENTS' DESIGN, SUPPLY, INSTALLATION, AND COORDINATION WITH WORK OF OTHER TRADES. FIELD VERIFY EXISTING CONDITIONS AND REWORK REQUIRED.

COORDINATE ALARM SYSTEM REQUIREMENTS WITH OWNER.

COORDINATE WIFI/ DATA REQUIREMENTS WITH OWNER.

ARCHITECT

DANIEL A. SONNTAG, NCARB
734.604.8833
MI ARCHITECT LICENSE #13010-41258
EXPIRATION 10/31/2021

REMOVAL OF EXISTING BAR, REWORK OF EXISTING EXTERIOR ROOFTOP ROOF STRUCTURE.

EXISTING ROOFTOP DECK STRUCTURE TO REMAIN - NO ADDITIONAL LOAD TO BE ADDED, NO ADDITIONAL OCCUPANCY LOAD

EXISTING EGRESS FROM SPACE TO REMAIN

PROJECT DESCRIPTION

BUILDING DATA

CODE: MICHIGAN REHAB CODE 2015
WORK AREA COMPLIANCE-
LEVEL 2 ALTERATION

CONSTRUCTION TYPE: II-B

USE GROUP: A-2 (303.3)

SEPARATION: NONE, EXISTING TO REMAIN

WORK AREA: 730 SF (EXISTING ROOFTOP PATIO)

BUILDING HEIGHT: 2 STORY (EXISTING)

FIRE SUPPRESSION: NON-SPRINKLERED (EXISTING)

ACCESSIBILITY

EXISTING ACCESSIBILITY CONDITIONS TO REMAIN, NO CHANGES

OCCUPANCY COUNT

730 SF @ 1/15 (UNCONCENTRATED TABLES AND CHAIRS) - 49
OCCUPANTS - NO CHANGE

LIST OF DRAWINGS

A-0.0 PROJECT INFO / GENERAL NOTES

A-1.0 DEMO FLOOR PLAN, ROOF PLAN

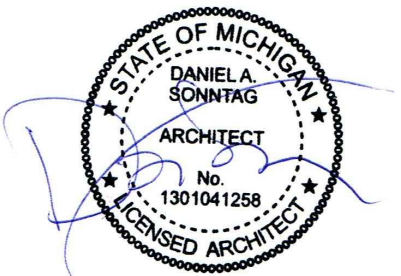
A-1.1 ELEVATION/ SECTION

No.	Date	Description
	3.8.21	PERMIT

DRAWN BY DAS

FACILITY/CLIENT

AUBREES RESTAURANT
39 E. CROSS STREET
YPSILANTI, MI 48198



PROJECT
ROOFTOP REMODEL

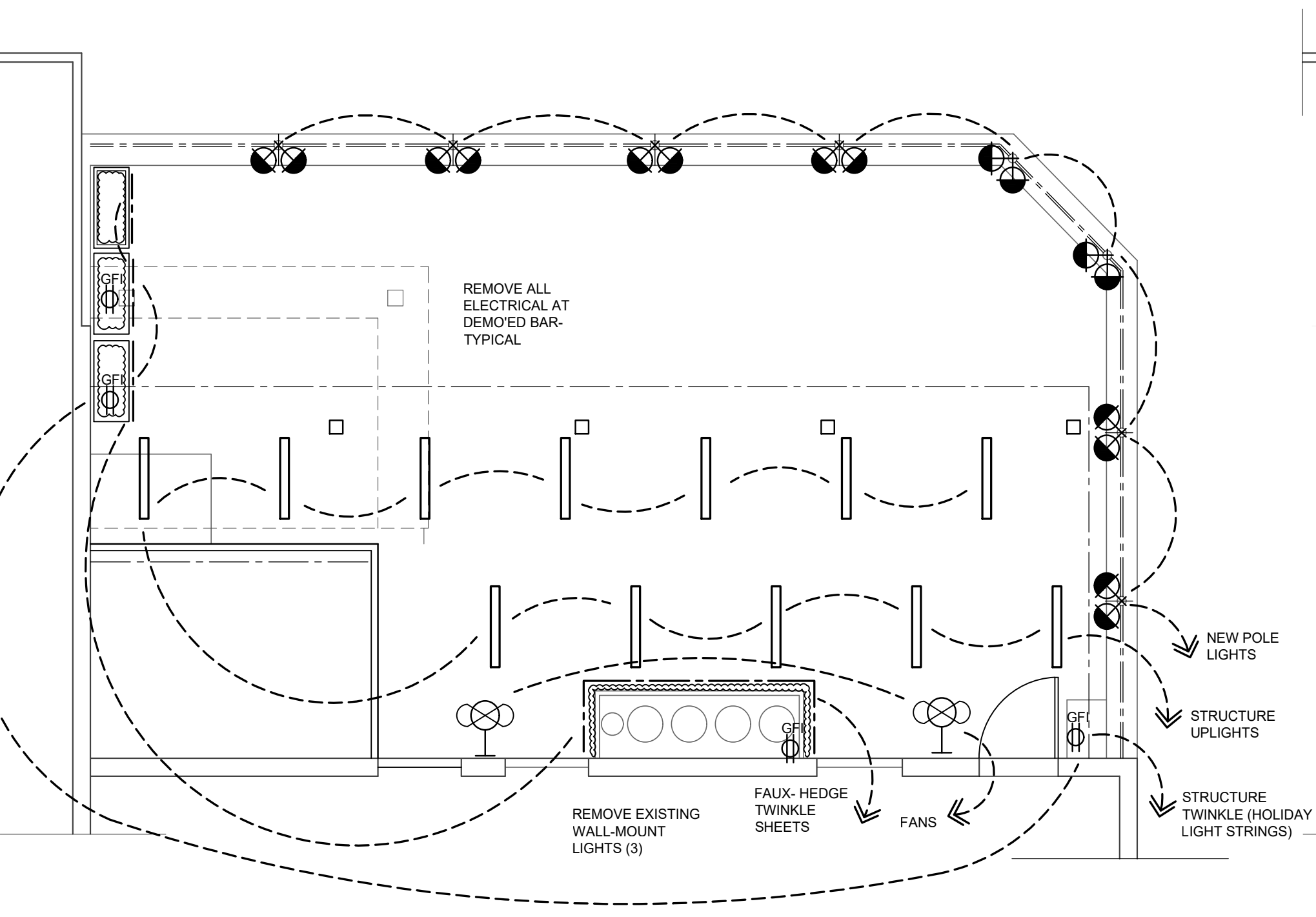
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FAX 734.996.8899

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architecture + plc
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DAS@SONNTAGGMAIL.COM

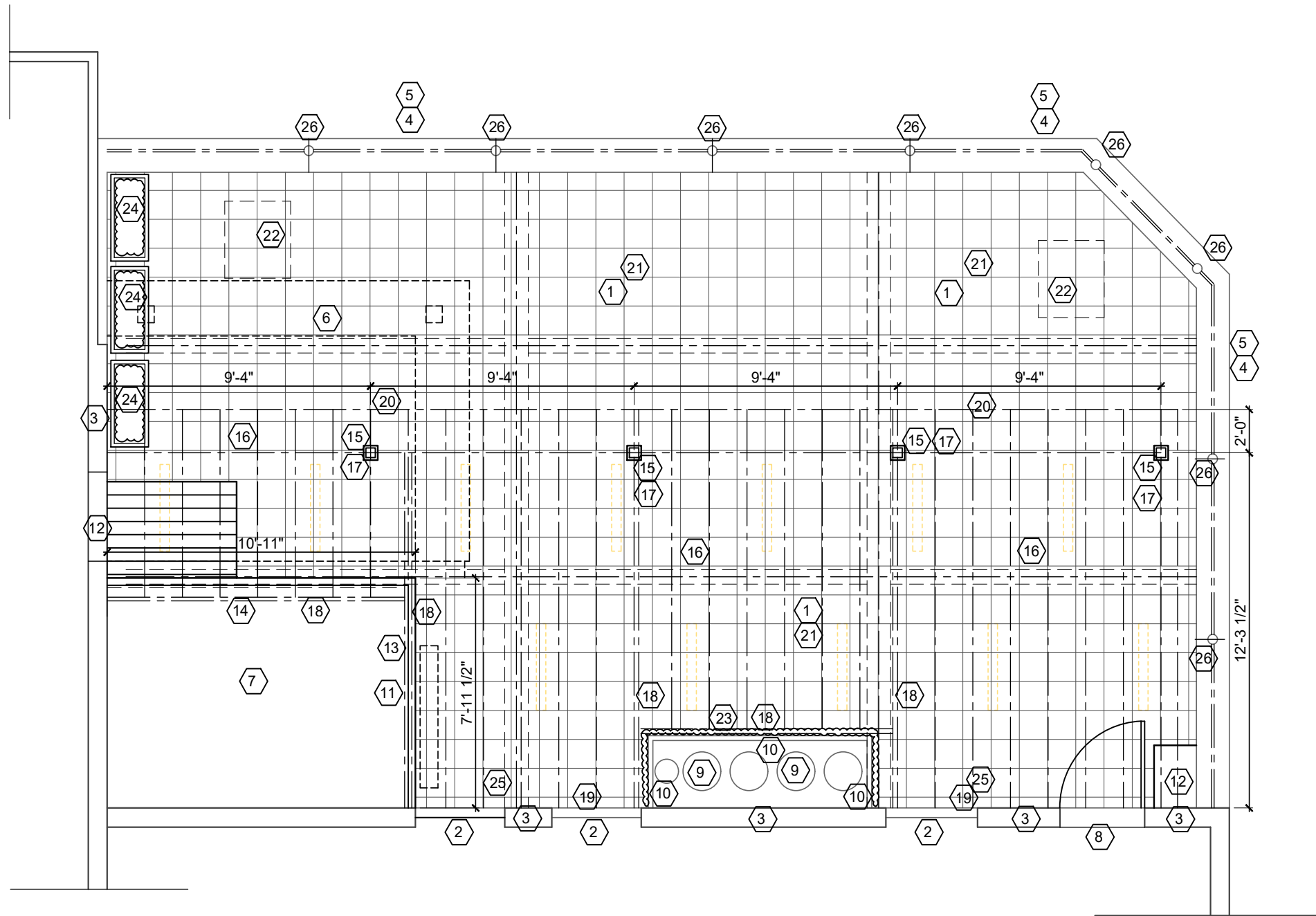
SHEET TITLE
PROJECT INFO /
GENERAL NOTES

SHEET NO.
A0.0

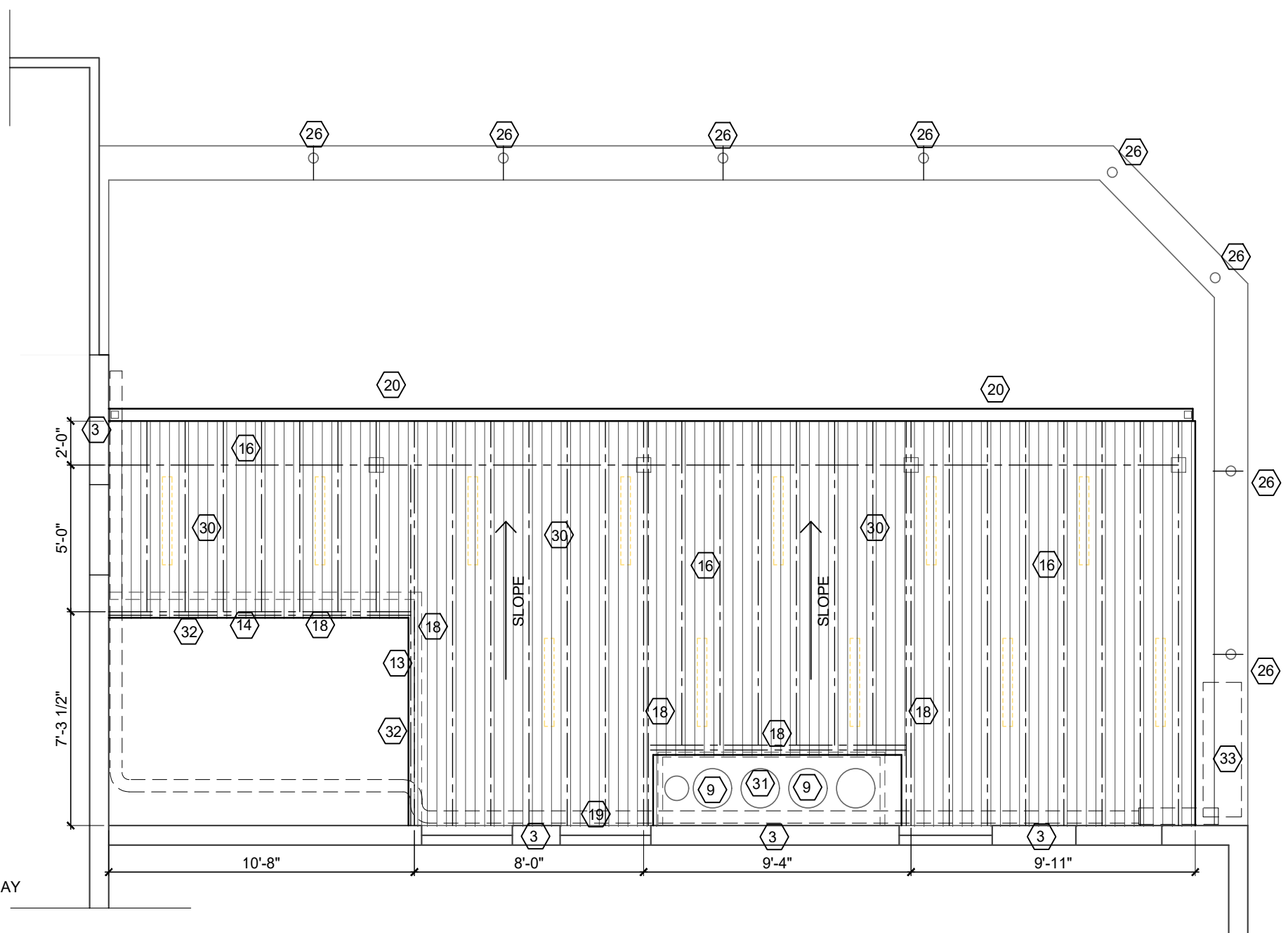
ELECTRICAL NOTES		ELECTRICAL LEGEND
ALL WORK AND MATERIALS TO BE OF THE HIGHEST FINISH QUALITY FOR PARTICULAR INDUSTRY STANDARDS.	ALL CONDUIT, J-BOXES, ETC IN FINISHED SPACES ARE TO BE RECESSED/ CONCEALED WITHIN WALL SURFACES, ABOVE CEILINGS, ETC. NO SUCH COMPONENTS ARE TO BE VISIBLE WITHIN FINISHED SPACES	GFI EXTERIOR GFI OUTLET FOR NEW PLUG-IN LIGHTS
ALL WORK TO BE CODE-COMPLIANT WITH ALL APPLICABLE STATE, LOCAL AND FEDERAL CODES, REGULATIONS, ORDINANCES, ETC.	NO REWORK IS TO LEAVE VESTIGIAL J-BOXES WITH COVER PLATES IN FINISHED AREAS UNLESS APPROVED BY DESIGNER. ANY SUCH SITUATIONS MUST HAVE WIRING PULLED BACK TO J-BOXES WITHIN CLOSETS, OUT-OF-SIGHT, ETC.	NEW POLE-TOP LIGHT FIXTURE BY DESIGNER, INSTALLED BY CONTRACTOR. ON EXISTING POLES, REUSE EXISTING CIRCUIT
ELECTRICAL DRAWING IS FOR LAYOUT PURPOSES- ELECTRICAL WORK IS ASSUMED TO BE DESIGN-BUILD IN NATURE BEYOND FUNCTIONAL/ VISIBLE COMPONENTS DEPICTED HEREIN.	ANY ACCESS PANELS REQUIRED IN DRYWALL CEILINGS FOR VALVES, CONTROLS, UNAVOIDABLE ELECTRICAL JUNCTION BOXES, ETC TO BE FLUSH MUD-OVER-FLANGE STYLE. METAL LOCATIONS TO BE COORDINATED WITH DESIGNER PRIOR TO ROUGH-IN	NEW 36" STRIP-TYPE EXTERIOR LED SURFACE-MOUNT UPLIGHT
ALL WORK TO INCLUDE ALL COMPONENTS NECESSARY FOR CODE-COMPLIANT AND INDUSTRY-ACCEPTED NORMS FOR INSTALLATION OF GIVEN ITEMS SHOWN INCLUDING BUT NOT LIMITED TO FASTENERS, BLOCKING, CONDUIT, WIRING, BRACING, SUSPENSION AND FRAMING SYSTEMS	ALL ITEMS NOTED ARE TO HAVE FULL SUBMITTALS TO DESIGNER FOR REVIEW- SHOP DRAWINGS FOR LAYOUT, ELECTRICAL CIRCUITING, FIXTURE CUTSHEETS, ETC.	NEW HOLIDAY/ TWINKLE LIGHT SHEET TO CREATE SPARKLE IN NEW FAUX HEDGE SURFACES
ELECTRICAL CONTRACTOR IS TO VERIFY EXISTING PANEL LAYOUTS AND CIRCUIT LOADS, AND LAY OUT NEW DEVICES SO AS TO FUNCTION TOGETHER AS NOTED IN THIS PLAN.	INFORM DESIGNER OF ANY DISCREPANCY OR OTHER ISSUES BETWEEN DESIGN INTENT, EXISTING CONDITIONS, CODE REQUIREMENTS- VERIFY PROPER FUNCTION OF SYSTEMS PRIOR TO ANY COMPONENT INSTALLATION	NEW EXTERIOR WALL-MOUNT DECORATIVE FAN
COORDINATE ALL ELECTRICAL WORK WITH REMAINDER OF ARCHITECTURAL SHEETS- FLOOR AND CEILING PLANS AND DETAILS. DO NOT SCALE DRAWINGS FOR LAYOUT		
EXISTING DEVICES SUCH AS SWITCHES, OUTLETS, ETC WITHIN REWORKED AREAS ARE TO BE REMOVED OR RELOCATED AS NOTED FOR LAYOUT DEPICTED. CAP ALL REMOVED ELECTRICAL AS NECESSARY.		
EXISTING DEVICES (SWITCHES, OUTLETS) NOT NOTED OTHERWISE ARE TO REMAIN		
EXISTING ELECTRICAL TO REMAIN UNLESS SPECIFICALLY NOTED IN SPACES NOT BEING REWORKED		



3 ROOFTOP ELECTRICAL LAYOUT
A1.0 SCALE 1/4" = 1'-0"



2 OVERALL ROOFTOP DECK ROOF PLAN
A1.0 SCALE 1/4" = 1'-0"



1 OVERALL ROOFTOP DECK PLAN
A1.0 SCALE 1/4" = 1'-0"

PLAN KEY NOTES

01

EXISTING FLOOR STRUCTURE TO REMAIN- 5/4 DECKING ON 2X8 JOISTS @16" O.C. ON HEAVY STEEL STRUCTURE- ALL TO REMAIN

02

EXISTING WINDOWS TO REMAIN

03

EXISTING EXTERIOR BRICK WALLS TO REMAIN- TYPICAL- TO BE REPAINTED- PREP AS NEEDED, CLEAN, SCRAPE PEELING PAINT ETC PRIOR TO REPAINT

04

EXISTING LOW PARAPET TO REMAIN- EXISTING COPING TO BE CLEANED/ POWERWASHED

05

EXISTING STEEL PICKET GUARDRAIL TO REMAIN

06

EXISTING BAR TO BE REMOVED DOWN TO FLOORING- REMOVE EXISTING BAR, STRUCTURE; REMOVE EXISTING ROOF STRUCTURE, REMOVE ALL EQUIPMENT. CAP ALL UTILITIES, BEVERAGE LINES BACK AS NEEDED

07

EXISTING SLOPING METAL ROOF TO REMAIN

08

EXISTING DOOR TO BE REPLACED- NEW FULL-HT SINGLE- LIGHT GLASS IN WOOD STYLE+RAIL- REUSE EXISTING FRAME, HARDWARE IF POSSIBLE

09

EXISTING DUCTS TO REMAIN

10

EXISTING FENCING AROUND DUCTS TO REMAIN

11

EXISTING PLANTER BOX TO BE REMOVED DOWN TO FLOOR

12

EXISTING BUILT-UP PROTRUSION TO REMAIN- NEW SURFACING (TREX/ AZEK/ HARD) TO MATCH FLOORING/ SIDING

13

EXISTING SCREENWALL TO BE REWORKED- EXTEND OR REPLACE UP TO UNDERSIDE OF NEW ROOF STRUCTURE

14

NEW SCREEN WALL ACROSS BOTTOM FACE OF SLOPING ROOF/ GUTTER (TO REMAIN) - SEE ELEVATION- PROVIDE REMOVABLE SECTION AS NEEDED FOR GUTTER MAINT

15

NEW POSTS- 4X4 TREATED WITH 1X AZEK OR COMP SURF- ACING, TRIM PER ELEVATIONS

16

NEW ROOF STRUCTURE- TREATED 2X8 JOISTS @ 1:12 SLOPE

17

NEW TRIPLE JOISTS BELOW IN FLOOR STRUCTURE FOR NEW POST BEARING

18

NEW DOUBLE JOISTS N ROOF STRUCTURE FOR CROSS-BEARING- PROVIDE HANGERS

19

CLEAT BOARD AT EXISTING BRICK WALL WITH HANGERS FOR ROOF JOIST BEARING

20

FASCIA- 1X FACING ON 2X TREATED STRUCTURE, PREFIN METAL GUTTER TO DOWNSPOUT AT EACH END

21

NEW FLOORING PER SPEC OVER TOP OF EXISTING

22

EXISTING ACCESS PANELS TO REMAIN- COORDINATE WITH NEW FLOORING- PROVIDE GRIPS FOR MAINT REMOVAL

23

NEW SCREENING ON EXISTING FENCE- FAUX HEDGE MAT MATERIAL ON WIRE MESH- PROVIDE POWER FOR TWINKLE LIGHTS

24

NEW PLANTERS WITH FAUX HEDGES- PROVIDE POWER FOR TWINKLE LIGHTS

25

NEW WALL-MOUNT FANS

26

NEW LIGHTING ON EXISTING POLES

27

NOT USED

28

NOT USED

29

NOT USED

30

NEW TRANSLUCENT HALFPIPE ROOFING PER SPEC

31

CREATE OPENING AROUND EXISTING DUCTS- COORDINATE EXACT DIMENSIONS WITH FIELD CONDITIONS

32

CREATE OPENING OVER EXISTING SLOPING ROOF- COORDINATE EXACT DIMENSIONS WITH FIELD CONDITIONS

33

EXISTING WALL-MOUNT SIGN TO REMAIN

REMOVE ELECTRICAL/ PLUMBING ETC AS NECESSARY IN ANY/ ALL AFFECTED WALLS OR OTHER COMPONENTS- TYPICAL

CONFIRM MINOR ITEMS ALSO NEEDED TO BE REMOVED DUE TO ADJACENT REWORK- COORDINATE WITH REWORK PLANS, EXISTING FIELD CONDITIONS- TYPICAL

REFER TO COVER SHEET FOR GENERAL PROJECT NOTES

No.	Date	Description
	3.8.21	PERMIT

DRAWN BY DAS

FACILITY/CLIENT

AUBREES RESTAURANT ROOFTOP
39 E CROSS STREET
YPSILANTI, MI 48198

PROJECT
ROOFTOP REMODEL

MOMUS

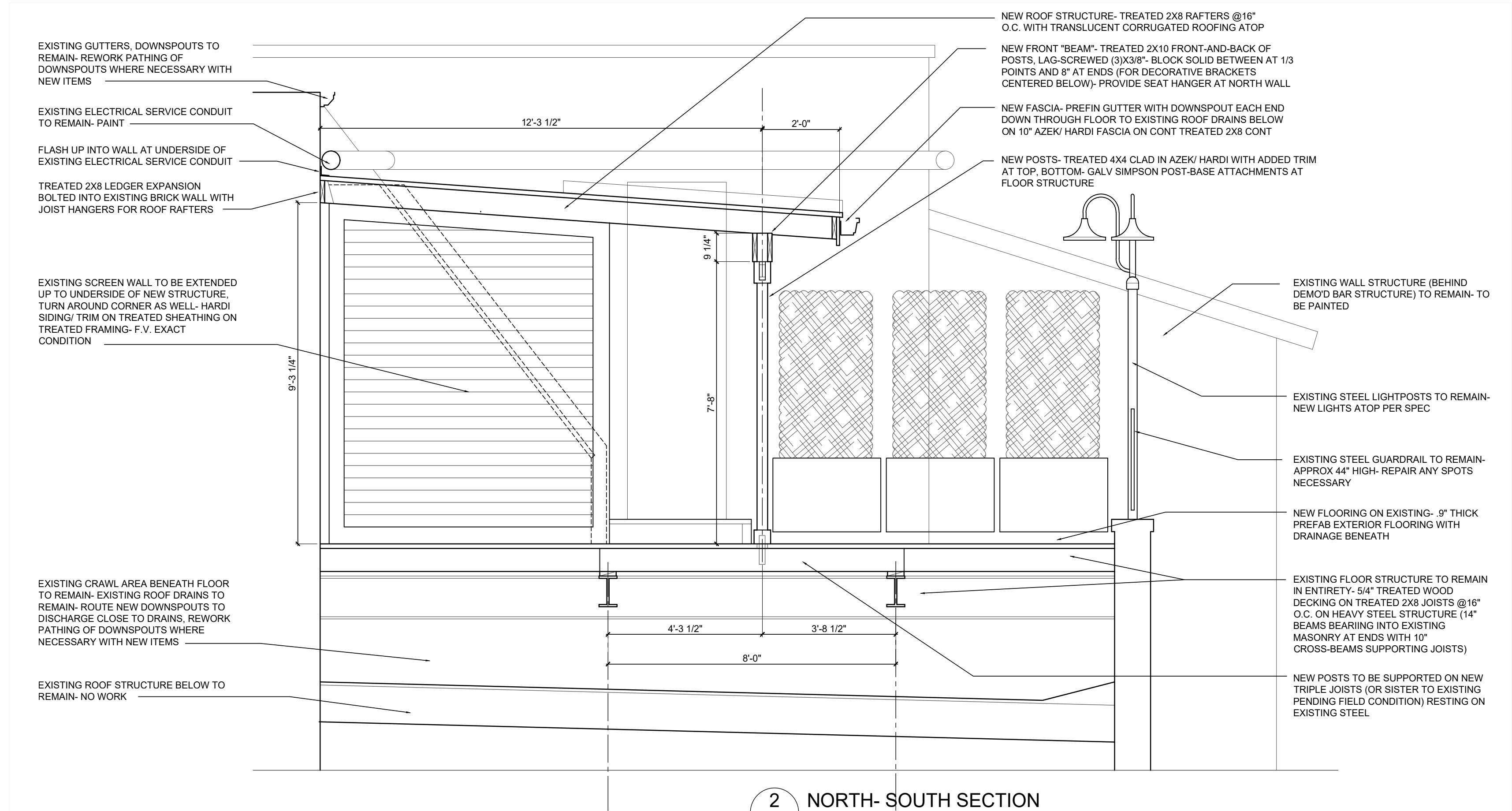
106 S. MAIN STREET
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FAX 734.996.8899

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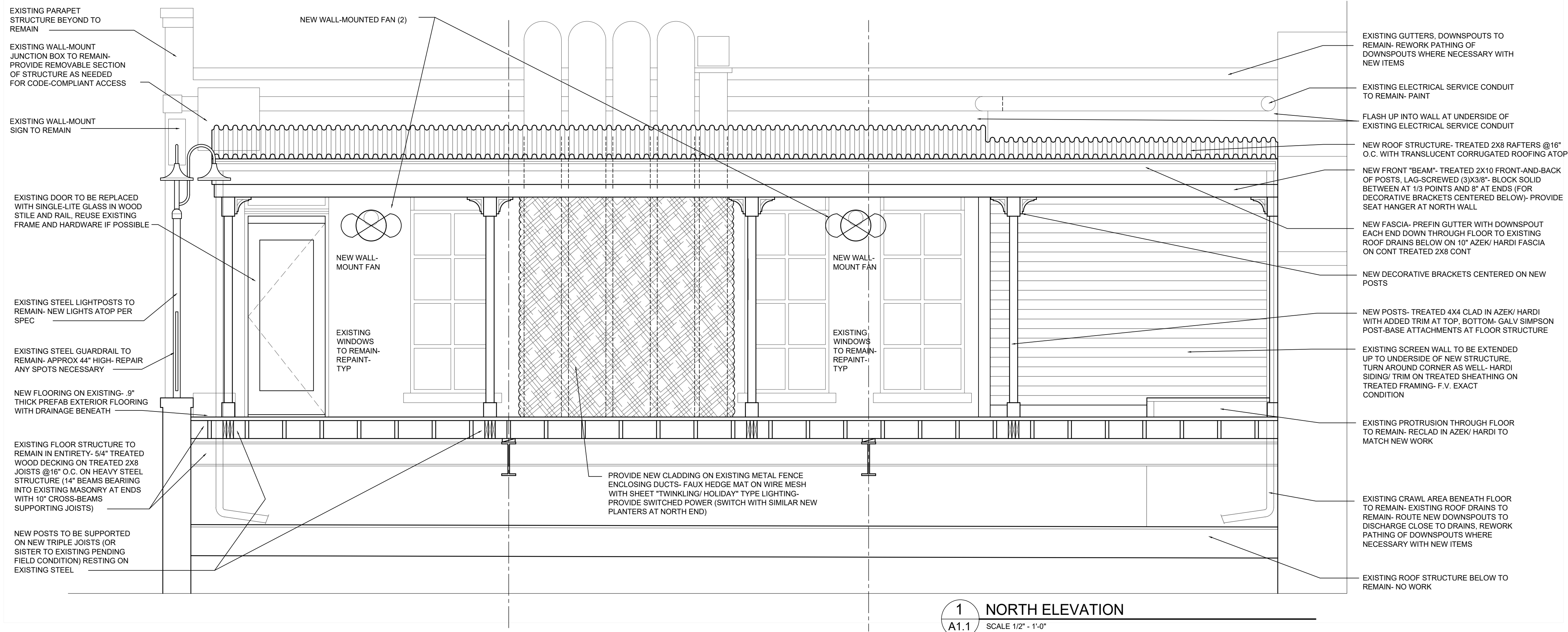
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DASONNATAG@GMAIL.COM

SHEET TITLE
FLOOR AND
ROOF PLAN,
ELECTRICAL
LAYOUT PLAN

SHEET NO.
A1.0



2 NORTH-SOUTH SECTION
A1.1 SCALE 1/2" = 1'-0"



1 NORTH ELEVATION
A1.1 SCALE 1/2" = 1'-0"

No.	Date	Description
	3.8.21	PERMIT

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SHEET TITLE
ELEVATIONS/
SECTIONS

SHEET NO.
A1.1

TRIM PRODUCT DATA SHEET

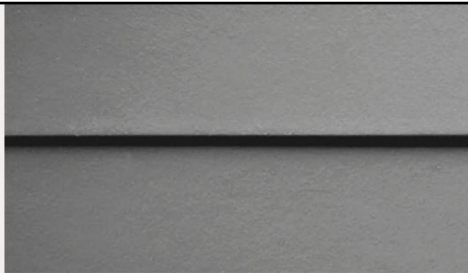
	TEST METHOD	RESULTS
1. CERTIFICATES AND LISTINGS		
a. Pre-consumer Recycled Content	SCS Global Certification	Minimum 70%
b. Cal Fire (WUI)	CA SFM 12-7A-1	Listing No. 8140-2134:0101
c. Progressive Engineering		PER-14090
d. FL Building Code		FL17285
2. PROPERTIES		
a. Density	ASTM C 1185	40-50 lbs/ft ³
b. Flexural Strength	ASTM C 1185	> 1600 psi
c. Coefficient of Linear Expansion	ASTM D 6341	< 1.40 E-05 in./in./°f
d. Impact Resistance	ASTM D 6110	> 50 in.
e. Nail Withdrawl	ASTM D 1761	
3. PERFORMANCE		
a. Fungi Rot	AWPA E10	Brown Rot - Negligible Loss White Rot - Negligible Loss
b. Termite Resistance	AWPA E1	> 9.0 (10 being best)
c. Water Absorption	ASTM D 570	< 1.5%
d. Flame Spread	ASTM E 84	< 35
e. Smoke Developed	ASTM E 84	< 450
4. MANUFACTURING TOLERANCES		
a. Width		± 1/16 inch
b. Thickness		± 1/16 inch
c. Length		+2 inches / -0 inches
d. End Cut Angle		± 2°



BORAL
BUILDING PRODUCTS

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TE11457 2/21



HARDIEPLANK® LAP SIDING

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.



Not finding the color you're looking for?

+ See More Color Options

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS:	0.312"	
LENGTH:	144" boards	
WIDTHS:	9.25"	6.25"
EXPOSURES:	8"	5"
	5.25"	7.25"
	4"	6"
	8.25"	
	7"	

Specification Sheet for Product:
Matthews Fan Company ME-TB
Textured Bronze Melody 13" Wall Fan - Blades and Wall Control
Included



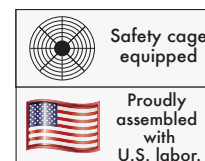
Melody

Designed in 2008

The oscillating Melody, 3-speed wall-mounted fan, designed in the Art Nouveau style with a grand, arching gooseneck, provides maximum multi-directional airflow with its 90° left to right sweep. Melody can be mounted in small, awkward spaces or in front of HVAC ducts to improve the efficiency of the heating, ventilation or air conditioning of any space. Constructed of cast aluminum and heavy stamped steel, the Melody carries a limited lifetime warranty.



shown in Textured Bronze
with safety cage



shown in Brushed Nickel
with safety cage



shown in Polished
Chrome with safety cage

Current specification sheets can be found at MatthewsFanCo.com. (08_2017)

Melody

TECHNICAL SPECIFICATIONS

SKU NAMING CONVENTION

SKU#	ME-XX (Model+Finish)
Finishes	Brushed Nickel - BN Polished Chrome - CR Textured Bronze - TB

STANDARD EQUIPMENT

Safety cage

Side-mounted wall junction box

Decora-style,
3-speed wall
control in white

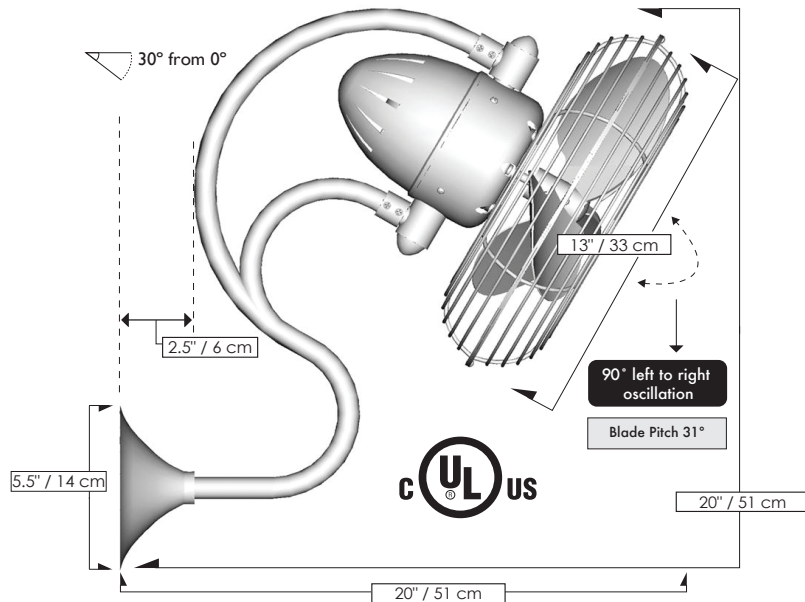


ACCESSORY

3-speed RF
remote control
in black



Note:
The remote control receiver will not
fit behind the wall canopy. A clever
electrician will need to hide the
receiver in wall or ceiling according
to code.



FAN SPECIFICATIONS

Fan Diameter	13 inches / 33 cm
Fan Height	20 inches / 51 cm
Fan Projection	20 inches / 51 cm
Fan Weight	14 lbs
Maximum Mounting Height	Approximately 24 inches / 61 cm from ceiling
Fan Guard	Safety cage
Voltage	110 or 220
Motor Type	AC
Blade Pitch	31°
Wall Control	Decora-style 3-speed Note: 3-wire system needed to separately operate fan and oscillating mechanisms. Each fan needs its own control.
Environment	Damp locations for all finishes Neither coastal, saltwater nor chlorine compatible
Ambience	Soothing white noise
Safety Certification	ETL / CETL
Warranty	Limited Lifetime
MOTOR EFFICIENCY DATA AT HIGH SPEED	
RPM	1445
CFM	1302.65
Watts	47.68
CFM/Watt	27.32

Matthews Fan Company

1881 Industrial Drive
Libertyville, IL 60048
Tele: 847.680.9043
Fax: 847.680.8140
www.matthewsfanco.com
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WHERE TO BUY

7037 THERMAL FRENCH

SERIES: [Exterior French & Sash Doors](#)

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

MATCHING COMPONENTS

[Thermal Sash Sidelight \(7137\)](#)

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Profile: Ovolo Sticking

Glass: 3/4" Insulated Glazing

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH ▾

HEIGHT ▾

WOOD SPECIES

▾

GLASS ▾

UPGRADES

- ☐ UltraBlock Technology
- ☐ WaterBarrier Technology

REQUEST DEALER QUOTE

WHERE TO BUY

APPLICATIONS

STANDARD FEATURES

-  [Any Wood Species](#)
-  [Virtually Any Size](#)
-  [Glass Options](#)
-  [Privacy Rating: 1](#)

UPGRADES

-  [UltraBlock® Technology](#)
-  [WaterBarrier® Technology](#)

DESIGN TOOLS

-  [Test Drive A Door](#)
-  [Glass Taste Test](#)
-  [Find Your Match](#)

RESOURCES

-  [View Technical Information](#)
-  [Download Literature](#)



Staff photos of 39 E Cross. Above, facing northwest to facade and east elevation. Patio at rear.



Facing west from N River



Facing northwest from E Cross



Facing south-southwest from parking area.



Facing south from parking area.



HDC Work Permit Staff Review

Property address: 513 N River

Property History: The property includes a Foursquare house erected in 1917. The building is noted as non-contributing in the National Register listing due to its exterior material changes.

Date Complete Application Received: March 22, 2021

Date of Review: April 8, 2021

Date of Meeting: April 13, 2021

Proposed work: New Windows.

Materials: Pella Lifestyle Double-Hung wood windows with aluminum cladding.

Staff review:

1. Applicant proposes replacing three windows on the house, one on the north elevation and two on the west elevation.
2. Staff conducted a site visit with the property owner and confirmed that all extant windows in the house are either 1990s wood replacement sashes, or mid-twentieth century aluminum replacement sashes.
3. All windows are proposed to be Pella Lifestyle double-hung wood windows with aluminum cladding in white.
4. The windows proposed appear to be a full replacement in a rough opening.
5. The bathroom window, which is on the second story of the west elevation, which is rear-facing, is proposed to have tempered privacy glass. In staff opinion privacy glass does not diminish historic integrity in this application.

Recommended Motions:

Move to issue a Certificate of Appropriateness for the work at 513 N River as submitted in the application dated March 22, 2021, installation of three replacement windows in the

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

locations specified. Replacement windows are to be Pella Lifestyle double-hung aluminum-clad wood windows in white. The proposed bathroom replacement window on second story of the west elevation may have privacy glass as it is a non-street-facing elevation. Replacement windows are appropriate for this building because the current windows are non-historic.

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

Prepared by:

Scott E. Slagor, Preservation Planner



RECEIVED

MAR 22 2021

CITY OF YPSILANTI
BUILDING DEPARTMENT

PHDC-21-0013

City of Ypsilanti

Historic District Commission
Work Permit ApplicationOne South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.comR. 27971
Visa

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

513 NORTH RIVER STREET, YPSILANTI, MI 48198

Applicant

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

Name

ALEXANDER BELILOVSKY

Address

[REDACTED]

SUITE 180

City

SOUTHFIELD

State

MICHIGAN

Zip

48033

Phone / Fax

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

ALEXANDRIA WINDOWS, DOORS, METAL ROOFING LLC

Type of work

- ☐ Roofing
☒ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

FULL REMOVAL AND REPLACEMENT OF 3 WINDOW UNITS

2 LOCATED IN KITCHEN ON FIRST FLOOR

UNIT 1: NORTH ELEVATION, FIRST FLOOR, FAR RIGHT WINDOW UNIT.

UNIT 2: WEST ELEVATION, FIRST FLOOR, FAR LEFT WINDOW UNIT.

1 LOCATED IN BATHROOM ON SECOND FLOOR

UNIT 3: WEST ELEVATION, SECOND FLOOR, CENTER WINDOW UNIT.

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

NEW UNITS TO BE PELLA LIFESTYLE SERIES DOUBLE HUNG WINDOW UNITS

FRAMES ARE WOOD WITH ALUMINUM CLAD

WHITE EXTERIOR TO MATCH EXISTING WINDOW UNITS

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:

\$4156

Permit fee:

\$45 + \$5 = \$50

Signature

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

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

Signature:

Date:

3-19-2021

Print Name:

ALEXANDER BELILOVSKY

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.



Michigan Company Builder License: 2102215564

PHD-21-0013

CONTRACT

Prepared for:

Sterling Roberts
[REDACTED]
[REDACTED]

February 22, 2021

No. 8835

Alexandria Windows Doors & Metal Roofing LLC.
24293 Telegraph Road, Suite 180, Southfield, Michigan 48033
P: (248) 809-3214 | alexandriawindows@gmail.com
www.alexandriawd.com

Window Replacement (PERMITS INCLUDED BY ALEXANDRIA)

Scope of Work	Total
---------------	-------

Kitchen Windows	\$2,580.00
------------------------	-------------------

2 Units

1x32x42

1x33x42

Hung (Vertical Opening)

Bathroom Window	\$1,576.00
------------------------	-------------------

1 Unit

30x48

TEMPERED GLASS

PRIVACY GLASS

Hung (Vertical Opening)

(WILL NEED INTERIOR FINISH SEAL COATING NOT PROVIDED BY ALEXANDRIA)

WINDOW SPECIFICATIONS

PROJECT LEAD TIME: 8-10 WEEKS

WINDOW STYLE:

FRAME COLOR EXTERIOR: WHITE

FRAME COLOR INTERIOR: WHITE

SCREEN STYLE: FLEX-SCREEN

SCREEN SIZE: FULL

LATCH STYLE: TURN LATCH

GRIDS: NONE

INSTALLATION METHOD:

FULL FRAME

-NEW INTERIOR OG PRIMED PINE JAMBS ONLY (NO CASING CUSTOMER WILL FINISH)

-NEW FABRICATED ALUMINUM CAPPING EXTERIOR

WINDOW UNIT FEATURES

PELLA LIFESTYLE SERIES

Scope of Work**Total**

WOOD FRAMED W/ ALUMINUM CLAD
DUAL PANE DUAL STRENGTH GLASS
LOW-E INSULATED
ARGON ENHANCED

PERMITS

\$154.00

City of Ypsilanti Permit \$104
Historic District Commission \$50

50% Deposit
50% Due on Installation

Subtotal: \$4,310.00**Tax:** \$0.00**Grand Total:** **\$4,310.00**

X

d

Sterling Roberts

X

Company Authorized Signature

(1) **GUARANTEE, CHANGES TO THE CONTRACT, AND NO ORAL AGREEMENTS.** THE PURCHASER ("PURCHASER") AND ALEXANDRIA WINDOWS & DOORS LLC ("ALEXANDRIA") HAVE PUT ALL THEIR AGREEMENTS, PROMISES, GUARANTIES, AND WARRANTIES INTO THIS CONTRACT. THIS CONTRACT, OR ANY CHANGES TO THIS CONTRACT, IS NOT BINDING ON ALEXANDRIA UNTIL IT HAS BEEN SIGNED BY A REPRESENTATIVE OF ALEXANDRIA. NO EXPRESSED OR IMPLIED WARRANTIES EXIST, NOR ARE THEY RECOGNIZED BY ALEXANDRIA. IF THE PURCHASER CLAIMS THAT SOMETHING WAS PROMISED BY ALEXANDRIA, THAT PROMISE MUST BE WRITTEN IN THIS CONTRACT. ALEXANDRIA DOES NOT RECOGNIZE ORAL AGREEMENTS, OR ANY AGREEMENTS NOT WRITTEN IN THIS CONTRACT. ANY CHANGES OR ADDITION TO THIS CONTRACT MUST BE IN A WRITTEN DOCUMENT AND SIGNED BY AN OFFICER OF ALEXANDRIA.

(2) **PERMITS AND APPROVALS.** THE PURCHASER AUTHORIZES ALEXANDRIA TO APPLY FOR A BUILDING PERMIT ON THEIR BEHALF FROM THE CITY, VILLAGE OR TOWNSHIP WHERE THE PROPERTY IS LOCATED. THE PURCHASER GIVES PERMISSION AND APPOINTS ALEXANDRIA TO SIGN THE PURCHASER'S NAME TO THE PERMIT APPLICATION FOR THE WORK IN THIS CONTRACT. IF IT BECOMES NECESSARY, THE PURCHASER AUTHORIZES ALEXANDRIA PROCEED WITH INSTALLATION WHILE THE APPLICATION FOR PERMIT IS PENDING. IF THE CITY, VILLAGE OR TOWNSHIP WHERE THE PROPERTY IS LOCATED REQUIRES CODE UPDATES (CHANGE IN THE WINDOW SIZE TO MEET EGRESS) THEN THE PURCHASER MUST PAY FOR THOSE EXPENSES. ALEXANDRIA IS NOT RESPONSIBLE FOR CODE VIOLATIONS THAT EXIST BEFORE THE DATE OF INSTALLATION. **IF THE PROPERTY IS SUBJECT TO ANY ADDITIONAL REGULATIONS THAT WOULD AFFECT ALEXANDRIA'S ABILITY TO INSTALL THE PRODUCTS PURCHASED IN THIS CONTRACT (A HOME OWNER'S ASSOCIATION, A HISTORIC DISTRICT COMMISSION, OR ANY OTHER REASON) THEN THE PURCHASER IS SOLELY RESPONSIBLE FOR NOTIFYING ALEXANDRIA OF THESE RESTRICTIONS BEFORE WORK BEGINS, AND IN MAKING SURE THAT THESE REGULATIONS HAVE BEEN SATISFIED. PURCHASER IS RESPONSIBLE FOR ANY FEES CHARGED BY A HOME OWNERS ASSOCIATION OR HISTORIC DISTRICT COMMISSION.**

(3) **COMPLETION AND INSTALLATION.** ALEXANDRIA'S SCHEDULING DEPARTMENT PROVIDES INSTALLATION DATES. THE PURCHASER CAN CONFIRM THAT DATE BY CALLING THE SCHEDULING DEPARTMENT AT (248) 809-3214. ALEXANDRIA IS NOT RESPONSIBLE NOR LIABLE FOR DELAYS CAUSED BY LABOR OR MATERIAL SHORTAGE, WEATHER CONDITIONS, CUSTOM ORDERS, UNFORESEEN CIRCUMSTANCES ON INSTALLATION, ACTS OF GOD, OR TO FACTORS OUTSIDE ALEXANDRIA'S CONTROL. ALEXANDRIA WILL CONTACT THE PURCHASER WHEN THE PRODUCTS PURCHASED ARE READY FOR INSTALLATION. IF THE PURCHASER REFUSES TO PROCEED WITH THE CONTRACT WITHOUT VALID LEGAL JUSTIFICATION, THEN THE PURCHASER AGREES THAT ALEXANDRIA MAY RETAIN THE PURCHASER'S DEPOSIT AND ALL ANY CUSTOM ORDERED MATERIALS OR PRODUCTS AS LIQUIDATED DAMAGES TO ALEXANDRIA.

(4) **INSTALLATION LEAD TIME.** THE "APPROXIMATE LEAD TIME" IS AN ESTIMATED TIME MADE IN GOOD FAITH BY ALEXANDRIA TO GIVE THE PURCHASER AN IDEA AS TO WHEN THE INSTALLATION MAY OCCUR. THESE TIMES ARE APPROXIMATED AND BASED ON THE PRODUCTION AND INSTALLATION LEAD TIME AT THE TIME OF CONTRACT SIGNING. THESE LEAD TIMES MAY CHANGE, AS THEY ARE APPROXIMATED TIMES. THE PURCHASER UNDERSTANDS THAT THE INSTALLATION IS NOT GUARANTEED TO OCCUR DURING THE APPROXIMATED LEAD TIME.

(5) **FINAL PAYMENT. UPON REMOVAL OF THE EXISTING WINDOWS AND DOORS, AND PLACEMENT OF THE NEW WINDOWS AND DOORS ONTO THE PROPERTY LOCATED AT THE ADDRESS WRITTEN ON THE REVERSE SIDE OF THIS CONTRACT, IT IS AGREED BETWEEN THE PARTIES THAT THE FINAL BALANCE DUE UPON INSTALLATION BECOMES DUE IN FULL. A RETAINAGE AMOUNT OF 5% OF ANY REMAINING BALANCE DUE MAY BE WITHHELD UNTIL THE COMPLETION OF THE INSTALLATION, ONLY IF THE INSTALLATION IS PARTIALLY COMPLETED DUE TO DELAYS CAUSED BY ANY UNFORESEEN CIRCUMSTANCES DURING INSTALLATION (WOOD ROT, UNCONVENTIONAL CONSTRUCTION METHODS, ETC.), LABOR SHORTAGES, CUSTOM ORDERS, ACTS OF GOD, OR INCLEMENT WEATHER. IF PAYMENT IS NOT MADE AT THAT TIME, INTEREST WILL ACCRUE ON THE UNPAID BALANCE AT THE RATE OF 7% COMPOUNDED ANNUALLY. THERE WILL BE A \$25 FEE FOR RETURNED CHECKS. IF YOU ARE FINANCING ANY PORTION OF THE AMOUNT, YOU WILL BE ASKED TO SIGN A COMPLETING CERTIFICATE UPON REMOVAL OF THE EXISTING WINDOWS AND DOORS, AND PLACEMENT OF THE NEW WINDOWS AND DOORS ONTO THE PROPERTY LOCATED AT THE ADDRESS WRITTEN ON THE REVERSE SIDE OF THIS CONTRACT. WITHIN THREE (3) DAYS OF THE AFOREMENTIONED CONDITIONS HAVING BEEN MET, THE COMPLETION CERTIFICATE MUST BE SIGNED OR THE FINAL BALANCE DUE UPON INSTALLATION MUST BE PAID IN FULL TO ALEXANDRIA. OTHERWISE, A LIEN WILL BE PLACED ON THE PROPERTY AND THE AMOUNT WILL BE SENT TO COLLECTIONS.**

(6) **CREDIT REPORTS.** THE PURCHASER AUTHORIZES ALEXANDRIA TO OBTAIN A CONSUMER CREDIT REPORT, AS PERMITTED BY LAW, OR TO PROVIDE INFORMATION REGARDING THE PURCHASE TO A FINANCIAL INSTITUTION.

(7) **OWNERSHIP OF PROPERTY.** THE INDIVIDUAL SIGNING THIS CONTRACT (PURCHASER) ASSUMES ALL LIABILITY AND AGREES TO ALEXANDRIA THAT THEY OWN LEGAL TITLE TO THE PROPERTY WHERE THE CONTRACT IS ADDRESSED ON THE REVERSE SIDE OF THIS DOCUMENT. IF PURCHASER OWNS THE PROPERTY JOINTLY WITH ANOTHER INDIVIDUAL, THEN PURCHASER REPRESENTS TO ALEXANDRIA THAT THEY HAVE REVIEWED THIS CONTRACT WITH THOSE OTHER INDIVIDUALS, THAT PURCHASER HAS OBTAINED PERMISSION FROM THOSE INDIVIDUALS TO MAKE THEM JOINTLY LIABLE FOR PAYMENT OF ALL AMOUNTS DUE UNDER THIS CONTRACT.

(8) **EXCLUSIONS.** THE PRICE WRITTEN ON THIS CONTRACT IS BASED ON THE ASSUMPTION THAT CONVENTIONAL CONSTRUCTION METHODS ARE USED, AND THAT THE FRAME OF EACH OPENING IS STRUCTURALLY SUFFICIENT FOR THE INSTALLATION OF THE PRODUCTS SOLD, AT ALEXANDRIA'S SOLE DISCRETION. IF UPON REMOVAL OF THE OLD WINDOWS AND DOORS IT BECOMES APPARENT THAT UNCONVENTIONAL CONSTRUCTION METHODS WERE PREVIOUSLY USED, OR THE FRAME OF ANY OPENINGS ARE NOT STRUCTURALLY SUFFICIENT FOR INSTALLATION, OR ADDITIONAL MATERIALS OR PRODUCTS THAT WERE NOT ORIGINALLY INCLUDED IN THE CONTRACT ARE REQUIRED TO PROCEED WITH THE INSTALLATION (OR REQUESTED BY THE PURCHASER, EXAMPLE: COSMETIC CHANGES THAT DO NOT AFFECT PRODUCT PERFORMANCE), ALEXANDRIA WILL PROVIDE AN ESTIMATE TO THE PURCHASER FOR THE INSTALLATION AND PURCHASE OF THESE ADDITIONAL MATERIALS AND PRODUCTS, SUPPLIED BY ALEXANDRIA. SHOULD THE PURCHASER DECIDE TO FORGO ALEXANDRIA'S ESTIMATE, AND THE ADDITIONAL MATERIALS AND PRODUCTS ARE STRUCTURALLY NECESSARY OR REQUIRED DUE TO UNCONVENTIONAL CONSTRUCTION METHODS, ALEXANDRIA RESERVES THE RIGHT TO TERMINATE

OR CURTAIL THE PURCHASER'S WARRANTY AND PROCEED WITH INSTALLATION THE INSTALLATION, OR STOP WORK ON THE INSTALLATION AND ALLOW THE PURCHASER TWENTY (20) DAYS TO RECTIFY THE SITUATION THEMSELVES, OR RECTIFY BY CONTRACTING THE WORK OUT WITH A THIRD PARTY, AT THE PURCHASERS OWN COST. ADDITIONAL FINISHING OF JAMB EXTENSIONS, TRIM, OR CASING MAY BE REQUIRED AND IS NOT PROVIDED BY ALEXANDRIA. ALEXANDRIA IS NOT RESPONSIBLE FOR ALARM DISCONNECTIONS OR RECONNECTIONS. IF PAINT, WALLPAPER, OR DRYWALL AROUND AN OPENING IS REMOVED DUE TO THE REMOVAL OF THE EXISTING MATERIAL OR PRODUCT, ALEXANDRIA IS NOT RESPONSIBLE FOR PAINTING OR WALLPAPER. AT THE PURCHASERS REQUEST, ALEXANDRIA WILL PREPARE THE WALL SURFACE (UP TO 4" AROUND ANY OPENINGS WHERE MATERIAL WAS REMOVED) TO BE SANDED AND FINISHED BY THE PURCHASER. ALEXANDRIA IS NOT RESPONSIBLE FOR REMOVING OR REINSTALLING BLINDS OR CURTAINS AND IS NOT RESPONSIBLE FOR ALTERED APPEARANCE OF THESE ITEMS AFTER INSTALLATION. **UNLESS OTHERWISE NOTED ON THIS AGREEMENT, THERE WILL BE AN ADDITIONAL CHARGE OF \$15 TO REMOVE EACH BLIND UNIT, AND \$15 TO REINSTALL EACH BLIND UNIT.** ALEXANDRIA ACCEPTS NO LIABILITY IF THESE UNITS ARE DAMAGED IN REMOVAL OR REINSTALLATION. VALANCES MUST BE REMOVED BY PURCHASER PRIOR TO THE INSTALLATION. WATER FROM HOSES AND POWER WASHES CAN OVERFLOW BUILT IN DRAINAGE SYSTEMS, THE WINDOWS AND DOORS ARE NOT MADE FOR THIS ANGLE OR PRESSURE OF WATER PERMEATION WHICH MAY RESULT IN WATER PASSAGE THROUGH THE WINDOWS AND DOORS INTO THE HOME, IN WHICH ALEXANDRIA ASSUMES NO LIABILITY. THE TOTAL AMOUNT OF THIS ORDER INCLUDES COMPLETE INSTALLATION OF ALL PRODUCTS SOLD, AND EXTERIOR CAPPING WITH FABRICATED ALUMINUM TRIM WHERE REQUIRED, UNLESS OTHERWISE NOTED ON THIS CONTRACT OR ON THE ATTACHED WORK ORDER.

(9) WORK AREA AND INSTALLATION. BEFORE SIGNING THIS CONTRACT, ALEXANDRIA HAS FULLY AND CLEARLY EXPLAINED THE SIZE, LOCATION, TYPE, AND FEATURES OF EACH PRODUCT LISTED ON THE REVERSE SIDE OF THIS CONTRACT. **THE PURCHASER IS SATISFIED WITH THAT EXPLANATION AND ALL DETAILS WRITTEN ON THE REVERSE SIDE OF THIS CONTRACT. THE PURCHASER IS SOLELY RESPONSIBLE FOR PREPARING THE WORK AREA FOR ALEXANDRIA. THIS INCLUDES: REMOVING WINDOW TREATMENTS (BLINDS, CURTAINS, ETC.), ALARM CONNECTIONS, FURNITURE, AND FRAGILE ITEMS (SUCH AS ENTERTAINMENT CENTERS, WATERBEDS, ETC.) FROM AT LEAST A THREE (3) FOOT RADIUS AROUND EACH OPENING. THE PURCHASER MUST PROVIDE ELECTRICITY TO ALEXANDRIA TO ASSIST IN THE INSTALLATION. VALANCES MUST BE REMOVED BY PURCHASER PRIOR TO THE INSTALLATION.**

(10) ARBITRATION. ANY DISPUTE RELATING TO THE WORK, THIS CONTRACT, OR THE WARRANTY (EXCEPT CONSTRUCTION LIENS), MUST BE RESOLVED UNDER THE AMERICAN ARBITRATION ASSOCIATION CONSTRUCTION INDUSTRY ARBITRATION RULES AND CONSUMER DUE PROCESS PROTOCOL. AT LEAST THIRTY (30) DAYS' NOTICE OF THE ARBITRATION BY CERTIFIED MAIL MUST BE GIVEN. THE PARTY DECIDED AGAINST WILL BE REQUIRED TO PAY ALL FEES ASSOCIATED WITH ARBITRATION. THE ARBITRATOR WILL APPLY THE PERFORMANCE STANDARDS IN THE RESIDENTIAL CONSTRUCTION PERFORMANCE GUIDELINES OF THE NATIONAL ASSOCIATION OF HOME BUILDERS. THE AWARD AND THE SUPPORTING REASONS MUST BE ISSUED FORTY (40) DAYS AFTER NOTICE OF THE ARBITRATION IS MAILED. ANY COURT HAVING JURISDICTION OVER THE PARTIES CAN ENTER A JUDGMENT ON THE AWARD. EXCEPT OF CLAIMS RELATING TO THE TERMS OF THE WARRANTY, THE AWARD IS FINAL, BINDING, AND NOT APPEALABLE.

(11) NOTICE OF CANCELLATION. THE PURCHASER HAS BEEN NOTIFIED OF THEIR RIGHT TO CANCEL THIS CONTRACT WITHIN THREE (3) BUSINESS DAYS FROM THE DATE WRITTEN ON THE REVERSE SIDE OF THIS CONTRACT. IF THE PURCHASER CANCELS THIS CONTRACT, ANY PROPERTY TRADED, ANY PAYMENTS MADE BY PURCHASER UNDER THE CONTRACT OF SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY PURCHASER WILL BE RETURNED WITHIN TEN (10) BUSINESS DAYS FOLLOWING RECEIPT BY ALEXANDRIA OF THE PURCHASERS CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THIS CONTRACT WILL BE CANCELLED. IF PURCHASER CANCELS, THEN PURCHASER MUST MAKE AVAILABLE TO ALEXANDRIA AT PURCHASERS' RESIDENCE, IN SUBSTANTIALLY AS NEW A CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO PURCHASER UNDER THIS CONTRACT OF SALE. IF PURCHASER MAKES THE GOODS AVAILABLE TO ALEXANDRIA AND ALEXANDRIA DOES NOT PICK THEM UP WITHIN TWENTY (20) BUSINESS DAYS OF THE DATE OF PURCHASERS NOTICE OF YOUR CANCELLATION, PURCHASER MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF PURCHASER FAILS TO MAKE THE GOODS AVAILABLE TO ALEXANDRIA, THEN PURCHASER REMAINS LIABLE OF ALL OBLIGATIONS UNDER THIS CONTRACT. TO CANCEL THIS CONTRACT, MAIL OR DELIVER A SIGNED AND DATED COPY OF YOUR CANCELLATION NOTICE TO ALEXANDRIA WINDOWS & DOORS LLC, 24293 TELEGRAPH ROAD, SUITE 180, SOUTHFIELD, MI 48033, NO LATER THAN MIDNIGHT THREE (3) BUSINESS DAYS AFTER THE CONTRACT DATE.

(12) STIPULATED DAMAGES. IF PURCHASER CANCELS, RESCINDS, OR OTHERWISE TERMINATES THIS CONTRACT AFTER THE EXPIRATION OF THE APPLICABLE CANCELLATION PERIOD PROVIDED FOR IN THIS CONTRACT, THEN THE PURCHASER AGREES TO PAY TO ALEXANDRIA THE FOLLOWING TO OFFSET (1) ALEXANDRIA'S INCURRED COSTS IN PREPARATION OF WORK AND (2) DAMAGES, INCLUDING LOST PROFITS, THAT ARE DIFFICULT TO DETERMINE. THE PARTIES AGREE THAT THE FOLLOWING FORMULA IS A REASONABLE ESTIMATE OF THE ACTUAL DAMAGES THAT ALEXANDRIA WILL SUFFER IF THE PURCHASER DOES NOT ALLOW ALEXANDRIA TO PERFORM THIS CONTRACT.

1) ONE THIRD OF THE TOTAL CONTRACT PRICE, AND

2) ALEXANDRIA'S ACTUAL COST FOR ANY CUSTOM ORDERED PRODUCTS ORDERED FOR THE PURCHASER'S CONTRACT.





eversign

Audit Trail

Document Details

Title Contract No. 8835
File Name Contract-8835-60962.pdf
Document ID 31bee85c63e2445f8fa0907ce2411921
Fingerprint ecce4407870bd8880da62f116a03e9f3
Status Completed

Document History

Document Created	Document Created Fingerprint: ecce4407870bd8880da62f116a03e9f3	Feb 22 2021 09:10PM UTC
E-Mail Validation Waived	E-Mail Validation waived by account owner.	Feb 22 2021 09:10PM UTC
Document Viewed	Document Viewed by Sterling Roberts (smroberts@gmail.com) IP: 149.20.180.28	Feb 24 2021 01:23AM UTC
Document Signed	Document Signed by Sterling Roberts (smroberts@gmail.com) IP: 149.20.180.28	Feb 24 2021 01:24AM UTC
Document Viewed	Document Viewed by Johnny Merehouyias (johnny@alexandriawd.com) IP: 97.70.158.8	Feb 24 2021 08:07AM UTC
Document Signed	Document Signed by Johnny Merehouyias (johnny@alexandriawd.com) IP: 97.70.158.8	Feb 24 2021 08:07AM UTC
Document Completed	This document has been completed. Fingerprint: 55d55324c146df3b8c0bf07785c624a3	Feb 24 2021 08:08AM UTC

Processed by **eversign**

Applicant photos.



First story window on north elevation to be replaced.



West elevation windows to be replaced, second story to have privacy glass

Sample of privacy glass



Staff photos of 513 N River



Facing southwest to facade and north elevation



Facing southeast to north and west elevations.



HDC Work Permit Staff Review

Property address: 104 S Huron

Property History: The property includes a Free Classic Queen Anne-style house erected in 1901. The earliest known residents were Hugh and Abbie Van de Walker. Hugh Van de Walker was the Secretary and Treasure of the Ypsilanti Press newspaper, and was later involved in a variety of business endeavors.ⁱ He was also active in local, state, and national organizations, including: vestryman of St. Luke's Episcopal Church, a member of the Rotary, Mayor of Ypsilanti 1924-1928, chairman of the Michigan Crippled Children's Commission, and Chicago Regional Director of the National Foundation for Infantile Paralysis.ⁱⁱ Abbie Van de Walker was a graduate of the Normal Conservatory and active in St. Luke's Church.

Date Complete Application Received: March 24, 2021

Date of Review: April 8, 2021

Date of Meeting: April 13, 2021

Proposed work: Porch repair and new porch floor.

Materials: Lumber and Timbertech PCV Porch Flooring.

Staff review:

1. The applicant is proposing structural repairs and replacement of the porch floor.

Repairs

2. The repair work would generally be considered ordinary maintenance, including stabilizing the leaning stone pier and porch column, installing a new structural framing system with treated lumber, and repairing the porch railing and skirting.

Porch Floor

3. The current porch floor appears to be modern dimensional lumber painted deck boards.
4. The applicant proposes changing the porch floor to tongue-and-groove Timbertech porch composite porch flooring, 5/4"x 3 1/2".

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

5. This flooring has been approved previously in the district, most recently at 310 N Grove, conditioned that the flooring have a textured finish rather than a faux-woodgrain finish.

Recommended Motions:

Move to issue a Certificate of Appropriateness for the work at 104 S Huron as submitted in the application dated March 24, 2021, repair work to the porch as specified and new porch flooring. Any replacements in the repair of the porch skirt and railing should be made in-kind and painted when complete. The porch flooring shall be Timbertech composite tongue-and-groove with a textured finish.

Relevant Secretary of the Interior's Standards:
#5, #6

Prepared by:

Scott E. Slagor, Preservation Planner

ⁱ Polk, R. L., *Ann Arbor, Ypsilanti and Washtenaw County Directory* (Detroit: R. L. Polk & Co, 1906), 517.

ⁱⁱ *Ypsilanti Daily Press*, "Van de Walker Rites Monday," August 15, 1942, 2.



**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

104 S. Huron St.

Applicant

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

Name

Ypsilanti Restoration L.L.C.

Address

[REDACTED]

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

same as applicant

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Replace front porch framing and surface, repair railing and skirting, stabilize or repair stone pier. See attachment for details.

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

Framing lumber, wood trim, Timberthech PCV porch flooring.

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:

\$24,000

Permit fee:

\$45 + 40 = 85

Signature

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

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

Signature:

Date:

3/7/2021

Print Name:

Michael F. Condon

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 incomplete and will not be added to the agenda until the necessary information is received.

Ypsilanti Restoration L.L.C.

Estimate

Date	Estimate #
3/7/2021	739

Name / Address
Gail Wolkoff

			Project
Description	Qty	Cost	Total
Ypsilanti Restoration Proposes to perform the repairs detailed below. Estimated costs- work will be performed on a time and material basis at a rate of \$65 per man per hour plus any materials or rental costs incurred. Permits and inspections costs not included. Payment is due upon completion or as requested by Ypsilanti Restoration L.L.C., Any work not detailed below may be added at the request of the customer on a time and material basis at a rate of \$65 per man per hour plus any incurred materials costs, rental costs, or other fees.		0.00	0.00
Attempt to re-plumb existing stone masonry pier by supporting the existing roof structure, applying a uniform surface to the north side, removing any attachments to existing pier to allow movement, jacking the pier horizontally, and grout filling underneath. Wood column repair by others. Estimated 2 men 2.5 days + \$500 in material and rental costs		3,000.00	3,000.00
Remove existing railing system and porch skirting. Demolish lower porch surface, framing structure and supports. Frame a new porch with treated framing lumber. Install new rim joist trim. Install new tongue and groove porch flooring from Timbertech in color of customers choice. Repair and reinstall original railing system and porch skirting. Remove debris. Estimated 2 men 14 days + \$7000 in materials and expenses.		21,000.00	21,000.00
Thank you for your business.		Total	\$24,000.00

Customer Signature _____

Staff photos of 104 S Huron



Facing southwest to facade and north elevation.



Facing northwest to facade and south elevation.



Facing west to detail of facade porch.



Facing west to detail of porch.



Facing west to detail of porch floor.



HDC Work Permit Staff Review

Property address: 211 Ferris

Property History: The property includes Craftsman-style bungalow house erected in 1925 that is contributing to the historic district.

Date Complete Application Received: March 30, 2021

Date of Review: April 8, 2021

Date of Meeting: April 13, 2021

Proposed work: Replace north roof slope.

Materials: Dimensional Shingles in green.

Staff review:

1. The applicant is proposing to remove existing three-tab shingles on the north (façade) roof slope and replace with green GAF Timberline architectural shingles in hunter green.
2. The applicant has committed to following HDC guidelines for roofing, including installing ridge vents.
3. Normally, roofing projects such as this are approved administratively, however this roof application does not perfectly fit the guidelines in the HDC Fact Sheet for roofs. As proposed, the roof would be half dimensional shingle, half three-tab shingle.
4. It would not be possible to view both types of shingles from the ground at the same time, however staff did not want to set precedent without consulting the Commission.
5. Work on this project has already begun.

Recommended Motions:

Move to issue a Certificate of Appropriateness for the work at 211 Ferris for replacement of north roof slope with GAF Timberline architectural shingles in hunter green. The roof shall utilize a ridge vent and the drip edge shall be colored to match the roof or trim.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Relevant Secretary of the Interior's Standards:

#9 #10

Move to deny the proposed work at 211 Ferris as the proposed work establishes conflicting textures between the two roof slopes and does not meet the HDC guideline that states "shingles must be similar to the existing shingles on the structure or any adjoining roof in color and material."

Relevant Secretary of the Interior's Standards:

#9

Prepared by:

Scott E. Slagor, Preservation Planner



City of Ypsilanti
Historic District Commission
Work Permit Application

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

PHDC 21-0016

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

211 Ferris

Applicant

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

Name

Oakland Construction Co. LLC

Address

[REDACTED]

City

Ferndale

State

MI

Zip

48220

Phone / Fax

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Oakland Construction Co.

Type of work

- ☒ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Strip and reroof the front half of the building. Replace any rotten wood. Use historical district specifications for roofing materials. Replace drip edges, felt, ice shield in valleys and at all edges. Green dimensional shingles to match rear green Sheriff-Goslin shingles.

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

GAF Timberline Hunter Green dimensional shingles.

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:
\$6,500.00	\$45 + \$10 = \$55.00

Signature

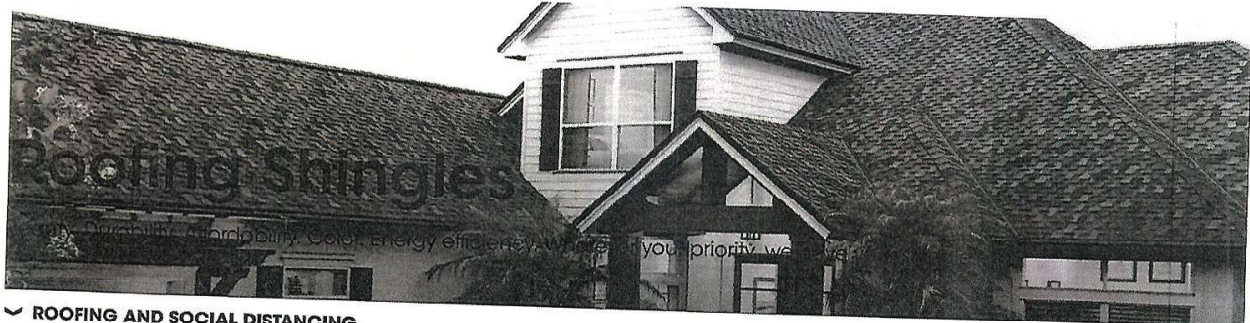
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

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		Date:	03-30-21
Print Name:			
Michael Watcke			

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.



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Timberline® Roofing Shingles

- ☒ Architectural
- ☐ Specialty Architectural

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- ☐ Ultra-Premium
- ☐ Value Collection

3-Tab

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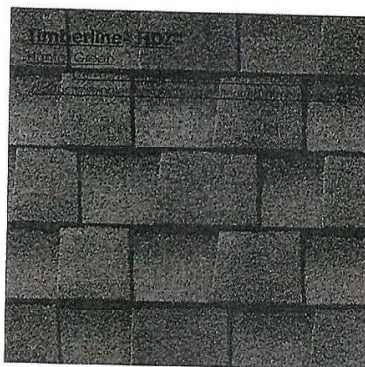
Filters
Clear all

View as ☒ Grid ☐ Tree

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Timberline® Roofing Shingles ()

GAF Timberline® Lifetime Architectural Roofing Shingles - North America's #1 Selling Shingle



☐ COMPARE

Color

Architectural Style

- ☐ Colonial
- ☐ Craftsman
- ☐ French Country
- ☐ Mediterranean/Tuscan
- ☐ Modern/Contemporary
- ☐ Mountain
- ☐ Ranch
- ☐ Shingle Style
- ☐ Tudor
- ☐ Victorian

APPLY

We put our shingles to the test.

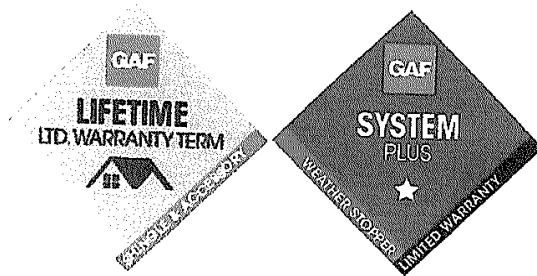
How tough are GAF shingles?



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Get automatic Lifetime Protection on your entire GAF roofing system

When you install any GAF Lifetime Shingle and at least 3 qualifying GAF accessories, you'll automatically get a Lifetime limited warranty on your shingles and all qualifying GAF accessories*.

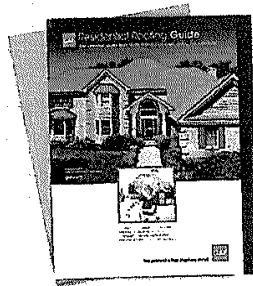
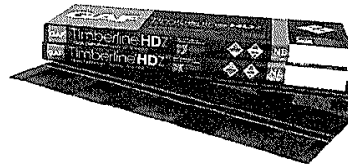
[EXPLORE \(/EN-US/FOR-HOMEOWNERS/WARRANTIES\)](#)

America's #1 Shingle just got better

More families have found shelter and peace of mind under a Timberline® roof than any other brand. And now, a good thing just got even better.

[EXPLORE \(/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ\)](#)

GAF Timberline[®]HDZ[™]
High Definition[®] Shingles



Your one-stop guide to GAF roofing products

Explore the full spectrum of GAF colors and styles of shingles.

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3/30/2021

We're here to help you through the storm with information on how to select the right contractor, tips on navigating insurance claims and a guide for your restoration process.

[STORM RESOURCES \(/EN-US/STORM-RESPONSE-HOMEOWNER\)](#)

GAF | Shingles



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OAKLAND CONSTRUCTION CO, LLC

1701 E. Nine Mile Rd.
Ferndale, MI 48220
(248) 541-1111

Date: March 10, 2021

Customer Name: Hedger Breed

Address: [REDACTED]

Phone: 734-216-4666

Location of Job: 211 Ferris, Ypsilant

Project Details

- Removal of existing shingles, up to 1400 sq ft. (Front half of building, ridge caps, including 2 side overhangs)
- Replacement of any damaged plywood decking with approved plywood roof decking at a rate of \$100 per sheet of plywood or \$50 per 12' - 1'x4".
- Replacement of roof flashing, including drip edge, pipe vent collars, and valley flashing
- Installation of water/ice protective membrane along edges and valleys.
- Installation of 30# black roof felt on roof decking, up to 1400 sq ft.
- Installation of new roofing in accordance with manufacturer's specifications
- Installation of an approved ridge vent, can vents, soffit or eaves vents to code.
- Clean-up of project site and disposal of all project waste.
- Building Permit and Historical District Permit will be secured by contractor, customer shall reimburse contractor for actual permit fees upon presentation of receipt.
- _____

New Roofing Materials

GAF or Tamko Architectural green tone shingles to match as close as possible Sherriff-Goslin green shingles on rear side of structure. Metal valleys shall be added to front valleys, ice shield shall be installed under metal valleys.

Project Pricing

The above work will be completed by Oakland Construction for the total contract price of \$ \$6,500.00. Payments to be made as follows:

\$ \$3,250.00 Due at Contract Execution

\$ \$3,250.00 Due upon Completion

Other Payment Terms:

Anticipated Start Date: Within 2 weeks

Estimated Completion Date: 1 week

Delays due to weather conditions shall not be the responsibility of Oakland Construction.

By signing below, the Parties agree to enter into this roofing contract as of the date of the first page of this contract.

X _____ X _____
O _____ ED

Staff photos of 211 Ferris. Roof to be replaced is facade and porch slopes.





CITY OF

Ypsilanti

PRIDE | DIVERSITY | HERITAGE

Historic District Fact Sheet

Roofing & Satellite Dishes

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

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

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

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

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

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

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

Roof replacement or new roof installation

Decorative or unusual features of the roof and trim at the eaves must be retained. The roof deck must overhang enough to accommodate all trim or molding.

Shingles must be similar to the existing shingles on the structure or any adjoining roof in color and material. Three-tab and architectural shingles are acceptable and can generally be approved administratively. Metal roofs will be reviewed by the commission and are considered on a case-by-case basis.

Drip edge must be used, and the color must closely match either the roof shingles or the trim of the building. Matching the roof shingles is recommended.

Flashing must be inserted under siding (clapboard, shingles, etc.), or in the mortar joints of masonry buildings, where the roof meets these surfaces. The color must closely match the adjacent surface (roof shingles, chimney brick, etc.) Mill finish (raw metal) is not permitted

Roof venting must be accomplished with ridge and soffit vents whenever possible. If additional vents, such as cans, must be used to meet code requirements, they must be of a flat profile, in locations not visible from the street and in a color similar to the roof shingles. Mill finish (raw metal) is not permitted.

Flat roof applications can be administratively approved. Torches, or any open flame, are not permitted for the installation of flat roofs and color must be indicated. If the work includes changes or alternations to items other than the roofing, the application may need to be reviewed by the Historic District Commission.

Gutters and Downspouts

If gutter straps are used to hang gutters they must be placed under the roof shingles. Downspouts must be installed where they will be as inconspicuous as possible, generally at the corners of the structure. If half-round gutters exist on the building, they must be replaced with half-round gutters. If K-style gutters already exist or if this is the first time that gutters will be installed on the structure, k-style or half-round gutters may be installed. Half-round gutters are generally considered more appropriate.

Satellite Dish Antennas

Satellite dish antennas, if placed on a roof, must be installed to avoid damage to the roof. If placed elsewhere on the building, exterior woodwork or trim detail shall not be altered or damaged in the installation, nor shall any significant architectural details be removed, damaged, or covered. Dishes should be painted to match the structure, or be a neutral, non-reflective color.

If installed on the ground, satellites shall be installed to minimize visibility from the front of the building, and be a neutral, non-reflective color. Any satellite dish that is no longer in use, must be removed.

Last updated: January 2019



HDC Work Permit Staff Review

Property address: 58 E Forest

Property History: The property includes a Colonial-Revival style house erected in 1901. In staff opinion the Colonial Revival details of the house are likely from a later period, ca. 1925-1935.

Date Complete Application Received: April 6, 2021

Date of Review: April 8-9, 2021

Date of Meeting: April 13, 2021

Proposed work: Building a fence, entry porch, and deck.

Materials: Pine fencing, treated lumber, wood decking, aluminum guardrail system.

Staff review:

1. The applicant has three components to this proposed project: a fence enclosure, restoring a removed entry porch, and installing a deck.

Fence

2. Applicant proposes a continuation of the existing fence that was previously approved by the HDC.
3. The new fence will be built and painted to perfectly match the existing fence.

Entry porch:

4. The applicant proposes reconstruct an entry porch on the west elevation that was removed by a previous owner.
5. The porch will consist of a run of stairs and a platform. It will be constructed in the same materials used on the rear deck.

Deck

6. The deck will extend across the south (rear) elevation of the house. Sanborn maps reveal that historically there was a porch or deck on the rear of the house.
7. The deck will be approximately 44' long, parallel to the house, and extend approximately 15' wide.

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

8. The deck will have a support structure of treated lumber and sit on a foundation of concrete footings.
9. Both the deck and entry porch will have treated wood deck flooring, 1x4" lattice skirting, and a guardrail.
10. The guardrail proposed is an aluminum guardrail system. The applicant stated that they are comfortable changing the guardrail to wood to fit HDC guidelines if necessary.

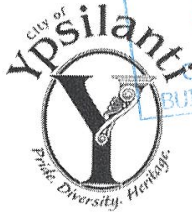
Recommended Motions:

Move to issue a Certificate of Appropriateness for the work at 58 E Forest as submitted in the application dated April 6, 2021, for construction of a fence, entry porch, and deck as specified. The fence shall match the existing fence in style, material, height, finish, and color. The porch and deck shall be constructed as specified and finished in an opaque stain or paint. The guardrail shall be built in the style depicted and constructed of [aluminum or wood].

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

Prepared by:

Scott E. Slagor, Preservation Planner



RECEIVED

APR 06 2021

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

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

R-27997

VISA

PHDC-21-0017

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

58 E Forest Ave

Applicant

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

Name

Jesse Kranyak

Address

58 E Forest Ave

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor Name & Contact Info

Jesse Kranyak

Type of work

☐ Roofing

☐ Window/Door
Replacement

☒ Porches

☐ Sign

☒ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Detached deck abutting the back of the house, the deck will span the length of the home along the back of the house and extend out 15'. Additionally there will be a small platform and stairs leading outside the side door, replacing the porch that was removed prior to our purchasing the home, and a small fenced area for our dog, within our property lines.

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

wood Fence Painted to match existing fence

Wood Deck, Stained natural color. (wood porch on side painted to match house)

Aluminum Rail System on both decks match house

Permit Application Fee (action items only)

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

Construction Cost:

6000

Permit fee:

\$45 + 10

=55

\$50

Signature

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

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

Signature:

Date:

04/06/2021

Print Name:

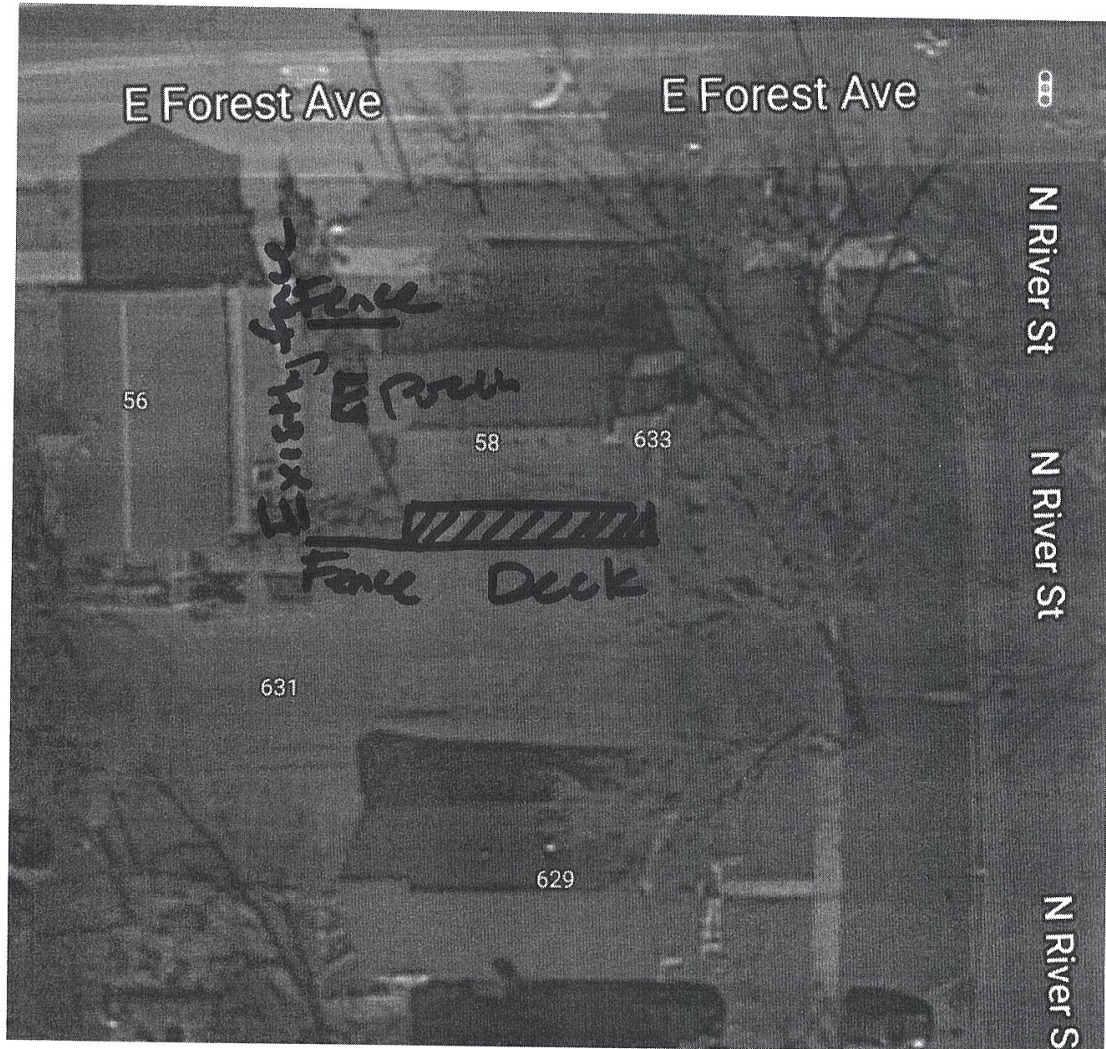
jesse kranyak

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-21-0017

Whole Plan

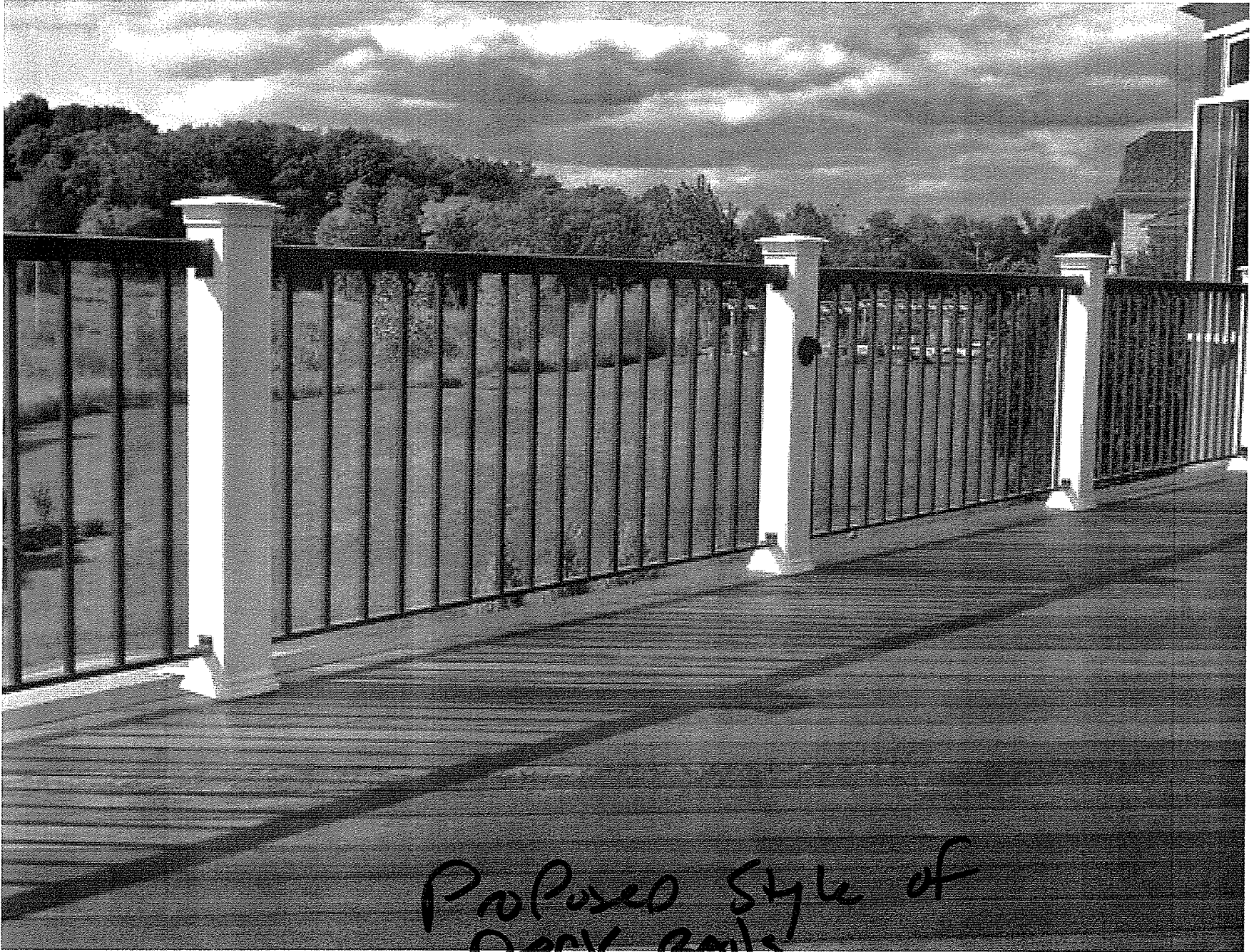


Fence to match existing
property fence w/ Gate



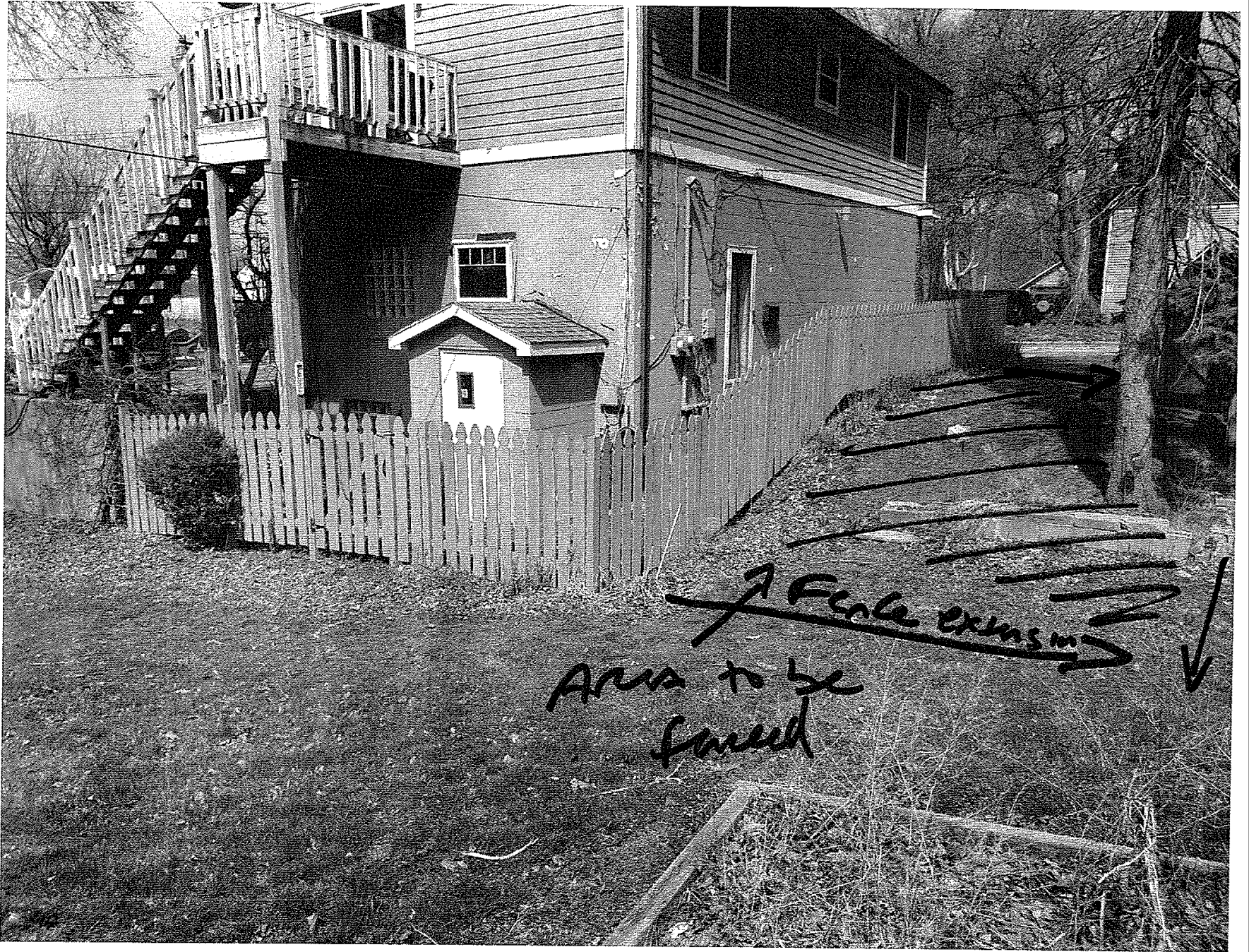
Deck & Porch



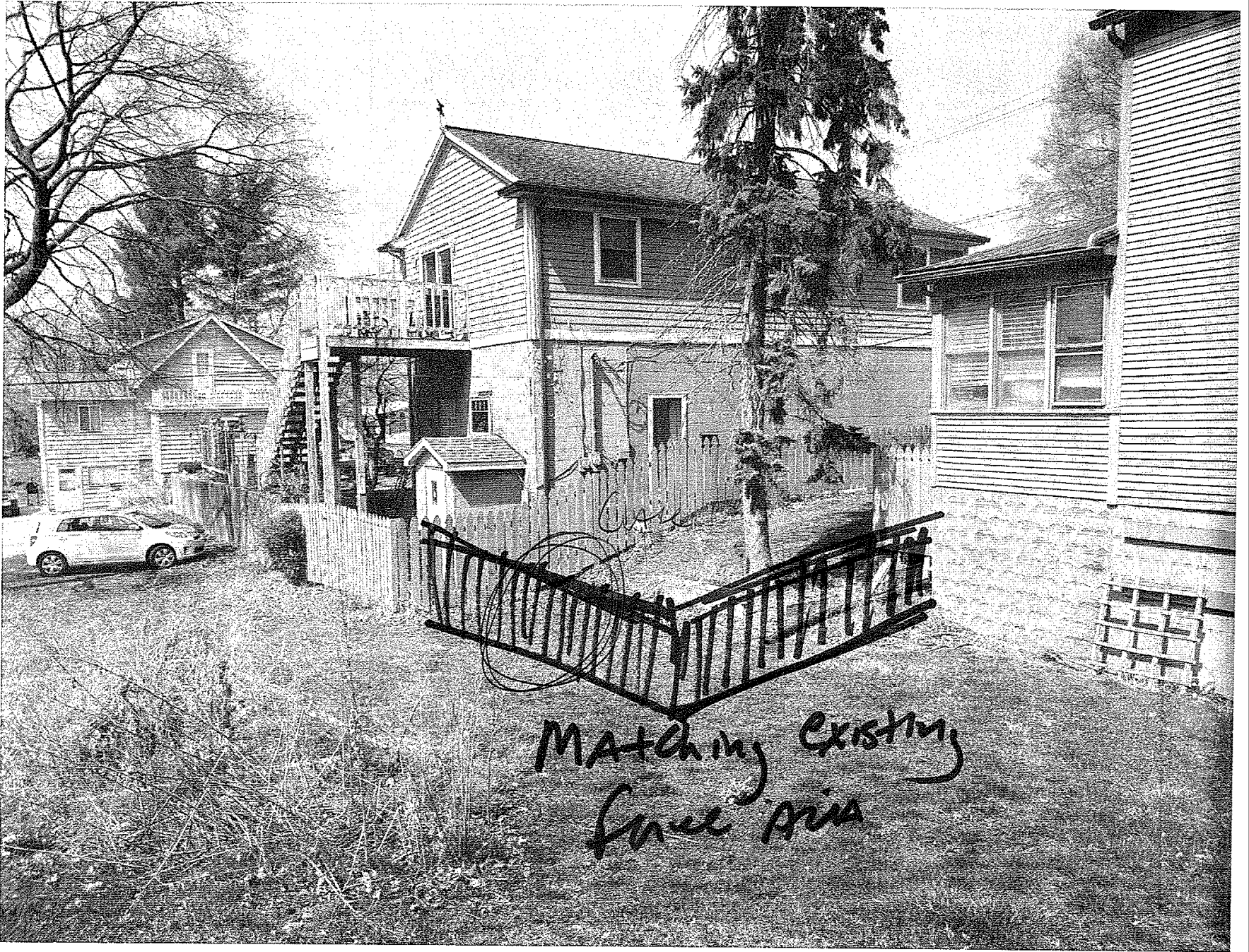


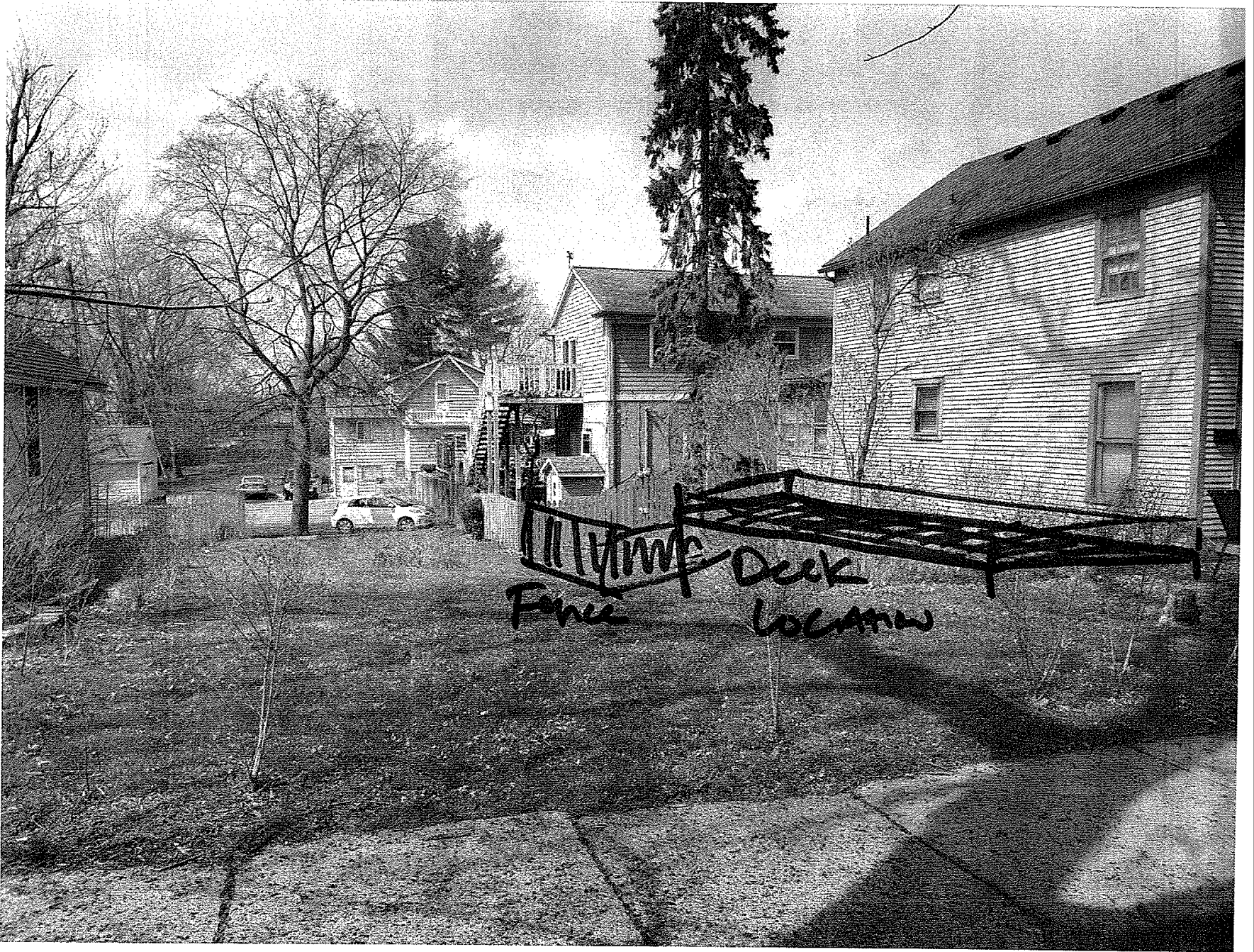
Proposed style of
Deck Rails



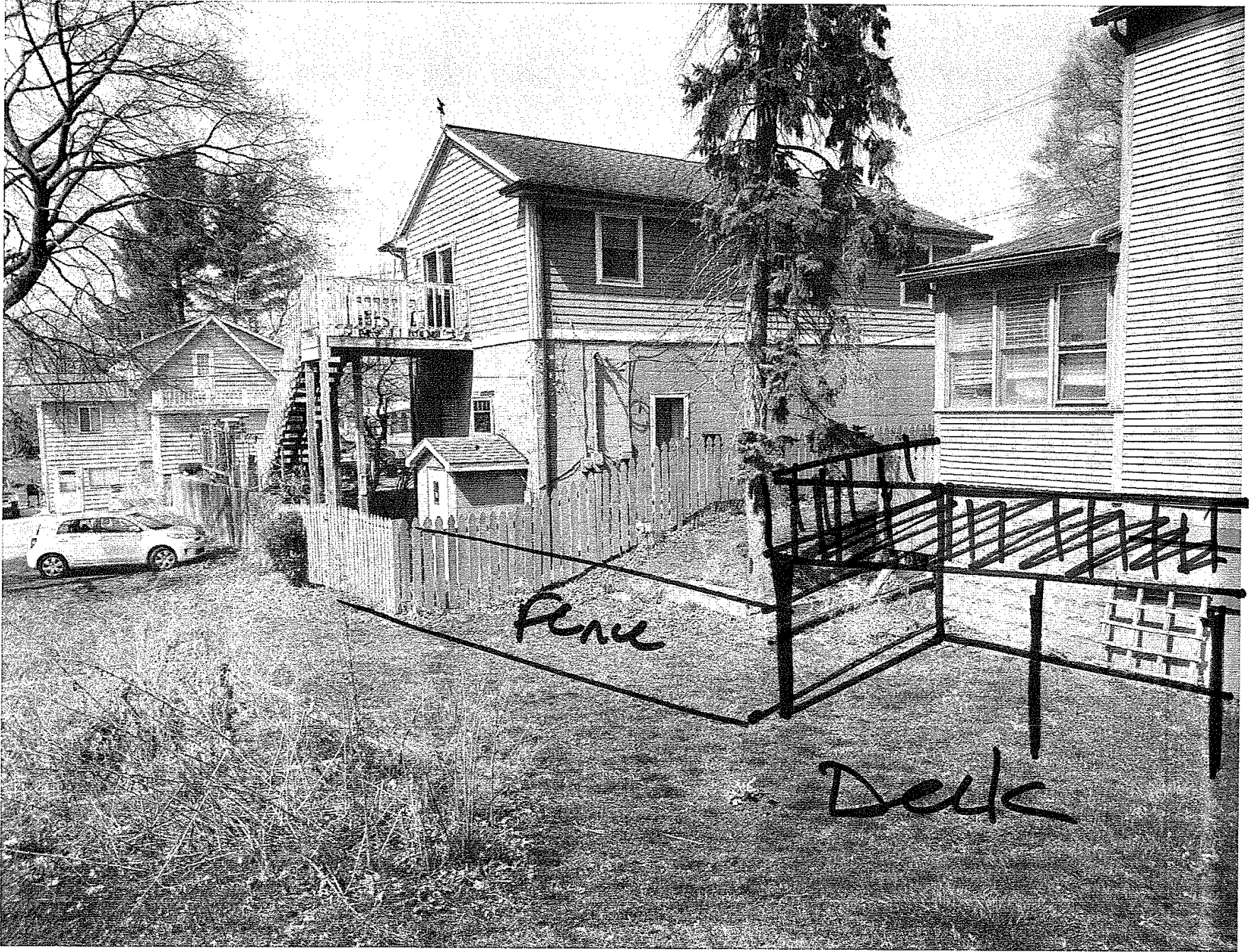




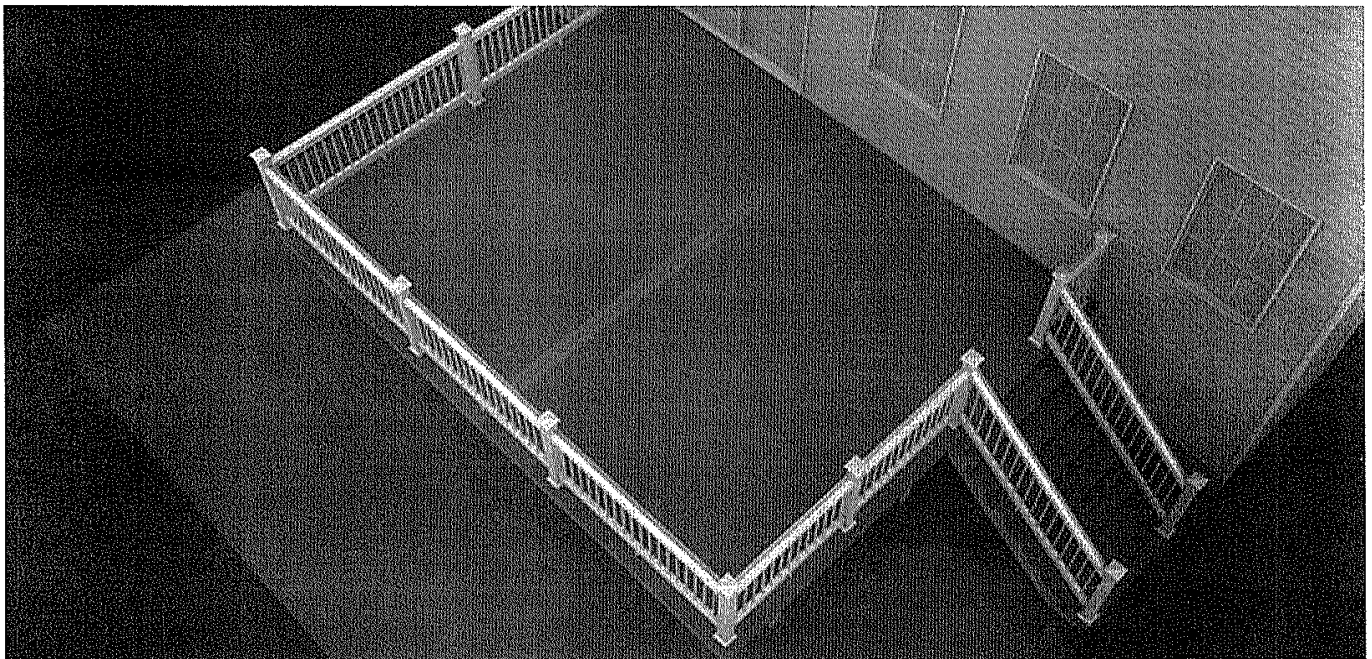








Deck & Porch same style
Simple Detached Deck Construction



Wood with Aluminum Rail System



Staff photos 58 E Forest



Entry porch and fence location



Deck location

Deck location view from N River





HDC Demolition by Neglect Staff Report- Update

Property Address: 302 E Cross

Property History

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

Property Significance

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

Demolition by Neglect Timeline

- 8/23/2018 Notice to Appear sent to property owner to attend HDC meeting discussion on Demolition by Neglect (DBN).
- 9/11/2018 HDC found the property to be a case of DBN.
- Staff had advised to wait to establish a timeline until the Building Department had a chance to visit the structure.
- 2/26/2019 The owner was approved to reroof the house.
- 4/2019 Planning and Building Departments Staff toured the property with the owner.
- 5/14/2019 The HDC and owner agreed on a timeline for repair.
- 10/7/2019 Staff discussed the project with the owner, who stated that the roof repairs are complete, the foundation repair is progressing from the interior, and the next steps are the siding and porches.
- 10/22/2019 The HDC approved a revised timeline for repairs and requested that the applicant come to the 11/12/2019 meeting with an update.
- 11/12/2019 The owner was unable to come to the meeting and the HDC requested that the open fenestration and walls of the building be covered for the winter. The HDC requested the owner's presence at the next meeting on 11/26/2019.
- The 11/26/2019 HDC meeting was canceled and agenda items moved to 12/10/2019
- 12/10/2019 The owner provided sample of original and replacement siding to work on west elevation. There was discussion of windows, decorative features, and doors. The HDC requested that the owner come to the 1/14/2020 meeting to provide a plan for the

windows, including which need to be replaced, and how; and documentation of the final closing of the exterior of the building; and an update on foundation work.

- 1/14/2020 Owner not present at the meeting, discussions postponed.
- 1/28/2020 Owner provided cost estimates of new windows vs. sash packs. Commission agreed that the applicant should provide window-by-window documentation and treatment plan. The owner agreed to allow a site visit by commissioners, and provide said documentation at the following meeting. Owner also stated that the west elevation is nearly finished being resided.
- 2/11/2020 Owner could not attend meeting. Commissioner Swift described her site visit for the property and stated that all of the historic windows are in sound condition and are not contributing to demolition by neglect. Recommended that the commission address the two window openings with no fenestration.
- 2/25/2020 Owner could not attend the meeting.
- 2020- Pandemic slowed city's enforcement practices.
- 7/16/2020 Staff sent a letter requesting an update and did not receive a response.
- 3/9/2021 Staff sent another letter.
- 3/11/2021 Owner met with Staff and committed to submitting an application for the two missing windows as an Action Item for the April 13 meeting, and come with a timeline for remaining items.

Revised Timeline from Winter 2020- must be updated.

Temporary boarding, roof repairs, and a study item for window repair shall be completed and/or presented at the November 12, 2019 meeting; the property owner may use siding as presented at the October 22, 2019 meeting to clad the open wall areas on the west side of the house. Repairs to the east elevation foundation will be completed by the end of December, 2019 and foundation repairs on the west (Park Street) elevation shall be complete by the end of March, 2020. The property owner will meet with the HDC at the first meeting in April to reevaluate the timeline.

Next Steps

The owner and HDC should continue to address the outstanding items.

Outstanding Items to be Addressed by Owner's Proposed Timeline

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

- Roof completion- Appears to be complete.
- Foundation instability – All exterior foundation work appears to be completed.
- Damaged or missing siding – Infill replacement siding on west elevation to be completed as soon as possible.
- Damaged windows and doors –Window treatment plan due at 3/10/2020 meeting.
- Deterioration of porches on the façade and west elevation, including porch decking, ceiling, and eaves- TBD.
- Deterioration and removal of architectural features.

Recommended actions:

Move to allow administrative approval of some items to accelerate resolution.

Move to accept owner's proposed timeline.

Move to ask for the property owner to provide information on [Insert items requiring additional information], at the [date] meeting.

Staff photos from January 2021









Historical Photo courtesy of Ypsilanti Historical Society





City of Ypsilanti

Community and Economic Development

March 26, 2021

R D KLEINSCHMIDT INC
[REDACTED]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0011) for Re-roofing at 330 E FOREST

Dear R D KLEINSCHMIDT INC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the house with GAF Timberline shingles in "Barkwood," with brown aluminum drip edge and flashings, and ridge vents, has been **approved**. *april 8 2021*

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.

One South Huron Street
Ypsilanti, MI 48197

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

www.cityofypsilanti.com

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.

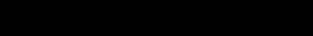
#10 – New work shall be removable.

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, Preservation Planner
Community & Economic Development Department

CC: Property Owner - PERRY ELIZABETH A 
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

330 E. Forest

Applicant

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

Name

R.D. Kleinschmidt, Inc.

Address

[Redacted Address]

City

Manchester

State

MI

Zip

48158

Type of work

- ☒ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

Entire house:
Tear off existing roofing
Install new drip, ice guard, felt, GAF Timberline
Shingles, ridge vent & flashings

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

Barkwood (color) GAF Timberline Shingles
Brown aluminum drip edge & flashings

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: \$6,495.⁰⁰

Permit fee:
\$45 + 20 = 65⁰⁰

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: 3-16-21

Print Name: Michelle L. Stace

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.



R.D. Kleinschmidt, Inc.
We Build Our Reputation Around Your Home.

19860 Sharon Valley Road
Manchester, Michigan 48158
Phone: (734) 428-8836

email: info@rdkleinschmidtinc.com Fax (734) 428-1030 Proposal #

74559

PROPOSAL

W.D. # 68243

TO

Elizabeth Perry

Wendee Weyen

Ypsilanti, MI 48198

Salesman: Ryan Kleinschmidt

PHONE

DATE

1/26/2021

JOB NAME / LOCATION

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for:

Roof Area: Entire House

- ** Tear off all existing roofing material
- ** Provide and install 1-1/2" faced aluminum drip metal on all roof edges
- ** Provide and install ice & water shield up 72" from the eaves around entire house
- ** Provide and install ice & water shield in valley areas
- ** Provide and install ice & water shield around chimney area
- ** Provide and install synthetic underlayment over remainder of roof
- ** Provide and install Limited Lifetime dimensional shingles over entire roof area
- ** Provide and install ridge vent on all roof peaks
- ** Install new flashing boots on all vent pipes
- ** Provide and install flashings where needed
- ** Seal around all protruding objects
- ** Provide and install new aluminum counter flashing on chimney
- ** Clean up and dispose of all job related debris upon completion of work
- ** Price: \$6,495.00

continued.....

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

dollars (\$)

Payment to be made as follows:

If this proposal is acceptable to you, please sign, date and return both copies to us within 30 days. We will then sign and return one copy to you.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within

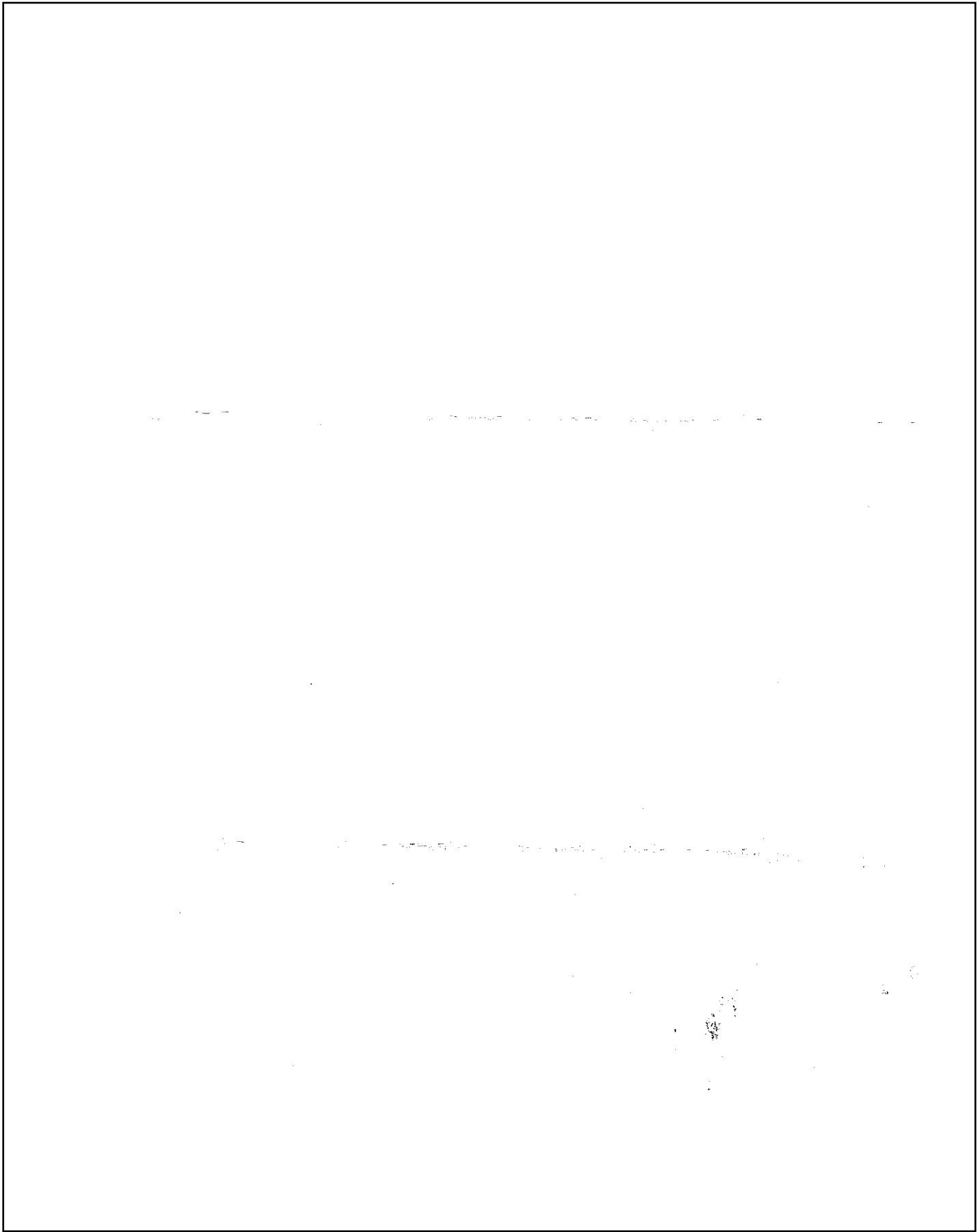
days.

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

Signature

Signature

Date of Acceptance: 1/30/21





Barkwood

The neutral brown Barkwood emulates wood and coordinates well with warm colors like beige, taupe, cream, gold, and yellow.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Shakewood

An appealing blend of browns, tans, and gold, warm radiant Shakewood pairs equally well with neutral beige and clay tones, as well as deeper jewel tones.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.





City of Ypsilanti

Community & Economic Development Department

Memo

To: Historic District Commission
From: Scott E. Slagor, Preservation Planner
Date: April 1, 2021
Subject: Conditions for Notice to Proceed

- During the March 9, 2021 Historic District Commission (HDC) meeting, the Commission discussed how projects were approved. There was some discussion as to when to use Notice to Proceed (NTP) versus a Certificate of Appropriateness (COA). Typically, NTP has been used in lieu of a COA when the HDC is allowing otherwise inappropriate work to occur under special circumstances, and they do not want to set precedent by deeming the work appropriate.
- Staff consulted the City's Historical Preservation Ordinance and found this language specific to NTP, Sec. 54-83 c).

Notice to proceed. Work on a resource shall be permitted through issuance of notice to proceed if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the historic district commission to be necessary to substantially improve or correct any of the following conditions:

- 1) The resource constitutes a hazard to the safety of the public or the occupants.*
 - 2) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.*
 - 3) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner. The applicant shall provide proof of financial hardship as required and defined by the historic district commission.*
 - 4) Retaining the resource is not in the interest of the majority of the community.*
- Based on the above language in the ordinance, NTP must only be used when one of the four conditions are met.

- Staff emailed Certified Local Government Coordinator, S. Alan Higgins, to confirm this process.
- Higgins confirmed that the NTP language is prescribed in PA 169, the enabling legislation for historic districts in Michigan. Specifically, Higgins said:

Technically, yes, NTP is to only be used under one of the four criteria defined in PA 169 and should cite one of those criteria as the reason for issuing the NTP. That's the way the law is written and is supposed to be implemented. Under the law, all other decisions should fall under either a COA, with appropriate language indicating how that particular project can be shown to meet the Standards in consideration of the particular resource's character, context, etc., or a Denial, with an explanation of why it does not meet the intent of the Standards. The NTP shouldn't be defaulted to as a "soft" approval of sorts for things that aren't clean cut as that can set a bad precedent for use of that tool, which is supposed to have specific applicability...

- Further conversation with Mr. Higgins revealed that issuing a NTP as a "soft approval" is common practice across the state but is not technically appropriate under the law.

Recommendation:

Staff recommend that the HDC use NTP in lieu of a COA only when the application meets one of the four NTP conditions as written in the ordinance. If a building has a unique situation where work may be appropriate that would not usually be authorized in the rest of the district, such language should be conveyed in the COA. If the work cannot meet the standards for a COA and does not meet NTP conditions, then it should be denied.



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting held via Zoom

Tuesday, March 23, 2021
7:00 P.M.

CALL TO ORDER AND ROLL CALL

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

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti
Anne Stevenson - Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti

Commissioners Absent: Erika Lindsay and Amy Swift

Also Present: Christopher Jacobs, Community Development Manager [joined meeting in progress]

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

APPROVAL OF AGENDA

Motion: Stevenson (second: Chesnut) moved to approve the agenda as submitted.

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

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS—none

STUDY ITEMS—none

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

1. Design Criteria Review

Slagor: Staff provided a brief overview of the three different resources the HDC has at its disposal to aid in its decision making: that being the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures; the Design Criteria (mainly for new construction) which is codified in the City Ordinance; and the Design Guidelines (Fact Sheets). Discussed the potential for new larger site development in the City, some of which would include the Historic District. Addressed the benefit of reviewing the Design Criteria from the perspective of what an entirely new development within an existing historic district would look like. Asked that commissioners review the criteria and discuss if revisions/tweaks may be necessary.

[Query/discussion followed re: clarification of extent of review]

Each criterion was reviewed and reads as follows:

Sec. 54-82. Design criteria.

The historic district commission shall be further guided by the following design criteria:

- 1) The proposed height should be within ten percent of the average height of the existing adjacent historic resources.
- 2) The proposed setback should not be more than five percent in front of or behind the existing setback of adjacent historic resources.
- 3) The relationship of the height to the width of the front facade should be consistent with the pattern established by existing adjacent historic resources.
- 4) The relationship of the height to the width of windows, doors and other openings should be consistent with the pattern established by existing adjacent historic resources.
- 5) The rhythm of structural mass to voids (openings) across the front facade should be consistent with the pattern established by existing adjacent historic resources.
- 6) The rhythm of structural mass to open space between structures should be consistent with the pattern established by existing adjacent historic resources.
- 7) The rhythm created by the placement of sidewalks, entrances, steps, porches and canopies should be consistent with the pattern established by existing adjacent historic resources.
- 8) The proposed construction materials should be the same type as those that have already been heavily used in existing adjacent historic resources.
- 9) The proposed textures of the building materials should relate to and complement the predominant textures of the materials used in existing adjacent historic resources.
- 10) The proposed colors, whether of natural materials, such as brick and stone, or applied colors, such as paint and pre colored siding, should relate to and complement the colors used on existing adjacent historic resources.
- 11) No specific architectural style shall be required for the construction of a new building, addition or other structure. The proposed architectural details, including, but not limited to, cornices, lintels, arches, balustrades, chimneys, porches, bays, railings, cupolas, gable ends, brackets and iron work, should be appropriate for the

Historic District Commission

March 23, 2021

2

style of the structure on which they are to be used and compatible with other structures in the historic district and particularly to historic resources and sites to which they may be visually related.

12) The proposed roof shape and profile should relate to the predominant styles of existing adjacent historic resources.

13) The proposed landscape designs and choices of plant material should be appropriate to the character of the historic district and that of the involved historic resources.

14) The proposed paving (i.e., brick, block, concrete, slate, etc.) should be of the same types as those already heavily used around existing adjacent historic resources.

15) The proposed design shall not conflict with the building code as it relates to the welfare or safety of the occupants.

(Code 1983, § 5.333; Ord. No. 1001, 3-1-2005)

2. Acquiring Architectural Documents for Property Owners

Ratzlaff: Discussed his research journey in acquiring historical building plan information about his home, its benefits and how having that type of information could be of value to property owners. Proposed assisting property owners with research and acquiring copies of original documents. *[The logistics of research assistance was discussed]*

3. Property Monitoring

Commission/Staff discussion as to property concerns.

4. Updates from Staff

Re: Michigan Historic Preservation Network – Upcoming training and conference registration information.

5. Commissioner Comments

Commissioners, who wished, shared additional comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of March 9, 2021

Motion: Chesnut (second: Stevenson) moved to approve the minutes of March 9, 2021, as submitted.

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

ADJOURNMENT

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

MEETING ADJOURNED at 9:01 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson