



AGENDA

Historic District Commission Meeting

7:00 PM - Tuesday, July 26, 2022

Ypsilanti Freighthouse

Page

1. CALL TO ORDER

2. ROLL CALL

Alex Pettit, Chair

James Chesnut, Vice Chair

Jeff Muir

James Ratzlaff

Jimmy Huffman

Delrhea Byrge

Stefan Szumko

Ellen Thackery, Staff

3. APPROVAL OF AGENDA

4. PUBLIC COMMENT ON AGENDA ITEMS

5. PUBLIC HEARINGS

None

6. BUSINESS SESSION

6.1. OLD BUSINESS

none

6.2. NEW BUSINESS

3 - 102

[1 58 E Forest Dr solar array agenda item](#)

[2 216 S Washington agenda item](#)

[3 111 Maple agenda item](#)

[4 516 N River agenda item](#)

[5 229 W Michigan minor addition to plan agenda item](#)

[6 229 W MI Ave FOR REFERENCE approved agenda item May 2022](#)

6.3. STUDY ITEMS

103 - 133

[7 115 Maple study item](#)

[8 220 S Huron Study Item Revisit](#)

[9 Michigan Firehouse Museum Study Item](#)

6.4. ADMINISTRATIVE APPROVALS

none

6.5. OTHER BUSINESS

1. Property Monitoring

2. Updates from Staff

3. Commissioner Comments

7. AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS

8. HOUSEKEEPING BUSINESS

8.1. Approval of meeting minutes 07/12/2022

135 - 140

[Historic District 7-12-2022 draft](#)

8.2. Brief discussion about administrative approvals of

(1) issuing procedural denials due to 60-day expirations and

(2) minor substitutions on approved applications due to supply chain issues

9. ADJOURNMENT



HDC Work Permit Staff Review

Property address: 58 E Forest Ave

Property History: The National Register nomination doesn't mention this house specifically. This house is a Colonial Revival home and its date of construction is currently unknown. The wood shutters now visible were added in 2015. (Prior to that, simple louvered shutters were on the house.) Staff has not yet determined the date when the one-story addition was built. The City's Architectural Survey from 1983 describes this neighborhood as the following:

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.

To the east of Depot Town lies an early residential neighborhood that developed along with the mills and other industries on the east shore of the river. This neighborhood, including the business area, once separated itself from the rest of the community and established a separate government as the city of East Ypsilanti (the segregation lasted only twelve months). The housing stock is diverse with large mansion homes such as the Gilbert (Second Empire, 227 N. Grove), (66:13) and Hutchinson (Queen Anne, 600 N. River), (33: 2) houses and smaller bungalows and Queen Anne dwellings bounded by Forest, Prospect and River Streets and the Railroad, this section maintains its own distinct identity to this day.

City-wide Architectural Survey available at <https://cityofypsilanti.com/DocumentCenter/View/2009/City-Wide-Historical-and-Architectural-Survey-1983> p 10.

Date of Application: July 15, 2022

Date of Review: July 20, 2022

Date of Meeting: July 26, 2022

Proposed work: installation of solar panels

Materials: 12 black aluminum frames with photovoltaic panels on the existing asphalt shingle roof, 12 inverters, 1 disconnect, 1 AC combiner box, wiring and electrical equipment. Mounts hold the rails and the rails hold the panels.

Staff review:

1. The house is a corner house and its primary façade faces north. The rear of the house faces south. The house has a one-story addition on the western end that is visible on the house's primary north-facing façade.
2. Applicant describes an array of 12 solar modules that will be installed on the south slope of the main house roof. So the array will not be visible from the front of the house but will be visible from the back of the house and when walking or driving up North River toward E Forest.
3. The panels will be installed parallel to the existing asphalt shingles and the panels will rest 3"-6" from the roof shingles. The rails themselves that hold the panels are flush mounted. Each module is 40"w x about 68" long. The roof is dark and the panels' frames are black.

4. The house's utility meters are on the primary façade on the front of the one-story addition. They were fairly small and it appears that they were painted to match the house from at least 2011 until 2019. By 2019, they were replaced with larger meters that are more noticeable and unpainted metal conduit was installed from the meters up through the roof. The AC Combiner Box and Disconnect will be on the front of the house, on the north side of the one-story addition, next to the current utility meters. (They have to be near the meters.) The AC Combiner Box measures approximately 37.5 x 49.5 x 16.8 cm deep and it will be mounted about 21" from the ground. The AC Disconnect is smaller than the combiner box and will be mounted approximately even with the meter.
5. The house's historic materials will not be impacted by the proposed work. The asphalt roof is not historic and neither is the one-story addition. The proposed work would not obscure or destroy historic materials or features. The AC Combiner and the disconnect boxes are smaller than the utility meters currently visible on the front.
6. Usually, and by the City's Fact Sheet on Alternative Energy (available at <https://cityofpysilanti.com/DocumentCenter/View/1998/Alternative-Energy>), the inverters and disconnects should not be visible from the front of the structure and should blend in to the color of the surface on which they are mounted. These will be on the front of the structure, but staff spoke with the contractor and the contractor believes these boxes will blend in well. Could the meters also be made to blend in more? Could there be some screening from view, maybe with a shrub, but still leaving the necessary 5' clearance?
7. Before proceeding with work, applicant must seek the appropriate building department permits.

Recommended Motion:

Move to approve Application PHDC 22-0063 and issue a Certificate of Appropriateness for the proposed work at 58 E Forest as submitted in the application on July 15, 2022, for installation of a solar array and power apparatuses as specified, with the array on the south slope of the house and the AC Combiner Box and the Disconnect on the front, north side of the house, to be screened_____ .

Relevant Secretary of the Interior's Standards:

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

Prepared by:

Ellen Thackery, Preservation Planner



Front, north side of the house on E Forest. (Google, June 2021)



Front (north side) of house from a slightly different angle so that the one-story addition to the west is visible. (Google, June 2021)



Front (north side) of house with meters and conduit visible. (Google, June 2021)



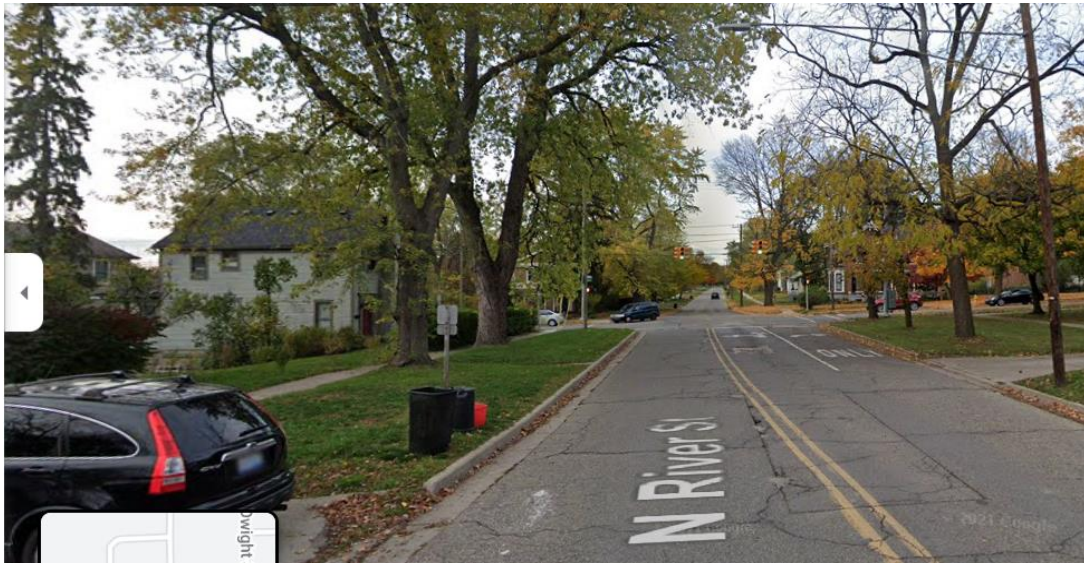
House, front (north) side, one-story addition detail showing meters and conduit. (Google, June 2021)



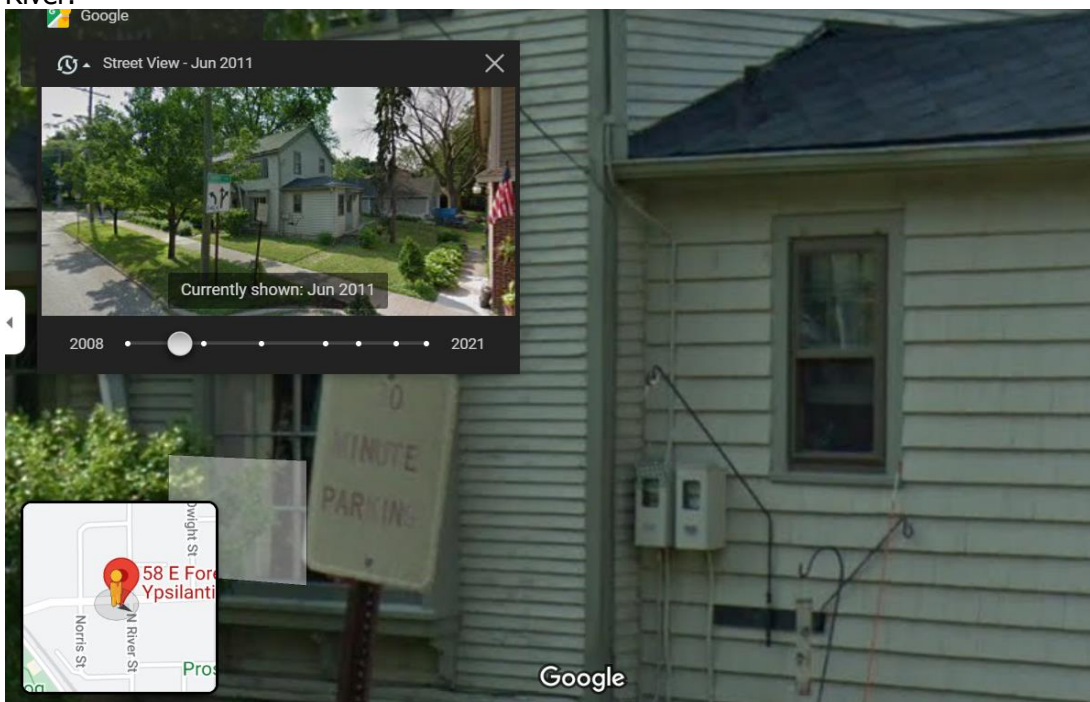
House, east end, along N River. (Google, June 2021)



House, east end and most of the south side visible. The south side is where the solar array is being proposed. (Google, June 2021)



Again, south side of house where the solar array is proposed from walking/driving up N River.



This Google photo (June 2011) shows the old meters and that they were less visible (perhaps painted?) and lacked the visible conduit through the roof.

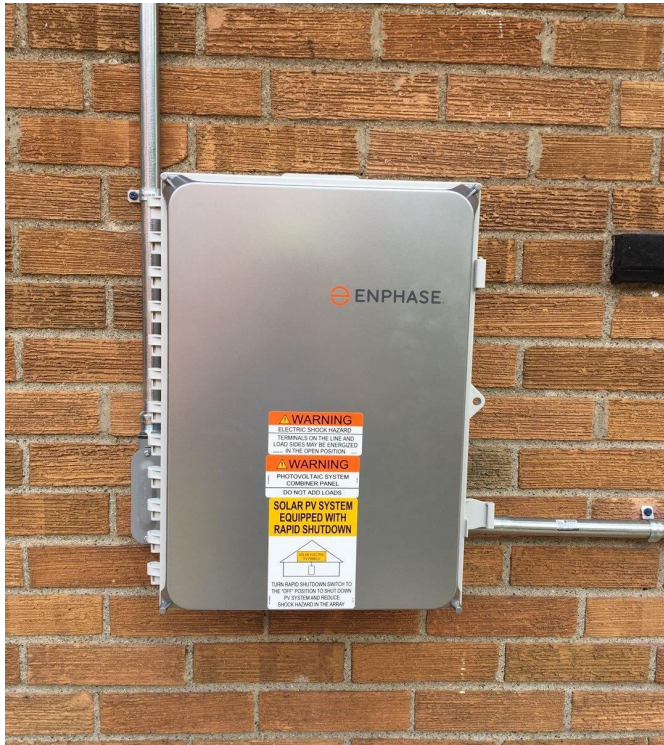


New meters and conduit visible (Google, July 2019)

Images from Solar Reaction of a Past Installation



Solar Panels



Combiner Box



AC Disconnect box



**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

58 E FOREST Ave

Applicant

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

Name

Solar Reaction

Address

35122 Cordelia

City

Clinton Twp

State

MI

Zip

48035

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Solar Reaction / Jeremiah Campbell (586) 205-1133

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

Please see/refer to designed plans

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:

\$10,000

Permit fee:

\$45 + 15 = 60

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:

X

Date:

7-15-22

Print Name:

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.

To whom it may concern,

I authorize Solar Reaction to
file for a work permit regarding
solar installation on my home at
58 E Forest Ave, Ypsilanti.

Sincerely,

Elizabeth Kranyak

[Redacted Signature]

GENERAL NOTES

- 1.1.1 PROJECT NOTES:
1.1.2 THIS PHOTOVOLTIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION (A4H) APPLICABLE CODES.
1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION.
1.1.4 GROUND FAULT DETECTION AND INTERRUPTION (GFDI) DEVICE IS INTEGRATED WITH THE MICROINVERTER IN ACCORDANCE WITH NEC 690.41(B).
1.1.5 ALL PV SYSTEM COMPONENTS, MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTIC SYSTEMS AS REQUIRED BY NEC 690.4.
PV MODULES: UL1703, REC31720, AND REC31215, AND MPPT TO CLASS C FIRE
INVERTERS: UL1741 CERTIFIED IEEE 1547, 920, 519
COMBINER BOXES: UL 1703 OR UL 1741 ACCESSORY
1.1.6 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.
1.1.7 ALL INVERTERS, PHOTOVOLTIC MONITORS, PHOTOVOLTIC PANE(S), AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING (NEC 110.3).
1.1.8 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND A4H.
1.2.1 SCOPE OF WORK:
1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ON-SITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE EXTERIOR, ROOF-MOUNTED PORTION OF THE PHOTOVOLTIC SYSTEMS DETAILED IN THIS DOCUMENT.
1.3.1 WORK INCLUDES:
1.3.2 PV ROOF ATTACHMENTS - SIMMOND (AND THROUGH RAFTER)
1.3.3 PV RACKING SYSTEM INSTALLATION - SIMMOND SRA100
1.3.4 PV MODULE AND INVERTER INSTALLATION
REC REC380A4 / ENRPHASE (OPTUS-72-24US
1.3.5 PV EQUIPMENT GROUNDING
1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX
1.3.7 PV LOAD CENTERS (IF INCLUDED)
1.3.8 PV METERING/MONITORING (IF INCLUDED)
1.3.9 PV DISCONNECTS
1.3.10 PV GROUNDING ELECTRODE & BONDING TO IE GEC
1.3.11 PV FINAL COMMISSIONING
1.3.12 IE ELECTRICAL EQUIPMENT RETROFIT FOR PV
1.3.13 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE
SCOPE OF WORK:
SYSTEM SIZE: STC: 12 X 390W = 4,320kW
PTC: 12 X 342 W = 4,104kW
(12 REC REC380A4
(12 ENRPHASE (OPTUS-72-24US
ATTACHMENT TYPE: SIMMOND (AND THROUGH RAFTER)
MSP UPGRADE: NO

NEW PV SYSTEM: 4.320 kWp

KRANYAK RESIDENCE

58 E FOREST AVE

YPSILANTI, MI 48198

ASSESSORS #: 111104460024



AERIAL PHOTO

NOT TO SCALE

E FOREST AVE

N RIVER ST

PLAT MAP

NOT TO SCALE



SHEET LIST

SHEET NUMBER	SHEET TITLE
T-001	COVER PAGE
G-001	NOTES
A-101	SITE PLAN
A-102	ELECTRICAL PLAN
A-103	SOLAR ATTACHMENT PLAN
S-001	ASSEMBLY DETAILS
E-001	LINE DIAGRAM
E-002	DESIGN TABLES
E-003	PLACARDS
R-001	RESOURCE DOCUMENT
R-002	RESOURCE DOCUMENT
R-003	RESOURCE DOCUMENT
R-004	RESOURCE DOCUMENT
R-005	RESOURCE DOCUMENT
R-006	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER: ELIZABETH KRANYAK
NAME: ELIZABETH KRANYAK
PROJECT MANAGER: JEREMAH CAMPBELL
PHONE: 586-205-1133
CONTRACTOR: SOLAR REACTION
NAME: SOLAR REACTION
PHONE: 586-205-1133
AUTHORITIES HAVING JURISDICTION
BUILDING: YPSILANTI, MI
ZONING: YPSILANTI, MI
UTILITY: DTE
DESIGN SPECIFICATIONS
OCCUPANCY: II
CONSTRUCTION: SINGLE-FAMILY
ZONING: RESIDENTIAL GRID-TIED
GROUND SNOW LOAD: 20 PSF
WIND EXPOSURE: B
WIND SPEED: 115 MPH
APPLICABLE CODES & STANDARDS
BUILDING: NBC 2015, IRC 2015
ELECTRICAL: NEC 2017
FIRE: MFC 2015

Solar Reaction

CONTRACTOR

SOLAR REACTION
PHONE: 586-205-1133
ADDRESS: 35122 CORDELLA ST,
CLINTON TOWNSHIP, MI 48035

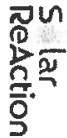
LIC. NO.: 262100101
REC. NO.:
UNAUTHORIZED USE OF THIS
DRAWINGS SET WITHOUT WRITTEN
PERMISSION FROM CONTRACTOR IS IN
VIOLATION OF THE PROFESSIONAL
AND WILL BE SUBJECT TO CIVIL
DAMAGES AND PROSECUTIONS.

KRANYAK RESIDENCE

NEW PV SYSTEM: 4.320 kWp
58 E FOREST AVE
YPSILANTI, MI 48198
APN: 111104460024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)
COVER PAGE
DATE: 07.05.2022
DESIGN BY: S.G.
CHECKED BY: M.M.
REVISIONS
T-001.00



CONTRACTOR

SOLAR REACTION

PHONE: 586-285-1133
ADDRESS: 35122 CORDELA ST.
CLINTON TOWNSHIP, MI 48035

LIC. NO.: 262100101

INC. NO.:
ELE. NO.:

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NEW PV SYSTEM: 4.320 kWp

KRANYAK
RESIDENCE

58 E FOREST AVE
YPSILANTI, MI 48198
APN: 11110460024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

DATE: 07.05.2022

DESIGN BY: S.G.

CHECKED BY: M.M.

REVISIONS

A-101.00

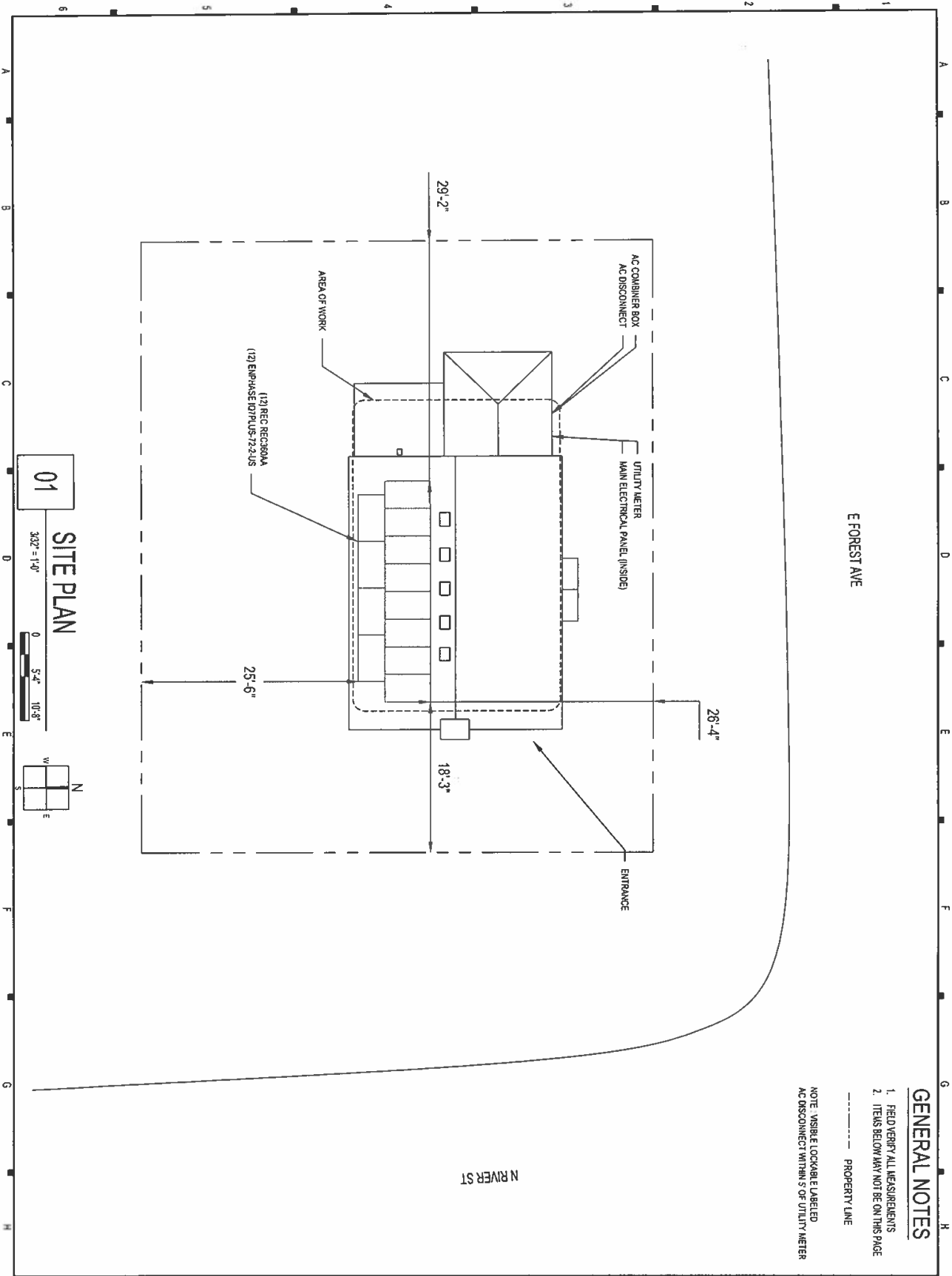
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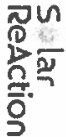
GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

----- PROPERTY LINE

NOTE: VISIBLE LOCKING LABELLED
AC DISCONNECT WITHIN 5' OF UTILITY METER





CONTRACTOR

SOLAR REACTION

PHONE: 586-205-1133
ADDRESS: 35122 CONDELLA ST.
CLINTON TOWNSHIP, MI 48035

LIC. NO.: 267080101

HC. NO.:

ELE. NO.:

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AND ITS COMPANIES, CONTRACTORS
AND ALL SUBSIDIARIES SHALL BE
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 4.320 kWp

KRANYAK
RESIDENCE

58 E FOREST AVE
YPSILANTI, MI 48198
APN: 111104460024

ENGINEER OF RECORD

PAPER SIZE: 11"x17" (ANSI B)

ELECTRICAL PLAN

DATE: 07/05/2022

DESIGN BY: S.G.

CHECKED BY: A.M.

REVISIONS

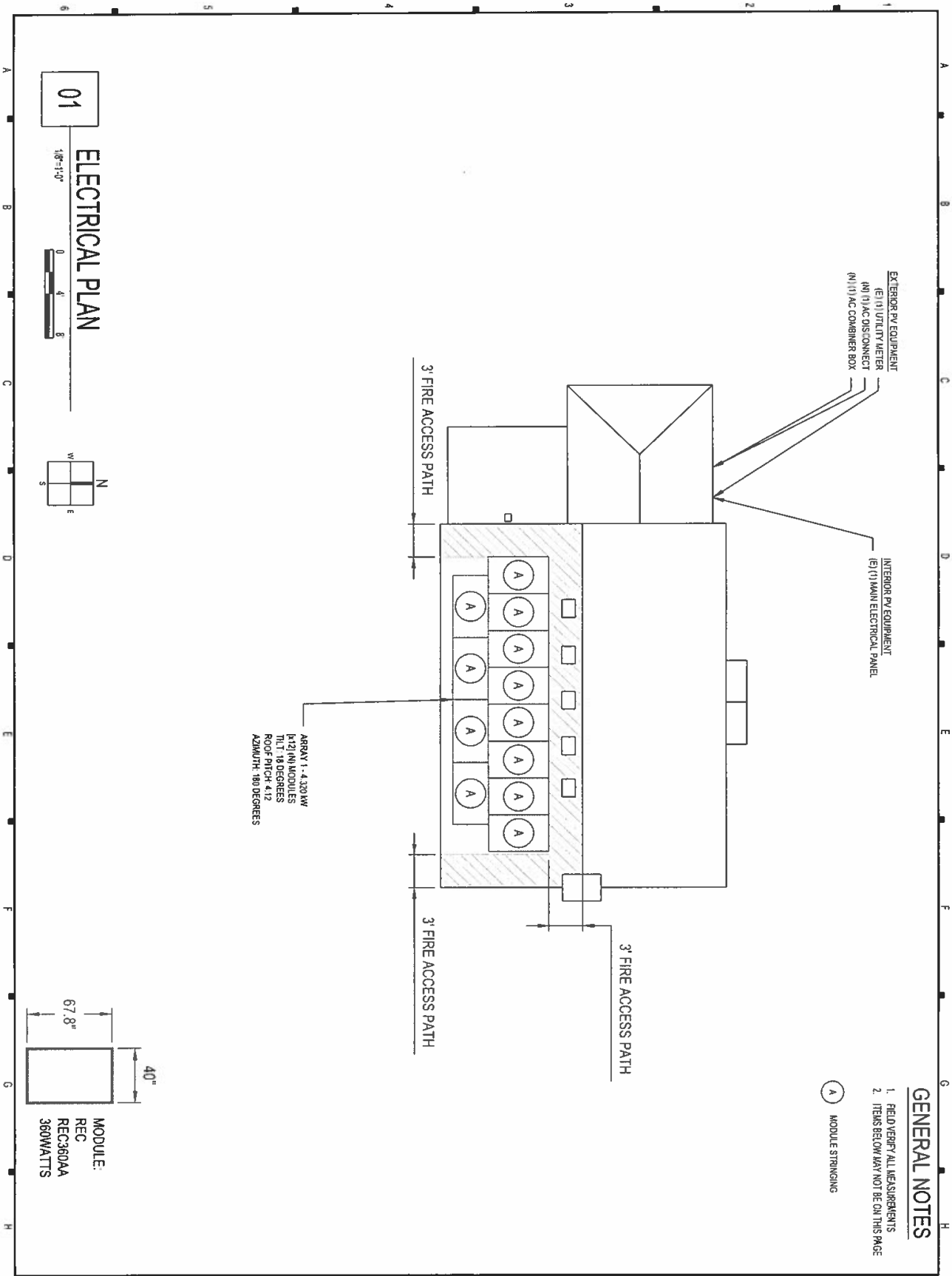
A-102.00

15-00000-00

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
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(A) MODULE STRINGING





CONTRACTOR

SOLAR REACTION

PHONE: 586-205-1133
ADDRESS: 35122 CORDELA ST.
CLINTON TOWNSHIP, MI 48035

LIC. NO.: 262100101

REC. NO.:

ELE. NO.:

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DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 4.320 kWp

KRANYAK
RESIDENCE

58 E FOREST AVE
YPSILANTI, MI 48198
APN: 111104460024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SOLAR ATTACHMENT
PLAN

DATE: 07/05/2022

DESIGN BY: S.G.

CHECKED BY: M.M.

REVISIONS

A-103.00

SHEET 5

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
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--- ROOF TRUSSES

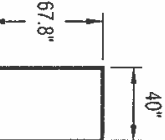
FLUSH MOUNT SOLAR MODULES
ATTACHED TO ROOF SURFACE (SEE
SHEET S-501 FOR MOUNTING DETAILS)

ROOF MATERIAL IS
ASPHALT SHINGLE

26'-10"

ELECTRICAL PLAN

1/8"=1'-0"



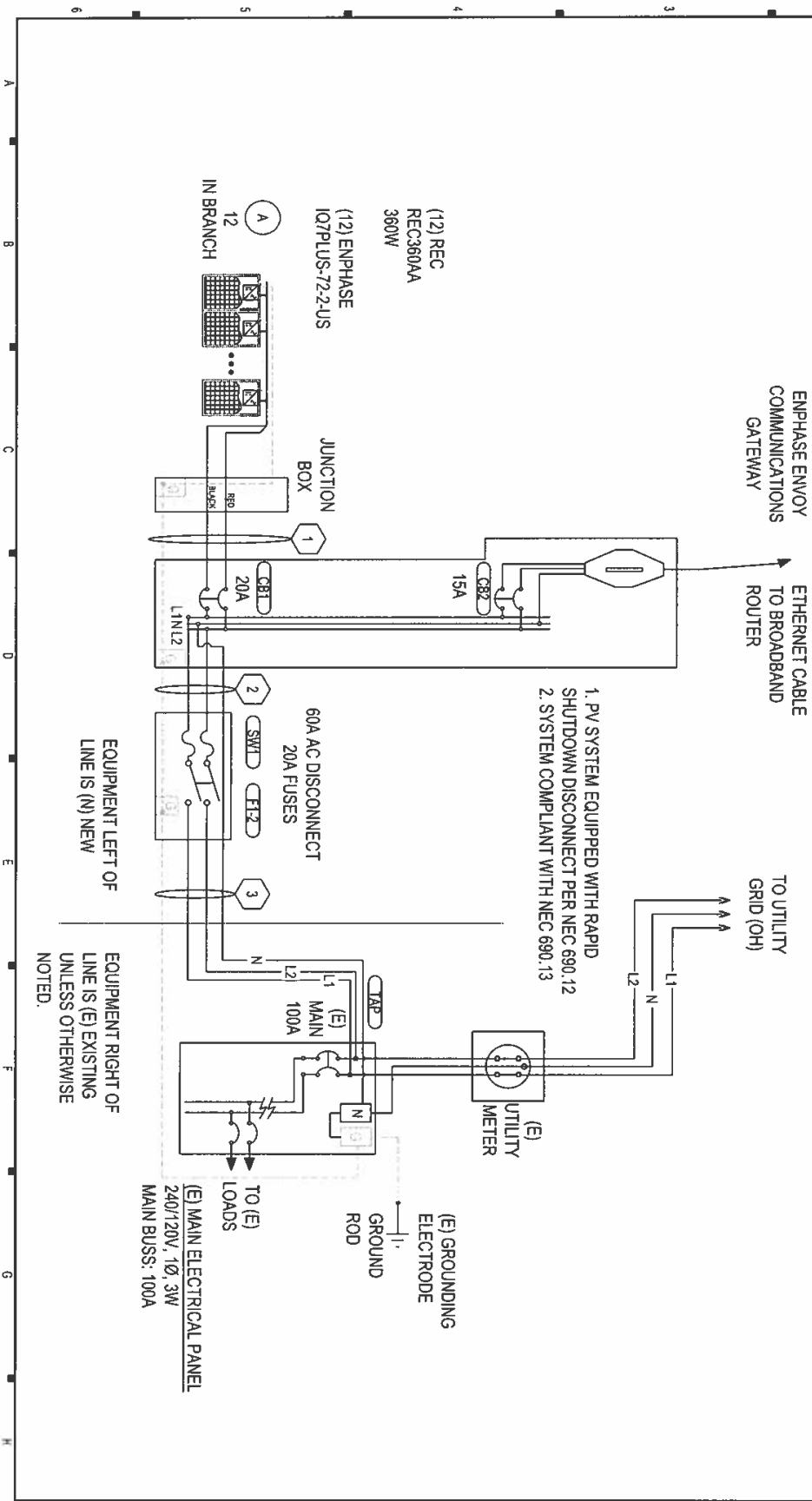
MODULE:
REC
REC360AA
360WATTS

CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS									
ID	TYPICAL	CONDUCTOR	CONDUIT	CURRENT-CARRYING CONDUCTORS IN CONDUIT	OCPD	EGC	TEMP CORR FACTOR	CONDUIT FILL FACTOR	CONT CURRENT
1	1	10 AWG THWN-2 COPPER	0.5" DIA EMT	2	20A	10 AWG THWN-2 COPPER	0.96 (32.4 °C)	1	14.52A
2	1	10 AWG THWN-2 COPPER	0.5" DIA EMT	2	20A	10 AWG THWN-2 COPPER	0.96 (32.4 °C)	1	14.52A
3	1	6 AWG THWN-2 COPPER	0.75" DIA EMT	2	N/A	6 AWG THWN-2 COPPER	0.96 (32.4 °C)	1	14.52A
									MAX CURRENT (125%)
									18.15A
									40A
									38.4A
									75A
									72A
									75°C
									AMP. @ TERMINAL
									35A
									35A
									65A

A MODULE STRINGING

125A AC COMBINER BOX
1Q COMBINER 3-ES (X-IQ-AM1-240-3-ES)
MAX. CONTINUOUS CURRENT: 65A
MAX. OCPD: 90A

NOTE: VISIBLE LOCKABLE LABELED
AC DISCONNECT WITHIN 5' OF UTILITY METER



CONTRACTOR

SOLAR REACTION

PHONE: 586-205-1133
ADDRESS: 35122 CORDLELA ST
CLINTON TOWNSHIP, MI 48035

LIC. NO.: 262100101

HIC. NO.:

ELE. NO.:

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DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 4.320 kWp

KRANYAK
RESIDENCE

58 E FOREST AVE
YPSILANTI, MI 48198
APN: 111104460024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)
LINE DIAGRAM
DATE: 07.05.2022
DESIGN BY: S.G.
CHECKED BY: M.M.
REVISIONS

E-601.00

SHEET 10



CONTRACTOR

SOLAR REACTION

PHONE: 586-205-1133
ADDRESS: 35122 CORDELLA ST.
CLINTON TOWNSHIP, MI 48035

LIC. NO.: 262100101

REC. NO:
ELE. NO:

UNAUTHORIZED USE OF THIS
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NEW PV SYSTEM: 4.320 kWp

KRANYAK
RESIDENCE

58 E FOREST AVE
VPSILANTIL, MI 48198
APN: 1111104460024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

DESIGN TABLES

DATE: 07/05/2022
DESIGN BY: S.G.
CHECKED BY: K.M.
REVISIONS

E-602.00

(SHEET 7)

SYSTEM SUMMARY	
BRANCH #1	
INVERTERS PER BRANCH	12
MAX AC CURRENT	14.52A
MAX AC OUTPUT POWER	3.540W
ARRAY STC POWER	4.320W
ARRAY PTC POWER	4.105W
MAX AC CURRENT	14.520A
MAX AC POWER	3.540W
DERATED (GEO) AC POWER	3.540W

MODULES	
REF	QTY
PM1-12	12
MAKE AND MODEL REC REC380A	
MAX	PTC
380W	342 Wp
ISC	10.23A
IMP	9.55A
VOC	44.1V
VMP	37.7V
TEMP COEFF OF VOC	-0.106V/ C (-0.24%/ C)
FUSE RATING	20A

INVERTERS	
REF	QTY
11-12	12
MAKE AND MODEL ENPHASE IQ7PLUS-72-2-US	
AC	VOLTAGE
240V	FLOATING
OCPO	RATED
VOLTAGE	POWER
20A	280W
CURRENT	1.21A
MAX OUTPUT	MAX INPUT
CURRENT	15A
VOLTAGE	60V
CEC WEIGHTED	EFFICIENCY
97.0%	

DISCONNECTS	
REF	QTY
SW1	1
MAKE AND MODEL SQUARE D D22ZNR8 OR EQUIV	
RATED CURRENT	60A
MAX RATED VOLTAGE	240VAC

ASHRAE EXTREME LOW	-26.6°C (-15.9°F), SOURCE: WILLOW RUN (42.24° - 43.53°)
ASHRAE 2% HIGH	32.4°C (90.3°F), SOURCE: WILLOW RUN (42.24° - 43.53°)

OCPDS	
REF	QTY
CB1	1
CB2	1
FT-2	2
RATED CURRENT	
20A	15A
20A	20A
MAX VOLTAGE	
240VAC	240VAC

BILL OF MATERIALS

CATEGORY	MAKE	MODEL NUMBER	REF	QTY	UNIT	QTY/UNIT	DESCRIPTION
MODULE	REC	REC380A	PM1-12	12	PIECES	1	REC REC380A 380W 120 VOLT F-CUT MULTICRYSTALLINE SILICON
INVERTER	ENPHASE	IQ7PLUS-72-2-US	11-12	12	PIECES	1	ENPHASE IQ7PLUS-72-2-US 280W INVERTER
DISCONNECT	SQUARE D	D22ZNR8	SW1	1	PIECE	1	SQUARE D D22ZNR8, FUSED, 2-POLE, 60A, 240VAC OR EQUIVALENT
MISC ELECTRICAL EQUIPMENT		GEN-CABLE-CLIP	HDWH15-75	60	PIECES	1	GENERIC CABLE CLIP
AC COMBINER PANEL	ENPHASE	JOE5-PANEL	EP1	1	PIECE	1	ENPHASE 10-COMBINER 3-ES (400-AM1-240-3-ES)
MONITORING		ENPHASE-ENVOY	ENV1	1	PIECE	1	ENPHASE ENVOY
WIRING	ENPHASE	O-12-17-240	ENV12	12	PIECES	1	ENPHASE ENGAGE (TM) TRUNK CABLE
WIRING	ENPHASE	O-SEAL-10	ENV13	1	BUNDLE	10	ENPHASE ENGAGE (TM) BRANCH TERMINATOR
WIRING		GEN-10-AWG-THWN-2-CL-BLK	WR14	1	BUNDLE	10	ENPHASE ENGAGE (TM) VANTERTIGHT SEALING CAP
WIRING		GEN-10-AWG-THWN-2-CL-BLK	WR12	55	FEET	1	10 AWG THWN-2 COPPER, RED (LINE 1)
WIRING		GEN-10-AWG-THWN-2-CL-BLK	WR2	55	FEET	1	10 AWG THWN-2 COPPER, BLACK (LINE 2)
WIRING		GEN-10-AWG-THWN-2-CL-GR	WR12	10	FEET	1	10 AWG THWN-2 COPPER, WHITE (NEUTRAL)
WIRING		GEN-6-AWG-THWN-2-CL-GR	WR12	55	FEET	1	10 AWG THWN-2 COPPER, GREEN (GROUND)
WIRING		GEN-6-AWG-THWN-2-CL-BLK	WR3	10	FEET	1	6 AWG THWN-2 COPPER, RED (LINE 1)
WIRING		GEN-6-AWG-THWN-2-CL-BLK	WR3	10	FEET	1	6 AWG THWN-2 COPPER, BLACK (LINE 2)
WIRING		GEN-6-AWG-THWN-2-CL-WHT	WR3	10	FEET	1	6 AWG THWN-2 COPPER, WHITE (NEUTRAL)
WIRING		GEN-6-AWG-THWN-2-CL-GR	WR3	10	FEET	1	6 AWG THWN-2 COPPER, GREEN (GROUND)
WIREWAY	ENPHASE	ET-SPL-C05	EM4	1	BUNDLE	5	ENPHASE ENGAGE (TM) ENGAGE COUPLER
WIREWAY		GEN-EM1-0.75-DIA	WM1-2	55	FEET	1	EMT CONDUIT, 0.75" DIA
WIREWAY		GEN-EM1-0.75-DIA	WM3	10	FEET	1	EMT CONDUIT, 0.75" DIA
OCPD	GENERIC MANUFACTURER	GEN-CB-20A-240VAC	CB1	1	PIECE	1	CIRCUIT BREAKER, 20A, 240VAC
OCPD	GENERIC MANUFACTURER	GEN-CB-15A-240VAC	CB2	1	PIECE	1	CIRCUIT BREAKER, 15A, 240VAC
OCPD	GENERIC MANUFACTURER	GEN-F1-20A-240VAC	F1-2	2	PIECES	1	FUSE, 20A, 240VAC
TRANSITION BOX	GENERIC MANUFACTURER	GEN-AMB-1B-44K	JB1	1	PIECE	1	TRANSITION/PASS-THROUGH BOX WITH 4 TERMINAL BLOCKS

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS

Solar
Reaction

CONTRACTOR

SOLAR REACTION

PHONE: 586-206-1133
ADDRESS: 35122 CONDELLA ST.
CLINTON TOWNSHIP, MI 48035

UJC. NO.: 262100101

H/C. NO.:

E/E. NO.:

UNAUTHORIZED USE OF THIS
DRAWING SET WITHOUT WRITTEN
PERMISSION OF THE CONTRACTOR
AND WILL BE SUBJECT TO CIVIL
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 4.320 kWp

KRANYAK
RESIDENCE

58 E FOREST AVE
YPSILANTI, MI 48198
APN: 111104460024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

ASSEMBLY DETAILS

DATE: 07.05.2022

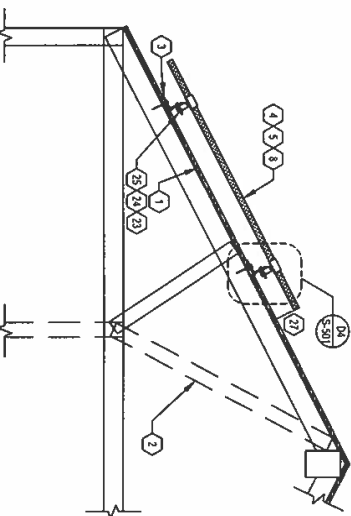
DESIGN BY: S.G.

CHECKED BY: M.M.

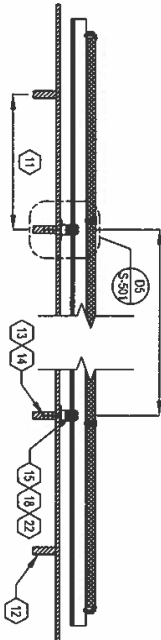
REVISIONS

S-501.00

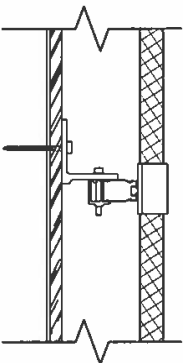
(SHEET 3)



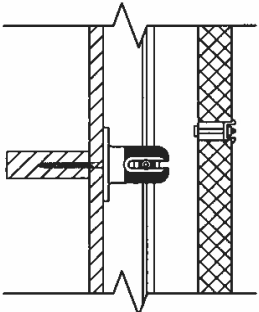
D1
NOT TO SCALE
RACKING DETAIL (TRANSVERSE)



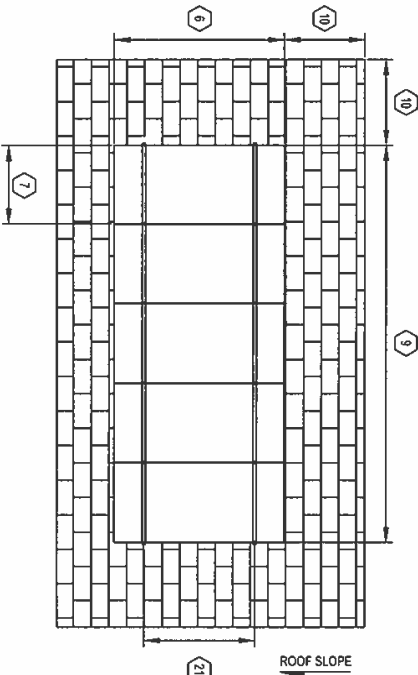
D2
NOT TO SCALE
RACKING DETAIL (LONGITUDINAL)



D4
NOT TO SCALE
DETAIL (TRANSVERSE)



D5
NOT TO SCALE
DETAIL (LONGITUDINAL)



D3
NOT TO SCALE
RACKING DETAIL (TOP)

SHEET KEYNOTES

1. ROOF MATERIAL: ASPHALT SHINGLE
2. ROOF STRUCTURE: TRUSS
3. ATTACHMENT TYPE: SUNMODO NANO
4. MODULE MANUFACTURER: REC
5. MODULE MODEL: REC800A
6. MODULE LENGTH: 67" 8"
7. MODULE WIDTH: 40"
8. MODULE WEIGHT: 41.9 LBS.
9. SEE SHEET A.103 FOR DIMENSIONS!
10. MIN. FIRE OFFSET: 3" FROM RIDGEPOKE, 18" FROM HIP/SVALETS
11. TRUSS SPACING: 16 IN. O.C.
12. TRUSS SIZE: 2X4 IN. NOMINAL
13. LAG BOLT DIAMETER: 5/16"
14. LAG BOLT EMBEDMENT: 4"
15. TOTAL # OF ATTACHMENTS: 30
16. TOTAL AREA: 226 SQ. FT.
17. TOTAL WEIGHT: 581.39 LBS.
18. WEIGHT PER ATTACHMENT: 19.38 LBS.
19. DISTRIBUTED LOAD: 2.57 PSF
20. MAX. HORIZONTAL STANDOFF: 48 IN.
21. MAX. VERTICAL STANDOFF: IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
22. STANDOFF STAGGERING: YES
23. RAIL MANUFACTURER (OR EQUIV.): SUNMODO
24. RAIL MODEL (OR EQUIV.): SWR100
25. RAIL WEIGHT: 0.4726 P/LF.
26. MAX. TRUSS SPAN: 16 FT.
27. MODULE CLEARANCE: 3 IN. MIN., 6 IN. MAX.

31.01.2018

QJW.E341165 - Photovoltaic Rapid Shutdown System Equipment



ONLINE CERTIFICATIONS DIRECTORY

QJW.E341165

Photovoltaic Rapid Shutdown System Equipment

Page Bottom

Photovoltaic Rapid Shutdown System Equipment

See General Information for Photovoltaic Rapid Shutdown System Equipment

ENPHASE ENERGY INC
1420 N McDowell Blvd
Petaluma, CA 94954-6515 USA

E341165

Cat. No.	Function	Ratings
Photovoltaic rapid shutdown system equipment		
M190-60, -72	Inverter/AC Attenuator	Input: 16-48VDC Output: 120/208 or 120/240, 190W
M210-84	Inverter/AC Attenuator	Input: 16-48VDC Output: 120/208 or 120/240, 210 W
M215-60	Inverter/AC Attenuator	Input: 16-48VDC Output: 120/208 or 120/240, 215W
M250-60, -72	Inverter/AC Attenuator	Input: 16-48VDC Output: 120/208 or 120/240, 250W
S230-60-LL-X-US	Inverter/AC Attenuator	Input: 22-48VDC Output: 208 or 240, 220W
S280-60-LL-X-US	Inverter/AC Attenuator	Input: 22-48VDC Output: 208 or 240, 270W
IQ6PLUS-72-X-US*(a)(b) IQ6PLUS-72-ACM*(b)	Inverter/AC Attenuator	Input: 16-62VDC Output: 208 or 240, 280W
IQ6-60-X-US*(a)(b) IQ6-60-ACM-US*(b)	Inverter/AC Attenuator	Input: 16-62VDC Output: 208 or 240, 230W
IQ7PLUS-72-X-US*(a)(b) IQ7PLUS-72-ACM*(b)	Inverter/AC Attenuator	Input: 16-62VDC Output: 208 or 240, 290W
IQ7-60-X-US*(a)(b) IQ7-60-ACM-US*(b)	Inverter/AC Attenuator	Input: 16-48VDC Output: 208 or 240, 240W

(a) - Where X may be 2 or 5

(b) - Where * may be any combination of letters or numbers or hyphen or none

Last Updated on 2017-12-28

Questions?

Print this page

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Solar
Reaction

CONTRACTOR

SOLAR REACTION

PHONE: 586-205-1133
ADDRESS: 35122 CORDELA ST.
CLINTON TOWNSHIP, MI 48035

ULC NO.: 28200001

HLI NO.:

ELE NO.:

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PERMISSION OF THE CONTRACTOR IS
PROHIBITED. THE CONTRACTOR'S
AND WILL BE SUBJECT TO CIVIL
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 4,320 kWp

KRANYAK
RESIDENCE

58 E FOREST AVE
YPSILANTI, MI 48198
APN: 111104460024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 07/05/2022

DESIGN BY: S.G.

CHECKED BY: M.M.

REVISIONS

R-003.00

SHEET 701

ENPHASE
Empower Networks

Enphase

IQ Combiner 3-ES/3C-ES

X-IQ-AM1-240-3-ES
X-IQ-AM1-240-3C-ES

The Enphase IQ Combiner 3-ES/3C-ES™ with Enpower IQ Energy™ and integrated UL-EMI (UL product installed only with IQ Combiner 3C-ES) consolidates interconnect equipment into a single enclosure and simplifies PV and storage installation by providing a certified, pre-wired solution for residential applications. It offers up to four 2-pole main outputs and either BP series battery connectivity.

Street

- Includes IQ Ener for connection and control
- Includes UL-EMI (UL installation required only with IQ Combiner 3C-ES)
- Includes solar shield to protect EMI while maintaining direct line
- Flexible mounting supports for F
- Enclosed by cabinet
- Optional AC disconnect suitable for UL bridge
- Provides protection features and comprehensive monitoring

Simple

- Modeled & sized from IQ Combiner 3 (only AM1 240-3)
- Certified mounting hardware support range
- Seal painting
- Support back and side exhaust fan
- Up to four 2-pole main outputs for 240 VAC plug-in breakers (not included)
- 50 A rated by UL for 60 Hz systems

Reliable

- Double UL-verified NEMA type 3R enclosure
- Free and insured warranty
- Top part load reinforcement (concrete base required for long life, 10-year life)
- UL listed



To learn more about Enphase offerings, visit enphase.com



Enphase IQ Combiner 3-ES / 3C-ES

MODEL NUMBER

IQ Combiner 3-ES 78-0-AM1-240-3-ES

IQ Combiner 3C-ES 78-0-AM1-240-3C-ES

IQ Combiner 3-ES/3C-ES with Enpower IQ Ener for connection and control, UL-EMI (UL product installed only with IQ Combiner 3C-ES), and solar shield to protect EMI while maintaining direct line. Includes support for 2-pole main outputs for 240 VAC plug-in breakers (not included). Up to four 2-pole main outputs for 240 VAC plug-in breakers (not included). 50 A rated by UL for 60 Hz systems. Double UL-verified NEMA type 3R enclosure. Free and insured warranty. Top part load reinforcement (concrete base required for long life, 10-year life). UL listed.

ACCESSORIES AND REPLACEMENT PARTS

Enphase Combinations 4:

240VAC (240VAC/140V)

240VAC (240VAC/140V)

240VAC (240VAC/140V)

240VAC (240VAC/140V)

240VAC (240VAC/140V)

240VAC (240VAC/140V)

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240VAC (240VAC/140V)

240VAC (240VAC/140V)



To learn more about Enphase offerings, visit enphase.com

Enphase IQ Ener for connection and control, UL-EMI (UL product installed only with IQ Combiner 3C-ES), and solar shield to protect EMI while maintaining direct line. Includes support for 2-pole main outputs for 240 VAC plug-in breakers (not included). Up to four 2-pole main outputs for 240 VAC plug-in breakers (not included). 50 A rated by UL for 60 Hz systems. Double UL-verified NEMA type 3R enclosure. Free and insured warranty. Top part load reinforcement (concrete base required for long life, 10-year life). UL listed.

Solar Reaction

CONTRACTOR

SOLAR REACTION

PHONE: 586-205-1133

ADDRESS: 35122 CORDELA ST,
CLINTON TOWNSHIP, MI 48035

LIC. NO.: 267100101

MC. NO.:

ELE. NO.:

UNAUTHORIZED USE OF THIS

NEW PV SYSTEM: 4.320 kWp

KRANYAK RESIDENCE

58 E FOREST AVE
YPSILANTI, MI 48198
APN: 11110460024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 01/05/2022

DESIGN BY: SC

CHECKED BY: MJK

REVISIONS

R-004.00

SHEET 10

SUNMOD

Cut Sheet

SMR100 Roll

SMR100 Roll

Mechanical Properties

Insulated 6063-T5 Aluminum
Weight: 6.475 lbs/ft (0.94 kg/m)
Ultimate Tensile Strength: 37.7 ksi (260 MPa)
Tensile Yield: 24.9 ksi (170 MPa)

Section Properties

S_x: 0.196 in³ (3.21 cm³)
S_y: 0.146 in³ (2.39 cm³)
Area Moment of Inertia: 0.357 in⁴ (5.92 cm⁴)

SMR200 Roll

SMR200 Roll

SMR Rail Splices

SUNMOD

Cut Sheet

SMR100 Bonding Rail Splice

Metric 100 Aluminum

SMR200 Bonding Rail Splice

Metric 200 Aluminum

L-Foot Adaptors

SMR100 L-Foot Adaptor

Metric 100 Aluminum

SMR200 L-Foot Adaptor

Metric 200 Aluminum

Section Properties

SMR100: 6063-T5 Aluminum
Weight: 6.475 lbs/ft (0.94 kg/m)
Ultimate Tensile Strength: 37.7 ksi (260 MPa)
Tensile Yield: 24.9 ksi (170 MPa)

Section Properties

SMR200: 6063-T5 Aluminum
Weight: 6.475 lbs/ft (0.94 kg/m)
Ultimate Tensile Strength: 37.7 ksi (260 MPa)
Tensile Yield: 24.9 ksi (170 MPa)

Section Properties

SMR100: 6063-T5 Aluminum
Weight: 6.475 lbs/ft (0.94 kg/m)
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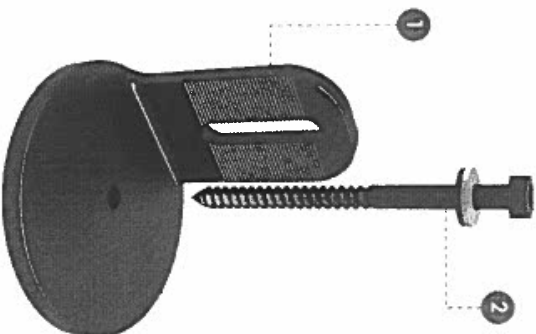
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Tensile Yield: 24.9 ksi (170 MPa)

Section Properties

Solar Reaction	
CONTRACTOR	
SOLAR REACTION	
PHONE: 966-205-1133	
ADDRESS: 35122 CORDELLA ST. CLINTON TOWNSHIP, MI 48035	
LC NO.: 262100101	UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND MAY BE SUBJECT TO DAMAGES AND PROSECUTIONS
H/C NO.:	ELE NO.:
NEW PV SYSTEM; 4,320 KW _P	
KRANYAK RESIDENCE	
58 E FOREST AVE YPSILANTI, MI 48198 APN: 111104460024	
ENGINEER OF RECORD	
PAVED SIDE "X" x "Y" LANS B1	
RESOURCE DOCUMENT	
DATE: 07/05/2022	
DESIGN BY: S.G.	
CHECKED BY: M.M.	
REVISIONS	
R-005.00	

McMILLAN
Publishers

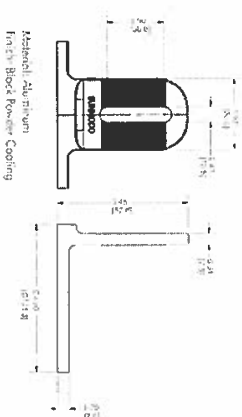


Part Description: Nano Rafter Mount, Black
Part No.: K50044-BK1

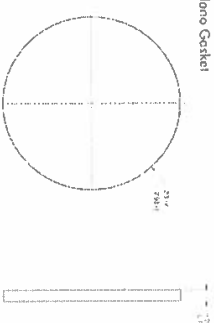
Item No.	Description	Qty in Kit
1	Narco Safety Mount Assembly • Flange Bolts (2 each) • Nuts (2 each)	1
2	Vel Ball Assembly • Hoisting Bolt (23115, DIN 571, 304S) • Sealing Washer (33110 X 7/8 X 1/8)	1

Cut Sheet

1. Nano Mount



2. Nono Goskei

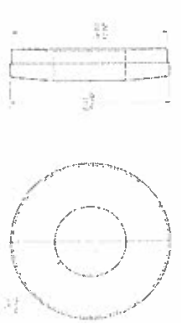


Material: USYK Eikera Food with Adhesive

3. Heat log Bolt M8X115, DIN 571, 304SS



4. Sealing Washer .331D X.75X.157



Kurtz, H.P. & Martin, S.

Environ Biol Fish (2015) 98:1193–1204

Solar Reaction

CONTRACTOR

SOLAR REACTION

PHONE: 586-205-1133

ADDRESS: 35122 CORDELA ST.
CLINTON TOWNSHIP, MI 48035

UC NO.: 262100101

HC. NO.:

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DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 4.320 kWp

**KRANYAK
RESIDENCE**

58 E FOREST AVE
YPSILANTI, MI 48198
APN: 111104460024

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 07.05.2022

DESIGN BY: S.G.

CHECKED BY: M.M.

REVISIONS

R-006.00

ISHEET 15



HDC Work Permit Staff Review

Property address: 216 S Washington

Property History: This house contributes to the National Register and the local historic district. The National Register nomination describes the house as, "2-story, side-gable, stucco-and-half-timbered Elizabethan with subsidiary front gable at one end of façade."

Date of Application: July 15, 2022

Date of Review: July 20, 2022

Date of Meeting: July 26, 2022

Proposed work: Radon system

Materials: Pex piping and a fan

Staff review:

1. The mitigation system is needed and there is only one location for it.
2. The materials can be painted. Applicant suggested painting the materials to match their gutters and downspouts. Staff suggested that if the piping is quite a bit larger than the house's downspouts, the applicant might want to paint the piping to blend in with the stucco instead.
3. Before proceeding with work, applicant must seek the appropriate building department permits.

Relevant Secretary of the Interior's Standards:

#9—the contemporary design does not destroy significant original material.

Recommended Motions:

Move to approve application PHDC 22-0065, dated July 15, 2022, and issue a certificate of appropriateness for the

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

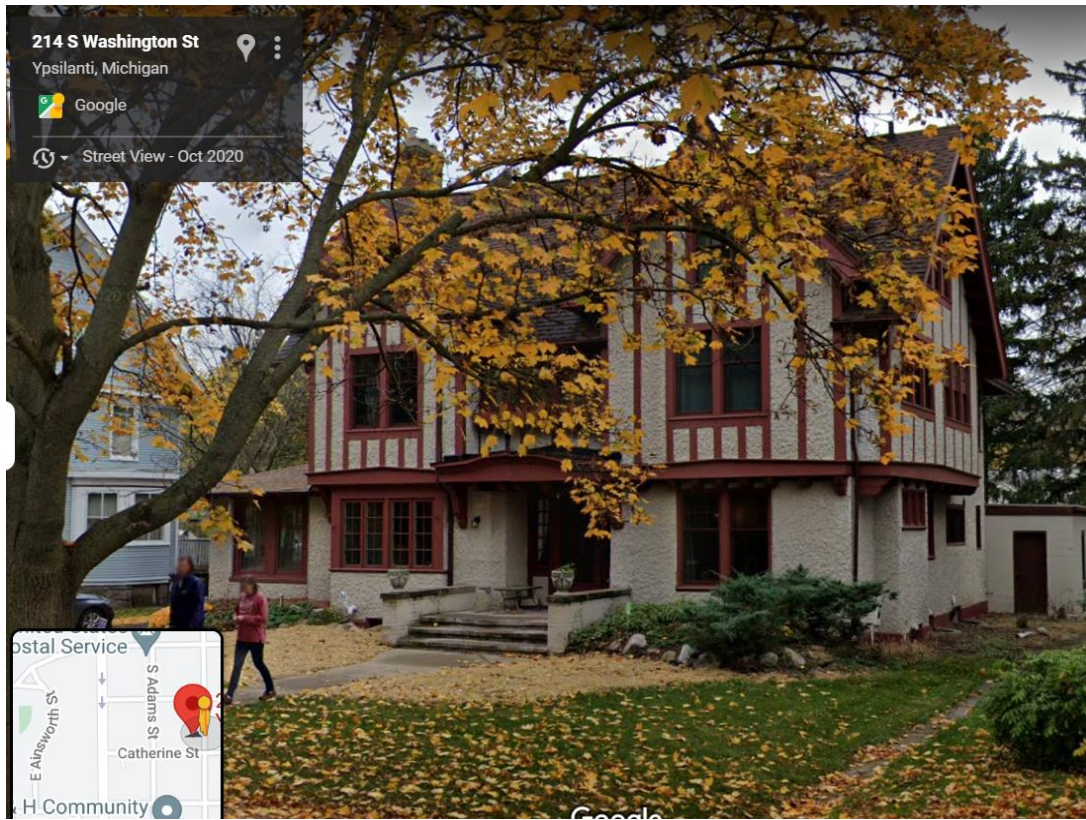
9. Contemporary designs shall be compatible and shall not destroy significant original material.

10. New work shall be removable.

installation of a radon mitigation system as proposed. [Upon completion, the work shall be painted to match either the downspouts or the stucco.]

Prepared by:

Ellen Thackery, Preservation Planner



216 S Washington, Ypsilanti. The radon system will be on the driveway side, to the right of this image. (Google, October, 2020)



PHDC 22 0065

30137
129

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

216 S WASHINGTON, YPSILANTI 48197

Applicant

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

Name

CLAIRE SMALL

Address

216 S WASHINGTON ST

YPSILANTI

MI

48197

City

State

Zip

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

PROTECH ENVIRONMENTAL SERVICES (734) 761-3595

Type of work

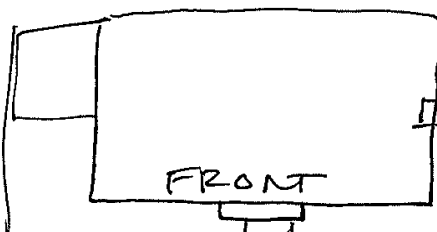
- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☒ Other **RADON**
- ☐ Application Amendment

Complete Description of Proposed Work:

WE PURCHASED THIS HOME & THE RADON FROM THE INSPECTION REPORT TESTED OVER 6.0. WE NEED TO INSTALL A RADON MITIGATION SYSTEM FROM THE BASEMENT TO GET THE RADON LEVELS TO A NON HAZARDOUS LEVEL.



← LOCATION OF SYSTEM CAN ONLY BE INSTALLED ON RIGHT SIDE. PROTECH SAID THE BACK WAS NOT POSSIBLE.

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

FAN & PEX PIPING. WE PLAN TO COLOR MATCH & PAINT THE FAN & PIPE SO IT LOOKS LIKE A GUTTER ON THE HOUSE. PROTECH SAID

Permit Application Fee (action items only) THE MATERIALS CAN BE PAINTED

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:

\$ 1,150.00

Permit fee:

\$45 + _____ =

Signature

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

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

Signature:

Date:

7/15/22

Print Name:

CLAIRE SMALL

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.



Billing Address
Natalie Hess
216 South Washington Street
Ypsilanti, MI 48197 USA

Protech Environmental Services
287 Jackson Plaza
Ann Arbor, MI, 48103
(734) 761-3595
www.protechenvironmental.com

PHDC-22-0065

Estimate 22551598
Job 22551470
Estimate Date 7/12/2022
Customer PO

Job Address
Natalie Hess
216 South Washington Street
Ypsilanti, MI 48197 USA

Estimate Details

Protech Estimate (Radon System): Radon System Installation Estimate

Task #	Description	Quantity	Your Price	Your Total
Basic Radon System	Construct radon collector at sump or below slab at an appropriate location: TBD. White pvc pipe exits basement near collector, with exterior stack exhausting above eave and away from windows, per EPA requirements. Vacuum fan mounted low on exterior; rubber couplings for noise reduction & easy maintenance. U-tube manometer (pressure gauge), EPA-required labels, and gas traps as needed in drain(s).	1.00	\$950.00	\$950.00
	(Sump Pump, if installed, must be operating to full capacity. CUSTOMER to remove all belongings including miscellaneous materials from any crawl spaces, and other designated work areas.)			
Radon Test Kit	One self-service Radon Test Kit, included with installation.	1.00	\$0.00	\$0.00
Protech No Guarantee	The system described in this proposal has an excellent chance of meeting the 4 pCi/l objective, but there are too many unknowns for a guaranteed radon reduction at a fixed price. Additional work may be required; to be done only with prior Customer approval.	1.00	\$0.00	\$0.00
Building Permit	City of Ypsilanti Building Permit (payment required at time of scheduling)	1.00	\$200.00	\$200.00
Radon Fan - RN2	The Rn2 Radon Fan is designed for active radon mitigation systems to employ for applications where medium suction and low flow are needed. It is a perfect choice for medium Radon levels and moderate sub-slab communication.	1.00	\$0.00	\$0.00
	• Designed specifically for Active Soil Depressurization (ASD) mitigation applications • Medium suction, low flow • Air-tight housing - zero leakage • UV resistant plastic housing • UL Listed for safety and outdoor use • HVI certified fan performance • 5-year factory warranty			
				Potential Savings \$0.00
				Sub-Total \$1,150.00
				Tax \$0.00
				Total \$1,150.00

Legal Notices: Michigan Public Act 299 requires that a person charging more than \$599 for alteration to a residence be licensed; our Builders License is #105853. Our workers are bonded and covered by Workers Compensation, and for your protection we carry both General Liability and Errors & Omissions insurance. Price quoted is valid for sixty days. Payment due at time of service, service charge of 1.5% per month (18% APR) on overdue balances.

Limitations for RADON services: Abuse and other damage are excluded, along with failure of the sump pump (if any) and the radon fan, which is covered by a five year manufacturer's warranty (for radon only). If you add-on to the home or install a sump or basement dewatering system, the EPA advises a retest because radon infiltration may have increased. If you have been provided a warranty document: All warranty claims must include proof that a failed test was done per EPA protocols. Our warranty obligation is expressly limited to repairing or modifying the system to meet the specified performance. Standing water under the slab and any other hidden obstructions that affect the systems performance are the responsibility of the property owner and void the 4 pCi/l portion of the warranty. We shall not be held responsible for incidental or consequential damages resulting in any way from failure of the system to meet the warranted specification. In accepting this proposal, Customer acknowledges that if Protech is found liable for any loss or damages alleged to arise from this work, then Protech's liability shall be limited to the fee paid, and any such claim must be made within 12 months of the work. The price charged is based, in part, on these limitations. Permits, association application fees, and additional costs associated with these if required, are the responsibility of the property owner.

Legal Notices for RADON services: The US EPA recommends that you conduct an independent follow-up test within 30 days and every two years thereafter using an EPA-approved test device. Applicable warranties transfer automatically with title to the property. Our workers are bonded and covered by Workers Compensation, and we carry both General Liability and Errors & Omissions insurance. See website for radon certificates & proof of insurance. Quoted prices will be honored for sixty days. Payment due at time of service. We accept Cash, Check, Mastercard, or Visa

Credit cards.

Limitations for VAPOR INTRUSION services: Abuse and other damage are excluded, along with failure of the sump pump (if any) and the radon fan, which is covered by a five year manufacturer's warranty (for radon only). Standing water under the slab and any other hidden obstructions that affect the systems performance are the responsibility of the property owner. We shall not be held responsible for incidental or consequential damages resulting in any way from failure of the system to meet the warranted specification. In accepting this proposal, Customer acknowledges that if Protech is found liable for any loss or damages alleged to arise from this work, then Protech's liability shall be limited to the fee paid, and any such claim must be made within 12 months of the work. The price charged is based, in part, on these limitations. Permits, association application fees, and additional costs associated with these if required, are the responsibility of the property owner.

Legal Notices for VAPOR INTRUSION services: Applicable warranties transfer automatically with title to the property. Our workers are bonded and covered by Workers Compensation, and we carry both General Liability and Errors & Omissions insurance. See website for radon certificates & proof of insurance. Quoted prices will be honored for sixty days. Payment due at time of service. We accept Cash, Check, Mastercard, or Visa Credit cards.

1. Known Hazards Statement:

Fumes from glues and caulking material may be present for up to twenty-four (24) hours. Safety Data Sheets (SDS) for all products used are available upon request. These documents can also be emailed with installation instructions to the customer email address, upon request.

2. Obligations of Protech Environmental:

(a) Protech Environmental (Protech) shall complete all work within a reasonable time period from the date of commencement of the work. CUSTOMER understands that "Mitigation" (the process of reducing or controlling radon accumulation to acceptable levels) may require additional visits to the Property. Protech shall not be liable to any person for delay if hired to perform analysis and Mitigation services with insufficient time to complete the work required. (b) Protech shall supervise and direct all Mitigation work; have sole control over the means, methods, techniques and procedures of installation; and shall have full responsibility for the coordination of all components of the Mitigation. (c) Protech shall be responsible for all costs of labor, materials, tools, construction and other equipment and machinery necessary for the proper completion of the work. (d) Protech shall keep the Property and the surrounding area free from accumulated waste or rubbish during the work and remove all waste, rubbish, tools, equipment and surplus materials from the Property upon completion of the Mitigation. (e) Protech shall maintain Workers' Compensation and liability insurance policies, to the extent required by Michigan law, during the Mitigation (copies available upon request).

3. Obligations of the CUSTOMER:

(a) CUSTOMER shall be responsible for providing, at CUSTOMER'S expense, all utilities required throughout the completion of the work, including but not limited to: heat, electricity, gas (if the Property is so served), and water. (b) CUSTOMER shall make the work area accessible during the work and acknowledges that any work performed by Protech to clear existing obstructions of any kind may be subject to additional charges. (c) CUSTOMER shall maintain (at CUSTOMER'S expense) property insurance on the Property, to the full insurable value thereof, which such policy shall be an all-risk policy and shall specifically insure against the perils of fire and shall contain extended coverage for injury or property damage including theft, vandalism and malicious mischief.

4. Payment for Services:

Payment in full is due upon completion of the work unless otherwise agreed upon. Overdue amounts are subject to an interest charge of 1.5 percent per month (18% APR). (b) CUSTOMER agrees to pay any and all expenses incurred by Protech in connection with the collection of the contract price herein, including, but not limited to, reasonable attorney's fees and litigation expenses. There will be a fee of thirty dollars (\$30) on returned checks. If the CUSTOMER terminates this Agreement for any reason other than due to Protech's breach of this Agreement, then, notwithstanding anything in this Agreement to the contrary, CUSTOMER shall pay Protech for services rendered up to the time of the termination. If the CUSTOMER fails to timely and / or fully make any payment due to Protech pursuant to the Agreement, Protech shall, if and to the extent permissible by Michigan law, have a lien upon the Property and your other property securing such unpaid amounts.

5. Discovery of Hazardous Materials:

In the event the Property contains "hazardous materials" as that term is commonly defined under applicable laws (other than radon gas, but including sharp construction debris, water / oil leaks, asbestos and biological pollutants; i.e., bed bugs, lice, cockroaches, etc.), Protech reserves the right to cease the work until such time as the CUSTOMER has (at CUSTOMER'S expense) removed such hazardous materials. In the event the CUSTOMER fails to remove such materials within thirty (30) days after notification of its existence by Protech, this Agreement shall be considered breached by the CUSTOMER and all payments made to Protech shall be retained by Protech.

6. Limitation of Liability Disclaimer:

Protech shall not be liable for any delay, or for any failure to deliver, or for any failure to work, resulting from any cause beyond Protech's reasonable control. Such causes include, but shall not be limited to: an act of God or the public enemy, an act of any government, a fire, a flood, epidemic, quarantine restriction, high radon levels due to well water contamination or building material contamination, inaccurate disclosure of airborne radon levels, strike, freight embargo, unusually severe weather, structural renovations to the Property, or Protech's inability to obtain necessary materials, labor, or transportation.

Protech does not manufacture the parts. ANY WARRANTY WITH RESPECT TO THE EQUIPMENT SHALL BE LIMITED SOLELY TO THE MANUFACTURER'S WARRANTY, IF ANY. PROTECH GIVES NO OTHER WARRANTY, EXPRESSED OR IMPLIED, AND HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITIONS OF THE EQUIPMENT, ITS MERCHANTABILITY, OR ITS FITNESS FOR ANY PARTICULAR PURPOSE. ANY WARRANTY WITH RESPECT TO THE MITIGATION SYSTEM SHALL BE LIMITED SOLELY TO THE MANUFACTURER'S WARRANTY, IF ANY.

FOR RADON SERVICES: PROTECH GIVES NO OTHER WARRANTY FOR THE RADON MITIGATION SYSTEM, EXPRESSED OR IMPLIED, EXCEPT AS EXPRESSLY STATED IN THIS AGREEMENT. EXCEPT FOR THE LIMITED 5-YEAR WARRANTY GIVEN IN THIS AGREEMENT (IF APPLICABLE), PROTECH MAKES NO AND HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITIONS OF THE EQUIPMENT/SYSTEM, ITS MERCHANTABILITY, OR ITS FITNESS FOR ANY PARTICULAR PURPOSE.

FOR VAPOR INTRUSION SERVICES: PROTECH GIVES NO OTHER WARRANTY FOR THE MITIGATION SYSTEM, EXPRESSED OR IMPLIED, EXCEPT AS EXPRESSLY STATED IN THIS AGREEMENT. PROTECH MAKES NO AND HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITIONS OF THE EQUIPMENT/SYSTEM, ITS MERCHANTABILITY, OR ITS FITNESS FOR ANY PARTICULAR PURPOSE.

No agent, employee or representative of Protech nor any other person is authorized to give the CUSTOMER any warranty or guarantee other than those expressly set forth herein nor is any employee or representative authorized to modify any warranty or guarantee given in this agreement.

Except for fraud or willful misconduct, under no circumstances will Protech have any liability to the CUSTOMER in excess of the fees paid to Protech and the above no-cost guarantee of PROTECH. Protech SHALL NOT BE LIABLE FOR CONSEQUENTIAL, SPECIAL, INDIRECT, PUNITIVE OR

INCIDENTAL DAMAGES.

CUSTOMER agrees to and shall indemnify and hold harmless Protech, including its officers, directors, owners, employees, agents, representatives, and contractors (the "Indemnified Parties") from and against any and all claims, losses, expenses, liabilities, and expenses, including for injury, health condition, disability, death or damage to property, incurred by or asserted against such Indemnified Parties arising from or otherwise related to (a) unsafe conditions in or at the Property; (b) your negligent, reckless, or intentional misconduct or the negligent, reckless or intentional misconduct of your invitees and licensees; (c) or any person who handles, touches, or comes in contact with any materials or systems used, installed, or temporarily left at the Property during and after the installation of the services. The foregoing indemnifications shall not apply to the extent of an Indemnified Part's gross negligence, recklessness, or intentional misconduct.

7. Miscellaneous:

All notices required hereunder shall be in writing and delivered by hand or mailed postage prepaid via registered or certified mail to the party being notified at the respective addresses set forth in this Agreement. If there is a dispute between Protech and the CUSTOMER, such dispute shall be resolved by arbitration conducted in Ann Arbor, Michigan under the applicable rules of the American Arbitration Association. A neutral arbitrator shall be jointly selected by Protech and the CUSTOMER, and the decision of such arbitrator shall be final and binding on Protech and the CUSTOMER. All provisions of this Agreement are deemed severable and the invalidity or un-enforceability of any provision shall not affect or impair the remaining provisions of this Agreement, which shall continue in full force and effect. No modification hereof shall be binding or enforceable against Protech unless approved in writing by Protech. If Michigan law or federal law requires different testing, installation, or safety standards than as set forth in this Agreement, then this Agreement shall be automatically modified so as to, but not beyond the extent necessary to, comply with such laws. This Agreement shall be governed by Michigan law, without regard to conflict of laws principles, and Applicable Radon Mitigation Standards (as of the date of installation). YOU acknowledge that Protech has made no, and hereby disclaims all, certifications or representations regarding the health effects of radon gas (or other gasses, for the purposes of radon and/or vapor intrusion services), nor has Protech made any representations to YOU that mitigation of radon gas (or other gasses) in accordance with this agreement will eliminate the health risks of radon gas (or other gasses). Protech hereby disclaims all liability for radon and/or vapor exposure related illnesses (whether contracted prior or subsequently to the completion of the mitigation).

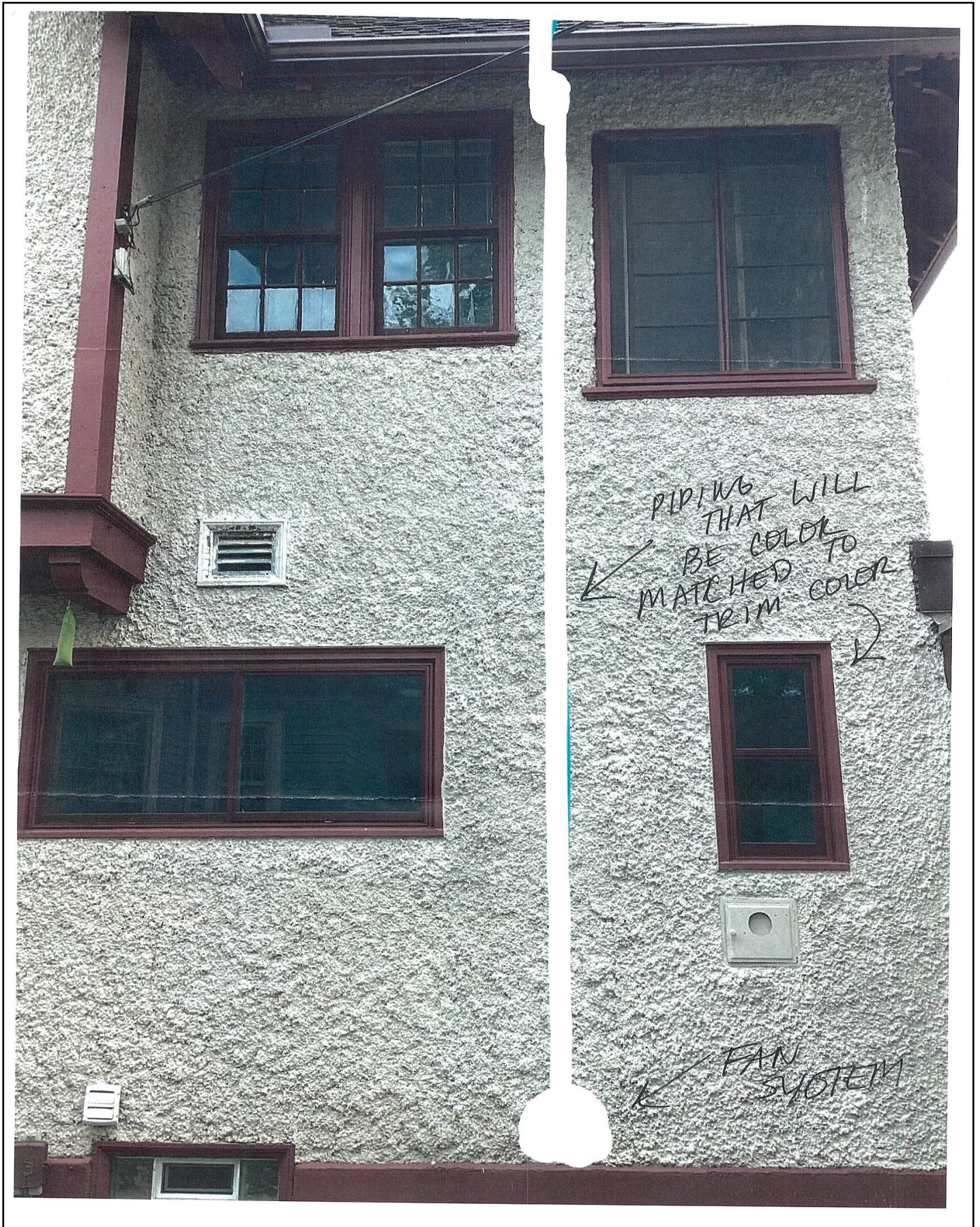
FOR RADON SERVICES: CUSTOMER should direct any questions pertaining to health effects of exposure to Radon gas to the regional U.S. Environmental Protection agency ("EPA") office or state health department. Protech performs work for the purpose of reducing radon in the air. The US EPA and some state departments set guideline levels of acceptable Radon concentrations. Protech does not endorse these levels as safe or without risk. In fact, the US EPA suggests that there is a risk involved from long-term exposure to Radon at any level. Protech will install an Active Soil Depressurization System (ASDS) to reduce the annual average airborne radon concentrations. Protech hereby guarantees to the owner of the Property that the ASDS is constructed in conformity with all applicable and current Radon reduction standards of the EPA, American Association of Radon Scientists and Technologists (AARST), and the State of Michigan.

8. Acceptance of Proposal:

A signature on this Proposal will serve as authorization for Protech to proceed. By signing this proposal, YOU agree to all of the terms and conditions of this Proposal, which shall become a contract between YOU and Protech. If this Proposal is not accepted by YOU within thirty (30) days after your receipt of this Proposal, all terms hereof, including pricing, are subject to change. If this Proposal is acceptable, it must be signed via email, (or hand-delivered, mailed, or faxed). Please call Protech to confirm its receipt of the signed Proposal and to schedule a date and time for the work to be completed.

CUSTOMER may cancel this Agreement at any time prior to forty-eight (48) hours before the scheduled date of installation by providing Protech written notice of such termination. If CUSTOMER cancels this Agreement within forty-eight (48) hours prior to the scheduled installation, CUSTOMER shall pay Protech 50% of the total cost due for the services and Protech shall have no further obligations or liabilities to the CUSTOMER. YOU have read, understand, and accept all the Terms and Conditions of this Agreement.

RB HOME SERVICES, LLC D/B/A Protech Environmental
287 Jackson Plaza, Ann Arbor, MI 48103
Office: (734) 761-3595
Email: info@radonpro.com





HDC Work Permit Staff Review

Property address: 111 Maple Street

Property History: This house contributes to the National Register district and the local historic district. It is described in the National Register nomination as a two-story foursquare.

Date of Application: July 18, 2022

Date of Review: July 22, 2022

Date of Meeting: July 26, 2022

Proposed work: New handrails, steps, and a portion of the walk to the porch

Materials:

a frame of 6"x6" lumber, filled in with angular driveway gravel to start, then with leveling sand, and topped with 16"x16" patio tiles,
pre-fab stringer for four steps
each tread is made of 2 pieces of 2"x6" wood
the handrail supports are two pieces of 4"x4" wood
confirm the dimensions of the handrails and the lower rails
and the spindles are 1.5" x 1.5" spindles spaced 4" apart

Staff review:

1. The site has a long walkway with steps (see pictures). The current steps leading directly to the porch are uneven.
2. The application corrects that so that all steps are even, and the new handrails match the porch guardrail that had been approved and built a few years ago. The new handrails are to be painted white and the treads will be painted gray to match the porch floor.
3. The current existing black metal handrail is not original to the house. Staff believes that the new proposed handrails—one on either side of the proposed stairs—better meet Secretary of the Interior's Standard 9. Staff believes that the proposed design is more compatible

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.

- with the Craftsman-style four-square house, but still is differentiated in its simple design.
4. Before proceeding with work, applicant must obtain the appropriate building department permits.

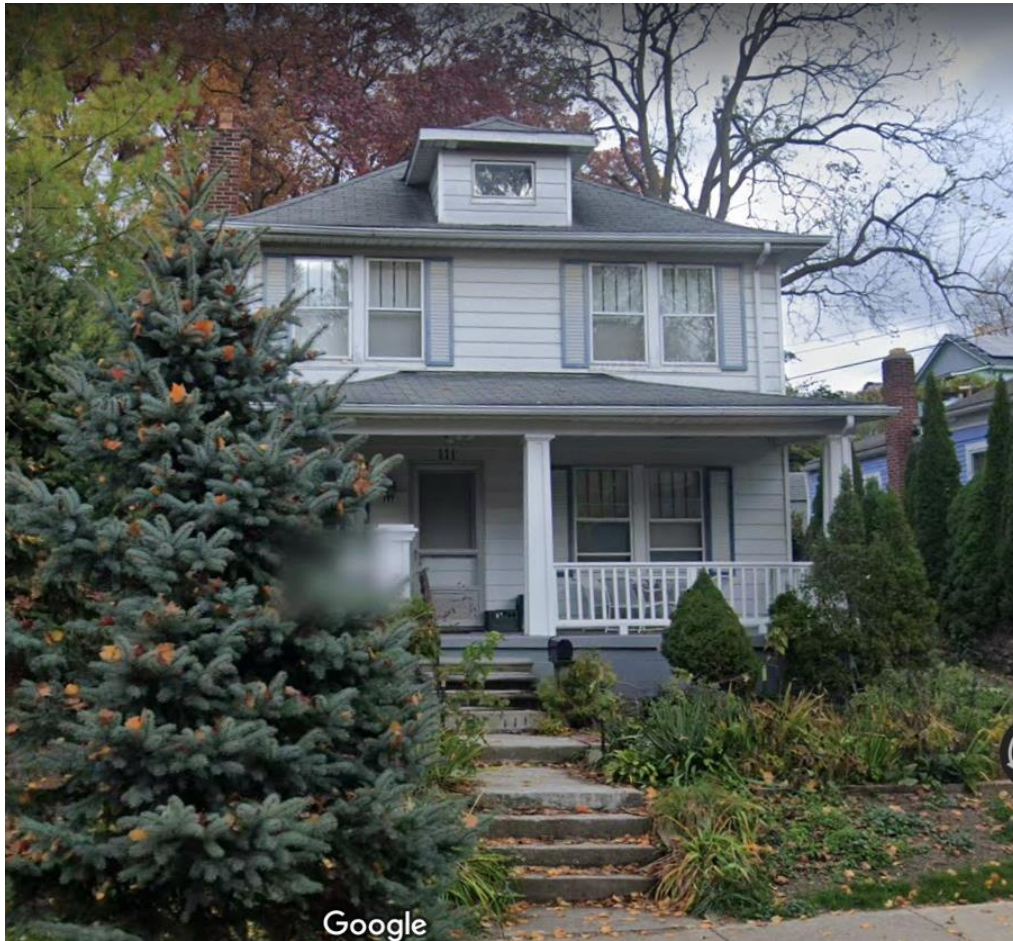
Relevant Secretary of the Interior's Standards:
#9

Recommended Motion:

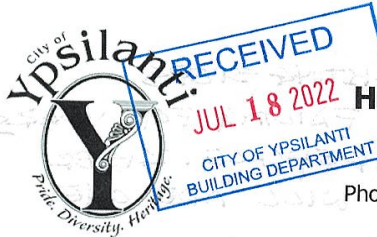
Move to approve Application PHDC 22-0064 and issue a certificate of appropriateness for the new steps and handrails proposed July 18, 2022 because the proposed work meets the Secretary of the Interior's Standard for Rehabilitation 9. [If the design must be modified slightly to meet building code, the commission gives staff the administrative ability to approve the modified design. If the design requires major modifications, the commission requests a review of the modified design.]

Prepared by:
Ellen Thackery, Preservation Planner

Pictures from Google, October 2020:







PHDC 22.0064
30142
146

**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

111 MAPLE ST., 48198

Applicant

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

Name

DONALD R. UKE

Address

111 MAPLE ST.

City

YPSILANTI

State

MI

Zip

48198

Phone / Fax

[REDACTED]

E-Mail

[REDACTED]

Contractor

Contractor Name & Contact Info

Type of work

- ☐ Roofing
☐ Window/Door Replacement

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

- ☐ Painting
☐ Other
☐ Application Amendment

Complete Description of Proposed Work:

REPLACE FRONT STEPS. DEMOLITION OF EXISTING STEPS - THE CURRENT STEP + HANDRAIL HAVE BEEN FAILING FOR YEARS. NEVER WORTHY TO FIX, ONLY OPTION IS TO REPLACE. RISER OF VARYING HEIGHTS. A PROPER DESIGN WILL ADD ONE MORE STEP. THE PORCH RAILINGS WAS OWNER DESIGNED AND CONSTRUCTED SEVERAL YEARS AGO. THE 55" WIDE STEPS ARE SUPPORTED BY 4 STRINGERS - SIMPLE BASIC CONSTRUCTION. TREADS (2) 2X6. THE NEW (ADDED) STEP WILL ACTUALLY BE A 6X6 FRAME WITH PATIO TILE THAT MATCHES THE ADJACENT WALKWAY

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

MATCH EXIST. RAILING

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:

< \$1000. —

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:

[Redacted Signature]

Date:

7.18.22

Print Name:

DONALD URE

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.

PHOC-20-0064

55

16x16
PATIO
TILE

6x6

TRANS / LANDING
MATCHES EXIST.
WALKWAY

43"

55" SPAN

4 STRINGERS

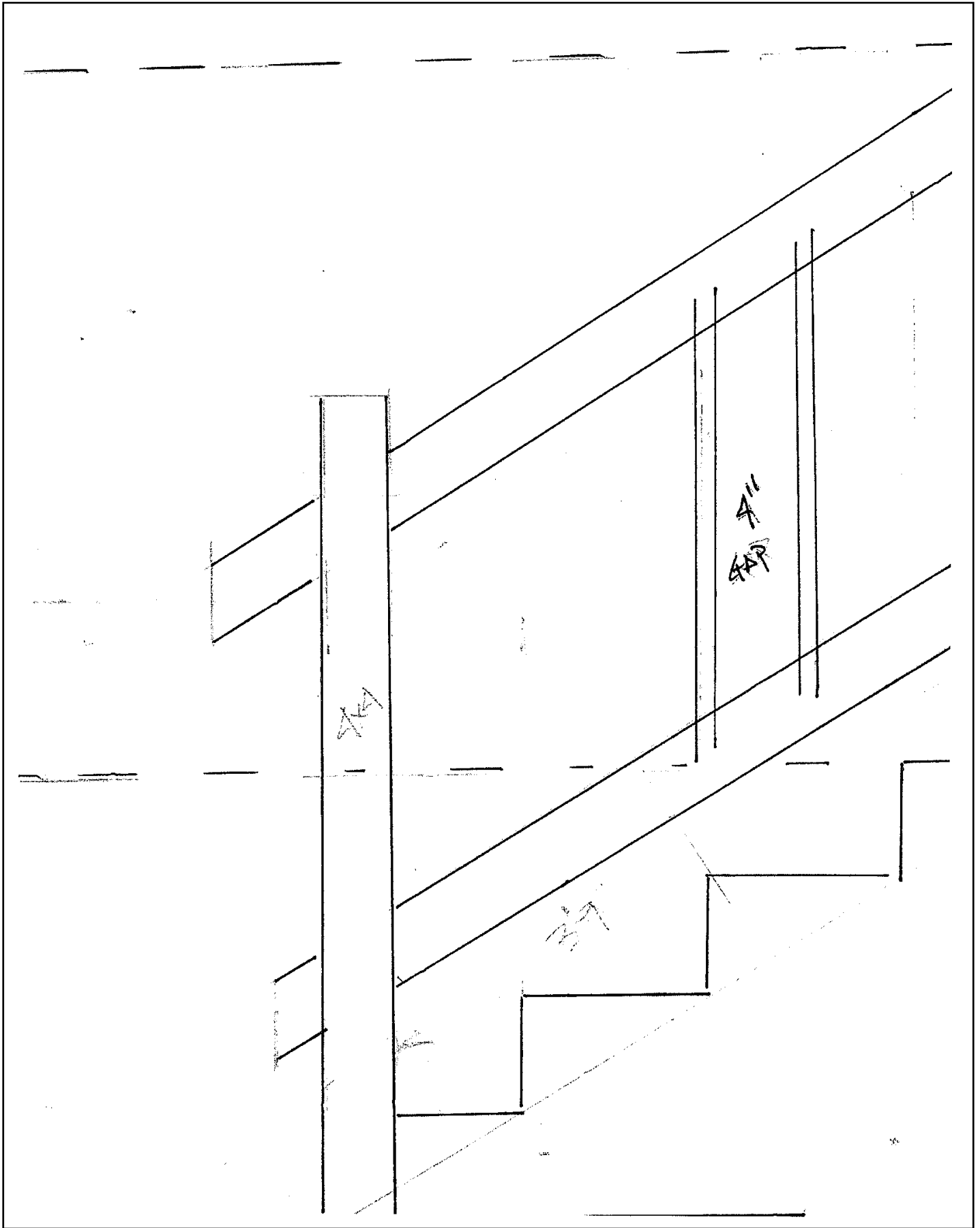
TREAD (2) 2x6

EXIST.
PORCH

2x6

1" = 1'

FREE END STRINGER
X (A)





HDC Work Permit Staff Review

Property address: 516 N River

Property History: This house contributes to the National Register and local historic districts. The National Register nomination describes the house as a front-gabled bungalow.

Date of Application: July 19, 2022

Date of Review: July 22, 2022

Date of Meeting: July 26, 2022

Proposed work: Demolition of rear porch addition and new kitchen addition

Materials: new construction a little larger than the existing rear enclosed porch, fiber-cement siding, aluminum-clad Andersen windows, Andersen Arts and Crafts-style wood door, Timberline roof shingles

Staff review:

1. Applicant brought this project to the commission as a study item in March. The Commission had been open to a demolition application for the 1988 enclosed rear porch, and open to reviewing a proposal for new construction of a kitchen addition.
2. Staff does not find the 1988 rear porch addition historic or significant. If the addition were historic, the commission would have to consider a notice to proceed for the demolition and there would have to be a compelling reason, as established by state law and the City ordinance. Since this addition is from 1988 and not historic or significant, however, staff finds that a certificate of appropriateness could actually be issued for its demolition.
3. It seems that Standard 10 was followed when this enclosed porch was built in that the historic house will be unimpaired when this addition is removed.
4. Turning now to the application for the new addition, staff finds that the proposed addition is tucked behind

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.

the historic house, has a lower roofline, and is secondary to the historic portion of the house.

5. Because of the horizontal siding, windows that are new but nod to the historic portion of the house, and the proposed addition's respectful proportions, staff finds that the proposed work is compatible with the historic materials, features, size, scale and proportion, and massing of the historic portion of the house.
6. Staff also finds that the new design is differentiated from the historic portion of the house with the subtle differences in materials and the slightly differentiated roof.
7. The architect asks the Commission if it would be possible to empower staff to approve administratively any minor modifications to the plans/substitutions because of supply chain issues.
8. Before proceeding with work, applicant must obtain the appropriate building department permits and zoning approvals.

Relevant Secretary of the Interior's Standards:

#2, #4 for the proposed demolition

#9, #10 for the proposed addition

Recommended Motions:

For the proposed demolition: Move to approve application PHDC 22-0066 and issue a certificate of appropriateness for the demolition of the 1988 rear enclosed porch at 516 N River Street. Because this addition is not historic or significant, and because this proposed demolition will not remove distinctive materials or alter character-defining features, spaces, or spatial relationships, the proposed work meets the Secretary of the Interior's Standards for Rehabilitation 2 and 4.

For the proposed new construction: Move to approve application PHDC 22-0067 and issue a certificate of appropriateness for the construction of the new rear addition as proposed at 516 N River [insert any conditions here as desired "with the condition that..."] because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10. [Consider item 7 above.]

Prepared by:

Ellen Thackery, Preservation Planner



RECEIVED

JUL 19 2022

CITY OF YPSILANTI
BUILDING DEPARTMENT

Ypsilanti Historic District

Demolition Permit Application

Date Filed _____ for HDC meeting date _____

Property Address 516 North River Street (only porch to
be demolished)

Applicant: Name John and Jane VanBolt

Address 516 North River Street

City Ypsilanti State MI Zip Code 48198

Phone [REDACTED] Fax _____

Email [REDACTED]

If applicant is not owner:

Owner's name _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

Signature of Owner [REDACTED]

Who will perform the work?

Contractor's name TBD

Address and phone _____

Cost of proposed work \$5,000

Permit Application Fee \$40

\$50

The permit fee is \$30 plus \$5 for each (or any portion of) \$3000 of construction cost and is due with the application. An additional administrative fee of \$50 applies to HDC work started without the issuance of applicable permits.

To complete this application:

1. Fill in all necessary information on both sides of this application
2. The following additional items must be submitted with the application in order for an application to be considered complete:
 - Information sufficient to justify the grounds upon which the applicant has chosen to base the application.
 - Written evidence that alternatives to demolition or moving have been evaluated (including, but not limited to rehabilitation, sale, adaptive reuse) and both architectural and financial data to support a conclusion that demolition is the only feasible option. The evidence shall show that the property was offered for sale, the price asked, the period of time during which the property was offered for sale, and how it was advertised.
 - Written evidence of advice sought by applicant from a professional experienced in historic preservation work.
 - It is the applicant's burden to show that the application complies with the Guidelines. If the application does not meet the burden, the application shall be denied.

Incomplete Applications will not be considered

PHDC. 22.00066
R. 30148
#2131

Date filed _____ for meeting date _____
Property Address 516 North River Street
Applicant John & Jane VanBolt

Grounds upon Which an Application May be Based

Please check appropriate box and provide as many as possible of the materials listed under each of the grounds in the "Guidelines for the Consideration of Applications for the Demolition or Moving of Structures within the Ypsilanti Historic District" which is attached to this form.

- ☐ The structure constitutes a hazard to the safety of the public or the occupants
- ☐ The structure is a deterrent to a major improvement program that will be of substantial benefit to the community, and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
- ☐ Retaining the structure will cause undue financial hardship (as defined on p.10 of the Guidelines) to the owner when a governmental action, an act of God, or other event beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value, or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
- ☒ Retaining the structure is not in the interest of the majority of the community.

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



18 July 2022
Date

For additional information visit our website www.cityofypsilanti.com, or contact the City of Ypsilanti Planning and Development Department, 734.483.9646.

The existing porch is not an original part of the existing single-family home, and does not contribute to the historic nature of the neighborhood. The existing porch does not match the character of original house and is constructed in a manner that does not lend itself to be incorporated into the proposed addition.



**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

PH02-22-0067
R30148 #2131

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

516 North River Street

Applicant

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

Name

John and Jane VanBolt

Address

516 North River Street

City

Ypsilanti

State

MI

Zip

48198

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

TBD

Type of work

- ☐ Roofing
☐ Window/Door
Replacement

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

- ☐ Painting
☒ Other
☐ Application Amendment

Complete Description of Proposed Work:

One-story addition (198 sq. ft.) to the rear of the existing single-family home to accommodate a larger kitchen.

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

Siding: painted fiber-cement lap siding (Hardie or equal), exposure: to match existing, color: to match existing

Windows: Andersen E-Series wood window with aluminum cladding, color: Harvest Gold

Door: Andersen wood entry door #403 Arts and Crafts, color: yellow

Roof: GAF Timberline, color: Hickory

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:

\$80,000

Permit fee:

\$45 + \$128

= \$173

175

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:

19 July 2022

Print Name:

John VanBolt

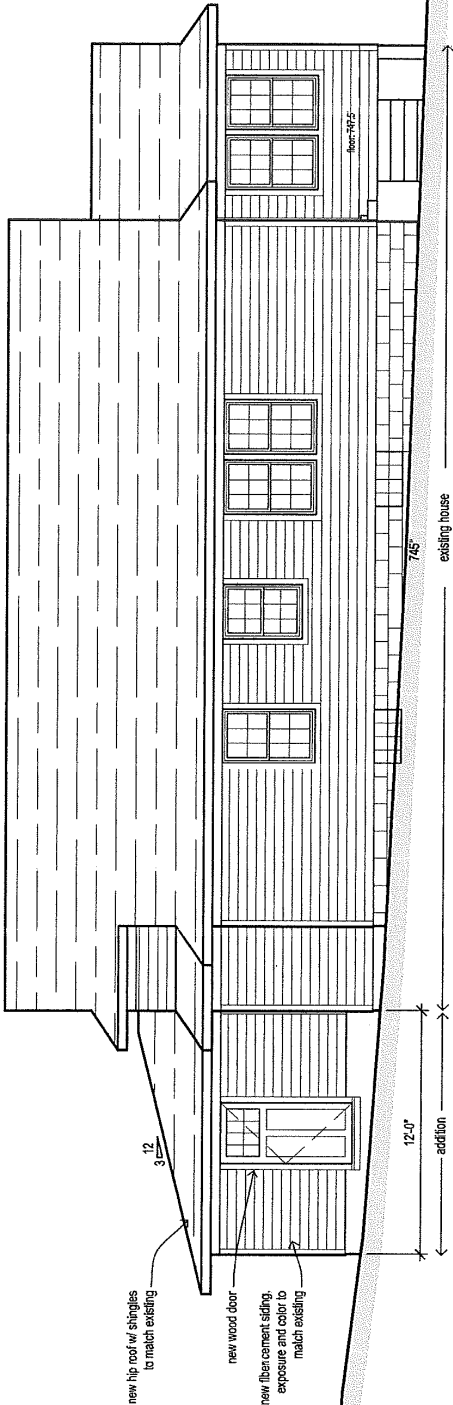
If you have questions about what the HDC generally permits or does not permit, or what they need to see in an application to render a decision, please call the office at 734-483-9646 or view our factsheets online at cityofypsilanti.com/hd.

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

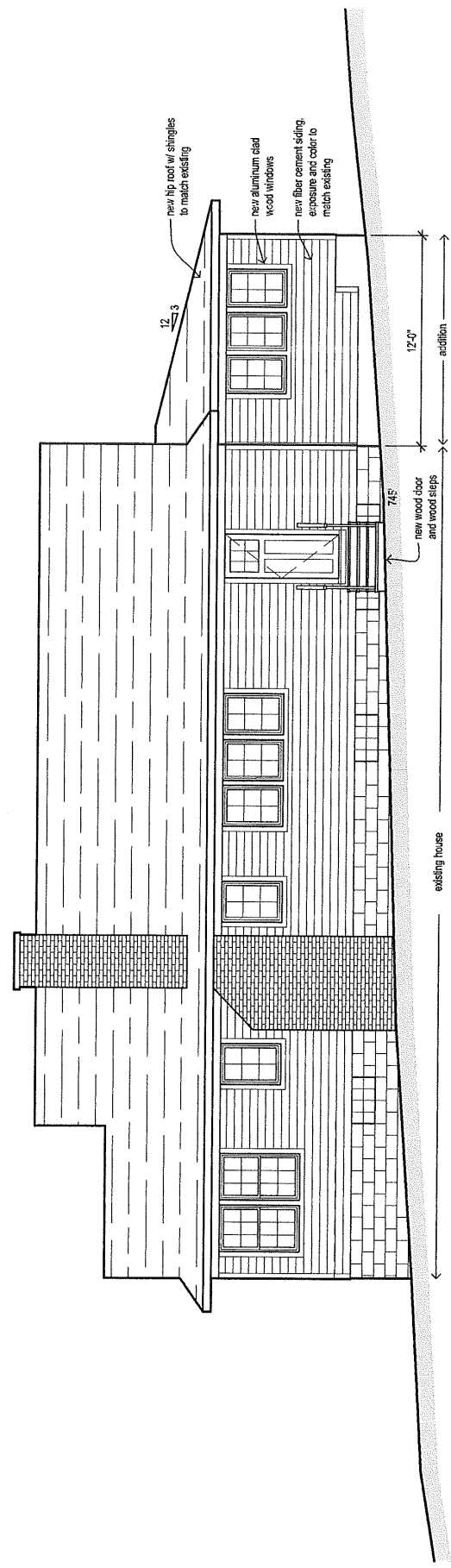




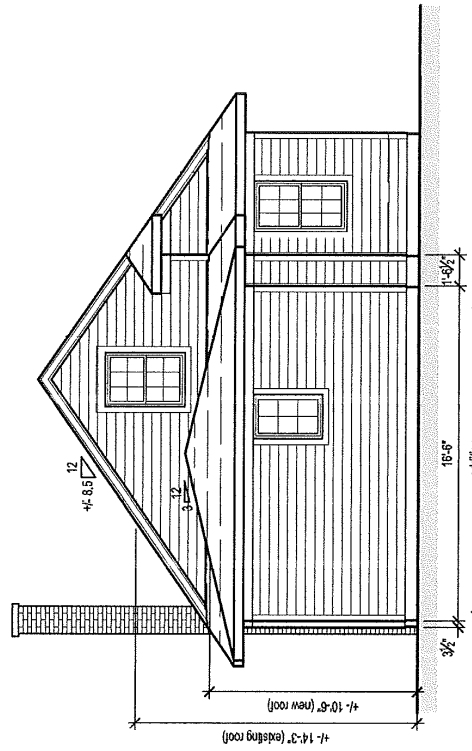




NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



E-SERIES WINDOWS & PATIO DOORS

E-Series windows and patio doors are made to your exact specifications for unmatched flexibility and design freedom. These premier products allow you to create custom shapes, dramatic sizes and striking combinations to set your work apart. 50 standard exterior colors, custom colors and anodized finishes, plus a range of interior wood species and beautiful interior stains. Or, if your customers want something even more distinctive, we can source virtually any wood species they desire. If it's possible, it's possible with E-Series windows and patio doors. For more information, visit andersenwindows.com/e-series.

MADE STRONG

Aluminum is a distinguishing element that enables us to offer the strength, beauty and design freedom for which E-Series products are known. Through decades of innovation, we have elevated the extruded aluminum-clad window and patio door category and perfected a made-to-order process that is unsurpassed.

STRENGTH

We harness the full strength of aluminum with heavy gauge, extruded aluminum-clad wood sash and frames. Our thick cladding offers greater structural capabilities than thinner, roll-form aluminum, while providing a superior exterior finish that resists the elements of inclement weather, abrasion and impact.*

BEAUTY

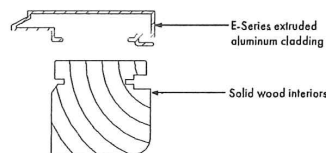
Aluminum offers a smooth finish and versatility in design that enables us to create windows and doors with distinctive character and unparalleled beauty. It provides an essential foundation for our quality, baked-on silicone polyester finish, and it enables us to offer a broad array of unique accessory metals to create or recreate the architectural style you need. And beauty doesn't stop on the outside — we give you the design freedom you need to create a look of distinction both inside and out.

VERSATILITY

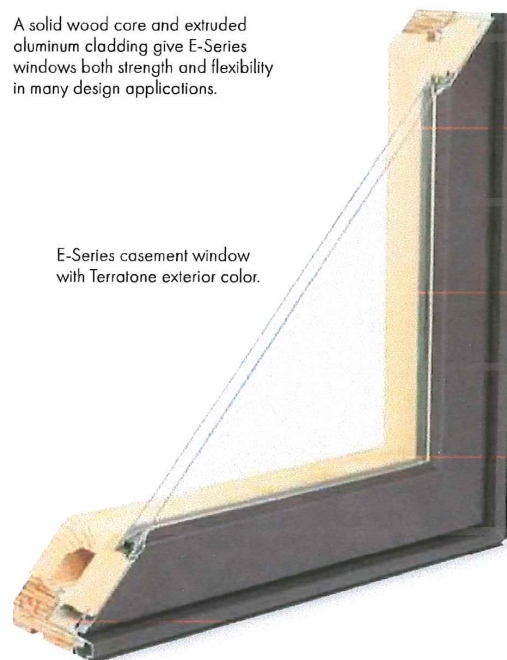
Aluminum's strength and versatility allow us to offer beautiful made-to-order design solutions for practically any combination of shapes and styles you can imagine. We offer dozens of exterior accessory metals to match any architectural style, and our colorful 2-, 3- and 4-tone exteriors truly broaden your creative palette.

DURABILITY

Our aluminum cladding withstands nature's toughest elements — the extrusions slide onto the wood and are secured independently, allowing both wood and aluminum to expand and contract naturally. Our products are engineered to open, close, support, swing or slide reliably day after day.*



A solid wood core and extruded aluminum cladding give E-Series windows both strength and flexibility in many design applications.



E-Series casement window with Terratone exterior color.

*Visit andersenwindows.com/warranty for details.

ENGINEERED FOR PERFORMANCE & DURABILITY

ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 6.0 certified throughout the United States. Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is ENERGY STAR certified in your area.



LOW-MAINTENANCE EXTERIORS

Baked-on silicone polyester enamel exteriors offer virtually maintenance-free performance and durability. They're warranted for 10 years against chalking and color change and for 20 years against cracking, checking, peeling, flaking, blistering and loss of adhesion.*



PROTECTION FOR COASTAL AREAS

E-Series windows and patio doors with Stormwatch® Protection meet building code requirements in many Gulf and Atlantic coast states. See your local building code official for specific requirements. Visit andersenwindows.com/coastal for more information.



BUILT FOR YEARS TO COME

Our renowned Owner-2-Owner® limited warranty is fully transferrable and not prorated, making it one of the best coverage plans available — which means it can add resale value for your customers. It's also supported by the industry's largest service network.*



*Visit andersenwindows.com/warranty for details.

CONTEMPORARY STYLE

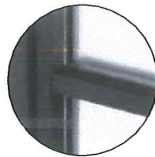
Modern home styles incorporate clean lines, simple forms and open floor plans. They often feature floor-to-ceiling windows or doors with narrow profiles to maximize light and view, have multiple units arranged in rectangular groupings and use dark colors or metal finishes. E-Series products are available in these options to let you create a contemporary style.



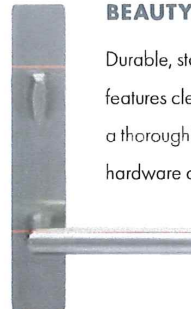
Interior of door shown with 3 1/8" contemporary panel profile.

CONTEMPORARY DESIGNS

Dark colors and narrow profile options on windows, patio doors and even grille options offer a truly contemporary style.



Contemporary grille profile in black with a black spacer bar.

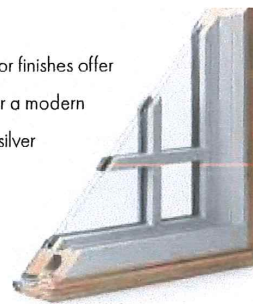


BEAUTY

Durable, stainless steel FSB® hardware features clean lines in a satin finish for a thoroughly modern look. See FSB hardware options on page 29.

SLEEK INTERIORS

High-quality, factory-applied interior finishes offer convenience along with beauty. For a modern look, choose a black or anodized silver painted interior.



BRING YOUR VISION TO LIFE

Andersen has done extensive research into many architectural styles and how windows and patio doors play a critical role in achieving them. We've compiled it all into our Home Style Library. Whether you're looking for a modern home style or something more traditional, our library shows how easily you can achieve each style with our Andersen® products. To view our complete Home Style Library, visit andersenwindows.com/stylelibrary.



Miesian Modern



Industrial Modern



International Modern

*FSB® is a registered trademark of Franz Schneider Brakel GmbH & Co.

50 EXTERIOR COLORS

Our exclusive line of exterior colors offers a broad spectrum of quality, baked-on, silicone polyester enamel exteriors that meet AAMA 2604 specification. AAMA 2605 color compliance is also available.* Our limited warranty covers exteriors for 10 years against chalking and color change and 20 years against cracking, checking, peeling, flaking, blistering and loss of adhesion.**

EXTERIOR COLORS



7 ANODIZED FINISHES

Choose from a spectacular selection of anodized finishes. Anodizing is a process that penetrates the aluminum like a stain penetrates wood. The result is a rich, lustrous metallic appearance that cannot peel or flake and is not affected by sunlight.** This process produces a harder, more durable finish that makes this a perfect choice for high-traffic areas in commercial or residential buildings.



*AAMA 2605 finishes are available in any of our 50 colors or select a custom color of your choice.

**Visit andersenwindows.com/warranty for details.

Printing limitations prevent exact color and finish replication. See your Andersen supplier for actual color and finish samples.

Timberline® NS Shingles

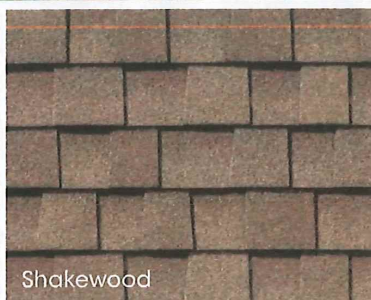
Select from subtle, even tones and a natural wood-shake look in an asphalt shingle. gaf.com/NS



Weathered Wood



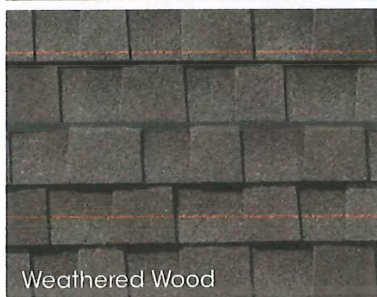
Barkwood



Shakewood



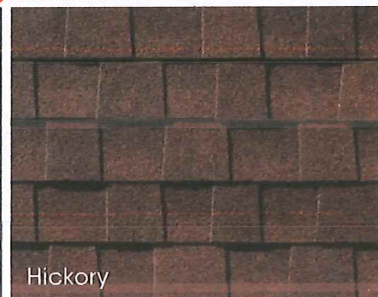
Slate



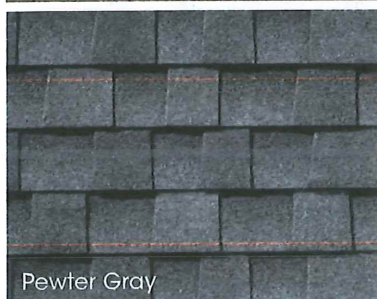
Weathered Wood



Charcoal



Hickory



Pewter Gray

¹10-year StainGuard® Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard® logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

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



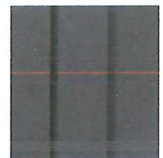
James Hardie Complete Exterior™

Top to bottom, our exterior product line is defined by excellent performance, aesthetics and design options.

Provide protection from the elements, showcase a homeowner's individual style and install peace of mind with exceptional warranties through a single, trusted manufacturer.



HardieShingle®
Siding



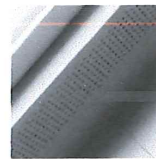
HardiePanel® Vertical
Siding & HardieTrim®
Batten Boards



HardiePlank®
Lap Siding



HardieTrim®
Boards



HardieSoffit®
Panels

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
Boards
Arctic White

HardiePlank®
Lap Siding
Select Cedarmill®
Khaki Brown

A classic look for
THE HOME OF THEIR DREAMS.

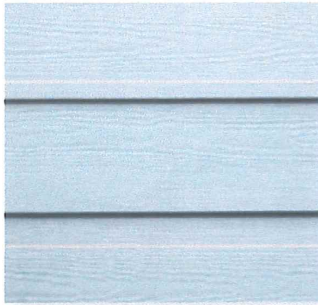
HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Exposure	4 in	5 in	6 in	7 in	8 in
Prime Pcs/Pallet	360	308	252	230	190
ColorPlus Pcs/Pallet	324	280	252	210	—
Pcs/Sq	25.0	20.0	16.7	14.3	12.5

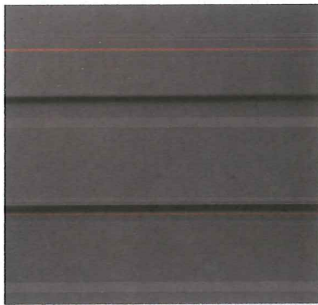
SELECT CEDARMILL®



SELECT CEDARMILL®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
STATEMENT COLLECTION™			✓	✓	
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	✓

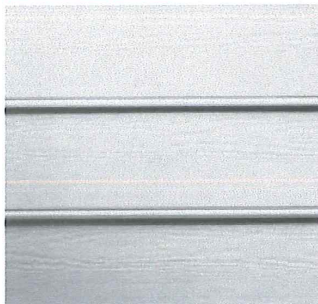
SMOOTH



SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
STATEMENT COLLECTION™					
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	✓

BEADED CEDARMILL®



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
Prime Pcs/Pallet	240
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3

STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	✓

BEADED SMOOTH

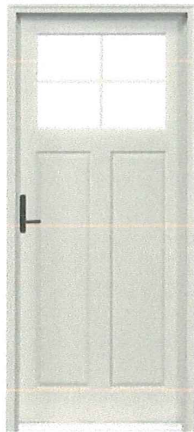


*9.25 in widths do not feature the drip edge



Color: To match front door
Sample attached

PANEL STYLE #403 ARTS AND CRAFTS



Interior



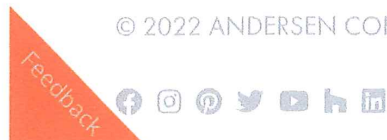
Exterior

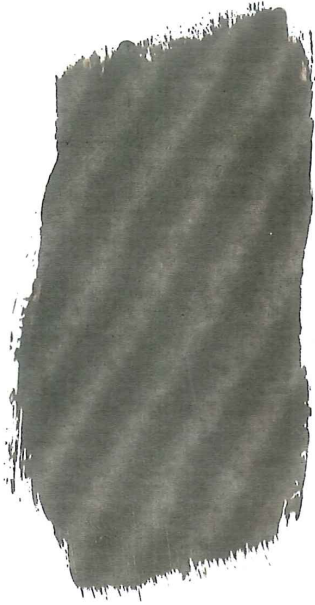
Summary

Configuration	Single Door
Interior Color	Primed
Glass	Low-E4® Glass
Hardware	Albany, Black
Grille Pattern	Colonial
Grille Width	3/4"
Exterior	Pine

LOVE THE LIFE YOU SEE™

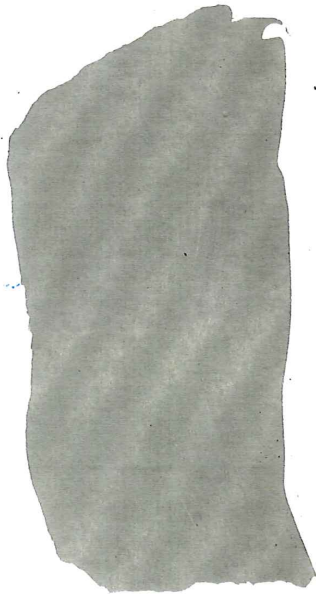
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516 N. RIVER
(VAN BOLT)

EXTERIOR SIDING
CUSTOM TINT



516 N. RIVER
(VAN BOLT)

EXTERIOR TRIM
LIGHT VALSPAR GRAY



516 N. RIVER
(VAN BOLT)

DOORS

BEHR PREMIUM
SATIN ENAMEL
CUSTOM TINT



HDC Work Permit Staff Review

Property address: 229 W Michigan

Property History: Slight amendment to approved work; see staff report from May 10, 2022 meeting

Date of Application: Original application was in May; approval was May 10, 2022

Date of Review: July 22, 2022

Date of Meeting: July 26, 2022

Proposed work: Add a power pedestal to the plan for the plaza.

Materials: Black aluminum, 6 x 8 x 34" tall

Staff review:

1. Applicant would like to add a power pedestal to the plaza plan the Commission approved in May.
2. Staff does not have any concerns.
3. Before proceeding with work, applicant must seek the appropriate building department permits. No additional zoning review for the power pedestal is necessary (staff confirmed with City Planner).

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

Recommended Motion:

Move to issue a certificate of appropriateness for the proposed addition of a power pedestal at 229 W Michigan to the lighting plan approved May 10, 2022.

Prepared by:
Ellen Thackery, 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.

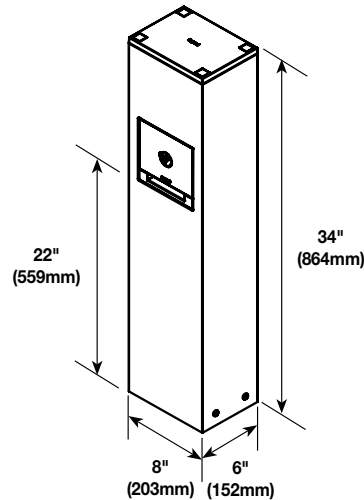
7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

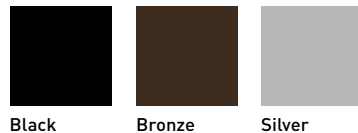
Power Pedestal



Components Included:

- Top Cap and Pedestal Body
- Required Gasketing
- Power Module (2- or 3-Gang)
- Color-Matched Door
- Mounting Base
- Four (4) L Bolts

COLOR OPTIONS:



Black

Bronze

Silver

Station features rugged aluminum construction.

- NEMA 3R listed for use in outdoor locations.
- Aluminum body is 0.188" (4.78mm) thick and powder-coated with durable, outdoor-rated paint. Mounts into concrete with four L bolts.
- Available prewired with two or three devices, per chart below. Devices include weather-resistant 20A GFCIs and 4-port USB outlets.
- Also available unwired in two- or three-gang versions. Unwired versions can be populated with any combination of weather-resistant GFCI receptacles and USB outlets.
- Includes color-matched door, which can be easily replaced by a color-matched locking door [XCSLOCK-XX] or a transparent door [XCSCLEAR] (see page 8).
- Interior illuminates when door is open. Door closes automatically to meet while-in-use requirements.
- A/V and communication devices can be added to unwired three-gang versions with addition of A/V-Communication Kit (see page 8). Kit includes two replacement device plates to accommodate:
 - > two decorator-style power devices and one decorator style A/V or communication device,
 - > two decorator-style power devices and four Wiremold AVIP device plates.
- Use unwired two- or three-gang pedestal versions for dedicated low voltage applications where power is not required – no A/V-Communication kit needed.

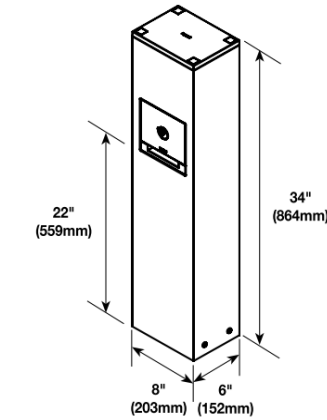
Power Pedestal Ordering Information

Part Number	Gangs	20A WR GFCI	4-Port 4.2A USB	Finish
XCSP2GRU-BK	2	1	1	Black
XCSP2GRU-BZ	2	1	1	Bronze
XCSP2GRU-SV	2	1	1	Silver
XCSP2GUU-BK	2	0	2	Black
XCSP2GUU-BZ	2	0	2	Bronze
XCSP2GUU-SV	2	0	2	Silver
XCSP2GRR-BK	2	2	0	Black
XCSP2GRR-BZ	2	2	0	Bronze
XCSP2GRR-SV	2	2	0	Silver
XCSP2G-BK*	2	0	0	Black
XCSP2G-BZ*	2	0	0	Bronze
XCSP2G-SV*	2	0	0	Silver
XCSP3GRU-BK	3	1	2	Black
XCSP3GRU-BZ	3	1	2	Bronze
XCSP3GRU-SV	3	1	2	Silver
XCSP3GRR-BK	3	2	1	Black
XCSP3GRR-BZ	3	2	1	Bronze
XCSP3GRR-SV	3	2	1	Silver
XCSP3G-BK*	3	0	0	Black
XCSP3G-BZ*	3	0	0	Bronze
XCSP3G-SV*	3	0	0	Silver

* Stations with no devices are provided unwired for addition of customized selections.



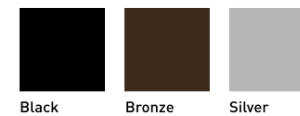
Power Pedestal



Components Included:

- Top Cap and Pedestal Body
- Required Gasketing
- Power Module (2- or 3-Gang)
- Color-Matched Door
- Mounting Base
- Four (4) L Bolts

COLOR OPTIONS:



Outdoor Charging Stations

Station features rugged aluminum construction.

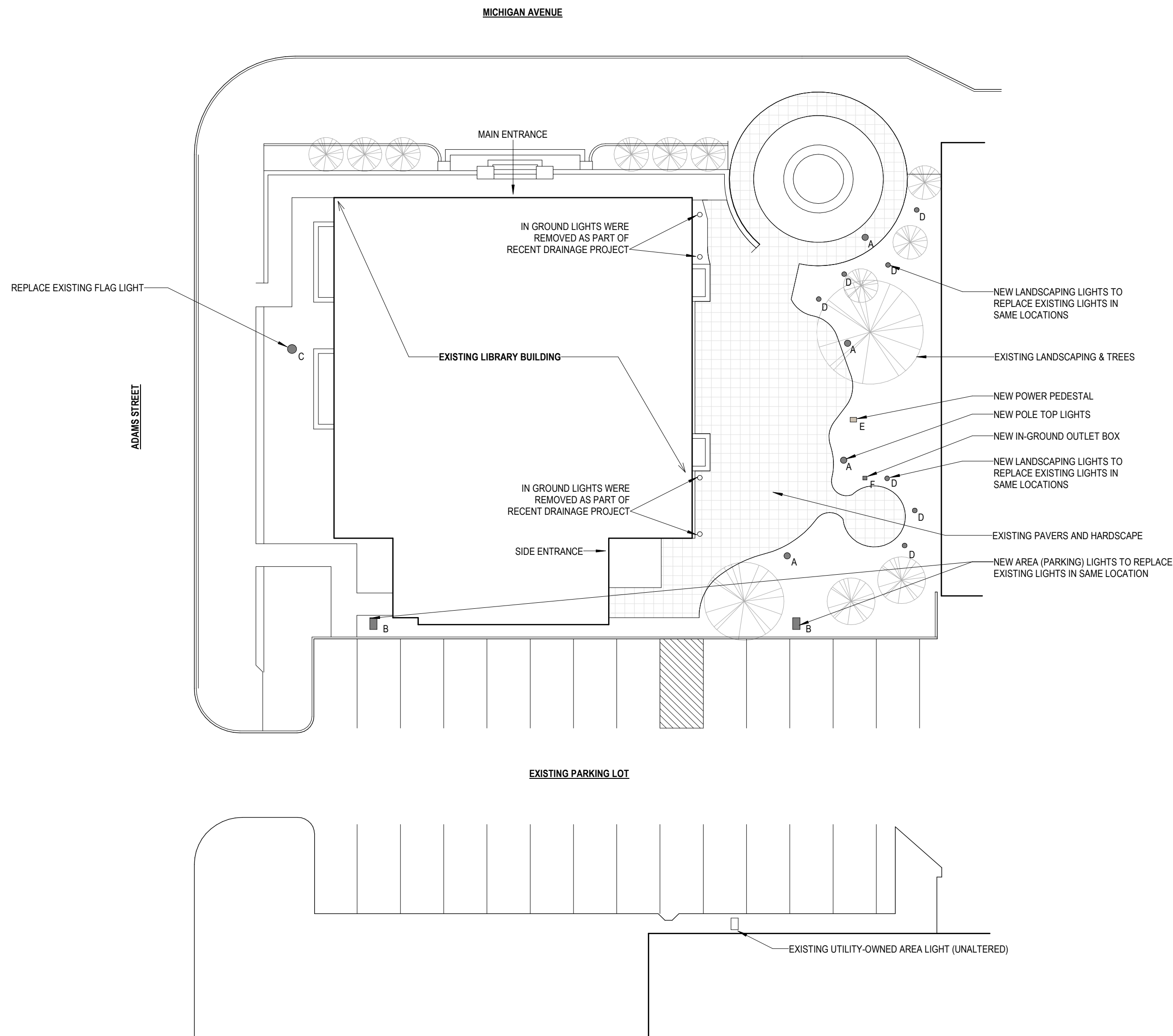
- NEMA 3R listed for use in outdoor locations.
- Aluminum base is 0.188" (4.78mm) thick and powder-coated with durable, outdoor-rated paint. Mounts into concrete with four 1-bolts.
- Available prewired with two or three devices, per part below. Devices include weather-resistant (WTR) GFCI receptacles.
- Also available unwired in two- or three-gang versions. Unwired versions can be populated with any combination of weather-resistant (GFCI) receptacles and USB outlets.
- Includes a matching door, which can be easily replaced by a color-matched door (DMSX000-DR) or a transparent door (DMSX000-LE) (see page 8).
- Interior illuminates when door is open. Door closes automatically to meet and insure in-use requirements.
- **AVN** and communication devices can be added to unwired three-gang versions with addition of AVN and communication device plates (see page 8). Kit includes two replacement device plates to accommodate:
 - two decoder-style power devices and one decoder style AVN or communication device,
 - two decoder-style power devices and four Wiermold AVN device plates.
- Use unwired two- or three-gang pedestal versions for dedicated low-voltage applications where power is not required – no AVN/Communication kit needed.

Power Pedestal Ordering Information

Part Number	Gauges	20A	WFR	GC1	4-Pin	4.2A	USB	Unit	Finish
XCSP1PGR-BK-2	2	0	1	1	1	1		Black	
XCSP1PGR-BK-2	2	2	1	1	1			Bronze	
XCSP1PGR-BK-2	2	2	1	1	1			Bronze	
XCSP1PGR-BK-2	2	0	0	2				Black	
XCSP1PGR-BK-2	2	0	0	2				Bronze	
XCSP1PGR-BK-2	2	0	0	2				Bronze	
XCSP1PGR-BK-2	2	2	0	0				Black	
XCSP1PGR-BK-2	2	2	0	0				Black	
XCSP1PGR-BK-2	2	2	0	0				Silver	
XCSP1PGR-BK-2	2	0	0	0				Bronze	
XCSP1PGR-BK-2	2	0	0	0				Bronze	
XCSP1PGR-BK-2	2	0	0	0				Silver	
XCSP1PGR-BK-3	3	2	2	2				Black	
XCSP1PGR-BK-3	3	2	2	2				Bronze	
XCSP1PGR-BK-3	3	1	2	2				Silver	
XCSP1PGR-BK-3	3	2	2	1				Black	
XCSP1PGR-BK-3	3	2	2	1				Bronze	
XCSP1PGR-BK-3	3	2	2	1				Silver	
XCSP1PGR-BK-3	3	0	0	0				Black	
XCSP1PGR-BK-3	3	0	0	0				Bronze	
XCSP1PGR-BK-3	3	0	0	0				Silver	

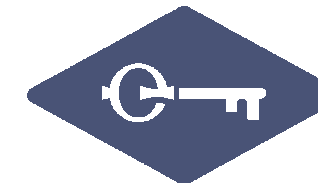
* Stations with no devices are provided unwired for addition of customized selections.

ED1765R4 — Updated January 2019 — For latest specs visit www.legrand.us/wiremold



GENERAL NOTES - FLOOR PLAN

- A. CONTRACTOR TO VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO START OF WORK.
- B. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO DOCUMENT ALL DISCREPANCIES. CONTRACTOR TO DOCUMENT EXISTING FIELD CONDITIONS, LIGHT FIXTURE AND MOUNTING LOCATION, ALL EXISTING POWER FEEDERS, AND ALL OTHER CEILING ITEM LOCATIONS PRIOR TO CONSTRUCTION. THIS INFORMATION SHALL BE PROVIDED TO ARCHITECT FOR INCORPORATION INTO A CONSTRUCTION SET.
- C. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NEW WORK WITH ALL EXISTING CONDITIONS AND WITH ALL OTHER TRADES.
- D. CONTRACTOR IS RESPONSIBLE TO PATCH/REPAIR/SEAL ALL NEW & EXISTING PENETRATIONS INTO RATED WALLS TO MAINTAIN RATED ASSEMBLY.
- E. ALL PENETRATIONS IN AND THROUGH FIRE AND SMOKE RATED WALLS SHALL BE SLEEVED AND FIRE STOPPED AS NECESSARY TO MAINTAIN RATINGS.
- F. UNLESS NOTED OTHERWISE, THE TERM "PROVIDE" INDICATES TO SUPPLY AND INSTALL COMPLETE, FOLLOWING ITEMS: ALL NECESSARY INSTRUMENTS, MATERIALS, EQUIPMENT, AND SUPPLYING AND INSTALLING ALL ASSOCIATED ITEMS AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION.
- G. GENERAL CONTRACTOR SHALL COORDINATE ALL PHASES AND TRADES CONSTRUCTION WITH ARCHITECT, TENANT, AND BUILDING OWNER.
- H. ADDITIONAL SPECS FOR FIXTURES AND RELATED COMPONENTS ARE PROVIDED IN PACKET SUBMITTED TO AND APPROVED BY ARCHITECT.
- I. PHOTOMETRIC ANALYSIS IS PROVIDED IN THE PACKET SUBMITTED AND APPROVED BY THE PLANNING
- J. LOCATIONS MARKED ON THE YDAN ARE NOT "EXACT" LOCATIONS. THE ELECTRICAL CONTRACTOR WILL PLACE THE FIXTURES WHERE THEY DEEM APPROPRIATE TO THE QUALITY TO ADJUST TO EXISTING POWER RUN LOCATIONS, AND EXISTING ELEMENTS. ELECTRICAL CONTRACTOR WILL NOTIFY ARCHITECT OF LIGHTING FIXTURE PLACEMENT AND ANY CHANGES WOULD TO ALTER THE PHOTOMETRIC ANALYSIS



FABER DESIGN CO.

46985 N. Territorial Rd.
Plymouth, MI 48170

Kyle Keaffaber, AIA | 260.350.7337

Phase

YPSILANTI DISTRICT LIBRARY

OUTDOOR LIGHTING - MICHIGAN AVENUE LOCATION
229 W Michigan Ave, Ypsilanti, MI 48197

Issue Date 07/15/2022

Project No	21-010
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Drawn By KK

SITE / LIGHTING PLAN

AI-0

1 MICHIGAN AVE BRANCH - SITE LIGHTING PLAN

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

Existing Affected Circuits Summary							
Panel	Panel Label	Circuit	Total Wattage	Voltage	Amps	Capacity	Utilization
LPB	Pole Lights	19	550	120	4.6	20	23%
LPB	Landscape	10	1040	120	8.7	20	43%
LPB	Courtyard Plugs	26	Plugload	120	Varies	20	Varies

Proposed Affected Circuits Summary							
Panel	Panel Label	Circuit	Total Wattage	Voltage	Amps	Capacity	Utilization
LPB	Pole Lights	19	662	120	5.5	20	28%
LPB	Landscape	10	278	120	2.3	20	12%
LPB	Courtyard Plugs	26	Plugload	120	Varies	20	Varies

Existing Affected Circuits Details					
Luminaire	Wattage	Qty	Total Wattage	Panel	Circuit
HID Area	275	2	550	LPB	19
HID Wall Wash	85	4	340	LPB	10
HAL Landscape	50	7	350	LPB	10
HAL Fountain	50	5	350	LPB	10

Proposed Affected Circuits Details					
Luminaire	Wattage	Qty	Total Wattage	Panel	Circuit
Area Light	220	2	440	LPB	19
Pole Top	54	4	216	LPB	19
Timer	6	1	6	LPB	19
Landscape Light	4	7	28	LPB	10
HAL Fountain	50	5	250	LPB	10
Courtyard Plugs	Plugload	2	Varies	LPB	26

Lighting & Outlet Equipment Schedule							
	Description	Model	OEM	Watts	Lumens	Temp	Finish
A	Pole Top	CAM-1-T3-48L-35-30K-UNV-PT312-BLK-10K	NLS	53	4982	3000K	Black
	Pole Top Alt	HRZ-1-T3-48L-35-30K-UNV-PT33-BLK-10K	NLS	53	5085	3000K	Black
	Pole Base	DP-500-BLK	NLS	n/a	n/a	n/a	Black
B	Area Light	NV-1-T4-64L-1-30K7-UNV-DP57-SVR-RQMB-10K	NLS	200	22140	3000K	Silver
	LED HO Lamp	HID54-CS-E26-LED	Halco	54	7560	3000K	White
C	Flag Light	NV-FL1-15-16L-35W-40K7-UNV-TM-SNL-BRZ-KM-TMS3-TPH	NLS	3	3605	3000K	Dark Bronze
D	Landscape Light	VWL-520-BBZ	Volt	n/a	n/a	n/a	Black
	Landscape Lamp	C-PAR36 4W 30 38	Volt	4	300	3000K	Silver
	Transformer	VTR-150-SS-J1	Volt	n/a	n/a	n/a	Silver
	Timer	ET1105C	Intermatic	6	n/a	n/a	Black
E	Power Pedestal	XCSP22GRU-BK + XCSSHFLF x 2	Volt	n/a	n/a	n/a	Black
F	Ground Outlet	XB814CL720BK + XB1814	Volt	n/a	n/a	n/a	Black



HDC Work Permit Staff Review

Property address: 229 W Michigan Ave

Property History: This building contributes to the local historic district. It was built in 1915 as a Carnegie Post Office and was adapted for use as the Ypsilanti Public Library in 1963.

Date of Application: May 3, 2022

Date of Review: May 6, 2022

Date of Meeting: May 10, 2022

Proposed work: New lighting around the parking lot and plaza. The proposal is to add 4 new 12' black pole-top lights, replace 2 lights in the parking lot (silver), and replace the in-ground landscape lights (black/brown). None of these proposed lights will be mounted to the historic building.

Materials: Steel, aluminum, LED lights.

Staff review:

1. Applicant proposes first and second choices for the lights on poles. Both are black. Option 1 is a little more traditional than Option 2 but staff believes both meet the Secretary of the Interior's Standards.

Staff notes that the lighting plan will be reviewed by the City Planner for compliance with the zoning ordinance, and the zoning ordinance requires full cutoff to protect the night sky. (A variance from the Zoning Board of Appeals would be required to install lights that have less than 100% cutoff.)

2. The proposed parking lot lights are sleek and have a low, modern profile and would be silver. Staff believes that these, too, could be considered to meet the Standards. Staff believes they are neutral enough to be compatible. A darker color might blend in more with the building to be even more neutral, but even with the

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

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

3. Do not imitate earlier styles.

4. Preserve significant changes acquired over time.

5. Preserve distinctive features.

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

7. Clean building gently—no sandblasting.

8. Preserve archaeological resources.

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

10. New work shall be removable.

Silver color, staff believes these could be said to meet the Standards.

Again, the City Planner will review for technical compliance with the zoning ordinance.

3. The short, low-voltage landscape lights are small uplights that get buried a bit into the ground and then protrude up from it. These lights are small and blend in with their surroundings, so staff believes they meet the Standards for compatibility. Staff doesn't know how bright these lights will be, but thinks they cannot be anywhere near the 3,000 K/400 lumens City limit on uplighting.
4. Before proceeding with work, applicant must submit a lighting plan for administrative approval by the City Planner.

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

Recommended Motions:

Move to issue a certificate of appropriateness for the new lighting proposed May 3, 2022 for 229 West Michigan Avenue to include the installation of: four new lights on poles in black, either Option 1 or Option 2; two new parking lights as proposed in silver; and the replacement of existing in-ground landscape lights with new black and brass ones, with the conditions that all light must be fully shielded and will use maximum 3,000 K LED bulbs and that the lighting plan will be reviewed and approved by the City Planner. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10.

Prepared by:
Ellen Thackery, Preservation Planner



PHDC-22-0035 29764
1016

**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

229 W Michigan Avenue, Ypsilanti, MI 48197

Applicant

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

Name

Kyle Keaffaber - Faber Design Co. for Ypsilanti District Library

Address

46985 N Territorial Road

City

Plymouth

State

MI

Zip

48170

Phone / Fax

E-Mail

Contractor

Contractor Name & Contact Info

Brennan Booms - Enlighten

Type of work

- ☐ Roofing
- ☐ Window/Door Replacement

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

- ☐ Painting
- ☒ Other
- ☐ Application Amendment

Complete Description of Proposed Work:

The Michigan Avenue location of Ypsilanti District Library is proposing to add / replace lighting to their plaza space on the East side of the building and add an additional light to their parking lot. The goal of this proposed work is to reactivate a community space into a vibrant gathering space for events, groups of people, or a place of relaxation and respite. By creating an inviting space that is accessible from the streetfront, parking lot, and the library it will make this space an extension of the public realm and help promote positive activity at the street level. Additionally, the lighting will help accentuate the architecture of the historic Carnegie Post Office as a point of pride in the community. The last several years the lights have not been working and there have been safety concerns in the plaza and the space hasn't been as active or working the way it was originally designed.

Our proposal is to add (4) new 12' pole top lights w/ cutoff shielding, replace the (2) lights in the parking lot, and replace the existing in-ground landscape lights that are mostly non-functional. Based on the night sky guidelines and city ordinances, we have provided two options for the pole top lights. Our option 1, is a light fixture that is ~95% shielded and while it is not technically a fully shielded fixture, the light provides an inviting glow from the lens that we feel is necessary in the courtyard space to promote activity and works with the character of the building. The style of option 1 is meant to complement the style of the building yet not be a total departure from it, or the style of the street lighting right near the plaza entrance.

Our option 2 for the plaza lighting is a more contemporary, non-descript, fully shielded fixture that probably matches the intent of the lighting guidelines, but we are asking for your consideration of Option 1, before we resign to Option 2. From a lighting calculation perspective all of the lighting is reduced to required levels at the

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

See submission package for color samples.

- Pole & Pole top lights: Black Finish
- Landscape Lights / In-Ground Fixture: Black Finish
- Parking Lot lights: Silver Finish

Permit Application Fee (action items only)

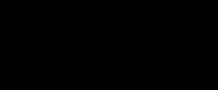
The fee is \$45 for the first \$3,000 in construction cost plus \$5 for every additional \$3,000 of construction cost. There is a flat fee of \$10 for painting only. *An additional fee of \$50 applies to HDC work started without the applicable permit.*

Construction Cost:	Permit fee:
\$33,600	\$45 + $(11 \times 5) = \$55$ = \$100

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: 05/02/2022
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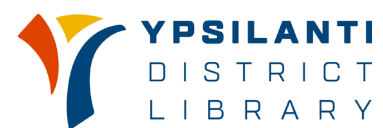
Print Name: Kyle Keaffaber

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.

Full text of description of proposed work:

The Michigan Avenue location of Ypsilanti District Library is proposing to add / replace lighting to their plaza space on the East side of the building and add an additional light to their parking lot. The goal of this proposed work is to reactivate a community space into a vibrant gathering space for events, groups of people, or a place of relaxation and respite. By creating an inviting space that is accessible from the streetfront, parking lot, and the library it will make this space an extension of the public realm and help promote positive activity at the street level. Additionally, the lighting will help accentuate the architecture of the historic Carnegie Post Office as a point of pride in the community. The last several years the lights have not been working and there have been safety concerns in the plaza and the space hasn't been as active or working the way it was originally designed. Our proposal is to add (4) new 12' pole top lights w/ cutoff shielding, replace the (2) lights in the parking lot, and replace the existing in-ground landscape lights that are mostly non-functional. Based on the night sky guidelines and city ordinances, we have provided two options for the pole top lights. Our option 1, is a light fixture that is ~95% shielded and while it is not technically a fully shielded fixture, the light provides an inviting glow from the lens that we feel is necessary in the courtyard space to promote activity and works with the character of the building. The style of option 1 is meant to complement the style of the building yet not be a total departure from it, or the style of the street lighting right near the plaza entrance. Our option 2 for the plaza lighting is a more contemporary, non-descript, fully shielded fixture that probably matches the intent of the lighting guidelines, but we are asking for your consideration of Option 1, before we resign to Option 2. From a lighting calculation perspective all of the lighting is reduced to required levels at the property edges for both options. In testing the surrounding existing lighting, the street lights have a color temperature of 4000k and while the night sky ordinance specifies 3000k or less we are asking if you would consider letting us match the color temperature of the street lighting for purposes of creating a more cohesive transition into the plaza and aesthetically pleasing street front. The landscape lighting color temperature will match the post lights. For the parking lights we are replacing the two existing parking lot lights. *Note, the 3rd light shown (purple color) at the south edge of the parking lot is not owned by the library.



Plaza Lighting - YDHC Submission

Ypsilanti District Library / Enlighten Solutions / Faber Design Co - 05.02.2022

Ypsilanti District Library - Michigan Avenue

Plaza Lighting - Illumination Analysis - 05.02.2022

Images of Illumination Analysis

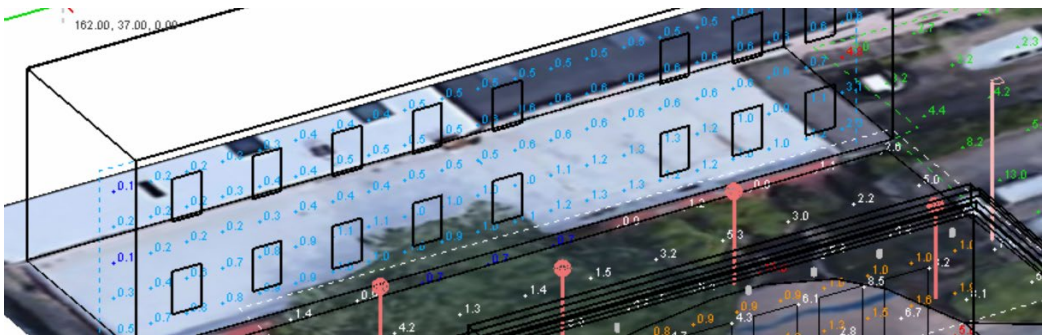
YDL Mich Ave Courtyard Project

Foot Candle Estimates

Areal Courtyard + Rear Lot Horizontal Foot Candles Estimate (3.5' Above Ground)

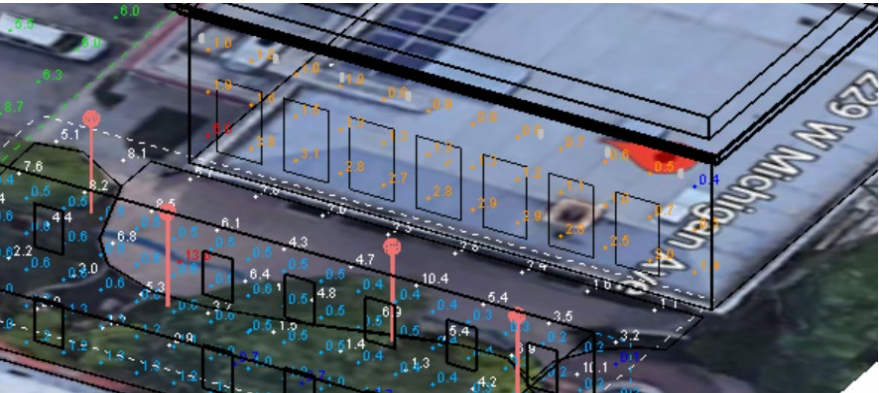


Elevation Neighboring Building West Façade Foot Candles Estimate



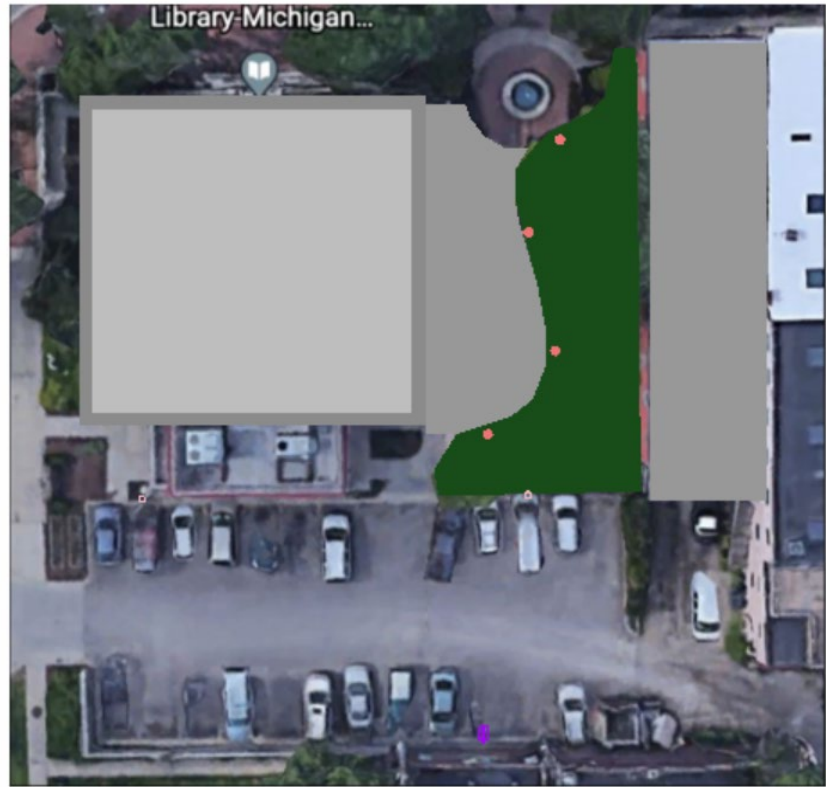
● - POLE TOP LIGHTS

Elevation Library East Façade Foot Candles Estimate



LAYOUTS

Aerial with building and courtyard finishes shown



Images of Illumination Analysis

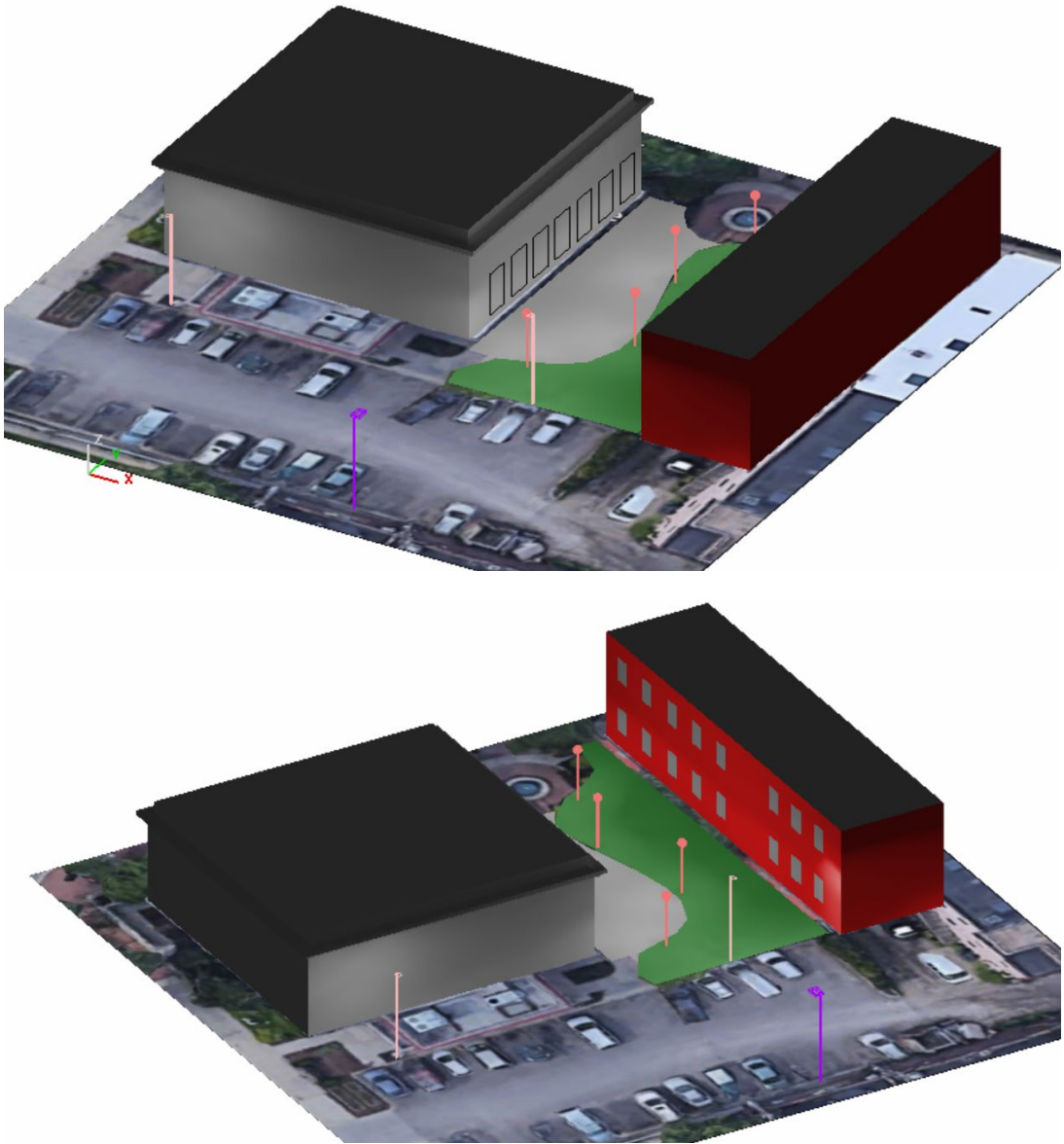
YDL Mich Ave Courtyard Project

Aerial



Note: Exact locations to be determined upon installation based on what in-ground wire, tree roots, etc allow. Locations in images indicative of final intended locations.
Note: Landscape Lights not pictured. Will add minimal lighting

● - POLE TOP LIGHTS
RENDERINGS



Lighting Cutsheets

YDL Michigan - 05.02.2022

WJM Poles

https://submittal.info/wjm/WJMLightingStandards.asp?Serie=RS

HOME

WARRANTY INFO & PRODUCT LIST

Printer Friendly Version

RS - ROUND NON-TAPERED STEEL

[Pole Shaft]

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196") or 7 gauge (0.1793"). The pole shaft material shall conform to ASTM A-500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly cylindrical in cross-section with round sides and excellent torsional properties.

[Anchor Bolts]

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.

[Base Plate]

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

[Handhole]

An oval reinforced gasketed handhole, having a nominal 2" x 4" or 3" x 5" inside opening, located 1'-6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

[Finish]

All exterior metal surfaces are mechanically cleaned to remove all oxides and contaminants prior to coating. The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. Galvanizing is available upon request.

FINISH

P - Primer

BK - Black Finish Color

BZ - Bronze Finish Color

GN - Green Finish Color

GY - Gray Finish Color

LA - Dark Natural Aluminum

LM - Natural Aluminum

G - Hot Dipped Galvanized

WH - White Finish Color

CT - Custom Color

G/BK - Black over Galvanized

G/BZ - Bronze over Galvanized

G/GN - Green over Galvanized

G/GY - Gray over Galvanized

G/LM - Natural Aluminum over galvanized

G/WH - White over Galvanized

G/CT - Custom over Galvanized

MOUNTING DESIGNATIONS

OT - Open Top

PC - Pole Cap

2 - 2 3/8" OD Tenon

3 - 2 7/8" OD Tenon

3.5 - 3 1/2" OD Tenon

4 - 4" OD x 6" Tenon

DM - Drilled Mount

DM10 - Drilled for 1 Luminaire

DM29 - Drilled for 2 Luminaires at 90°

DM28 - Drilled for 2 Luminaires at 180°

DM39 - Drilled for 3 Luminaires at 90°

DM49 - Drilled for 4 Luminaires at 90°

WP - Wood Pole

* Standard location for DM10 is 90° to the right of the handhole.

OPTIONS

XHH - Extra Handhole

1 of 3

4/6/2022, 10:24 AM

WJM Poles

https://submittal.info/wjm/WJMLightingStandards.asp?Serie=RS

Ordering Sample

RS4001110 - G - DM49 - BC

Series

Base Diameter

Gauge

Height

Finish

Mounting Designation

Options

WPRP - Festoon Opening

CPL - Threaded Coupling

NPL - Threaded Nipple

VDI - Vibration Damper Internal

BC - Base Cover

NC - Nut Covers

LAB - Less Anchor Bolt

EMB - Embedded Pole

Part #: RS400112-BK-35-BC

SORT THE LIST BELOW BASED ON YOUR PREFERENCE BY CLICKING THE COLUMN TITLE

Height (ft.)	Catalog Number	Pole Shaft (in.) x (ft.)	Shaft Gauge	Bolt Circle (in.)	Anchor Bolt (in.) x (in.) x (in.)	Handhole Size (in.)	80 MPH (ft.)	90 MPH (ft.)	100 MPH (ft.)	Ship Wt. (lbs)	Select
10	RS4001110	4.00 x 10.0	11	8	0.75 x 17 x 3	2 x 4	31	24	19	78	Configure
10	RS4501110	4.50 x 10.0	11	8	0.75 x 17 x 3	3 x 5	40	31	25	84	Configure
10	RS5001110	5.0 x 10.0	11	11	1.00 x 36 x 4	3 x 5	51	40	32	139	Configure
12	RS4001112	4.00 x 12.0	11	8	0.75 x 17 x 3	2 x 4	28	23	19	73	Configure
12	RS4501112	4.50 x 12.0	11	8	0.75 x 17 x 3	3 x 5	34	27	21	96	Configure
12	RS5001112	5.0 x 12.0	11	11	1.00 x 36 x 4	3 x 5	43	33	27	153	Configure
14	RS4001114	4.00 x 14.0	11	8	0.75 x 17 x 3	2 x 4	23	19	15	99	Configure
14	RS4501114	4.50 x 14.0	11	8	0.75 x 17 x 3	3 x 5	28	22	17	108	Configure
14	RS5001114	5.0 x 14.0	11	11	1.00 x 36 x 4	3 x 5	36	28	22	166	Configure
15	RS4001115	4.00 x 15.0	11	8	0.75 x 17 x 3	2 x 4	18	14	11	88	Configure
15	RS4501115	4.50 x 15.0	11	8	0.75 x 17 x 3	3 x 5	26	20	16	98	Configure
15	RS5001115	5.0 x 15.0	11	11	1.00 x 36 x 4	3 x 5	33	26	20	173	Configure
15	RS5000715	5.0 x 15.0	7	11	1.00 x 36 x 4	3 x 5	50	39	31	222	Configure
16	RS4001116	4.00 x 16.0	11	8	0.75 x 17 x 3	2 x 4	16	13	10	93	Configure
16	RS4501116	4.50 x 16.0	11	8	0.75 x 17 x 3	3 x 5	24	18	14	120	Configure
16	RS5001116	5.0 x 16.0	11	11	1.00 x 36 x 4	3 x 5	31	24	19	179	Configure
16	RS5000716	5.0 x 16.0	7	11	1.00 x 36 x 4	3 x 5	47	37	29	232	Configure
18	RS4001118	4.00 x 18.0	11	8	0.75 x 17 x 3	2 x 4	13	10	8	103	Configure
18	RS4501118	4.50 x 18.0	11	8	0.75 x 17 x 3	3 x 5	21	16	12	132	Configure
18	RS5001118	5.0 x 18.0	11	11	1.00 x 36 x 4	3 x 5	27	21	16	192	Configure
18	RS5000718	5.0 x 18.0	7	11	1.00 x 36 x 4	3 x 5	40	31	25	252	Configure
20	RS4001120	4.00 x 20.0	11	8	0.75 x 17 x 3	2 x 4	11	8	6	123	Configure
20	RS4501120	4.50 x 20.0	11	8	0.75 x 30 x 3	3 x 5	15	12	9	135	Configure
20	RS5001120	5.00 x 20.0	11	11	1.00 x 36 x 4	3 x 5	20	16	12	189	Configure
20	RS5000720	5.00 x 20.0	7	11	1.00 x 36 x 4	3 x 5	28	22	18	253	Configure
22	RS4001122	4.00 x 22.0	11	8	0.75 x 17 x 3	2 x 4	7	5	3	148	Configure
22	RS4501122	4.50 x 22.0	11	8	0.75 x 30 x 3	3 x 5	13	10	7	147	Configure
22	RS5001122	5.00 x 22.0	11	11	1.00 x 36 x 4	3 x 5	17	13	10	202	Configure
22	RS5000722	5.00 x 22.0	7	11	1.00 x 36 x 4	3 x 5	24	19	15	272	Configure
24	RS4001124	4.00 x 24.0	11	8	0.75 x 17 x 3	2 x 4	7	5	3	148	Configure
24	RS4501124	4.50 x 24.0	11	8	0.75 x 30 x 3	3 x 5	10	8	6	158	Configure
24	RS5001124	5.00 x 24.0	11	11	1.00 x 36 x 4	3 x 5	14	11	8	215	Configure
24	RS5000724	5.00 x 24.0	7	11	1.00 x 36 x 4	3 x 5	20	16	12	292	Configure
25	RS4001125	4.00 x 25.0	11	8	0.75 x 17 x 3	2 x 4	7	5	3	148	Configure
25	RS4501125	4.50 x 25.0	11	8	0.75 x 30 x 3	3 x 5	10	7	5	164	Configure
25	RS5001125	5.00 x 25.0	11	11	1.00 x 36 x 4	3 x 5	13	10	7	221	Configure
25	RS5000725	5.00 x 25.0	7	11	1.00 x 36 x 4	3 x 5	19	15	11	301	Configure
26	RS4501126	4.50 x 26.0	11	8	0.75 x 30 x 3	3 x 5	9	6	4	170	Configure
26	RS5001126	5.00 x 26.0	11	11	1.00 x 36 x 4	3 x 5	12	9	7	228	Configure
26	RS5000726	5.00 x 26.0	7	11	1.00 x 36 x 4	3 x 5	18	13	10	311	Configure
28	RS4501128	4.50 x 28.0	11	8	0.75 x 30 x 3	3 x 5	7	5	3	182	Configure
28	RS5001128	5.00 x 28.0	11	11	1.00 x 36 x 4	3 x 5	10	7	5	240	Configure

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DISTRICT

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4” Pole Cutsheet

6

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WJM Poles

https://submittal.info/wjm/WJMLightingStandards.asp?Serie=RS

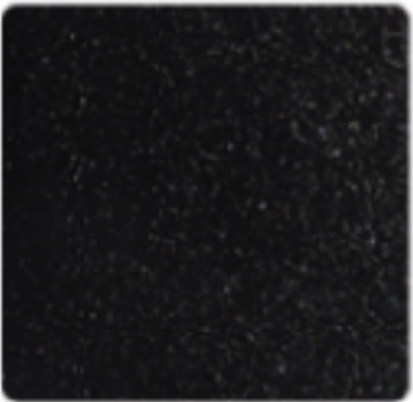
28	RS5000728	5.00 x 28.0	7	11	1.00 x 36 x 4	3 x 5	15	11	8	330	Configure
30	RS4501130	4.50 x 30.0	11	8	0.75 x 30 x 3	3 x 5	5	3	2	193	Configure
30	RS5001130	5.00 x 30.0	11	11	1.00 x 36 x 4	3 x 5	7	5	3	253	Configure
30	RS5000730	5.00 x 30.0	7	11	1.00 x 36 x 4	3 x 5	11	8	6	349	Configure
35	RS5000735	5.00 x 35.0	7	11	1.00 x 36 x 4	3 x 5	7	4	2	397	Configure

WJM, Inc. reserves the right to change any feature of its published specifications without notice to promote product improvement and/or allow for material availability.

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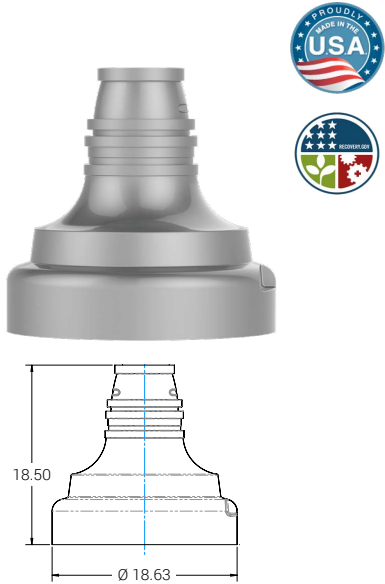


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DPB-500

DPB Category: Roadway, Residential, or Commercial projects.
Base Material: Two-piece decorative cast aluminum base. Marine grade copper free aluminum base. Base plate in 9" or 12" SQ. Measures 18.5" tall x 18.63" OD wide.
Finish: 5 mils rich textured powder coat finish. Custom color match, including Patina Verde and Weathered Brown.
Compatible Poles: Round Straight Steel (RSSP) or Round Straight Aluminum (RSAP) poles in 4", or 5" OD in 7 or 11 gauge. Consult factory for fluted options.

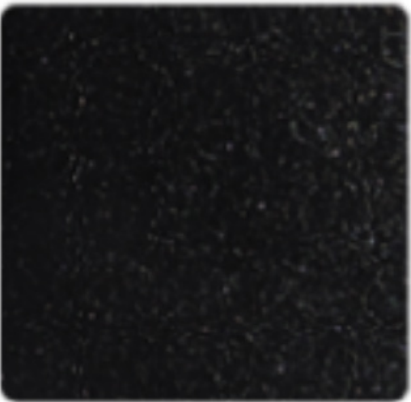
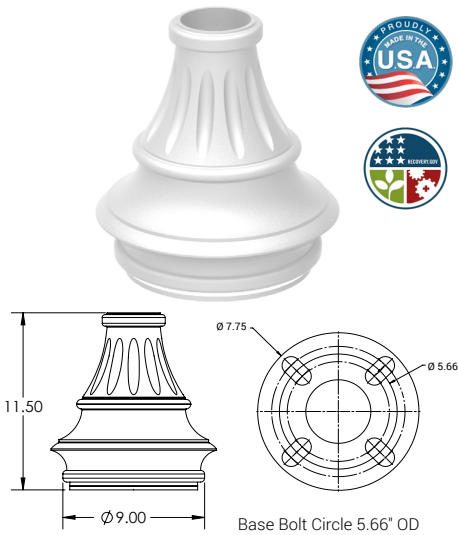
Project Name:		Type:
YDL Mich Ave Ctyd		
DPB-500	4R	BLK
Cat #	Pole Dim.	Color
Decorative Pole Base 500 (DPB-500)	4" Round (4R)	Bronze (BRZ) White (WHT) Silver (SVR) Black (BLK)
	5" Round (5R)	Hunter Green (HGN) Graphite (GPH) Grey (GRY) Custom (CS)



DPB-600

DPB Category: Pathway, or Residential projects.
Base Material: One-piece decorative cast aluminum base. Marine grade copper free aluminum base. Internal Removable Base Plate. Base bolt circle 5.66" OD. Measures 11.5" tall x 9" OD wide. 5/8" x 24" Anchor Bolts.
Finish: 5 mils rich textured powder coat finish. Custom color match, including Patina Verde and Weathered Brown.
Compatible Poles: Round Straight Aluminum (RSAP) poles in 3" OD in 7 or 11 gauge. Max 10' mounting height. Consult factory for fluted options.

Project Name:		Type:	
Cat #	Pole Dim.	Pole Length	Color
Decorative Pole Base 600 (DPB-600)	3" Round (3R)	6'	Bronze (BRZ)
		(6)	White (WHT)
		8'	Silver (SVR)
		(8)	Black (BLK)
		10'	Hunter Green (HGN)
		(10)	Graphite (GPH)
			Grey (GRY)
			Custom (CS)



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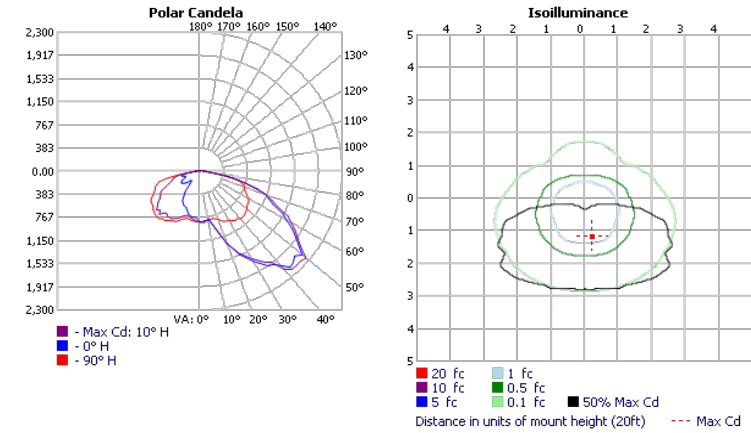
OUTDOOR PHOTOMETRIC REPORT

CATALOG: CAM-1-T3-48L-35-30K

Manufacturer: NLS LIGHTING
Test #: L011701602
Test Lab: LIGHT LABORATORY, INC.
Catalog: CAM-1-T3-48L-35-30K
Description: SHADE DIMENSIONS 17.39" X 27.22"
Lamp Catalog: N/A
Lamp Output: Total luminaire Lumens: 4983, absolute photometry *
Ballast / Driver: PHILIPS ADVANCE LEDINTA0700C210DO
Input Wattage: 53
Luminous Opening: Circular (Dia: 14.52")
Max Cd: 2,237.4 at Horizontal: 10°, Vertical: 50°
Roadway Class: VERY SHORT, TYPE IV

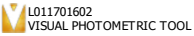


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*Test based on absolute photometry where lamp lumens=lumens total.
*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2022, Acuity Brands Lighting.
This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.



OUTDOOR PHOTOMETRIC REPORT
CATALOG: CAM-1-T3-48L-35-30K



Zonal Lumen Summary		
Zone	Lumens	% Luminaire
0-30	790.0	15.9%
0-40	1,452.0	29.1%
0-60	3,183.8	63.9%
60-90	1,618.3	32.5%
70-100	835.0	16.8%
90-120	128.3	2.6%
0-90	4,802.1	96.4%
90-180	180.9	3.6%
0-180	4,983.0	100%

UPLIGHT -->

Roadway Summary

Distribution: TYPE IV, VERY SHORT	
Max Cd, 90 Deg Vert:	90.8
Max Cd, 80 to <90 Deg:	485.2
Lumens % Lamp	
Downward Street Side:	3,464.0 69.5%
Downward House Side:	1,338.3 26.9%
Downward Total:	4,802.3 96.4%
Upward Street Side:	95.6 1.9%
Upward House Side:	85.3 1.7%
Upward Total:	180.9 3.6%
Total Lumens:	4,983.1 100%

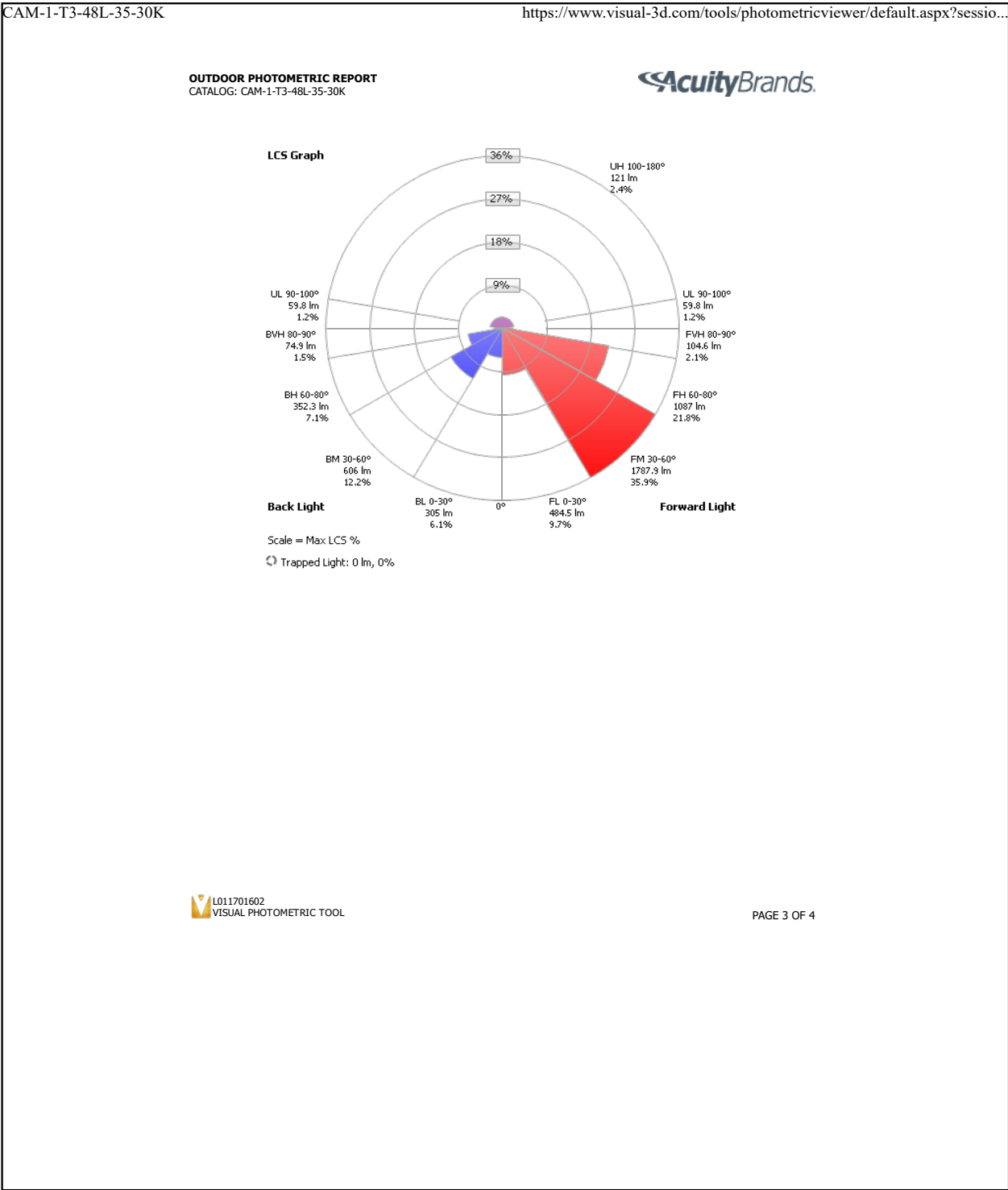
Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	77.5	1.6%	90-100	59.8	1.2%
10-20	247.3	5.0%	100-110	39.3	0.8%
20-30	465.1	9.3%	110-120	29.1	0.6%
30-40	662.1	13.3%	120-130	21.4	0.4%
40-50	818.8	16.4%	130-140	14.7	0.3%
50-60	913.0	18.3%	140-150	8.9	0.2%
60-70	843.1	16.9%	150-160	5.2	0.1%
70-80	595.2	11.9%	160-170	2.4	0%
80-90	180.0	3.6%	170-180	0.000	0%

LCS Table

BUG Rating	B1 - U3 - G2	Lumens	Lumens %
Forward Light			
Low(0-30):	484.5	9.7%	
Medium(30-60):	1,787.9	35.9%	
High(60-80):	1,087.0	21.8%	
Very High(80-90):	104.6	2.1%	
Back Light			
Low(0-30):	305.0	6.1%	
Medium(30-60):	606.0	12.2%	
High(60-80):	352.3	7.1%	
Very High(80-90):	74.9	1.5%	
Uplight			
Low(90-100):	59.8	1.2%	
High(100-180):	121.0	2.4%	
Trapped Light:	0.000	0%	





CAM-1-T3-48L-35-30K <https://www.visual-3d.com/tools/photometricviewer/default.aspx?sessio...>

OUTDOOR PHOTOMETRIC REPORT
CATALOG: CAM-1-T3-48L-35-30K

AcuityBrands.

Candela Table - Type C

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180
0	843	843	843	843	843	843	843	843	843	843	843	843	843	843	843	843	843	843	843
5	828	849	853	837	837	872	867	854	843	835	826	810	777	771	764	759	758	763	765
10	820	796	799	855	849	841	863	870	853	821	787	761	748	768	777	764	757	766	769
15	987	989	984	1041	1058	994	942	919	886	809	753	754	741	739	745	728	726	712	723
20	1275	1270	1310	1313	1254	1234	1086	975	919	847	792	750	763	722	702	680	680	663	645
25	1527	1504	1422	1462	1427	1378	1249	1065	975	919	860	802	761	704	647	624	616	595	616
30	1721	1671	1665	1580	1530	1392	1300	1193	1060	939	904	833	736	656	595	621	573	569	565
35	1914	1845	1714	1596	1544	1436	1377	1252	1067	996	913	819	731	647	581	564	510	472	416
40	2041	2124	1969	1695	1493	1426	1329	1258	1096	1025	902	820	680	564	503	408	284	227	210
45	2134	2207	2084	1838	1576	1444	1335	1281	1109	1019	911	792	652	525	342	333	281	248	225
50	2158	2237	2191	1912	1661	1453	1400	1274	1111	986	895	722	571	366	274	293	331	325	302
55	1889	1928	1885	1900	1735	1561	1355	1282	1110	944	792	685	508	308	264	288	330	344	346
60	1614	1702	1727	1729	1604	1522	1363	1174	1116	907	735	586	385	285	273	294	319	333	339
65	1308	1378	1471	1475	1431	1363	1385	1231	1033	818	614	451	349	312	281	288	295	289	280
70	1131	1135	1200	1215	1238	1228	1181	1088	954	771	490	380	305	274	279	312	294	272	247
75	757	755	796	823	923	993	959	908	834	681	444	290	238	235	259	302	314	308	304
80	418	375	340	308	356	398	457	464	433	366	304	236	196	197	209	229	238	240	240
85	155	146	136	134	148	153	153	144	145	130	118	112	108	108	112	125	133	134	133
90	91	88	84	85	84	82	80	80	77	71	67	66	66	68	70	74	75	76	77
95	55	56	56	56	55	54	53	53	53	51	48	47	45	45	45	45	46	46	47
100	46	47	47	47	47	46	45	44	43	42	41	40	38	38	38	38	38	38	38
105	40	40	41	41	41	40	40	39	38	37	36	35	34	34	33	33	33	33	33
110	35	35	35	35	35	35	35	34	33	33	33	32	31	30	30	30	29	29	29
115	30	30	30	30	31	31	31	31	30	30	30	29	28	28	27	27	27	27	27
120	27	27	27	27	27	27	28	28	27	27	27	27	26	26	25	24	24	24	25
125	23	24	23	23	24	24	25	25	25	24	24	24	24	23	23	22	22	23	23
130	21	21	21	21	21	21	22	22	22	22	22	22	22	21	21	20	21	21	21
135	19	19	19	19	19	19	19	19	19	19	20	20	19	19	18	19	19	19	19
140	18	18	17	17	17	17	16	16	16	16	16	16	16	15	16	16	16	16	16
145	16	16	16	15	15	14	14	14	13	13	13	13	13	13	13	14	14	14	14
150	14	14	14	14	14	13	12	12	11	11	11	11	11	12	12	12	12	12	12
155	13	13	13	12	12	12	11	11	10	10	10	10	10	11	11	11	11	10	10
160	11	11	11	11	11	11	10	10	10	10	10	10	10	10	10	10	10	10	9
165	11	11	11	11	10	10	10	10	10	10	10	10	10	10	9	9	9	9	9
170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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VISUAL PHOTOMETRIC TOOL

PAGE 4 OF 4

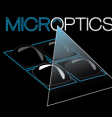
HORIZON PT

ARCHITECTURAL LIGHTING

Horizon Post Top luminaire is a blend of beautiful luminaire design which is a compliment to commercial or recreational pathways. It is named the Horizon because the luminaire is intended to be a vehicle of which the horizon can be viewed through the inside and around the luminaire without obstruction.

This Dark Sky Friendly Full Cutoff luminaire utilizes silicone Micro Optics to distribute light uniformly as its LEDs are recessed and hidden. Its performance exceeds IES minimum foot candle levels at lower wattage and extends maintenance cycles throughout its lifetime. Horizon PT is available in 2700, 3000K, 3500K, 4000K, 5000K Kelvin temperatures and a range of 18 to 205 watts.

Built to conform to the strictest Made in America standards. Designed, tooled, fabricated and assembled in the USA.



MICRO OPTIC SYSTEM

Our new cell-inclosed, micro optic silicone modules produce high clarity and outstanding performance.

Part #: HRZ-1-T3-48L-35-30K-UNV-PT3-BLK-10K

LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	54w	-	-
700 milliamps	36w	71w	104w	137w
1050 milliamps	56w	106w	156w	205w

Project Name: YDL Mich Ave Courtyard Type: Alternate

HRZ-1	T3	48L	35	30K	UNV	PT3	BLK	10K
Cat#	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Horizon 1 (HRZ-1)	Type 2 (T2)	16 (16L)	350 (35)Ⓢ	2700K, 80 CRI (27K8)Ⓢ	120-277 (UNV)	Post Top Over 2" OD (PT2)	Bronze Textured (BRZ)	Dome Top (DT) Marine Grade Finish (MGF) House Side Shield (HSS) Photocell (PC)Ⓢ
	Type 3 (T3)	32 (32L)	530 (53)Ⓢ	3000K, 70 CRI (30K7)	347-480 (HV)	Post Top Over 3" OD (PT3)Ⓢ	White Textured (WHT)	Nema 7-Pin Receptacle (PE7) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER)
	Type 4 (T4)	48 (48L)	700 (7)	3000K, 80 CRI (30K8)Ⓢ		Post Top Over 3-1/2" OD (PT312)	Smooth White Gloss (SWT)	FSP-211 with Motion Sensor (FSP-8)Ⓢ 8'+ Below
	Type 5 (T5)	64 (64L)	1050 (1)	3500K, 80 CRI (35K8)Ⓢ			Silver (SVR)	(FSP-20)Ⓢ 9'-20' Heights (FSP-40)Ⓢ 21'-40' Heights
				4000K, 70 CRI (40K7)			Black Textured (BLK)	Bird Spikes (BS)
				4000K, 80 CRI (40K8)Ⓢ			Smooth Black Gloss (SBK)	
				5000K, 70 CRI (50K7)			Graphite Textured (GPH)	
				5000K, 80 CRI (50K8)Ⓢ			Grey Textured (GRY)	
							Custom (CS)	

Notes:
Ⓢ 16L Only
Ⓢ 16L-32L Only
Ⓢ Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
Ⓢ Standard
Ⓢ Universal Voltage 120-277

PRODUCT SPECIFICATIONS

Housing: Low Profile Cast, Spun Aluminum Housing + Frame
LED: Lumileds Luxeon MX
Optics: Micro Optics; T2, T3, T4 and T5
Watts: 18-205
Listings: Conforms to UL 1598 Standards
Driver: 0-10V Dimming driver as standard by Philips Advance
THD @ Max Load < 15%
Power Factor @ Max Load < 0.95

Kelvin: 2700K, 3000K, 3500K, 4000K, or 5000K
CRI: 70, 80 or 90
Finish: 5 mils Powder Coat
Warranty: Standard Warranty is 5 years for Driver and LEDs
Surge Protection: 20KA supplied as standard

LUMEN DATA CHART

PART NUMBER	T2 LUMENS	T2 LM/W	T3 LUMENS	T3 LM/W	T3-HSS LUMENS	T3-HSS LM/W	T4 LUMENS	T4 LM/W	T4-HSS LUMENS	T4-HSS LM/W	T5 LUMENS	T5 LM/W	Watts
HRZ-1-16L-35-30K7	2142	119	2088	116	1044	58	2070	115	1026	57	2160	120	18
HRZ-1-16L-35-40K7	2305	128	2247	125	1116	62	2227	124	1098	61	2322	129	18
HRZ-1-16L-35-50K7	2356	131	2297	128	1188	66	2277	127	1170	65	2376	132	18
HRZ-1-16L-53-30K7	3275	117	3192	114	1624	58	3165	113	1596	57	3304	118	28
HRZ-1-16L-53-40K7	3524	126	3435	123	1736	62	3406	122	1708	61	3556	127	28
HRZ-1-16L-53-50K7	3603	129	3511	125	1848	66	3482	124	1820	65	3640	130	28
HRZ-1-16L-7-30K7	4100	114	4115	111	2088	58	4003	111	2052	57	4176	116	36
HRZ-1-16L-7-40K7	4411	123	4300	119	2232	62	4308	120	2196	61	4500	125	36
HRZ-1-16L-7-50K7	4510	125	4396	122	2376	66	4404	122	2340	65	4608	128	36
HRZ-1-16L-1-30K7	5858	105	5712	102	3248	58	5661	101	3192	57	5880	105	56
HRZ-1-16L-1-40K7	6303	113	6146	110	3472	62	6091	109	3416	61	6328	113	56
HRZ-1-16L-1-50K7	6443	115	6283	112	3696	66	6227	111	3640	65	6496	116	56
HRZ-1-32L-53-30K7	5858	105	5712	102	3248	58	5661	101	3192	57	5880	105	56
HRZ-1-32L-53-40K7	6303	113	6146	110	3472	62	6091	109	3416	61	6328	113	56
HRZ-1-32L-53-50K7	6443	115	6283	112	3696	66	6227	111	3640	65	6496	116	56
HRZ-1-32L-7-30K7	7427	105	7881	111	4118	58	7896	111	4047	57	8236	116	71
HRZ-1-32L-7-40K7	7991	113	8480	119	4402	62	8496	120	4331	61	8875	125	71
HRZ-1-32L-7-50K7	8169	115	8669	122	4686	66	8685	122	4615	65	9088	128	71
HRZ-1-32L-1-30K7	11088	105	10812	102	6148	58	10715	101	6042	57	11130	105	106
HRZ-1-32L-1-40K7	11930	113	11634	110	6572	62	11529	109	6466	61	11978	113	106
HRZ-1-32L-1-50K7	12196	115	11893	112	6996	66	11787	111	6890	65	12296	116	106
HRZ-1-48L-7-30K7	11844	114	11544	111	6032	58	11648	112	5928	57	12068	116	104
HRZ-1-48L-7-40K7	12744	123	12421	119	6448	62	12444	120	6344	61	12985	125	104
HRZ-1-48L-7-50K7	13028	125	12698	122	6864	66	12792	123	6760	65	13275	128	104
HRZ-1-48L-1-30K7	16318	105	15912	102	9048	58	15769	101	8892	57	16455	105	156
HRZ-1-48L-1-40K7	17558	113	17121	110	9672	62	16968	109	9516	61	17705	113	156
HRZ-1-48L-1-50K7	17950	115	17503	112	10296	66	17346	111	10140	65	18100	116	156
HRZ-1-64L-7-30K7	15488	114	15096	111	7888	58	15124	111	7752	57	15781	116	136
HRZ-1-64L-7-40K7	16665	123	16243	119	8432	62	16273	120	8296	61	16981	125	136
HRZ-1-64L-7-50K7	17037	125	16606	122	8976	66	16728	123	8840	65	17359	128	136
HRZ-1-64L-1-30K7	23346	114	22755	111	11890	58	20722	101	11685	57	23780	116	205
HRZ-1-64L-1-40K7	25120	123	24484	119	12710	62	22297	109	12505	61	25625	125	205
HRZ-1-64L-1-50K7	25681	125	25031	122	13530	66	22795	111	13325	65	26240	128	205

Lumen Maintenance Data

Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,00 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	38,000	96,000	93.0%	85.4%	81.8%	68.8%

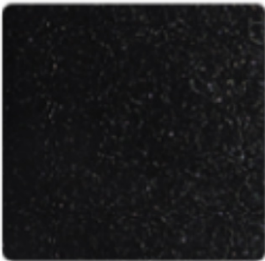
*Reported extrapolations per IESNA TM-21 **Projected extrapolations per IESNA TM-21



NLS
LIGHTING

701 Kingshill Place, Carson, CA 90746
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nslighting.com



BLACK

PRODUCT DIMENSIONS

Dome Top (DT)

DIMENSION	CAL-S
A	24.00 in
B	25.75 in

EPA	STD TOP	DOME TOP
HRZ-1	1.15	1.40

701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nslighting.com

DMR-1-T4-48L-35-30K

https://www.visual-3d.com/tools/photometricviewer/default.aspx?sessio...

OUTDOOR PHOTOMETRIC REPORT

CATALOG: DMR-1-T4-48L-35-30K

Manufacturer: NLS LIGHTING

Test #: L011705402

Test Lab: LIGHT LABORATORY, INC.

Catalog: DMR-1-T4-48L-35-30K

Description: 17.5"DIA X 37.8"HT

Lamp Catalog: N/A

Lamp Output: Total luminaire Lumens: 4845.5, absolute photometry *

Ballast / Driver: PHILIPS ADVANCE XI300C150V300BSR1

Input Wattage: 51

Luminous Opening: Circular (Dia: 19.56")

Max Cd: 2,710.3 at Horizontal: 0°, Vertical: 62.5°

Roadway Class: VERY SHORT, TYPE IV

AcuityBrands.

No
Photo
Available

Polar Candela

VA: 0°

10°

20°

30°

40°

Isoilluminance

Distance in units of mount height (20ft) --- Max Cd

*Test based on absolute photometry where lamp lumens=lumens total.

*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2022, Acuity Brands Lighting.

This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.

L011705402

VISUAL PHOTOMETRIC TOOL

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DMR-1-T4-48L-35-30K

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OUTDOOR PHOTOMETRIC REPORT

CATALOG: DMR-1-T4-48L-35-30K

AcuityBrands.

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	559.5	11.5%
0-40	1,082.6	22.3%
0-60	2,890.0	59.6%
60-90	1,955.5	40.4%
70-100	835.7	17.2%
90-120	0.000	0%
0-90	4,845.5	100%
90-180	0.000	0%
0-180	4,845.5	100%

UPLIGHT -->

Roadway Summary

Distribution: TYPE IV, VERY SHORT

Max Cd, 90 Deg Vert:	0.000	
Max Cd, 80 to <90 Deg:	506.8	
	Lumens	% Lamp
Downward Street Side:	3,710.5	76.6%
Downward House Side:	1,135.2	23.4%
Downward Total:	4,845.7	100%
Upward Street Side:	0.000	0%
Upward House Side:	0.000	0%
Upward Total:	0.000	0%
Total Lumens:	4,845.7	100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	66.2	1.4%	90-100	0.000	0%
10-20	186.3	3.8%	100-110	0.000	0%
20-30	306.9	6.3%	110-120	0.000	0%
30-40	523.1	10.8%	120-130	0.000	0%
40-50	749.3	15.5%	130-140	0.000	0%
50-60	1,058.1	21.8%	140-150	0.000	0%
60-70	1,119.9	23.1%	150-160	0.000	0%
70-80	719.5	14.8%	160-170	0.000	0%
80-90	116.2	2.4%	170-180	0.000	0%

LCS Table

BUG Rating

B1 - U0 - G1

Forward Light	Lumens	Lumens %
Low(0-30):	355.5	7.3%
Medium(30-60):	1,806.2	37.3%
High(60-80):	1,472.7	30.4%
Very High(80-90):	76.2	1.6%

Back Light

Low(0-30):	203.9	4.2%
Medium(30-60):	523.9	10.8%
High(60-80):	367.7	7.6%
Very High(80-90):	39.7	0.8%

Uplight

Low(90-100):	0.000	0%
High(100-180):	0.000	0%

Trapped Light:

	0.000	0%
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VISUAL PHOTOMETRIC TOOL

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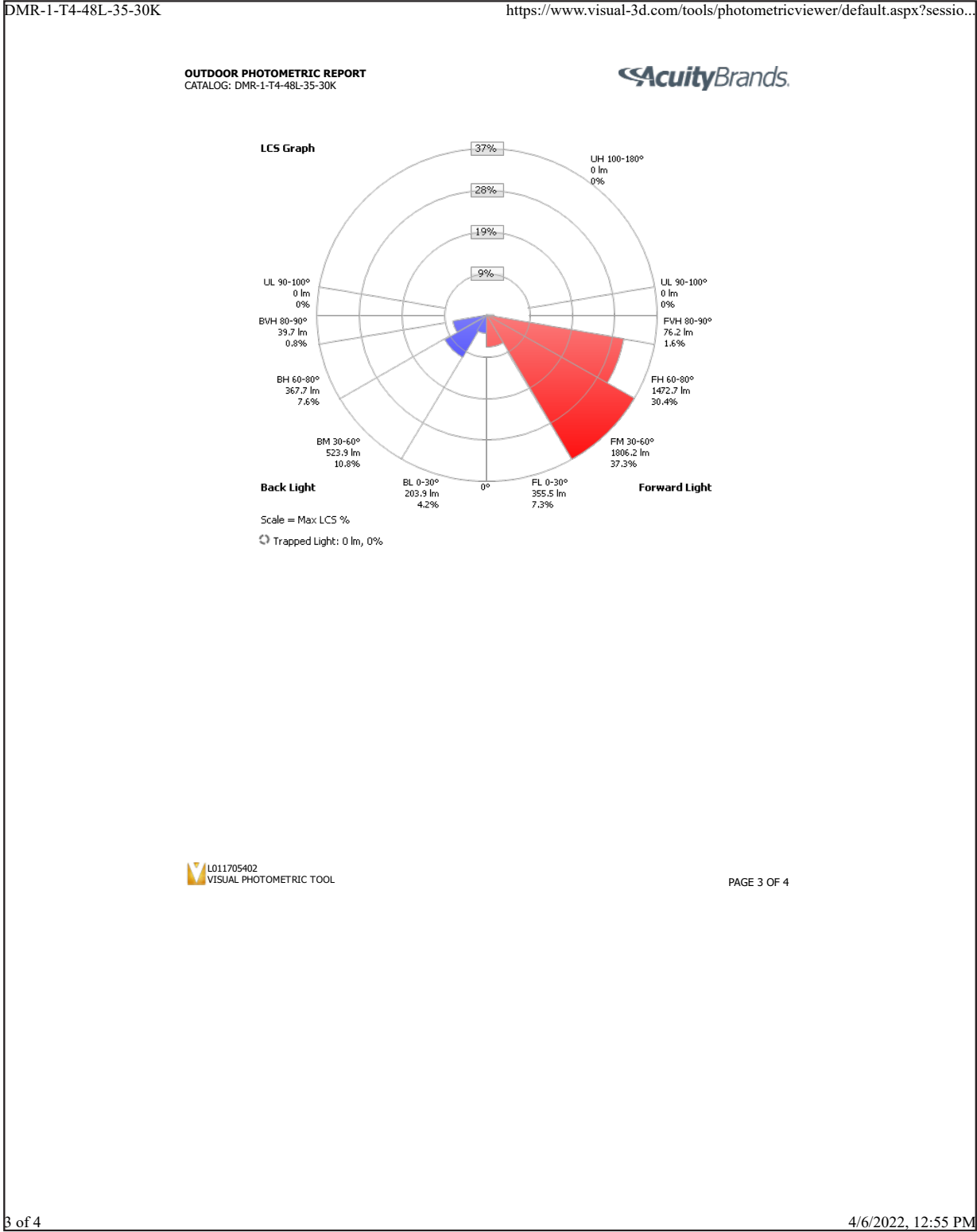
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Lighting Photometrics - Option 2

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DMR-1-T4-48L-35-30K <https://www.visual-3d.com/tools/photometricviewer/default.aspx?sessio...>

OUTDOOR PHOTOMETRIC REPORT
CATALOG: DMR-1-T4-48L-35-30K

AcuityBrands.

Candela Table - Type C

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180
0	713	713	713	713	713	713	713	713	713	713	713	713	713	713	713	713	713	713	713
5	729	722	719	713	713	709	706	711	706	712	694	680	674	664	666	667	666	674	672
10	820	818	800	783	766	749	729	699	686	686	681	669	663	662	656	617	560	529	518
15	937	936	924	871	837	801	755	702	693	683	660	644	635	539	424	368	367	368	372
20	842	836	853	899	913	877	805	731	678	662	645	628	497	367	361	361	361	365	367
25	781	787	784	844	889	953	883	754	677	650	633	542	378	360	362	359	358	357	356
30	874	955	1151	1262	1271	1292	1318	1128	797	650	638	492	364	358	361	357	359	354	351
35	1242	1396	1430	1294	1229	1235	1258	1266	1075	749	634	472	379	352	357	353	354	350	350
40	1758	1576	1482	1446	1312	1166	1176	1214	1127	1023	768	524	443	370	353	349	348	347	345
45	1783	1663	1487	1573	1590	1446	1303	1230	1107	1010	828	481	444	405	351	339	341	341	345
50	1894	2008	1931	1899	1938	1858	1610	1438	1266	1009	851	559	416	383	347	324	328	331	334
55	2304	2396	2476	2187	1990	1833	1800	1628	1451	1081	772	605	435	348	336	315	311	322	329
60	2616	2410	2222	2199	2035	1866	1713	1581	1440	1204	829	610	458	363	323	304	292	304	312
65	2442	2409	2194	2002	1877	1874	1699	1476	1331	1126	853	577	408	316	284	262	266	275	282
70	2048	1980	1902	1762	1668	1610	1506	1313	1144	957	795	558	372	272	230	222	225	235	244
75	1291	1288	1279	1261	1195	1183	1056	961	842	741	618	422	265	188	174	174	176	180	184
80	392	410	385	449	492	405	401	507	465	419	331	202	127	116	118	119	122	123	122
85	35	37	43	48	62	72	69	83	95	82	69	52	65	57	54	58	60	62	63
90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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VISUAL PHOTOMETRIC TOOL

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NLS LIGHTING

NV-1

AREA LIGHTING

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

Part #: NV-1-64L-1-40K7-UNV-DPS7-SVR-RQMB-10K

NV-1 with DPS3

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	29w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Project Name:

YDL Mich Ave Courtyard

Type:

NV-1	T4	64L	1	40K7	JNV	DPS7	SVR	RQMB-10K
------	----	-----	---	------	-----	------	-----	----------

Cat#	Light Dist.	# of LEDs	Miliamps	Kelvin	Volts	Mounting	Color	Options
NV-1 (NV-1)	Type 2 (T2)	16 (16L)	350 (35)	2700K, 80 CRI (27K8) ①	120-277 (UNV)	Direct Pole 3" Arm Single, D180 (DPS3) ②	Bronze Textured (BRZ)	Bird Spikes (BS) Marine Grade Finish (MGF) Optic Plate Painted to Match Fixture (OPP)
	Type 3 (T3)	32 (32L)	530 (53)	3000K, 70 CRI (30K7)	347-480 (HV)	Direct Pole 7" Arm D180, D90, T90, T120, Quad (DPS7) ②	White Textured (WHT)	Nema 7-Pin Receptacle (PET) Photocell + Receptacle (PCR) Receptacle + Shorting Cap (PER)
	Type 4 (T4)	48 (48L)	700 (7)	3000K, 80 CRI (30K8) ①		Knuckle Mount (KM)	Smooth White Gloss (SWT)	FSP-211 with Motion Sensor (FSP-20) ③ 9'-20" Heights (FSP-40) ④ 21'-40" Heights
	Type 5 (T5)	64 (64L)	1050 (1)	3500K, 80 CRI (35K8)		Wall Mount (WM)	Silver (SVR)	Quick Mount Bracket (QMB) Retrofit Mount Bracket (RQMB)
	Nema 2 24" Narrow Beam (N2)			4000K, 70 CRI (40K7)		Trunnion Mount (TM) ⑤	Black Textured (BLK)	Round Pole Adaptor 3"-4" Pole (RPA4) Round Pole Adaptor 5"-6" Pole (RPA5)
	Nema 3 30° Narrow Beam (N3)			4000K, 80 CRI (40K8) ①		Tennis Arm (TA)	Smooth Black Gloss (SBK)	Rotated Optic Left (ROL) Rotated Optic Right (ROR) Automotive House Side Shield (AHS)
				5000K, 70 CRI (50K7)		Mast Arm (MA)	Graphite Textured (GPH)	House Side Shield (HSS) ⑥
				5000K, 80 CRI (50K8) ①			Grey Textured (GRY)	
							Custom (CS)	

Notes:
 ① Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
 ② For Round Pole Specify RPA4 or RPA5
 ③ Standard finish is stainless steel. Can be painted to match fixture
 ④ Universal Voltage 120-277
 ⑤ HSS Not applicable with Nema 2 and Nema 3 Optics

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KVA supplies as standard.

OPTIONS

- **BIRD SPIKES (BS)**—Offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.
- **MARINE GRADE FINISH (MGF)**—A multi-step process creating protective finishing coat against harsh environments.
 - Chemically washed in a 5 stage cleaning system.
 - Pre-baked
 - Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer.
 - 1-2 feet inside pole coverage top and bottom.
 - Oven Baked.
 - Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- **SHIELDS (HSS, AHS)**—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- **ROUND POLE ADAPTER (RPA)**—When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

CONTROLS

- **FSP-211 (FSP-X)**—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, reprogrammable in the field.
- **NEMA 7-PIN RECEPTACLE (PE7)**—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

- IES Types

NLS LIGHTING

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LUMENS																					
PART NUMBER	N3	LM/W	T2	LM/W	DLC	T3	LM/W	DLC	T3 HSS	LM/W	T4	LM/W	DLC	T4 AHS	LM/W	T4 HSS	LM/W	T5	LM/W	DLC	W
NV-1-16L-35-30K	2016	112	2106	117	P	2106	117	P	1134	63	2187	116	P	1296	72	1116	62	2231	118	P	18
NV-1-16L-35-40K	2088	116	2268	126	P	2286	127	P	1206	67	2250	125	P	1368	76	1188	66	2304	128	P	18
NV-1-16L-35-50K	2160	120	2376	132	P	2394	133	P	1278	71	2358	131	P	1440	80	1260	70	2412	134	P	18
NV-1-16L-53-30K	3136	112	3192	114	P	3220	115	P	1764	63	3119	113	P	2016	72	1736	62	3248	116	P	28
NV-1-16L-53-40K	3248	116	3472	124	P	3472	124	P	1876	67	3444	123	P	2128	76	1848	66	3500	125	P	28
NV-1-16L-53-50K	3360	120	3612	129	P	3640	130	P	1988	71	3584	128	P	2240	80	1960	70	3668	131	P	28
NV-1-16L-7-30K	4032	112	3960	110	P	3960	110	P	2268	63	3973	109	P	2592	72	2232	62	3996	111	P	36
NV-1-16L-7-40K	4176	116	4428	123	P	4284	119	P	2412	67	4212	117	P	2736	76	2376	66	4320	120	P	36
NV-1-16L-7-50K	4320	120	4644	129	P	4500	125	P	2556	71	4428	123	P	2880	80	2520	70	4500	125	P	36
NV-1-16L-1-30K	6272	112	6160	110	S	6384	114	P	3528	63	6232	112	P	4032	72	3472	62	6440	115	P	56
NV-1-16L-1-40K	6496	116	6832	122	P	6888	123	P	3752	67	6776	121	P	4256	76	3696	66	6944	124	P	56
NV-1-16L-1-50K	6720	120	7168	128	P	7224	129	P	3976	71	7112	127	P	4480	80	3920	70	7280	130	P	56
NV-1-32L-7-30K	7952	112	7810	110	S	7810	110	S	4473	63	7739	109	S	5112	72	4402	62	7881	111	S	71
NV-1-32L-7-40K	8236	116	9017	127	P	8449	119	P	4757	67	8307	117	P	5396	76	4686	66	8520	120	P	71
NV-1-32L-7-50K	8520	120	9159	129	P	8875	125	P	5041	71	8733	123	P	5680	80	4970	70	8946	126	P	71
NV-1-32L-1-30K	11872	112	11660	110	S	12084	114	S	6678	63	11820	112	S	7632	72	6572	62	12190	115	S	106
NV-1-32L-1-40K	12296	116	12932	122	P	13038	123	P	7102	67	12826	121	P	8056	76	6996	66	13144	124	P	106
NV-1-32L-1-50K	12720	120	13568	128	P	13674	129	P	7526	71	13462	127	P	8480	80	7420	70	13780	130	P	106
NV-1-48L-7-30K	11648	112	11440	110	S	11440	110	S	6552	63	11336	109	S	7488	72	6448	62	11544	111	S	104
NV-1-48L-7-40K	12064	116	13208	127	P	12376	119	P	6968	67	12168	117	P	7904	76	6864	66	12480	120	P	104
NV-1-48L-7-50K	12480	120	13520	130	P	13000	125	P	7384	71	12792	123	P	8320	80	7280	70	13104	126	P	104
NV-1-48L-1-30K	17472	112	17160	110	S	17784	114	S	9828	63	17472	112	S	11232	72	9672	62	17940	115	S	156
NV-1-48L-1-40K	18096	116	19032	122	P	19188	123	P	10452	67	18876	121	P	11856	76	10296	66	19344	124	P	156
NV-1-48L-1-50K	18720	120	19968	128	P	20124	129	P	11076	71	19812	127	P	12480	80	10920	70	20280	130	P	156
NV-1-64L-7-30K	15232	112	14960	110	S	14960	110	S	8568	63	14824	109	S	9792	72	8432	62	15096	111	S	136
NV-1-64L-7-40K	15776	116	17272	127	P	16184	119	P	9112	67	15912	117	P	10336	76	8976	66	16320	120	P	136
NV-1-64L-7-50K	16320	120	17680	130	P	17000	125	P	9656	71	16728	123	P	10880	80	9520	70	17136	126	P	136
NV-1-64L-1-30K	22960	112	22550	110	S	23370	114	S	12915	63	22960	112	S	14760	72	12710	62	23575	115	S	205
NV-1-64L-1-40K	23780	116	25010	122	P	25215	123	P	13735	67	24805	121	P	15580	76	13530	66	25420	124	P	205
NV-1-64L-1-50K	24600	120	26240	128	P	26445	129	P	14555	71	26035	127	P	16400	80	14350	70	26650	130	P	205

*DLC S= Standard P= Premium

BUG RATINGS						
PART NUMBER	T2	T3	T3 HSS	T4	T4 HSS	T5
NV-1-16L-35-30K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-40K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G0
NV-1-16L-35-50K	B1-U0-G1	B1-U0-G1	B0-U0-G0	B1-U0-G1	B0-U0-G0	B2-U0-G2
NV-1-16L-53-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-53-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B2-U0-G1
NV-1-16L-7-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-40K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-7-50K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-30K	B1-U0-G1	B1-U0-G1	B0-U0-G1	B1-U0-G1	B0-U0-G1	B3-U0-G1
NV-1-16L-1-40K	B1-U0-G1	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-16L-1-50K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-30K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G1	B3-U0-G2
NV-1-32L-7-40K	B1-U0-G2	B2-U0-G2	B0-U0-G1	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-7-50K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2
NV-1-32L-1-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B3-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-32L-1-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B0-U0-G2	B4-U0-G2
NV-1-48L-7-30K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-40K	B2-U0-G2	B2-U0-G2	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-7-50K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B2-U0-G2	B0-U0-G2	B4-U0-G2
NV-1-48L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-48L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-48L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B5-U0-G3
NV-1-64L-7-30K	B2-U0-G2	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-40K	B3-U0-G3	B3-U0-G3	B0-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-7-50K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G2	B4-U0-G2
NV-1-64L-1-30K	B3-U0-G3	B3-U0-G3	B1-U0-G2	B3-U0-G3	B1-U0-G3	B5-U0-G3
NV-1-64L-1-40K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3
NV-1-64L-1-50K	B3-U0-G3	B3-U0-G3	B1-U0-G3	B3-U0-G4	B1-U0-G3	B5-U0-G3

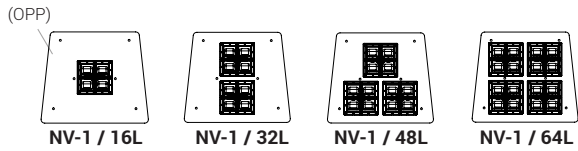
NLS
LIGHTING

701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nslighting.com

OPTICAL CONFIGURATIONS

Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.



* **OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP)**– Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.

EPA

EPA	SGL	D90	D180	T90	T120	QD
NV-1-DP3	0.46		0.92			
NV-1-DP7		1.14	1.05	1.34	1.37	1.34
NV-1-KM	0.54	N/A	1.08	N/A	N/A	N/A
NV-1-ASA	0.75	1.29	1.50	1.99	2.05	1.99

Lumen Maintenance Data							
Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,00 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%
*Reported extrapolations per IESNA TM-21				**Projected extrapolations per IESNA TM-21			

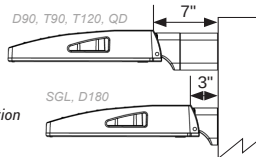
DPX ARM LENGTH

DPX ARM LENGTH	SGL	D90	D180	D180	T90	T120	QD
NV-1	3"	7"	3"	7"	7"	7"	7"

MOUNTING OPTIONS

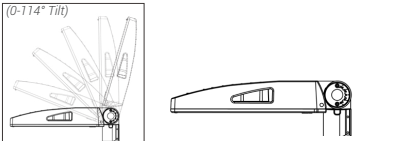
DIRECT POLE (DP)

Standard mounting arm is extruded aluminum in lengths of 3" and 7".
*Arm lengths may vary depending on configuration



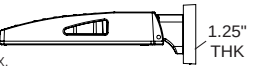
TENNIS ARM (TA)

Steel fitter slips over 3.5" x 1.5" rectangular arm.
*See Tennis Arm Spec Sheet for details



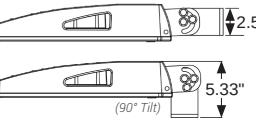
WALL MOUNT (WM)

Cast Aluminum Plate for direct wall mount. 3" extruded aluminum arm mounts directly to a cast wall mount box.



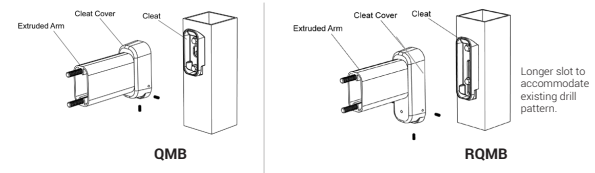
TRUNNION MOUNT (TM)

Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.
*Unpainted stainless steel is standard



OPTIONAL

Optional Cast Aluminum Bracket, **Quick Mount Bracket (QMB)** and **Retrofit Quick Mount Bracket (RQMB)**, designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures.



PRODUCT SPECIFICATIONS



Project Name _____ Date _____

Type or Model _____ Qty _____

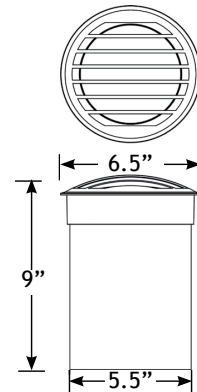
VOLT® Low Voltage Landscape Lighting Commercial PAR36 Well Light- VWL-520-4-BBZ

Product Description

VOLT's Commercial Par36 well light is great for applications that strive for the utmost quality. This fixture has a thick cast brass grate with thick tempered convex glass sealed under the grate. The brass cap alone weighs more than a standard complete well light fixture that you might find elsewhere. Keep debris, mulch, and leaves out by using this top of the line luminaire. Water drains off its convex glass with ease as well. It comes standard with a complete lens kit with 4 different lenses (diffusion, linear diffusion, frosted and hex louver) so you can tune the lighting effect of your PAR36 lamp to fit your needs. This fixture includes a stainless steel lens clip to hold lenses off of the lamp face. It even has an adjustable stainless steel lamp holder that moves up and down, while also tilting. As with any well light, you should always install these with at least 2" of gravel/ drainage at the bottom of the hole that you've dug to avoid issues.



Product Dimensions



Features & Benefits

- Solid Brass Grate
- Pre-aged finish; a natural patina
- Stainless steel adjustable lamp holder and lens holder
- Convex Lens (water drains off to prevent puddling)

Specifications

- Construction: Brass
- Finish: Bronze
- Lead Wire: 16AWG
- Lens: Clear Tempered glass
- Light Source (Sold Separately): PAR 36 (LED or Halogen)
- Operating Voltage: 12V AC
- Powered by: VOLT's Low Voltage Transformer

Warranty

Lifetime Warranty

Certifications



Max 35 Watts
File #E466348



Max 35 Watts
File #E466348

FABER
design co.

To Whom It May Concern,

I would like to submit my site for study by the Ypsilanti Historic District Commission. It is a one story hip & gable Greek Revival bungalow located at 115 Maple St. It currently sits in its original location, with one addition made on the property. The foundation is a mix of brick and cobblestone, and it was originally placed into the hill on the down slope of the lot. The lot itself is 45'W approximately and has retaining walls on both property lines in the area of the house. Its dimensions are approximately 21'W x 43' L giving you a floor plan of approximately 950 sq ft inside.

This property can be found on Sanborn Fire Maps dating as early as 1916, it is located in the "2nd Norris addition" lots of Ypsilanti. Unfortunately, it appears that Sanborn did map the North side of Maple St until that time, as earlier maps do not appear to show that marker. It is currently deeded with the date of 1886 on the deed at the time of my purchase in March of 2022. I purchased the home off of my Mother-in-law, as I was a tenant here with her daughter from 2014-current, and she has resided here off and on since 2004.

135 years of history, usage, weather, and earth shift have left this property with a few needs at this time. The brick foundation on the western wall appears to be in need of some repair, as the internal walls and structure have more than settled. The lot itself naturally forces water and runoff from our two elevated neighbors into the northern or rear wall of the house. I have already removed approximately 2 feet of top soil from that wall in order to create some drainage and keep the ice/water line below the slab. There appears to be a shift or roll in the house in the kitchen area, as the clay appears to have been disturbed over the years. The kitchen floor appears to be tongue and grooved into the sill in many places and has forced it downwards. Even though there isn't a lot of framing to support in this area, the soil appears to be disturbed enough, and the clay appears to be beginning to flake and separate.

The eastern wall has some foundation issues due to both improper grading on the site and poor construction. There are sections of cemented in pine 2x4 in place of brick in the bathroom foundation wall. It is also foam sealed onto the fieldstone at ground level.

The exterior of the house is also in need of some more professional repairs as well as some more minor touches. There are several locations of trim that have significant water and rot damage and are in need of replacement throughout the exterior. The roofing shingle is aged, and being requested to be replaced by homeowners insurance. The roof decking is not cut all the way to the front peak of the house, you can lift the two layers of shingle and slide a human hand inside. It does not appear to be causing the ceiling bowing internally as there does not appear to be water damage on the blown in cellulose insulation. The soffits are in desperate need of replacement as most are either heavily damaged or rotten away. There is currently aluminum flashing in one section to somewhat seal a hole.

The chimney needs a new cap, and has some mortar tuck work that could be done. There is also some repointing that needs to be done along the eastern wall. I have sought the services of many different professionals regarding all these areas of issue. The exterior work has been quoted for roofing, siding,

masonry. Several companies have been contacted already in hopes of finding a solution to the foundation issues; however a few that were contacted (Acculevel, HomeSpec, FSM, etc) wouldn't or couldn't repair the damage to the west foundation due to the fact that there is no footer in that area. I am working on quotes from two other masonry professionals and awaiting a report from a structural engineer as to my options.

With all of these exterior repairs necessary and looming, it is hard to remember at times that this is all for a 950 Sq ft bungalow. The issues outlined above, would only be to simply maintain, and keep upright, this bungalow in almost an as-is design. This property does appear to have a smaller footprint by approximately 350sq ft to the next property, which recently sold down the street. This appears to be the smallest house in the area, and also undersized for us both figuratively and literally.

The goal of this entire study is to explore options for repair of the home in an as-is footprint. I would also like to consider options for additional square footage, once the foundation is in proper working load bearing order. At this time, I feel that the cost of repairs on the current square footage reverts to the same economic decision that may have always been here with this floorplan. It may exceed the purchase price of the home, and most likely exceeded the financial capacity of previous owners as well.

I look forward to discussing this current status of this site with the Historic Council as well as possibilities for expansion.

Many Thanks,

Michael S. Leininger

115 Maple St.

Ypsilanti MI 48198

115 MAPLE ST.

Ypsilanti Historic District Committee

July 2022

OVERVIEW

- Looking to show current state and condition of home
- Outline and cost consider necessary repairs
- Preserve existing historic contribution to district

115 MAPLE ST.



- Current exterior needs include: brick foundation repair, chimney repair, gutter & soffit repair, roof deck repair, replacement of shingles, some masonry, as well as window and siding repair/painting.
- Interior needs(not related to historic district regulations) include: floor leveling, replacement of kitchen subfloor(age), replacement of ceiling(age), electrical, and some plumbing.

EAST EXTERIOR DAMAGE, FACING PROSPECT ST.

THE SOFFIT HAS EXTENSIVE DAMAGE AND IS
BEGINNING TO ROT AWAY FROM THE HOME.



THE EASTERN WALL FACING PROSPECT
HAS SOFFIT DAMAGE THAT CONTINUES
DOWN THE SIDE OF THE WALL.



WESTERN WALL, FACING RIVER ST

THE SOFFIT AREA NEAR THE CHIMNEY APPEARED TO BE INCORRECTLY FLASHED ON THE ROOF. THIS HAS CAUSED ROT AND IS CURRENTLY HELD IN PLACE WITH SOME FLASHING AND PIECED WOOD.



THE SOFFIT HAS BEEN LOST DUE TO ROT IN THIS PHOTO. THERE IS A DARK LINE UNDER THE GUTTER, WHERE THE SOFFIT SHOULD BE. IT IS CURRENTLY REPLACED WITH SHEET ALUMINUM.



EXTERIOR FOUNDATION ISSUES

THE HOUSE SILL APPEARS TO BE SPRAY FOAMED
AND HYDRAULIC CEMENTED AT GROUND
LEVEL ON TO THE COBBLESTONE



THE NW CORNER WAS SEALED AS IT HAD
CRUMBLED, SIMPLY LEAVING HOLES ABOVE THE
FIELDSTONE STICKING OUT OF THE DIRT. PEST
CONTROL WAS A PROBLEM.



INTERIOR FOUNDATION ISSUES

THERE HAS BEEN EROSION OVER TIME ON THE WESTERN FOUNDATION WALL. SOME CLAY HAS SIMPLY BROKEN INTO DUST AND BEGUN TO CRUMBLE DOWN THE HILL LEAVING BOTTOM LAYERS EXPOSED.



THE KITCHEN FOUNDATION WALL FACING WEST(RIVER ST.) DOES NOT HAVE MUCH SUPPORT UNDERNEATH IT AT THIS TIME



INTERIOR FOUNDATION ISSUES

THE NE CORNER OF THIS AREA DOES SIT ON A LEVEL BRICK LINE APPARENTLY ORIGINAL TO THE DESIGN.



HOWEVER, AS YOU CAN SEE, THE COMPACTED CLAY HAS BEGUN A PROCESS OF DISINTEGRATION AND FLAKING AND HAS BEGUN TO SLIDE AWAY.



INTERIOR FOUNDATION ISSUES

THE BRICK ON THE INTERIOR SIDE OF THE WESTERN WALL(RIVER) HAS STARTED TO COMPRESS AND FLAKE OFF ALSO.



THE BRICK CONTINUES TO BE IN VARIOUS STATES OF DISREPAIR BEGINNING APPROXIMATELY 16 FEET FROM THE FRONT OF THE HOUSE, RUNNING ALONG THE WESTERN WALL INTO THE KITCHEN WALL ISSUES FROM ABOVE..



KITCHEN HISTORIC FLOORING

UNDERSTANDING THAT THIS IS INTERIOR, (NOT YHDC) NOTE THE LOG IS TONGUED INTO THE SILL.



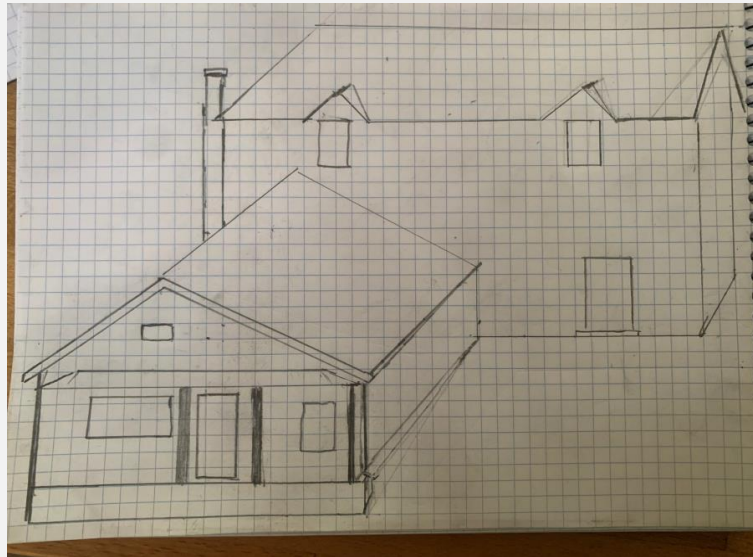
MOST OF THE FLOORING IN THIS AREA IS LOG, AND NO LONGER LOAD SUPPORTING AS IT SHOULD.



CONCLUSION

- Looking to get feedback on any prior historical issues with property
- Current status of home will need repair decisions due to some structural issues.
- Current difficulties finding contractors to repair foundational issues.
- Cost of repairs to keep house in current historic state may be higher than desired.
- Feedback on expansion to offset cost of restoring historic portion of home

POSSIBLE EXPANSION IDEAS



Study Item Revisit: 220 S Huron

Ellen

Thank you, that's very helpful. I will plan on stopping by with paper packets to pass around. If you want to make a note on the agenda that 220 South Huron will be there as a follow-up study item, that would be great.

Thanks
Chuck

Charles Bultman, architect
220 South Huron Street
Ypsilanti, MI 48197

On Tuesday, July 19, 2022 at 05:18:47 PM EDT, Ellen Thackery <ethackery@cityofypsilanti.com> wrote:

Hello! You can come back again as a study item if you have new developments to share, or you can come to the HDC for a decision.

If you want to just pop in with an update, you can come to the HDC meeting 7/26 at 7 pm at the freighthouse and ask to be added as a study item to the bottom of the agenda. If you have any materials to share, you can bring copies to that meeting. (I don't have a screen and PPT projector there.)

If you want to get on the next agenda for a decision, please submit your app and all of your materials to the building department by 7/29 at 4 pm. Then, you would be on the agenda for 8/9.

Is that at all helpful? Please let me know of any questions. Thank you!

Ellen



Ellen Thackery

Preservation Planner

Community & Economic Development Department

City of Ypsilanti

734-482-9709

www.cityofypsilanti.com

she/her

From: C Bultman [REDACTED]
Sent: Tuesday, July 19, 2022 4:23 PM
To: Ellen Thackery <ETHackery@cityofypsilanti.com>
Subject: 220 South Huron - HDC meeting on the 26th

Attention: This email was sent to the City of Ypsilanti from an external source. Please be extra vigilant when opening attachments or clicking links.

Ellen

I have been trying to work on the garage / grading issues that I mentioned to the HDC in March (?) at the freighthouse. I have a few things to show now but I am not quite ready to ask for approval. Is that something I can do next week if I get you a few drawings and pictures tomorrow? (I just saw that you want things to be submitted by 4:00 pm today... and I am not quite done.) If I have to wait until August that's OK too. But if you have a light agenda and want a filler, I could pull things together tonight.

Thanks

Chuck

Charles Bultman, architect
220 South Huron Street
Ypsilanti, MI 48197
[REDACTED]

Michigan Firehouse Museum Study Item

Hi Ellen:

In follow-up to our conversation from this morning, I've attached some photos of the apartment windows located at 401-407 N. Huron. These apartments are part of the large, modern addition that the Michigan Firehouse Museum built in 2002. Many of the windows are in need of replacement/repair, mostly due to the building settling over the last 20 years. The costs of repair is nearing the cost of replacement, and financially that doesn't make sense since the windows would still be 20+ years old. We also feel that we might as well replace all of the windows, instead of select ones, as we would then be re-setting the timer for all.

This will be a costly project for our non-profit corporation, so we are exploring options, including vinyl windows. Therefore we would like to explore with the HDC that option. I've attached the specifications from one of our vendors that utilize ProVia vinyl windows, including a couple of their styling options.

There are a total of 38 windows in the apartments – 18 Arch Doublehung, 16 Doublehung, and 4 Arch double casements. Total cost of these windows would be \$93,700. This is a significant savings over clad windows.

Please add the Michigan Firehouse Museum to the meeting agenda as a Study Item for next Tuesday. Feel free to contact me with any questions.

Thanks.

Dave Egeler

Director of Operations

Michigan Firehouse Museum

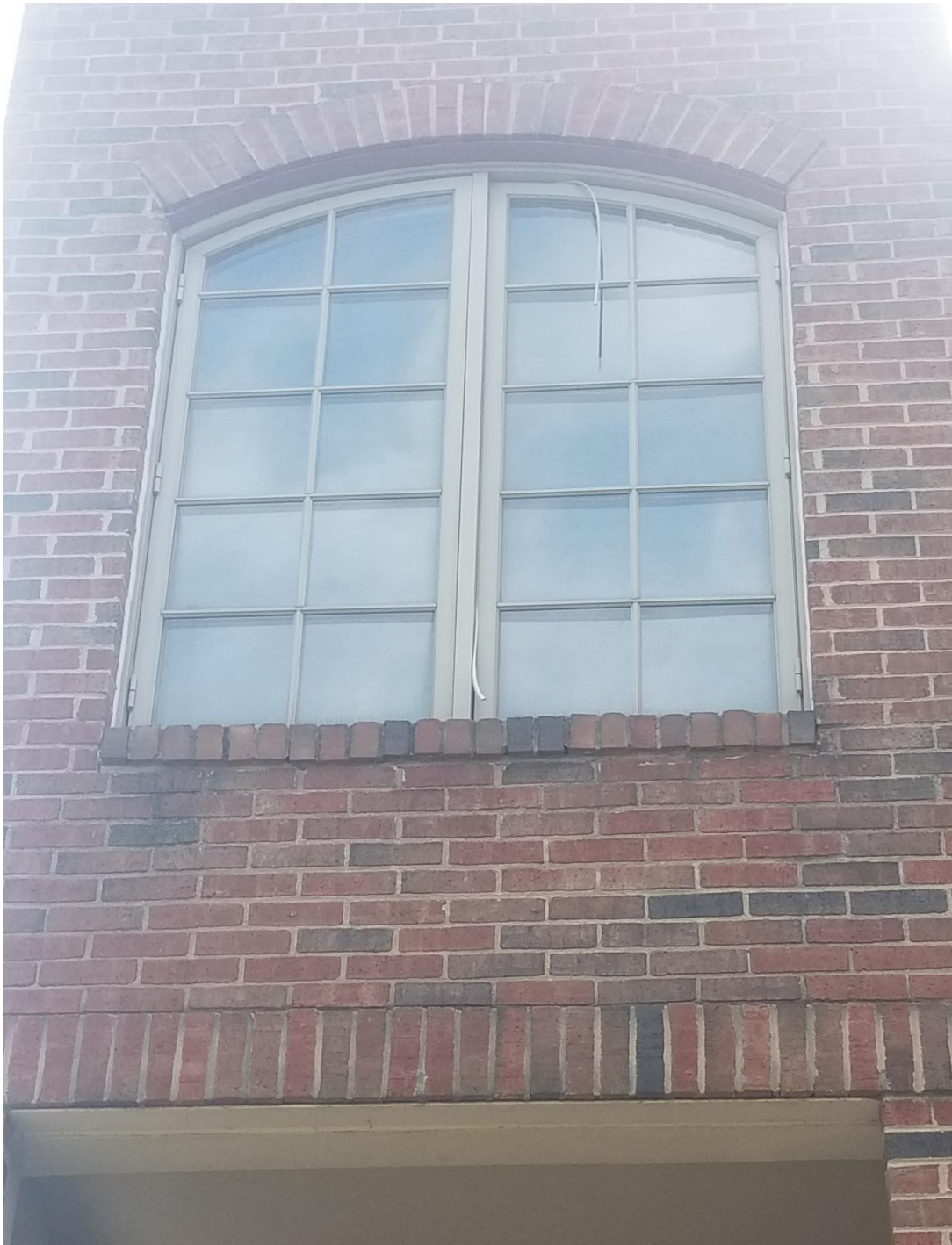
Open Thursday-Sunday 12pm-4pm

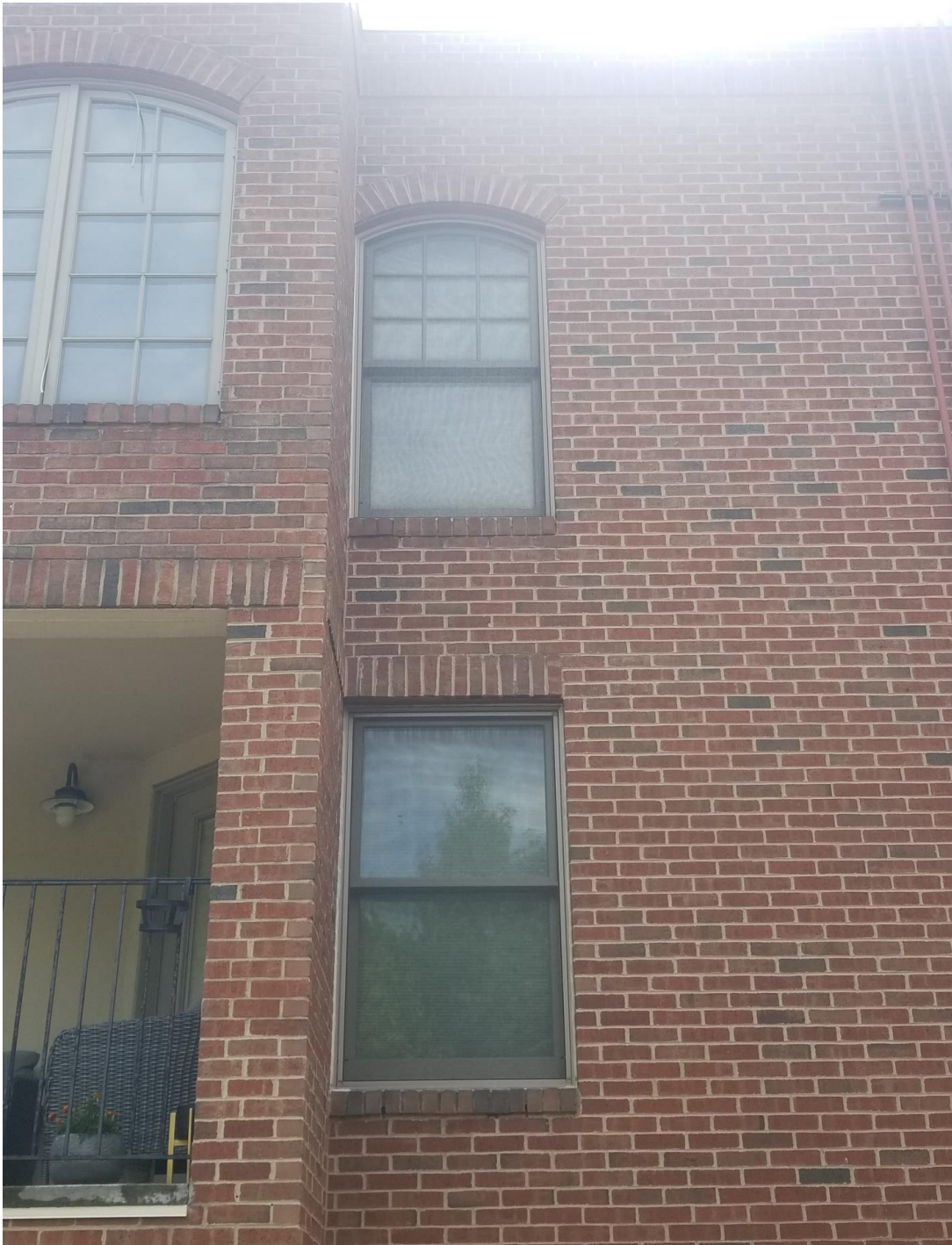
110 W. Cross St.

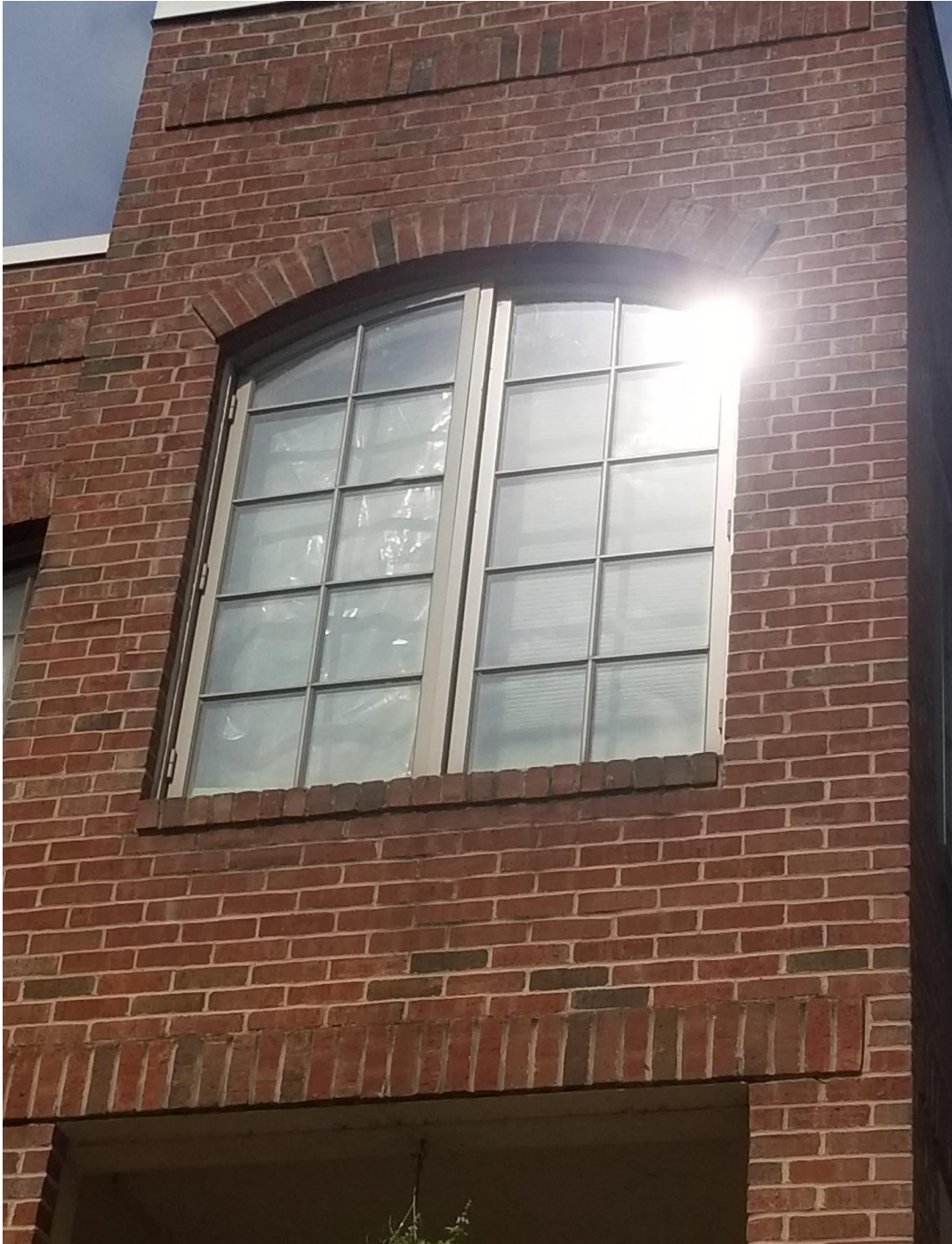
Ypsilanti, MI 48197

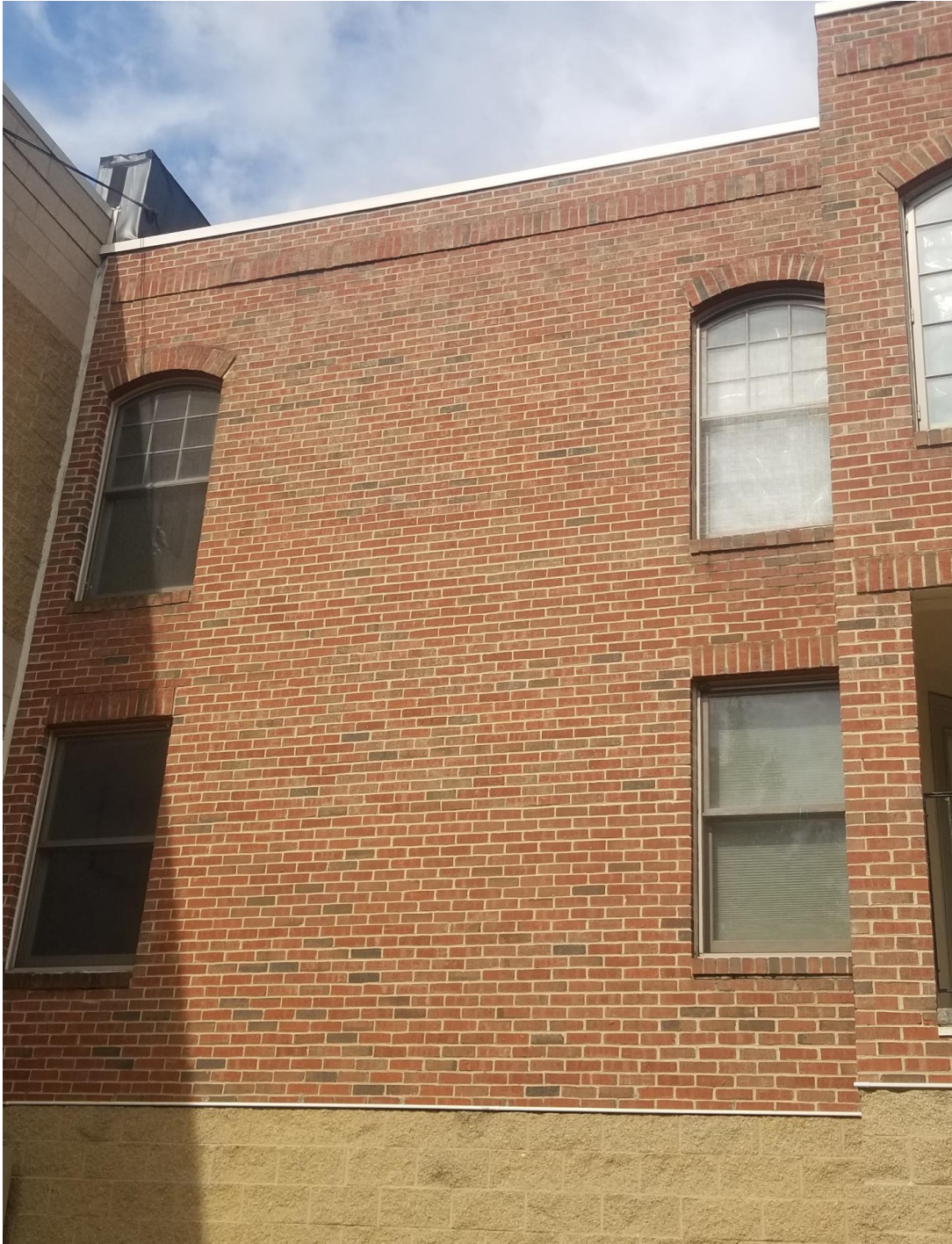
734.547.0663

www.michiganfirehousemuseum.org





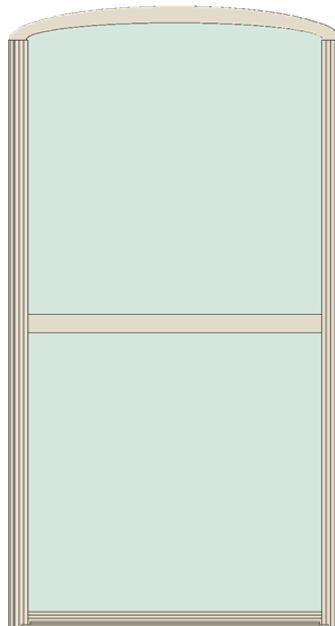




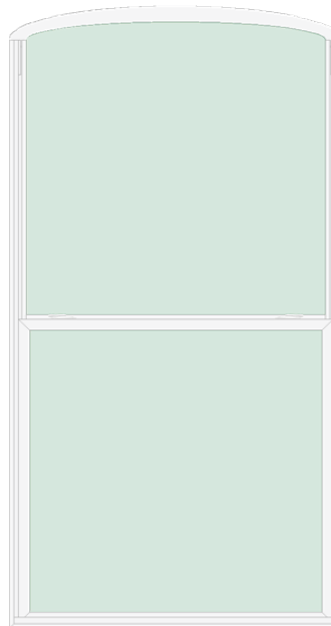


YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series EBX-SH - Single Hung Full Eyebrow w/Extended Leg



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 37 7/8" to 38 3/8"
Opening Height Range: 72 3/8" to 72 7/8"
Window Size: 37 1/2" x 72"
United Inches: 110
Mull 1: 37 13/16"
Fixed Sash Size: 33 1/2" x 36 3/8"
Fixed Glass Size: 29 5/16" x 32 5/16" x 3/4"
Bottom Sash Size: 34 1/2" x 33 1/4"
Bottom Glass Size: 31 11/16" x 30 1/2" x 3/4"
Bottom Screen: 33 3/4" x 32 1/8"

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.26

0.23

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.52

60.00



ENERGY STAR® Certified
In All 50 States.



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Firehouse

Tag: 1

PO #FIREHOUSE YPSI

Order #8457593-1

DETAILS

Endure Window - EN600 Series

EBX-SH - Single Hung Full Eyebrow w/Extended Leg

White Inside / Beige Outside

White Base Vinyl Color

Exact Size: 37 1/2" x 72"

Shape Dimension A: 68.000

Double Hung Frame Profile

Sash Meeting Rail at Standard: 37 13/16"

Double DualTech Locks

Flex Bottom Screen with BetterVue Screen Mesh

Fixed Glass:

Comfortech DLA-UV

3/4" IG Thickness

Double Strength Glass

Custom Contoured Grid - 2V x 2H

White Inside / Beige Outside Grids

Vertical Grids Continuous

Bottom Glass:

Comfortech DLA-UV

3/4" IG Thickness

Single Strength Glass

Neopor Insulation

Interior Trim Accessory

Sill Extender

Snow Mist White Poplar 2 1/2" Jamb Extension (Unattached)

Sell Price: \$1,926.23

INFORMATION AND WARNINGS

A custom grid pattern requires additional pricing.

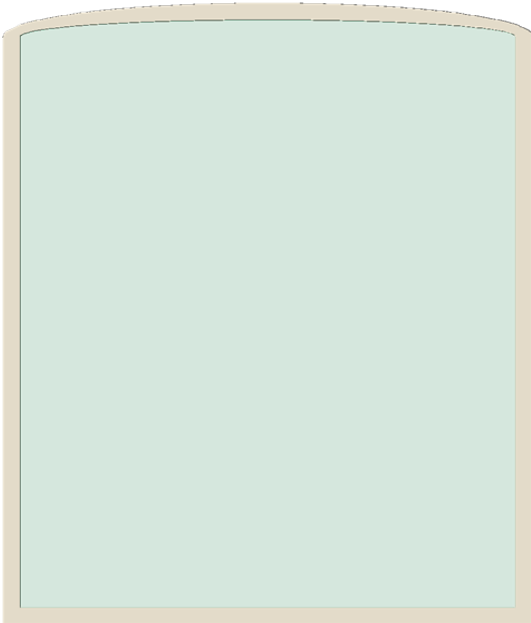
A custom grid style requires grid drawings and additional lead time.

The selected grid configuration may require Decalite grid material and additional pricing. When Decalite grid material is required, grid color options will be limited. Please contact Purchasing to verify grid color availability.

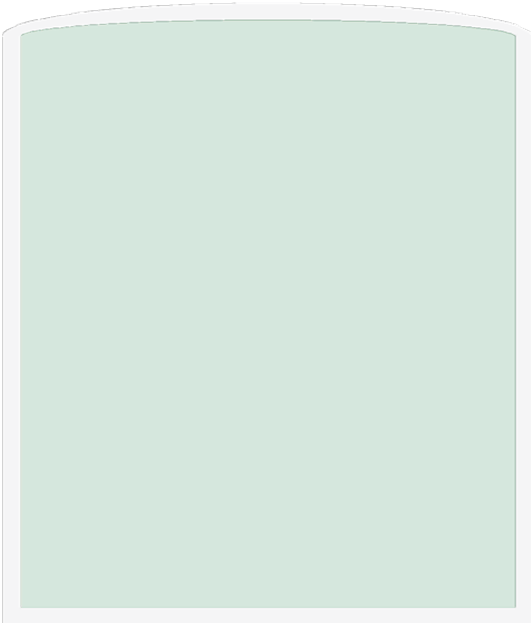
Custom color shaped vinyl windows require 18 weeks additional lead time (20 weeks total).

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series EBX - Full Eyebrow w/Extended Leg



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 60 3/8" to 60 7/8"
Opening Height Range: 72 3/8" to 72 7/8"
Window Size: 60" x 72"
United Inches: 132

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.26

0.21

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.45

61.00



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In All 50 States.



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Firehouse
Tag: Optional Instead of Twin Casement
PO #FIREHOUSE YPSI
Order #8457593-8

DETAILS

Endure Window - EN600 Series

EBX - Full Eyebrow w/Extended Leg
White Inside / Beige Outside
White Base Vinyl Color
Exact Size: 60" x 72"
Shape Dimension A: 68.000
Picture Frame Profile
Neopor Insulation
Interior Trim Accessory
Sill Extender
Snow Mist White Poplar 2 1/2" Jamb Extension
(Unattached)
ComforTech DLA-UV
1" IG Thickness
Double Strength Glass (Tempered)
Colonial Grid Style
Contoured Grid - EBX-22 Grid Pattern (5V5H)
White Inside / Beige Outside Grids

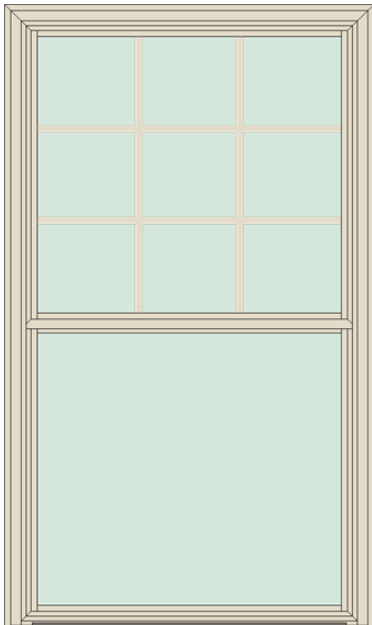
Sell Price: \$2,050.62

INFORMATION AND WARNINGS

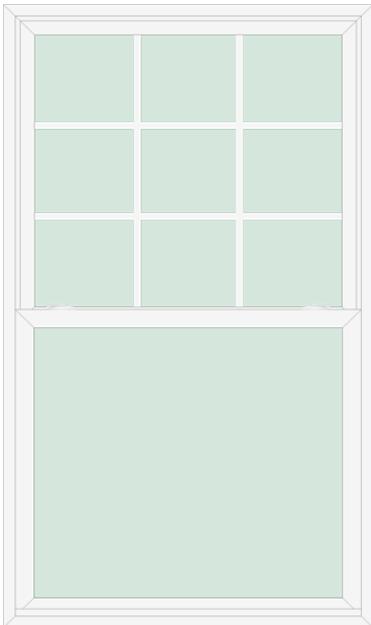
Custom color shaped vinyl windows require 18 weeks additional lead time (20 weeks total).

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 37 3/4" to 38"
Opening Height Range: 64 3/4" to 65"
Window Size: 37 1/2" x 64 1/2"
United Inches: 103
Egress Size: 32 1/2" x 26 11/32"
Egress Square Foot: 5.9525
Egress Meets Criteria: Yes
Top Sash Size: 33 1/2" x 30 13/16"
Top Glass Size: 31 11/16" x 29 1/16" x 3/4"
Top Glass Viewable Size: 30 11/16" x 28 1/16"
Bottom Sash Size: 34 1/2" x 31 13/16"
Bottom Glass Size: 31 11/16" x 29 1/16" x 3/4"
Bottom Glass Viewable Size: 30 11/16" x 28 1/16"
Full Screen: 34 3/8" x 62 1/4"

Air/Water/Structural

Air
0.05 cfm/ft² @ 1.57 psf
ASTM E 283

Water
7.52 psf
ASTM E 547

Structural
LC-PG45 134mph
AAMA/WDMA/CSA 101/1.5.2/A440-08 and 11
DP 45

ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U.S./I-P) Solar Heat Gain Coefficient
0.27 0.21

ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance Condensation Resistance
0.47 60.00



STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Firehouse
Tag: 3
PO #FIREHOUSE YPSI
Order #8457593-9

DETAILS

Endure Window - EN600 Series

601 - Double Hung
White Inside / Beige Outside
White Base Vinyl Color
White Vent Locks
Beige Bulb Seal
FineLine
Exact Size: 37 1/2" x 64 1/2"
Include Window Opening Control Device (WOCD)
Compound Tension Balance System
No Sash Stops
Double DualTech Locks
White Hardware
INNERGY Thermal Sash Reinforcement
Flex Full Screen with BetterVue Screen Mesh

Top Glass:

ComforTech DLA-UV
Single Strength Glass
Colonial (Standard) Contoured Grid - 2V x 2H
White Inside / Beige Outside Grids

Bottom Glass:

ComforTech DLA-UV
Single Strength Glass
Neopor Insulation
Interior Trim Accessory
Sill Extender
Snow Mist White Poplar 2 1/2" Jamb Extension (Factory Installed)

Sell Price: \$763.93

Tax - 6.0%: \$284.45

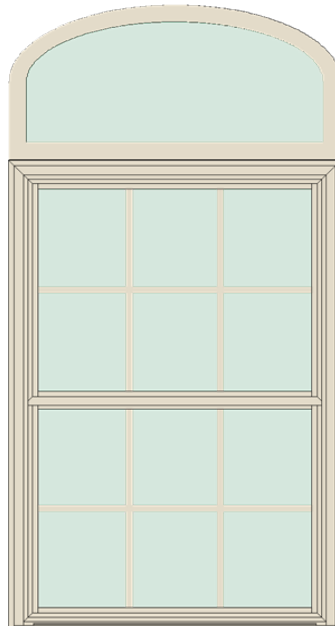
Total: \$5,025.24

INFORMATION AND WARNINGS

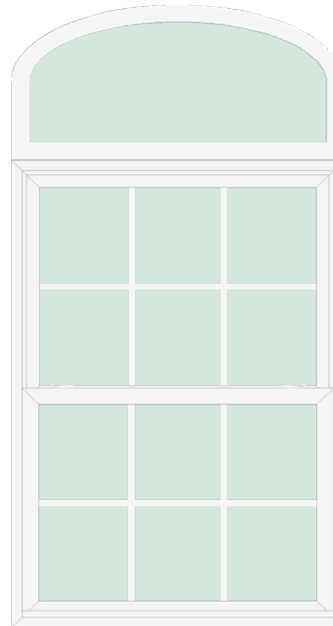
The jamb pocket for custom painted double hung windows is not painted, it will match the base vinyl color.
The bulb seal is on the exterior of the window, make sure the bulb seal color is the closest match to the Beige exterior.
Custom color windows require 8 weeks additional lead time (10 weeks total).

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series Mulled Unit



OUTSIDE VIEW



INSIDE VIEW

SIZING

Overall Unit Size: 37 1/2" x 72"
 Opening Width Range: 37 3/4" to 38"
 Opening Height Range: 72 1/4" to 72 1/2"
 Egress Size: 32 1/2" x 19 27/32"
 Egress Square Foot: 4.4855
 Egress Meets Criteria: No
 EBX - Full Eyebrow w/Extended 37 1/2" x 18"
 Leg:
 601 - Double Hung: 37 1/2" x 54"

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27 0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.42 60.00



ENERGY STAR® Certified
 In All 50 States.



877.389.0835
 2150 State Route 39
 Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Firehouse Alt Ideas
 Tag: Arch Option
 PO #FIREHOUSE ALT IDEAS
 Order #8528093-1

DETAILS

Endure Window - EN600 Series

White Laminate (Graining Texture) Inside / Beige Outside
 FineLine
 Exact Size: 37 1/2" x 72"
 Two Down - Top = 1/4
 Neopor Insulation
 Factory Mulled
 Sill Extender

Window B1 - EBX - Full Eyebrow w/Extended Leg

Unit Size: 37 1/2" x 18"
 No FineLine
 Shape Dimension A: 9.000
 Picture Frame Profile
 Comfortech DLA-UV
 3/4" IG Thickness
 Double Strength Glass

Window A1 - 601 - Double Hung

Unit Size: 37 1/2" x 54"
 Compound Tension Balance System
 No Sash Stops
 Double DualTech Locks
 White Hardware
 INNERGY Thermal Sash Reinforcement
 Extruded Bottom Screen (Beige) with BetterVue Screen Mesh

Top Glass:

Comfortech DLA-UV
 Single Strength Glass
 Colonial (Standard) Contoured Grid - 2V x 1H
 White Inside / Beige Outside Grids

Bottom Glass:

Comfortech DLA-UV
 Double Strength Glass (Tempered)
 Colonial (Standard) Contoured Grid - 2V x 1H
 White Inside / Beige Outside Grids

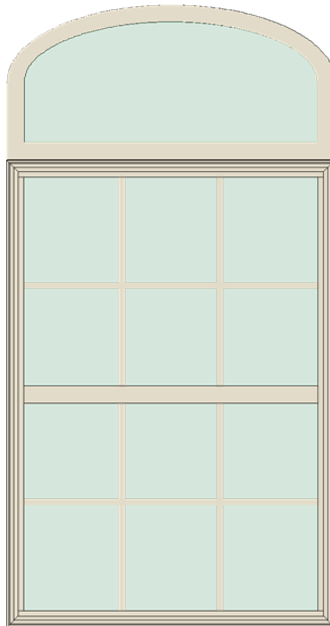
Sell Price: \$1,259.92

INFORMATION AND WARNINGS

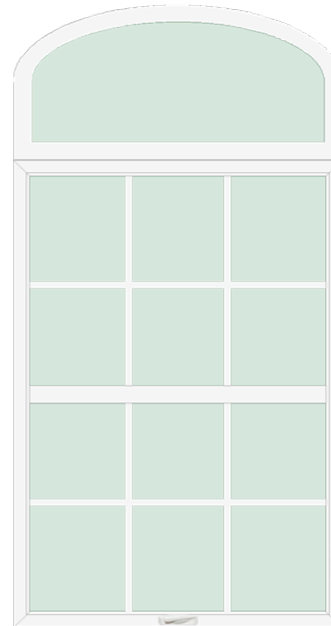
FineLine does not apply for shapes.
 Shaped vinyl windows require 15 weeks additional lead time (17 weeks total).

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series Mulled Unit



OUTSIDE VIEW



INSIDE VIEW

SIZING

Overall Unit Size: 37" x 72"
Opening Width Range: 37 1/4" to 37 1/2"
Opening Height Range: 72 1/4" to 72 1/2"
Egress Size: 24 29/32" x 48 9/16"
Egress Square Foot: 8.4005
Egress Meets Criteria: Yes
EBX - Full Eyebrow w/Extended 37" x 18"
Leg:
624 - 1-Lite Casement - Hinged 37" x 54"
Right (OLI):

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.25 0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.43 61.00



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In All 50 States.



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Firehouse Alt Ideas
Tag: Arch Option Casement For Egress
PO #FIREHOUSE ALT IDEAS
Order #8528093-4

DETAILS

Endure Window - EN600 Series

White Laminate (Graining Texture) Inside / Beige Outside
FineLine
Exact Size: 37" x 72"
Two Down - Top = 1/4
Neopor Insulation
Factory Mulled
Sill Extender

Window B1 - EBX - Full Eyebrow w/Extended Leg

Unit Size: 37" x 18"
No FineLine
Shape Dimension A: 9.000
Picture Frame Profile
Comfortech DLA-UV
3/4" IG Thickness
Double Strength Glass

Window A1 - 624 - 1-Lite Casement - Hinged Right (OLI)

Unit Size: 37" x 54"
ROTO Hardware
White Lock-out Crank Handle
INNERGY Thermal Sash Reinforcement
White / Beige Simulated Meeting Rail (Horizontal)
Extruded Full Screen (White) with BetterVue Screen Mesh
Comfortech DLA-UV
Single Strength Glass
Colonial (Standard) Contoured Grid - 2V x 3H
White Inside / Beige Outside Grids

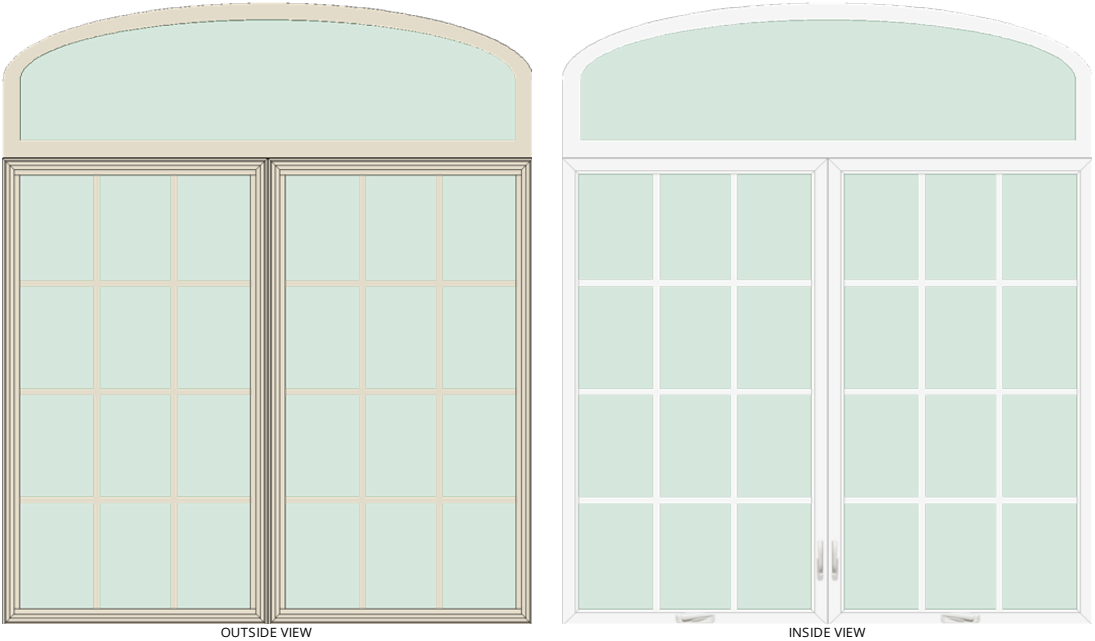
Sell Price: \$1,355.50

INFORMATION AND WARNINGS

FineLine does not apply for shapes.
Shaped vinyl windows require 15 weeks additional lead time (17 weeks total).

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series Muller Unit



OUTSIDE VIEW

INSIDE VIEW

SIZING

Overall Unit Size: 60" x 72"
Opening Width Range: 60 1/4" to 60 1/2"
Opening Height Range: 72 1/4" to 72 1/2"
Egress Size: 17 29/32" x 48 9/16"
Egress Square Foot: 6.0398
Egress Meets Criteria: No
EBX - Full Eyebrow w/Extended 60" x 18"
Leg:
625 - 1-Lite Casement - Hinged 30" x 54"
Left (OLI):
624 - 1-Lite Casement - Hinged 30" x 54"
Right (OLI):

Air/Water/Structural

N/A

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.25

0.19

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.43

61.00



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In All 50 States.



877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Firehouse Alt Ideas
Tag: Arch Option Casement For Egress
PO #FIREHOUSE ALT IDEAS
Order #8528093-7

DETAILS

Endure Window - EN600 Series

White Laminate (Graining Texture) Inside / Beige Outside
FineLine
Exact Size: 60" x 72"
Two Across - Even
Two Down - Top = 1/4
Neopor Insulation
Factory Muller
Sill Extender

Window B1 - EBX - Full Eyebrow w/Extended Leg

Unit Size: 60" x 18"
No FineLine
Shape Dimension A: 9.000
Picture Frame Profile
Comfortech DLA-UV
3/4" IG Thickness
Double Strength Glass

Window A1 - 625 - 1-Lite Casement - Hinged Left (OLI)

Unit Size: 30" x 54"
ROTO Hardware
White Lock-out Crank Handle
INNERGY Thermal Sash Reinforcement
Extruded Full Screen (White) with BetterVue Screen Mesh
Comfortech DLA-UV
Single Strength Glass
Colonial (Standard) Contoured Grid - 2V x 3H
White Inside / Beige Outside Grids

Window A2 - 624 - 1-Lite Casement - Hinged Right (OLI)

Unit Size: 30" x 54"
ROTO Hardware
White Lock-out Crank Handle
INNERGY Thermal Sash Reinforcement
Extruded Full Screen (White) with BetterVue Screen Mesh
Comfortech DLA-UV
Single Strength Glass
Colonial (Standard) Contoured Grid - 2V x 3H
White Inside / Beige Outside Grids

Sell Price: \$2,024.56
Tax - 6.0%: \$278.40
Total: \$4,918.38

INFORMATION AND WARNINGS

FineLine does not apply for shapes.

Shaped vinyl windows require 15 weeks additional lead time (17 weeks total).

Thursday, April 14, 2022 | Due to variances in color and manufacturing process, images shown may vary from final product. | Prices are valid for 30 days. | Terms and Conditions of Sale - www.provia.com/terms

MAINTENANCE & CARE FOR YOUR VINYL WINDOW OR PATIO DOOR

KEY POINTS TO REMEMBER

1. Small scratches and nicks in the vinyl can occur. These small imperfections can be buffed out with a fine buffing compound suitable for vinyl surfaces.
2. Water can enter into the sill area of several different styles of windows. These windows are designed to capture this water before it enters your home and drain it to the outside. The presence of water in the sill of the window does not indicate a problem unless it has overflowed the window sill and into your interior sill or wall. If this has happened, check to make sure there is no debris in the window sill preventing water to drain through the drainage holes.
3. Condensation is often a result of high humidity in the home. If you have found condensation on your window or patio door, you must take steps to reduce the humidity level in your home by either adding a dehumidifier or using a kitchen exhaust fan to remove water vapors from cooking.

CARE AND MAINTENANCE

Maintenance of your window or patio door is important to keep it operating at its full potential. Here are some important steps to take throughout the year to keep your windows and doors looking beautiful.

1. Keep sill track clean of dirt and debris so water can flow freely to outside.
2. Keep all weep holes free of obstructions so water can flow freely to outside.
3. Inspect exterior caulking regularly and replace when necessary.
4. Clean and check operation of hardware and weather-stripping regularly and repair if necessary.
5. Keep weatherstrip clean of dirt and grit for proper seal. Wash with mild soap and water, rinse with water and wipe dry. Apply a light coat of wax (Lemon Pledge®) and wipe off excess.
6. Determine the source of any moisture that you see around your windows or doors and stop its entry and accumulation.
7. Immediately dry out any areas around your windows or doors that you observe are wet (immediate action is necessary to mitigate any damage to your home). The use of a dehumidifier, fan, or any warm air source will help dry out affected area.
8. Maintain relative humidity at moderate levels.

Vinyl Finish:

1. To clean, wash with mild soap and water. Heavy dirt and stains may require stronger cleaning compounds such as a vinyl siding cleaner. The surface can be wiped down with solvents such as turpentine, naphtha, nail polish remover (acetone) and alcohol. CAUTION: as some cleaners may mar or scratch vinyl.
2. Abrasive cleaners will scratch the surface and are not recommended.

Hardware:

1. Much like sterling silver even the finest brass will react naturally to the elements surrounding it. To maintain, polish with a nonabrasive automotive or furniture wax. By keeping your hardware cleaned and maintained you will be rewarded with a long-lasting finish.
2. Tighten screws when necessary.
3. Lightly oil as needed. Wipe off excess.

CAUTION: DO NOT USE paint thinners, lacquer thinner, gasoline, kerosene or any other harsh chemical to clean surfaces or hardware.

Endure™ & Aspect™ Windows & Patio Doors

Lifetime Limited Transferable
WARRANTY

ProVia®
THE PROFESSIONAL WAY



DOORS | WINDOWS
SIDING | STONE | ROOFING
provia.com

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S-MK-03055-22 | 12/21



ENDURE™ & ASPECT™ WINDOWS & PATIO DOORS



PLEASE REMEMBER TO REGISTER YOUR WARRANTY

For all warranty-related matters, including registering and transferring an existing warranty, scan this QR Code or visit www.provia.com/warranty.

ProVia LLC, hereinafter "ProVia", warrants to the original consumer purchaser, that under normal use this product will be free from defects in material and workmanship for as long as the purchaser owns and lives in the single family residence, hereinafter "Home", in which the product was installed. The details of the warranty are as follows:

BASIC WINDOW OR PATIO DOOR UNIT - LIFETIME TRANSFERABLE

The rigid vinyl in the window or patio door is warranted against chipping, cracking, peeling, pitting, or blistering, for as long as you own and live in the Home in which the product was originally installed. This warranty is transferable to one subsequent purchaser.

PAINT/STAIN FINISH - 15 YEAR / 10 YEAR

ProVia further warrants the factory-applied paint on exterior vinyl window components against cracking, pitting, peeling, blistering or suffering from non-uniform fading discoloration (non-uniform fading discoloration resulting from unequal exposure of surfaces to the sun and elements is not covered by this warranty) and defects in material and workmanship for a period of fifteen (15) years from date of installation.

ProVia further warrants the factory-applied paint or stain finish on interior wood components against flaking, checking, blistering or peeling and defects in material and workmanship for a period of ten (10) years from date of installation. Damage to the paint or stain finish caused by condensation and normal wear are not covered.

HARDWARE - LIFETIME

ProVia further warrants the moving parts, such as balances on double-hung windows and locking mechanisms in all units, for as long as the original purchaser owns and lives in the Home in which the product was originally installed, if those parts are not free from defects in material and workmanship under conditions of normal use and wear.

PATIO DOOR HANDLES - LIFETIME / 1 YEAR

ProVia further warrants all patio door handles with a Bright Brass, Satin Nickel or Aged Bronze finish against tarnishing for as long as you own and live in the Home in which the product was installed.

Patio door handles with a painted finish, Flat Bronze, Modern Bronze or Antique Brass finish are warranted against flaking, checking, blistering or peeling for a period of (1) year from date of installation.

INSULATED GLASS UTILIZING SUPER SPACER® - LIFETIME

ProVia further warrants the insulated glass units utilizing Super Spacer in its vinyl windows or patio doors against defects resulting in material obstruction of vision as the result of film formation between the interior glass surfaces caused by failure of the air-tight seal, for as long as the original purchaser owns and lives in the Home in which the product was originally installed. Small spots, marks, lint, and scratches not exceeding applicable glass manufacturing specifications imposed by Federal Specification 1036-90 will not constitute defects under this warranty.

GLASS BREAKAGE - LIFETIME

ProVia further warrants the insulated glass units utilizing Super Spacer in its vinyl windows or patio doors against breakage as follows: (1) If the glass in a properly registered and warranty covered unit breaks as the result of a manufacturing defect; (2) In the event of an accident in the Home that is not covered by insurance or is of an amount that is within the insurance policy deductible, ProVia will replace the glass free of charge, for as long as the original purchaser owns and lives in the Home in which it was originally installed.

INTERNAL BLINDS - 10 YEAR

Internal blind units are warranted against seal failure and defects in material and workmanship for a period of ten (10) years from date of installation.

SCREENS - LIFETIME

Further, ProVia will replace under normal conditions of use, for as long as the original purchaser owns and lives in the Home in which the product was originally installed; for manufacturing defects, if the fiberglass, aluminum or stainless steel screening is not free from rotting, staining, or rusting. No warranty herein covers torn screen mesh caused by abnormal use, negligence, or other means not controlled by ProVia.

FLEXSCREENS - LIFETIME

Further, ProVia will replace under normal conditions of use, for as long as the original purchaser owns and lives in the Home in which the product was originally installed; for manufacturing defects, if the fiberglass screening is not free from rotting, staining, or rusting. No warranty herein covers torn screen mesh caused by abnormal use, negligence, or other means not controlled by ProVia.

BAY & BOW WINDOWS - 10 YEAR

Bay and Bow window frames and roof kits are warranted against defects in material and workmanship for a period of ten (10) years from date of installation.

TRANSFERABLE WARRANTY

The Warranty on the basic window or patio door unit is transferable by the original purchaser to one subsequent purchaser for purchaser's personal residence provided the warranty transfer is completed within thirty (30) days after the date of transfer of ownership. Warranty transfers must be completed online at www.provia.com/warranty.

NON-RESIDENTIAL & MULTI-FAMILY APPLICATIONS

Where the structure in which the product is installed is not a single family residence occupied by the purchaser, or is owned by a public or private corporation for profit or non-profit, an unincorporated association or other business entity of any type recognized by law, a church, a school, a governmental or public authority, the time periods stated in this warranty shall be limited as follows: Basic Window or Patio Door Unit – 5 Year (non-transferable); Hardware - 1 Year; Insulated Glass – 10 Year (glass breakage not included); Internal Blinds – 5 Year; Screens – 5 Year; and Finishes – 1 Year.

COASTAL APPLICATIONS

For products that are installed in a Coastal region the time periods stated in this warranty shall be limited as follows: Non stainless steel hardware mechanisms in Casement Window & Patio Door units - 5 year mechanical warranty; Aged Bronze, Bright Brass or Satin Nickel Patio Door Handles – 10 Year Finish.

Definition of Coastal Regions: For information and maps of Coastal regions please go to www.provia.com/coastalwarranty.

WARRANTY CONDITIONS

No warranty herein covers natural weathering or fading of surfaces, torn screening, non-factory applied finishes (e.g. customer applied tints, films or paint finishes), damages resulting from customer applied tints, films or paint finishes, damages resulting from improper installation, abuse, negligence, abnormal or unreasonable use (including failure to provide reasonable and necessary maintenance), damage resulting from fire or lightning, windstorms, earthquakes, wind-borne objects, strain applied to the unit by movement of the building, inadequate provision for expansion or contraction of framing members, installation in ships or vehicles, installation outside the Continental United States, seal failure, if the seal has been subject to immersion in water, acts of God, or other causes beyond the control of ProVia except as expressly warranted, whether similar or dissimilar to the foregoing.

Condensation on units may occur as the natural result of humidity within the house or building area. This natural result may come from changes in interior or exterior temperatures and does not indicate a defect in the unit. This warranty does not cover condensation, nor frost or freezing from condensation on the unit.

On some installations, caulking is used to seal the frames or trim packages against water or air penetration. Caulking is not considered a part of the window or door, and therefore, is not covered under this Warranty. Caulking is normally considered a maintenance responsibility of the purchaser.

The procedure for obtaining performance of the obligations of this warranty is as follows: if you believe your unit to be defective, contact the contractor for inspection. If the contractor determines the unit or parts thereof to be defective, the manufacturer at its exclusive option will repair, provide a new product or part of a product after having determined that it does not conform to the limited warranties contained herein. The manufacturer reserves the right to discontinue or make changes in any of its products. If the products covered by this warranty are not available, the manufacturer shall have the right to substitute a product that is of equal quality or value. The manufacturer will ship the replacement product or part to the nearest authorized dealer and the purchaser must pay for any and all labor necessary to install such product or part and for the transportation from the nearest authorized dealer to his/her residence.

Any claim must be accompanied by a copy of the Warranty certificate and a copy of the contract evidencing purchase of the ProVia products.

PROVIA SHALL NOT BE LIABLE TO PURCHASER FOR CONSEQUENTIAL DAMAGES, SUCH AS, BUT NOT LIMITED TO, DAMAGES OR LOSS TO OTHER PROPERTY OR EQUIPMENT, LOSS OF USE, OR CLAIMS OF SERVICE INTERRUPTION, FOR BREACH OF ANY WRITTEN OR IMPLIED WARRANTIES ON ITS PRODUCT.

PURCHASER'S EXCLUSIVE REMEDY SHALL BE THE REPLACEMENT OF DEFECTIVE FINISH, COMPONENTS, OR PARTS, ALL AS PROVIDED HEREIN. IN ANY EVENT, THE LIABILITY OF PROVIA WITH RESPECT TO ANY CONTRACT, OR ANYTHING DONE IN CONNECTION THEREWITH SUCH AS THE PERFORMANCE OR BREACH THEREOF OR FROM THE MANUFACTURE, SALE, DELIVERY, RESALE, INSTALLATION OR TECHNICAL DIRECTION OF INSTALLATION, REPAIR OR USE OF ANY WINDOW, PATIO DOOR, COMPONENT OR PART COVERED BY OR FURNISHED UNDER THIS CONTRACT WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, OR OTHERWISE, SHALL NOT, EXCEPT AS EXPRESSLY PROVIDED HEREIN, EXCEED THE PRICE OF THE WINDOW, PATIO DOOR, PART OR COMPONENT ON WHICH SUCH LIABILITY IS BASED.

Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to purchaser.

THIS WRITING CONTAINS THE ENTIRE AGREEMENT BETWEEN PROVIA AND PURCHASER. DEALERS, CONTRACTORS, APPLICATORS, OR DISTRIBUTORS OF PROVIA PRODUCTS HAVE NO AUTHORITY TO GIVE WARRANTIES ON PROVIA'S BEHALF, THAT ARE DIFFERENT FROM OR EXCEED THOSE LISTED HEREIN. PURCHASER SHOULD THEREFORE EXAMINE THIS LIMITED WARRANTY CAREFULLY.

ALL WARRANTIES, WHETHER EXPRESSED OR IMPLIED, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE LIMITED TO THE TERMS HEREOF.

Some states do not allow limitations on how long an implied warranty lasts; so the above limitations may not apply to purchaser.

This Lifetime Limited Warranty extends only to the windows and/or patio doors which were originally installed in your Home or other structure as recorded on the warranty registration and shall not be valid or enforceable if you cannot prove that the windows and/or patio doors were so installed. To establish a record of your purchase please register your warranty online at www.provia.com/warranty.

Important Note: Failure to fill out the online warranty registration form will not affect your rights under the warranty if you can show the date of purchase and the location the windows and/or patio doors were installed in a reasonable way. (Your receipt of purchase and the receipt from the contractor who made the installation in your Home showing the address is one such way. Please keep them in a safe place.)

This warranty gives purchaser specific legal rights and he or she may also have other rights which vary from state to state.

11/19/2021 - Ver 1.0



MINUTES

City of Ypsilanti
HISTORIC DISTRICT COMMISSION
Meeting held in person at Ypsilanti Freighthouse

Tuesday, July 12, 2022
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Meeting Called to Order 7:10 pm

Chair welcomed everyone, told public when and how they would have an opportunity to address commission.

Commissioners Present:

Alex Pettit – Washtenaw County, City of Ypsilanti
James Chesnut – Washtenaw County, City of Ypsilanti
Delrhea Byrge—Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti
Jimmy Huffman – Washtenaw County, City of Ypsilanti

Commissioners Absent:

James Ratzlaff – Washtenaw County, City of Ypsilanti, excused
Jeff Muir – Washtenaw County, City of Ypsilanti, excused

Staff Present:

Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

Staff requested two amendments:

- (1) Removing the 218 N Adams item from the agenda at applicant's request.
- (2) Adding 317 N Washington as an item for reconsideration under "Old Business."

Attendee requested to be added as a study item—Matthew Peters at 109 Maple Street. Noted that he'll step out at 9 pm for a work call.

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

Approval: Roll call vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS—Patton Doyle from 16 N Washington voiced support for the project at 300 W Michigan. Stated that it's a fantastic project.

PUBLIC HEARING—none

OLD BUSINESS

317 N Washington

**Application to demolish non-contributing gas station; expiring motion to postpone from May needs denial.*

Chair stated that as staff noted, we have a situation where the commission cannot currently make a decision based on available information, but we are getting to the expiration date on the application. Sample motion has been provided for a procedural denial.

Motion: Szumko (seconded by Huffman) made the following motion:
I move to deny application PHDC-22-0042 for the demolition of the gas station at 317 N Washington with the following findings:
In May, the Historic District Commission postponed the application for demolition at 317 N Washington so that the Zoning Board of Appeals could determine where a new, expanded building could be built on site before the Commission's public hearing.
In June, the City Planner found that a non-conforming use cannot be expanded and since a gas station in this location is non conforming, the gas station cannot be enlarged. The gas station can continue to operate as is but it can't expand. A separate additional building could be built, however, on the site for the convenience store with a special use permit.
The applicant can now either (1) appeal to the Zoning Board of Appeals for a re-interpretation of the planner's findings, or (2) apply with a new application to the Historic District Commission for a new, additional building on site to serve as the convenience store, and to the Planning Commission for a special use and a new additional building. In either case, a new application would need to be submitted to the Historic District Commission.

As a result, I find that a denial of application of PHDC-22-0042 is appropriate at this time.

Approval: Roll call. Unanimous. Motion carried.

NEW BUSINESS

506 N Adams

**New gutters*

Staff Report: Applicant stated that this contributing house used to have gutters, but they were removed years ago and never reinstalled. Applicant would now like to reinstall 6" k-style aluminum gutters, with 3"x4" aluminum downspouts, straps will be under the shingles in compliance with our Roofing Fact Sheet, aluminum will match house trim, and most downspouts will be at corners. One will be near a side door.

Applicant: Property owner Richard Murphy attended the meeting in person.

Discussion: Question about where a downspout releases, applicant explained that a native rain garden is planned.

Motion: Chesnut (seconded by Byrge) moved to approve the application received June 30, 2022 and issue a certificate of appropriateness for the proposed work at 506 N Adams for the installation of 6" K-style aluminum gutters and 3" x 4" downspouts in an almond color to match the house's trim. Gutter straps will be under the roof shingles and downspouts will mostly be at corners. The proposed work meets the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 9 and 10.

Approval: Roll call. Unanimous. Motion carried.

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

16 N Washington

**Solar array.*

Applicants: Applicant Patton Doyle attended in person.

Staff Report: Staff stated that this building contributes to the district and that the proposal is for a new solar array on the roof. The roof is not historic and the work will not be visible from the street. Applicant has clarified for staff that the inverter will be inside and an engineer has confirmed that the building can handle the new weight of the solar installation.

Discussion:
Applicant clarified that the DC disconnect will be outside per code, on the rear of the building facing the N Huron parking lot. Applicant also noted that the meter is planned for the vestibule, but DTE may end up requiring that it be placed outside, adjacent to the DC disconnect. Applicant would appreciate flexibility on that point so he doesn't have to amend his application and return to the HDC.

Motion: Szumko (second: Chesnut) moved to approve the application dated July 1, 2022 for 16 N Washington and issue a certificate of appropriateness for the installation of a solar array on the eastern section of the existing roof, as well as moving the meter to the rear exterior if necessary. The work will not negatively impact the historic resource or larger district and so the proposed work meets Secretary of the Interior's Standard for Rehabilitation 9.

Relevant Secretary of the Interior's Standard:
9

Approval: Roll Call. Unanimous. Motion carried.

218 N Adams

**fence*

Removed from agenda at applicant's request

300 W Michigan

Historic District Commission

July 12, 2022

3

**Façade Rehabilitation*

Applicant: Applicant Mark Smith attended in person. Reminded commission of some concerns from last meeting—the overhang will remain and there are two potential treatments for that—photos have been provided. One is smooth and one has a bit more projection. Planning to remove the glass block and reuse that glass block in the parking structure.

Staff: Staff did try to look into the significance of the building but has not had success yet. In any case, the building's overhang (a character-defining feature) will remain, so that concern has been addressed. The brick stain is breathable, no significant work will be done on the parking structure, and the handicapped ramp will be on the front, so staff doesn't have any additional concerns.

Discussion: Commission discussed that either the smoother or more projected straps on the overhang are fine. Commission discussed that nothing proposed here makes the building less compatible with the district.

Motion: Huffman (second: Szumko) moved to approve the July 7, 2022 application for the work proposed at 300 W Michigan, including staining the masonry; modifying the overhang along the top of the building using industrial metal cladding; removing the low, perimeter, brick walls; removing reflective glass block in the rounded feature along Michigan Avenue and replacing it with clear glass; reusing reflective glass block in parking structure; and reorienting the building to the Michigan Avenue entrance and creating a plaza there at the corner with Adams with pavers, planter boxes, and street trees. The building is not really compatible with the other resources in the historic district, but the proposed work does not make it any less compatible, in accordance with Standard 9.

Relevant Secretary of the Interior's Standards:
9

Approval: Roll Call. Unanimous. Motion carried.

STUDY ITEMS

513 N River

**Patio and shed addition to garage*

The original sketch concept showed the shed addition to the garage's side and a covered patio behind the garage. However, upon a survey, the lot line is not where it was thought to be, so now the idea is to build a shed addition to rear of garage and patio will be further behind that. Rough idea at this point is to leave garage siding intact, build a shed that measures about 8'x 10' or so behind that garage on level concrete, and then build a patio that follows the slightly sloping grade down. The shed roof would come from behind the garage over the shed, and then another shed roofline would extend out over the patio, and the patio might be about 8'x 10' or 8'x 12'—the whole thing hasn't been thoroughly planned. Commissioners thought that since the garage is hip roofed, having the shed roof(s) differentiates the new from the existing adequately so the new

siding could be of the same reveal. On shed, builder is talking about Hardie smooth siding and Azek trim in same or very similar reveal to what exists on garage. Concept was acceptable to commissioners. One commissioner mentioned LP smart siding as a potential building material and wondered if the commission has much experience with it. They do not. Commission seeks smooth siding, not a heavily grained faux wood pattern. Commissioner believes they have a smooth siding.

109 Maple Street

**Siding and Windows progress update*

Homeowner had spoken to the commission a couple months ago. Has since removed some of the aluminum siding and exposed some of the old wood siding, and has removed one of the windows where one of the most water-damaged areas was. Put on a new roof when he bought it but damage had been done. Areas of siding, sill plate, and foundation were water damaged, and some areas had shiplap but it was very water damaged. He wants to keep the materials he can, obviously, but there was an addition and that wood is different from the wood on the main part of the house. However, the way that roof was designed/built led to significant water damage on the addition. Very little material to salvage back there. His plan is to salvage as much original material as possible for the most visible portions of the house (front especially) and then to get new materials as close to original as possible to fill in. He's trying to understand options for siding--looking at looking at LP smart siding, others, and he'd like to understand what commission will approve. Foundation had settled in places and he had it supported. Trim boards along the sill will need to be replaced—he's looking at materials and is considering a fiber-cement product. Several windows have been twisted and he thinks some of the sashes have been replaced. As he works, he may need to replace sheathing and when he does that, the windows come out. Some probably are technically repairable, but some probably are not. He needs to understand where the line is between being repairable and not. One commissioner mentioned that he suspects there is a moisture barrier problem on the whole house. When you are having to pull the house apart to add a moisture barrier, for the long-term preservation of the house, and windows have to come out to put sheathing in, then can look as a commission at replacing windows. Another commissioner mentioned that replacements would match the character of the house. Still needs to put an application in for the windows he is proposing to replace. There are cases where the windows were replaced over replacement siding, so those will need to be replaced. There are some conditions issues, some replacement sashes, aiming to keep everything original on the front of the house. Commissioner requested that he documents in detail all the conditions of the windows he seeks to replace.

ADMINISTRATIVE APPROVALS - none

OTHER BUSINESS

1. Property Monitoring

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

2. Updates from Staff - none

- 3. Commissioner Comments**—staff needs to check old motion regarding calendar and what action is now necessary. Meeting twice a month through October (unless commission would like to change that), November meeting should be cancelled, staff to confirm how to proceed according to rules.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS-none

HOUSEKEEPING BUSINESS

Approval of the Minutes of June 28, 2022

Motion: Szumko (second: Chesnut) moved to approve the minutes of June 28, 2022, as submitted.

Approval: Roll call. Unanimous
Motion carried.

Election of Vice Chair

Motion: Szumko (second: Pettit) moved to elect James Chesnut as vice chair.

Approval: Roll call. Unanimous
Motion carried.

ADJOURNMENT

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

MEETING ADJOURNED at 8:36 p.m.