



MINUTES

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

Tuesday, July 26, 2022 (approved 8/9/22)
7:00 P.M.

CALL TO ORDER AND ROLL CALL

Meeting Called to Order 7:07 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
Delrhea Byrge—Washtenaw County, City of Ypsilanti
Stefan Szumko - Washtenaw County, City of Ypsilanti
Jimmy Huffman – Washtenaw County, City of Ypsilanti
James Ratzlaff – Washtenaw County, City of Ypsilanti

Commissioners Absent:

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

Staff Present:

Ellen Thackery, Preservation Planner

APPROVAL OF AGENDA

Motion: Ratzlaff (second: Szumko) moved to approve the amended agenda. (The amendment was that an additional study item was requested for 220 N Park.)

Approval: Roll call vote. Unanimous. Motion carried.

PUBLIC COMMENT ON AGENDA ITEMS--none

PUBLIC HEARING—none

OLD BUSINESS—none

NEW BUSINESS

58 E Forest Ave

**Solar array*

Staff Report: All of the apparatuses face south to the rear of the corner house; the disconnect and combiner boxes will be on the primary, north elevation with the utility meters, so commission might want to discuss how to mitigate that; Sunmodo rafter mounts in black aluminum hold the rails, Sunmodo rails in black aluminum hold the panels/modules that have black aluminum frames, and the solar panels will be installed parallel to the roof.

Per packet photo materials of the building, staff described where the inverter and disconnect would be located; packet showed the primary views from the street and the descending elevation where the solar arrays would be placed on the rear. Staff described driving the site and did not have concerns.

Applicant: Did not attend.

Discussion: It is too bad that the utility meters are on the front of the house but these boxes related to the solar installation need to be near the meters. Commissioners agreed that the array is in line with the Standards.

Motion: Szumko moved (Ratzlaff seconded) 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 or concealed if possible.

Relevant Secretary of the Interior's Standards:

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

Approval: Roll call. Unanimous. Motion carried.

216 S Washington

**Radon mitigation system*

Applicants: Applicant did not attend.

Staff Report: Staff stated that this building contributes to the district and that the proposal is for a necessary radon mitigation system. The contractor stated that there is one location for the system. Staff stated that there isn't really a decision to be made here, other than if the commission would like to determine which color (the cinnamon on the trim or the beige on the stucco) that the pipe should be painted, or if the commission would like to leave that to the applicant.

Discussion: Discussed that the pipe might be of similar dimension to the cornerboards, but commissioner could see either argument for the color of the pipe. One commissioner wondered how long the pipe will hold its paint.

Motion: Szumko (second: Byrge) moved to approve application PHDC 22-0065, dated July 15, 2022, and issue a certificate of appropriateness for the installation of a radon mitigation system as

proposed. Homeowner shall have the discretion to paint pipe to match either the stucco or the trim.

Relevant Secretary of the Interior's Standard:

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

Approval: Roll Call. Unanimous. Motion carried.

111 Maple

**Handrail and steps up to porch*

Applicant: Applicant Don Ure attended in person.

Staff: Staff stated that the house contributes to the district and is a four-square. The steps up to the porch now are of uneven heights and the applicant's proposal would correct that, and would add another landing to the long walkway that is broken up by steps and landings. The new landing would be a frame of lumber and filled with driveway gravel, leveling sand, and surfaced with patio pavers. Staff stated that there might be issues with the building department, and so there may end up being some modifications to this design once the applicant seeks their building permit from the Building Department.

Discussion: Commission discussed that the design seemed fine, but that any modifications will need to come back to the commission. The revised application would be old business and the applicant would not have to pay another HDC fee to come back with an amended design. Commission clarified for applicant that once their approval is granted, the applicant should now seek a building permit.

Motion: Ratzlaff (second: Huffman) moved 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.

Relevant Secretary of the Interior's Standards:

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

Approval: Roll Call. Unanimous. Motion carried.

516 N River

**Demolition of 1988 rear porch addition and new rear addition*

Applicant: Applicants John and Jane VanBolt attended in person.

Staff: Staff stated that the bungalow house contributes to the National Register and local historic districts. This proposed work had come to the Commission in March as a study item and Commission had been receptive to the idea of the 1988 porch demolition and the new addition. Staff noted that when a historic feature is proposed to be demolished, a notice to proceed must be considered, and the proposed demolition needs a compelling reason, as spelled out by state law and the City's ordinance. However, in this case, because the addition was from 1988 and not

significant or historic, staff finds that the commission could actually issue a certificate of appropriateness for the demolition of this non-historic enclosed porch. Staff finds the new proposed addition secondary to the house, compatible with the historic materials, features, size, scale and proportion, and massing, and staff also finds the new proposed addition differentiated with subtle differences in materials and the slightly differentiated roof. Staff let the Commission know that the project architect would appreciate the ability to make minor like-for-like substitutions if they are necessary because of supply chain issues.

Discussion: Commission discussed that the design and materials seem compatible, discussed the siding on the historic portion of the house, and discussed that the existing siding might be from 1988 or possibly from when the garage was built, but we don't know when that was. Applicant confirmed that the new siding will be as smooth as possible—the proposal is *not* for a grained siding.

Motion: Huffman (second: Szumko) moved 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 Standard for Rehabilitation 2.

Relevant Secretary of the Interior's Standards:

#2- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Approval: Roll Call. Unanimous. Motion carried.

Motion: Byrge moved (Szumko seconded) 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 because the proposed work meets the Secretary of the Interior's Standards for Rehabilitation 9 and 10. Staff can approve like-for-like substitutions that are due to supply-chain issues, but if there are differences in material or dimension between the new substitution and what was proposed, the substitution will need to be reviewed by the Commission.

Relevant Secretary of the Interior's Standards:

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

#10- New work shall be removable.

Approval: Roll Call. Unanimous. Motion carried.

229 Michigan

**Addition of power pedestal to the lighting plan that was approved in May, 2022*

Applicant: Did not attend.

Staff: Staff stated that the proposed addition to the lighting plan is so minor that staff hesitated to bring it to the commission; it has been approved by the City Planner administratively. The

proposed addition is a black aluminum box that measures 6" x 8" x 34" tall and allows people to charge a phone or power their laptop while they use the plaza space. It itself isn't lit, but the icons glow to show where the charging connections are.

Motion: Szumko (second: Byrge) moved 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.

Relevant Secretary of the Interior's Standards:

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

#10- New work shall be removable.

Approval: Roll Call. Unanimous. Motion carried.

STUDY ITEMS

115 Maple Street

**Foundation/addition issues*

Homeowners Mike Leininger and Hilary Youd wanted to take some time and speak with the commission about the condition of the house they purchased in the spring 2022. Looking at exterior damage, like roofing, siding, soffits, and some drainage issues. They are on the way down the plateau, topographically. There is a neighbor higher and one lower. Site has a bit of elevation and he is starting to have issues with western wall facing River St and in the NW corner there is brick erosion and there appears to be clay soil settlement. Having a difficult time finding contractors who have the expertise and interest in the project. The house has a small footprint so the homeowner asks a question about economics—shoring up the house's foundation and mitigating the settling could cost what the house is worth. He is considering increasing the square footage to increase the home's value and to increase the chances that a bank would finance the loan to do the work. Before homeowner gets too far down the road—he has a couple engineers contracted and has a foundation company beginning their assessment (a foundation recovery report)—he wants to know if adding more square footage might be an option. As we get more to the rear of the house, approximately halfway through the house is where the issues begin to happen and there is a different roof pitch as well. As the house digs into the hill at the northwest corner, there are issues. There is an existing concrete pad and is the commission open to an addition if he were to use that concrete pad? He's looking at restoring the front historic part of the house and then repairing top to bottom the back half, salvaging what he can and hopefully expanding. Commissioner explained that commission tries to steer applicants away from demolition, but there are cases where demolition is justifiable, like after a fire and the building (or part of it) is now a public safety hazard. An addition would be a process, but commissioner clarified that it is possible. Commissioner clarified that the commission looks at scale with neighbors and rhythm of windows etc when they review a design for new construction, including a new addition. Demolition is a last resort. Commissioner stated that the commission needs a better sense of the structure that's there—documentation and photos of the structure that is in place. Also, commission would need a better understanding of the planned addition—the Standards require that new additions are compatible with the existing structure in terms of scale and proportion, so commission looks at whether the new proposed addition is secondary to the historic house—it shouldn't be bigger than the historic house. The details are very important. Nothing is off the table, but details are important. Your idea of evaluation and seeing what the building can do, and showing the commission with numbers and data why a partial demolition and expansion is the only option will be really helpful. Getting those professionals involved and sharing their reports with the Historic District Commission

commission will be important. Would be good to understand the evolution of the property. Property owner states that the house's construction is a hodgepodge and the house is so modest—it probably was not the most prominent family that put it together. He thinks it is one of the original foundation walls that is failing.

A commissioner clarifies that there is an addition currently on the property? Homeowner confirms that there is a concrete slab addition currently, and that part of the house is level. He is concerned that without intervention, the house will continue to roll because of the foundation issues and the pressure it is under. Commissioner expressed that even though this house is modest, it has value. Staff offered to help piece together the evolution of the house if at all possible. Staff will do some digging and will keep the homeowners apprised.

220 S Huron

**update on work ahead*

Homeowner Charles Bultman reminded commission that he had attended an earlier meeting just to introduce himself and let the commission know of some of the work ahead. House has structural and water issues that he described at that time (around March 2022). He explains that the wood walkway between the French doors and backyard create a gutter. The garage is two bricks wide and nothing else. In the middle of the garage, a steel beam is pressing on 4" of the brick and the brick is soft. The water here is the first problem, though—without addressing the water, nothing else is worth the time or effort. If you look at the south and west elevations, you can see the overhead garage doors to the south. These are in need of replacement. Would like to have 16-panel garage doors with some small windows for light. To the west, you see three glass panels per opening—these are not doors. The drawings shown on the next page show the dark line illustrating what the wood is trying to do and a light line showing what the building is meant to do. He proposes shortening the window panels to get them above the water so that they stop rotting, and filling in the area where he proposes removing wood with concrete. Homeowner is hoping that that concrete infill will help stabilize the wall and that underpinning (adding footers to an existing wall) will not be necessary—he does not plan to underpin. Discussion of drainage on the property, a drain is needed where the wood is now and if there isn't a drain under the wood (that they find when they demolish the wood), they will put a drain in. Commissioners agree that having a window below grade is not sustainable and that taking care of the water problems will be good for the historic building.

Homeowner plans to add a wall around the interior to take the roof load off the historic bricks. Will add insulation with this new interior wall and make sure the joists are all supported in this new wall. Then will add steel posts to the steel beam to take the load from that beam off the bricks as well.

Commission wants to be on the record that historic features, like bluestone sidewalks, are historic and worth preserving for the character of the district. Somehow all contractors need to be put on notice that when a historic material is at hand and is fragile, it needs to be protected or should be replaced in kind if at all possible.

Michigan Firehouse Museum's non-historic apartments at 401-407 N Huron

**Windows in non-historic portion of rear addition, 2001/2002*

Dave Egler, director, attended. Turning for a moment to the 220 S Huron project, that was a YCUA project and the pressure to replace properly needs to be placed on YCUA and its board. It is not a political issue—it is strictly YCUA's project and they need to repair anything they broke. Turning now to this project, there are 38 windows on the back side of the museum (the non-historic portion) that are failing after 20 years. They are

wood windows with aluminum cladding. He'd like to get vinyl windows instead of these because the difference in cost is at least \$30 or \$35,000. The apartments are intended to subsidize the museum operations—not take from the museum operations. The quote he shared is on ProVia windows. He states that they are higher-end vinyl windows. Commissioner asks whether the settling has been addressed because if not, any window will get cockeyed again. Straightening them would be so cost prohibitive because a third-party vendor would have high labor costs to straighten and would not have any kind of warranty on them. There are other types of material, including composites—vinyl mixed with sawdust. The ProVia are a vinyl and composite mixture—one issue is that this apartment building is a commercial building and he has had a hard time getting contractors to come out and quote has been very difficult. The fact that the building is commercial is an issue for getting contractors. Most of these are on the north, 6 are on the west, and 5 are on the east. Often, vinyl will warp in UV light faster than alternatives. Concern that you will be in this same boat in another 10 or 15 years. Dave states that we just don't know what will hold up over the long term—he didn't expect these aluminum-clad windows to fail in 20 years. Commissioner explains that vinyl is not as dimensionally stable and it doesn't look like a historic wood window—the look has to be different because the material is not as strong. Commissioner acknowledges, however, that this building and these windows are not historic—so that does give the commission some flexibility. Commissioner requests data to understand how the measurements differ from the current windows and how they compare with the original—the vertical and horizontal components of the window, not the opening. It is understood that the openings will be the same. Could that additional info on measurements of the various components of the window be made available to the commission? The more data you can bring, the better. And applicants can come back as a study item multiple times as needed.

Could we ever have a one-time approval at the outset and then extend the approval as necessary because of long supply-chain delays? Yes, staff can approve extensions administratively. Or could get approvals in phases. Applicant will bring in the dimensions, cost differences in quotes, and materials if possible for another study item. Wants to work promptly and not drag this out.

220 N Park

**Materials and color palette reviews for new infill construction*

Shannon Morgan presented—woman-owned development company with partner, excited about balancing affordable housing with cultural and preservation needs. Pulled together team from the Marquette Orphanage historic rehab project for this project. Wolverine is the general contractor, and used some of the same materials from past historic projects. Strove to make sure this project blends in with the historic neighborhood and wanted to make sure products would meet historic standards. Specs call for Jeld-Wen windows, Landmark Series roofing shingles, and historically based color palette from Sherwin Williams historic line, team has worked with City from the beginning and for two years. Exterior, neotraditional designs are based on some historic styles, but simplified, and architect studied the context and researched. There will be 46 units, including detached cottages, rowhouses, and duplexes. 50% will be set aside for affordable housing. Will include Brownfield TIF funding and will allow a special economic development provision to buy down the affordable units. There are material constraints and there are still hurdles ahead of us, looking at a 2-year buildout and looking at 4-7 units a month. Project has gone through Planning, PUD, Community Benefits process, so are now ready to make formal application with the HDC. Is there anything missing? Any questions about materials? Commissioner thinks the materials look good, wondering about the pond on the property. Was a rigorous stormwater process and there is contamination on site. Green stormwater will be processed on site and will have interpretive signs. The site will be regraded and the water collected on the site currently is contaminated so that will be cleaned up and the water that collects will be green. Some site challenges were rail easements, contamination, brownfield site cleaned, leveled topography, and as little soil disturbance as possible. There will be an above-grade green infrastructure that will have that stormwater basin behind it. Could Commission see

more about that above-grade infrastructure? Yes, it's in the PUD and will be shared. **Ellen will share.** Commissioner wants to look and see character of neighborhood and heights of buildings and neighborhoods surrounding site. Wants to check compatibility with neighborhood. Commissioner will take a look and share feedback from those observations at next meeting. Commissioner concerned about parts of roofs blowing off and damaging nearby historic structures since there are no basements to help hold materials down. Intention is to be compatible but look new—don't want to fake history and confuse the record. Commissioner requested more info and details about porches and their construction. Final details for the porches are underway. Commission will want to see those details—what are the porches made of, how are the porches constructed, what do the individual members look like? That info will be needed. Trees are in excess of the minimum required. Ellen will provide a link to the PUD separate from the HDC application.

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—none

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS—none

HOUSEKEEPING BUSINESS

Approval of the Minutes of July 12, 2022

Motion: Szumko (second: Pettit) moved to approve the minutes of July 12, 2022, as submitted.

Approval: Roll call. Unanimous
Motion carried.

Administrative Approvals Discussion

Staff asked if she could have two administrative approval powers.

- (1) Could staff send procedural denials when postponed decisions are about to be 60 days old? This would only apply when the commission postpones a decision, which they don't do very often. Staff would watch the calendar and when a postponed decision that Commission never got more information on to make a decision is approaching 60 days, staff would send out notice of a denial and an invitation to bring more information to the commission or to appeal.
- (2) Could staff approve like-for-like material substitutions due to supply-chain issues?

Commission discussed. Commission agreed that (1) is not a problem, and that (2) sounded reasonable because of the supply issues people are dealing with right now. And Commission knows that Ellen could bring substitutions to the commission that are not true like-for-like substitutions.

Motion: Ratzlaff (second: Szumko) moved to grant administrative approval powers to staff to approve slight material substitutions due to supply-chain issues, and to issue automatic denials near the 60-day deadline for postponed commission decisions.

Approval: Roll call. Unanimous
Motion carried.

Motion: Szumko (second: Ratzlaff) moved to review all administrative approval powers once a year, possibly in January.

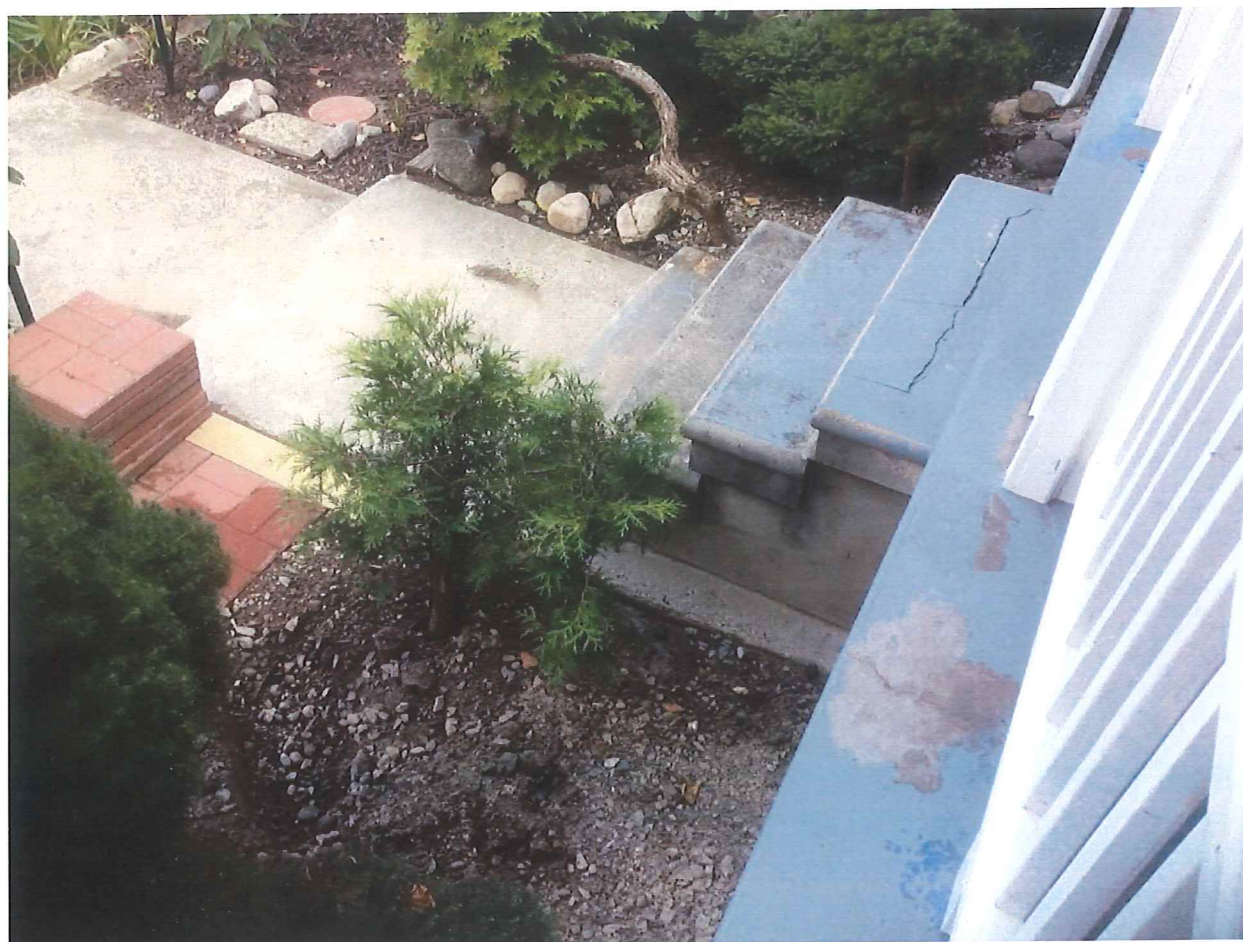
Approval: Roll call. Unanimous
Motion carried.

ADJOURNMENT

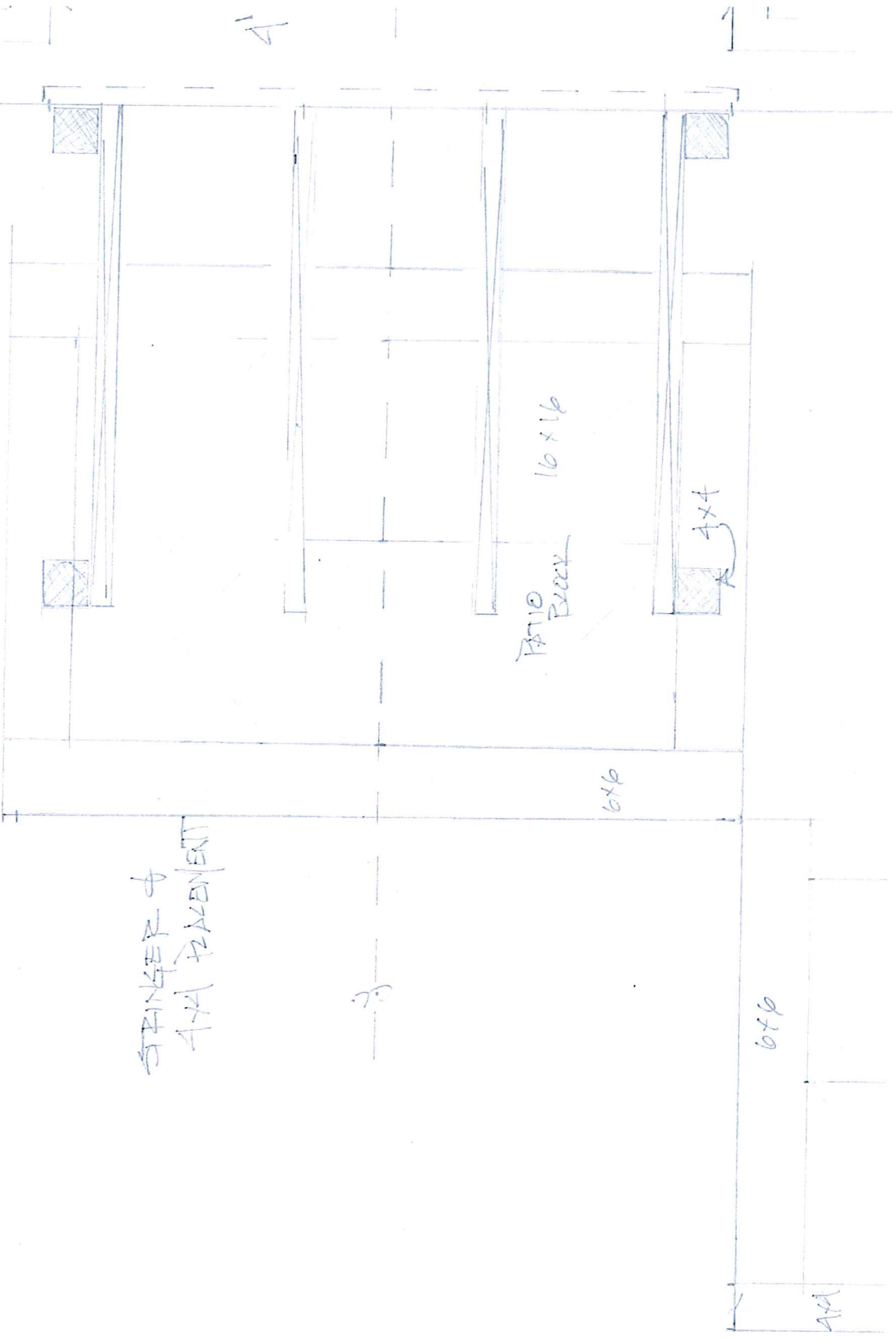
Chair adjourned the meeting, citing the end of the agenda with no further items to discuss.

MEETING ADJOURNED at 10:05 p.m.

111 Maple—more details







SPRINGER &
4x4 RAILROAD

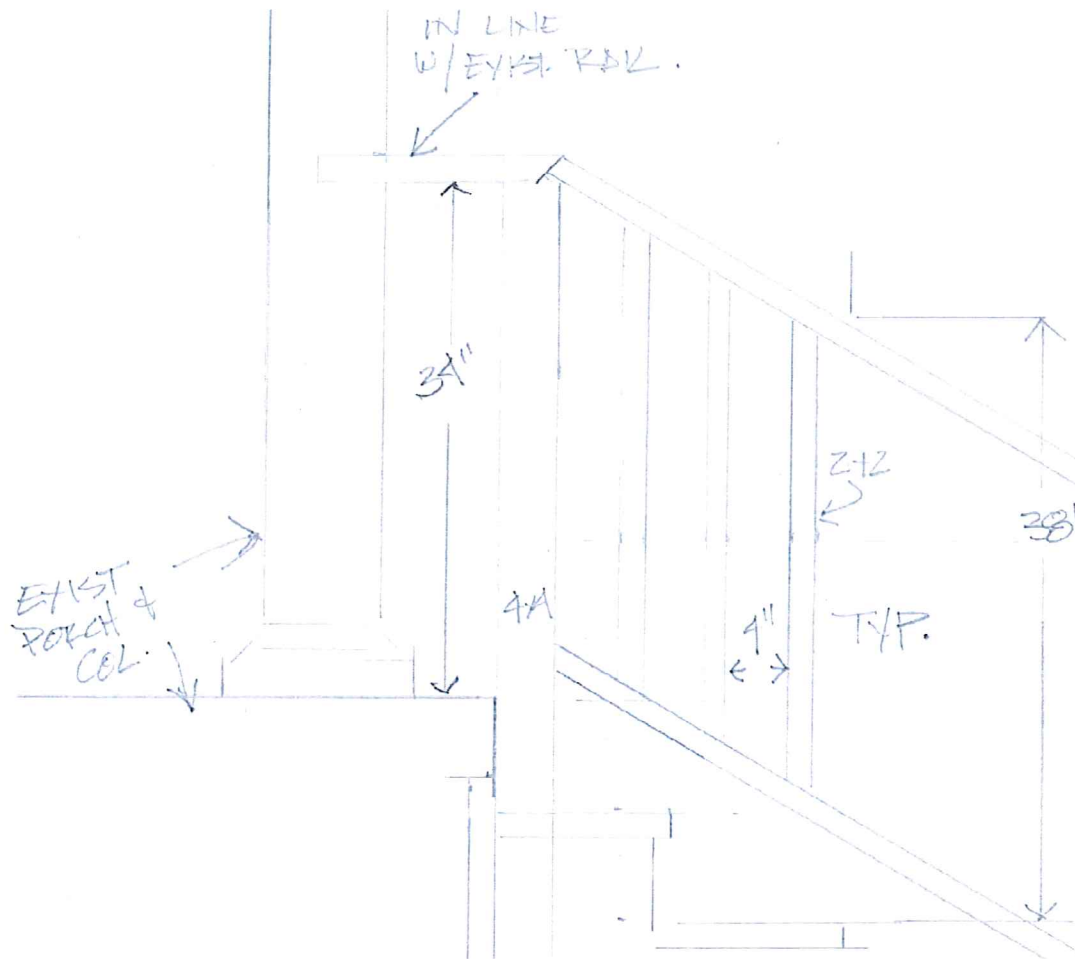
RATIO
16x16

4x4

6x6

6x6

4x4



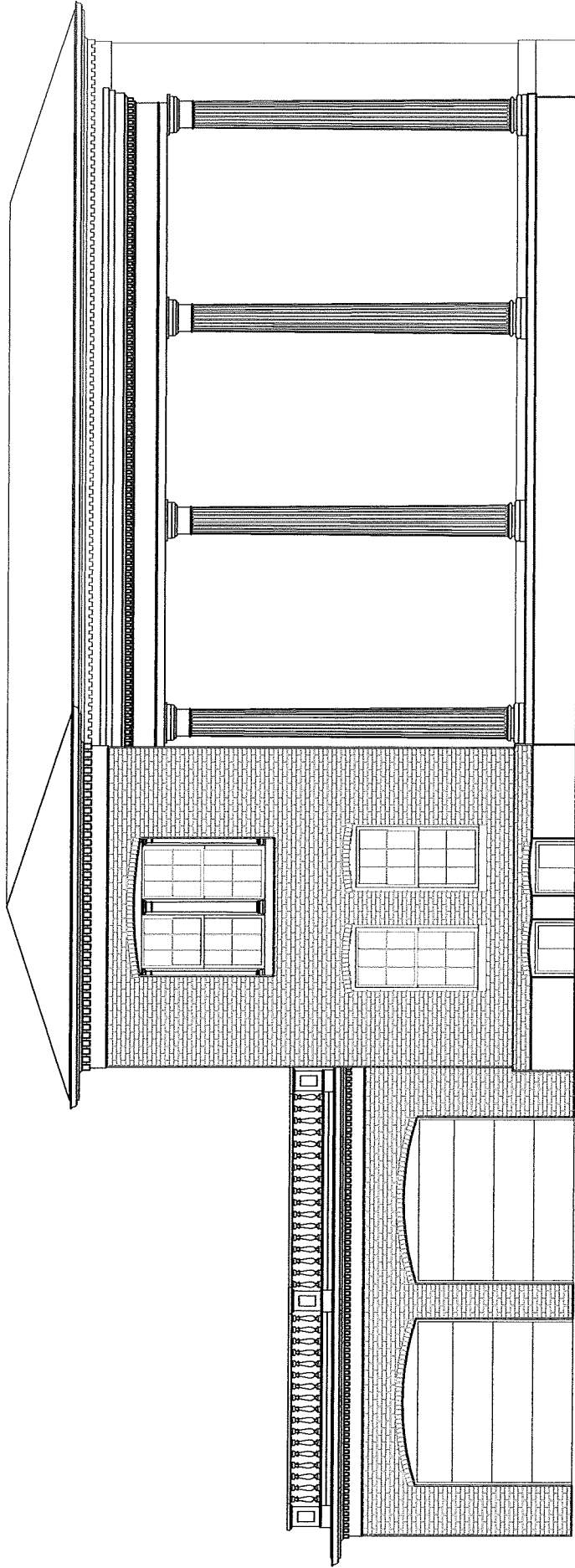
Supplemental Materials for 220 S Huron - Study Item





Charles Bultman
Architect

cbultman • flash.net
734 223 1358
220 south huron street - ypsilanti, mi 48197



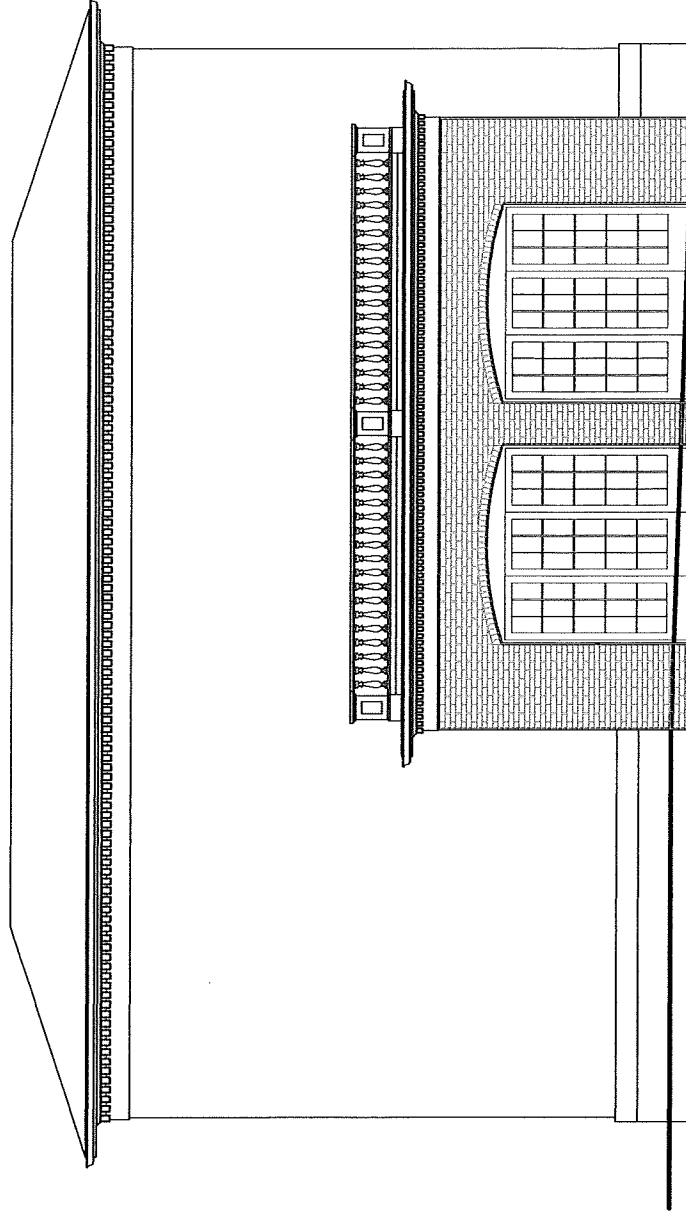
SOUTH ELEVATION - EXISTING

THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

DATE 26 JULY 2022
SCALE 1/8" = 1'-0"

Charles Bultman
Architect

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220 south huron street • ypsilanti, mi 48197

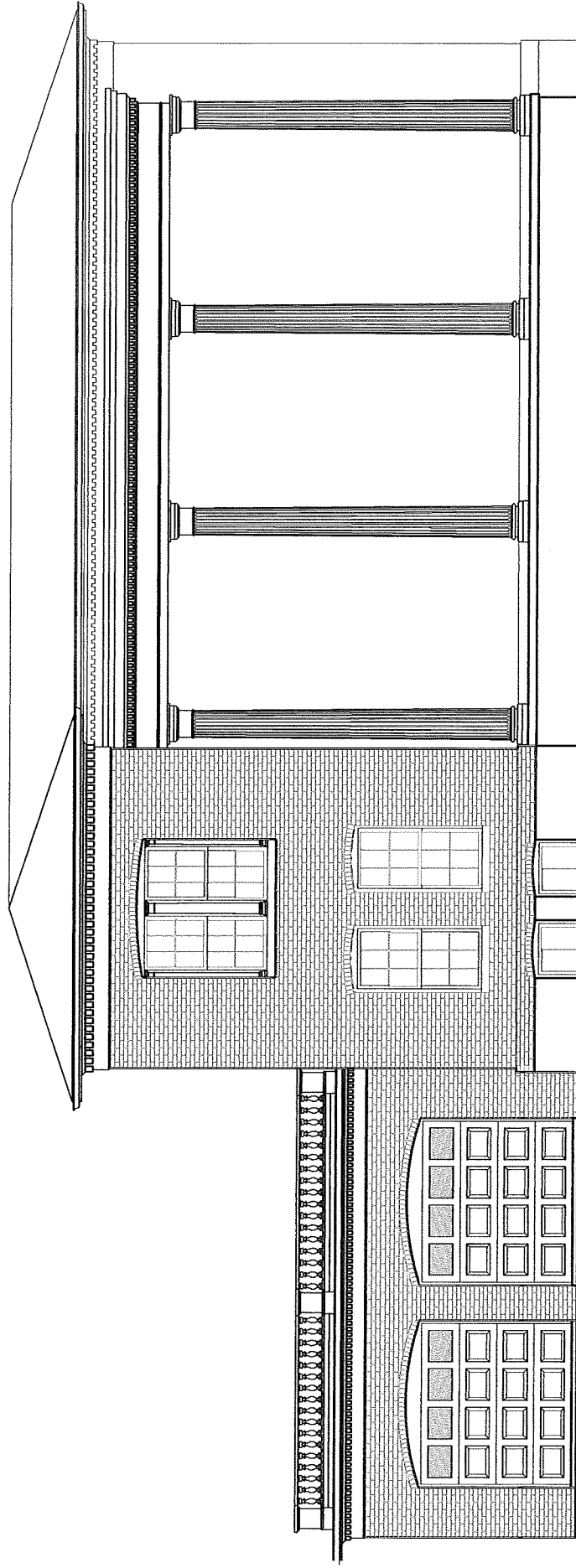


WEST ELEVATION - EXISTING

THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

DATE 26 JULY 2022

SCALE 1/8" = 1'-0"



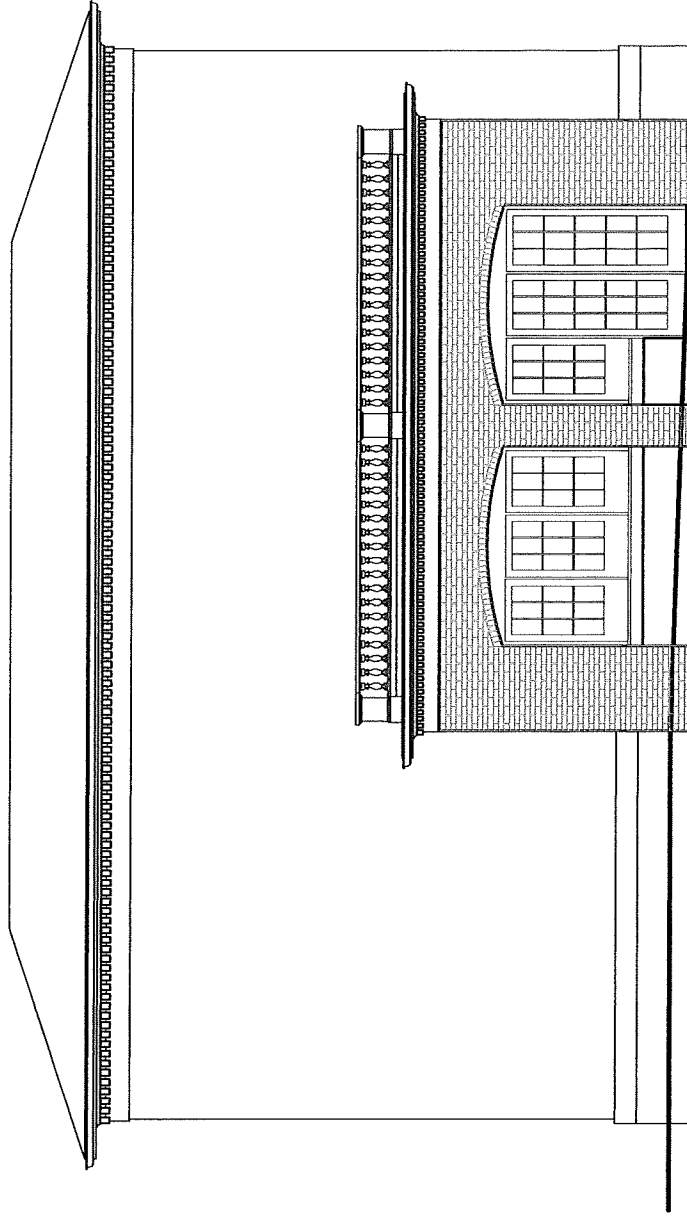
SOUTH ELEVATION - PROPOSED

THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

DATE 26 JULY 2022
SCALE 1/8" = 1'-0"

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WEST ELEVATION - PROPOSED

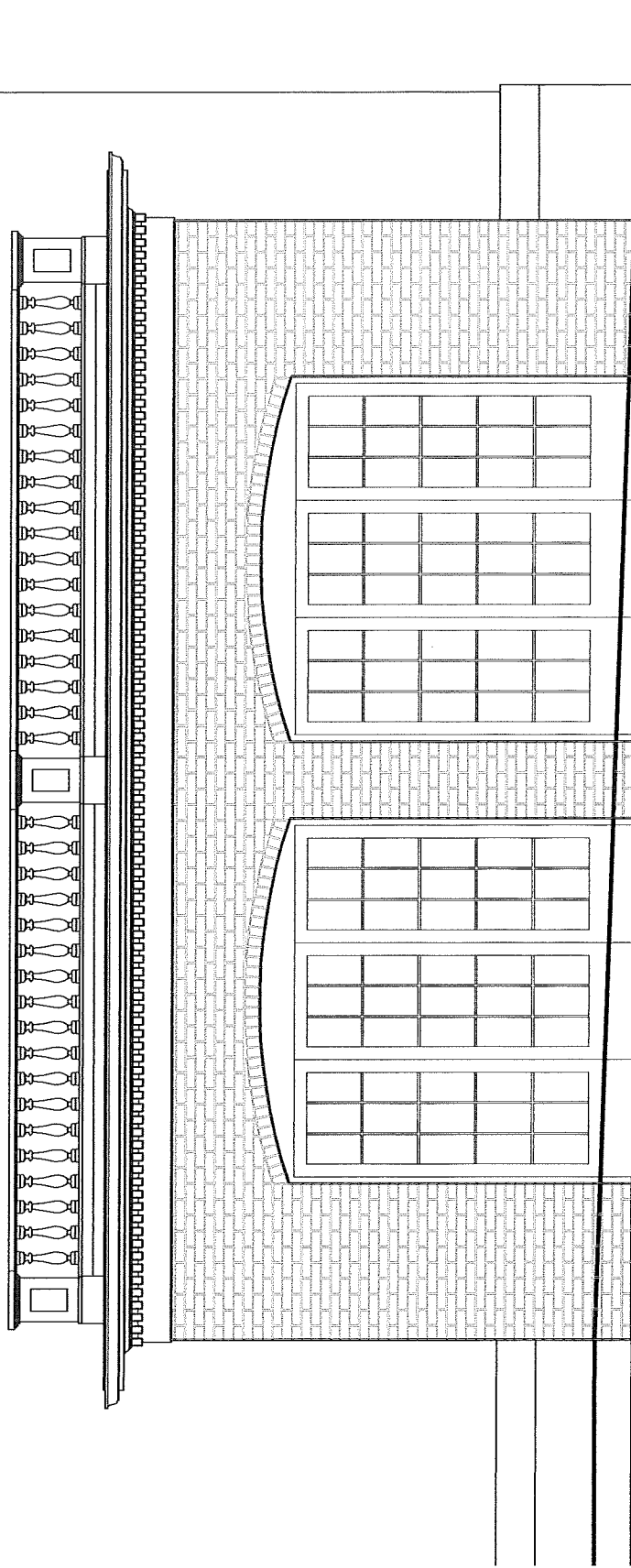
THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

DATE 26 JULY 2022
SCALE 1/8" = 1'-0"

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WEST ELEVATION - EXISTING

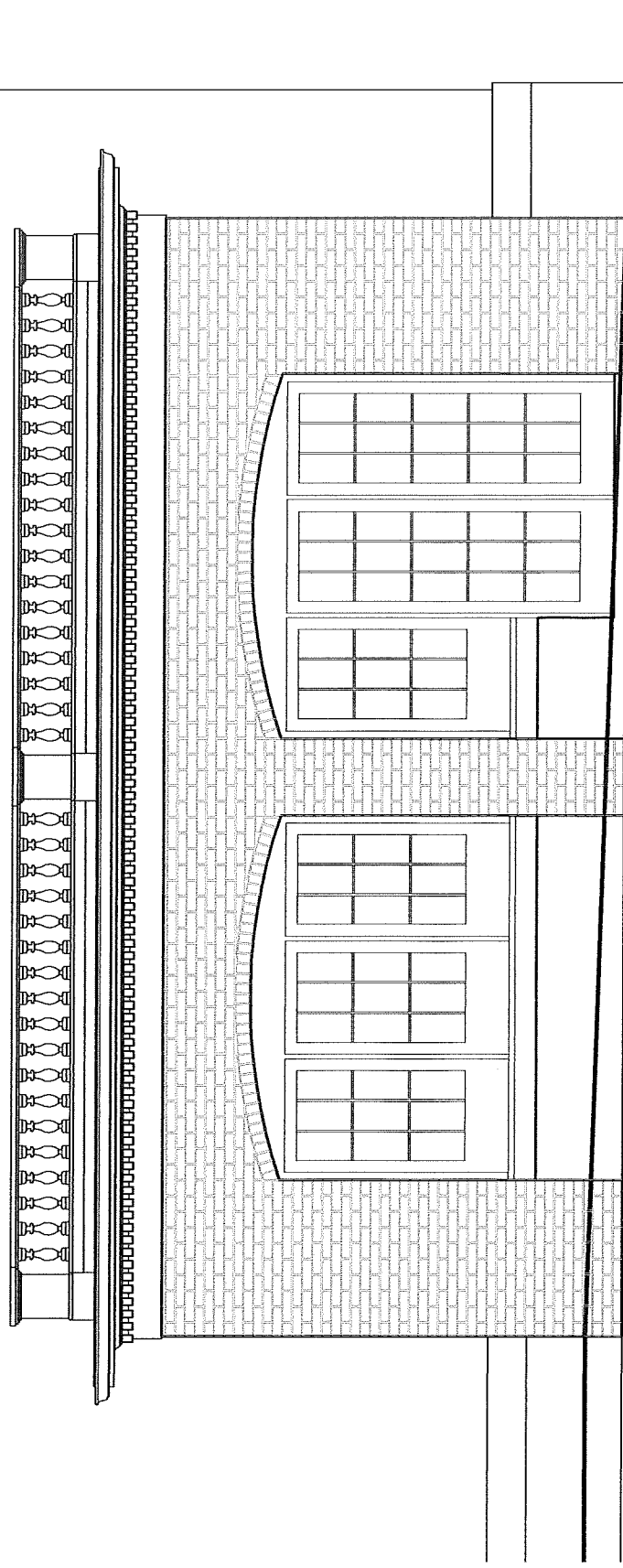
THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

DATE 26 JULY 2022

SCALE 1/4" = 1'-0"

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WEST ELEVATION - PROPOSED

THE NEWTON OF YPSILANTI
220 SOUTH HURON STREET
YPSILANTI, MICHIGAN

DATE 26 JULY 2022
SCALE 1/4" = 1'-0"

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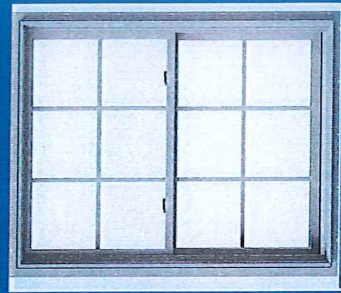
RENOVARE YPSILANTI HOMES

Materials



DOORS

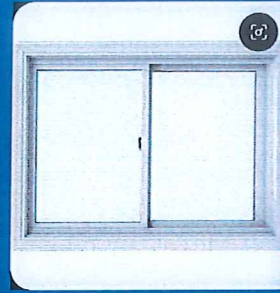
THERMA TRU SMOOTH STAR S2000



WINDOWS

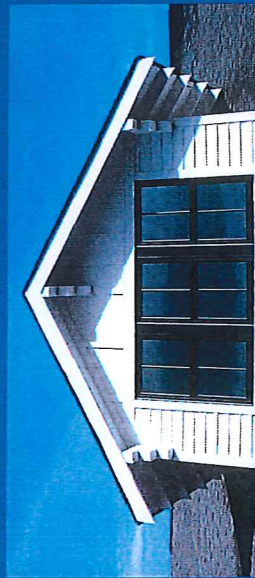


JELD WEN SITELINE WOOD



SIDING

LP SMARTSIDE



GUTTERS

OE INFINITY DRIP EDGE



May 10, 2022

220 N Park St
Preliminary Material Specs

▪ Exterior Materials:

- CertainTeed Landmark dimensional asphalt shingles.
- Either LP Smart siding/trims or Hardie lap fiber cement siding/trims.
- Therma Tru Smooth Star exterior doors with glazing per elevations.
- Jeld-Wen Sitrine double hung aluminum clad wood windows. Factory-finished white interior and exterior.
 - Includes screens.

▪ Interior Materials:

- Fiberglass batt insulation.
- Blown in cellulose attic insulation.
- Sound batt insulation included for unit demising walls.
- Includes DR Nelson Energy Sealing system.
- Includes 2.25" and 3" primed colonial casing and base.
- Includes two-tone interior painting. Flat ceilings, eggshell wall, semi-gloss doors and trim.
- Pre-hung 2-panel hollow core interior doors.
- Kountrywood Georgetown prefabricated cabinetry for the kitchens and bathrooms.
- Includes 1/2" mil glue down LVT for main floor, bathrooms, and laundry.
- Includes carpeting for stairs, 2nd floor, and bedrooms.
- Includes Rubbermaid wire shelving and rods for closets.
- Includes frameless mirrors in all bathrooms.
- Includes Whirlpool stainless steel appliance package:
 - Glass top electric range.
 - Over the range microwave.

Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. *Please see the installation instruction section below for important information regarding NailTrak.*



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5 (Regional)
Miami-Dade Product Control Approved
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.

CertainTeed
20 Moores Road
Malvern, PA 19355

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CertainTeed
SAINT-GOBAIN

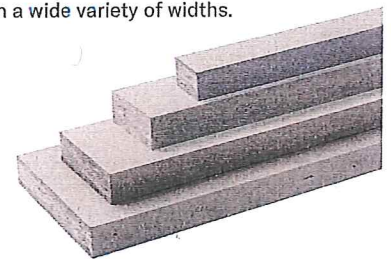


NEW LP® SMARTSIDE® SMOOTH TRIM & SIDING

- Advanced Durability for Longer Lasting Beauty®
- Engineered wood strand technology
- Holds up in extreme weather including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty



LP® SmartSide® Smooth Trim & Siding is available in a wide variety of widths.



38 SERIES SMOOTH FINISH LAP



38 SERIES SMOOTH FINISH SOFFIT (CUT-TO-WIDTH)



440 SERIES SMOOTH FINISH TRIM



38 SERIES SMOOTH FINISH VERTICAL SIDING

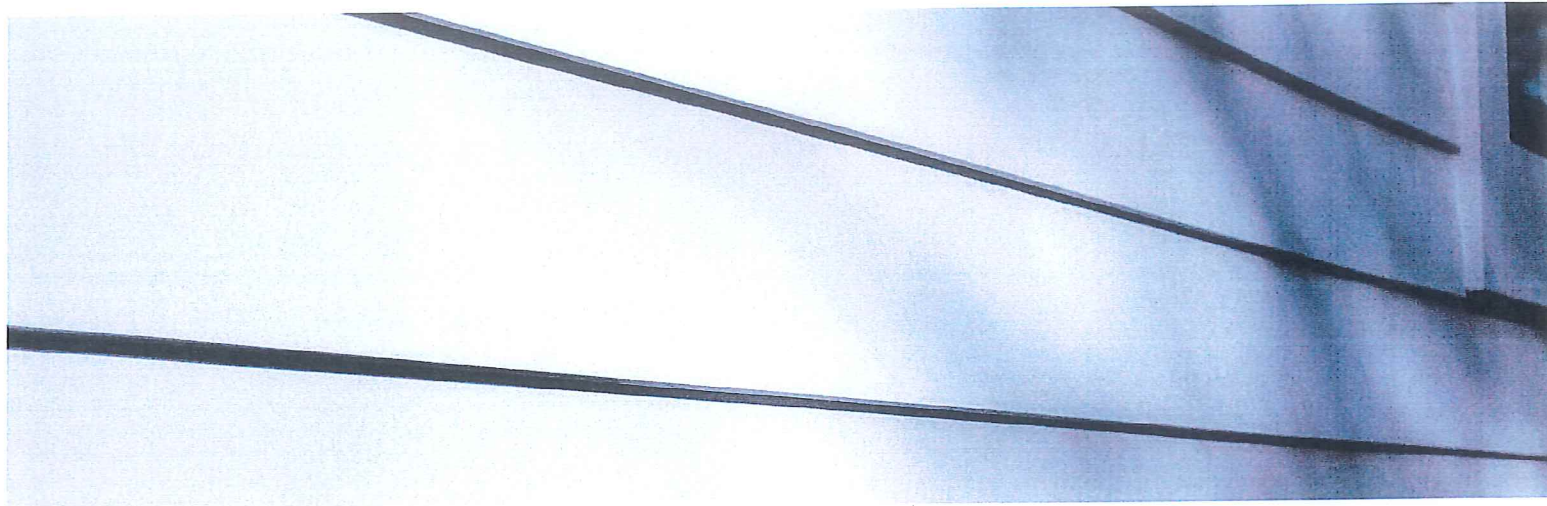


540 SERIES SMOOTH FINISH TRIM



LP SmartSide®
TRIM & SIDING

For product catalog & complete warranty details, visit LPCorp.com/SmartSide



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft (192 in.)(4.9m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41338	1.5 PSF
	16 ft (192 in.)(4.9m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41339	1.5 PSF
	16 ft (192 in.)(4.9m)	11.84 in. (30.1 cm)	0.315 in. (8 mm)	41340	1.5 PSF
440 Series Smooth Finish Trim	16 ft (192 in.)(4.9m)	1.50 in. (3.8 cm)	0.625 in. (15.9 mm)	41640	2 PSF
	16 ft (192 in.)(4.9m)	2.50 in. (6.4 cm)	0.625 in. (15.9 mm)	41627	2 PSF
	16 ft (192 in.)(4.9m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41420	2 PSF
	16 ft (192 in.)(4.9m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41422	2 PSF
	16 ft (192 in.)(4.9m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41423	2 PSF
	16 ft (192 in.)(4.9m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41492	2 PSF
	16 ft (192 in.)(4.9m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41490	2 PSF
	16 ft (192 in.)(4.9m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41490	2 PSF
540 Series Smooth Finish Trim	16 ft (192 in.)(4.9m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41629	3 PSF
	16 ft (192 in.)(4.9m)	2.50 in. (6.4 cm)	0.910 in. (23.1 mm)	41628	3 PSF
	16 ft (192 in.)(4.9m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41342	3 PSF
	16 ft (192 in.)(4.9m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41343	3 PSF
	16 ft (192 in.)(4.9m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41344	3 PSF
	16 ft (192 in.)(4.9m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41345	3 PSF
	16 ft (192 in.)(4.9m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41494	3 PSF
38 Series Smooth Finish Vertical Siding	16 ft (192 in.)(4.9m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	42126	1.5 PSF
38 Series Smooth Finish Soffit (Cut-To-Width)	16 ft (192 in.)(4.9m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	42127	-



For product catalog & complete warranty details, visit LPCorp.com/SmartSide

WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

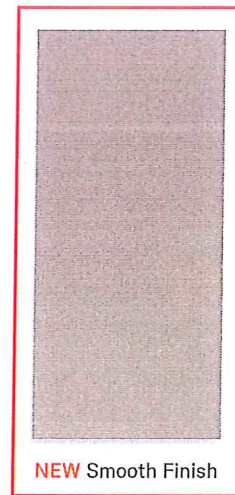
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LP® SMARTSIDE® VERTICAL SIDING

Vertical Siding* helps create a versatile, charming and modern aesthetic. Re-create the popular board and batten style by pairing LP® SmartSide® Smooth Finish Vertical Siding and LP SmartSide Smooth Finish Trim. The LP® SmartGuard® process provides added protection from the elements, helping your style look great for years to come.

- 16' lengths eliminate horizontal joints
- Pre-primed for exceptional paint adhesion
- Not rated for structural use
- Treated engineered wood strand substrate
- Available in cedar texture, smooth finish, and five beautiful ExpertFinish® colors



NEW Smooth Finish

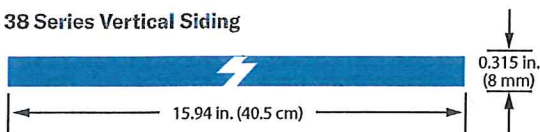


Cedar Texture



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.) (4.9m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	40503	1.5 PSF
38 Series Smooth Finish Vertical Siding	16 ft. (192 in.) (4.9m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	42126	1.5 PSF

38 Series Vertical Siding



*Vertical Siding may only span one plate-to-plate. Each vertical application is not to span beyond one floor to ceiling distance, or one floor to top-of-gable distance. Refer to application instructions (TN#028--Vertical Siding) at LPCorp.com for additional limitations.



For product catalog & complete warranty details, visit LPCorp.com/SmartSide



ADD LP® SMARTSIDE® TRIM TO GET THE BOARD AND BATTEN LOOK

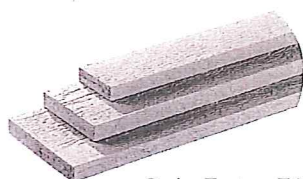
440 and 540 Series Cedar Texture Trim

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
440 Series Cedar Texture Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.625 in. (15.9 mm)	25877	2 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.625 in. (15.9 mm)	25878	2 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	25880	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	25886*	3 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.910 in. (23.1 mm)	25887*	3 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	25888	3 PSF

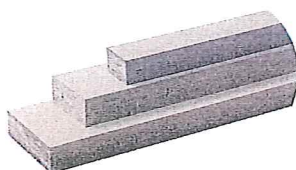
440 and 540 Series Smooth Finish Trim

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
440 Series Smooth Finish Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.625 in. (15.9 mm)	41640	2 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.625 in. (15.9 mm)	41627	2 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41420	2 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41629	3 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.910 in. (23.1 mm)	41628	3 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41342	3 PSF

*Special order item. Requires minimum quantity and extended lead times.



Cedar Texture Trim



Smooth Finish Trim



For product catalog and complete warranty details, visit LPCorp.com/SmartSide

WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

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LPZB0761 7/2020

Drip edge with infinite possibilities.

Infinity Drip Edge®

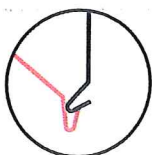
Our snap lock design offers a hooking drip edge assembly allowing for easy, nesting installation.

Installers can easily maneuver, save on labor hours by reducing call-backs and the need to cut or notch.

- Infinite overlap to meet any code requirement
- Snap lock design installs without gaps, cutting or training required
- Dual wave bracing adds strength and eliminates buckling
- Ample nail flange with 2.69" nailing surface depth on roof deck

1

SNAP



2

ROTATE UP

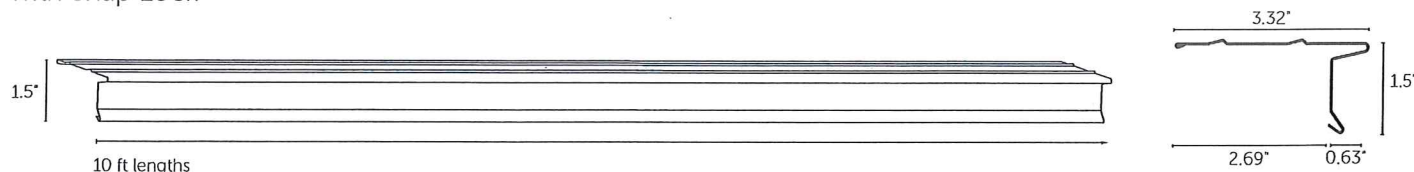


3

LOCK



Infinity Drip Edge® with Snap Lock



FUNCTION

Provides a clean overlap with one continuous run and reduces labor with no notching needed.

AVAILABLE OPTIONS

Aluminum (0.019"): IDE

Steel (0.010"): IDE30G

Steel (0.013"): IDE28G

MATERIAL AVAILABILITY

Aluminum & Steel

COATING

Q800 TuffTech™ or Mill

THICKNESS

Aluminum: 0.019"

Steel: 0.010" & 0.013"

WARRANTY

Lifetime Limited Warranty

PATENTS

U.S. Patents: 10,132,085

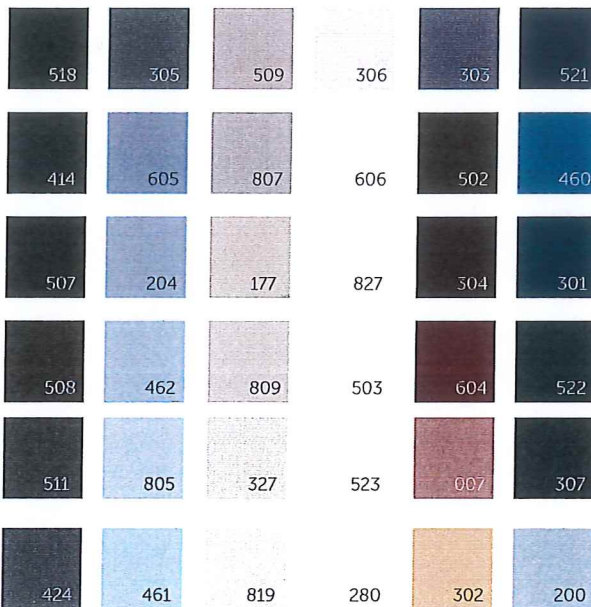
CERTIFICATION & RATING

Meets ASTM B209 standards

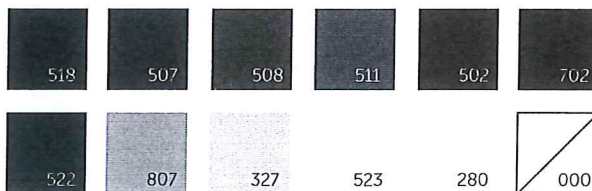
INSTALLATION NOTES

Go to QualityEdge.com/Resources for detailed installation information.

ALUMINUM SYSTEM COLORS



STEEL COLORS



BUILDING CODES AND BEST PRACTICES

507.2.8.3, R905.2.8.5 Drip edge. A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of the drip edge shall be lapped not less than 2 inches. The vertical leg of drip edges shall not be less than 1½ inches in width... and shall extend back on the roof not less than 2 inches. **SOURCE: IBC & IRC 2018**

R905.2.8.6 Drip edge. Provide drip edge at eaves and gables of shingle roofs. Overlap to be a minimum of 3 inches. Eave drip edges shall extend ½ inch below sheathing and extend back on the roof a minimum of 2 inches. **SOURCE: Florida RBC**

IDE available in all SYSTEM COLORS: 518 Black [BLK], 305 Thunder Cloud [THCL], 509 Norwood [NOR], 306 Quartz [QZ], 303 Morning Fog [MORF], 521 Navy [NB], 414 Ironstone [IRNS], 605 Eldridge Gray [EG], 807 Clay [C], 606 Cozy Cottage [CC], 502 Brown [B], 460 Great Water [GRWT], 507 Mocha [MOC], 204 Granite [GRT204], 177 Sandy Beige [SB177], 827 Champagne [CAB], 304 Pomegranate [POM], 301 Dragonfly [DFLY], 508 Musket [MUS], 462 Silver Lining [SVRL], 809 Wicker [WIC], 503 Eggshell [EGG], 604 Wineberry [WBER], 522 Forest [FOR], 511 Terratone [TER], 805 Pewter [P805], 327 Desert Tan [DTAN], 523 Snowmist [SMT], 007 Matte Copper Penny [MCP], 307 Ripe Olive [RO], 424 Slate [SLA], 461 Harbor Mist [HMST], 819 Herringbone [HER], 280 White [W], 302 Florentine Gold [FLG], 200 Cactus [CAT200]

IDE28G available in: 518 Black [BLK], 507 Mocha [MOC], 508 Musket [MUS], 511 Terratone [TER], 502 Brown [B], 702 Low Gloss Brown [LGB], 522 Forest [FOR], 807 Clay [C], 327 Desert Tan [DTAN], 523 Snowmist [SMT], 000 Mill [M]

IDE30G available in: 518 Black [BLK], 507 Mocha [MOC], 511 Terratone [TER], 502 Brown [B], 807 Clay [C], 327 Desert Tan [DTAN], 523 Snowmist [SMT], 000 Mill [M]

Although we make every effort to ensure color accuracy in our printing process, your final products may not be an exact match to those displayed.



Contact your Customer Service or Sales Representative to order:

888.784.0878

QualityEdge.com/roofing-accessories/drip-edge

IDEFLYER1121

Standale Lumber

Address: 2971 Franklin Ave SW
Grandville, MI 49418

Phone: (616) 530-8200

Website: www.standalelumber.com



Quote

Page 2 of 2

Quote Number: 91

Date: 4/18/2022

Sales Person: Jeff Hager

Customer Information

Name: WOLVERINE CONSTRUCTION

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name: 220 N PARK COTTAGES

Specifications

U.D. = 37-1/2" x 81-5/8"; R.O. = 38-1/4" x 82"

O.M. of Exterior Trim = 40" x 82-7/8"

Lead Time: Stock (Call to verify)

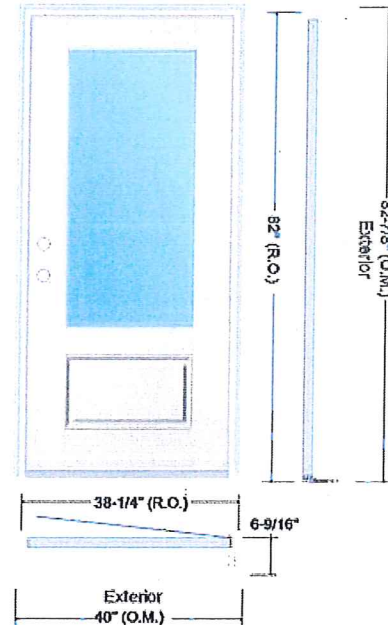


Image is viewed from Exterior!

Item Description	Qty
3' 0" x 6' 8" S2200-LE Smooth-Star - Flush Glazed Fiberglass Door w/Low E Glass - Right Hand Inswing (Tru-Guard Composite Edge)	19
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Mortised Edge Latch Preps	19
w/Deadbolt Schlage (Standard) 1-1/8" x 2-3/4" Strike Prep	
Set of T/T Non Ball-Bearing - Brushed Nickel Hinges	19
Primed Wood Frame - 6-9/16" Jamb w/Primed Brickmould Exterior Trim (Applied)	19
Bronze Compression Weatherstrip	19
Tru-Defense Adjustable - Mill Finish w/Dark Cap Sill	19
Sill Cover	19

Distributed by:



Version #: 7.32-O

Version Date: 4/18/2022

Standale Lumber

Address: 2971 Franklin Ave SW
Grandville, MI 49418

Phone: (616) 530-8200

Website: www.standalelumber.com



Quote

Page 4 of 4

Quote Number: 92

Date: 4/18/2022

Sales Person: Jeff Hager

Customer Information

Name: WOLVERINE CONSTRUCTION

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name: 220 N PARK DUPLEX

Specifications

U.D. = 74-3/16" x 81-5/8"; R.O. = 74-15/16" x 82"

O.M. of Exterior Trim = 76-11/16" x 82-7/8"

Lead Time: Stock (Call to verify)

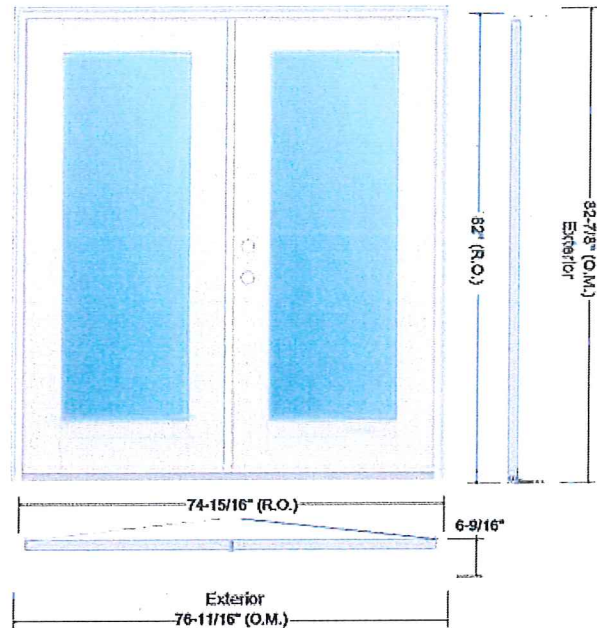


Image is viewed from Exterior!

Item Description	Qty
6' 0" x 6' 8" S2000-LE Smooth-Star - Flush Glazed Fiberglass Double Door w/White Aluminum Astragal w/Low E Glass - Right Hand Inswing (Tru-Guard Composite Edge)	7
2-3/4" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Mortised Edge Latch Preps	7
Set of T/T Non Ball-Bearing - Brushed Nickel Hinges	7
Primed Wood Frame - 6-9/16" Jamb w/Primed Brickmould Exterior Trim (Applied)	7
Bronze Compression Weatherstrip	7
Tru-Defense Adjustable - Mill Finish w/Dark Cap Sill	7
Sill Cover	7

Distributed by:



Version #: 7.32-O

Version Date: 4/18/2022



JELD-WEN.
WINDOWS & DOORS

Siteline®
Clad-Wood Windows
Double-Hung

Architectural Design Manual



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Section Details

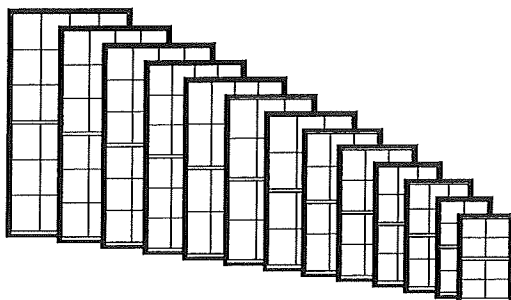
Operator:	
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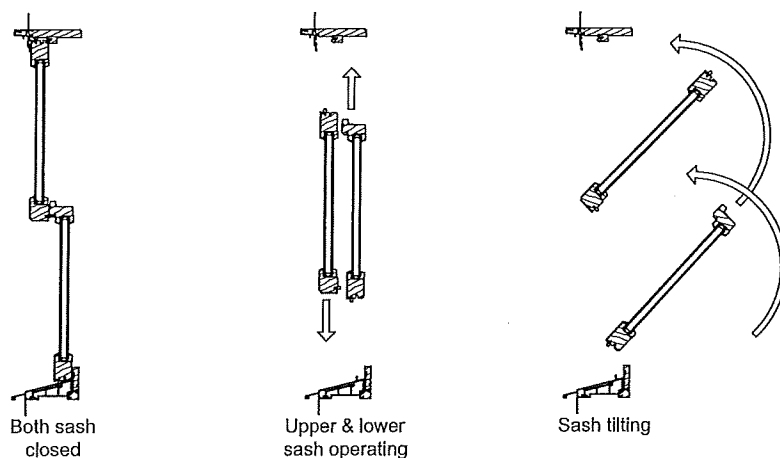


GENERAL INFORMATION



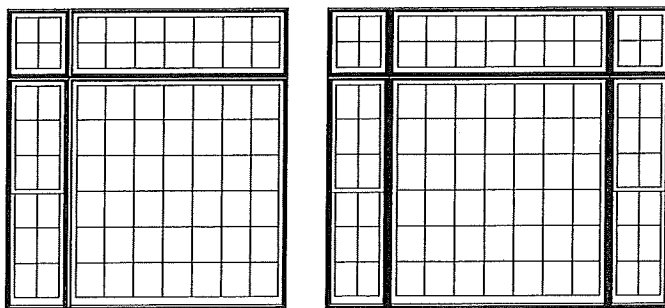
Dimensional Windows

Siteline® Clad-Wood Double-Hung windows may be specified as "dimensional", by adjusting the desired rough opening width or height. Siteline® Clad-Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



Multiple Assemblies

Siteline® Clad-Wood Double-Hung windows may be mulled beside other clad-wood double-hung or clad-wood fixed windows, or below clad-wood transom windows, to fulfill a wide variety of needs.

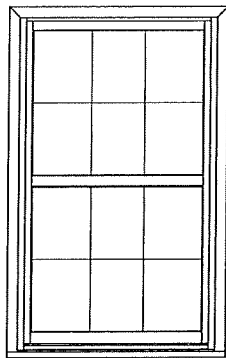




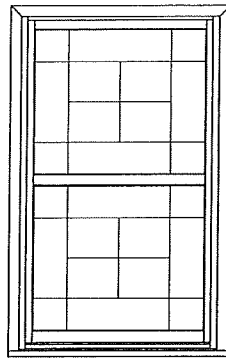
GRID PATTERNS

Siteline® Clad-Wood Double-Hung Windows are available with removable grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. Standard grid patterns are shown below.

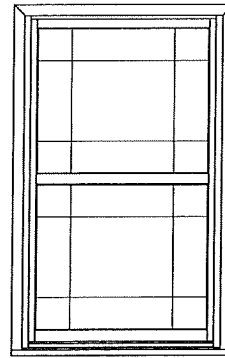
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



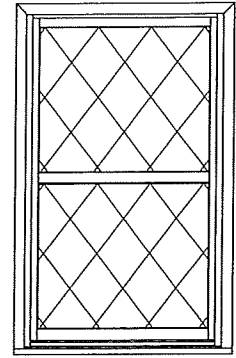
Colonial



Uneven



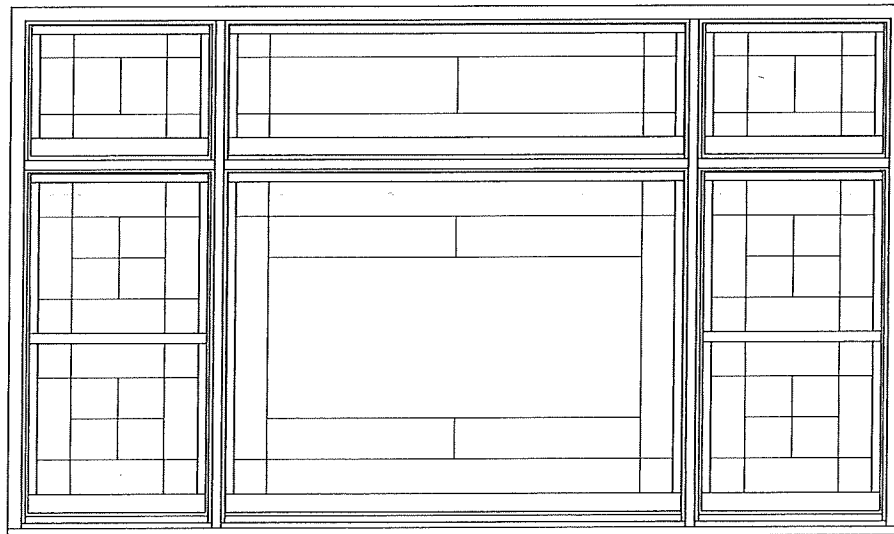
Prairie



Diamond

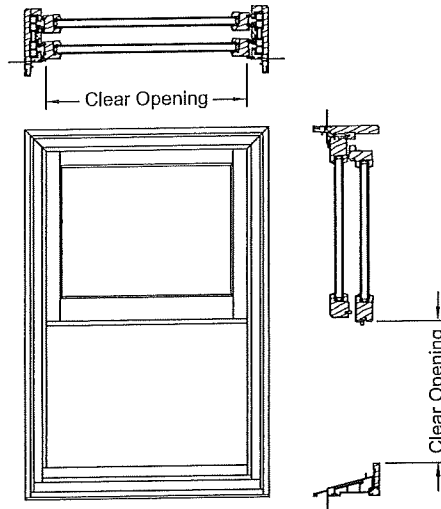
Bar Alignment

Alignment of bars is often required. SDL, GBG, and wood grilles may be specified with bars aligned.

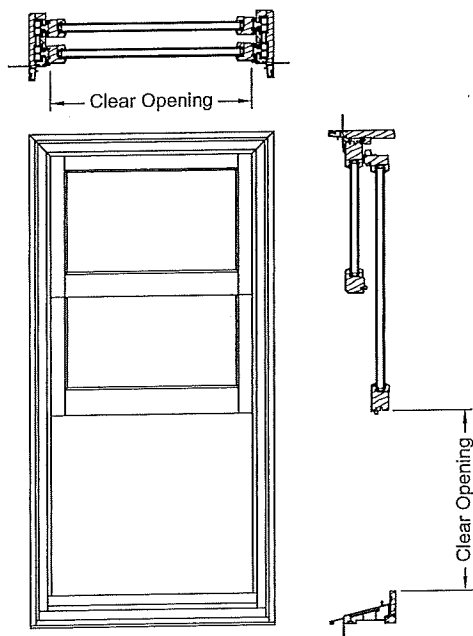




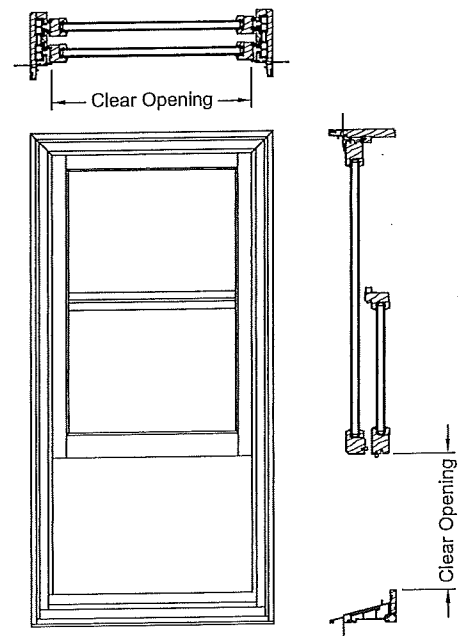
CLEAR OPENING LAYOUT



Double-Hung (Even Divide)
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 3 5/8"



Cottage Double-Hung
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 8 5/32"



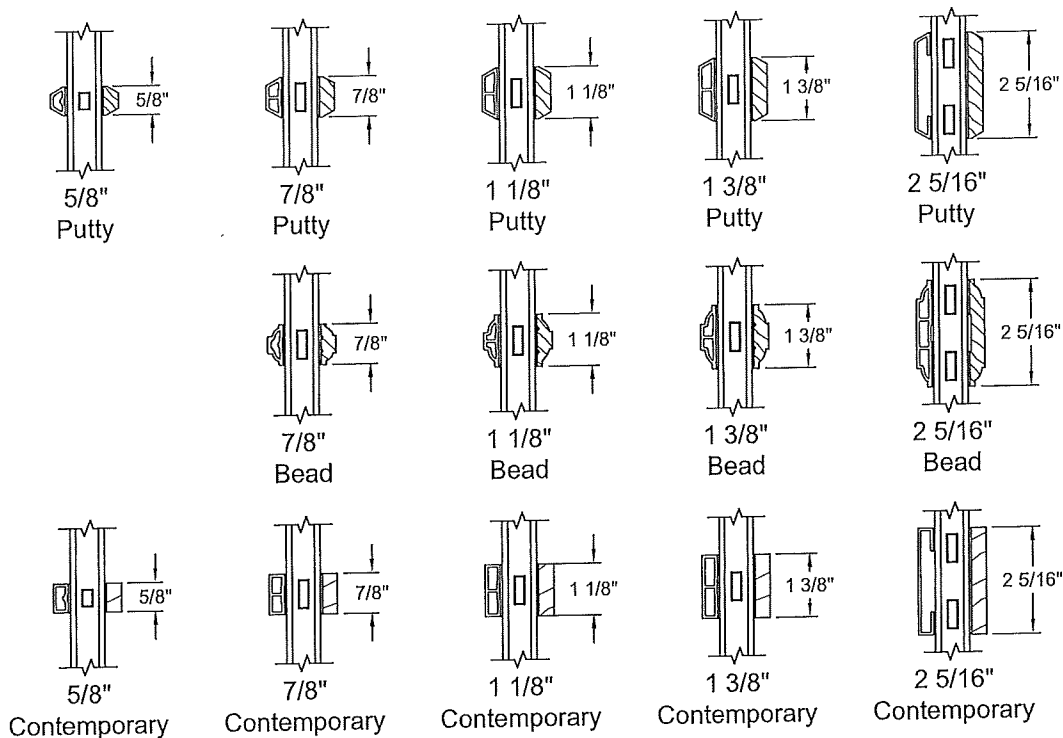
Reverse Cottage Double-Hung
Width = Frame Width - 3 3/4"
Height = (Frame Height / 2) - 7 29/32"



GRID, BOTTOM RAIL & GLASS STOP OPTIONS

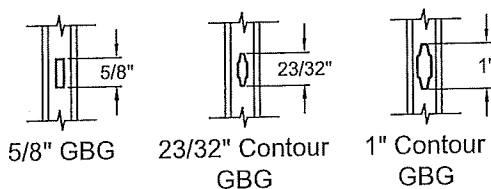
Exterior ← → Interior

SDL Options

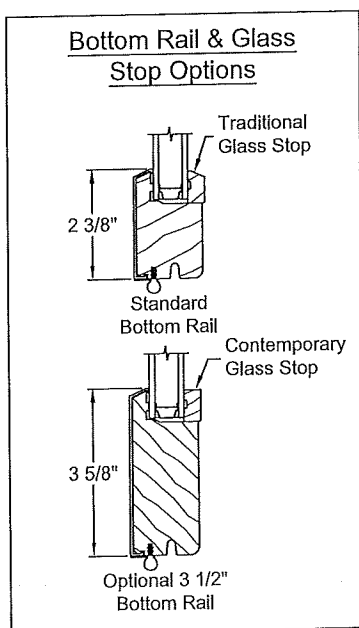
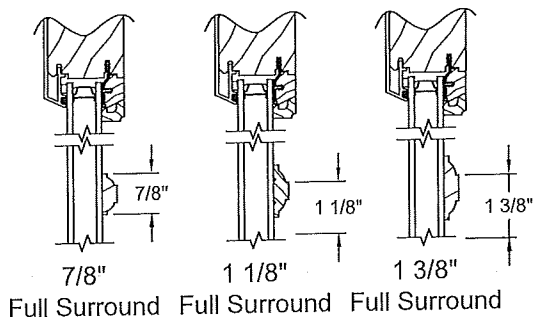


Various Combinations of the SDL Bars Shown are Available

GBG Options



Grille Options





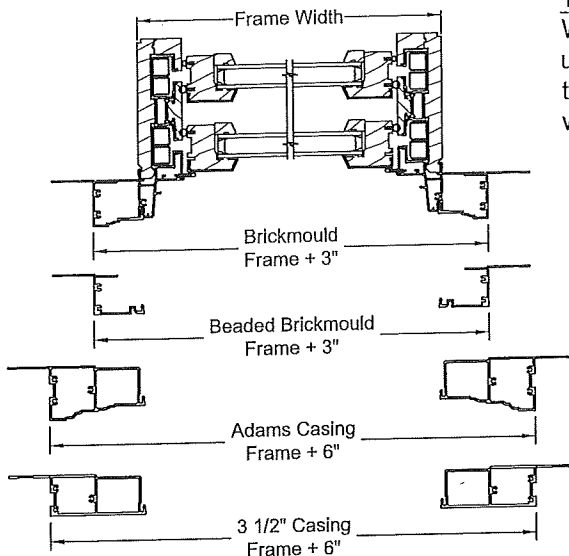
UNIT SIZING

Rough Opening:

The frame size of the window plus 3/4".

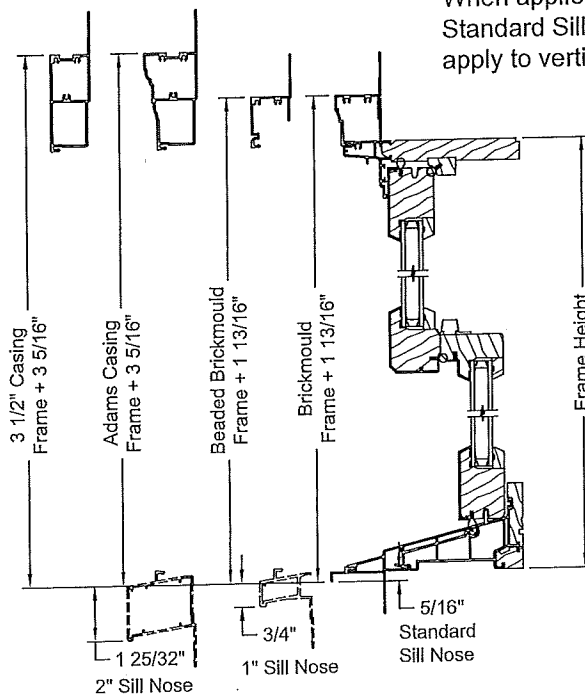
Masonry Opening:

The overall size of the window, including trim, plus 1/2"



Trim- 4 Sides Of Unit

When applied to 4 sides of unit, these dimensions apply to both vertical and horizontal window sections.



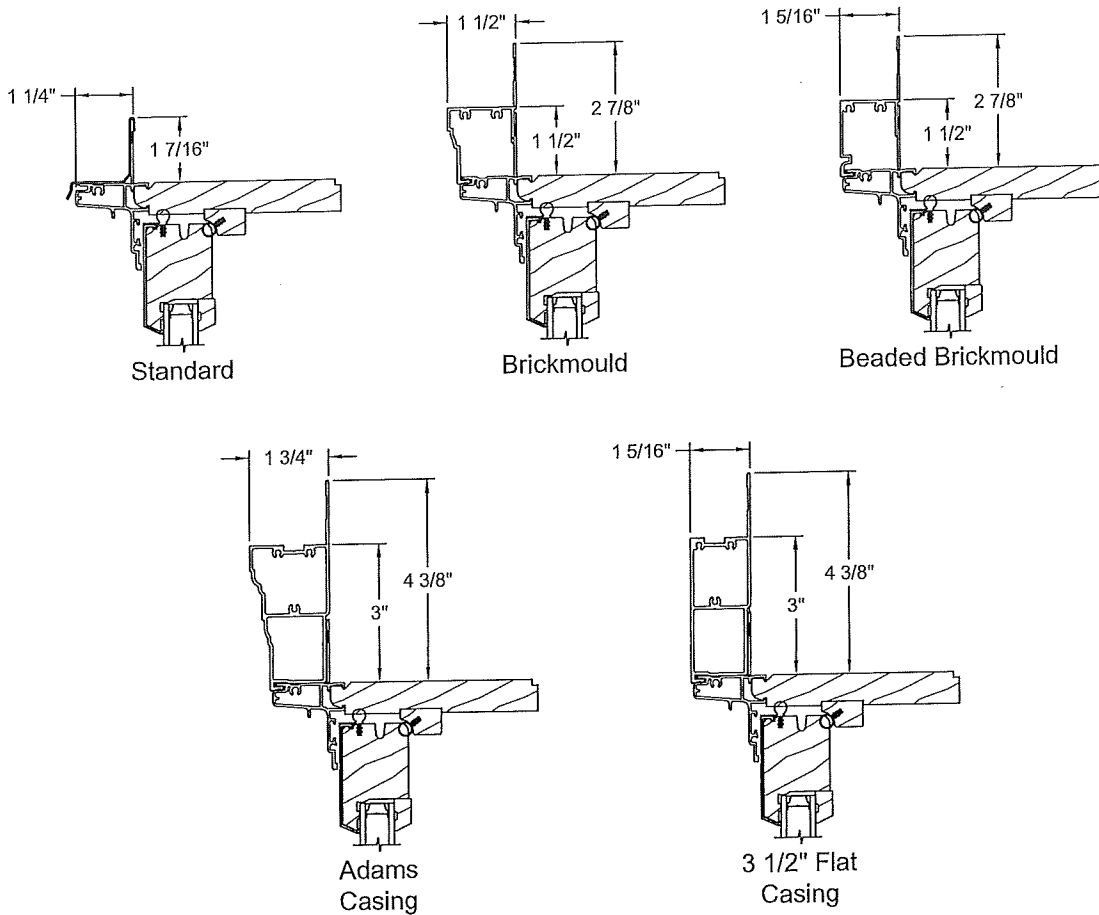
Trim- 3 Sides Of Unit

When applied to 3 sides of unit, with Standard Sill Nose, these dimensions apply to vertical window sections only.

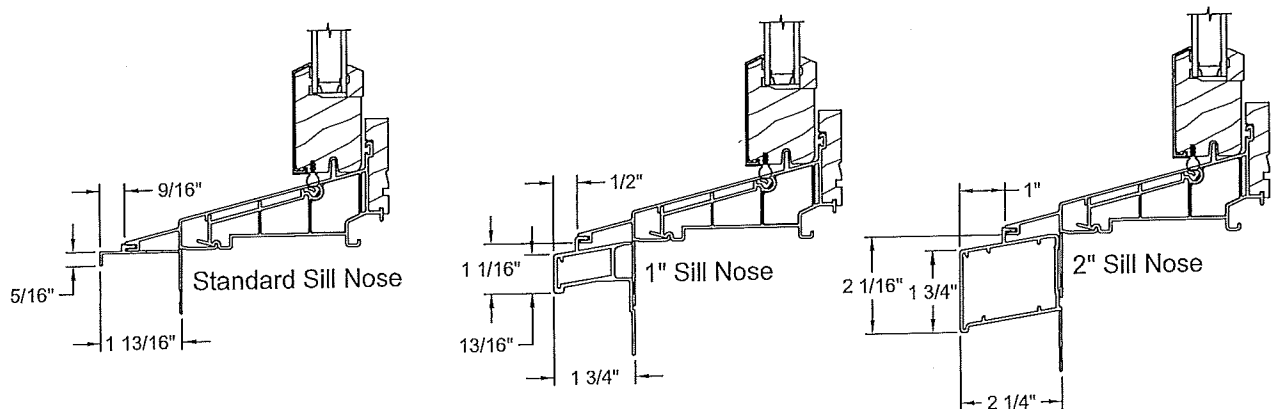


TRIM & SILL NOSE OPTIONS

Trim Options



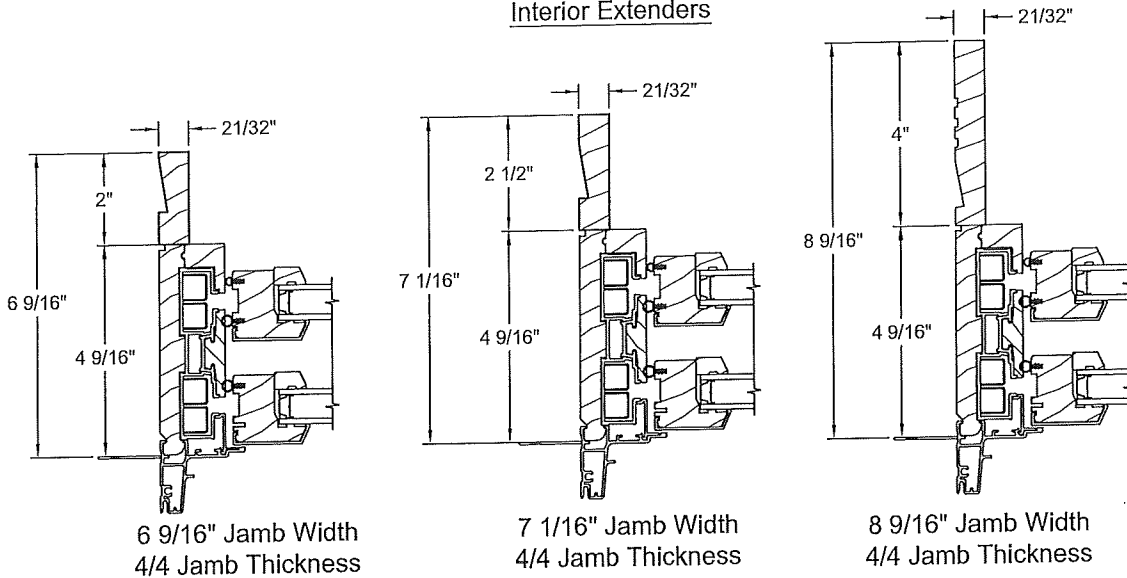
Sill Nose Options



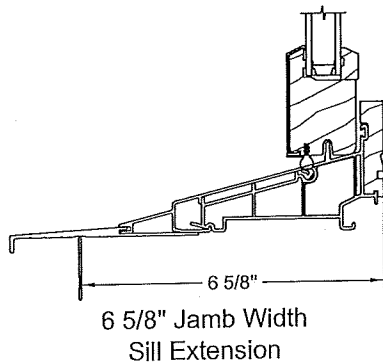
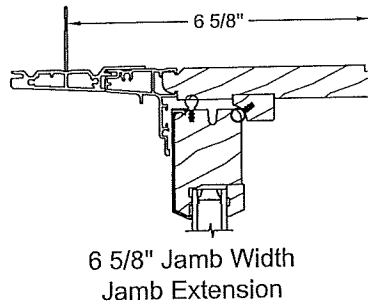


JAMB EXTENDER & PREP FOR STOOL OPTIONS

Interior Extenders

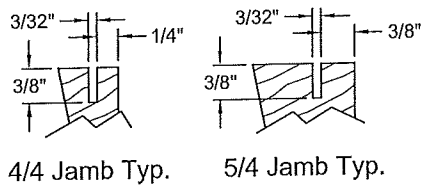


Exterior Extenders

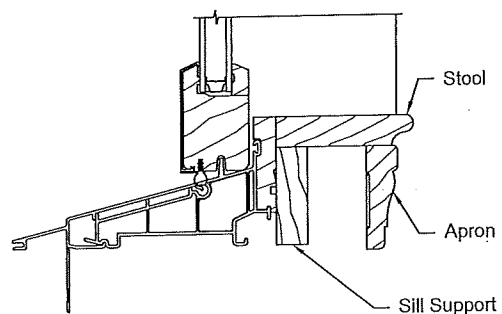


Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



Prep for Stool

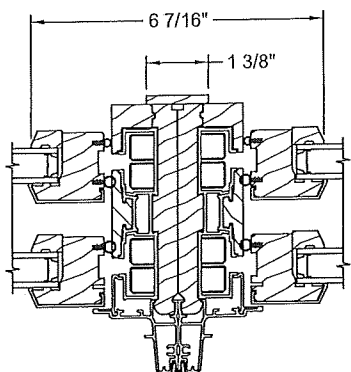


Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.

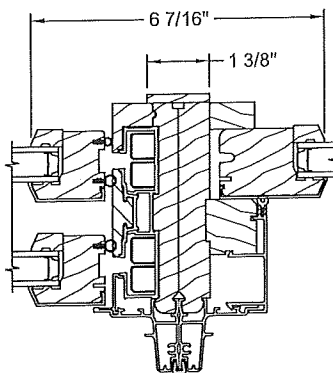
Exterior jamb extenders may only be applied to windows with jambs 6 9/16" or greater.



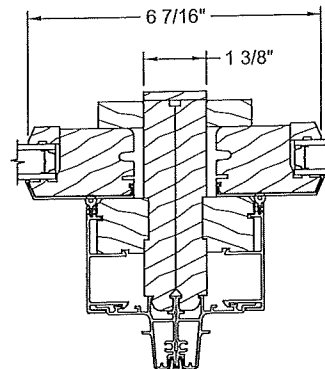
MULLION OPTIONS



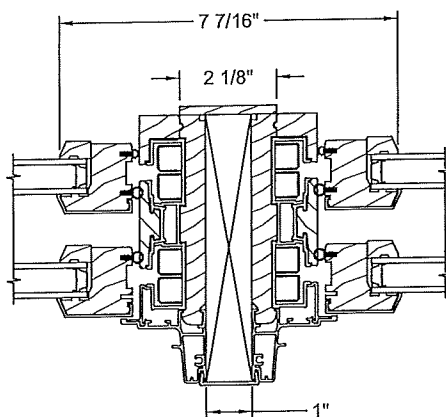
Operator | Operator



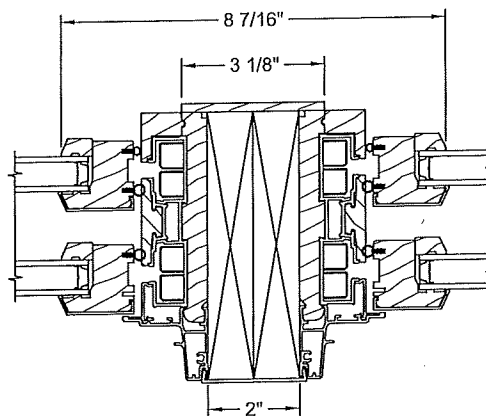
Operator | Fixed



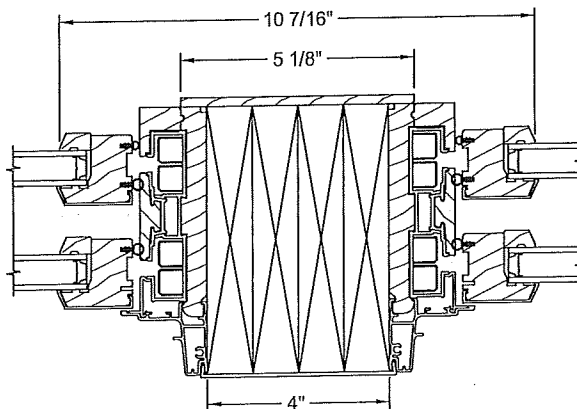
Fixed | Fixed



Operator | Operator
with 1" Solid Spread Mull



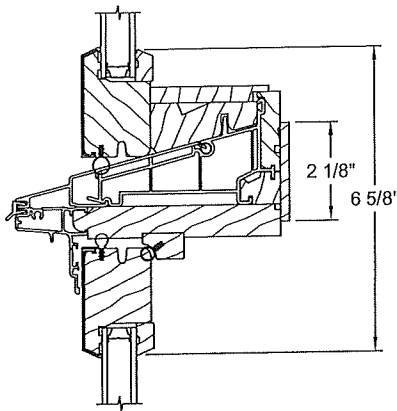
Operator | Operator
with 2" Solid Spread Mull



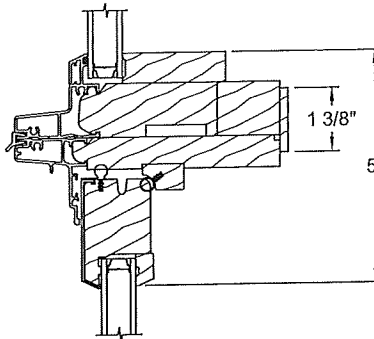
Operator | Operator
with 4" Solid Spread Mull



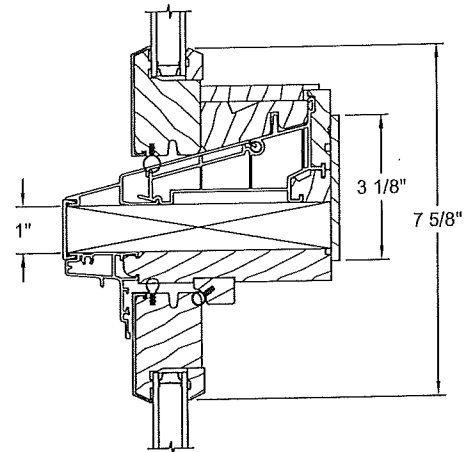
MULLION OPTIONS



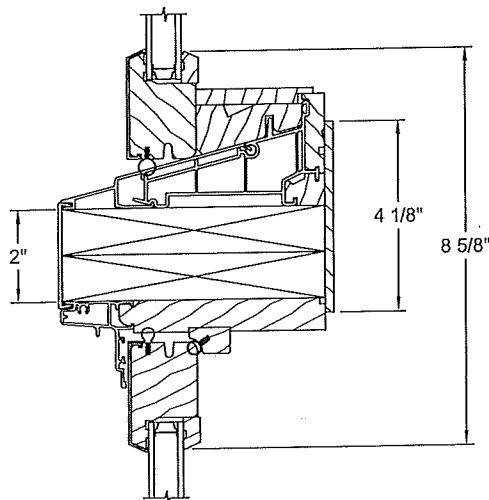
Transom
Operator



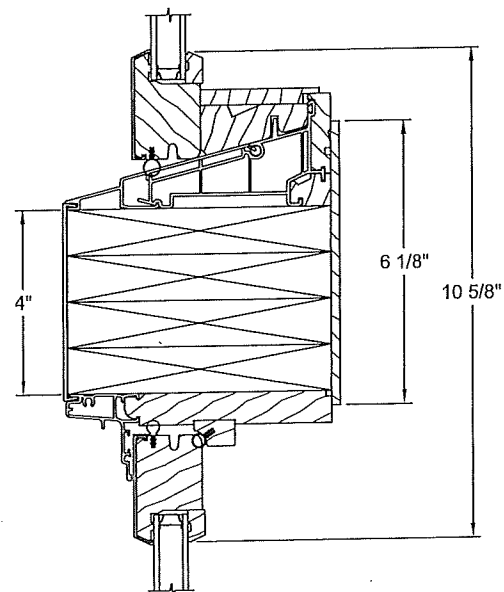
Direct Set
Operator



Transom
Operator
with 1" Solid Spread Mull



Transom
Operator
with 2" Solid Spread Mull



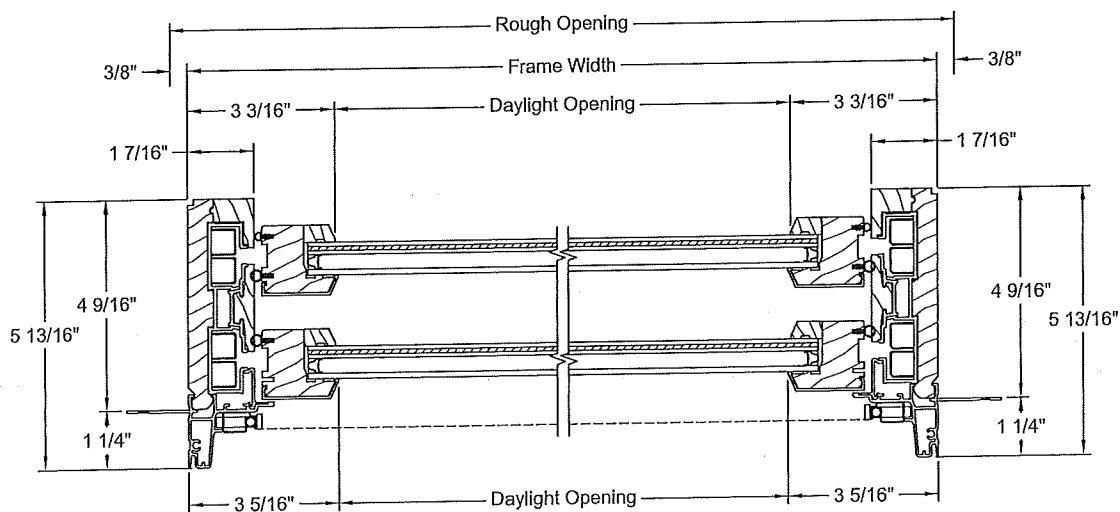
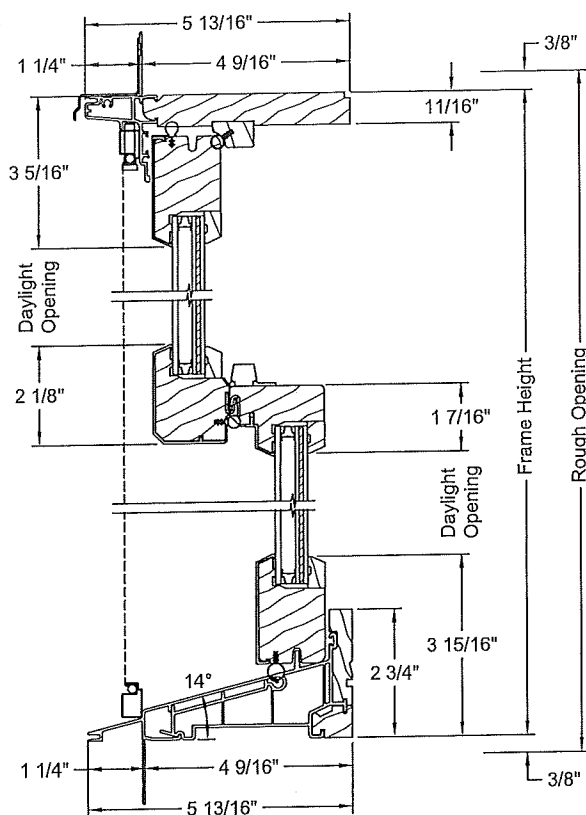
Transom
Operator
with 4" Solid Spread Mull





SITELINE®
CLAD-WOOD WINDOWS
DOUBLE-HUNG

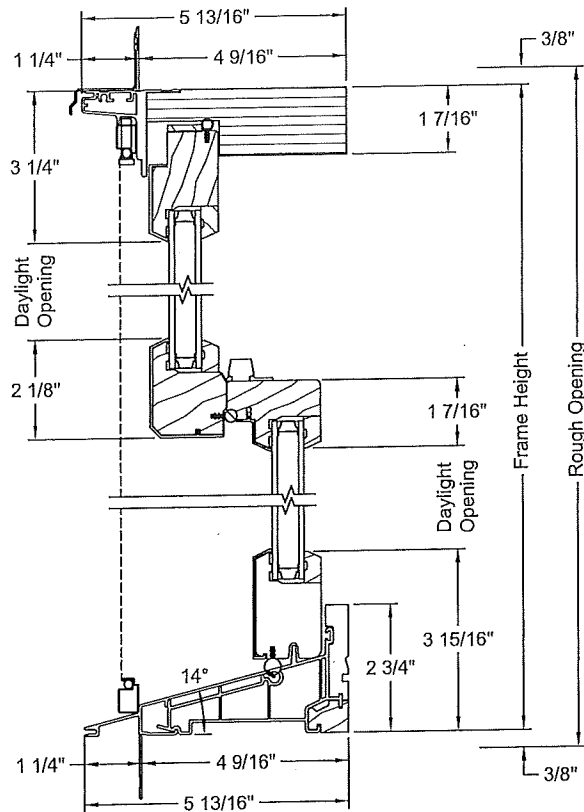
Not To Scale - Reference Only



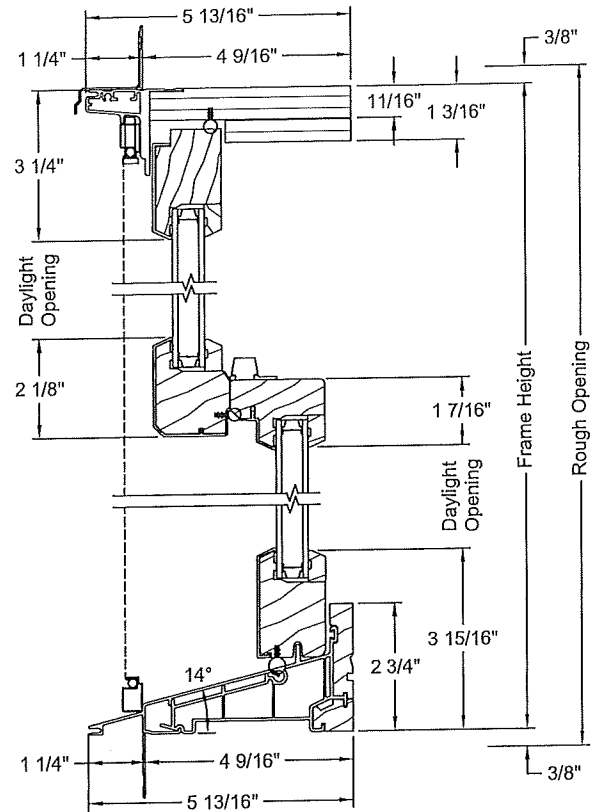


OPERATOR RADIUS-TOP & SEGMENT HEAD - VERTICAL SECTIONS

Operator Radius-Top



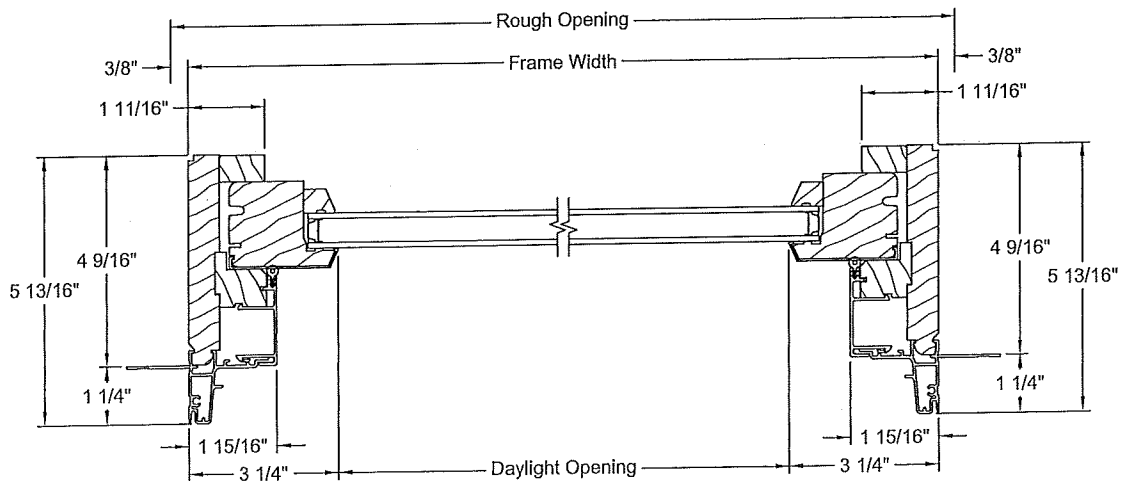
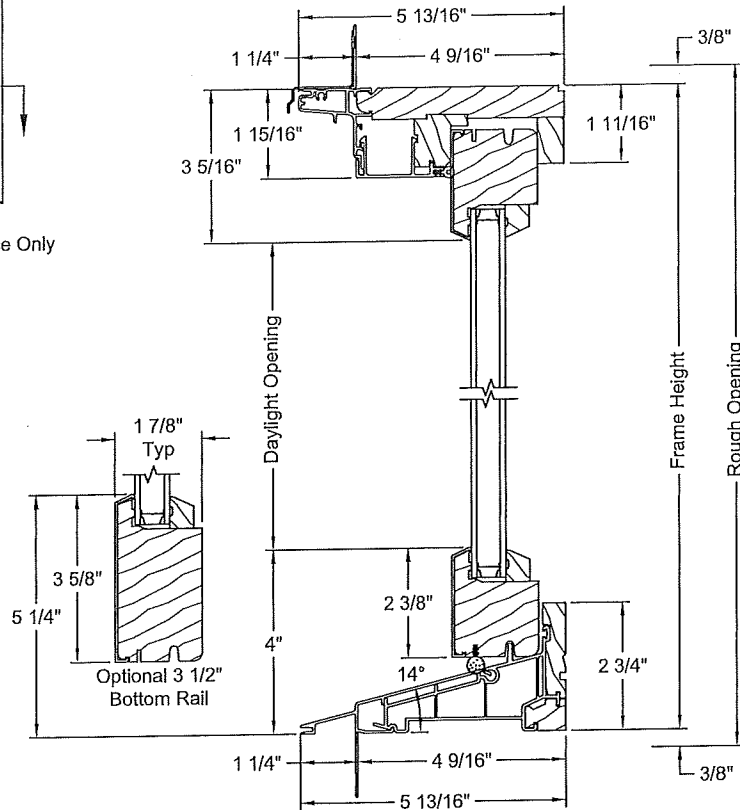
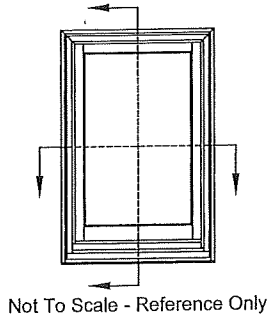
Operator Segment Head







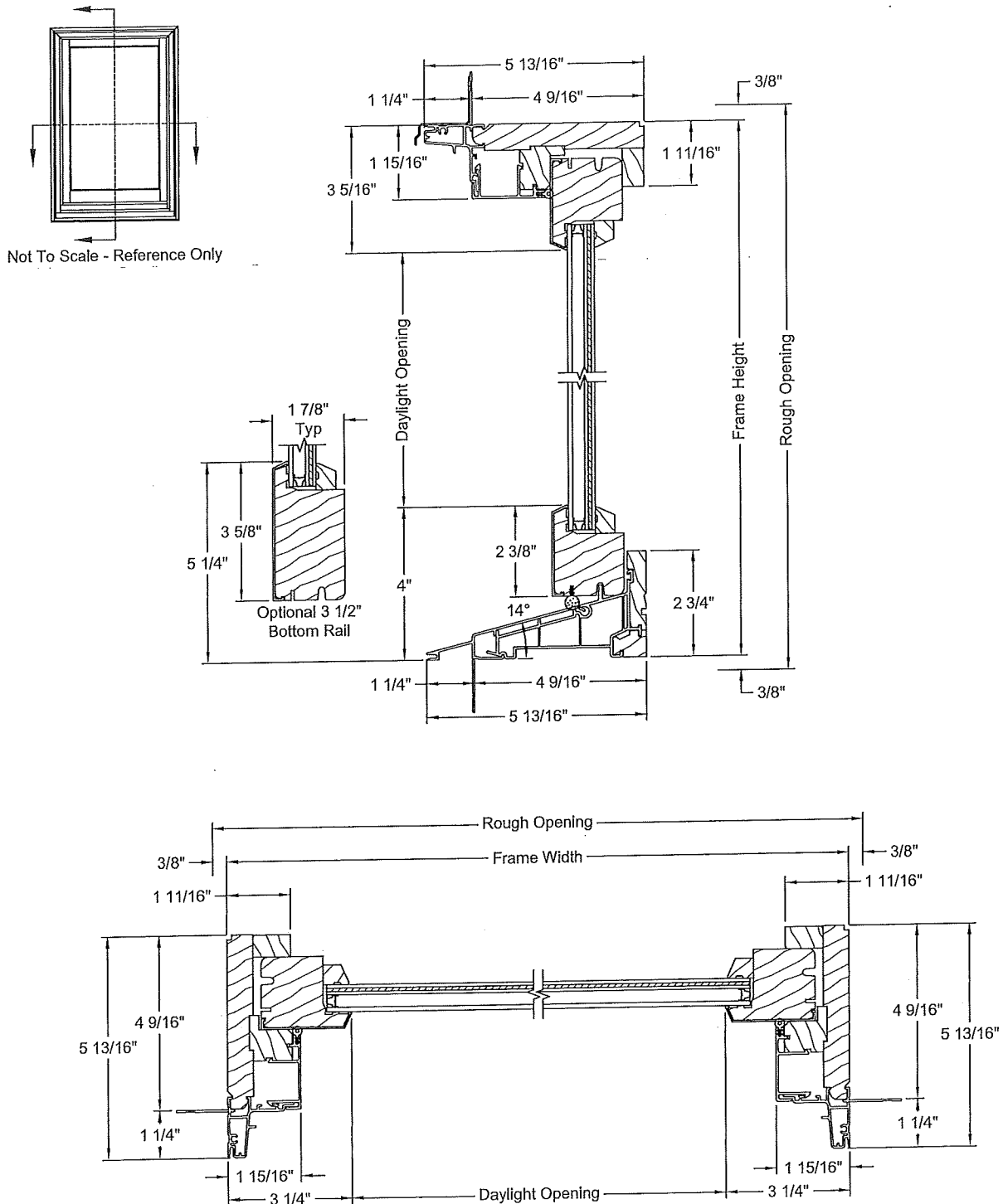
FIXED SECTIONS - 8/4 SASH





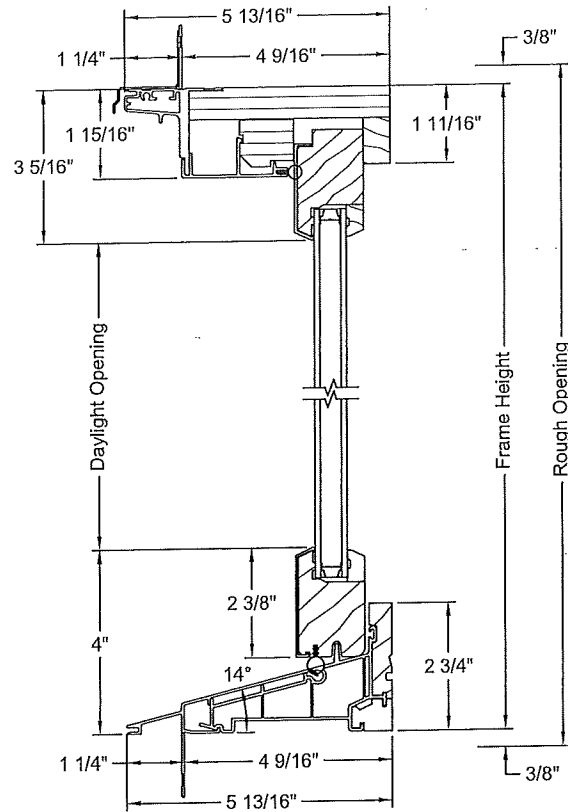
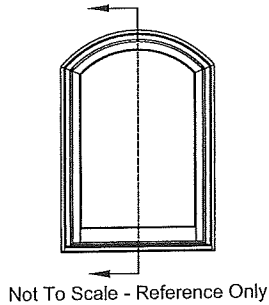


FIXED IMPACT SECTIONS - 8/4 SASH





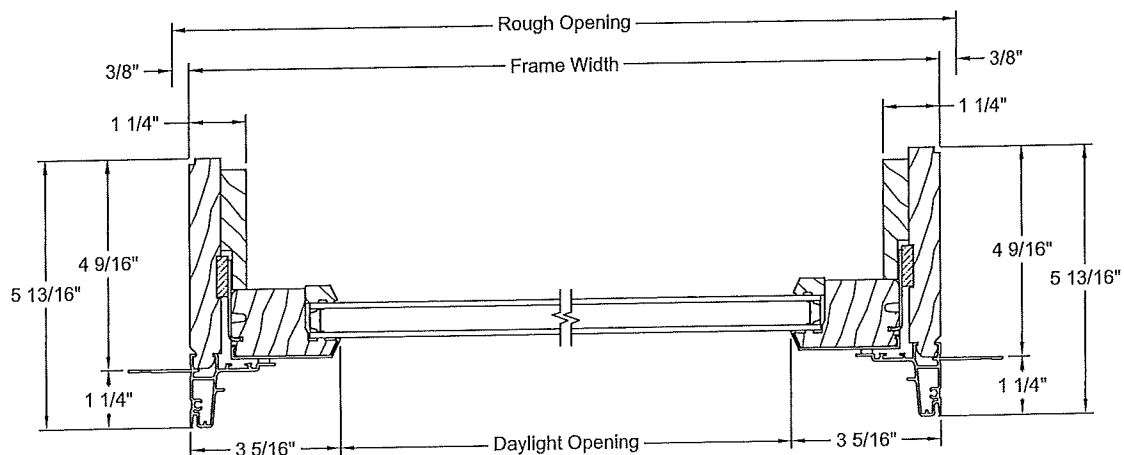
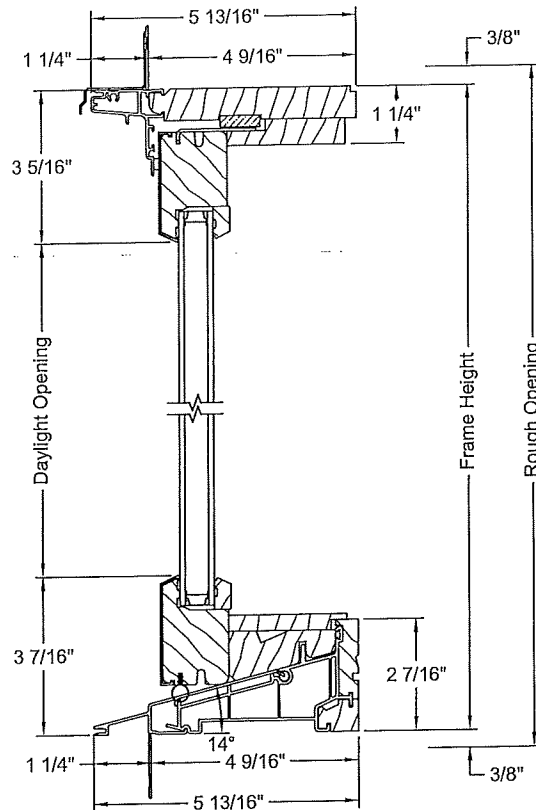
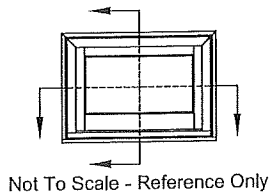
FIXED RADIUS-TOP & SEGMENT HEAD - VERTICAL SECTION



Fixed Radius-Top & Fixed Segment Head have the same cross-section.

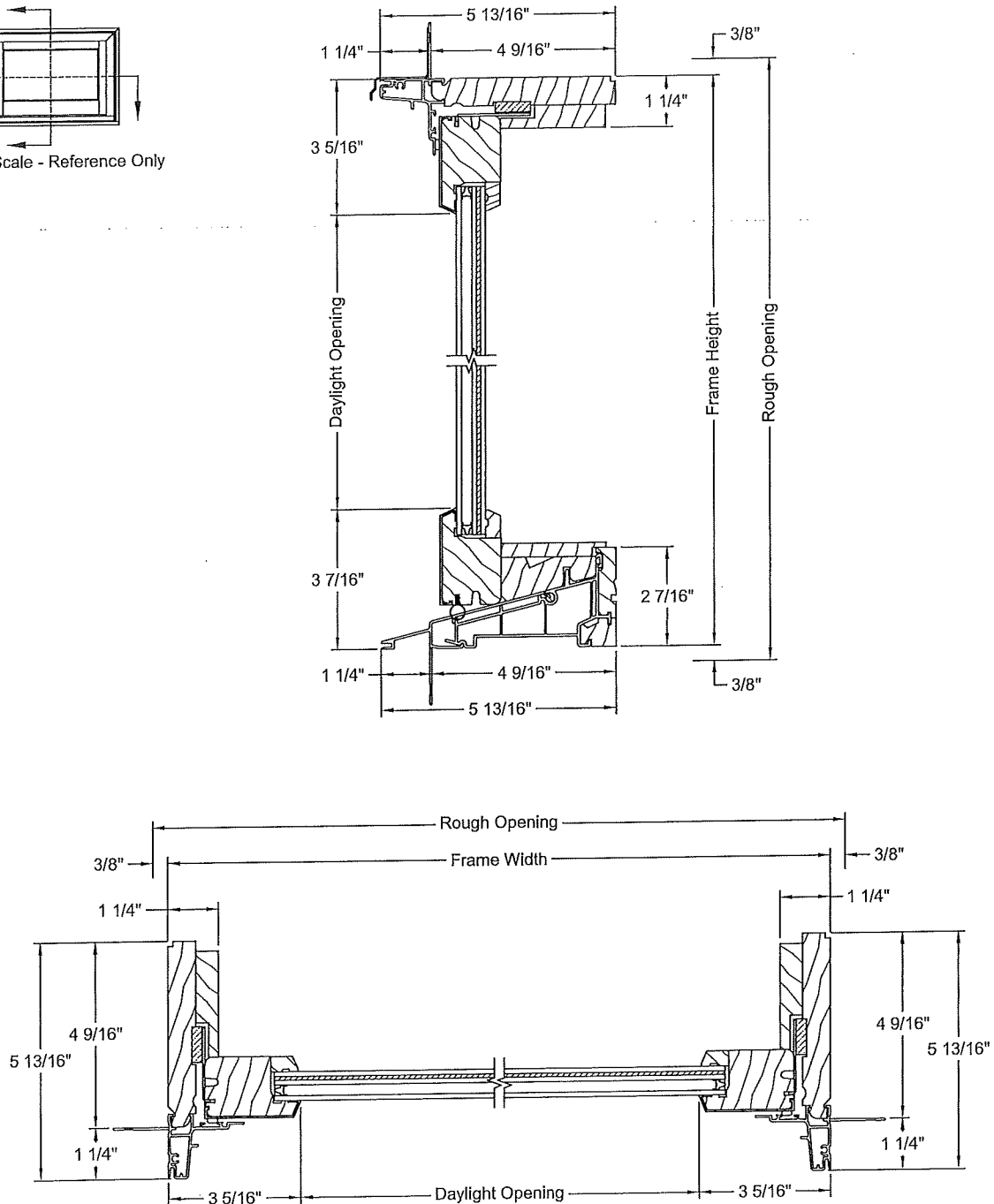
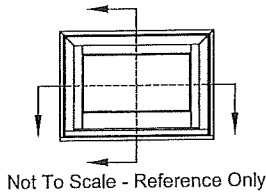


TRANSOM SECTIONS



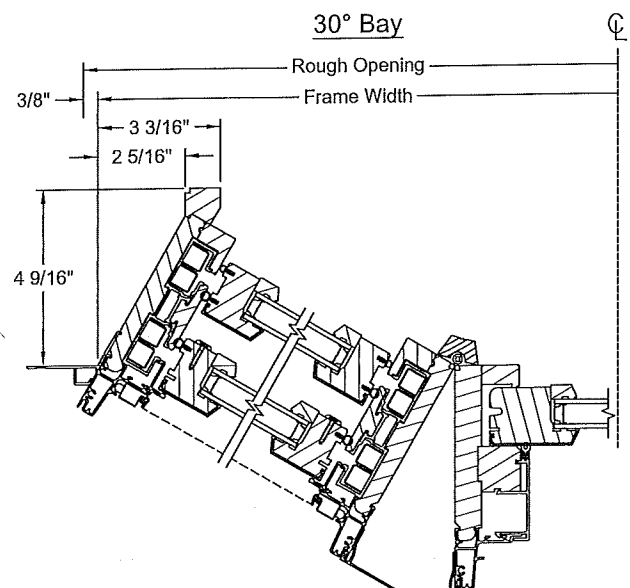
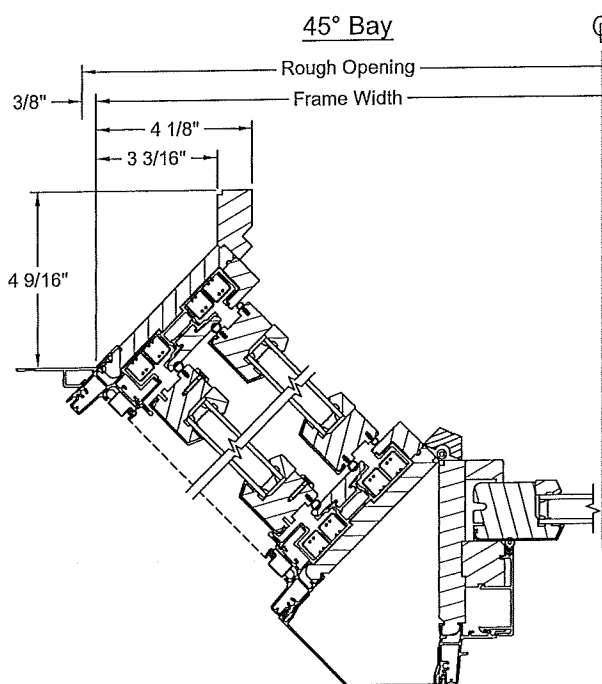
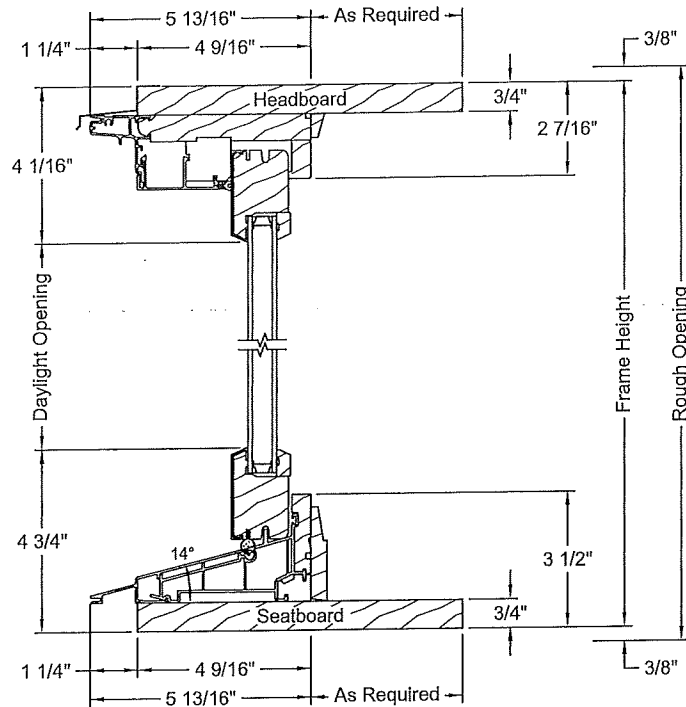


TRANSOM IMPACT SECTIONS





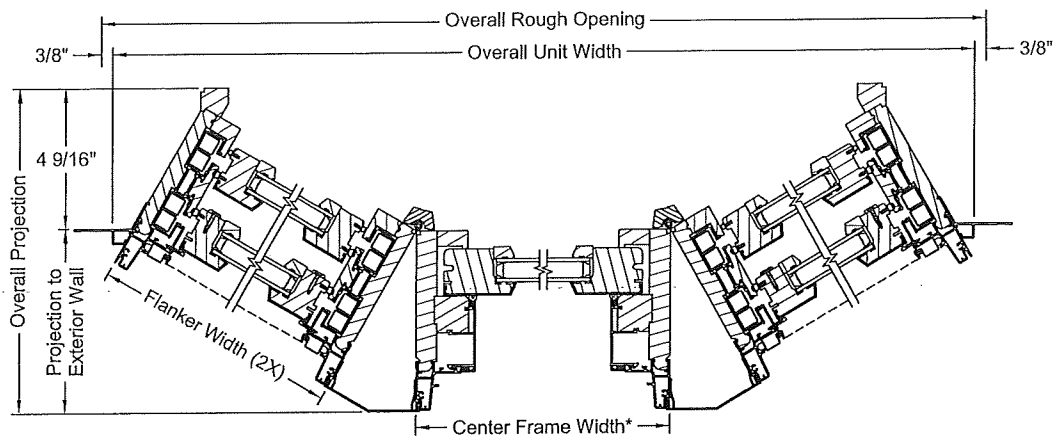
BAY SECTIONS



Horizontal views are symmetrical across centerline.



BAY STANDARD PROJECTIONS



30° Bay				
Flanker Width	Overall Unit Width*	Overall Rough Opening*	Projection to the Exterior Wall	Overall Projection
21 3/8"	85 5/8"	86 3/8"	11 5/16"	16 1/2"
25 3/8"	92 9/16"	93 5/16"	13 5/16"	18 1/2"
29 3/8"	99 1/2"	100 1/4"	15 5/16"	21 1/2"
31 3/8"	102 15/16"	103 11/16"	16 5/16"	21 1/2"
33 3/8"	106 7/16"	107 3/16"	17 5/16"	22 1/2"
37 3/8"	113 3/8"	114 1/8"	19 5/16"	24 1/2"
41 3/8"	120 5/16"	121 1/16"	21 5/16"	26 1/2"
45 3/8"	127 3/16"	127 15/16"	23 5/16"	28 1/2"
45° Bay				
Flanker Width	Overall Unit Width*	Overall Rough Opening*	Projection to the Exterior Wall	Overall Projection
21 3/8"	80 3/4"	81 1/2"	16 7/16"	21 15/16"
25 3/8"	86 3/8"	87 1/8"	19 1/4"	24 3/4"
29 3/8"	92 1/16"	92 13/16"	22 1/8"	27 5/8"
31 3/8"	94 7/8"	95 5/8"	23 1/2"	29"
33 3/8"	97 11/16"	98 7/16"	24 15/16"	30 7/16"
37 3/8"	103 3/8"	104 1/8"	27 3/4"	33 1/4"
41 3/8"	109"	109 3/4"	30 9/16"	36 1/16"
45 3/8"	114 11/16"	115 7/16"	33 7/16"	38 15/16"

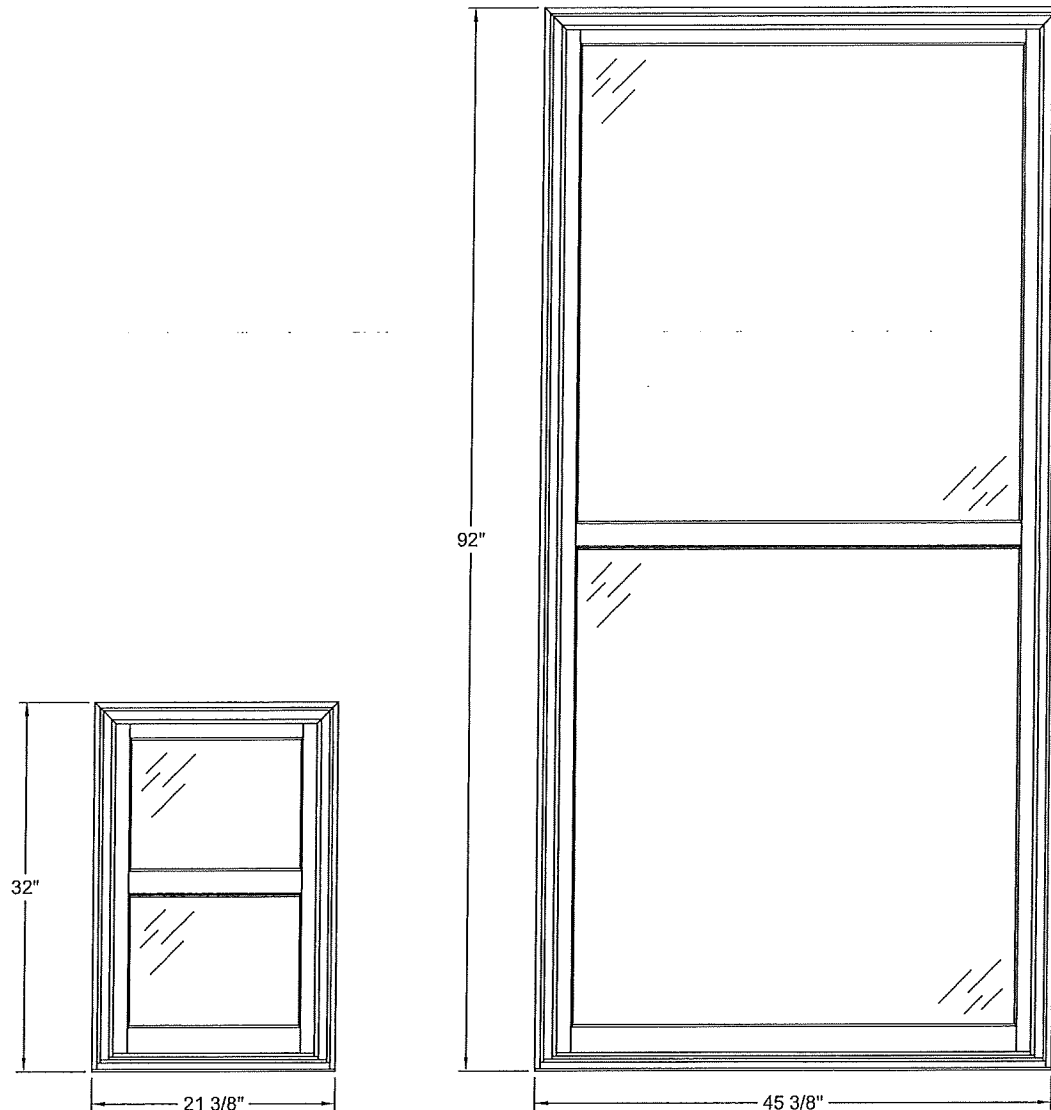
30° bay shown for reference only.

Table values calculated using 4 9/16" jamb depths and standard nail fin.

* Overall Unit Width and Overall Rough Opening calculated using a 44 1/16" Center Frame Width. To calculate the values with a different Center Frame Width, add the difference of the Center Frame Widths to the overall width values.



MIN-MAX STANDARD SIZING



Minimum Size:
21 3/8" x 32"

Maximum Size:
45 3/8" x 92"

Standard Operator Widths			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
35 3/8"	37 3/8"	41 3/8"	45 3/8"

Standard Operator Heights			
32"	36"	40"	44"
48"	52"	56"	60"
64"	68"	72"	76"
80"	88"	92"	

Standard sizes are shown. Smaller or larger sizes may be available as custom orders. Contact JELD-WEN Customer Service for more information.

220 N Park St Development

Dutch Tile Blue SW 0031

Colonial Revival Tan SW 2828

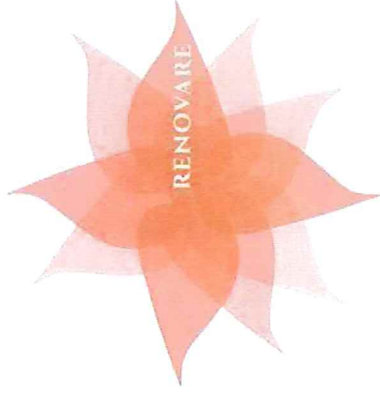
Bunglehouse Gray SW 2845

Classic Yellow SW 2865

Pink Shadow SW 0070

White Trim: Alabaster SW 7008

Proposed Exterior Colors



220 N PARK ST DEVELOPMENT

YPSILANTI, MICHIGAN

4/29/2022



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ARCHITECTS

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220 N PARK ST DEVELOPMENT

YPSILANTI, MICHIGAN

4/29/2022



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220 N PARK ST DEVELOPMENT

YPSILANTI, MICHIGAN

4/29/2022



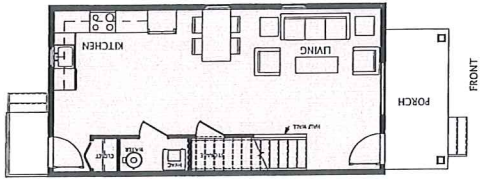
BARRY J. POLZIN

ARCHITECTS

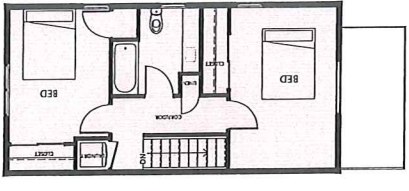
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REVISION	DATE	ISSUED BY

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 FINISHES ARE TO BE SHOWN ON THE DRAWINGS.
 MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE SHOWN ON THE DRAWINGS.
 THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.
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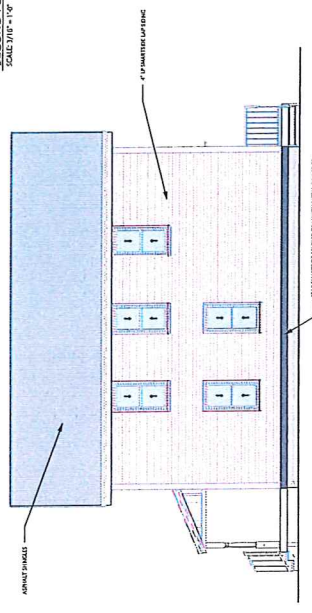


FIRST FLOOR PLAN - 512 S.F.
 SCALE 3/16" = 1'-0"

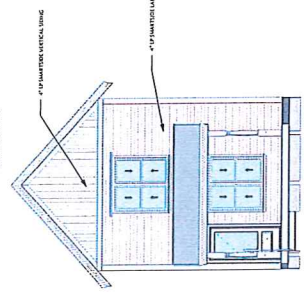


SECOND FLOOR PLAN - 512 S.F.
 SCALE 3/16" = 1'-0"

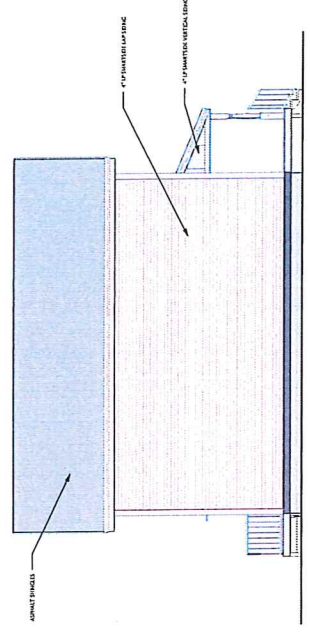
ALL LP SHAPESIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
 WINDOWS TO BE WOOD / ALUMINUM CLAD*



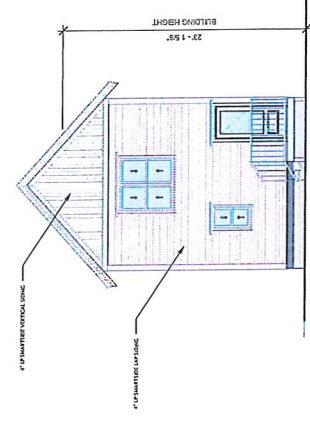
LEFT EXTERIOR ELEVATION
 SCALE 3/16" = 1'-0"



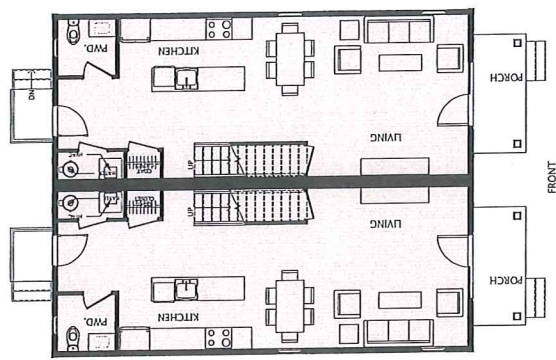
FRONT EXTERIOR ELEVATION
 SCALE 3/16" = 1'-0"



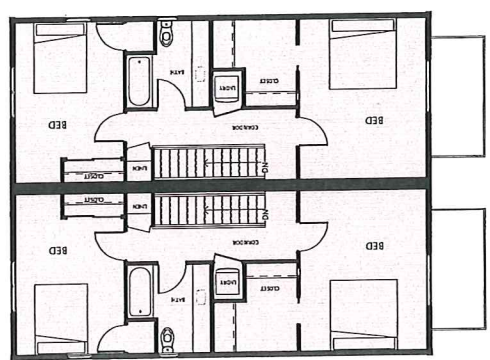
RIGHT EXTERIOR ELEVATION
 SCALE 3/16" = 1'-0"



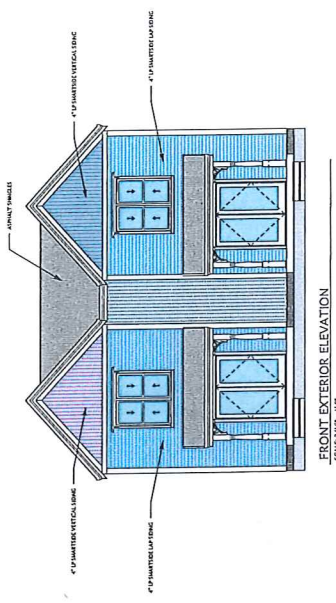
BACK EXTERIOR ELEVATION
 SCALE 3/16" = 1'-0"



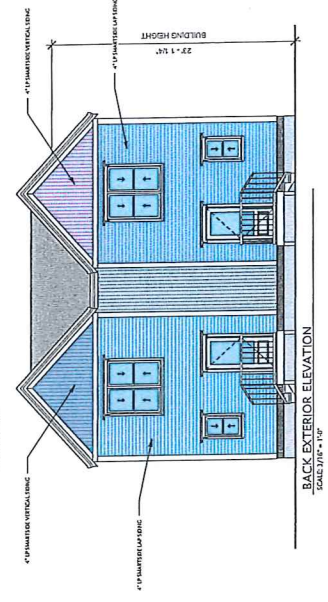
FIRST FLOOR PLAN - 1280 S.F.
SCALE 1/8" = 1'-0"



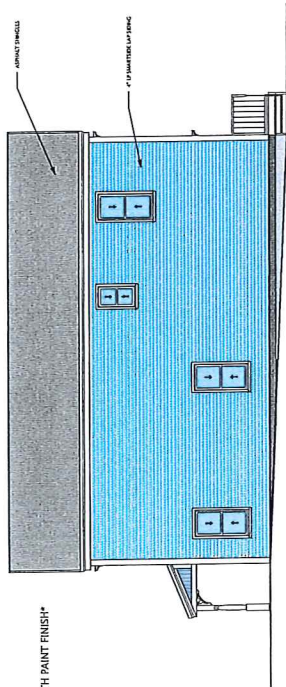
SECOND FLOOR PLAN - 1280 S.F.
SCALE 1/8" = 1'-0"



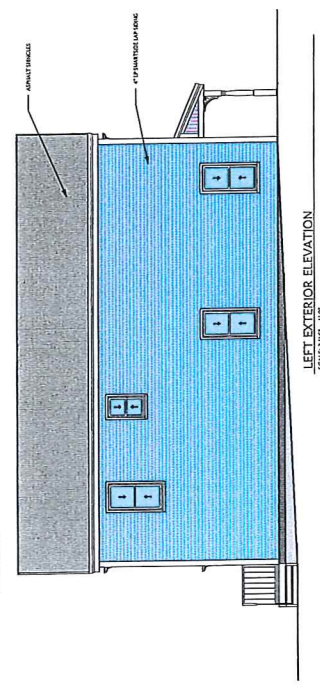
FRONT EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



BACK EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



LEFT EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

ALL LP SMARTSIDE SIDING AND TRIM TO BE SMOOTH PAINT FINISH*
WINDOWS TO BE WOOD / ALUMINUM CLAD*

REVISION	DATE	ISSUED BY

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.

