

1. Historic District Commission Virtual Meeting

Documents:

[HISTORIC DISTRICT COMMISSION - 10 AUG 2021 - AGENDA - PDF.PDF](#)



AGENDA

Historic District Commission Meeting

7:00pm - 8/10/2021

Virtual via Zoom (see footer)

	Page
1. CALL TO ORDER	
2. ROLL CALL	
Alex Pettit, Chair Erika Lindsay James Ratzlaff Amy Swift James Chesnut Stefan Szumko 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 - 46
206 E Forest 414 Maple	
6.3. STUDY ITEMS	
6.4. ADMINISTRATIVE APPROVALS	47 - 69
9-11 S Washington 332 Oak 207 W Michigan	
6.5. OTHER BUSINESS	71 - 78
1. Demolition by Neglect 302 E Cross 2. Property Monitoring 3. Updates from Staff 4. Commissioner Comments 302 E Cross	
7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS	
8. HOUSEKEEPING BUSINESS	
8.1. Review of approved amended minutes for 7/13/2021	79 - 83
Historic District 7-13-2021 Full Minutes-Amended	
8.2. Approval of meeting minutes 07/27/2021	85 - 91

[Historic District 7-27-2021 Full Minutes](#)

8.3. Nominations for Vice Chair

9. ADJOURNMENT

Meeting ID: 827 9619 6445 Meeting Link: <https://us02web.zoom.us/j/82796196445>.

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



HDC Work Permit Staff Review

Property address: 206 E Forest

Property History: The property includes a house that was erected in 1890 and is contributing to the historic district. A long one-story rear addition was made to the house, likely in the mid-twentieth century. Reputedly this area was originally used for a beauty college.

Date Complete Application Received: August 3, 2021

Date of Review: August 6, 2021

Date of Meeting: August 10, 2021

Proposed work: Solar installation.

Materials: Q.PEAK DUO L-G7 solar modules (panels), and an Ironridge mounting system.

Staff review:

1. The applicant proposes to install two sets of solar arrays on the east roof slopes of the rear additions.
 - a. The northern array will have 10 modules.
 - b. The southern array will have 22 modules. (32 Total Modules)
2. The new arrays will be mounted at a 20-degree angle, approximately the same angle as the roof slope.
3. The inverter and disconnect systems will be mounted to the west elevation of the original house, at the location where electricity enters the house.
4. The application appears to generally meet the requirements of the HDC Alternative Energy Fact Sheet.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 206 E Forest as submitted in the application on August 3, 2021, for installation of a solar array and power apparatuses as specified.

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

Prepared by: Scott E. Slagor, Preservation Planner

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.



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

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

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 206 E Forest

Applicant

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

Name HighScope Educational Research Foundation		
Address 206 E forest		
City Ypsilanti	State MI	Zip 48198
Phone / Fax [REDACTED]		E-Mail [REDACTED]

Contractor

Contractor Name & Contact Info Distributed Power - Brandon Knight - 2485214219, brandon@distributedpower.net

Type of work

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

Complete Description of Proposed Work:

Roof Mount solar panels facing parking lot to East

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: \$25000

Permit fee: 41.67 \$86.67
 \$45 + _____ =

Signature

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

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

Signature:  DocuSigned by:

Date: 07/30/2021

Print Name: B

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.



Date: 06/16/2021

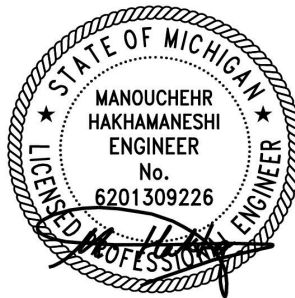
Job Number: 675

Prepared for : Distributed Power
2415 Burdette St. Ferndale, MI 48220

Project.: Highscope Educational Research Center , 206 E Forest Ave, , Ypsilanti, , MI , 48198

The following calculations are for the structural engineering design of the photovoltaic panels and are valid only for the structural info referenced in the stamped plan set. The verification of such info is the responsibility of others. After review, I certify that the roof structure has sufficient structural capacity for the applied PV loads. All PV mounting equipment shall be designed and installed per manufacturer's approved installation specifications.

Solar Paperwork
Professional Engineer
support@solarpaperwork.com



450 N Brand Blvd, Suite 600, Glendale, CA 91203 SolarPaperwork.com | (747) 333 - 5991



Solar Module Details

Module Type	Q Cell
Module Quantity	32
Module Model Number	400 W

Design Criteria

Code: 2018 International Building Code ASCE 7-16

Live Load (psf)	20
Ult Wind Speed (mph)	125
Exposure Cat	C
Ground Snow (psf)	25

Structure Geometry

Eave Height, he (ft)	0 to 15ft
Pitch of main roof (deg)	20
Building Length, L (ft)	150
Building Width, B (ft)	80
Roof Area (Module Area) ft ²	170.26

NOTE: attachments should be installed in a staggered configuration to properly distribute loading.

Roof Properties

Roof Geometry type	Gable Roof
Roof Type	Collar Tie
Roof Pitch (deg)	20



Roofing Type	Asphalt Shingles
Sheathing Type	1/2" OSB Board
Wood species	No. 2, Douglas Fir-Larch
Wood Fb (psf)	900
Wood Fv (psf)	180
Wood E (psf)	1600000
Purlin C/C Spacing (in)	12
Rafter C/C. Spacing (in.)	24

Purlin

Section Thickness, b (in.)	2
Section Depth, d (in.)	4

Rafter

Section Thickness, b (in.)	2
Section Depth, d (in.)	6
Maximum Rafter Span (ft)	10

Factors

Cd(wind)	1.60
Cd(Snow)	1.60
CLS	1.15
CM	1
Ct	1
CL	0.75
CF	1.5
Cfu	1
Cv	1
Cr	1
M allowable_wind	1020.94
M allowable_snow	733.80



Dead Load(psf)

Asphalt Shingles	3.00 psf
1/2" OSB Board	2.00 psf
Insulation	2.00 psf
Total Roof 1DL	7 psf
No. 2, Douglas Fir-Larch	31.00 lb/ft ³
Solar Panel DL	3.00 psf
Roof 1	
Roof_Dist_DL	7.00 psf
M_Roof_Dist_DL	253.50
Def_Roof_Dist_DL	0.08
PV_uni_Dist_DL	3.00 psf
M_PV_uni_Dist_DL	32.25
Def_PV_uni_Dist_DL	0.01
Total_Uni_DL	11.00 psf
M_Total_DL	285.75
Def_Total_DL	0.09

Snow Load(psf)

Ground Snow Load, pg	25
Importance Factor, Ic	1
Thermal Factor, Ct	1
Exposure Factor, Ce	1
Flat roof snow, pF	17.5
Slope Factor, Cs	1

450 N Brand Blvd, Suite 600, Glendale, CA 91203 SolarPaperwork.com | (747) 333 - 5991



Sloped Row Snow, ps	17.5
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Uni_Dist_S	17.50
M_uni_Dist_s	218.75
Def_uni_Dist_S	0.07

Wind Load

Ultimate Wind Speed	125
Directionality Factor,kd	0.85
Topographic factor	1.00
Velocity pressure exposure factor,kz	0.85
Ground Elevation Factor,ke	1.29
Side Wall Width	80
Median Roof Height	193.97
Velocity pressure,qz	28.90

External Pressure Up,GCp_1	-0.7
External Pressure Up,GCp_2	-0.6
External Pressure Up,GCp_3	-1.3
External Pressure Down,GCp	-0.18

Design Pressure Up,p_1	-16.91
Design Pressure Up,p_2	-14.50
Design Pressure Up,p_3	-31.41
Design Pressure Up,p	-4.35

Uni_Dist_W_up	-31.41
M_uni_Dist_W_up	-392.63
Def_uni_Dist_W_up	-0.12
Uni_Dist_W_down	-4.35



M_uni_Dist_W_down	-54.38
Def_uni_Dist_W_down	-0.02

Lag Screw Uplift Check (ASD)

5/16" Lag Screw Withdrawl value	205.00 lb/in
Lag Screw Penetration	2.50 in
Roof1 0.6D+0.6W(up z1)	111.534 < 512.5
Roof1 0.6D+0.6W(up z2)	112.98 < 512.5

Framing Check (ASD):

Roof1 uni 1.0D+0.6W	285.75 < 1020.94
Lag Screw Penetration	449.81 < 1020.94
Roof1 0.6D+0.6W(up z1)	504.50 < 733.80
Roof1 0.6D+0.6W(up z2)	-64.13 < 1020.94

Seismic Check:

Wood	5.00 psf
2x4 Studs @ 16"	2.00 psf
Gypsum	3.00 psf
Misc(insulation,etc)	2.00 psf
Total wall DL	12.00 psf
Total Wall Area (Approx)	3120.00 ft ²
Total Wall W	37440 lbs
Total Roof DL	7.50 psf
Total Roof Area (Approx)	2043.09 ft ²
Total Roof W	15323.175 lbs



PV Panel W	3.00 psf	
Area of panel	612.93 ft ²	
Total Roof W	1838.78 lbs	
% increase=(Wadditional)/Wexisting	3.78%	OK

The increase in weight as a result of the solar system is less than 10% of the existing structure and therefore no further seismic analysis is required.

Limits of Scope of Work and Liability

Existing structure is assumed to have been designed and constructed following appropriate codes at time of erection, and assumed to have appropriate permits. The calculations produced are only for the roof framing supporting the proposed PV installation referenced in the stamped planset and were completed according to generally recognized structural analysis standards and procedures, professional engineering and design experience, opinions and judgements. Existing deficiencies which are unknown or were not observable during time of inspection are not included in this scope of work. All PV modules, racking, and mounting equipment shall be designed and installed per manufacturer's approved installation specifications. The Engineer of Record and Solar Paperwork assume no responsibility for misuse or improper installation. This analysis is not stamped for water leakage. Framing was determined based on information in provided plans and/or photos, along with engineering judgement. Prior to commencement of work, the contractor shall verify the framing sizes, spacings, and spans noted in the stamped plans, calculations, and cert letter (where applicable) and notify the Engineer of Record of any discrepancies prior to starting construction. Contractor shall also verify that there is no damaged framing that was not addressed in stamped plans, calculations, and cert letter (where applicable) and notify the Engineer of Record of any concerns prior to starting construction. Prior to the commencement of work, the contractor shall verify the existing roof and framing conditions. Notify SolarPaperwork and the engineer of record of any Discrepancies prior to starting construction. Prior to the commencement of work, the contractor shall inspect framing for any damage such as water damage, cracked framing, etc. and notify the E.O.R. if any issues are found. These plans/calculations are stamped for structural code compliance of the roof framing supporting the proposed PV installation reference only. These plans/calculations are not stamped for water leakage. PV modules, racking, and attachment components must follow manufacturer guidelines and requirements. Attachments to be installed in a staggered orientation to properly distribute loads.



S O L A R
P A P E R W O R K

Structural Engineering Letter

Date: 06/16/2021

Project Name: Highscope Educational Research Center

Project Address: 206 E Forest Ave, , Ypsilanti, , MI , 48198

Contractor : Distributed Power

Contractor Address : 2415 Burdette St. Ferndale, MI 48220

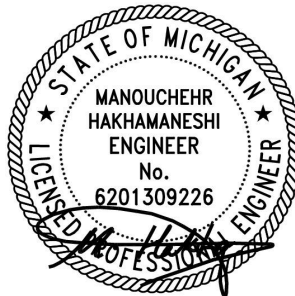
Attn : To Whom It May Concern

A Field observation of the condition of the existing framing system was performed by an audit team from **Distributed Power**. From the Field observation of the property, the existing roof structure observed as follows:

- Existing roof is supported by **2 x 6 @ 24"** rafters at the solar array. The rafters are sloped at approximately **20 degree** and have maximum projected horizontal span of **10 feet** in between load bearing supports.

Design Criteria

- Applicable codes: 2018 International Building Code ASCE 7-16
- Ground Snow Load: 25 psf
- Roof Dead Load: 20 psf
- Wind speed: 125 mph
- Risk Category: II



I certify that the capacity of the structural roof framing that directly supports the additional gravity loading due to the solar panel supports and modules had been reviewed and determined to meet or exceed the requirements in accordance with the Design Criteria.

If you have any questions or concerns please contact us,

Solar Paperwork engineering division,
450 N Brand Blvd, Suite 600
Glendale, CA 91203
(747) 333 - 5991
support@solarpaperwork.com

GENERAL NOTES

1. ALL ELECTRICAL MATERIALS SHALL BE NEW AND LISTED BY RECOGNIZED ELECTRICAL TESTING LABORATORY
- CUSTOM MADE EQUIPMENT SHALL HAVE COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY
2. OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED OR BETTER
3. ALL METALLIC EQUIPMENT SHALL BE GROUNDED
4. CONTRACTOR SHALL OBTAIN ELECTRICAL PERMITS PRIOR TO INSTALLATION AND SHALL COORDINATE ALL INSPECTIONS, TESTING COMMISSIONING AND ACCEPTANCE WITH THE CLIENT, UTILITY CO. AND CITY INSPECTORS AS NEEDED.
5. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF SERVICE POINTS AND SERVICE SIZES WITH THE SERVING UTILITY COMPANY AND COMPLY WITH ALL UTILITY COMPANIES REQUIREMENTS.
6. DRAWINGS ARE DIAGRAMMATIC ONLY, ROUTING OF RACEWAYS SHALL BE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER TRADES.
7. IF THE ROOF MATERIAL OR ROOF STRUCTURE NOT ADEQUATE FOR PV INSTALLATION, CALL ENGINEER PRIOR TO INSTALL. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THE ROOF IS CAPABLE OF WITHSTANDING THE EXTRA WEIGHT.
8. IF THE DISTANCES FOR CABLE RUNS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL NOTIFY THE ELECTRICAL ENGINEER TO VALIDATE THE WIRE SIZE. FINAL DRAWINGS WILL BE RED-LINED AND UPDATED AS APPROPRIATE.
9. WHENEVER A DISCREPANCY IN QUALITY OF EQUIPMENT ARISES ON THE DRAWING OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE COMPLIANCE AND LONGEVITY OF THE OPERABLE SYSTEM REQUIRED BY THE ARCHITECT/ENGINEERS.
10. ALL BROCHURES, OPERATION MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE HANDED OVER TO OWNER'S REPRESENTATIVE AT THE COMPLETION OF WORK

PHOTOVOLTAIC NOTES:

1. ROOFTOP MOUNTED PHOTOVOLTAIC PANELS AND MODULES SHALL BE TESTED, LISTED AND IDENTIFIED BY RECOGNIZED ELECTRICAL TESTING LABORATORY
2. SOLAR SYSTEM SHALL NOT COVER ANY PLUMBING OR MECHANICAL VENTS
3. MODULES AND SUPPORT STRUCTURES SHALL BE GROUNDED.
4. SOLAR INVERTER SHALL BE LISTED TO UL1741.
5. REMOVAL OF AN INTERACTIVE INVERTER OR OTHER EQUIPMENT SHALL NOT DISCONNECT THE BONDING CONNECTION BETWEEN THE GROUNDING ELECTRODE CONDUCTOR AND THE PHOTOVOLTAIC SOURCE AND/OR OUTPUT CIRCUIT GROUNDED CONDUCTORS.

6. ALL PV MODULES AND ASSOCIATED EQUIPMENT AND WIRING SHALL BE PROTECTED FROM PHYSICAL DAMAGE.
7. LIVE PARTS OF PV SOURCE CIRCUITS AND PV OUTPUT CIRCUITS OVER 150V TO GROUND SHALL NOT BE ACCESSIBLE TO OTHER THAN QUALIFIED PERSONS WHILE ENERGIZED.
8. INVERTER IS EQUIPED WITH INTEGRATED GFDI, THUS PROVIDING GROUND FAULT PROTECTION
9. ALL CONDUCTORS SHALL BE COPPER AND 90 DEG RATED
10. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY A RECOGNIZED ELECTRICAL TESTING LABORATORY.
11. A SINGLE CONDUCTOR SHALL BE PERMITTED TO BE USED TO PERFORM THE MULTIPLE FUNCTIONS OF DC GROUNDING, AC GROUNDING AND BONDING BETWEEN AC AND DC SYSTEMS.
12. NON-CURRENT CARRYING METAL PARTS OF EQUIPMENT SHALL BE EFFECTIVELY BONDED TOGETHER. BOND BOTH ENDS OF RACEWAYS.

MAIN

THE INSTALLATION OF SOLAR ARRAYS AND PHOTOVOLTAIC POWER SYSTEMS SHALL COMPLY WITH THE FOLLOWING CODES:

NATIONAL ELECTRICAL CODE 2017
MICHIGAN RESIDENTIAL CODE 2018

AS ADOPTED BY THE STATE OF MICHIGAN

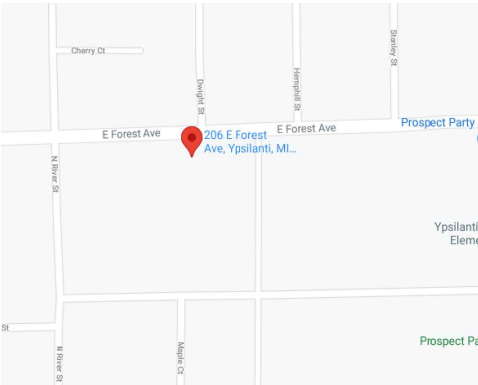
ALL OTHER ORDINANCE ADOPTED BY THE LOCAL GOVERNING AGENCIES

PV SOLAR SYSTEM DETAILS

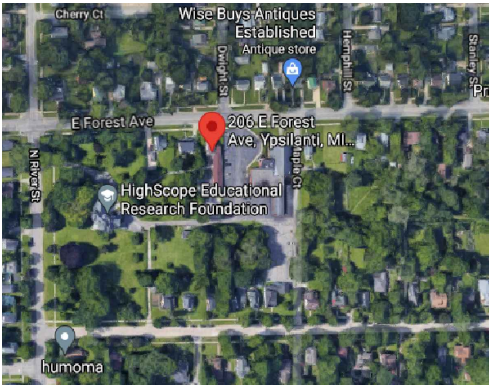
SYSTEM SIZE: DC STC: 12.8 KW
SYSTEM SIZE: AC CEC: 11.9 KW
SOLAR MODULES: (32) Hanwha 400W
INVERTERS: (1) SolarEdge 11.4 KW

ELECTRICAL INFORMATION:
EXISTING
MAIN SERVICE PANEL BUS SIZE: 400A
MAIN SERVICE BREAKER SIZE: 400A
MOUNTING SYSTEM: IRONRIDGE

BUILDING INFORMATION:
CONSTRUCTION TYPE: V-B
OCCUPANCY: B
ROOF: Comp Shingle
RAFTER: 2 X 6 @ 24" O.C.



VICINITY MAP
SCALE: NTS



SATELLITE VIEW
SCALE: NTS

INDEX	
1	ROOF PLAN
2	SINGLE LINE DIAGRAM
3	SIGNAGE
4	SITE PLAN
5	ATTACHMENT LAYOUT
6	INVERTER DATA SHEET
7	MODULE DATA SHEET
8	OPTIMIZER SHEET
9	RACKING DATA SHEET
10	ATTACHMENT DATA SHEET

Project Name:
**Highscope Educational
Research Centert**
Property address:
**206 E Forest Ave,
Ypsilanti, MI 48198**

CONTRACTOR

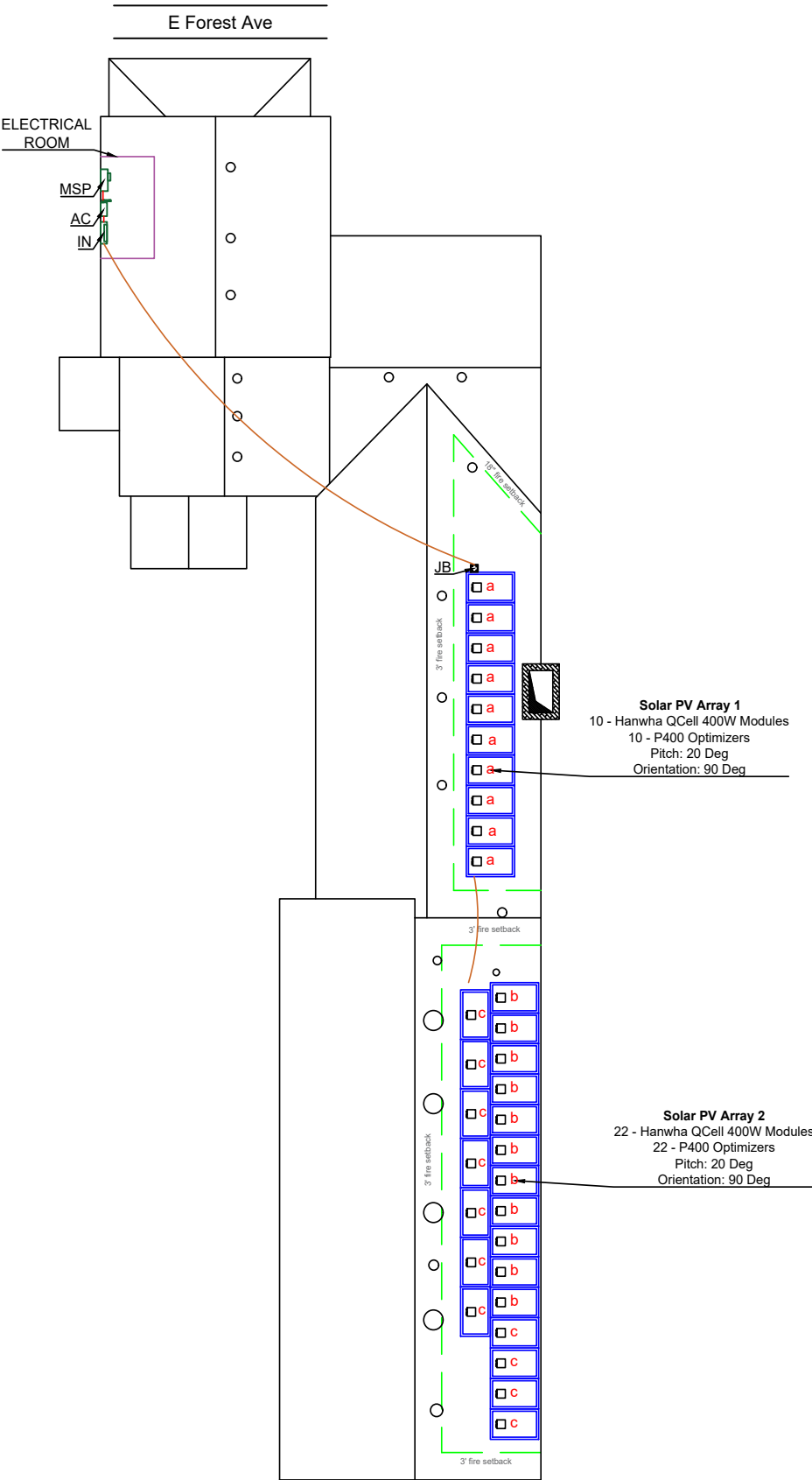
Distributed Power



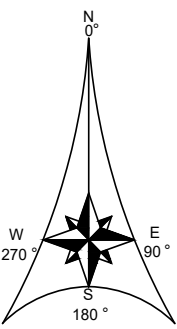
Drawn by: Areg Aghayants
SolarPaperwork.com
support@solarpaperwork.com
DATE: 05/24/2020



INDEX	
MSP	(E) Main Service Panel
AC	(N) AC Disconnect
IN	(N) Inverter
JB	(N) Junction Box
	Microinverter
	Solar Module
	EMT Conduit
	FMT Conduit
	Setback



NOTE: CONDUIT WILL RUN THROUGH ATTIC



SCALE: 1/16" = 1'-0"

1 ROOF PLAN

Project Name:
Highscope Educational
Research Center
Property address:
206 E Forest Ave,
Ypsilanti, MI 48198

CONTRACTOR

Distributed Power



Drawn by: Areg Aghayants
SolarPaperwork.com
support@solarpaperwork.com
DATE: 05/24/2020



#	ITEM	DESCRIPTION	QTY
1	PV MODULE	HANWHA Q-CELL Q.PEAK DUO L-G7 400 Voc = 48.96V, Vmp = 41.23V Isc = 10.19A, Imp =9.7A	32
2	INVERTER	SOLAREEDGE SE 11400H-US (240) 99% CEC EFFICIENCY 11400 Wac CONTINUOUS MAX OUTPUT CURRENT 47.5 Aac MAX INPUT CURRENT 27 Adc	1
3	PVC JUNCTION BOX	4"x4"x2" UL LISTED WATER TIGHT NEMA TYPE 3	1
4	AC DISCONNECT	60A. 2P BLADE TYPE 240V NON-FUSIBLE AC DISCONNECT	1
5	MAIN SERVICE PANEL	(E) MAIN SERVICE PANEL & METER 400A BUSBAR & 400A MAIN BREAKER	1
6	POWER OPTIMIZER	SOLAREEDGE, P400 OPTIMIZER INPUT POWER: 400 WATTS MAX INPUT VOLTAGE: 80Vdc MPPT RANGE: 8 TO 80Vdc MAX INPUT CURRENT: 12.63 Adc MAX OUTPUT CURRENT: 15Adc STRING LIMITATIONS: 8 TO 25, 6000 WATTS STC PER STRING MAX	32
7	MAIN METER	UTILITY METER	1

WIRE CHART						
#	MAX AMPS X NEC MULT = DESIGN AMPS	BREAKER SIZE (A)	WIRE TYPE	EGC	WIRE RATING X TEMP DERATE X CONDUCTOR DERATE = DERATED WIRE	CONDUIT SIZE
1	15 X 1.25 = 18.8 A	20	(2) #10 PV-WIRE	(1) #6 BARE SOLID COPPER GEC	40 X .71 X 1 = 28.4 >= 18.8	IN FREE AIR
2a	15 X 1.25 = 18.8 A	20	(6) #10 AWG, CU-THWN-2	(1) #8 AWG, CU-THWN-2 EGC	40 X .71 X .8 = 22.72 >= 18.8	3/4" FMT
2b	15 X 1.25 = 18.8 A	20	(6) #10 AWG, CU-THWN-2	(1) #8 AWG, CU-THWN-2 EGC	40 X .71 X .8 = 22.72 >= 18.8	3/4" EMT
3	47.5 X 1.25 = 59.375A	60	(3) #6 AWG, CU-THWN-2	(1) #6 AWG, CU-THWN-2 EGC	75 X .91 X 1 = 68.25 >= 59.375	3/4" EMT

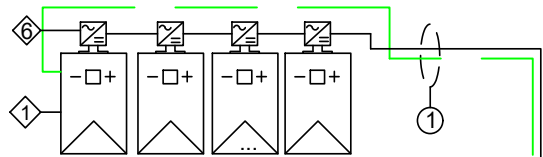
120% RULE CALCULATION PER NEC 705.12(D)(2)(3)		
MAIN BUSBAR RATING:	400	AMPS
MAIN SERVICE BREAKER RATING:	400	AMPS
PV BACKFEDING CURRENT:	60	AMPS
BUSBAR X 120% - MAIN BREAKER = MAX PV BREAKER		
480	- 400	= 80

AC SYSTEM SIZE CALCULATION				
Module PTC Rating (W)	x	NO. of Modules	x	Average Inverter CEC Efficiency = AC System Size
375.63	x	32	x	99% = 11.9 kW AC

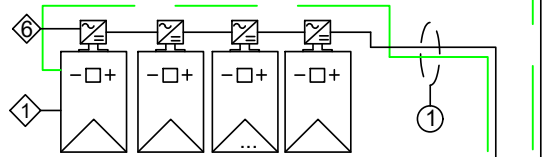
PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN EMT
.80	4-6
.70	7-9
.50	10-20

- KEY NOTES:
- SOLID BARE G.E.C (FREE-AIR) MOUNTED UNDER ARRAY
 - PER NEC 250.120(C): WHERE CONDUCTORS & GROUND WIRE ARE RUN EXPOSED ON FROM ARRAY TO J-BOX, CONDUCTORS & BARE GROUND WIRE SHALL BE CONCEALED INSTALL IN CONDUIT
 - PER NEC ARTICLE 690.35 INVERTER GROUND FAULT PROTECTION PROVIDED
 - ALL GROUNDS AND NEUTRALS BONDED TO EXISTING GROUNDING CONDUCTOR W/IRREVERSIBLE CRIP CONNECTOR,
 - BACKFED BREAKERS MUST BE LOCATED @ OPPOSITE END OF BUS BAR FROM MAIN BREAKER OR MAIN LUG ON GRID SIDE. WHEN A BACKFED BREAKER IS THE METHOD OF UTILITY INTERCONNECTION, BREAKER SHALL NOT READ ' LINE OR LOAD'.
 - PER CEC 250.65(C): CONDUCTOR SPLICES ONLY ALLOWED WITH COMPRESSION CONNECTORS OR EXOTHERMIC WELDING
 - ALL GROUNDS AND NEUTRALS BONDED TO EXISTING GROUNDING CONDUCTOR W/IRREVERSIBLE CRIP CONNECTOR,
 - VERIFY (E) UFER GROUND NEAR MSP. IF (E) UFER IS NOT ACCESSIBLE OR VERIFIABLE, INSTALL A NEW 5/8" Ø X 8' LONG GROUNDING ROD AND BOND SOLAR SYSTEM EQUIPMENT GROUNDING ACCORDINGLY.

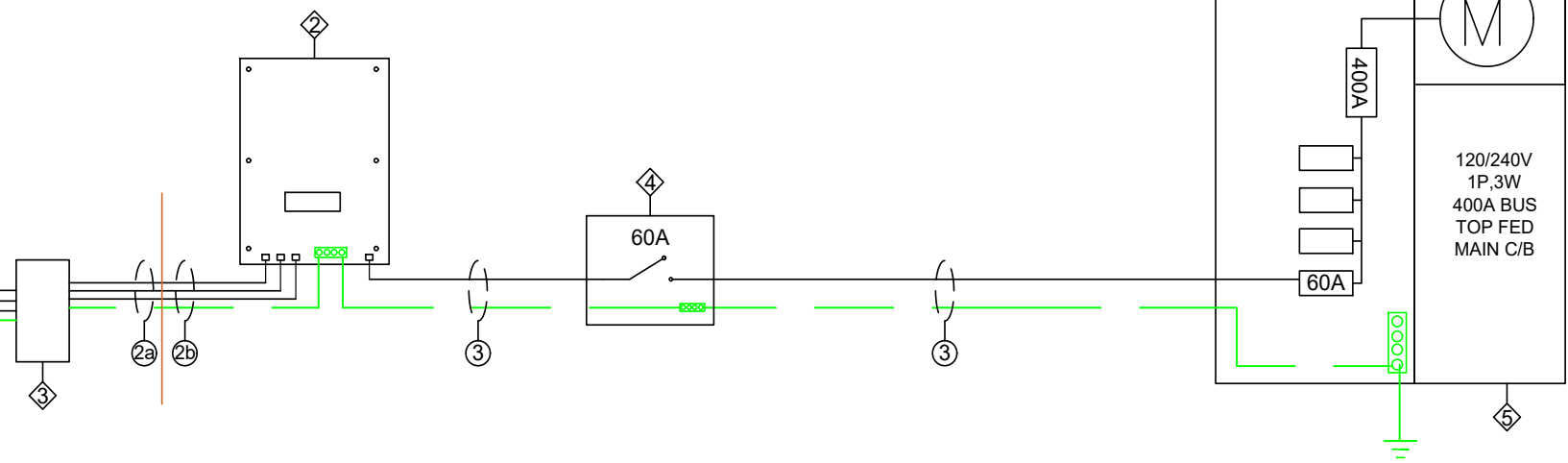
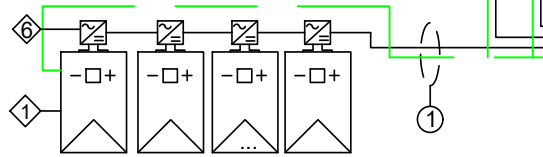
String c: (11) Modules , (11) Optimizers



String b: (11) Modules , (11) Optimizers



String a: (10) Modules , (10) Optimizers



2

**SINGLE LINE
DIAGRAM**

Project Name:
**Highscope Educational
Research Centert**
Property address:
**206 E Forest Ave,
Ypsilanti, MI 48198**

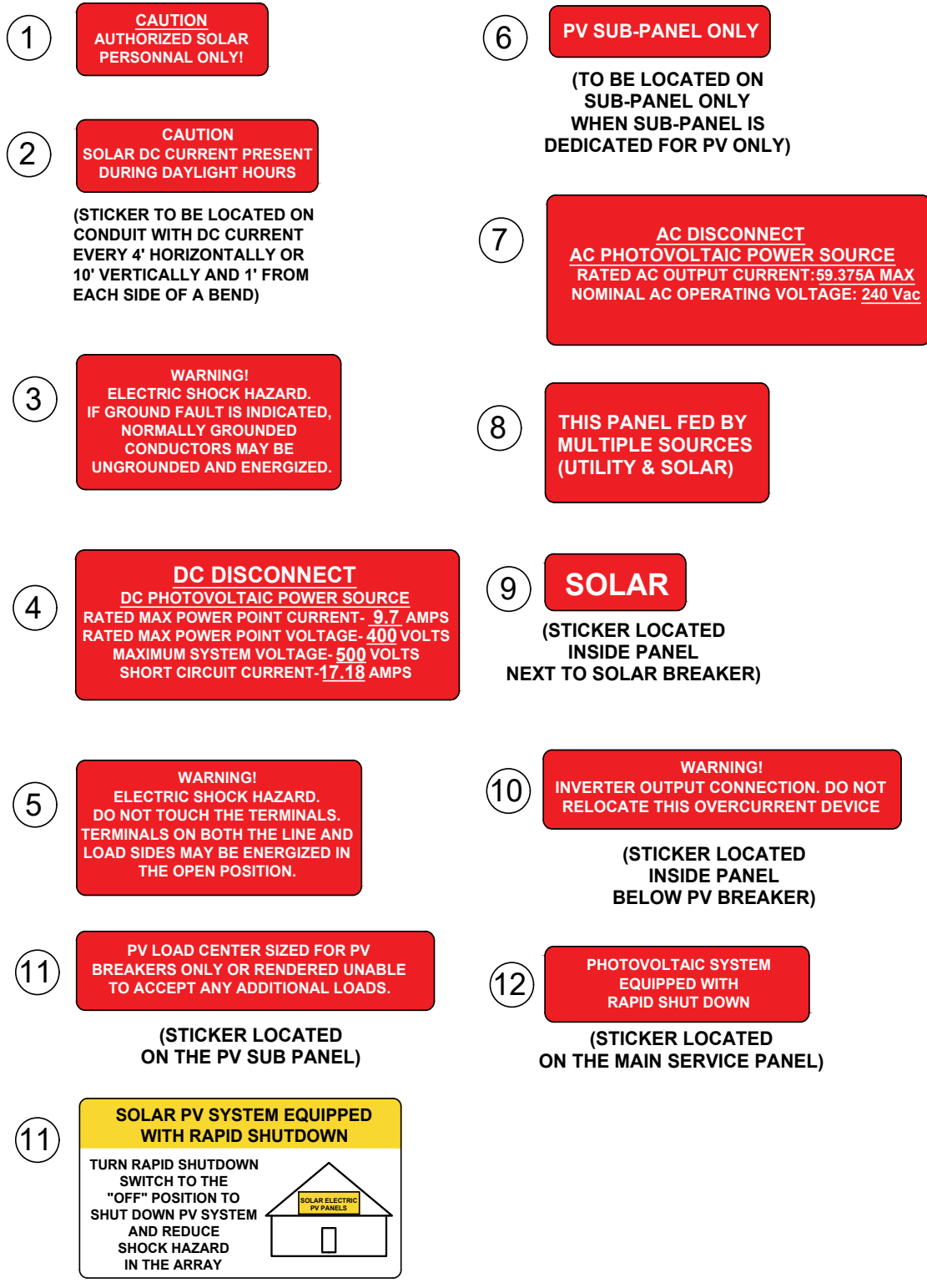
CONTRACTOR

Distributed Power

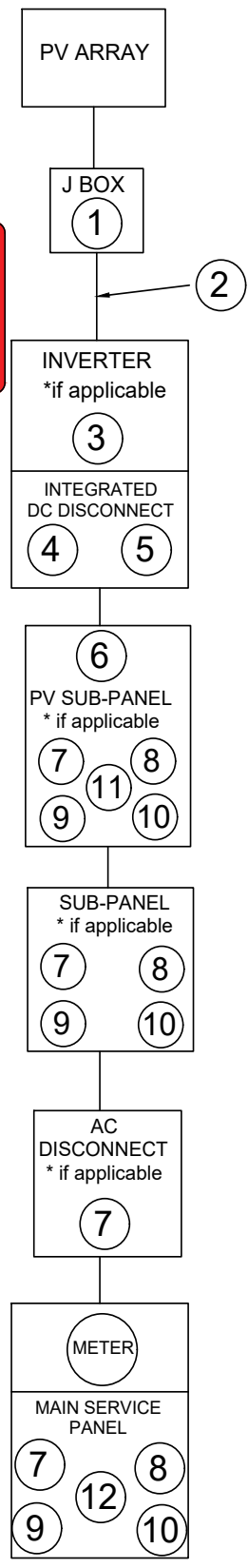

**DISTRIBUTED
POWER**

Drawn by: Areg Aghayants
SolarPaperwork.com
support@solarpaperwork.com
DATE: 05/24/2020





Plaques will have red background & white lettering.



MARKINGS, LABELS AND WIRING SIGNS

A. Purpose: Provide emergency responders with appropriate warning and guidance with respect to isolating solar electric system. This can facilitate identifying energized electrical lines that connect solar panels to the inverter, as these should not be cut when venting for smoke removal

B. Main Service Disconnect.

1. Residential buildings - The marking main be placed within the main service disconnect. The marking shall be placed outside cover if the main service disconnect is operable with the service panel closed.

2. Commercial buildings - Tha marking shall be placed adjacent to the main service disconnect clearly visible from the location where the level is operated

3. Markings: Verbiage, Format and Type of Material.

a. Verbiage: CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED

b. Format: White lettering on a red background. Minimum 3/8 inches letter height. All letters shall be capitalized. Arial or similar font, non bold.

c. Material: Reflective, weather resistant material suitable for the environment (use UL - 969 as standard for weather rating). Durable adhesive materials meet this requirement.

C. Marking Requirements on DC conduit, raceways, enclosures, cable assemblies, DC combiners and junction boxes:

1. Markings: Verbiage, Format and Type of Material.

a. Placement : Markings shall be placed every 10 feet on all interior and exterior DC conduits, raceways, enclosures, and cable assemblies, at turns, above and for below penetrations, all DC combiners and junction boxes

b. Verbiage: CAUTION: SOLAR CIRCUIT Note: The format and type of material shall adhere to "V. V-3b, c" of this requirement.

c. Inverters are not required to have caution markings

1. Marking is required on all interior and exterior DC conduit raceways, enclosures, cable assemblies, and junction boxes, combiner boxes and disconnects.

2. The materials used for marking shall be reflective, weather resistant material suitable for the environment.

Minimum 3/8 "letter height; all upper case letters Arial or similar font; Red background with white lettering.

3. Marking shall contain the words: **WARNING : PHOTOVOLTAIC POWER SOURCE.**

4. Marking shall be placed adjacent to the main service disconnect in a location clearly visible from the location where the disconnect is operated

Permanent directory or plaque providing location of service disconnecting means and photovoltaic system disconnecting means, if not located at the same location. (Plaques shall be metal or plastic, with engraved or machine printed letters, or electro-photo plating, in a contrasting color to the plaque. Plaques shall be permanently attached to the equipmenq or in the required location using an approved method that is suitable to withstand the environment to which it is exposed. Plaques and signage shall meet legibility, defacemet, exposure and adhesion requirements of Underwriters Laboratories marking and labeling system 969(UL969).

3

SIGNAGE

Project Name:

Highscope Educational Research Centert

Property address:

206 E Forest Ave,

Ypsilanti, MI 48198

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DISTRIBUTED POWER

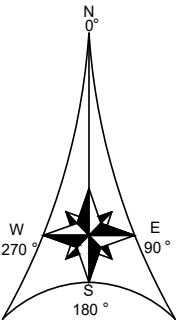
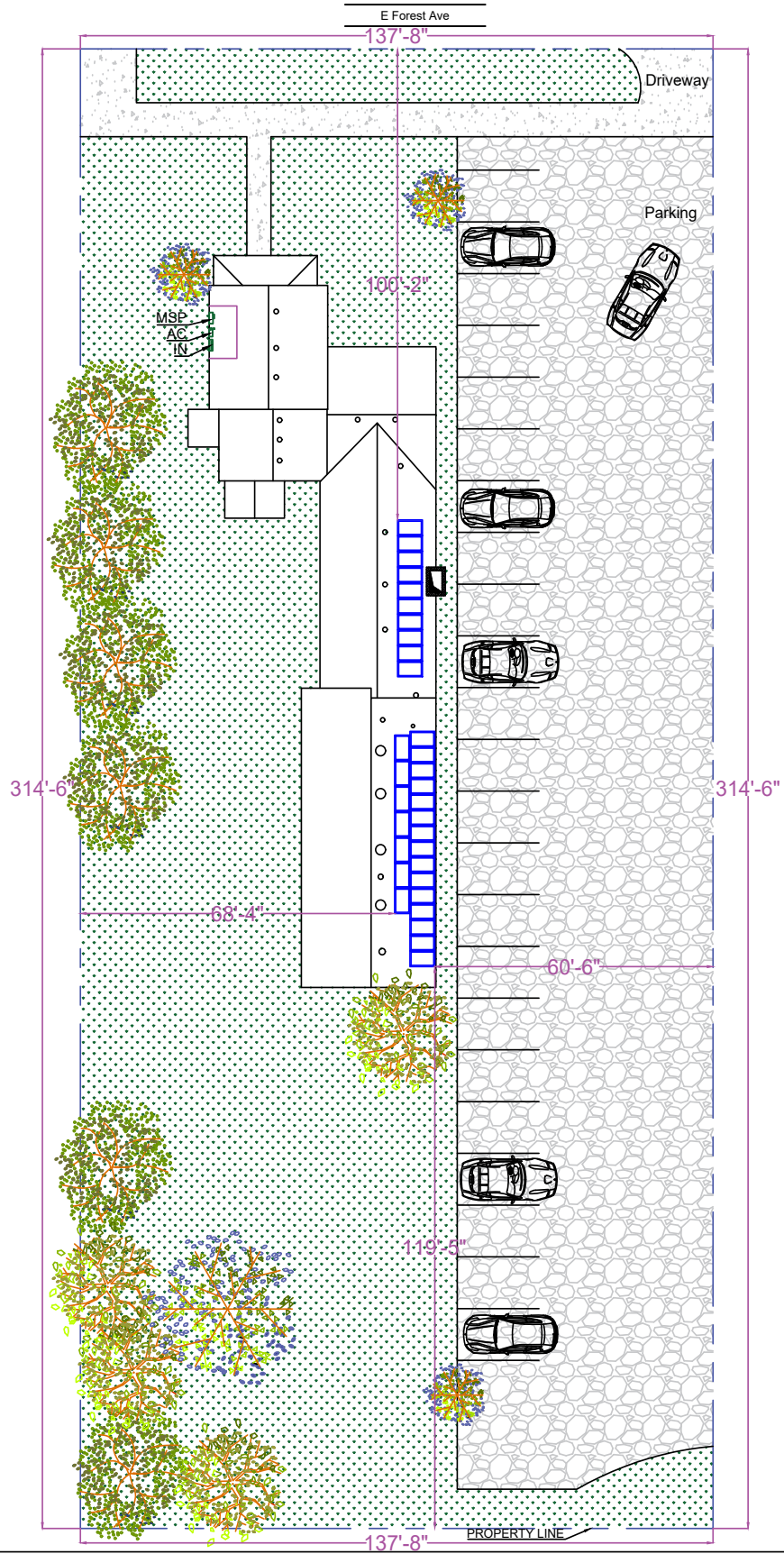
Drawn by: Areg Aghayants

SolarPaperwork.com

support@solarpaperwork.com

DATE: 05/24/2020

INDEX	
MSP	Main Service Panel
AC	AC Disconnect
IN	Inverter
	Solar Module



SCALE: 1/16" = 1'-0"

4

SITE PLAN

Project Name:
Highscope Educational
Research Center
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DATE: 05/24/2020



MODULE WEIGHT (lbs)	50.7
# OF MODULES	32
TOTAL MODULE WEIGHT (lbs)	1623
RACK WEIGHT (lbs)	283.7
TOTAL SYSTEM WEIGHT (lbs)	1906.7
# OF STANDOFFS	66
MAX SPAN BETWEEN STANDOFFS (in)	48
LOADING PER STANDOFF (lbs)	28.9
TOTAL AREA (sq.ft.)	704
LOADING (PSF)	2.7

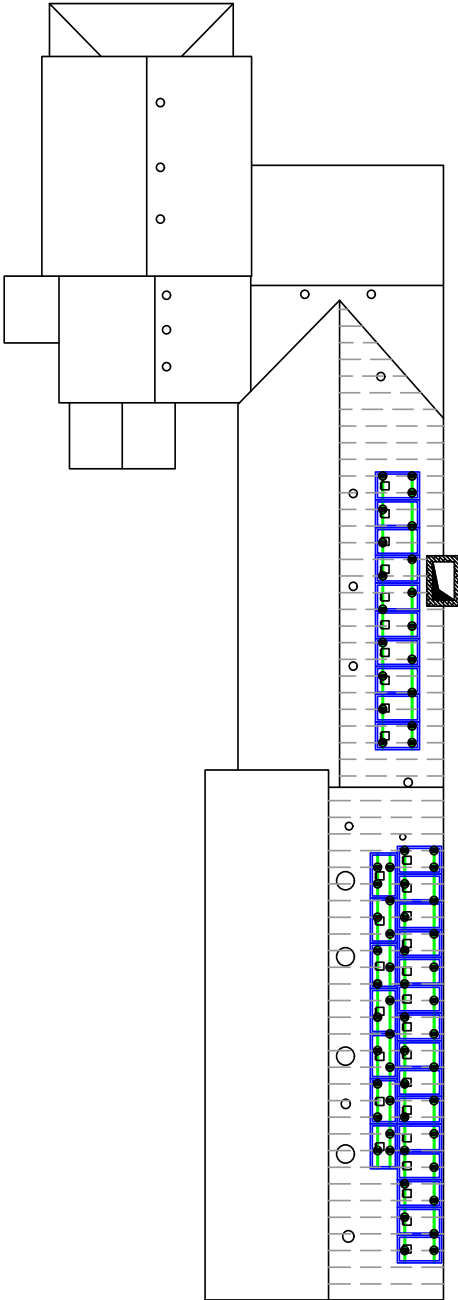
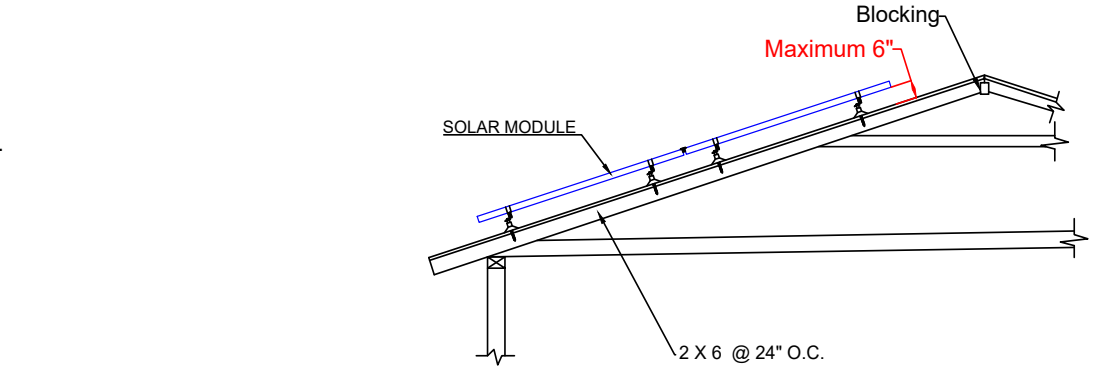
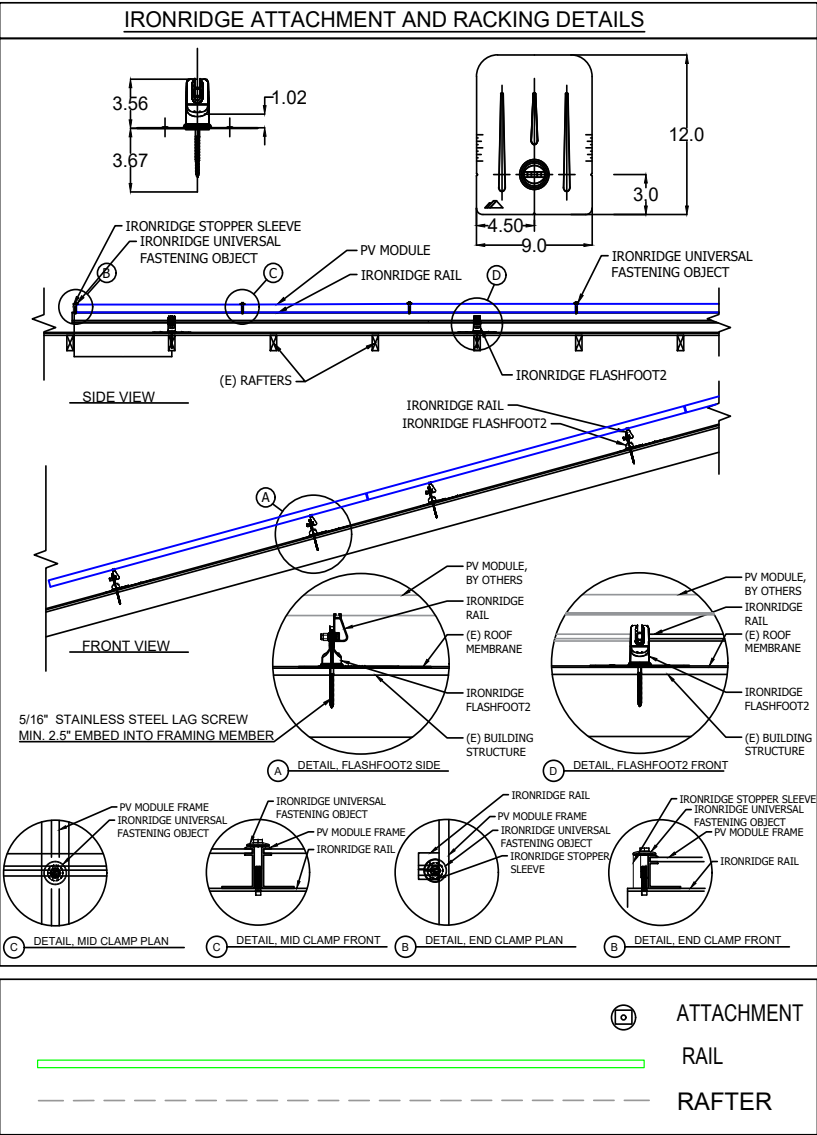
1. IronRidge Racking System
2. IronRidge Flash Foot 2 Attachment
3. Roof attachment hardware to be mounted to existing structure
(2 X 6 @ 24" O.C. RAFTER) with 48" O.C. rail spans or less.
4. Roof sheathed with 1/2" plywood and upper surface is faced with felt paper.
Finished roof surface is One layer of Comp Shingle .

Prior to the commencement of work, the contractor shall verify the existing roof and framing conditions. Notify support@SolarPaperwork.com of any Discrepancies prior to starting construction.

Prior to the commencement of work, the contractor shall inspect framing for any damage such as water damage, cracked framing, etc. and notify support@solarpaperwork.com if any issues are found.

These Plans are stamped for structural code compliance of the roof framing supporting the proposed PV installation reference only. These plans are not stamped for water leakage. PV modules, racking, and attachment components must follow manufacturer guidelines and requirements.

Attachments to be installed in a staggered orientation to properly distribute loads.



5

ATTACHMENT LAYOUT

Project Name:

Highscope Educational Research Center

Property address:

206 E Forest Ave, Ypsilanti, MI 48198

STATE OF MICHIGAN

MANOUCHEHR HAKHAMANESHI

ENGINEER

No. 6201309226

LICENSED PROFESSIONAL ENGINEER

CONTRACTOR

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DISTRIBUTED POWER

Drawn by: Areg Aghayants

SolarPaperwork.com

support@solarpaperwork.com

DATE: 05/24/2020

SOLAR PAPERWORK

Single Phase Inverter with HD-Wave Technology

for North America

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



INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- 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
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

solaredge.com



Single Phase Inverter with HD-Wave Technology for North America

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

SE3000H-US		SE3800H-US		SE5000H-US		SE6000H-US		SE7600H-US		SE10000H-US		SE11400H-US	
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					
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					400			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	600mA Sensitivity												
Maximum Inverter Efficiency	99	99.2						%					
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%					
Nighttime Power Consumption	< 2.5							W					
ADDITIONAL FEATURES													
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)												
Revenue Grade Data, ANSI C12.20	Optional ³⁾												
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.J.L. M-07												
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (H-I)												
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	-13 to +140 / -25 to +60 ⁴⁾ (-40°F / -40°C option) ⁵⁾												
Protection Rating	NEMA 4X (inverter with Safety Switch)												

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.
³⁾ Revenue grade inverter P/N: SExxxH-US000NNC2
⁴⁾ For power derating information refer to: <https://www.solaredge.com/sites/default/files/temperature-derating-note-na.pdf>
⁵⁾ -40 version P/N: SExxxH-US000NNU4

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RoHS

6

INVERTER DATA SHEET

Project Name:
Highscope Educational
Research Center
Property address:
206 E Forest Ave,
Ypsilanti, MI 48198

CONTRACTOR

Distributed Power



Drawn by: Areg Aghayants
SolarPaperwork.com
support@solarpaperwork.com
DATE: 05/24/2020





Q. PEAK DUO L-G7 385-405

ENDURING HIGH
PERFORMANCE



LOW ELECTRICITY GENERATION COSTS
Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 20.3%.



INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behaviour.



ENDURING HIGH PERFORMANCE
Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING
High-tech aluminium alloy frame, certified for high snow (5400Pa) and wind loads (2400Pa).



A RELIABLE INVESTMENT
Inclusive 12-year product warranty and 25-year linear performance warranty².



STATE OF THE ART MODULE TECHNOLOGY
Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology.

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (-1500 V, 168h)
² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:



Rooftop arrays on commercial/industrial buildings

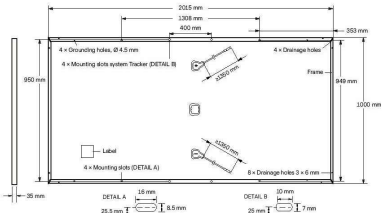


Ground-mounted solar power plants

Engineered in Germany

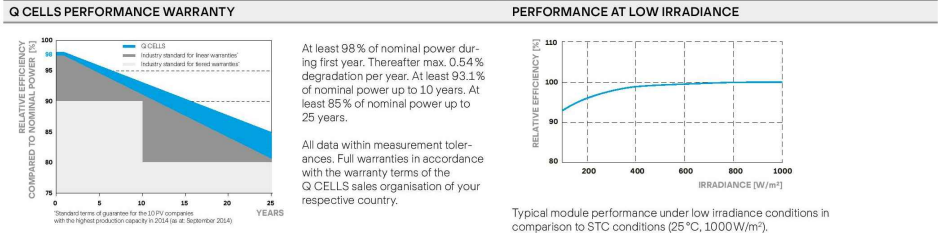


MECHANICAL SPECIFICATION	
Format	2015 mm × 1000 mm × 35 mm (including frame)
Weight	23.0 kg
Front Cover	3.2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Anodised aluminium
Cell	6 × 24 monocrystalline Q.ANTUM solar half cells
Junction box	53-101 mm × 32-60 mm × 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 1350 mm, (-) ≥ 1350 mm
Connector	Stäubli MC4, Hanwha Q CELLS HQC4, Amphenol UTX, Renhe 05-6, Tongling TL-Cable01S, JMTHY JM601, IP68 or Friends PV2e, IP67



ELECTRICAL CHARACTERISTICS		385	390	395	400	405
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)						
Minimum	Power at MPP ¹	P _{MPP} [W]	385	390	395	400
	Short Circuit Current ¹	I _{SC} [A]	10.05	10.10	10.14	10.19
	Open Circuit Voltage ¹	V _{OC} [V]	48.17	48.44	48.70	48.96
	Current at MPP	I _{MPP} [A]	9.57	9.61	9.66	9.70
	Voltage at MPP	V _{MPP} [V]	40.24	40.57	40.90	41.23
	Efficiency ¹	η [%]	≥ 19.1	≥ 19.4	≥ 19.6	≥ 19.9
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²						
Minimum	Power at MPP	P _{MPP} [W]	288.3	292.1	295.8	299.6
	Short Circuit Current	I _{SC} [A]	8.10	8.14	8.17	8.21
	Open Circuit Voltage	V _{OC} [V]	45.42	45.67	45.92	46.17
	Current at MPP	I _{MPP} [A]	7.53	7.57	7.60	7.64
	Voltage at MPP	V _{MPP} [V]	38.29	38.60	38.92	39.23

¹ Measurement tolerances P_{MPP} ± 3%; I_{SC}; V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2°C, AM 1.5 according to IEC 60904-3 • 800 W/m², NMOT, spectrum AM 1.5



TEMPERATURE COEFFICIENTS			
Temperature Coefficient of I _{SC}	α	[%/K]	+0.04
Temperature Coefficient of P _{MPP}	γ	[%/K]	-0.35
Temperature Coefficient of V _{OC}	β	[%/K]	-0.27
Nominal Module Operating Temperature	NMOT	[°C]	43 ± 3

PROPERTIES FOR SYSTEM DESIGN			
Maximum System Voltage	V _{sys} [V]	1000 (IEC) / 1000 (UL)	PV module classification Class II
Maximum Reverse Current	I _s [A]	20	Fire Rating based on ANSI / UL 1703 C / TYPE 2
Max. Design Load, Push / Pull	[Pa]	3600 / 1600	Permitted Module Temperature on Continuous Duty -40°C - +85°C
Max. Test Load, Push / Pull	[Pa]	5400 / 2400	

QUALIFICATIONS AND CERTIFICATES		PACKAGING INFORMATION	
IEC 61215:2016; IEC 61730:2016; This data sheet complies with DIN EN 50380.		Number of Modules per Pallet	30
		Number of Pallets per Trailer (24t)	24
		Number of Pallets per 40' HC-Container (26t)	22
		Pallet Dimensions (L × W × H)	2074 × 1130 × 1170 mm
		Pallet Weight	746 kg

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS GmbH
Sonnenallee 17-21, 06766 Bitterfeld-Wolfen, Germany | TEL +49 (0)3494 66 99-23444 | FAX +49 (0)3494 66 99-23000 | EMAIL sales@q-cells.com | WEB www.q-cells.com

Specifications subject to technical changes © Q CELLS Q. PEAK DUO L-G7_QD_385-405_2020-Q2_Rev01_EN

7

MODULE DATA SHEET

Project Name:
Highscope Educational
Research Centert
Property address:
206 E Forest Ave,
Ypsilanti, MI 48198

CONTRACTOR

Distributed Power



Drawn by: Areg Aghayants
SolarPaperwork.com
support@solarpaperwork.com
DATE: 05/24/2020



Power Optimizer

For North America

P320 / P340 / P370 / P400 / P405 / P505



POWER OPTIMIZER

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

solaredge.com



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 ³⁾	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	%
Overtolerance 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)	129 x 153 x 27.5 / 5.1 x 6 x 1.1			129 x 153 x 33.5 / 5.1 x 6 x 1.3	129 x 159 x 49.5 / 5.1 x 6.3 x 1.9	129 x 162 x 59 / 5.1 x 6.4 x 2.3	mm / in
Weight (including cables)	630 / 1.4			750 / 1.7	845 / 1.9	1064 / 2.3	gr / lb
Input Connector	MC4 ⁴⁾						
Output Wire Type / Connector	Double Insulated; MC4						
Output Wire Length	0.9 / 2.95		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 ¹⁾	Single Phase HD-Wave	Single phase	Three Phase 208V	Three Phase 480V	
Minimum String Length (Power Optimizers)	P320, P340, P370, P400 P405 / P505	8	10	18	
Maximum String Length (Power Optimizers)		6	8	14	
		25	25	50 ²⁾	
Maximum Power per String	5700 (6000 with SE7600-US - SE11400-US)	5250	6000 ³⁾	12750 ⁴⁾	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.

8

OPTIMIZER DATA SHEET

Project Name:
Highscope Educational Research Centert
Property address:
206 E Forest Ave,
Ypsilanti, MI 48198

CONTRACTOR

Distributed Power



Drawn by: Areg Aghayants
SolarPaperwork.com
support@solarpaperwork.com
DATE: 05/24/2020





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

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

Datasheet

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](https://ironridge.com/design)



NABCEP Certified Training
Earn free continuing education credits, while learning more about our systems.
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9

RACKING DATA SHEET

Project Name:
Highscope Educational Research Center
Property address:
**206 E Forest Ave,
Ypsilanti, MI 48198**

CONTRACTOR

Distributed Power



DISTRIBUTED POWER

Drawn by: Areg Aghayants
[SolarPaperwork.com](https://solarpaperwork.com)
support@solarpaperwork.com
DATE: 05/24/2020





Tech Brief

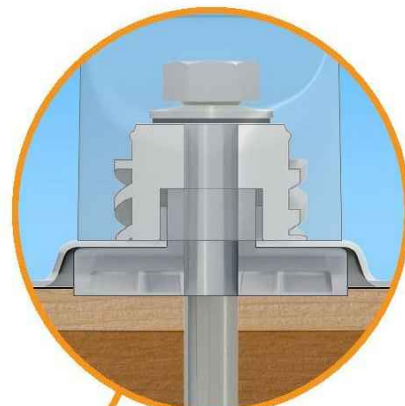
FlashFoot2

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.

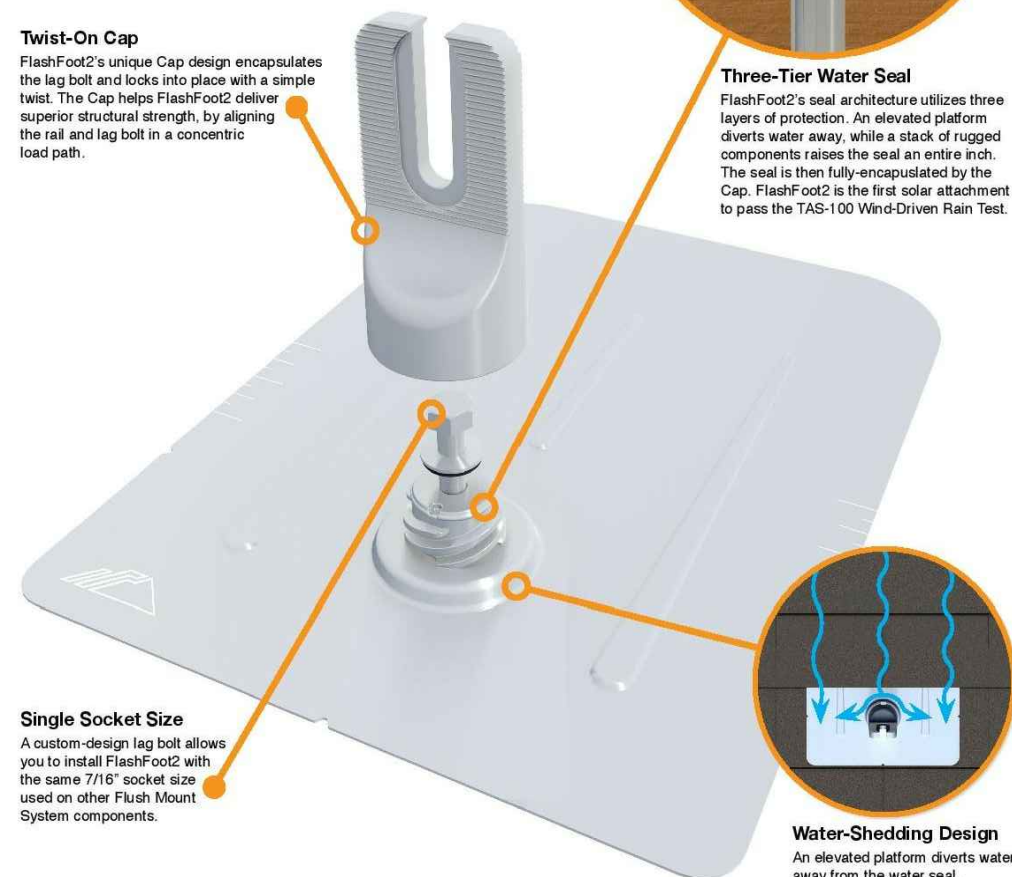


Three-Tier Water Seal

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

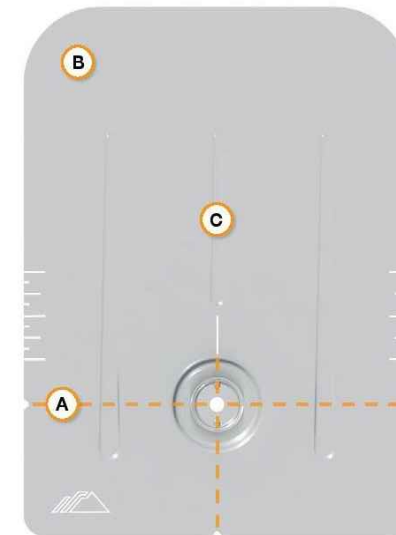
A custom-design lag bolt allows you to install FlashFoot2 with the same 7/16" socket size used on other Flush Mount System components.



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.

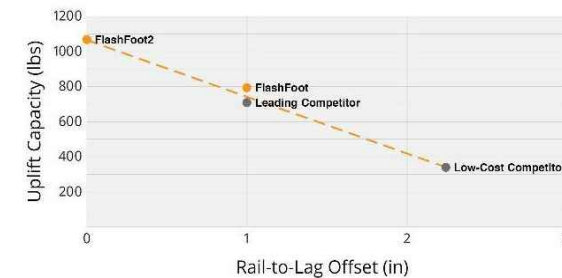
C Reinforcement Ribs

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.

10 ATTACHMENT DATA SHEET

Project Name:

Highscope Educational
Research Center

Property address:

206 E Forest Ave,
Ypsilanti, MI 48198

CONTRACTOR

Distributed Power



Drawn by: Areg Aghayants
SolarPaperwork.com
support@solarpaperwork.com
DATE: 05/24/2020





Facing southeast to facade and west elevation



Facing southwest to facade and east elevation.



Facing southeast to east elevation. Solar arrays to be placed on the one-story addition.



HDC Work Permit Staff Review

Property address: 414 Maple

Property History: The property includes a vernacular Gabled-ell form house that was erected in 1900. The building is not within the boundary of the National Register district, but based on the construction date, it is considered contributing to the local district.

Date Complete Application Received: August 3, 2021

Date of Review: August 6, 2021

Date of Meeting: August 10, 2021

Proposed work: Replacement of rear egress stairs.

Materials: Steel step system, treated wood, Azek Timber-Tech decking, and aluminum deck rails.

Staff review:

1. The applicant proposes to replace a rear metal egress stair with a new stair and platform deck structure.
2. The stair framing and railing will be aluminum with a matt black finish.
3. The platform deck will be constructed from treated lumber.
 - a. The treated lumber supports will be sheathed with a black aluminum sleeve.
4. Both the stair riser, treads, and deck floorboards will be TimberTech Azek Vintage Collection in the color "Coastline," which has been approved by the HDC on other applications.
5. The deck will be encircled by an aluminum guardrail system that matches the stairs.
6. A highly detailed breakdown of each component has been provided by the applicant.

Recommended Motions:

Move to approve and issue a Certificate of Appropriateness for the work at 414 Maple as submitted in the application dated August 3, 2021 for replacement of the rear entry deck and stairs. The new deck and stair shall be built to the submitted

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.

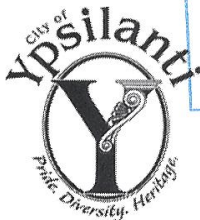
9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

specifications including a black aluminum stair and guardrail system, and Azek Timbertech deck boards in the "Coastline" finish.

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-28609
#1089

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 414 Maple St.

Applicant

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

Name Stefan Szumko - House-Storian, LLC		
Address [REDACTED]		
City Ypsilanti	State MI	Zip 48198
Phone / Fax [REDACTED]	E-Mail [REDACTED]	

Contractor

Contractor Name & Contact Info House-Storian, LLC - Stefan Szumko - [REDACTED]

Type of work

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

Complete Description of Proposed Work:

Replace existing concrete/steel stairs and deck with wood-framed deck, aluminum stringers, and Timbertech composite decking.

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: \$9000

Permit fee: 10 55
\$45 + _____ =

Signature

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

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

Signature:

Date:

Print Name:

STEFAN J. SWANKO

3 May 21

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.

August 3, 2021

To Whom It May Concern:

We authorize Stefan Szumko from House-storian LLC, to perform work at 414 Maple St, Ypsilanti, MI 48198.

We also authorize Stefan Szumko, to apply for Historic District permission/permits on our behalf for work done at 414 Maple St., Ypsilanti 48198.

Thank you,

Erin Cicero

dotloop verified
08/03/21 8:54 AM EDT
XWWF-ZBHD-LCR1-GYDI

Erin Cicero

Ann O'Sullivan

dotloop verified
08/03/21 8:56 AM EDT
73GI-LQYY-OTBR-3ZJI

Ann O'Sullivan

Replace existing 50"x60" concrete/steel deck and stairs with wood-framed deck, steel stair risers, timbertech/azek tongue and groove porch flooring/fascia, and black aluminum handrails.

Deck top is at 60" above grade. Deck is 50" x 60" - stairs are 50" wide - totaling 7.

Risers -

- Pylex Steel Stair Risers (color - black) - <https://pylex.com/en/produit/steel-stair-riser-7-steps-black/>
- 3 total risers, spaced 24" o.c.

Deck Framing -

- 2x8 treated wood spaced 16" o.c.
- Ledger boards fastened to house using 3-5/8" Ledgerlock fasteners (spaced every 18")
- Azek deck flashing tape on top (additional z-channel flashing behind siding at house if possible)
- Simpson Strong Tie joist hangers with #9 structural screws at both 1.5" and 2.5" in appropriate locations
- Deck fascia - covered with 7.25" square end Timbertech Coastline colored deck boards

Deck Post -

- continuous (extends above deck for rail fastening)
- notched (to nest deck framing)
- treated 4x4 with 3" anchor bolt, washer, and post base
- placed on new 42" deep concrete footing with 8" concrete tube
- covered with black aluminum deck sleeve below and above deck
- post cap to be black aluminum or composite material

Deck material -

- Timbertech/Azek tongue and groove porch flooring (color - coastline; 5.5" width)

Tread material -

- Timbertech/Azek deck board stair treads (color - coastline; 5.5" width)

Hand Rails -

- Deck - [Freedom](#) VersaRail Cambridge 8-ft x 3-in x 3-ft Matte Black Aluminum Deck Rail Kit Square Balusters Included
- Stairs - [Freedom](#) VersaRail Cambridge 8-ft x 3-in x 3-ft Matte Black Aluminum Deck Stair Rail Kit Square Balusters Included

Please click on the above hyperlinks for samples.



Freedom VersaRail Cambridge 8-ft x 3-in x 3-ft
Matte Black Aluminum Deck Rail Kit Square
Balusters Included (Assembly Required)

Item #1279084 Model #73043657

- Kit includes: Top/Bottom Rails, Brackets, Balusters, Snap and Stay locking strips, and Crush Block...
- Assembly required; Actual Size: 93 in. W x 36 in. H
- Tough and durable aluminum railing resists rust, corrosion, fading and discoloring

Manufacturer Color/Finish: Matte Black

Deck Rails (Stairs are the same)

Decking

FREE SAMPLES GET STARTED LOGIN CART SEARCH FOR PROS

DESIGN PRODUCTS WHY TIMBERTECH RESOURCES OUTDOOR LIVING IDEAS START YOUR PROJECT

Home > Products > Porch > Porch Collection

Porch Collection

Amp up your curb appeal — you deserve it. High-performance, capped-polymer porch boards designed with a tongue-and-groove system so there is minimal gapping between boards do the trick. Give your porch a beautiful, stylish floor, with the added benefits of capped polymer material.

Available in standard width. Coastline®, Mahogany, Weathered Teak®, and Dark Hickory also available in wide width.

Porch Color

Selected: Coastline®

414 Maple - Rear Porch and Stairs
1" = 1'

Stefan Szumko
House-Storian, LLC
house.storian@gmail.com
734-646-5024
2 August 2021

Deck and Stair Treads
covered with TimberTech
(Tongue and Groove) Porch
System - 5.5" Boards
(Coastline = Color)

39" Post - anchored onto
42" concrete footing
- Aluminum wrapped

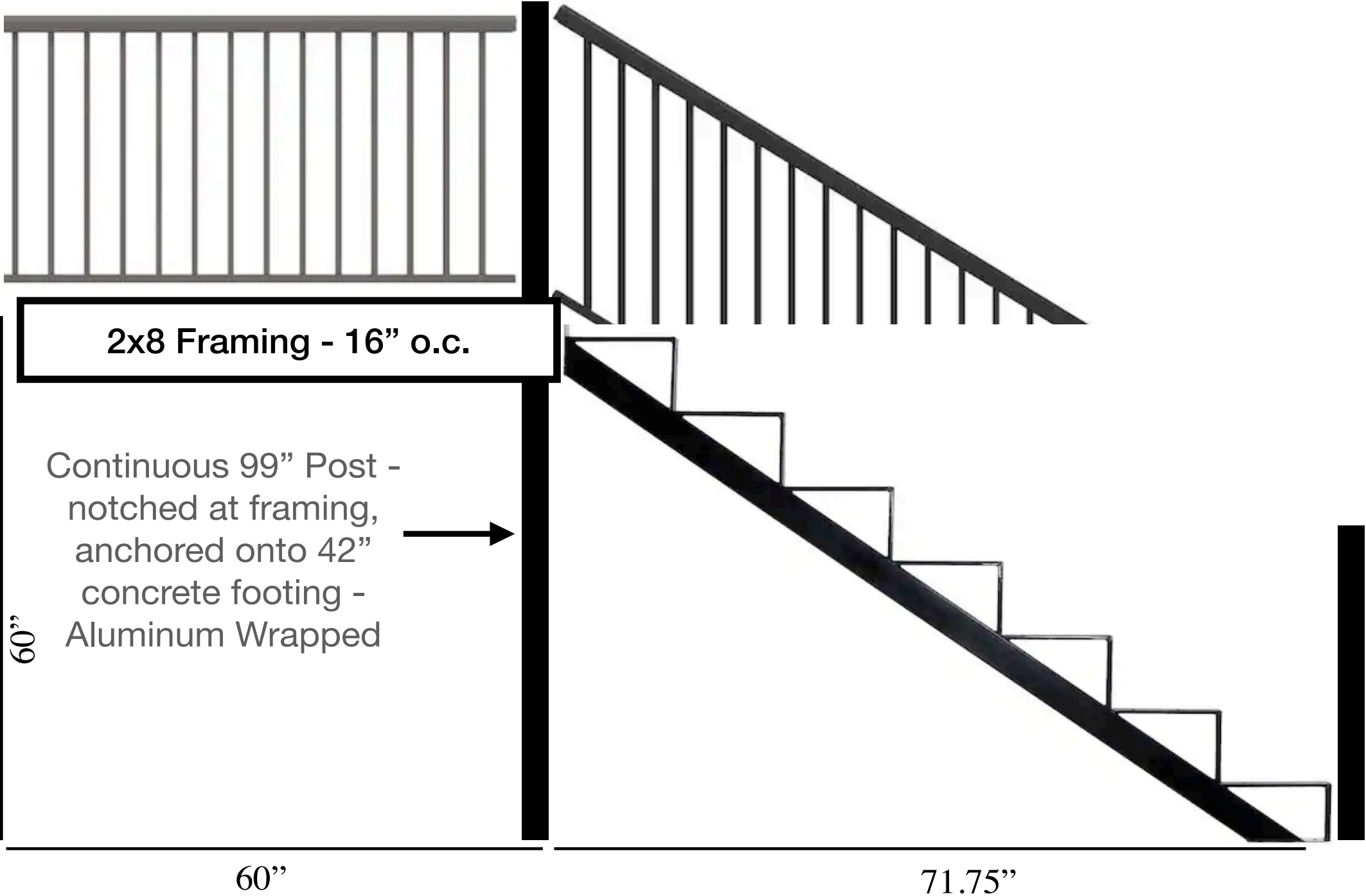
Freedom VersaRail Cambridge 8-ft x
3-in x 3-ft Matte Black Aluminum
Deck Stair Rail Kit Square Balusters
Included

Pylex Steel Stair Stringer Black-
Pack Steel Stair Stringers

Entry Door

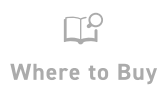
Freedom VersaRail Cambridge 8-ft x 3-in x
3-ft Matte Black Aluminum Deck Rail Kit
Square Balusters Included

Framing and stair risers
capped with TimberTech/
AZEK Vintage Collection
Wide Width (7.25") Deck
Boards
(Coastline = Color)





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INSTALLATION & MAINTENANCE

Deck Joist Flashing Tape: What You Need to Know

November 13, 2020

[Home](#) > [Outdoor Living Ideas](#) > Deck Joist Flashing Tape: What You Need to Know

Deck joist flashing tape is used to protect your deck's substructure – commonly made with traditional lumber – from moisture. As an organic material, **traditional wood is highly vulnerable to mold, mildew, and rot**. An effective and affordable way to protect your deck's substructure by using tape for your joists.

WE'RE HERE TO HELP

A healthy substructure is essential for the overall health of your deck and benefits you by:

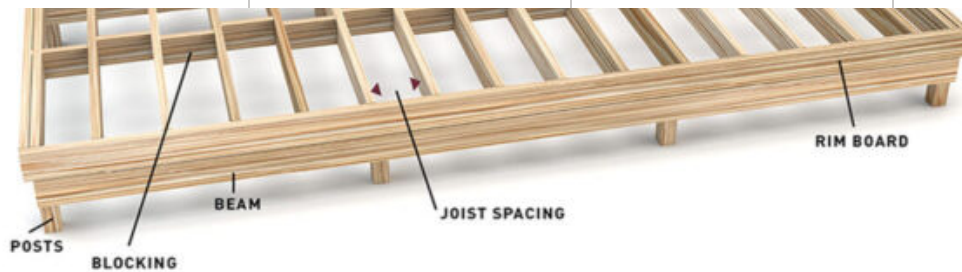
- Saving you on future maintenance/replacement costs.
- Increasing the anticipated life of your deck.
- Improving your deck's structural integrity so you can enjoy your deck, worry-free, year after year.

What Is Deck Joist Flashing Tape?

Deck joist flashing tape is a water-resistant butyl adhesive used to keep moisture from penetrating your deck's frame. While TimberTech composite deck boards are weather- and moisture-resistant, the traditional lumber used for the joists and ledger is susceptible to water damage.

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Joist Tape: Why It's Essential & When to Use It

In order to protect your deck's substructure from weathering and moisture, protective tape your joists is a must.

Benefits of Deck Joist Tape Flashing Tape

- Prevents moisture penetration of joists.
- Protects the lumber from rot.
- Extends the life of the deck's substructure.

WE'RE HERE TO HELP

When to Use Deck Joist Flashing Tape

- Prevents moisture penetration of joists.
- Protects the lumber from rot.
- Extends the life of the deck's substructure.

TimberTech composite decking is designed for durability and lasting beauty, with our TimberTech® AZEK® line boasting a **Lifetime Limited Product Warranty**. When you invest in high-quality composite decking designed to last a lifetime, **it's essential that your substructure lasts just as long.**

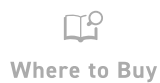
Joist and flashing tape can ensure your deck's substructure retains its integrity and strength so you and your family can confidently enjoy your deck for years to come.

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If you're **building your own composite deck**, applying tape should be one of the easier steps to complete.



WE'RE HERE TO HELP

Some best practices for applying the tape to your joists include:

- Apply the tape to clean, dry lumber.
- Use firm pressure (preferably with a hand roller) to ensure adequate adhesion.
- Try to avoid wrinkles or air bubbles, as these will allow moisture to seep in.

Joist and Flashing Tape Extends the Life of Your Deck

TimberTech® PRO-Tac™ Flashing and Joist Tape is designed with durability in mind, so your substructure can last just as long as your TimberTech composite deck

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[Get Started](#)[Where to Buy](#)[Order Samples](#)[Cost Calculator](#)[WE'RE HERE TO HELP](#)

Deck Joist Tape Designed to Last

TimberTech PRO-Tac Flashing and Joist Tape provides superior, long-lasting protection for your deck's substructure.

- Butyl rubber adhesive provides a secure bond with zero oozing (unlike asphalt adhesive).
- Superior peel adhesion creates a tight seal, so moisture won't rust nails or work its way into the wood.
- Won't bunch, bind, or tear during screw driving.
- Heavy-duty backing means this tape won't tear easily, even when walking on or dragging boards across the joist.

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\$81.43

★★★★★ 1
[View Q&A](#)

~~\$77.36~~ Save 5% on eligible purchases made with your Lowe's Advantage Card.
[Learn how](#)

Deckorators 4-in x 4-in Black Aluminum Deck Post Sleeve

Item #587099 Model #117663

- Designed to easily slip over a treated nominal 4-in x 4-in wood post
- An interior liner is pre-attached to provide a barrier between the aluminum post sleeve and preservatives used in treated lumber
- Durable, powder-coated finish

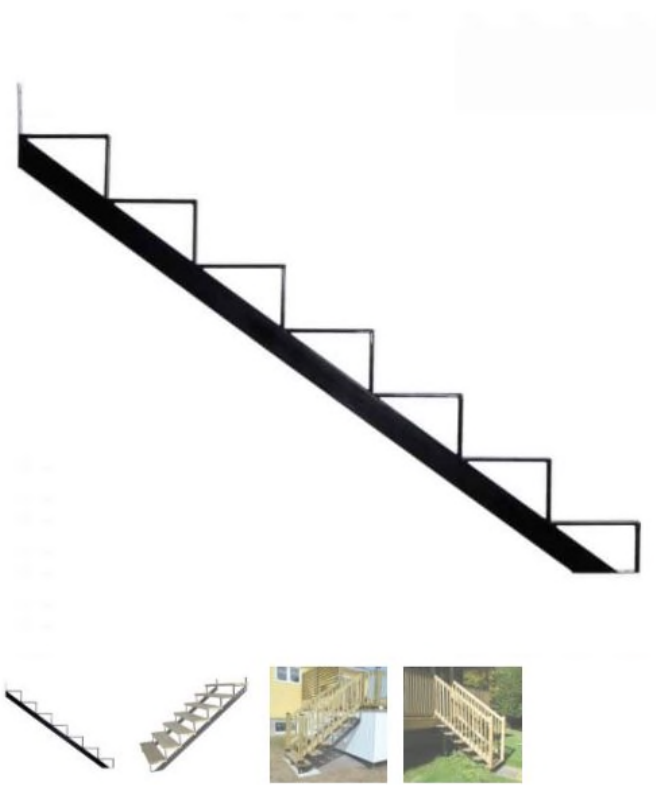
Manufacturer Color/Finish: Black



— +
Qty

[Add to Cart](#)

Free Store Pickup
Pickup Estimated: Mon, Aug 23, 2021



Steel Stair riser – 7 Steps – Black

Product: 13907

Building your staircase was never so simple and fast. Designed in one piece, this stair frame does not need to be cut. It is already ready to have the step. This stair frame does not require any maintenance due to its steel structure. The steel tubes provide stability and durability. It adds a finishing touch to your house and highlights your staircase. Baked powder coating finish, provides excellent rust resistance. PVC tape is glued on the surface of steps for to protect of steel. Can be used perfectly with steel, wooden, fiberglass, etc. steps and guard rails.

BEFORE INSTALLING THIS PRODUCT:

PLEASE MAKE SURE YOU OBSERVE ALL BUILDING CODES IN YOUR AREA.

Steel stair riser : [1 step](#), [2 steps](#), [3 steps](#), [4 steps](#), [5 steps](#), [6 steps](#), [7 steps](#).

Economique solution for connecting 2 steel stringers to form 8 to 14 steps : [Steel stringer connector bracket](#).

Applicant photos, showing current stair/deck structure.











Facade photos from staff, for reference.





City of Ypsilanti

Community and Economic Development

July 08, 2021

BIJI PROPERTIES LLC
3626 BENT TRAIL LLC
ANN ARBOR, MI 48108

CERTIFICATE OF APPROPRIATENESS

RE: HDC Work Permit Application Extension (PHDC-19-0093) for 9 S WASHINGTON

Dear BIJI PROPERTIES LLC,

Your request for an extension of work approved on September 10, 2019 at 9 S WASHINGTON. Your request for a six-month extension from the date of this letter was administratively **approved** to include:

Work as specified in the application, dated August 27, 2019, for the reglazing and repainting of windows, repair of wood trim, and repointing masonry. The mortar shall be an appropriate composition for the building, as specified in the Masonry Fact Sheet.

In the commission's decision, the following Secretary of the Interior Standards were cited:

#5 - Preserve distinctive features.

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

Approval by the Historic District Commission does not guarantee approval by the zoning, building and/or other necessary departments. Before proceeding with the project it is the responsibility of the applicant to have obtained all approvals necessary. You must start work or apply for and receive all applicable permits within six months of this date for your HDC approval to remain valid. **Any change in the work listed above needs to be reviewed by the HDC using an amended application.**

Please contact me at 734-483-9646 or sslagor@cityofypsilanti.com with any questions.

Sincerely,

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

CC: Property Owner - BIJI PROPERTIES LLC 3626 BENT TRAIL LLC ANN ARBOR MI 48108
File
Building Department

One South Huron Street
Ypsilanti, MI 48197

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

www.cityofypsilanti.com



City of Ypsilanti

Community and Economic Development

July 27, 2021

GO TO ROOFING INC
[REDACTED]

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0045) for Re-roofing at 332 OAK

Dear GO TO ROOFING INC,

Staff has reviewed the Historic District Work Permit Application for the above named address. Your application to reroof the garage with Owens Corning Duration shingles in "Desert Tan" has been **approved**.

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 - REEBER CHARLES, MARY & SANDRA 3 [REDACTED]

File
Building Department

PHDC-21-0045



JUL 16 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

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

332 Oak St, Ypsilanti, MI 48198

Applicant

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

Name

GOTO Roofing Inc

Address

[Redacted Address]

City

Ypsilanti

State

MI

Zip

48197

Phone / Fax

[Redacted Phone/Fax]

E-Mail

[Redacted Email]

Contractor

Contractor Name & Contact Info

GOTO Roofing Inc

[Redacted Contact Info]

Type of work

☒ Roofing

☐ Window/Door Replacement

☐ Porches

☐ Sign

☐ Fence (or other sitework)

☐ Painting

☐ Other

☐ Application Amendment

Complete Description of Proposed Work:

Garage roof replacement. Tear off and re-roof roof.

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

Owens Corning Duration - color: Desert tan -

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:

\$2,931.00

Permit fee:

\$45 + _____ = \$45

Signature

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

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

Signature

Date:

7/16/21

Print Name:

Beverly Veronica Lopez

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.



Lifetime Roof System

(734) 627-ROOF

6250 Jackson Road Ann Arbor, MI 48103

Referral Source: Facebook - Yosi page

Name Sandy Reeber Date 6/25/2021 Est Install date _____

Street [REDACTED] City Ypsilanti Zip 48198 Twp _____

Phone [REDACTED] Email [REDACTED]

☐ Text OK

☐ Text OK

Inspector Eugene Johnson Email [REDACTED] @gotoroofing.com

- 1) Prepare property for construction project. Tarp/protect outside of building and landscaping to ensure debris does not damage property. Please be sure to remove yard decorations and fragile landscaping items prior to installation date.
- 2) Remove all previous roofing materials down to original wood decking. Remove and replace any rotten/damaged wood decking.
- 3) The first 25 ft. of linear board decking OR (2) 4'x8' sheets of OSB are included in this agreement (10 sq. minimum). Thereafter, a charge of \$ 4 per foot of linear board and \$ 90 per sheet of OSB will be added. Customer Signature Sandy Reeber
- 4) Install premium 1.5" "T-Style" aluminum drip edge along all eaves and rakes.
- 5) Install premium ice shield at all eaves (min 6 ft.), flashings, valleys, and/or skylights and where needed to exceed building code requirements to prevent possible damage that ice dams cause to roof system. (Ice shield does not stop the formation of ice on roofs).
- 6) Install Smart Synthetic OR High Heat roofing underlayment on remainder of the roof. (CIRCLE CHOICE)
- 7) Install Lifetime Architectural Shingle: Manufacturer Owens Corning Brand Duration
- 8) Use premium, galvanized, high-wind 1.25" ring-shank OR 1.5" smooth-shank nails (not staples) to secure shingles.
- 9) Install heavy-duty neoprene vent stack collars to all stack pipes (NOT PLASTIC).
- 10) Install multiple layer, high-wind perimeter system on all outside edges of roof.
- 11) Install Premium Metal Vents (NOT PLASTIC) OR Low-Profile Ridge exhaust ventilation system. (Circle Choice)
- 12) Inspect intake ventilation. Add additional intake vents (soffit, rooftop, or fascia style available) at a cost of (SEE NOTES BELOW)
- 13) Flash and counter-flash all chimneys, walls, and roof penetrations, as needed. (FLASHING TO BE SAW-CUT INTO ALL MASONRY)
- 14) Job includes thorough clean-up with MAGNETIC SWEEP and proper disposal of all debris that day. All permits, fees, and taxes are included in this agreement. Permits are pulled by GoTo Roofing, NOT a subcontractor.
- 15) A quality control inspection will be performed within one year of installation, after the roof has had time to settle.
- 16) Limited lifetime warranty from manufacturer included, PLUS 10 years NO-LEAK GUARANTEE from GoTo Roofing on material and labor. Length of "No-Leak Guarantee" is based on quality of materials chosen by homeowner. GoTo Roofing holds funds specifically for repairs, which means we back our guarantee with CASH, not empty promises. Cost \$ 500 N/C
- 17) SMR Homeowner understands that due to the nature of construction, the extent of the damage may not be fully known until after the installation has been initiated and the greater scope of the problems becomes evident, which may impact pricing.

Showcase Home

☒ 30 Days

☐ 60 Days

☐ 90 Days

SKYLIGHT SIZE	QTY	SIZE	QTY	FIXED	VENTED	DECK	CURB
ROOF PRICE		\$2,931		COLOR CHOICES		CIRCLE PAYMENT TYPE	
				SHINGLES:		CASH/CHECK CREDIT CARD FINANCE	
				DRIP: blk white tt bro			
				VENTS: MATCH SHINGLES		DEPOSIT CHECK # CC CVC:	
				GUTTERS:			
INSTALL BEFORE JULY 4TH		(350)					
SUBTOTAL		\$2,581					

BALANCE IS DUE AT THE TIME OF COMPLETION. ANY REMAINING BALANCE UNPAID AFTER 14 DAYS FROM COMPLETION WILL INCUR A 10% LATE FEE. NO MANUFACTURER WARRANTY WILL BE REGISTERED, NOR WILL GOTO ROOFING'S NO-LEAK GUARANTEE TAKE EFFECT, UNTIL BALANCE IS PAID IN FULL. A \$40.00 SERVICE CHARGE WILL BE ADDED TO THE FINAL BALANCE FOR ANY PAYMENT RETURNED DUE TO INSUFFICIENT FUNDS.

SIGNATURE Sandy Reeber DATE 6/26/2021

SIGNATURE _____ DATE _____

NOTICE OF RIGHT TO CANCEL: YOU, THE BUYER, MAY CANCEL THIS TRANSACTION ANY TIME PRIOR TO 5PM ON THE THIRD BUSINESS DAY FROM THE DATE OF THIS TRANSACTION. SEE THE BACK OF THIS AGREEMENT FOR THE NOTICE OF CANCELLATION FORM AND EXPLANATION OF THIS RIGHT.

ENERGY STAR® IS FOR ROOFS TOO

Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities. Owens Corning™ ENERGY STAR® rated shingles can help reduce your energy bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior—and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*	Limited Lifetime**
Wind Resistance Limited Warranty*	130 MPH
Algae Resistance Limited Warranty*	10 Years
Tru PROtection® Non-Prorated Limited Warranty* Period	10 Years

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40-Year Limited Warranty on commercial projects.
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Together we can make this a positive experience—an opportunity, really. This is your chance to choose a roof that not only has outstanding performance, but also has exceptional beauty. So for years to come, you'll feel great every time you pull in the driveway.

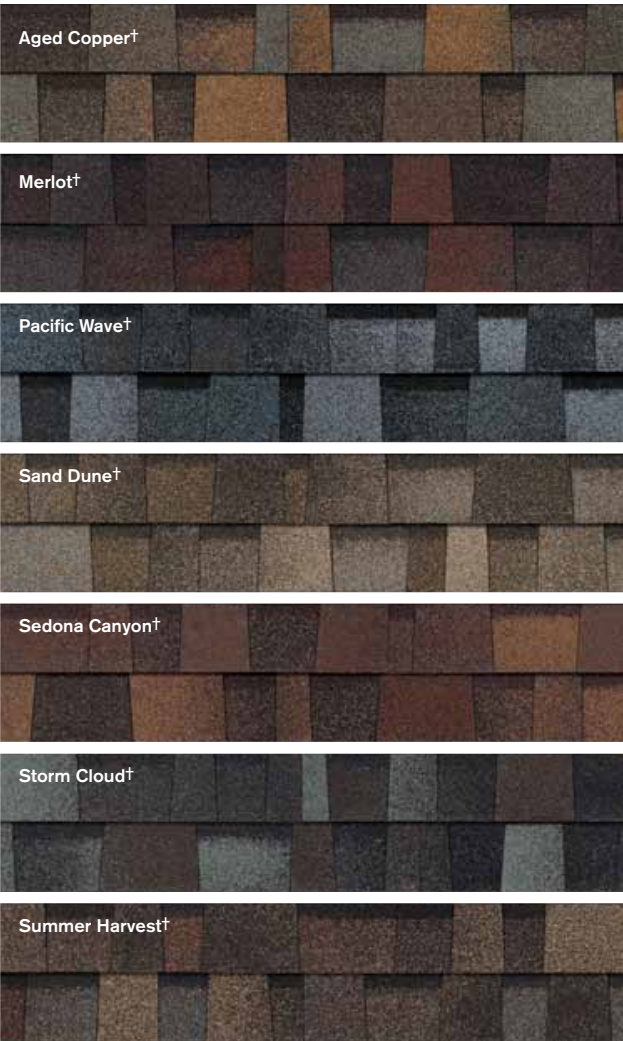
Safe. Protected. Home.



WANT TO TURN UP THE COLOR ON YOUR ROOF?

Update it with our TruDefinition™ Duration® Designer Colors Collection Shingles. They offer the same exceptional performance—in seven unique colors you won't find elsewhere.

To see how they can transform the look of your home, just ask your contractor or visit www.roofing.owenscorning.com.



Want to know more about Owens Corning™ products or find an Owens Corning™ Preferred Contractor in your area? It's easy to reach us: **1-800-GET-PINK® | www.roofing.owenscorning.com**



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659
1-800-GET-PINK
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(Brookville, Kearny, Medina, Minneapolis, Summit)



TruDefinition™
DURATION® SHINGLES
with SureNail® Technology



Colonial Slate†

TruDefinition™
DURATION® SHINGLES
with SureNail® Technology

Bold contrast. Deep dimension. TruDefinition™

TruDefinition™ Duration® Shingles are specially formulated to provide greater contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, *TruDefinition Duration* Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes *TruDefinition Duration* Shingles like no other.

TruDefinition Duration Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty,*†‡ 130-MPH Wind Resistance Limited Warranty* and an Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.



The SureNail® Difference—
A technological breakthrough
in roofing. The innovative
features of Owens Corning™ *TruDefinition*
Duration Shingles with patented *SureNail*
Technology offer the following:

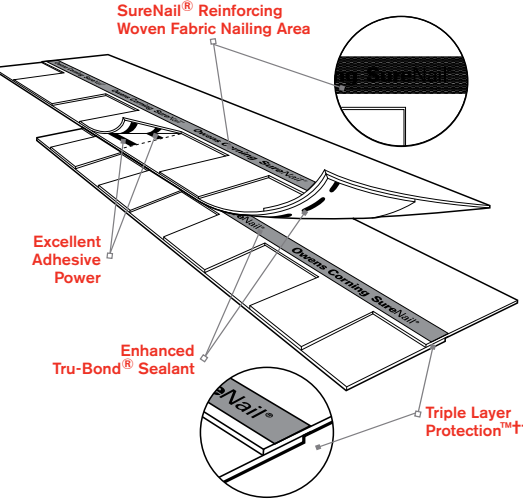
Breakthrough Design. Featuring a tough,
woven engineered reinforcing fabric to deliver
consistent fastening during installation.

Triple Layer Protection™ A unique "triple layer"
of reinforcement occurs when the fabric overlays
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that offers excellent fastener holding power.

Superior Adhesion. Our enhanced Tru-Bond®‡
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COLORS AVAILABLE IN ALL SERVICE AREAS—see map below



Amber†



Desert Tan†



Brownwood†



Teak†



Driftwood†



Onyx Black†



Estate Gray†



Slatestone Gray†
Not available in Service Areas 4, 5, 7, 9.



Quarry Gray†



Sierra Gray†



Shasta White†/§



Colonial Slate†



Harbor Blue†

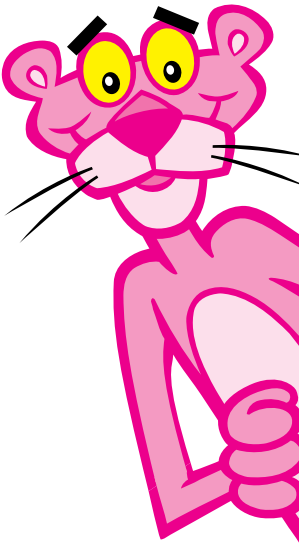
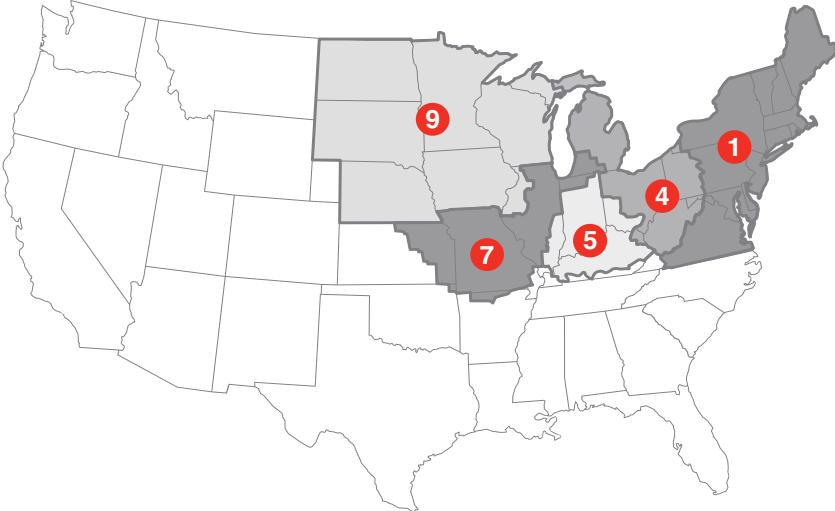


Chateau Green†



Terra Cotta†

COLOR AVAILABILITY MAP



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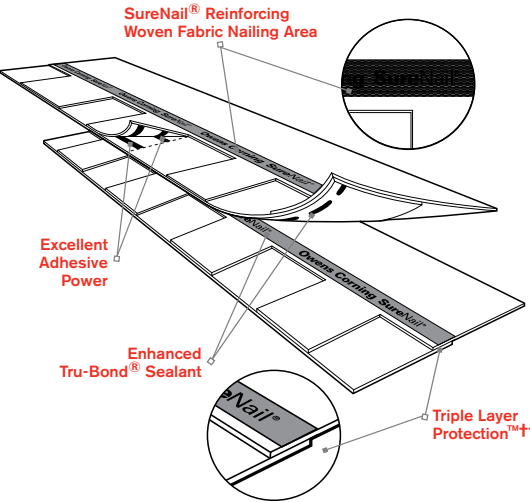
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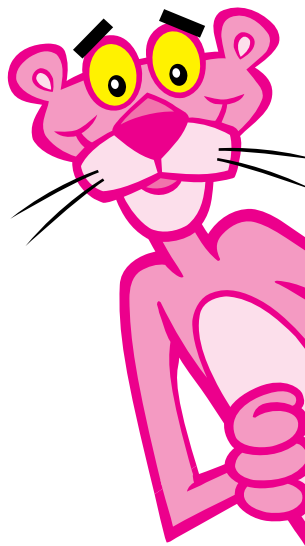
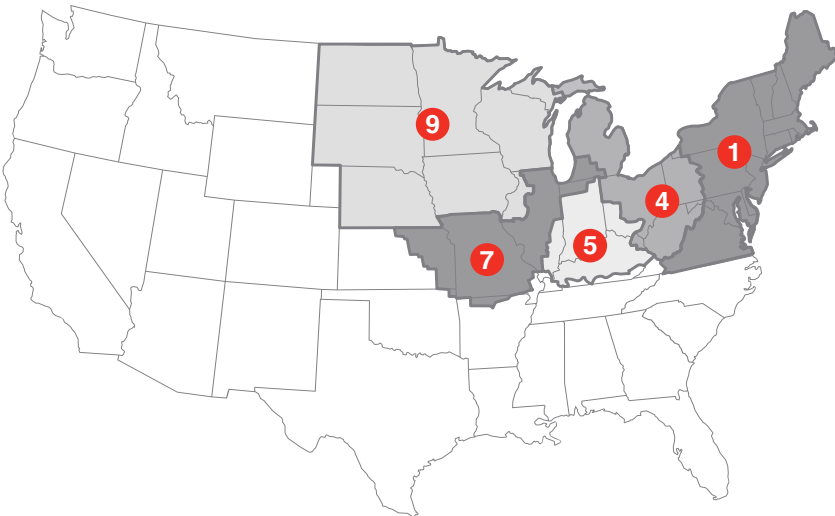


Chateau Green†



Terra Cotta†

COLOR AVAILABILITY MAP



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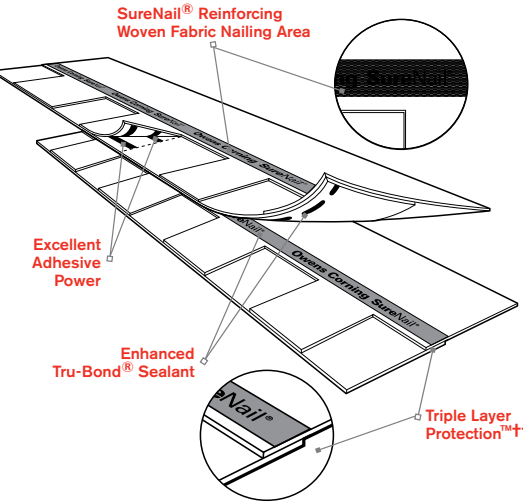
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Shasta White^{1/5}



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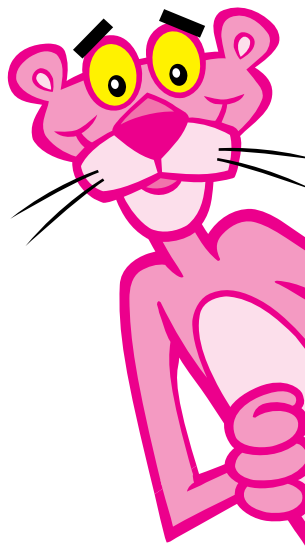
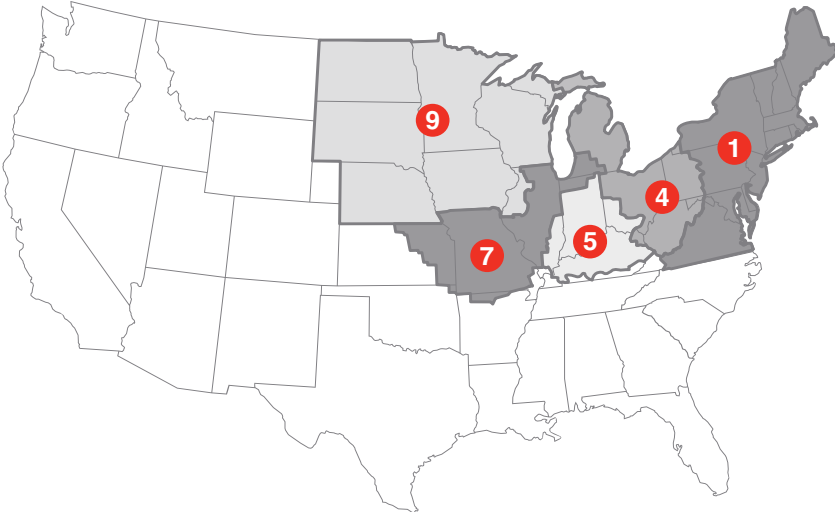


Chateau Green⁺



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COLOR AVAILABILITY MAP



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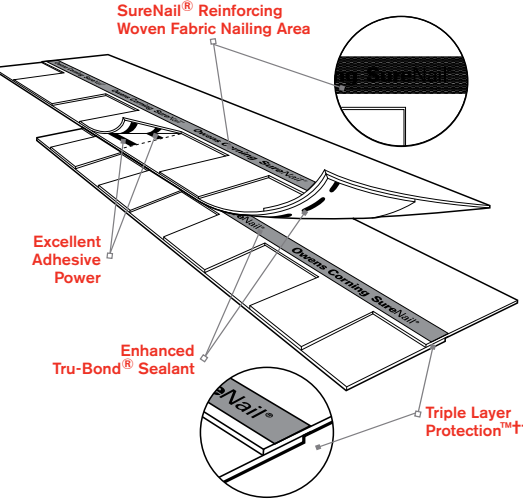
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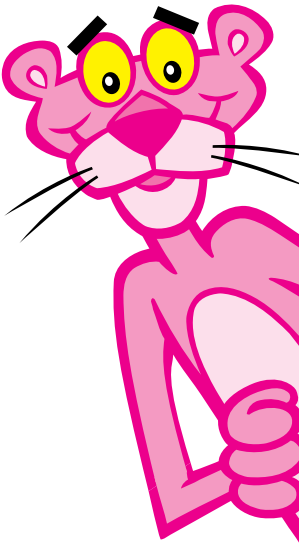
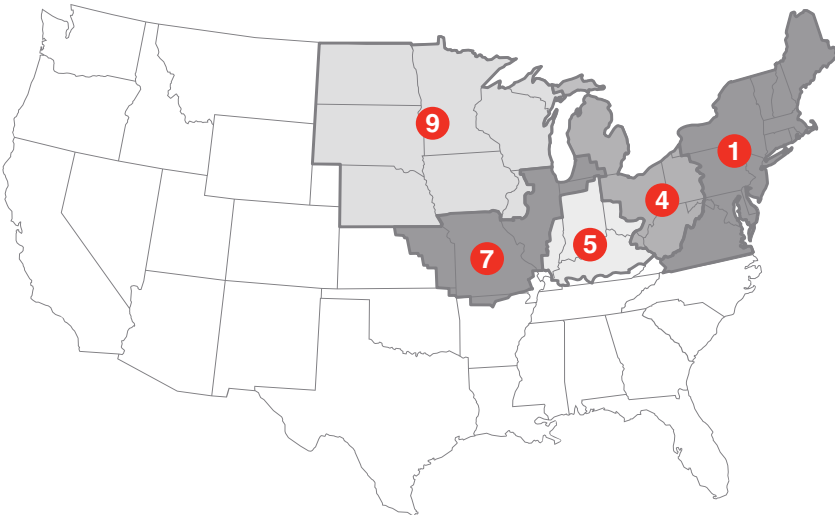


Chateau Green†



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COLOR AVAILABILITY MAP



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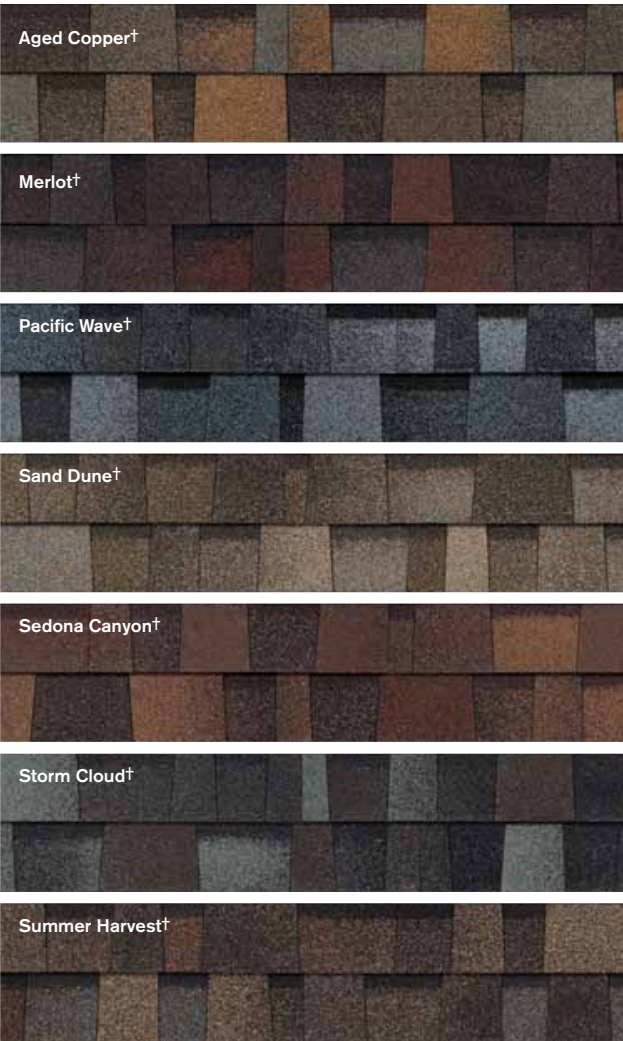
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(Brookville, Kearny, Medina, Minneapolis, Summit)



TruDefinition™
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Colonial Slate†

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Don't worry, we know that a roof replacement project is a big, important decision. You can feel confident about choosing our roofing products—Owens Corning has been a recognized leader in the building industry for over 70 years. In fact, we're America's #1 roofing brand.** Not only can we help you choose the right shingle and roofing system components, we can also help you select the right contractor for the job. An Owens Corning™ Preferred Contractor.

Together we can make this a positive experience—an opportunity, really. This is your chance to choose a roof that not only has outstanding performance, but also has exceptional beauty. So for years to come, you'll feel great every time you pull in the driveway.

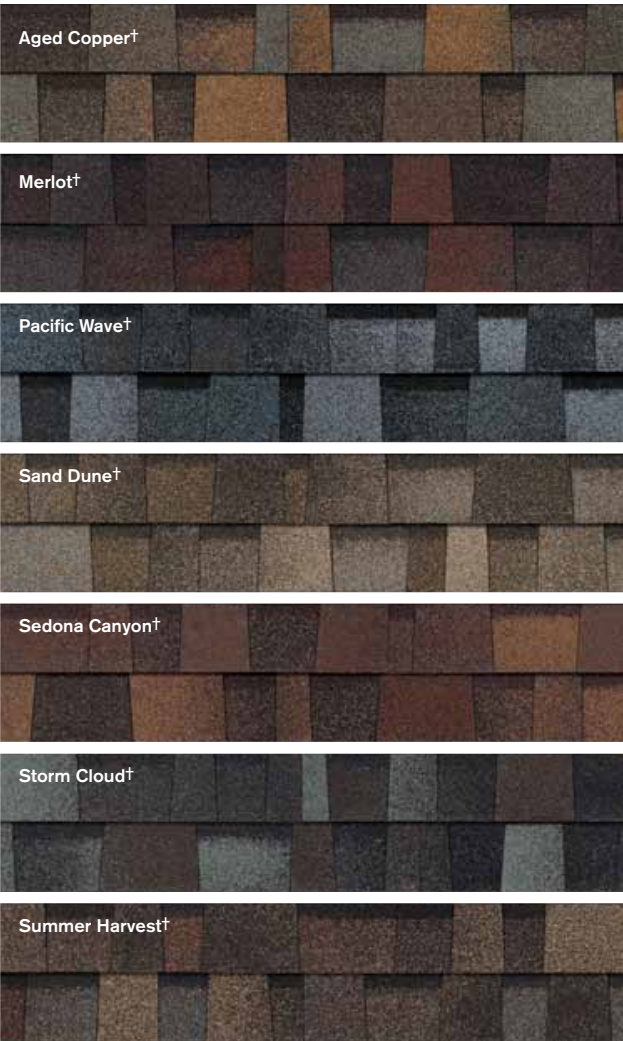
Safe. Protected. Home.



WANT TO TURN UP THE COLOR ON YOUR ROOF?

Update it with our TruDefinition™ Duration® Designer Colors Collection Shingles. They offer the same exceptional performance—in seven unique colors you won't find elsewhere.

To see how they can transform the look of your home, just ask your contractor or visit www.roofing.owenscorning.com.



Want to know more about Owens Corning™ products or find an Owens Corning™ Preferred Contractor in your area? It's easy to reach us: **1-800-GET-PINK® | www.roofing.owenscorning.com**



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659
1-800-GET-PINK
www.roofing.owenscorning.com

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(Brookville, Kearny, Medina, Minneapolis, Summit)



TruDefinition™
DURATION® SHINGLES
with SureNail® Technology



ENERGY STAR® IS FOR ROOFS TOO

Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities. Owens Corning™ ENERGY STAR® rated shingles can help reduce your energy bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior—and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*	Limited Lifetime**
Wind Resistance Limited Warranty*	130 MPH
Algae Resistance Limited Warranty*	10 Years
Tru PROtection® Non-Prorated Limited Warranty* Period	10 Years

TruDefinition™ Duration® Shingles Product Specifications

Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

Applicable Standards and Codes

ASTM E 108, Class A Fire	ASTM D 3462
ASTM D 3161, Class F Wind	ASTM D 228
ASTM D 7158, Class H Wind	UL 790, Class A
ASTM D 3018, Type 1	CSA 123.5*

* See actual warranty for complete details, limitations and requirements.
** Based on 2011 Roofing Brand Awareness Survey by Owens Corning Roofing & Asphalt, LLC.
† Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.
‡ This illustration depicts Triple Layer Protection and the amount of Triple Layer Protection may vary on a shingle-to-shingle basis.
§ Tru-Bond is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing & Asphalt, LLC.
‡‡ 40-Year Limited Warranty on commercial projects.
§ Color not available in Quebec.
§ Where allowed by code.
* Applicable in Brookville, Kearny, Medina and Minneapolis Service Areas only. Preferred Contractors are independent contractors and are neither affiliates nor agents of Owens Corning Roofing & Asphalt, LLC, or its affiliated companies. SureNail Technology U.S. Patent 7,836,654 and other patents pending. ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.



HOME SWEET HOME

Your home is your sanctuary. It's the place where you want to feel the most comfortable. Safe. Protected. But no matter how much you love your house, it seems the work is never completely done. And if purchasing a new roof is on your to-do list, it may seem like a daunting task—especially if your roof is already damaged or leaking. Since a roof plays such an important role in protecting you and your family from the elements, you realize that you can't let the damage get out of hand.

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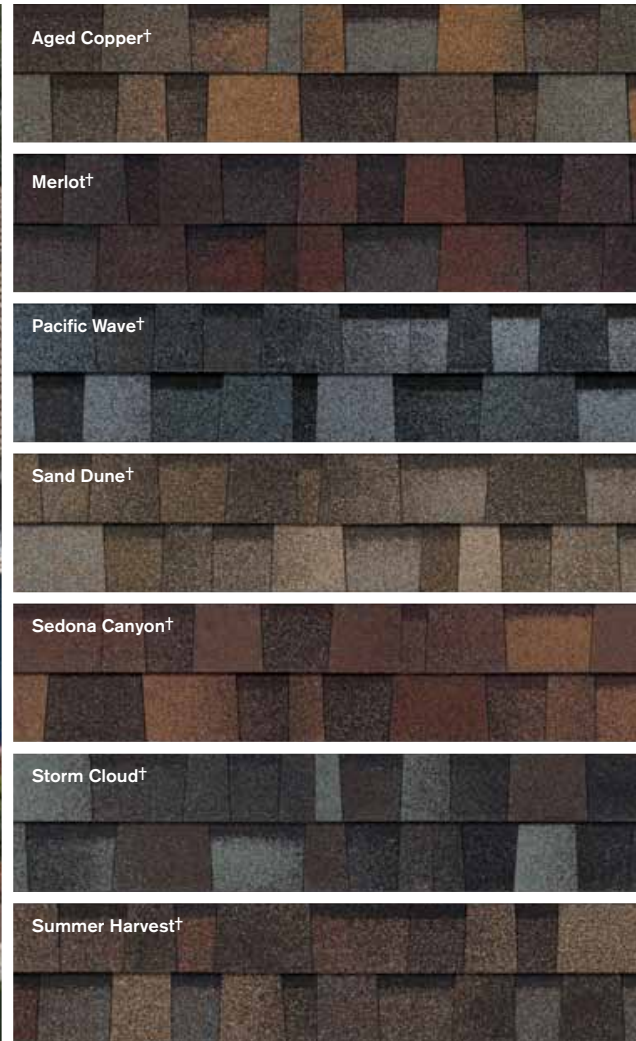
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TruDefinition™
DURATION® SHINGLES
with SureNail® Technology







City of Ypsilanti

Community and Economic Development

August 04, 2021

COOL HOLDINGS LLC

2407 LEXINGTON STREET N

CERTIFICATE OF APPROPRIATENESS

RE: Work Permit Application (PHDC-21-0048) for Fencing at 207 W MICHIGAN

Dear COOL HOLDINGS LLC,

Staff has reviewed the Historic District Work Permit Application for the above-named address. Your application for a fence enclosure on the south side of the building has been **approved**. As described in the application, the proposed fence reuses materials on the current temporary fence to be made permanent. The new fence shall be a 6' dogeared fence on a foundation of concrete footings. The size of the temporary enclosure shall be reduced to match that submitted in the application. The fence shall be finished in the opaque latex stain submitted, "Fired Brick."

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

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

#10 – New work shall be removable.

This letter 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 fencing only, which according to your application is the only work being performed at this time. Any additional work must be reviewed by the HDC. If you have any questions regarding this information please contact me at (734) 483-9646. **Approval by the Historic District Commission does not exempt you from nor can it be substituted for zoning or building department approval.**

Sincerely,

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

CC: Property Owner - COOL HOLDINGS, LLC PO B
File
Building Department

One South Huron Street
Ypsilanti, MI 48197

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

www.cityofypsilanti.com



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

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

K-28590
#1361

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

207 W MICHIGAN AVE

Applicant

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

Name

COOL HOLDINGS LLC

Address

[REDACTED]

City

YPSILANTI

State

MI

Zip

48197

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

N/A

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☐ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

CONVERT EXISTING TEMPORARY FENCE TO PERMANENT FENCE

DOWNSIZING FENCED IN AREA

ADDING HARDWARE FOR EQUIPMENT GATE

SEE ATTACHED DRAWING

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

WOOD - 6FT H X 8FT W PRESSURE-TREATED PINE DOG-EAR FENCE

PAINT -LATEX FIRE BRICK RED - MATCH EXISTING PAINT — SHERWIN WILLIAMS

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:

100.00

Permit fee:

\$45 + 0 =45.00

Signature

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

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

Signature

Date:

7/25/2021

Print Name:

JOHN R COOL

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.

Red Rock Barbecue
207 W Michigan Ave
Ypsilanti MI

Fence Paint

SHERWIN-WILLIAMS 701033 06/20/20
734-482-0623 Order# 0166510

EXTERIOR STAINS
WOODSCAPES LATEX
FLAT IFC 8012NP

6335 FIRED BRICK
SHER-COLOR FORMULA
Location 115-C7

CCE#COLORANT	02	32	64	128
W1-White	-	27	1	-
B1-Black	-	20	-	-
R2-Maroon	8	16	-	1

ONE GALLON ULTRADEEP
A15T00054 640333548

X

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.


0166510-001

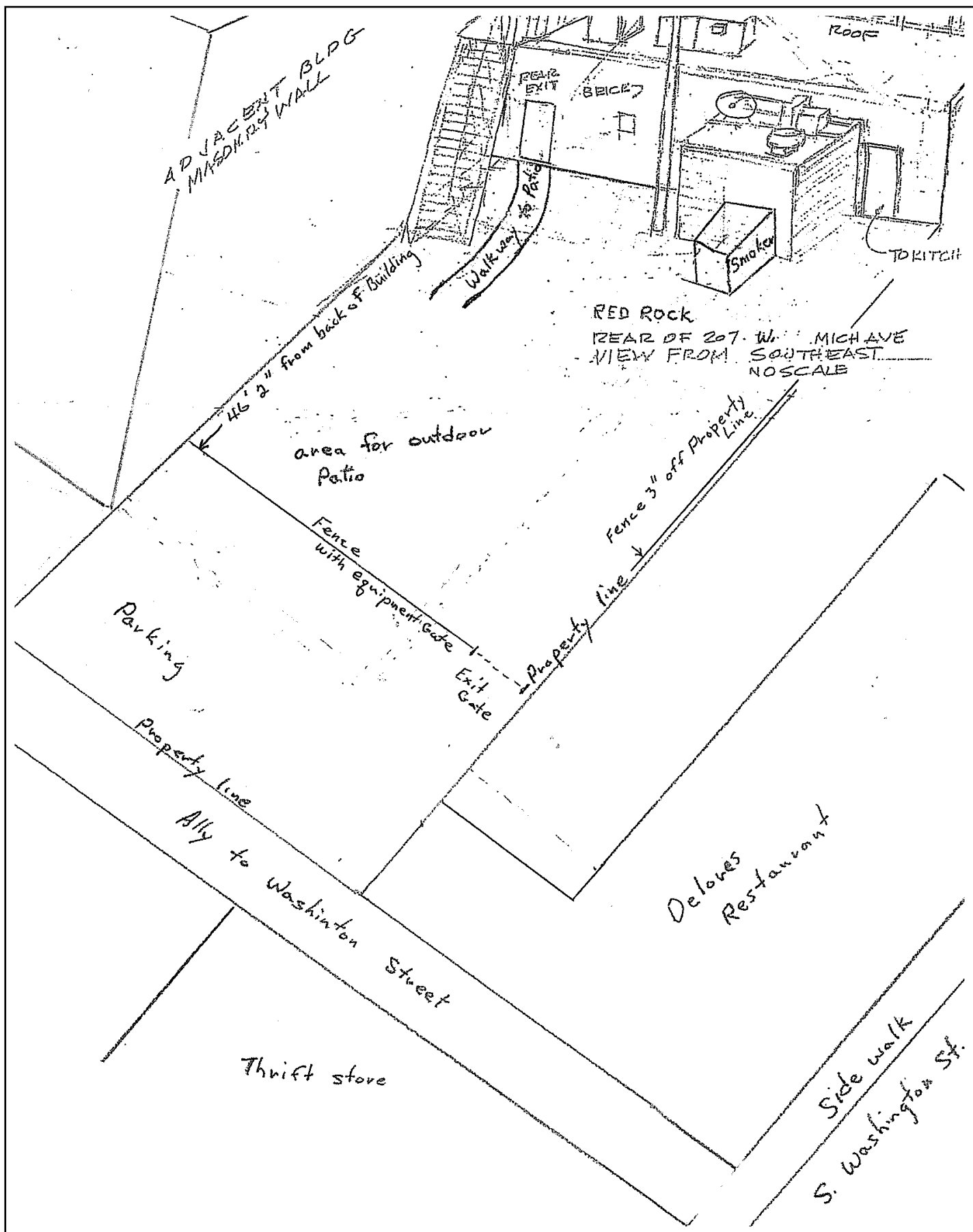
1000

CUSTOM COLOR
Check for correct match. Neither the manufacturer nor dealer shall be responsible for mis-matched color after accepted by purchaser. To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Custom mixed colors may vary slightly from color strip or color chip. This paint cannot be returned or exchanged.



COLOR # _____
PRODUCT # _____

656-2318









HDC Demolition by Neglect Staff Report- Update

Property Address: 302 E Cross

Property History

The building was constructed ca. 1880. A series of three non-contributing rear additions were removed in 2013 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.
- 4/13/2021 The owner did not attend the meeting.
- 5/6/2021 Staff sent a letter to the owner requesting the owner appear on June 6, 2021. Staff advised the owner that the HDC will consider taking legal action to have these ongoing issues resolved.
- 6/8/2021 HDC Considered legal action but wanted to talk to the City Attorney first.
- 7/13/2021 City Attorney advised HDC on what legal action would look like.
- 7/14/2021 Staff sent the owner a letter requesting their appearance and additional information for the 8/10/2021 meeting. Also informed the owner that legal action would again be considered at the 8/10/2021 meeting.

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.

Staff has asked the owner to prepare realistic dates of when items can be completed and to follow through with the appropriate Historic District Work Permit applications. The HDC would need to agree on this timeline.

Planning Department officials recommend the HDC consider legal action if the owner fails to communicate a timeline to the HDC. Staff has prepared a resolution to this extent.

When Staff last communicated with the owner in April 2021, it was indicated that work was progressing on the interior and exterior siding, that they would be ready to replace missing windows shortly, and that historic material removed from the windows and porches was being covered and stored off-site for safe keeping. The owner has since spoken to staff in-person and stated that they are working on the property and intend to submit an application for outstanding items. Although staff has observed work being done on site, no applications have been submitted to date.

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.
- Deterioration and removal of architectural features.

Recommended actions:

Staff has prepared several motions depending on the outcome of the Demolition by Neglect discussion. These multiple points may be combined into one motion, depending on relevancy.

Move to accept the proposed timeline for repair as presented on June 8, 2021, including [TIMELINE DETAILS]

Move to allow administrative approval of [SPECIFIC ITEMS] presented in the timeline to accelerate resolution.

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

Resolve to allow the City to investigate legal action to ensure the resource is not demolished by neglect. (see following resolution).



August 10, 2021

RESOLVED BY THE HISTORIC DISTRICT COMMISSION OF THE CITY OF YPSILANTI:

WHEREAS, the City of Ypsilanti Historic District Commission is charged with safeguarding the built heritage of the city; and

WHEREAS, the house at 302 E Cross is a significant Queen Anne/Gothic Revival building that is contributing to the Ypsilanti Historic District; and

WHEREAS, the house at 302 E Cross was found to be a dangerous building by the City Building Department and a case of demolition by neglect by the Historic District Commission; and

WHEREAS, the property owner has not sufficiently responded to multiple requests for repair,

NOW THEREFORE BE IT RESOLVED THAT, the Ypsilanti Historic District Commission supports the City filing suit against the owner of 302 E Cross to resolve the case of demolition by neglect, thereby preserving the historic integrity of the resource and the historic district.

OFFERED BY: _____

SUPPORTED BY: _____

YES: NO: ABSENT: VOTE:











MINUTES-**AMENDED**

City of Ypsilanti **HISTORIC DISTRICT COMMISSION** Virtual Meeting held via Zoom

Tuesday, July 13, 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 7:05pm

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti
Erika Lindsay - Washtenaw County, City of Ypsilanti
Amy Swift – Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti

Commissioners Absent: Anne Stevenson

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

APPROVAL OF AGENDA

Discussion: Staff noted that the applicant for 301 S Huron would not be in attendance and proposed moving discussion to the end of New Business.

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

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

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

421 N Adams

**Gutter and Rain Chain.*

Applicant: Andrew Rodriguez, owner - present

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

Rodriguez: Indicated that the plan is to install a half-round gutter with a rain chain on the front of the porch instead of a downspout. Stated that it will be painted to match the existing trim that was previously HDC-approved.

Szumko: Asked for clarification on the means for fastening it to the roof.

Rodriguez: Indicated that it would be fastened to the front fascia of the front of the porch with attachments purchased from Menard's.

Pettit: Stated that the preferred type of hanger attachment would be the hidden type. *[Clarifying discussion followed]*

Rodriguez: Confirmed that he does not plan to attach to the top of the roof or into the shingles.

Ratzlaff: Initiated discussion re: the absence of a gutter and reasons for the decision. Initiated discussion re: the proposed rain chain – as to plans for a water guidance system to support water movement away from building foundation.

Motion: Lindsay (second: Chesnut) moved to approve and issue a Certificate of Appropriateness for the work at 421 N Adams as submitted in the application on June 25, 2021, for installation of a half-round gutter and rain chain on the front porch as specified.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

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

Nays: None

Absent: Commissioner Stevenson

Motion carried.

11 E Cross

**Sign.*

Applicants: Jordan Philips, business owner – present
Kevin Short, Johnson Sign Company – not present

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

Philips: Indicated that the new business is commissioning through Huron Sign to install a sign to help direct traffic and provide a bit of background on what is being offered in the space.

Pettit: Initiated discussion confirming installation plans in relation to information contained in packet materials.

Lindsay: Indicated an opinion that after reviewing the application materials, she would not support the proposed sign being placed over the historic (ghost) painted sign *[reference photo materials]*.

Swift: Raised question as to how the sign would be attached and how minimal the disturbance to the brick and substrate would be.

[Discussion ensued as to sign placement concerns/possible remedies; sign attachment considerations; background information as to past building history] [Applicant provided further comment re: commissioner discussion]

Pettit: Summarized that commissioner concerns seem to mostly circle around the visibility of the "ghost" sign and how that is treated either proportionally or visually; e.g., can the sign be read, can it be understood that the sign is there, etc.

[Procedural discussion]

Motion: Swift (second: Ratzlaff) moved to table action for the proposed work at 11 E Cross as submitted in the application on July 2, 2021 for installation of an aluminum sign panel as specified. Some guidelines for design proposal that the Commission would like to see are the following: if the sign is to be put over the "ghost" sign, the Commission would want some of the proportions to be relatable to the "ghost" sign -- for instance, the height of the sign and perhaps individual letters, although that seems cost prohibitive. Other options could be to move the sign to other locations on the façade where the "ghost" sign is not present, either over the garage door or over the man-door. Also, to consider cleaning up some of the design language within the typography of the sign, and possible simplification of the overall design of the sign in order to be compatible.

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

301 S Huron

**Porch guardrail, steps and storm door.*

Applicant: Karen Himmelspach, owner - not present

Discussion: Pettit: Confirmed that applicant/representative was not present. Stated that the application is for railing, stair and storm door work.

[Commission reviewed and discussed packet materials]

Motion: Ratzlaff (second: Szumko) moved to approve and issue a Certificate of Appropriateness for the work at 301 S Huron as submitted in the application on June 30, 2021, for installation of an aluminum guardrail and steps on the north porch as specified; and a replacement aluminum storm door at the location specified.

Secretary of the Interior Standards:

#3- Do not imitate earlier styles.

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

#10- New work shall be removable.

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

Nays: None

Absent: Commissioner Stevenson

Motion carried.

STUDY ITEMS—none

ADMINISTRATIVE APPROVAL

318 W Cross Roof

Motion: Lindsay (second: Szumko) moved to accept the administrative approval cited above and submitted by Staff.

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

Nays: None

Absent: Commissioner Stevenson

Motion carried.

OTHER BUSINESS

1. Demolition by Neglect Discussion with City Attorney

City Attorney John Barr addressed issues with and legalities as to demolition by neglect properties within the City. Commissioner and staff query and discussion followed.

2. Property Monitoring

Commissioners/Staff discussed property concerns and property issues under review.

3. Updates from Staff

Provided updated information re: status of a property previously reviewed.

Re: 319 S Washington

Commissioner Comments:

Swift: Asked about the permitting process. *[Discussion re: the project and permitting process ensued].*

Ratzlaff: Asked - "Was this said when we actually reviewed it, that there was no permit at all for the project? Then I would have changed my decision when time came for approval."

4. Commissioner Comments

Commissioners, who wished, shared additional comments.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS**Approval of the minutes of June 22, 2021**

Motion: Chesnut (second: Ratzlaff) moved to approve the minutes of June 22, 2021, as submitted.

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

Nays: None

Absent: Commissioner Stevenson

Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 9:47 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson



MINUTES

City of Ypsilanti HISTORIC DISTRICT COMMISSION Virtual Meeting held via Zoom

Tuesday, July 27, 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 7:05pm

Commissioners Present: Alex Pettit – Washtenaw County, City of Ypsilanti
Erika Lindsay - Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti
Anne Stevenson (resigned)

Commissioners Absent: Amy Swift

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

APPROVAL OF AGENDA

Discussion: Staff requested to remove 332 Oak, which was erroneously added as a study item. Staff requested to add 407 E Cross as a study item.

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

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

PUBLIC COMMENT ON AGENDA ITEMS—none

PUBLIC HEARING—none

OLD BUSINESS

11 E Cross

**Sign.*

Applicants: Jordan Philips, business owner – not present
Kevin Short, Johnson Sign Company – present

Discussion: Slagor: Staff provided a review report citing the following information — that the Commission tabled this item at the July 13, 2021 meeting, specifically citing concerns over the placement of a new sign over the “ghost sign”; that the Commission asked for potential new designs to be considered to either further obscure or expose the “ghost sign”, as well as a different typography; that the sign as proposed is aluminum, that will be mounted to the brick mortar joints and generally otherwise meets HDC sign criteria; that the main concern commissioners had was with the placement over the “ghost sign”.

Staff added that the building was erected in 1925 for an automotive station and has changed multiple times since then and has had a lot of renovations.

Staff also stated that the current façade is probably from the 1940s and, at the time of listing in the National Register, was considered non-contributing.

Pettit: Asked applicant, given the staff review of the application, if there is any further information that he would like to share with the Commission.

Short: Shared the process of working with the business owner to come up with a newly proposed sign *[reference supplemental photo material submitted for review 7-27-2021]*.

Pettit: Asked if it is applicant’s intent to stick with the original design.

Short: Stated that the original sign is the same except for the font, which they modified per the Commission recommendation.

Lindsay: Stated an opinion that it appears well balanced and feels like it responds to the doors underneath – that the alignment and the equal spacing can be seen. Stated an opinion that it is a great solution. *[Commissioners Chesnut, Ratzlaff, Szumko acknowledged agreement]*

[Review continued comparing the previously-submitted sign and the newly proposed sign]

Szumko: Stated an opinion that the black font stands out, does not make the proposed sign appear to hide the “ghost sign”, and matches the door coloration, connecting it well. *[Shared findings re: his in-person inspection of sign]*

Motion: Ratzlaff (second: Lindsay) moved to approve and issue a Certificate of Appropriateness for the work at 11 E Cross as submitted in the application on July 2, 2021, for installation of an aluminum sign panel as specified. The sign shall be mounted to the mortar joints to the greatest extent possible. This project does not include illumination.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Slagor: Staff asked if Commissioner Ratzlaff would like to amend the motion to note the updates submitted on July 27, 2021.

Motion: Ratzlaff (second: Szumko) moved to amend the above-cited motion to include the language that the sign shall be consistent with the updated designs submitted July 27, 2021.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Swift

Motion carried.

NEW BUSINESS

413 Maple

**Porch changes.*

Applicants: Richard Nation, owner - present

Discussion: Slagor: Staff shared a review report citing the following information -- that this is a late 19th century vernacular front gable house with porches; that the porch in question is the rear porch *[reference packet photo materials]*, which the applicant believes to be a later addition.

Staff stated that applicant would like to remove the existing guardrails, and spindle frieze that is referred to in the application as a spandrel, and change the porch to match what is on the front of the house, which was approved by the HDC in 2007 and 2005, to have a more simple railing.

Staff indicated that research by other staff members confirmed that the rear porch in question is likely late 20th century; therefore, the fabric that applicant would like to remove there is not historic.

Pettit: Asked applicant, given the staff review of the application, if there is any other information or comments that he would like to submit.

Nation: Confirmed, no.

Ratzlaff: Asked if it is visible from the right-of-way.

Nation: Stated that it is not visible from the street.

[Discussion continued, reference façade photo in packet materials]

Lindsay: Asked how repairs to existing spindles would be handled.

Nation: Stated -- patched, sanded and painted.

Chesnut: Stated that it sounds like only the spindles are coming out and that the top rail is being left in.

Nation: Confirmed.

Motion: Szumko (second: Lindsay) moved to approve and issue a Certificate of Appropriateness for the work at 413 Maple as submitted in the application on July 19, 2021, for replacement of spindles and rails on rear porch to match those on front and side porches, and for removal of spandrels on rear porch.

Secretary of the Interior Standards:

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

#10- New work shall be removable.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Swift

Motion carried.

STUDY ITEMS

407 E Cross

**Windows.*

Applicant: Geoff Van't Hof

Discussion: Application for window work was denied at the April 27, 2021 HDC meeting with the finding of an adverse impact. 60-days have passed since the time of the denial, the appeal window is closed and applicant is before the Commission to discuss possible solutions.

Motion: Lindsay (second: Chesnut) moved to add 23, 25, and 29 E Cross to the agenda as study items.

Roll Call Vote - Ayes: Commissioners Pettit, Lindsay, Chesnut, Ratzlaff, Szumko

Nays: None

Absent: Commissioner Swift

Motion carried.

23, 25, 29 E Cross

**Awnings.*

Applicant: Gary McKeever

Discussion: Applicant discussed proposed replacement of awnings for the property.

ADMINISTRATIVE APPROVALS—none

OTHER BUSINESS

1. Property Monitoring

Commissioners/Staff discussed status of previously approved property work and property issues under review.

2. Updates from Staff

Staff acknowledged the resignation of Commissioner Stevenson, stating appreciation and thanks for the expertise she shared with the Commission and her many years of dedicated service.

3. Commissioner Comments

Commissioner Ratzlaff discussed 319 S Washington and a mistake in thinking that a permit had been issued for the work which, he stated, is what led to his vote to approve. He requested that the July 13, 2021 meeting minutes be amended to include his remarks made during the commissioner comment section in that regard, in order to make it clear that he would not have voted to approve the application for work at 319 S Washington had he had a clearer picture of everything that had gone on.

Commissioner Lindsay discussed possible upcoming changes to her availability schedule.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the minutes of July 13, 2021

Discussion: Ratzlaff: Requested "to amend the draft minutes of July 13, 2021 to include, under the commissioner comment section, that James Ratzlaff had mentioned that he would not have voted for a motion for approval of the installation of the windows at 319 S Washington had it been more clear to him at the time that there was absolutely no permit issued at the time of installation."

Motion: Ratzlaff (second: Chesnut) moved to amend the minutes of July 13, 2021, to include language cited by Commissioner Ratzlaff during said meeting which reflects the language of the above-stated request made by Commissioner Ratzlaff.

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

Motion: Szumko (second: Chesnut) moved to approve the minutes of July 13, 2021, as amended.

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

ADJOURNMENT

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

MEETING ADJOURNED at 8:41 p.m.

Full Minutes Prepared By: Nancy Hare-Dickerson

New Wall Panel with Digital Print Graphics

Supplemental Materials received at the meeting.



SCALE 1/8" = 1'



39.52 SQFT

SCALE 1/2" = 1'

NEW STUD MOUNTED ALUMINUM PANEL WALL SIGN WITH 1" STAND-OFF SPACERS. SIGN FEATURES A ROUND LOGO PANEL & FULL COLOR UV LAMINATED DIGITAL PRINT GRAPHICS. DUE TO THE LENGTH OF THE PANEL, IT WILL REQUIRE (2) HAIRLINE SEAMS.



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# OF SETS	1	RETURN DEPTH	N.A.	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	DIGITAL PRINT	TYPE OF INSTALL	STAND-OFF STUD	TRANSFORMER	N.A.	DATE	07/26/21
RETURN COLOR	N.A.	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	N.A.	RACEWAY D. H. L.	N.A.	COMMENTS:		JOB NAME	T-DEPOT-072621-5
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	11 E. CROSS ST YPSILANTI, MI

APPROVED BY:

DATE: