### PREPARED BY: A. PHILLIPS

STAFF REPORT 02-12-2020 REGULAR MEETING APPLICATION NUMBER: 19-6338 ADDRESS: 3040 E GRAND BOULEVARD HISTORIC DISTRICT: JAM HANDY/NORTH END-EAST APPLICANT: TODD SYKES, D-TOWN DEVELOPMENT PROPERTY OWNER: TODD SYKES, D-TOWN DEVELOPMENT DATE OF COMPLETE APPLICATION: 01-27-2020 STAFF SITE VISIT: 02-03-2020

### SCOPE: GENERAL REHABILITATION

#### **PROPOSAL**

The building located at 3040 E Grand Boulevard is a  $2\frac{1}{2}$ -story structure originally built as a single-family residence ca. 1900 and appears to have most recently been used for commercial purposes. The stone building features three porches – one at the front, one at the west (John R Street) elevation and one at the north (rear) elevation. Stone horizontal and vertical mullions at the window openings are particularly noteworthy. The multi-gable roof is covered in red asphalt shingles. The building is situated at the northeast corner of E Grand Boulevard and John R Street and includes a masonry fence at the rear perimeter of the property in addition to paved areas to the north and east of the building.



With the current proposal, the applicant is seeking the Commission's approval **to perform a general rehabilitation of the building and its site per the attached drawings**. The project will rehabilitate the building into commercial space at the first floor, two residential units at the second floor, and one residential unit at the third floor. The proposal includes the following scope items:

- Cleaning and restoration of all facades
- Reconstruction of the front porch and stairs
- Demolition of the west porch and erection of new, larger porch to serve as entrance to residential units
- Addition of ADA ramp at the location of the existing rear porch, including the demolition of the existing concrete stair and masonry wing-walls off of the rear porch
- Replacement of (14) historic wood windows with aluminum clad wood windows to match size of existing windows. Operation of replacement windows per the attached window schedule.
- Replacement of (9) non-historic windows with aluminum clad wood windows
- Repair or replace existing glass block at basement windows as needed
- Renovation of existing sign
- Resurfacing/restriping the asphalt driveway and parking lot
- Reconstruction of masonry perimeter wall
- Repair and repainting of the existing black metal fencing at the front edges of the property

- Upgrades to landscaping, signage, and lighting see site plan for landscaping. Signage and lighting proposal to be submitted at a later time.
- Construction of new masonry trash enclosure
- Installation of new mechanical equipment at the rear of the building to be screened with landscaping
- Replace (4) entry doors
- Replace shingles in kind as needed

## **STAFF OBSERVATIONS & RESEARCH**

- The building's corner location creates two primary facades. The south/front façade facing E Grand River and the west/side façade facing John R Street are equally visible from the right-of-way. The north and east facades are also highly visible due to the vacant lot to the east and the alley to the north.
- The Jam Handy/North End East historic district was designated in 2015

#### **ISSUES**

- This application was originally heard by the Commission at the July 24, 2019 special meeting. There were multiple gaps in the application and in this very rare case, the Commission withheld a decision and granted staff the authority to review the outstanding scope items (windows, trash enclosure, ADA ramp, and masonry cleaning and repair) and approve based on their compliance with the Secretary of the Interior's Standards for Rehabilitation. The Commission further granted staff the authority to bring the application back before the Commission if any of the proposed modifications did not meet the Secretary of the Interior's Standards for Rehabilitation. The applicant has been submitting additional documentation incrementally over the last six months.
- It is staff's opinion that the proposed window replacement does not meet the Secretary of the Interior's Standards and therefore requires the review of the Commission. Additionally, staff is requesting that the Commission review the proposal of the ADA ramp addition and the proposed trash enclosure.
- The existing historic wood windows are character-defining features of the property, specifically, the two leaded panes at the second floor on the east and north facades.

#### **RECOMMENDATION**

1. It is staff's opinion that all work items proposed *other than the replacement of the (14) historic windows*, does not destroy historic materials that characterize the property. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation, especially:

#9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following condition:

o ADA ramp to be painted or stained to complement the building

2. It is staff's opinion that the replacement of the (14) historic wood windows destroys historic materials that characterize the property. Staff therefore recommends that the Commission deny a Certificate of Appropriateness as the proposed work does not meet the Secretary of the Interior's Standards for Rehabilitation, especially:

#2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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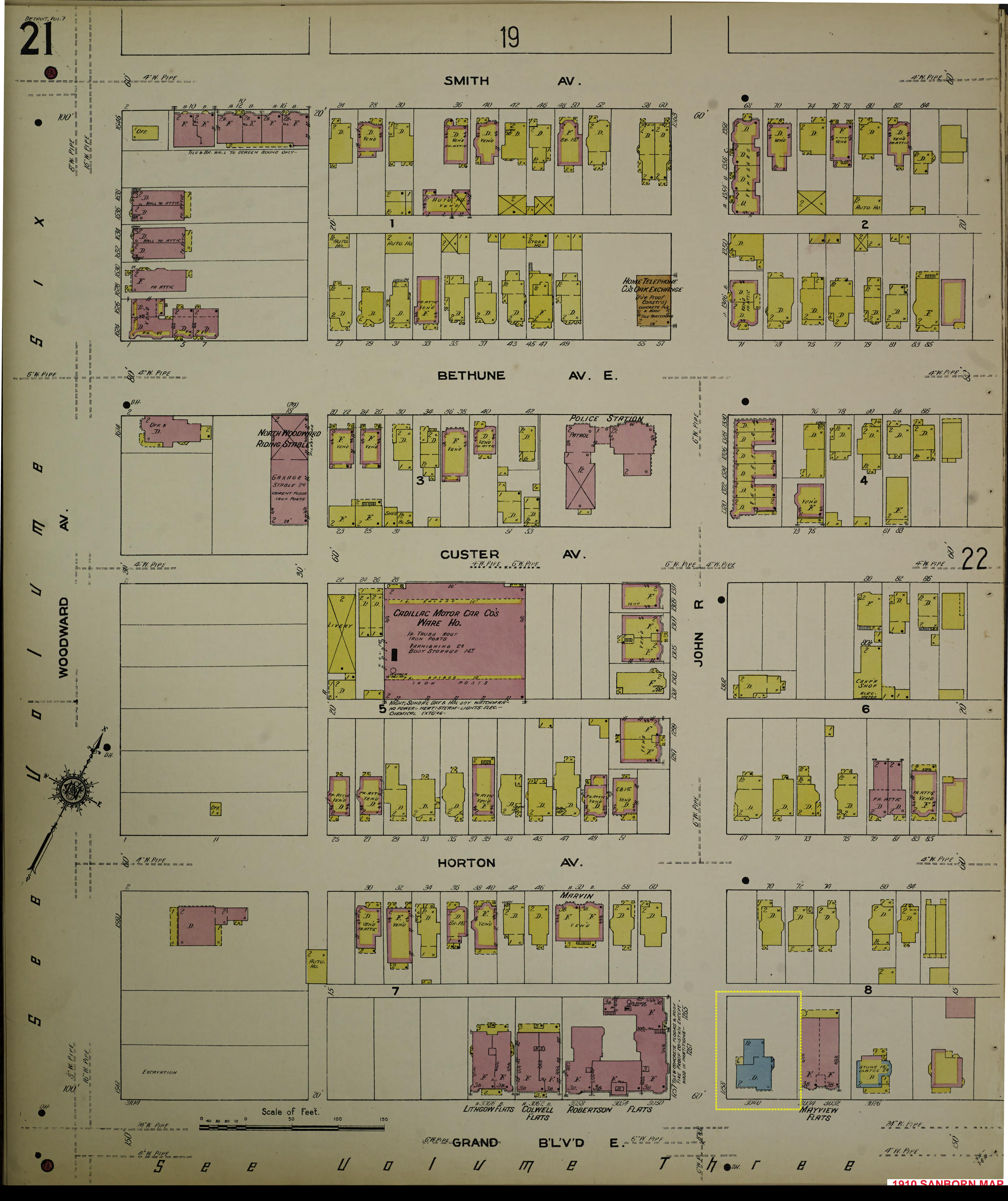
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## STAFF SITE VISIT 02/03/2020



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d Sections in these Contract Documents are introduced merely for convenience and shall not be taken as a correct or complete segregation of the several units of material and labor. No responsibility, either direct or implied, is assumed by the Architect for ommissions or duplications by the Contractor or his Subcontractors due to real or alleged error on arrangement of matter in these Contract Documents.

### 1. GENERAL CONDITIONS

A.I.A. Document A201 "General Conditions of the Contract for Construction" Latest Edition shall be part of this specification. Verify other General Conditions with the General Contractor.

SHOP DRAWINGS

Shop drawing submittal shall be provided for the following specific portions of the work:

Structural steel, bar joists and metal deck Misc. steel Hardware Doors and frames/storefront system; operable partitions Synthetic plaster wall panels and associated steel

frames and back up as applicable. Roof membrane and insulation

Provide product literature and/or samples of the following:

Brick Paints, sealers, sealants and caulks Storefront system and glass Hollow metal doors and frames. Toilet accessories Flooring Acoustical ceiling system Mechanical equipment and related items Electrical equipment and Fixtures Plumbing fixtures and related items

No fabrication or installation shall take place prior to shop drawing approval.

Submit two (2) prints plus one (1) sepia of shop drawings.

Submit five (3) copies of product literature.

### 2. <u>EARTHWORK</u>

Refer to Soil Investigation Report for the subject project. Follow all recommendations made in the report that are relevant to the operation to be undertaken. Should specification herein conflict with the Soils Report, the more stringent shall apply unless under the direct supervision of a licensed soils engineer.

### MATERIALS

A. Engineered Fill: M.D.S.H. Class II.

B. Concrete Backfill: .A.S.T.M. C-94, 3,000 psi.

### SITE PREPARATION

A. Clear the site within the indicated construction limits as required for all construction operations. Remove all designated above ground obstructions/structures in a workmanlike and safe manner. Prove all pedestrian and traffic barriers as required by O.S.H.A.E. or otherwise required to insure a safe site.

B. Perform all earthwork in such a manner as to permit the site to be free draining at all times so as to prevent ponding. Dump excavated materials directly into fill areas if possible. Stockpiling of earth will be at this Trade's expense. All methods, procedures and schedules shall be subject to approval of the Soils Engineer.

### **EXCAVATION**

A. Comply with all pertinent MIOSHA Standards, including, but not limited to, 2A Part 9, excavating, trenching, and shoring.

B. Filling backfilling with earth under foundations will not be permitted. If this Trade, excavates below such foundation bottoms, he shall backfill to correct elevations with concrete specified for backfill, at his expense. Clean, level and trim excavations as required for concrete construction, just before concrete is placed.

C. Approved materials that will meet the specified compaction requirements may be used for backfill on the exterior side of exterior foundation walls.

D. Verify all soil bearing capacities at B. of Footings by Soils Lab; where disturbed.

### FILLS AND BACKFILLS

A. Engineered fill under building slabs on ground and for backfill work inside the building shall be installed as specified or otherwise approved by on-site soils engineer.

B. Do not place fill and backfill over frozen subgrade or subgrade covered with ice, snow, or water. Stone, stone fragments, rubble larger than 3" in any dimension and roots over 1/2" in diameter will not be allowed in the top 6" of any area. Backfill substructure work after all such work has been inspected and approved by the Soils Engineer, as soon as possible.

Spread fill and backfill materials in uniform layers parallel to the finish elevations, filling holes and low areas first. Place materials in layers not over nine inches (9") thick when compacted by rollers; not over six inches (6") thick when compacted with machine tampers; all thicknesses are loose measurement. Thoroughly compact each layer before the next layer is placed. Place fill and backfill against freestanding walls on both sides at the same time. If fill and backfill is required against one side of wall only, properly brace the wall on the other side.

All engineered fill shall be accomplished under the supervision of a competent soils engineering firm following the soils engineer recommendations.

### GRADING

In general the areas within the limits of buildings shall be rough graded to elevations 4" below bottom of slabs, filled with granular material, and finished graded to elevations at bottom of slabs. The areas under exterior sidewalks, platforms, driveways and parking areas shall be rough graded to elevations at bottom of pavement construction. All other areas within the contract limits shall be finished graded to the indicated finish lines, grades and elevations. Areas used for temporary construction facilities shall be smooth grade at completion. Adjacent property shall be restored at completion.

### 3. CONCRETE (Also see Structural Drawings) SCOPE

Provide all labor, materials, equipment and services and provide all operations required for complete concrete work as shown on drawings or otherwise required.

Comply with pertinent provisions of OSHA "Concrete and Masonry Construction Safetv Standards"

A. Concrete formwork shall comply with all pertinent provisions of the ACI 347 & 318.

B. Concrete reinforcing shall be in accordance with the following:

1) CRSI "Manual of Standard Practice"; 2) ACI 318

3) ASTM A615 Grade 60

Prior to installation of any reinforcing, remove all loose scale, rust and dirt from wire. Keep reinforcing properly covered and protected from moisture. For slab on-grade construction, provide reinforcing (mesh) as specified.

1) Use wire bar type supports complying with CRSI recommendations, unless otherwise indicated. Do not use wood, brick, and other unacceptable materials.

2) For slabs on grade, use supports with sand plates or horizontal runners where base material will not support chair legs.

3) For exposed-to-view concrete surfaces, where legs of supports are in contact with forms, provide supports with either hot-dip galvanized or plastic protected legs.

C. Cast-in-Place Concrete:

All concrete shall meet A.S.T.M. C94, latest edition, "Ready-Mixed Concrete" and shall be placed in accordance with applicable ACI specifications.

Compressive strength test results shall be maintained for poured concrete footings, walls, floor slabs, sidewalks, step or drives.

Where applicable a concrete testing laboratory shall be retained by the contractor and paid by the owner. Testing laboratory shall be approved the Architect.

### Concrete Materials:

A. Portland Cement: ASTM C 150, Type I or III.

B. Aggregates: ASTM C 33

C. Water: Clean, fresh drinkable.

D. Air-Entraining Admixture: ASTM C 260

E. Water-Reducing Admixture: ASTM C 494, Type A.

F. Set-Control Admixtures: ASTM C 494, as follows:

1) Type B, Retarding.

2) Type C, Accelerating.

3) Type D, Water-Reducing and Retarding. 4) Type E, Water-Reducing and Accelerating.

5) Calcium Chloride will not be permitted in concrete, unless otherwise authorized in writing by Architect.

1) Prepare design mixes for each type of concrete, using previously tested and approved materials. These mix designs shall be prepared under the supervision of a concrete technologist experienced in the special considerations of materials and mixes.

2) Proportion mixes by either laboratory trial batch or field experience methods, using materials to be employed on the work for each class or concrete required.

Concrete Mix:

and steps

Use	Mm. Compressive Strength 28 days*	Minimum Sacks /yd.	W/C Ratio per90# sack Slump
Footings, Foundations	3000 psi	5-1/2	6-1/2 gal. 5"max
Slab-on-grade Exterior walks		6-1/4	5 gal. 4"max

\* Unless otherwise specified on structural drawings.

All exterior concrete shall be air-entrained 5-7% air content. The maximum size of the aggregate shall be no larger that 1/5 of the narrowest dimension between side of the forms within which the concrete is to be cast, nor larger than 3/4 of the minimum clear spacing of the reinforcing bars and forms, nor 1/3 the thickness of slabs.

<u>Concrete Testing/Inspection</u>: Where applicable, provide strength tests in accord with the following procedures: Use latest edition ASTM standards.

1) A.S.T.M. C172: "Standard Method of Sampling Fresh Concrete1'. Each test sample shall investigate a different batch of concrete as selected on a random basis. When pumping or pneumatic equipment is used, take sample at discharge end.

2) A.S.T.M. C31; "Standard Method of Making and Curing Concrete Test Specimens in the Field". Mold three specimens from each test sample.

3) A.S.T.M. C39: "Compressive Strength of Cylindrical Concrete Specimens". Result of test made at 28 days shall be average of all specimens from sample not exhibiting defects or improper sampling, molding or testing. Discard test result if more than one specimen from sample shows such defects.

One strength test will be made for each one hundred (100) cubic yards of fraction thereof, of concrete of a given mix design placed in any one day. In no case will a mix design be represented by less than five tests.

Finish Concrete: All floors are to be finished without excessive floating. Delay troweling until concrete is sufficiently hard to prevent water working to surface. Bring finish to a smooth surface level within a tolerance of 1/8" in 10'-0" when tested with a 10'0" straightedge. Finish shall be free from defects and blemishes, with the minimum steel troweling possible.

Interior concrete floors to be left exposed shall be a steel trowel finish with a dense hard surface. Concrete floors or platforms on the exterior of the building shall have a broom finish.

Finish concrete floors as indicated in the drawing shall receive floor sealer/hardener applied in accordance with the manufacturer's directions.

Floor to receive resilient flooring shall have a steel trowel finish free from surface blemishes, holes and imperfections.

Curing Concrete: Concrete curing is to comply with the requirements of ACI 318-71, Chapter 5.

Expansion/Contraction Joints: Expansion/Contraction Joints shall be pre-molded, non-extruding, resilient, compressible, 1/2" thick, conform to A.S.T.M. D544-49 or A.S.T.M. D944-53

Concrete Sealer: Shall be "Kure-N-Seal" as manufactured by Sonneborn.

4. MASONRY (Also see Structural Drawings)

### <u>SCOPE</u>

Provide all labor, materials, equipment and services and provide all operations required for complete masonry work as shown on drawings or otherwise required.

<u>CODES AND STANDARDS</u>: In addition to complying will all pertinent codes and standards, comply with the standards of:

- A. National Concrete Masonry Association (NCMA): "Specifications for the Design and Construction of Load-Bearing Concrete Masonry", latest edition.
- B. American National Standards Institute: ANSI A41.2, "Building Code Requirements for Reinforced Masonry", latest edition.
- C. Occupational Safety and Health Administration (OSHA): "Concrete and Masonry Construction Safety Standards.
- C. Brick Institute of America (BIA) 1'Technical Notes on Brick Construction".

### MASONRY ACCESSORIES

### A. Quality Assurance:

Requirements of various specifications of American Society for Testing and Materials (ASTM), referred to herein by number, shall form a part of these specifications.

B. Materials:

Bar reinforcement shall meet ASTM A615 "Deformed and Plain Billet-Steel Bars for Concrete Reinforcement, Grade 60. Bars of number 3 size and larger shall be deformed.

C. Truss type wall reinforcement in hollow walls shall be "Dur-O-Wall" by Dur-O-Wall, Inc., "Blok-Truss" by AA Wire Products Co., or "Trus-Mesh" by Hohmann and Branard, Inc., or other approved by Architect. Reinforcement shall have #9 side and truss rods which shall be hot-dip galvanized after fabrication. Furnish ladder type reinforcement in grouted walls in width appropriate for wall thickness shown, spaced apart vertically no more than two block courses.

D. Isolation material shall be waterproof corrugated paper: "Column Box Board" as manufactured by William Products Company or equal by Boomer Company ("Column Wrap") or Cranco Industries ("Brak-Brand").

E. Hollow concrete masonry units shall have nominal face dimensions of 7-5/8" x15-5/8", as adapted to 3/8" to 1/2" mortar joint or thickness and shape as shown on drawings. Exposed masonry units throughout the work shall be from a single production run, and shall be manufactured from dies produced by a single manufacturer, using cement and aggregate that are each obtained from a single source.

Block shall meet ASTM C90, Grade N, Type 1, normal and lightweight.

F. Face Brick Units: Face brick masonry units shall meet ASTM C216. Nominal face dimensions shall be 3-5/8" x 2-3/4" x 7-5/8" as adapted to 3/8" to 1/2" mortar joint. Exposed masonry units throughout the work shall be from a single production run and shall be manufactured from dies produced by a single manufacturer.

Face brick units shall be grade SW, Type FBS with a mm. compressive strength of 8000 psi, and have an average water absorption rate of 5% or less for 24 hour cold water absorption.

### G. Brick and Block Cavity Wall Reinforcement and Ties:

Cavity wall design type, adjustable reinforcement and tie system as manufactured by Dur-O-Wall or equal. At grouted block walls use "Ladur-Eye" ladder type at nongrouted walls use "Dur-O-Eye" truss type.

H. <u>Mortar</u>: All mortar shall be ASTM Type 'S'. Portland cement shall meet ASTM C150, "Portland Cement', Type 1. "Masonry Cement" shall not be used. Use no prepared mortars.

Hydrated lime shall meet ASTM C207, "Hydrated Lime for Masonry Purposes", type

Aggregates for mortar shall meet the following requirements:

ASTM C144, "Aggregate for Masonry Mortar", natural sand, to obtained from the same source for the entire extent of the work.

Water shall be clean and potable, free from acid, alkali, oil, vegetable or other organic matter.

- 5. METALS (Also see Structural Drawings)
- A. STRUCTURAL STEEL Scope of Work:

1) The work required under this Section consists of all structural steel, steel fabrication and erection, painting and related items necessary to complete the work indicated on drawings and described in these specifications.

Related Work:

Provide anchor bolts and templates for coordination of work under this section which is installed by others

Quality Assurance:

Requirements of the following publications of the organizations named below, except as otherwise specified or shown on drawings, shall form a part of these specifications.

 American Society for Testing and Materials (ASTM): Various specifications referred to herein by number. Except as otherwise specified, mill test reports will be evidence of material's compliance with specifications and such reports shall be furnished to Architect upon his request.

2) American Institute of Steel Construction (AISC): "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings"

3) American Welding Society: AWS DI. 1-81, "Structural Welding Code", Welding operators in shop and field shall have previously qualified by testing procedure cited in this code.

4) Structural steel is subject to inspection and tests in the mill, shop and field by the Engineer or Testing Agency.

5) Welds, per American Welding Society specifications, and high-strength bolt connections, in accordance with AISC specifications, are subject to inspection and testing.

Delivery, Handling and Storage:

1) Deliver all structural steel to the project site and handle and store in such a manner as not to damage or distort material.

2) Store off the ground such that water will not pond on horizontal surfaces

3) Replace damaged members at no additional expense to the Owner.

4) Clearly mark each piece with suitable erection marks, which correspond to the Shop Drawings erection marks.

Materials:

1) Rolled steel plates, shapes and bars - ASTM A 36, except as otherwise indicated on the Drawings or specified hereinafter.

2) Cold-formed steel tubing - ASTM A 500, Grade B.

3) Hot-formed steel tubing - ASTM A 501

4) Steel pipe - ASTM A 53, Type E or S, Grade B. Weight class of steel pipe is shown on the Drawings.

5) Common bolts and nuts - ASTM A 307, Grade A.

6) High-strength bolts and nuts - ASTM A 325 or A 490 as shown on the Drawings.

Welding electrodes - per "Structural Welding Code-Steel", AWS D 1.1-80.

8) Headed stud shear connector for beams (where applicable) - ASTM A 108, Grade 1015 or 1020, dimensions per AISC specifications.

9) Primer paint for structural steel not exposed to the weather in the completed structure - per SSPC -Paint 13.

10) Primer paint for structural steel exposed to the weather in the completed structure - red lead, iron oxide type per SSPC - Paint 2.

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### **General Site Notes**

The drawings herein are for informational purposes and conveyance of design intent. Information depicted is not intended to be construed as legal survey or engineered civil. Refer to submittals by professional consultants for work beyond the scope depicted herein.

General contractor to verify all existing elevations and building conditions in field prior to start of construction. The contractor shall have a registered land surveyor tie out and reset any property corners or section corners planned to be disturbed by construction of this project, and shall have a registered land surveyor re-establish any property corners or section corners inadvertently disturbed during construction of this project.

All street, sanitary sewer, storm sewer and waterline construction shall conform to the Local Municipality Standards and Specifications current at the date of execution of the construction.

Street paving shall not begin until subgrade compaction tests are taken and the City Engineer

approves the results. The contractor shall comply with all requirements of the soils report prepared for this project

and approved by the municipality's Engineer. The contractor shall be responsible for contacting missdig. Call two business days prior (not

including the day of the call) to digging, grading or excavating for the marking of underground member utilities.

Prior to commencement of any construction, the contractor shall provide the Engineer 24 hours advanced notice.

Temporary erosion control measures shall be provided by the contractor during construction as identified on the Erosion Control Plan. Maintenance of onsite drainage and erosion control facilities during construction shall be the responsibility of the Contractor.

Prior to commencement of any construction, the contractor shall contact all utilities to

coordinate service and schedules.

Prior to commencement of any construction that will affect traffic signs of any type, the contractor shall contact the municipality.

The contractor shall be responsible for all traffic control during construction:

a. All signs, striping and traffic control device shall conform to, and placement shall be performed in accordance with, the Manual on Uniform Traffic Control Devices (MUTCD), latest edition and MDOT or County Standards, latest edition. b. The contractor shall be responsible for maintenance and cleaning of traffic control devices.

c. The contractor shall maintain existing pavement markings during construction operations, in conformance with construction documents. d. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the surface or texture of the pavement or existing surfacing. The pavement markings shall be removed to the extent that they are not visible under day or night conditions. e. Scrape and repaint all existing painted site features, including, but not limited to curbs,

bollards, railings, & site lighting bases. The contractor shall contact the local Construction Inspector prior to any street cut. The existing street condition shall be documented by the Construction Inspector before any cuts are made. Any street patching shown on the drawings is approximate. Actual limits of street patch shall be determined by the Construction Inspector. Patching shall be done in conformance with municipal Design Criteria and Construction Specifications. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. In accordance with the

referenced specifications, the Engineer shall make the determination of the need for a complete overlay. The contractor shall restore any disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be

restored to the grades and cross-sections that existed before construction, unless otherwise shown on the construction documents.

The contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In case of willful or careless destruction. the contractor shall be responsible for restorations. Resetting of markers shall be performed under the direction of a licensed Professional Land Surveyor.

The contractor shall immediately remove any construction debris and mud tracked onto existing roadways. The contractor shall repair any excavation or pavement failures caused by the construction.

All damaged existing curb, gutter, and sidewalk shall be repaired prior to acceptance of completed improvements.

The type, size, location and number of all known underground utilities are approximate when shown on these construction drawings. It shall be the responsibility of the contractor to verify the existence and location of all underground utilities along the route of the work prior to commencing any new construction. The contractor shall be responsible of any unknown underground utilities.

The contractor shall notify the Public Works Department at least 48 hours prior to installing a new sewer, water service or abandoning an existing water service.

The Contractor shall be responsible for obtaining the services of a qualified testing laboratory to perform all compaction testing, asphalt testing, concrete testing and any other testing as may be required to complete the work. Quality Control test results must be submitted for all phases of this project per the Town's requirements.

The Contractor shall maintain one (1) set of "redlined" prints of the construction plans. The "redlined" prints shall be kept current to accurately represent the dimensions and locations of all work performed by the Contractor. Prior to final payment, the Contractor must present the "redlined" prints to the Owner's engineer for preparation of a set of reproducible "Record Drawings" which shall be submitted to the municipal engineer within 30 days of construction acceptance.

The Owner/Developer shall be responsible for providing all required lot staking and construction staking. The Contractor shall coordinate through the Owner's designated representative to assure that the surveyor is given adequate notice and instruction in order to complete the survey requirements for the various phases of work. The Contractor shall be responsible for the cost of re-surveying required due to the Contractor's, or subcontractor's, activities. The Contractor shall be responsible for the costs associated with rescheduling the surveyor to accommodate the Contractor's requests for unscheduled staking.

The Contractor shall provide and implement a "Traffic Control Plan" related to all construction activities for this project.

The Contractor shall perform all work according to all Local, County, State and Federal safety and health regulations. In particular, the trenching and open excavation operations shall comply with all current O.S.H.A. regulatory requirements.

All construction activities must comply with Local and State permitting processes for "Stormwater Discharges Associated with Construction Activity."

When discharging groundwater, all dewatering methods shall be in conformance with all laws and regulations of the State. The contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from stormwater runoff and /or deposition of debris resulting from any and all work.

The engineer who has prepared Civil plans, by execution and/or seal hereon, does hereby affirm responsibility for any errors and omissions contained in these plans, and approval of these plans shall not relieve the engineer who has prepared these plans of any such responsibility.

All parking lot improvements shall meet the requirements of the ADA act and provide for parking, signage and access. It is the Contractor and Owner's responsibility to provide. Provide detectable warning at transition from sidewalk to drive aisle. Accessible parking spaces and access aisles shall have a surface slope not to exceed 2% in all directions. Cross slope along entire length of accessible route not to exceed 2%.

Refer to electrical drawings for site related electrical scope.

### **GENERAL CONDITION NOTES:**

ALL CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS ON DRAWINGS, AS WELL AS REVIEW AND COORDINATE PLANS WITH EXTERIOR BUILDING ELEVATIONS, SECTIONS, AND DETAILS BEFORE COMMENCING WITH THE WORK. IF DIMENSIONAL ERRORS OR CONFLICTS OCCUR BETWEEN PLANS, BUILDING ELEVATIONS, SECTIONS, AND DETAILS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTORS WHO FAIL TO VERIFY, REVIEW, AND COORDINATE THE WORK AND CONTRACTORS WHO SCALE DRAWINGS TO DETERMINE PLACEMENT OR PART(S) OF THE WORK, SHALL TAKE FULL RESPONSIBILITY SHOULD THAT PORTION OF THE WORK BE IMPROPERLY CONSTRUCTED.

CONTRACTOR TO PROVIDE PROTECTIVE MEASURES DURING CONSTRUCTION TO ENSURE THAT FROST DOES NOT PENETRATE BELOW FOOTINGS. MEASURES INCLUDE THICK STRAW BEDS, TARPING AND TEMPORARY HEAT AT ANY AREAS OF EXCAVATION BELOW GRADE.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, RULES AND REGULATIONS

ASSUMED SOIL PRESSURE IS 2,500 PSF - VERIFY CAPACITY BEFORE COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT IF LESS THAN THIS VALUE IS FOUND. OWNER SHALL BE RESPONSIBLE TO RETAIN A LICENSED SOIL ENGINEER FOR BORING AND RECOMMENDED DESIGN DATA.

### DRAWING INFORMATION:

ARCHITECTURAL DOCUMENTS ESTABLISH THAT FIRST (MAIN) FINISH FLOOR LEVEL = 100.00'. FOR COORDINATION OF CIVIL DOCUMENTS: ARCHITECTURAL 100.00' = CIVIL ENGINEERS VALUE AND INTERPOLATION SHALL BE REQUIRED BY CONTRACTORS FOR VALUE RELAVANT TO THE SITE.

EXTERIOR DIMENSIONS ARE MEASURED FROM SHEATHING TO SHEATHING. WINDOWS AND DOORS ARE DIMENSIONED TO CENTERS. U.N.O. OR WHERE C.M.U. DIMENSIONS ARE USED.

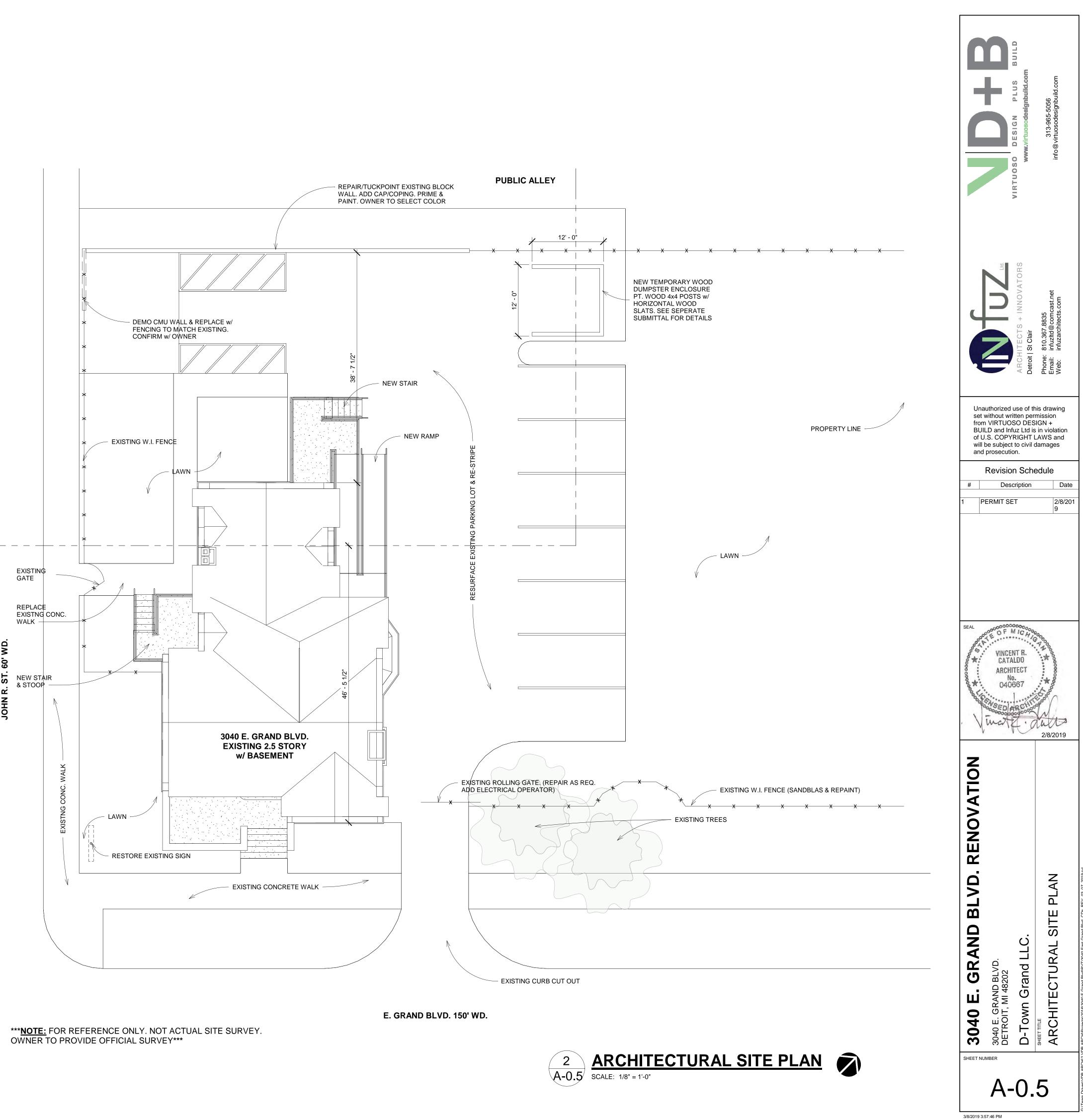
INTERIOR DIMENSIONS ARE MEASURED FACE OF STUD WALL TO FACE OF STUD WALLS. INTERIOR DOORS AND CASED OPENINGS ARE TO BE MIN. 6" OFF WALLS FOR TRIM ALLOWANCE U.N.O.

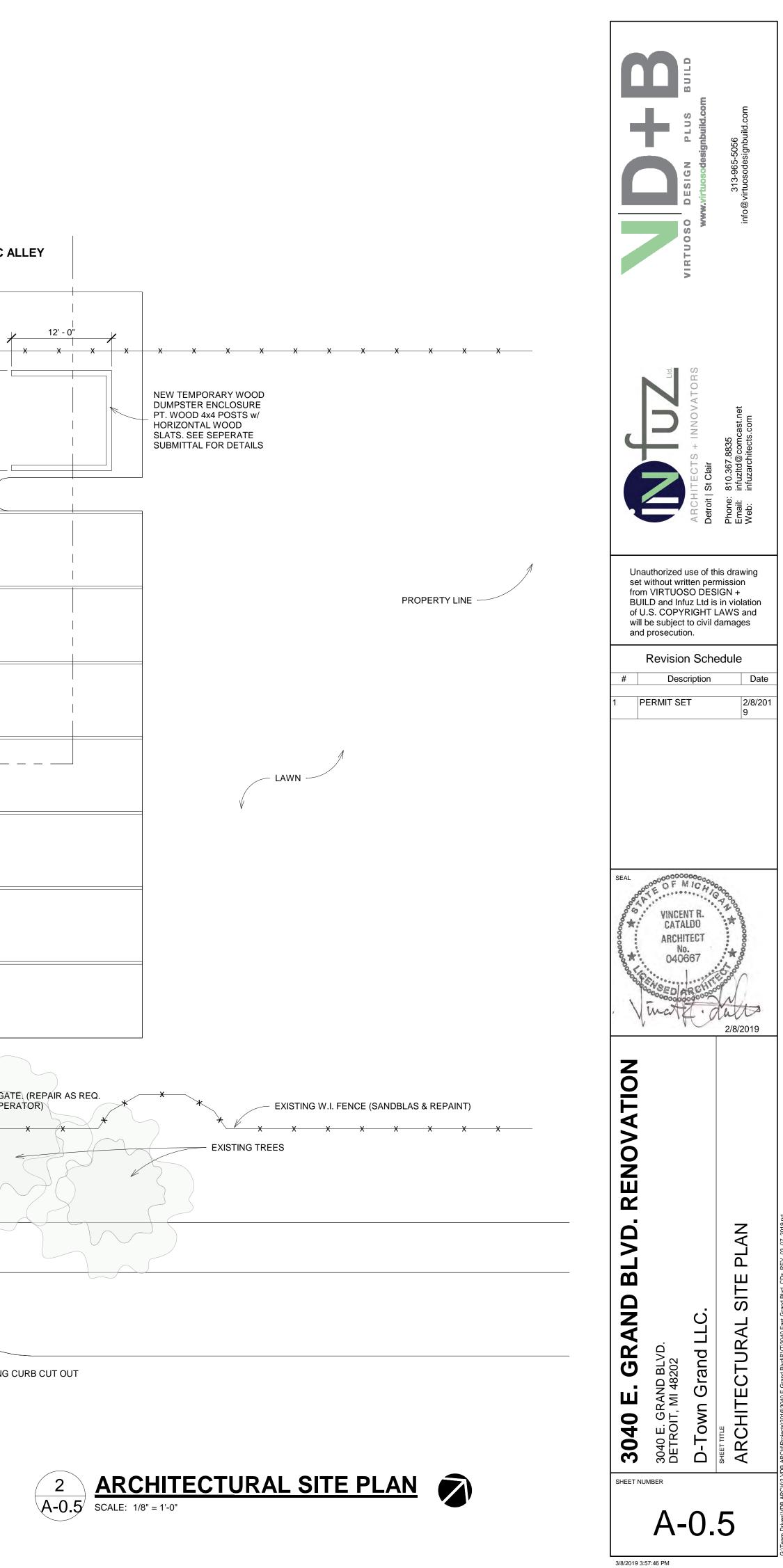
GLASS IN ALUM. FRAME

### **ABBREVIATIONS:** AL/GL

SCWD. SOLID CORE WOOD

ANOD.	-	ANIDIZED
STL.	-	STEEL
STN.	-	STAIN
PTD.	-	FACTORY FINISH PAINT
H.M./R.F.	-	HOLLOW METAL / READY FRAME
H.M.	-	HOLLOW METAL
WD/GL	-	GLASS IN WOOD FRAME
STVN	-	FACTORY FINISH STAINED VENEER
BRZ. PT.	-	BRONZE PAINT





### General Site Note

The drawings herein are for informational purposes and conveyance of design intent. Information depicted is not intended to be construed as legal survey or engineered civil. Refer to submittab by professional consultants for work beyond the scope depicted herein.

General contractor to verify all existing elevations and building conditions in field prior to start of construction. The contractor shall have a registered land surveyor tie out and reset any property conters or section corners planned to be disturbed by construction of this project, and shall have a registered land surveyor re-establish any property corners or section corners inadvertenify disturbed during construction of this project.

All street, sanitary sewer, storm sewer and waterline construction shall conform to the Local Municipality Standards and Specifications current at the date of execution of the construction

Street paving shall not begin until subgrade compaction tests are taken and the City Engineer approves the results.

The contractor shall comply with all requirements of the soils report prepared for this project and approved by the municipality's Engineer.

The contractor shall be responsible for contacting missdig. Call two business days prior (not including the day of the call) to digging, grading or excavating for the marking of underground

Prior to commencement of any construction, the contractor shall provide the Engineer 24 hours advanced notice

Temporary erosion control measures shall be provided by the contractor during construction as identified on the Erosion Control Plan. Maintenance of onsite drainage and erosion control facilities during construction shall be the responsibility of the Contractor.

Prior to commencement of any construction, the contractor shall contact all utilities to coordinate service and schedules.

Prior to commencement of any construction that will affect traffic signs of any type, the contractor shall contact the municipality.

The contractor shall be responsible for all traffic control during construction: a. All signs, stripping and traffic control device shall conform to, and placement shall be added to the stripping of the define and MDO's of coundy Strendsky laster detion. In the contractor shall be be the contractor shall be responsible for maintenance and cleaning of traffic control devices. The contractor shall maintain existing shall be accomplished by a method that does not all. Removal d existing payment in mainting shall be accomplished by a method that does not the contractor shall payment in mainting shall be accomplished by a method that does not the removal to the stripping shall be accomplished by a method that does not the removal to the stripping shall be accomplished by a method that does not the removal to the stripping shall be accomplished by a method that does not the removal to the stripping shall be accomplished by a method that does not the removal to the stripping shall be accomplished by a method that does not the removal to the stripping shall be accomplished by a method that does not the removal to the stripping shall be accomplished by a method that does not the removal to the stripping shall be accomplished by a method that does not the removal to the remova

The contractor shall contact the local Construction inspector prior to any street cut. The existing street condition shall be documented by the Construction inspector before any cuts are shall be documented by the Construction inspector. Patricin shall be documented by the Construction Repector. Patricin shall be documented by an overlay of which an signability door machine. In a breast whete more than one cut is made, an overlay of the signability of the rest street more than the construction Repector. Patricin Repector Repector

the entire street width, including the patched area, may be required. In accordance with the referenced specifications, the Engineer shall make the determination of the need for a complete

The contractor shall restore any disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction, unless otherwise shown on the construction documents.

c. removal of existing pavement markings shall be accomplished by a method that does not materially damage the surface or toxiture of the pavement or existing surfacing. The pavement markings shall be removed to the extent that they are not visible under day or night conditions. e. Scrape and repaint all existing painted site features, including, but not limited to curbs, bollards, railings, & site lighting bases.

The engineer who has prepared Civil plans, by execution and/or seal hereon, does hereby The engineer who has because own pairs, by execution and/or seal hereor, does not energy affirm responsibility for any errors and omissions contained in these plans, and approval of these plans shall not relieve the engineer who has prepared these plans of any such responsibility

Refer to electrical drawings for site related electrical scope.

### GENERAL CONDITION NOTES:

ALL CONTRACTORS SHALL VERIFY AND COORDINATE ALL DEDISORISE ON DRAWINGS, AS VIELLAS REVIEW AND DEDISORISE ON DRAWINGS, AS VIELLAS REVIEW AND DESCRIDES, AND DEDILES DEFORE COMMENCING WITH THE WORK. F DIMENSIONAL ERRORS OR CONFLICTS OCCUR BETWEEN FLASS BUILDING ELEVATIONS, SECTIONS, AND DETALS, TOPIEL PROCEEDING WITH THE WORK AND THE WORK AND THE PROCEEDING WITH THE WORK. CONTRACTORS WHO FALL TO VERIFY, REVEW, AND COORDINATE HE WORK AND THE CONTRACTORS WHO SCALE DRAWINGS TO DETERMINE PLACEMENT OR PART(S) OF THE WORK, SHALL TAKE FULL RESPONSIBILITY SHOULD THAT PORTION OF THE WORK BE IMPROPERLY CONSTRUCTED.

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INTERIOR DIMENSIONS ARE MEASURED FACE OF STUD WALL TO

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H.M.	-	HOLLOW METAL
WD/GL	-	GLASS IN WOOD FRAME
STVN	-	FACTORY FINISH STAINED VENEER
BRZ. PT.	-	BRONZE PAINT



The contractor shall immediately remove any construction debris and mud tracked onto existing roadways. The contractor shall repair any excavation or pavement failures caused by the construction.

All damaged existing curb, gutter, and sidewalk shall be repaired prior to acceptance of completed improvements

The type, size, location and number of all known underground utilities are approximate when shown on these construction drawings. It shall be the responsibility of the contractor to verify the existence and location of all underground utilities along the route of the work prior to commencing any new construction. The contractor shall be responsible of any unknown underground utilities

The contractor shall carefully preserve benchmarks, property comers, reference points, stake and other survey reference monuments or markers. In case of willful or careless destruction, the contractor shall be responsible for restorations. Resetting of markers shall be performed under the direction of a licensed Professional Land Surveyor.

The contractor shall notify the Public Works Department at least 48 hours prior to installing a new sewer, water service or abandoning an existing water service.

The Contractor shall be responsible for obtaining the services of a qualified testing laboratory t perform all compaction testing, asphall testing, concrete testing and any other testing as may perform all compaction testing, asphall testing, concrete testing and any other testing as may be required to complete the work. Quality Control test results must be submitted for all phases of this project per the Town's requirements.

> The Contractor shall maintain one (1) set of "redlined" prints of the construction plans. The The Contractor's nail maintain one (1) set of "redined" prins of the construction plans. The "redined" prins shall be kept current to accurately represent the dimensions and locations of all work performed by the Contractor. Prior to final payment, the Contractor must present the "redined" prins to the Owner's engineer for preparation of a set of reproducible "Record Drawings" which shall be submitted to the municipal engineer within 30 days of construction encompany.

The Owner/Developer shall be responsible for providing all required to tasking and construction stating. The Contraction through the Owner's designed representative to assure that the surveyor is given adequate notice and instruction in order to complete the survey requirements to the various phases of work. The Contraction shall be activities. The Contractor shall be responsible for the costs associated with rescheduling the surveyor to accommodate the Contractor's requests for surveyor tas accommodate the Contractor's requests for surveyor to accommodate the Contractor's requests for surveyor tas accommodate the Contractor's requests for surveyor to accommodate the Contractor's requests for surveyor tas accommodate the Contractor's requests for surveyor to accommodate the Contractor's r

The Contractor shall provide and implement a "Traffic Control Plan" related to all construction activities for this project.

The Contractor shall perform all work according to all Local, County, State and Federal safety and health regulations. In particular, the trenching and open excavation operations shall comply with all current O.S.H.A. regulatory requirements.

onstruction activities must comply with Local and State permitting processes for mwater Discharges Associated with Construction Activity."

When discharging groundwater, all dewatering methods shall be in conformance with all laws and regulations of the State. The contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from stormwater runoff and /or deposition of debris resulting from any and all work.

All parking lot improvements shall meet the requirements of the ADA act and provide for parking, signage and access. It is the Contractor and Owner's responsibility to provide. Provide detectable warming at transition from sidewalk to drive adie. Accessible parking spaces and access aisles shall have a surface slope not to exceed 2% in all directions. Cross slope along entitle length da accessible rout on the accessible route to accessible route not be accessible and on the accessible route and the accessible ro

CONTRACTOR TO PROVIDE PROTECTIVE MEASURES DURING CONSTRUCTION TO ENSURE THAT FROST DOES NOT PENETRATE BELOW FOOTINGS, MEASURES INCLUBE THICK STRAW BEDS, TARPING AND TEMPORARY HEAT AT ANY AREAS OF EXCAVATION BELOW GRADE.

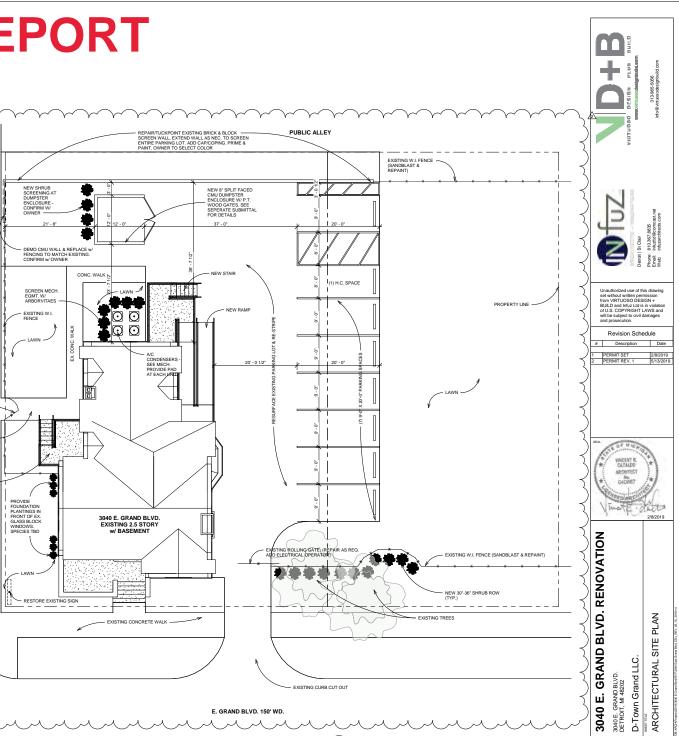
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FACE OF STUD WALLS. INTERIOR DOORS AND CASED OPENINGS ARE TO BE MIN. 6" OFF WALLS FOR TRIM ALLOWANCE U.N.O.

JGL	-	GLASS IN ALUM. FRAME	

ANOD.		ANIDIZED
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H.M./R.F.		HOLLOW METAL / READY FRAME
H.M.		HOLLOW METAL
WD/GL		GLASS IN WOOD FRAME
STVN		FACTORY FINISH STAINED VENEER
007.07		DDONITE DAINIT



2 A-0.5

SCALE: 1/8" = 1'-0"

ARCHITECTURAL SITE PLAN

A-0.5

\*\*\* NOTE: FOR REFERENCE ONLY. NOT ACTUAL SITE SURVEY. OWNER TO PROVIDE OFFICIAL SURVEY\*\*

EXIST GATE

EXISTNG

NEW STA

.08

5

### STRUCTURAL NOTES:

### Concrete:

Footings to bear on firm, undisturbed soil with a safe net bearing capacity of 3000 psf. If soil of this capacity is not found at the elevations indicated, footings shall be enlarged or lowered at the direction of the engineer. Verify soil bearing capacity in field by a soils engineer.

Minimum concrete strength to be 3000 psi @ 28 days. Slabs shall be 3500 psi minimum.

Provide 6% entrained air where exposed to weather. All concrete work and placement to conform to the latest recommendations of ACI.

Concrete footings required to be raised or lowered shall be done at a 2 for 1 ratio.

All reinforcing bars, dowels and ties shall conform to ASTM A615 grade 60. Reinforcing steel shall be continuous and shall have a minimum 36 bar diameter lap and be

fabricated and placed in accordance with ACI-315 latest edition. All slabs on ground shall be 6" thick and have 6" x 6" W2.9 x W2.9 wire mesh in the top 1/3 of the

slab, unless otherwise noted.

### Masonry:

All masonry work is to be completed in accordance with the latest building code requirements for masonry structures (ACI 530/ASCE) and specifications for masonry structures (ASI 530.1/ASCE) and NCMA specifications.

All block shall conform to ASTM C90 and C145, Type 1, Grade N.

Mortar shall be Type S (1800psi) conforming to ASTM C-270. Provide 9 ga. horizontal ladder type reinforcing at 16" on center in all masonry walls.

All masonry bearing beams and lintels to bear 8" minimum on 3 courses solid masonry unless noted otherwise. Provide mortar nets, flashing and weeps (min. 1 1/2" above fin. grade) at all exterior walls per

industry standards Connect masonry to foundations with min. #5 re-bar or hook bolts @ 32" o.c. max; grout solid All c.m.u. at or within 8" of grade shall be grouted solid

### Structural Steel:

Steel design, fabrication and erection to be in accordance with the latest A.I.S.C. specifications for structural steel for buildings.

All Structural Steel shall conform to the latest designation ASTM A992 Grade 50 unless noted otherwise. All Plates and Angles to conform to the latest designation ASTM A36. Steel tubing shall conform to ASTM A500 Grade B.

Steel pipe shall conform to ASTM A-53 Grade B. All welded connections shall be in accordance with the latest AWS code for E70XX electrodes. All field connections to be bolted connections with A-325 bolts. All bolts are to be installed in

accordance with the latest specifications for "Structural Joints Using A.S.T.M. A-325 Bolts."

Design connections for a minimum one-half the total allowable uniform load per A.I.S.C. beam load tables, unless otherwise noted.

All metal deck shall be fabricated and erected in accordance with the latest "Steel Deck Institute" specifications.

The design, configuration & erection safety of all structural steel connections shall be the

responsibility of the structural steel fabricator. Review and acceptance of the shop drawings by the engineer shall constitute approval of the load-

carrying adequacy only. Refer to architectural drawings for additional angles, plates, bars, clips, etc., attached to the

structural steel.

All steel to be painted with one coat red oxide primer unless noted otherwise. Provide temporary bracing as to insure the stability of the structure until the permanent framing is in place.

### DOOR NOTES (U.N.O.):

ALL DOORS AND HARDWARE SHALL COMPLY WITH APPLICABLE CODES, INCLUDING ADA-AG&MSBC BARRIER FREE SUBCODES AND SHALL BE CAPABLE OF OPERATION WITH THE USE OF (1)HAND

ALL HOLLOW METAL DOOR FRAMES ARE TO BE 16 GAUGE KNOCK DOWN TYPE ALL FRAMES ARE TO RECEIVE THREE DOOR SILENCERS

CONTRACTOR SHALL SUBMIT SHOP DRWG'S & CATALOG CUTS (FOR REVIEW) FOR ALL DOORS, FRAMES AND HARDWARE

CONTRACTOR SHALL PROVIDE ALL MISC. HARDWARE REQ'D. FOR COMPLETE OPERATION OF EACH DOOR. ALL EXTERIOR DOORS TO HAVE SELF-CLOSING HARDWARE; THRESHOLDS AND WEATHER

STRIPPING. DOOR THRESHOLDS SHALL NOT EXCEED ON-HALF INCH (1/2") IN HEIGHT. THRESHOLDS

EXCEEDING

ONE-QUARTER INCH (1/4") IN HEIGHT SHALL HAVE A 1:2 BEVEL. ALL LOCKS ARE TO BE KEYED PER THE REQUIREMENTS OF THE OWNER

ALL HINGES BRUSHED ALUM. & BALL BRG.

ALL DOORS TO BE SUPPLIED & INSTALLED WITH DOOR STOPS WITH SOLID BLOCKING FOR EACH LOCATION ALL GLASS IN DOORS MUST BE TEMPERED AS PER CODE

STOREFRONT ENTRANCE DOORS TO BE KAWNEER OR EQUAL WITH FRAMING SYSTEM AS INDICATED ON SCHEDULE WITH CLOSERS, LOCK ASSEMBLIES, AND ALL OTHER HARDWARE

REQUIRED FOR A COMPLETE INSTALLATION

ALL EXTERIOR METAL DOORS SHALL BE INSULATED

VER. ALL DOOR OPTIONS; INCLUDING HANDING, TYPE AND HARDWARE W/ OWNER SELECTIONS. PROVIDE BUMPERS/STOPS WHERE REQ'D

### HARDWARE NOTES:

LOCK AND LATCH SETSTO BE 'YALE' SERIES WITH LEVER HANDLE AND SATIN CHROME FINISH

(U.N.O.) ÀLL DÓORS TO RECEIVES 'IVES' OR APPROVED EQUAL DOMED FLOOR STOPOR CONVEX WALL STOP ANSI 156.16. ALL DOORS TO HAVE APPROPRIATE DOOR STOPS. PANIC HARDWARE SHALL CONSIST OF PANIC BAR (HRIZONTAL BAR) AND LATCHING DEVICE WITH PROPER LATCH BOLT LENGTH, STEEL BALL BEARING HINGES AND CLOSER. PROVIDE PANIC HARDWARE ON ALL EXTERIOR DOORS. IT IS 'YALE' MANUFACTURER OR APPROVED EQUAL

PANIC HARDWARE SHALL HAVE THE ACTIVATING MEMBER MOUNTED AT A HIGHT OF NOT LESS THAN 30 INCHES & 44 INCHES A.F.F. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.

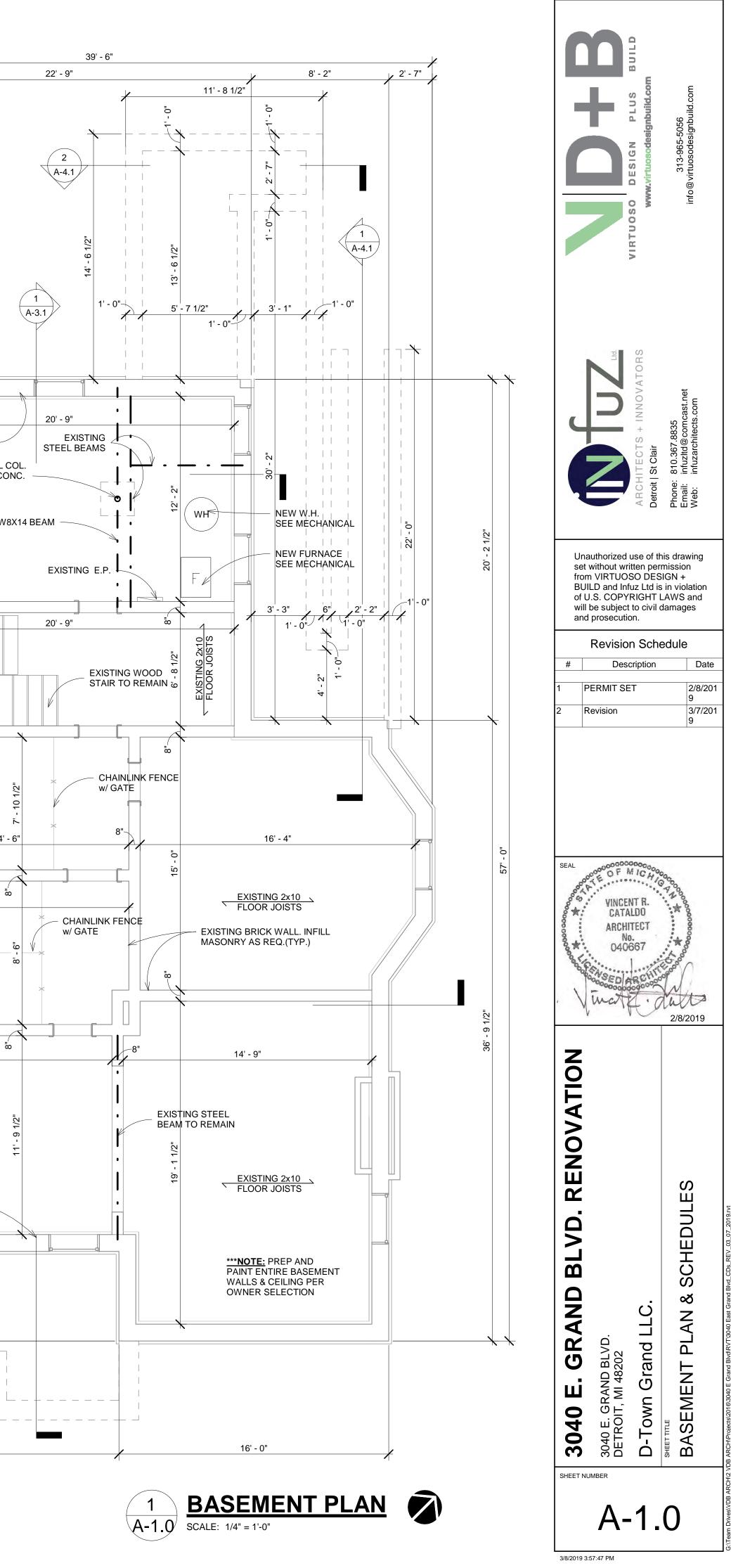
VERIFY ALL HARDWARE FINISHES AND LOCK REQUIREMENTS WITH OWNER - DOOR SUPPLIER TO PROVIDE SUBMITTAL FOR ARCHITECT APPROVAL

ABBREVIATIC	DNS:	
AL/GL	-	GLASS IN ALUM. FRAME
SCWD.	-	SOLID CORE WOOD
ANOD.	-	ANIDIZED
STL.	-	STEEL
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WD/GL	-	GLASS IN WOOD FRAME
STVN	-	FACTORY FINISH STAINED VENEER
BRZ. PT.	-	BRONZE PAINT
WINDOWS, G	LAZING	AND DOORS:

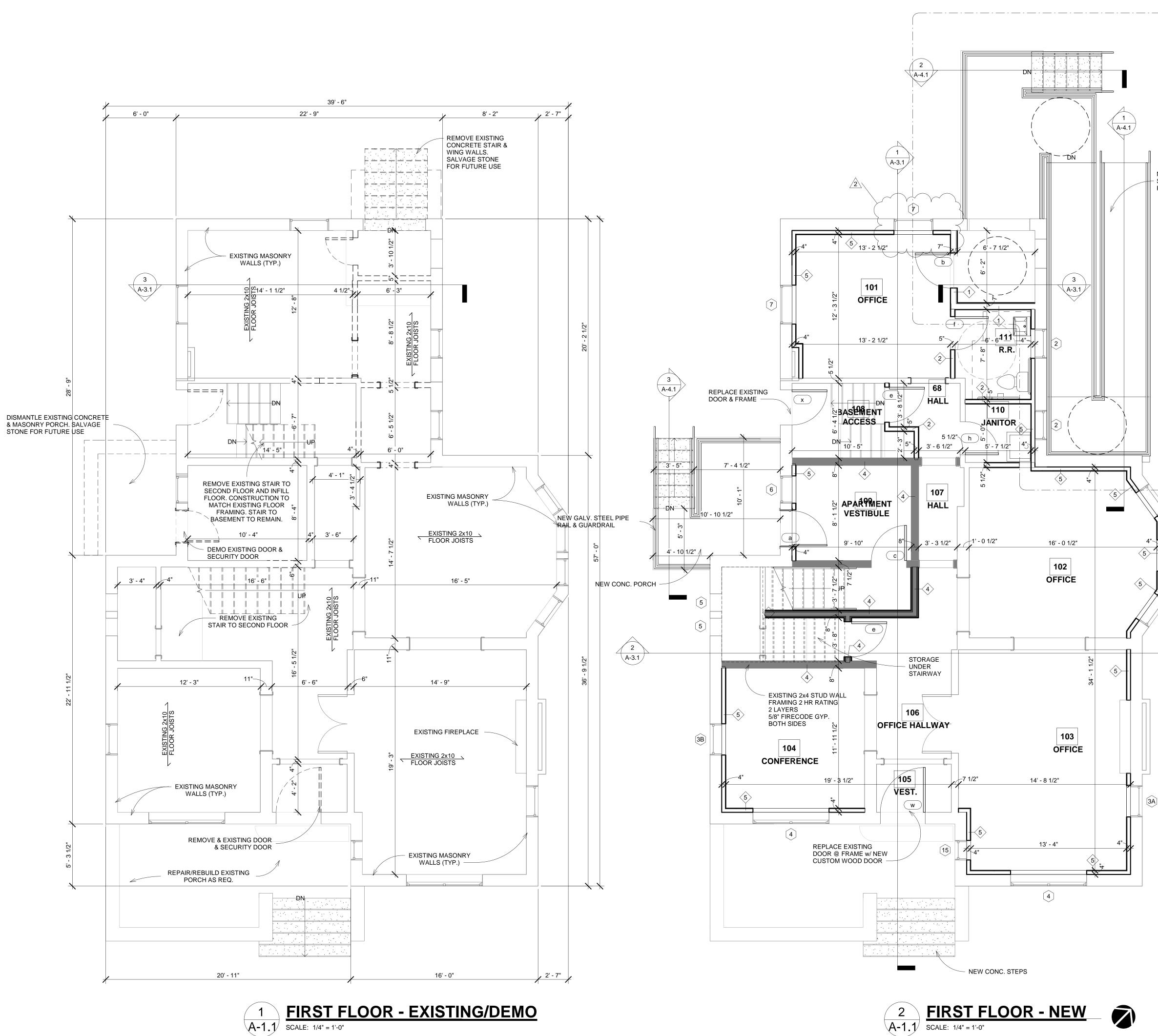
1. Window sizes and operability are shown for reference only. Window supplier shall confirm all sizes and configurations with owner prior to order. Glazing contractor shall field measure all openings

				NEW	DOOR SCHEDULE				6' - 0"
Mark	Width	Height	Count	Fire Rating	W.S. PANIC HDWR	CLOSER	HARDWARE	Comments	
а	3' - 0"	7' - 0"	1	Yes	Yes	Yes	Key lock; coordinate w/		
L							owner		
D	3' - 0"	6' - 8"	1	Yes	Yes	Yes	Key lock; coordinate w/ owner	Insulated Alumn. Threshold	
С	3' - 0"	6' - 8"	1	No	Yes	Yes	Key lock; coordinate w/	Kick Plate	
e	3' - 0"	6' - 8"	2	No	No	No	Key lock; coordinate w/		
	2' - 10"	6' - 8"	1	No	No	Yes	owner Privacy		
]	2' - 10"	6' - 8" 6' - 8"	1	No	No No	No No	Passaage		
l	2' - 10"			No			Key lock; coordinate w/ owner		
n	2' - 10" 2' - 10"	6' - 8" 6' - 8"	3	No90 MinNo	No No	No Yes	Privacy Key lock; coordinate w/	Smoke seal req.	
							owner		
 	2' - 6" 2' - 6"	6' - 8" 6' - 8"	2	No No	No No	No No	Privacy Passaage		
)	2' - 4"	6' - 8" 6' - 8"	1	Na	No	Ne	Privacy		
1	5' - 0" 2' - 6"	3' - 6"	1	No No	No No	No No	Bi-fold Bi-fold		
	2' - 0"	6' - 8"	1	No	No	No	Bi-fold	Cuptom wood are tre	EXISTING STONE & BRICK WALL (TY
V	3' - 10"	7' - 6"	1	Yes		Yes	Key lock; coordinate w/ owner	door; see seperate	3 V NEW 4" DIA. 5
	3' - 0"	7' - 0"	1	Yes	Yes	Yes	Key lock; coordinate w/	submittal Custom wood entry	A-3.1 ON 24"x 24" x FOOT
							owner	door; see seperate submittal	
								Submitter	NG 2X JOIS
									18' - 7" 18' - 7" 18' - 7" 18' - 7" 18' - 7"
				WINDOW SC	HEDULE				
Type Mark	Count	Width	Height	Type Commen	ts Description	ו ו	Comments		δ B B C C C C C C C C C C C C C
2	2	2' - 6"	5' - 0"	REPLACEMENT	DOUBLE HUNG	<b>i</b>			
A	1	2' - 8"	6' - 8"	EXISTING	DOUBLE HUNG SASH		TCH EXISTING STONE GURATIONS	NEW 12" x 42" CONC.	
В	3	2' - 8"	6' - 8"	EXISTING	DOUBLE HUNG		GUIATIONS	FOOTING w/ (2) #5 T&	
С	2	2' - 4"	6' - 8"		SASH				
0	2	6' - 6"	6' - 8"	EXISTING	DOUBLE HUNG	6 2/3			
	2	1'-6"	3'-0"	REPLACEMENT	SASH FIXED	OBSCI	JRED GLASS		
	Ý	2' - 4"	5' - 0"	REPLACEMENT	FIXED		JRED GLASS		6 1/2" 6 1/2" 6 1/2"
A/ ~		3' - 4" 2' - <u>8</u> "/	5' - 0" 5' -⁄0"	REPLACEMENT	FIXED	2/3 SILL @	2 28"		11'-61/2" 9'-61/2" 9'-61/2" 9'-2" 9'-2" FLOOR JOISTS
B	2	2' - 8"	5' - 0"	REPLACEMENT	SASH DOUBLE HUNG	6 2/3 SILL @	2 28"		1' - 0" 10' - 0"
	-				SASH				
С	1	2' - 8"	5' - 0"	REPLACEMENT	DOUBLE HUNG SASH	6 2/3 SILL @	28.		
D	1	2' - 8"	5' - 0"	EXISTING	DOUBLE HUNG SASH	6 2/3 SILL @	28"		
Α	1	2' - 8"	3' - 10"	REPLACEMENT	DOUBLE HUNG				EXISTING GLASS BLOCK WINDOWS
3 C	1	2' - 8" 2' - 8"	3' - 10" 3' - 10"	REPLACEMENT REPLACEMENT	DOUBLE HUNG				BLOCK WINDOWS TO REMAIN. REPAIR AS REQ. (TYP.)
)	1	2' - 8"	4' - 0"	REPLACEMENT	DOUBLE HUNG				STAN STAN
	2	6' - 6"	5' - 0"	EXISTING	DOUBLE HUNG SASH	6 <mark>2/3</mark>			
2	1	1' - 8"	4' - 4"	EXISTING	DOUBLE HUNG	i 2/3			A-3.1
3	1	1' - 4"	2' - 8 1/2"	REPLACEMENT	SASH FIXED	OBSCI	JRED GLASS SHOWER		11 1/2"
						LOCAT			- '11'- <u>22'-11'</u> 21'- 71/2"
4 5	1 1	2' - 0" 1' - 8"	3' - 0" 6' - 8"	REPLACEMENT EXISTING	DOUBLE HUNG				EXISTING GLASS 1
	1	3' - 4"	3' - 8"	REPLACEMENT	SASH DOUBLE HUNG				BLOCK WINDOWS TO REMAIN. REPAIR AS REQ. (TYP.)
6 7A	1 1	3' - 4" 1' - 0"	3' - 8" 3' - 0"	REPLACEMENT REPLACEMENT	CASEMENT	<b>)</b>			STING STING
7B	1	1' - 0"	3' - 0"	REPLACEMENT	CASEMENT OR FIXED	2			
3	1	1' - 4"	3' - 0"	REPLACEMENT	CASEMENT				
9A 9B	7 2	3' - 0" 3' - 0"	2' - 4" 2' - 4"	EXISTING	GLASS BLOCK		R AS REQ.		& BRICK WALL (TYP.)
) 9R	<u>د</u> 1	3' - 0" 2' - 6"	2' - 4" 4' - 0"	EXISTING	GLASS BLOCK	REMO	VE AND INFILL AS REQ. VE AND INFILL w/ STONI		
1	1	3' - 6"	3' - 0"	EXISTING	DOUBLE HUNG		R TO SELECT		
<u> </u>	•		J			·		]	- 3 1/2" - 3 1/2"
*** <u>NOTE:</u> (	OWNER TO	SELECT NE	W WINDOW	MATERIAL TYPE*	**				· · · · · · · · · · · · · · · · · · ·
									EXISTING FOOTING

K         With         Height         Count         Fire Rating         W.S.         PANIC HDWR         CLOSER         HARDWARE         Comments           3 - 0'         7' - 0'         1         Yes         Yes         Yes         Key Jock; coordinate w/ owner         Insulated Alumn. Threshold           3 - 0'         6' - 8'         1         Yes         Yes         Yes         Key Jock; coordinate w/ owner         Insulated Alumn. Threshold           3 - 0'         6' - 8'         1         No         Yes         Yes         Key Jock; coordinate w/ owner         Kick Plate           3 - 0'         6' - 8'         1         No         No         No         No         Kick Plate           2 - 10'         6' - 8'         1         No         No         No         Res plate           2 - 10'         6' - 8'         1         No         No         No         Passaage           2 - 10'         6' - 8'         3         No         No         Passaage         Passaage           2 - 10'         6' - 8'         1         No         No         Passaage         Passaage         Passaage           2 - 4'         6' - 8'         1         No         No         No         <					1	NEW DOOR	SCHEDULE				6' - 0"
Visit         Visit <th< td=""><td>Mark</td><td>Width</td><td>Height</td><td>Count</td><td>Fire Rating</td><td>W.S.</td><td></td><td>CLOSER</td><td>HARDWARE</td><td>Comments</td><td></td></th<>	Mark	Width	Height	Count	Fire Rating	W.S.		CLOSER	HARDWARE	Comments	
8       0       0       0       1       Yes		3' - 0"	7' - 0"	1		Yes	Yes	Yes			
No.         A.S.         No.         No. <td></td> <td>3' - 0"</td> <td>6' - 8"</td> <td>1</td> <td></td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td></td> <td>Insulated Alumn</td> <td></td>		3' - 0"	6' - 8"	1		Yes	Yes	Yes		Insulated Alumn	
1         2         3         0									owner	Threshold	
View         View <th< td=""><td></td><td>3' - 0"</td><td>6' - 8"</td><td>1</td><td></td><td>No</td><td>Yes</td><td>Yes</td><td>-</td><td>Kick Plate</td><td></td></th<>		3' - 0"	6' - 8"	1		No	Yes	Yes	-	Kick Plate	
2: -0:0       0: -0:       1       No		3' - 0"	6' - 8"	2		No	No	No	Key lock; coordinate w/		
P. 107         P8         P8         No.         No.         No.         Percention           P. 107         P8         S         Mon.         No.		2' - 10"	6' - 8"	1		No	No	Yes			
2         0         2         0         0         No				1							
2 - 10 6 - 6 3 0 0 10 1 0 0 0 10 10 10 0 10 0 10 0		2' - 10"	6' - 8"	1		No	No	No			
<u>2 - 2 - 8 - 8 - 8 - 1 - 10 - 10 - 10 - 10 - 1</u>		2' - 10"	6' - 8"	3		No	No	No			
ZE         B         No         No         No         Pressign           ZE         ZE <td></td> <td>2' - 10"</td> <td>6' - 8"</td> <td>3</td> <td>90 Min</td> <td>No</td> <td>No</td> <td>Yes</td> <td></td> <td>Smoke seal req.</td> <td></td>		2' - 10"	6' - 8"	3	90 Min	No	No	Yes		Smoke seal req.	
2         -         -         -         Pread           2         -         6         1         No		2' - 6"	6' - 8"	2		No	No	No			
0         -c         0         -c         -c <td></td> <td></td> <td></td> <td>1</td> <td></td> <td>No</td> <td>No</td> <td>No</td> <td>-</td> <td></td> <td></td>				1		No	No	No	-		
Z - 6         F - 6         1         No         No         No         Be-field           Z - 6         F - 6         1         No				3		No	No I	No			
3         10*         7         6         1         Yes				1							
3 - 0         7 - 0         1         Yes         Yes         Yes         Yes         Yes         Yes         Operation of the point occurrent and the point occurrent				1						Custom wood entry	EXISTING S & BRICK WAL
Image: Second										door; see seperate	
Image: Source and source in the source of the sou		3' - 0"	7' - 0"	1		Yes	Yes	Yes	Key lock: coordinate w/		
UNIDOW SCHEDULE           Outro         Weith         Height         Date Comments         Description         Comments           1         2 - 6°         5 - 6°         REPLACEMENT         DOUBLE HUNG 28         TO MATCH EXISTING STONE           3         2 - 8°         6 - 8°         Existing         DOUBLE HUNG 28         CONFIGURATIONS         CONFIGURATIONS           2         2 - 6°         6° -8°         Existing         DOUBLE HUNG 28         CONFIGURATIONS         CONFIGURATIONS           2         2 - 6°         6° -8°         Existing         DOUBLE HUNG 28         Skale         Configurations         Configurations           2         2 - 4°         6° -8°         Existing         DOUBLE HUNG 28         Skale         Configurations         C										door; see seperate	
UNIDOW SCHEDULE           Outro         Weith         Height         Date Comments         Description         Comments           1         2 - 6°         5 - 6°         REPLACEMENT         DOUBLE HUNG 28         TO MATCH EXISTING STONE           3         2 - 8°         6 - 8°         Existing         DOUBLE HUNG 28         CONFIGURATIONS         CONFIGURATIONS           2         2 - 6°         6° -8°         Existing         DOUBLE HUNG 28         CONFIGURATIONS         CONFIGURATIONS           2         2 - 6°         6° -8°         Existing         DOUBLE HUNG 28         Skale         Configurations         Configurations           2         2 - 4°         6° -8°         Existing         DOUBLE HUNG 28         Skale         Configurations         C										Submittai	
UNIDOW SCHEDULE           Outro         Weith         Height         Date Comments         Description         Comments           1         2 - 6°         5 - 6°         REPLACEMENT         DOUBLE HUNG 28         TO MATCH EXISTING STONE           3         2 - 8°         6 - 8°         Existing         DOUBLE HUNG 28         CONFIGURATIONS         CONFIGURATIONS           2         2 - 6°         6° -8°         Existing         DOUBLE HUNG 28         CONFIGURATIONS         CONFIGURATIONS           2         2 - 6°         6° -8°         Existing         DOUBLE HUNG 28         Skale         Configurations         Configurations           2         2 - 4°         6° -8°         Existing         DOUBLE HUNG 28         Skale         Configurations         C											
Init         Count         Wate         Height         Type Connents         Description         Counnents           2         2         6<					WINDOW	/ SCHEDUL	E				
2         2         6         5         7         REPLACEMENT         DOUBLE HUNG 20 SAGH           1         2         6         8         EXSTING         DOUBLE HUNG 20 SAGH         TO MATCH EXISTING STONE CONFIGURATIONS           2         2         6         8         EXISTING         DOUBLE HUNG 20 SAGH         DOUBLE HUNG 20 SAGH           2         2         6         8         EXISTING         DOUBLE HUNG 20 SAGH         DOUBLE HUNG 20 SAGH           2         2         6         8         EXISTING         DOUBLE HUNG 20 SAGH         DOBSCURED GLASS           2         2         6         8         EXISTING         DOUBLE HUNG 20 SAGH         DOBSCURED GLASS           2         3         4         5         REPLACEMENT         DOUBLE HUNG 20 SAGH         DOUBLE HUNG 2	Mark	Count	Width	Height					Comments		
1       2:0*       0:0*       EXISTING       DOUBLE HUNG 20         3       2:0*       0:0*       EXISTING       DOUBLE HUNG 20         2:0*       0:0*       0:0*       EXISTING       DOUBLE HUNG 20         2:0*       0:0*       0:0*       FEPLACEMENT       FXED       DOUBLE HUNG 20         2:0*       0:0*       0:0*       FEPLACEMENT       FXED       DOBSCURED GLASS         2:0*       0:0*       FEPLACEMENT       DOUBLE HUNG 23       SEL 6:2*         2:0*       0:0*       FEPLACEMENT       DOUBLE HUNG 23       SEL 6:2*         1:0       2:0*       0:0*       FEPLACEMENT       DOUBLE HUNG 23       SEL 6:2*         1:0       2:0*       0:0*       FEPLACEMENT       DOUBLE HUNG 23       SEL 6:2*         1:0       2:0*       0:0*       FEPLACEMENT       DOUBLE HUNG 23       SEL 6:2*         1:0       2:0*       0:0*       FEPLACEMENT       DOUBLE HUNG 23       SEL 6:2*											
3         2 - 6         6 - 6         Existing         SASH         CONFIGURATIONS           2         2 - 6         6 - 6         Existing         Source		2						3 TO MA	TCH EXISTING STONE		11'-0"
2       2'.4'       6'.6''       SASH         2       0'.6''       0'.6''       SASH         2       0'.6''       0'.6''       SASH         2       0'.6''       0'.6''       SASH         2       0'.6''       0'.6''       REPLACEMENT       PARED         2       2'.4''       5'.0''       REPLACEMENT       PARED         2       2'.4''       5'.0''       REPLACEMENT       DOUBLE HUNG 23'         3       2'.5''       5'.0''       REPLACEMENT       DOUBLE HUNG 23'         3       2'.5''       5'.0''       REPLACEMENT       DOUBLE HUNG 23'         1       2'.6''       5'.0''       REPLACEMENT       DOUBLE HUNG 23'         3       1       2'.6''       5'.0''       REPLACEMENT       DOUBLE HUNG 23'         1       2'.6''       5'.0''       REPLACEMENT       DOUBLE HUNG 23'         1       2'.6''       5'.0''       REPLACEMENT       DOUBLE HUNG 23'         1       2'.6''       5'.0'''       REPLACEMENT       DOUBLE HUNG 23'         1       2'.6'''       5'.0'''       REPLACEMENT       DOUBLE HUNG 23'         1       1'.6'''       5'.0'''       REPLACEMENT       RESCHUNG		-				SA	SH	CONFI			
2       2 - 4"       8 - 8"         2       6' - 6'       8' - 8'         2       7 - 6'       8' - 8'         2       7 - 8'       8' - 0'         2       7 - 8'       8' - 0'         2       2' - 4'       8' - 0'         2       2' - 4'       8' - 0'         2       2' - 4'       8' - 0'         2       2' - 4'       8' - 0'         2       2' - 4'       8' - 0'         2       2' - 4'       8' - 0'         2       2' - 4'       8' - 0'         2       2' - 4'       8' - 0'         1       2' - 8'       8' - 0'         2       2' - 8'       8' - 0'         1       2' - 8'       8' - 0'         1       2' - 8'       8' - 0'         1       2' - 8'       8' - 0'         1       2' - 8'       8' - 0'         1       2' - 8'       8' - 0'         1       2' - 8'       8' - 0'         1       2' - 8'       8' - 0'         1       2' - 8'       8' - 0'         1       1' - 4'       8' - 0'         1       1' - 0''       8' - 0' <td></td> <td>3</td> <td>2' - 8"</td> <td>6' - 8"</td> <td>EXISTING</td> <td></td> <td></td> <td>3</td> <td></td> <td></td> <td></td>		3	2' - 8"	6' - 8"	EXISTING			3			
2       9'-6''       3'-0''       REPLACEMENT       PIXED         1       2       4''       6''O'       REPLACEMENT       PIXED         2       3'-4''       6''O'       REPLACEMENT       PIXED         2       3'-4''       6''O'       REPLACEMENT       PIXED         2       2'-8''       6''O'       REPLACEMENT       PIXED         2       2'-8''       6''O'       REPLACEMENT       PIXED         1       2'-8''       6''O'       REPLACEMENT       PIXED         1       2'-8''       6''O'       REPLACEMENT       PIXED         1       2'-8''       6''O'       REPLACEMENT       SASH         1       2'-8''       6''O'       REPLACEMENT       DOUBLE HUNG 323       SILI & 22'         1       2'-8''       7'O'       REPLACEMENT       DOUBLE HUNG 323       SILI & 22'         1       2'-8''       7'O'       REPLACEMENT       DOUBLE HUNG 323       SIL & 22'         1       2'-8''       7'O'       REPLACEMENT       DOUBLE HUNG 323       SIL & 22'         1       1'-2''       3'O'       REPLACEMENT       DOUBLE HUNG 323       SIL & 22'         1       1'-4'''       3'O'		2									
1       2       4''       6''       0''       REPLACEMENT       FIRED       0'''       0'''       0'''       0'''       0'''       0'''       0''''       0''''       0'''''       0'''''       0''''''       0''''''''''''''''''''''''''''''''''''		2	6' - 6"	6' - 8"	EXISTING			3			1' - 0" 2' - 6" 1' - 0" 6' - 6"
2       2       8       5       0'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       5       0'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       5       0'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       3       10'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       3       10'       REPLACEMENT       DOUBLE HUNG 31       SILL @ 28'         1       2       8'       3<		2				ENT FIX	(ED				
2       2       8       5       0'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       5       0'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       5       0'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       3       10'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       3       10'       REPLACEMENT       DOUBLE HUNG 31       SILL @ 28'         1       2       8'       3<		1 <sup>'</sup>						OBSCL	JRED GLASS '	````	- 6 1/2 9' - 2"
2       2       8       5       0'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       5       0'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       5       0'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       3       10'       REPLACEMENT       DOUBLE HUNG 23       SILL @ 28'         1       2       8'       3       10'       REPLACEMENT       DOUBLE HUNG 31       SILL @ 28'         1       2       8'       3<	~	<u> </u>					UBLE HUNG 2/3	3 SILL @	28"		Alisitian Strategy and Strategy
1       2'-8'       6''-0'       REPLACEMENT       SASH         1       2'-8'       5'-0'       EXISTING       DOUBLE HUNG 2/3       SILL @ 28''         1       2'-8'       3'-10'       REPLACEMENT       DOUBLE HUNG       SILL @ 28''         1       2'-8'       3'-10'       REPLACEMENT       DOUBLE HUNG       SILL @ 28''         1       2'-8'       3'-10'       REPLACEMENT       DOUBLE HUNG       SILL @ 28''         1       2'-8'       3'-10'       REPLACEMENT       DOUBLE HUNG 3/2       SASH         1       2'-8'       4'-4'       EXISTING       DOUBLE HUNG 2/3       SASH         1       1'-8'       4'-4'       EXISTING       DOUBLE HUNG 2/3       SASH         1       1'-8'       6'-8'       FIREDACEMENT       DOUBLE HUNG 2/3       SASH         1       1'-8'       6'-8'       REPLACEMENT       COSEQURED GLASS SHOWER       DOUBLE HUNG 2/3         1       1'-8'       6'-8'       REPLACEMENT       COSEQURED GLASS SHOWER       COSEQURED GLASS SHOWER         1       1'-8'       6''       REPLACEMENT       COSEQURED GLASS SHOWER       COSEQURED GLASS SHOWER         1       1'-8''       6''       REPLACEMENT       CASEMENT C		2	2' - 8"	5' - 0"					28"		
1       2' - 6"       6' - 0'       EXISTING       DOUBLE HUNG 23       SILL @ 28"         1       2' - 8"       3' - 10"       REPLACEMENT       DOUBLE HUNG       SILL @ 28"         1       2' - 8"       3' - 10"       REPLACEMENT       DOUBLE HUNG       SILL @ 28"         1       2' - 8"       3' - 10"       REPLACEMENT       DOUBLE HUNG       SILL @ 28"         1       2' - 8"       3' - 10"       REPLACEMENT       DOUBLE HUNG       SIL @ 28"         2       6' - 6"       6' - 0"       EXISTING       DOUBLE HUNG 23       SASH         1       1' - 4"       2' - 8 1/2"       REPLACEMENT       DOUBLE HUNG 23       SASH         1       1' - 4"       2' - 8 1/2"       REPLACEMENT       DOUBLE HUNG 23       SASH         1       1' - 4"       3' - 0"       REPLACEMENT       DOUBLE HUNG 23       SASH         1       1' - 4"       3' - 0"       REPLACEMENT       DOUBLE HUNG 23       SASH         1       1' - 4"       3' - 0"       REPLACEMENT       DOUBLE HUNG 23       SASH         1       1' - 4"       3' - 0"       REPLACEMENT       CASEMENT       CASEMENT OR         1       1' - 0"       3' - 0"       REPLACEMENT		<i>۲</i>				SA	SH				
1       2 - 8'       6' - 0''       EXISTING       DOUBLE HUNG 23 SASH       SILL @ 28''         1       2 - 8'       3' - 10''       REPLACEMENT       DOUBLE HUNG       SILL @ 28''         1       2 - 8'       3' - 10''       REPLACEMENT       DOUBLE HUNG       SILL @ 28''         1       2 - 8'       3' - 10''       REPLACEMENT       DOUBLE HUNG       SIL @ 26''         2       6' - 6''       5' - 0''       REPLACEMENT       DOUBLE HUNG 23 SASH       SASH         1       1' - 6''       4' - 4''       EXISTING       DOUBLE HUNG 23 SASH       SASH         1       1' - 6''       6' - 6''       FAISTING       DOUBLE HUNG 23 SASH       SASH         1       1' - 4''       2' - 8 1/2''       REPLACEMENT       DOUBLE HUNG 23 SASH       SASH         1       1' - 4''       2' - 8 1/2''       REPLACEMENT       DOUBLE HUNG 23 SASH       SASH         1       1' - 4''       3' - 0''       REPLACEMENT       DOUBLE HUNG 23 SASH       SASH       SASH         1       1' - 4''       3' - 0''       REPLACEMENT       CASEMENT       SASH       SASH         1       1' - 4''       3' - 0''       REPLACEMENT       CASEMENT       CASEMENT       REPLACEMENT </td <td></td> <td>1</td> <td>2' - 8"</td> <td>5' - 0"</td> <td>REPLACEME</td> <td>ENT DC SA</td> <td>)UBLE HUNG 2/3 SH</td> <td>3 SILL @</td> <td>28"</td> <td></td> <td></td>		1	2' - 8"	5' - 0"	REPLACEME	ENT DC SA	)UBLE HUNG 2/3 SH	3 SILL @	28"		
1       2'-8'       3'-10'       REPLACEMENT       DOUBLE HUNG       SILL @ 20'         1       2'-8'       3'-10'       REPLACEMENT       DOUBLE HUNG       SIL @ 25'         1       2'-8'       3'-10''       REPLACEMENT       DOUBLE HUNG       SIL @ 25''         1       2'-8'       3'-10''       REPLACEMENT       DOUBLE HUNG       SIL @ 25''         1       2'-8'       4'-0''       REPLACEMENT       DOUBLE HUNG 2/3 SASH       SASH         1       1'-8'       4'-4''       EXISTING       DOUBLE HUNG 2/3 SASH       SASH         1       1'-6'       5'-0''       REPLACEMENT       DOUBLE HUNG 2/3 SASH       SASH         1       1'-6'       6'-8''       EXISTING       DOUBLE HUNG 2/3 SASH       SASH         1       1'-6'       6'-8''       EXISTING       DOUBLE HUNG 2/3 SASH       SASH         1       1'-0''       3'-0''       REPLACEMENT       DOUBLE HUNG 2/3 SASH       SASH         1       1'-0''       3'-0''       REPLACEMENT       CASEMENT       REMOVE AND INFILL AS REO.         1       1'-0''       3'-0''       REPLACEMENT       CASEMENT       EXISTING GLASS BLOCK       REMOVE AND INFILL AS REO.         2       3'-0''		1	2' - 8"	5' - 0"	EXISTING	DC	UBLE HUNG 2/3	3 SILL @	28"		
1       2.8°       3.10°       REPLACEMENT       DOUBLE HUNG       SILL @ 28°         1       2.8°       3.10°       REPLACEMENT       DOUBLE HUNG       SIL @ 28°         1       2.8°       3.10°       REPLACEMENT       DOUBLE HUNG 23         2       6.6°       5'-0°       EXISTING       DOUBLE HUNG 23         3.8AH       1       1'-4°       2.81STING       DOUBLE HUNG 23         3.8AH       1       1'-4°       3'-8°       REPLACEMENT       DOUBLE HUNG 23         3.8AH       1       1'-6°       3'-0°       REPLACEMENT       CASEMENT OR         1       1'-0°       3'-0°       REPLACEMENT       CASEMENT OR       REMOVE AND INFILL AS REQ.         1       1'-0°       3'-0°       REVISTING       GLASS BLOCK       REMOVE AND INFILL AS REQ.      <		1	2' - 8"	3' - 10"				SILL @	30		
1       1'-8"       4'-4"       EXISTING       DOUBLE HUNG 2/3 SASH         1       1'-4"       2'-8 1/2"       REPLACEMENT       FIXED       OBSCURED GLASS SHOWER LOCATION         1       1'-4"       2'-8 1/2"       REPLACEMENT       DOUBLE HUNG 2/3 SASH         1       1'-8"       6'-8"       EXISTING       DOUBLE HUNG 2/3 SASH         1       1'-8"       6'-8"       EXISTING       DOUBLE HUNG 2/3 SASH         1       3'-4"       3'-8"       REPLACEMENT       DOUBLE HUNG 2/3 SASH         1       1'-0"       3'-0"       REPLACEMENT       CASEMENT         1       1'-0"       3'-0"       REPLACEMENT       CASEMENT         1       1'-4"       3'-0"       REPLACEMENT       CASEMENT         1       1'-4"       3'-0"       REPLACEMENT       CASEMENT         7       3'-0"       2'-4"       EXISTING       GLASS BLOCK       REMOVE AND INFILL AS REQ. OWNER TO SELECT         1       2'-6"       4'-0"       REMOVE AND INFILL W/ STONE. OWNER TO SELECT NEW WINDOW MATERIAL TYPE***		1	2' - 8"	3' - 10"	REPLACEME	ENT DC	UBLE HUNG	SILL @	28"		
1       1'-8"       4'-4"       EXISTING       DOUBLE HUNG 2/3 SASH         1       1'-4"       2'-8 1/2"       REPLACEMENT       FIXED       OBSCURED GLASS SHOWER LOCATION         1       1'-4"       2'-8 1/2"       REPLACEMENT       DOUBLE HUNG 2/3 SASH         1       1'-8"       6'-8"       EXISTING       DOUBLE HUNG 2/3 SASH         1       1'-8"       6'-8"       EXISTING       DOUBLE HUNG 2/3 SASH         1       3'-4"       3'-8"       REPLACEMENT       DOUBLE HUNG 2/3 SASH         1       1'-0"       3'-0"       REPLACEMENT       CASEMENT         1       1'-0"       3'-0"       REPLACEMENT       CASEMENT         1       1'-4"       3'-0"       REPLACEMENT       CASEMENT         1       1'-4"       3'-0"       REPLACEMENT       CASEMENT         7       3'-0"       2'-4"       EXISTING       GLASS BLOCK       REMOVE AND INFILL AS REQ. OWNER TO SELECT         1       2'-6"       4'-0"       REMOVE AND INFILL W/ STONE. OWNER TO SELECT NEW WINDOW MATERIAL TYPE***		1						SIL @ 2	25"		AS REQ. (TYP.)
1       1'-8"       4'-4"       EXISTING       DOUBLE HUNG 2/3 SASH         1       1'-4"       2'-8 1/2"       REPLACEMENT       FIXED       OBSCURED GLASS SHOWER LOCATION         1       1'-4"       2'-8 1/2"       REPLACEMENT       DOUBLE HUNG 2/3 SASH         1       1'-8"       6'-8"       EXISTING       DOUBLE HUNG 2/3 SASH         1       1'-8"       6'-8"       EXISTING       DOUBLE HUNG 2/3 SASH         1       3'-4"       3'-8"       REPLACEMENT       DOUBLE HUNG 2/3 SASH         1       1'-0"       3'-0"       REPLACEMENT       CASEMENT         1       1'-0"       3'-0"       REPLACEMENT       CASEMENT         1       1'-4"       3'-0"       REPLACEMENT       CASEMENT         1       1'-4"       3'-0"       REPLACEMENT       CASEMENT         7       3'-0"       2'-4"       EXISTING       GLASS BLOCK       REMOVE AND INFILL AS REQ. OWNER TO SELECT         1       2'-6"       4'-0"       REMOVE AND INFILL W/ STONE. OWNER TO SELECT NEW WINDOW MATERIAL TYPE***		1 2						3			
1       1' - 4"       2' - 8 1/2"       REPLACEMENT       FIXED       OBSCURED GLASS SHOWER LOCATION         1       2' - 0"       3' - 0"       REPLACEMENT       DOUBLE HUNG 2/3 SASH         1       1' - 6"       6' - 8"       EXISTING       DOUBLE HUNG 2/3 SASH         1       3' - 4"       3' - 8"       REPLACEMENT       DOUBLE HUNG 2/3 SASH         1       1' - 0"       3' - 0"       REPLACEMENT       CASEMENT CASEMENT         1       1' - 0"       3' - 0"       REPLACEMENT       CASEMENT CASEMENT         1       1' - 0"       3' - 0"       REPLACEMENT       CASEMENT CASEMENT         1       1' - 4"       3' - 0"       REPLACEMENT       CASEMENT CASEMENT         1       1' - 4"       3' - 0"       REPLACEMENT       CASEMENT CASEMENT         2       3' - 0"       2' - 4"       EXISTING       GLASS BLOCK       REMOVE AND INFILL AS REQ.         1       2' - 6"       4' - 0"       REMOVE AND INFILL w/ STONE. OWNER TO SELECT       OWNER TO SELECT		1	11 0"	A! A!!		SA	SH				
1       1' - 4"       2' - 8 1/2"       REPLACEMENT       FIXED       OBSCURED GLASS SHOWER LOCATION         1       2' - 0"       3' - 0"       REPLACEMENT       DOUBLE HUNG         1       1' - 8"       6' - 8"       EXISTING       DOUBLE HUNG 2/3 SASH         1       1' - 0"       3' - 0"       REPLACEMENT       DOUBLE HUNG 2/3 SASH       DOUBLE HUNG         1       1' - 0"       3' - 0"       REPLACEMENT       CASEMENT       CASEMENT 0R FIXED         1       1' - 0"       3' - 0"       REPLACEMENT       CASEMENT 0R FIXED       EXISTING       GLASS BLOCK         1       1' - 4"       3' - 0"       REPLACEMENT       CASEMENT 0R FIXED       EXISTING       GLASS BLOCK       REMOVE AND INFILL AS REQ.         2       3' - 0"       2' - 4"       EXISTING       GLASS BLOCK       REMOVE AND INFILL AS REQ.         1       2' - 6"       4' - 0"       REMOVE AND INFILL W STONE. OWNER TO SELECT       OWNER TO SELECT         1       3' - 6"       3' - 0"       EXISTING       DOUBLE HUNG		1	1 - 8"	4' - 4"	EXISTING			>			
1       2' · 0"       3' - 0"       REPLACEMENT       DOUBLE HUNG         1       1' - 8"       6' - 8"       EXISTING       DOUBLE HUNG         1       3' - 4"       3' - 8"       REPLACEMENT       DOUBLE HUNG         1       1' - 0"       3' - 0"       REPLACEMENT       DOUBLE HUNG         1       1' - 0"       3' - 0"       REPLACEMENT       CASEMENT         1       1' - 0"       3' - 0"       REPLACEMENT       CASEMENT         1       1' - 4"       3' - 0"       REPLACEMENT       CASEMENT         1       1' - 4"       3' - 0"       REPLACEMENT       CASEMENT         2       3' - 0"       REPLACEMENT       CASEMENT       REMOVE AND INFILL AS REQ.         2       3' - 0"       2' - 4"       EXISTING       GLASS BLOCK       REMOVE AND INFILL AS REQ.         1       2' - 6"       4' - 0"       OWNER TO SELECT       OWNER TO SELECT         E:       OWNER TO SELECT NEW WINDOW MATERIAL TYPE***       Image: Comparison of the second		1	1' - 4"	2' - 8 1/2"	REPLACEME	ENT FIX	(ED				두 흔 19'- (
1       1' - 8"       6' - 8"       EXISTING       DOUBLE HUNG 2/3 SASH         1       3' - 4"       3' - 8"       REPLACEMENT       DOUBLE HUNG         1       1' - 0"       3' - 0"       REPLACEMENT       CASEMENT         1       1' - 0"       3' - 0"       REPLACEMENT       CASEMENT         1       1' - 0"       3' - 0"       REPLACEMENT       CASEMENT         1       1' - 4"       3' - 0"       REPLACEMENT       CASEMENT         2       3' - 0"       2' - 4"       EXISTING       GLASS BLOCK       REMOVE AND INFILL AS REQ.         1       2' - 6"       4' - 0"       REMOVE AND INFILL W/ STONE.       OWNER TO SELECT         1       3' - 6"       3' - 0"       EXISTING       DOUBLE HUNG		1	2' - 0"	3' - 0"	REPLACEME	ENT DC	UBLE HUNG				
Image:		1				DC	UBLE HUNG 2/3	3			EXISTING GLASS
Image:		1	3' - 4"	3' - 8"	REPLACEME		-				AS REQ. (TYP.)
Image:		1	1' - 0"	3' - 0"	REPLACEME	ENT CA	SEMENT				
1       1' - 4"       3' - 0"       REPLACEMENT       CASEMENT         7       3' - 0"       2' - 4"       EXISTING       GLASS BLOCK       REPAIR AS REQ.         2       3' - 0"       2' - 4"       EXISTING       GLASS BLOCK       REMOVE AND INFILL AS REQ.         1       2' - 6"       4' - 0"       REMOVE AND INFILL W/ STONE. OWNER TO SELECT       OWNER TO SELECT         1       3' - 6"       3' - 0"       EXISTING       DOUBLE HUNG		1	1' - 0"	3' - 0"	REPLACEME						Ш Ц Ц ХИХ ХИХ ХИХ ХИХ ХИХ ХИХ ХИХ ХИХ ХИХ
7       3 - 0       2 - 4       EXISTING       GLASS BLOCK       REPAIR AS REQ.         2       3' - 0"       2' - 4"       EXISTING       GLASS BLOCK       REMOVE AND INFILL AS REQ.         1       2' - 6"       4' - 0"       REMOVE AND INFILL W/ STONE. OWNER TO SELECT       Remove and infill w/ stone.         1       3' - 6"       3' - 0"       EXISTING       DOUBLE HUNG		1				ENT CA	SEMENT				
1       2' - 6"       4' - 0"       REMOVE AND INFILL w/ STONE. OWNER TO SELECT         1       3' - 6"       3' - 0"       EXISTING         DOUBLE HUNG		1									& BRICK WALL (TYP.)
1 3' - 6" 3' - 0" EXISTING     DOUBLE HUNG     T:: OWNER TO SELECT NEW WINDOW MATERIAL TYPE***		<u>ک</u>		_	EVISTING	GL	AJJ BLUUK				
E: OWNER TO SELECT NEW WINDOW MATERIAL TYPE***											
<u>E:</u> OWNER TO SELECT NEW WINDOW MATERIAL TYPE***			3' - 6"	3' - 0"	EXISTING	DC	UBLE HUNG				
		1									
					MATERIAI TV	′PF***					
EXISTING FOOTING	<u>)TE:</u> C	1 WNER TO	SELECT NEV	W WINDOW	MATERIAL TY	′PE***					
	<u>)TE:</u> C	1 WNER TO	SELECT NEV	W WINDOW	MATERIAL TY	′PE***					

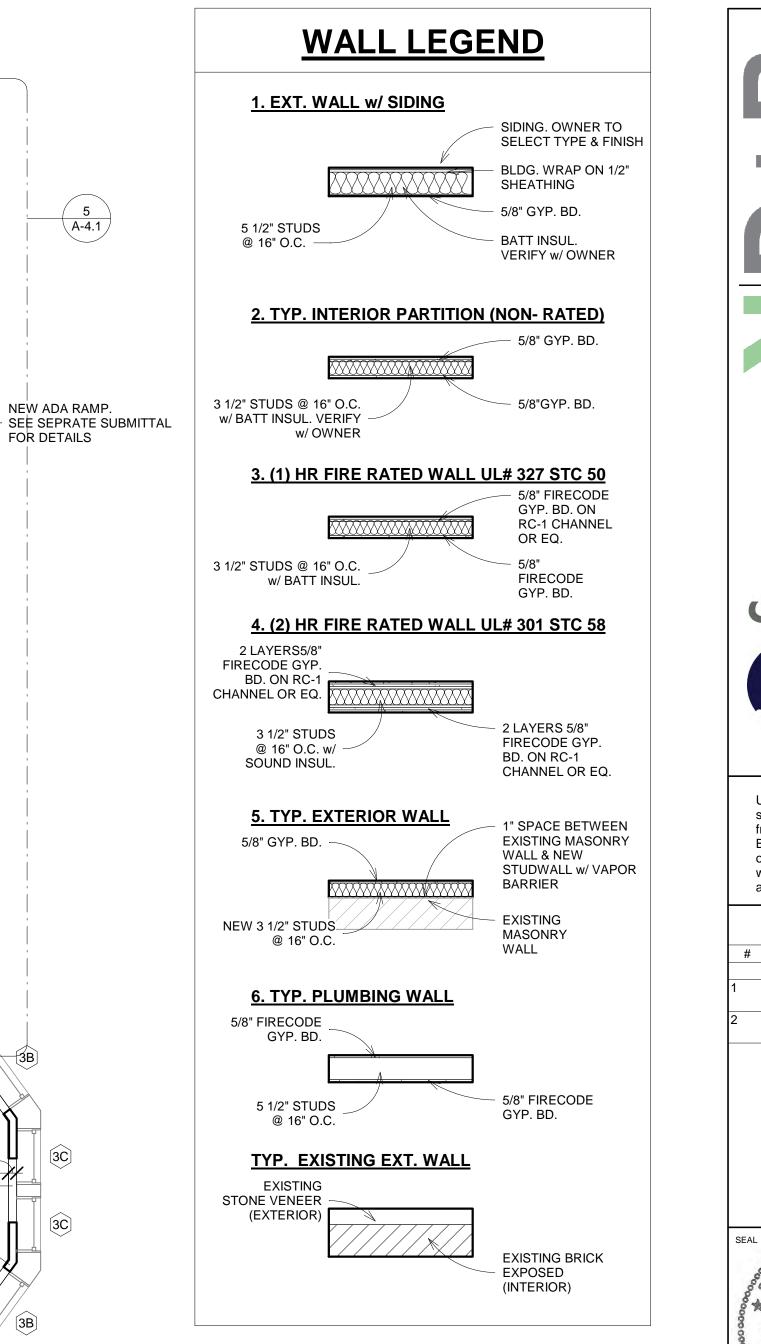


20' - 11"



/ SCALE: 1/4" = 1'-0"

A-1.1/



**GENERAL FINISH NOTES** 

### PAINTING:

4"-

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SURFACE PREPARATION AND APPLICATION. METALS - ALL METAL SURFACES SHALL BE CLEAN AND FREE OF RUST, MILL SCALE, GREASE, OIL, DIRT AND OTHER FOREIGN MATTER. SURFACES MUST BE ABRADED WITH STEEL WOOL OR ABRASIVE PAPER PRIOR TO PRIME COAT. FINISHES TO BE GLOSS.

PLASTER- DEEP CRACKS MUST BE CUT OUT AND PATCHED BEFORE PRIMER AND PAINT ARE APPLIED. UNDERCUT PLASTER TO A 'V' GROOVE. AFTER PATCH DRIES AND IS SANDED SMOOTH, DUST COMPLETELY. PATCHED AREAS MUST BE SPOT PRIMED AND SCUFF SANDED BEFORE THEY ARE PAINTED. NEW PLASTER MUST BE DRY BEFORE IT IS PRIMED AND PAINTED. DRYWALL- BE SURE ALL SCREW HEADS ARE SET BELOW THE SURFACE AND

SPACKLED OVER. JOINTS SHOULD BE TAPED AND COVERED WITH SUITABLE JOINT COMPOUND. SAND SMOOTH AND DUST WELL BEFORE PRIMING. CONCRETE & MASONRY- SURFACE SHALL BE 'AGED' BEFORE PAINTING. AGING ALLOWS ALKALI TO LEACH OUT OF CEMENT PRODUCTS AND MOISTURE TO ESCAPE. CONCRETE PRODUCTS SHALL BE FILLED BY APPLYING LATEX BLOCK FILLER. PROVIDE SATIN CLEAR SEALERS ON CONCRETE SURFACES AS NOTED. WOOD FINISHES- PROVIDE FINISH SANDING TO REPAIR MINOR DEFECTS IN ALL FINISHED LUMBERS. PATCH MAJOR DEFECTS WITH PROPER WOOD FILLERS. FILLER/SEALER IS USED TO FILL POURS OF OPEN GRAINED WOODS SO THAT STAINS AND VARNISHES WILL DRY EVENLY. APPLY MINIMUM TWO (2) COATS OF CLEAR VARNISH, LIGHTLY SAND OR STEEL WOOL AFTER EACH COAT. ON OPAQUE FINISHES PROVIDE 'KILZ' (OR EQUAL) PRIMER AFTER SANDING. SURFACES PRECIOUSLY COATED WITH GLOSS PAINTS DILUTED WITH PENETROL PER ARCHITECTS DIRECTION. PREPARE TEST STRIPS FOR ALL SPECIAL AND TEXTURED PAINT TO BE APPROVED BY ARCHITECT.

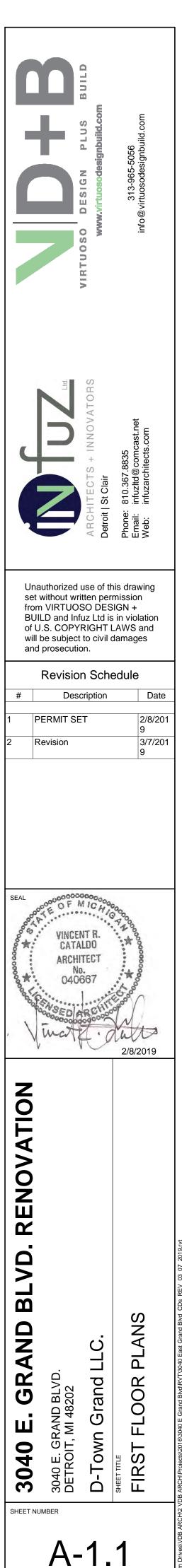
### TYPICAL FINISH CEILINGS - FLAT

WALLS - SATIN OR EGGSHELL

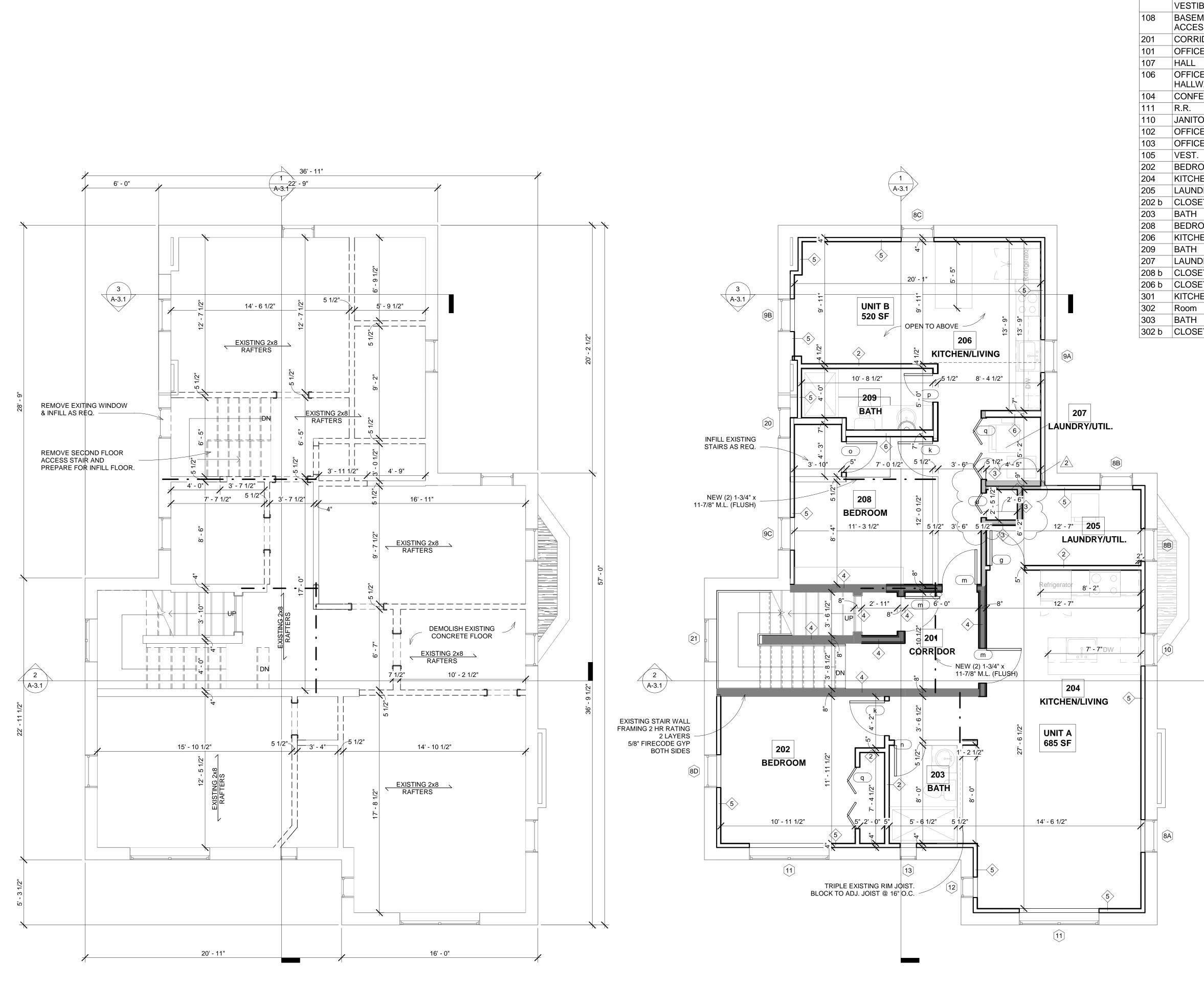
TRIM - SEMI GLOSS; W/CLEAR VARNISH OR POLYURETHANE METALS - GLOSS; W/CLEAR VARNISH OR POLYURETHANE

### FLOORING NOTES:

- ALL FLOORS SHALL BE PROPERLY PREPARED AND SKIM COATED AS NECESSARY TO ACHIEVE CLEAN SURFACES SO THAT BLEMISHES DO NOT **TELEGRAPH THROUGH FINISH MATERIAL**
- ALL CARPET IS TO BE INSTALLED USING DIRECT GLUE-DOWN METHOD 2. UNLESS OTHERWISE NOTED OR CARPET TILES ARE USED. ALL FLOOR FINISH CHANGES AT DOORWAYS SHALL BE CENTERED UNDER
- DOORS. ALL ADHESIVES TO BE APPROVED BY MATERIAL MFR.
- WHERE TILE FLOORS ARE INSTALLED OVER CONCRETE, PRIVIDE PLIABLE SILICONE JOINTS (MATCHING GROUT) AT ALL CONTROL AND EXPANSION JOINTS AND AT ANY TRANSITIONS IN FOUNDATIONS.



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1 A-1.2 SCALE: 1/4" = 1'-0"





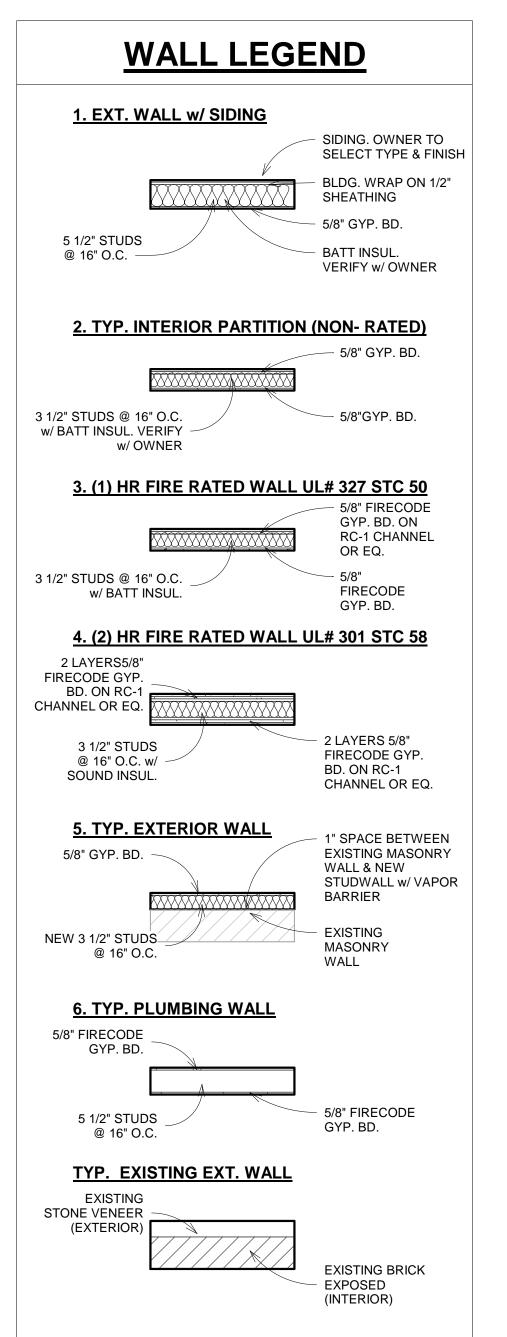
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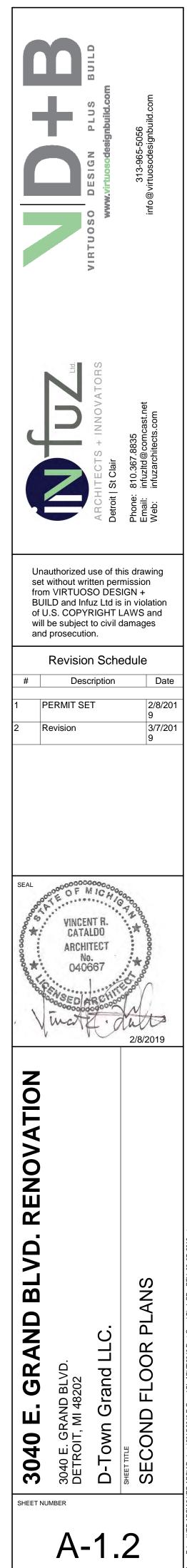
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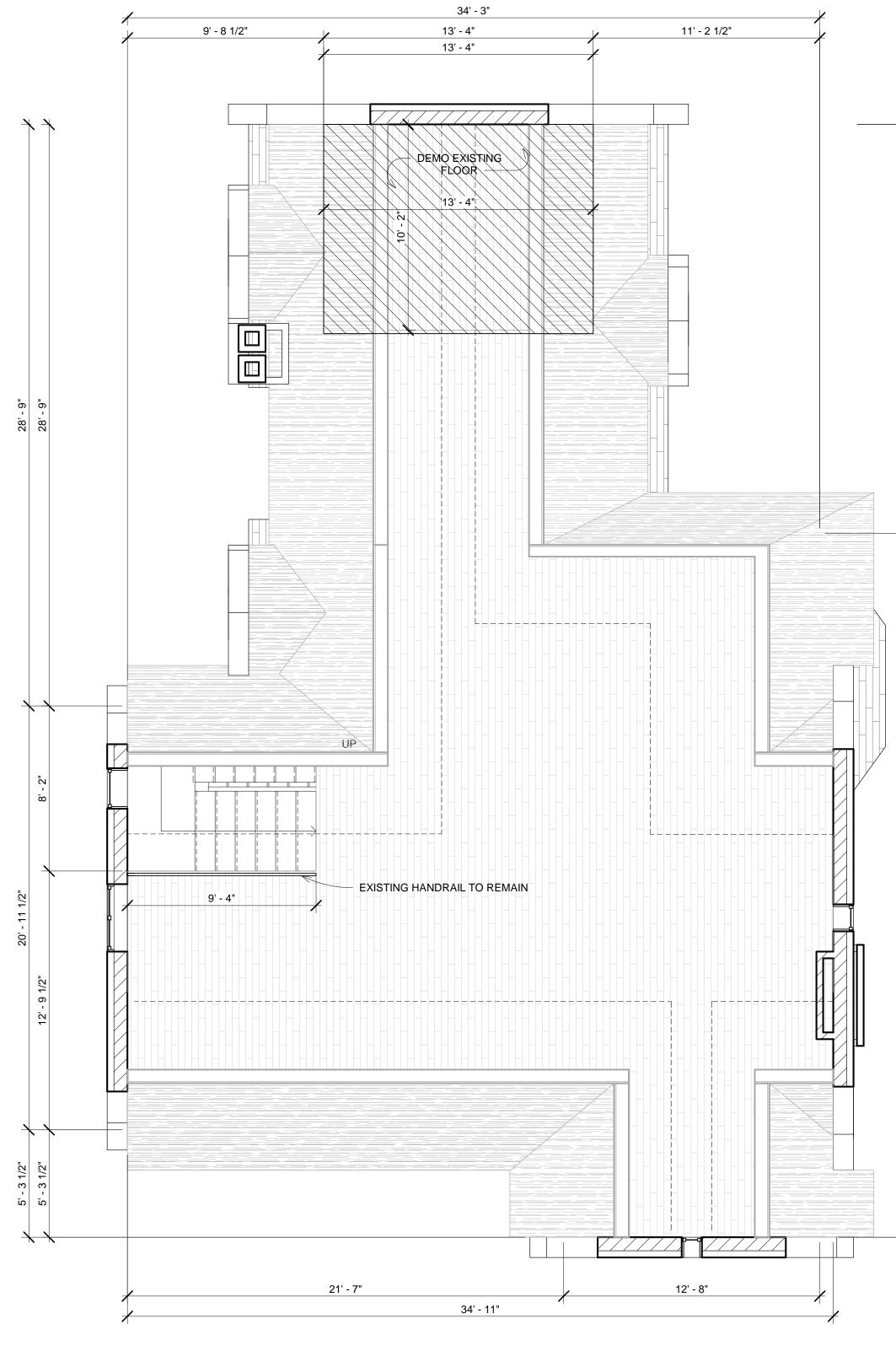
APARTI

		ROOM FINI	ISH SCHEDU	LE		
Name	Floor Finish	Wall Finish	Base Finish	Ceiling Finish	Area	Department
MENT BULE					81 SF	CIRCULATION
MENT SS					56 SF	CIRCULATION
DOR					146 SF	CIRCULATION
E					160 SF	OFFICE
					29 SF	OFFICE
E /AY					100 SF	OFFICE
ERENCE					142 SF	OFFICE
					48 SF	OFFICE
DR					28 SF	OFFICE
E					217 SF	OFFICE
E					267 SF	OFFICE
					26 SF	OFFICE
DOM					141 SF	UNIT A
EN/LIVING					391 SF	UNIT A
DRY/UTIL.					69 SF	UNIT A
Т					15 SF	UNIT A
					44 SF	UNIT A
DOM					120 SF	UNIT B
EN/LIVING					279 SF	UNIT B
					50 SF	UNIT B
DRY/UTIL.					23 SF	UNIT B
T					16 SF	UNIT B
T					6 SF	UNIT B
EN/LIVING					369 SF	UNIT C
					208 SF	UNIT C
					86 SF	UNIT C
ET					18 SF	UNIT C

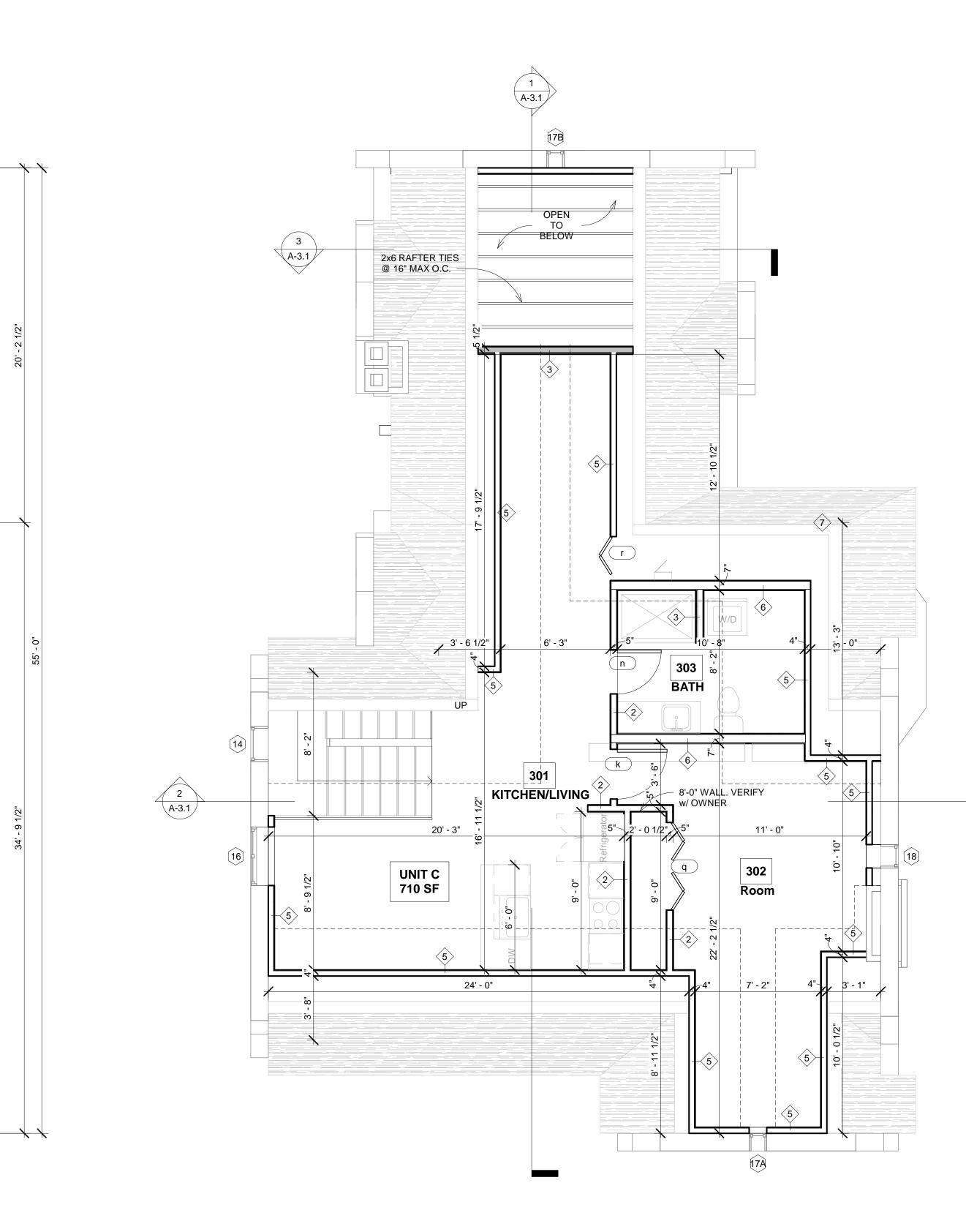




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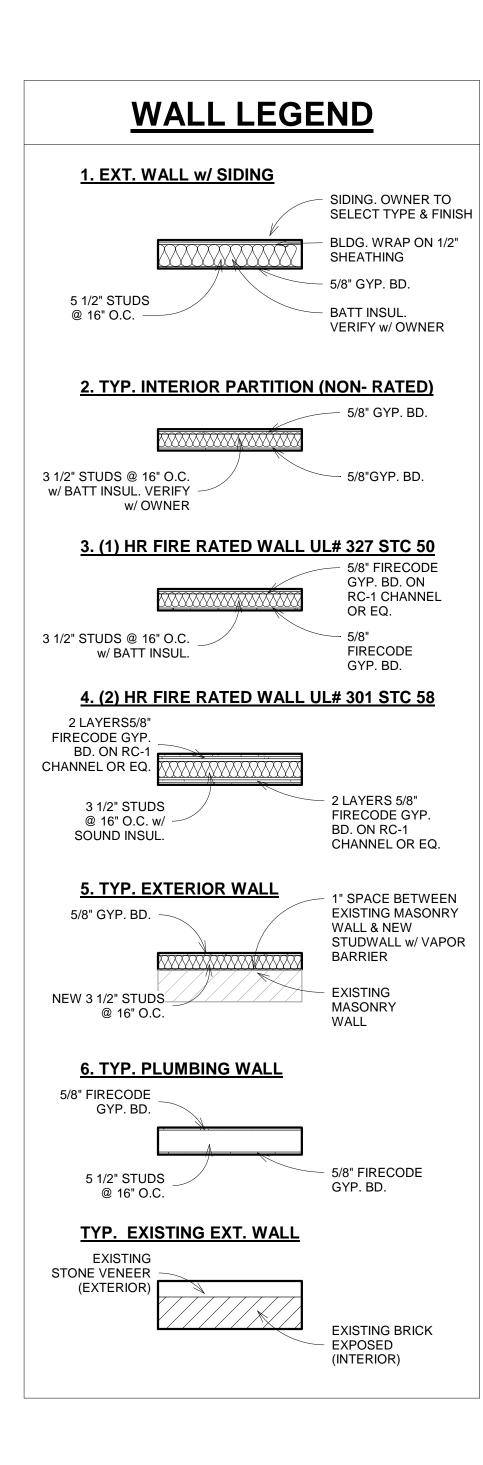


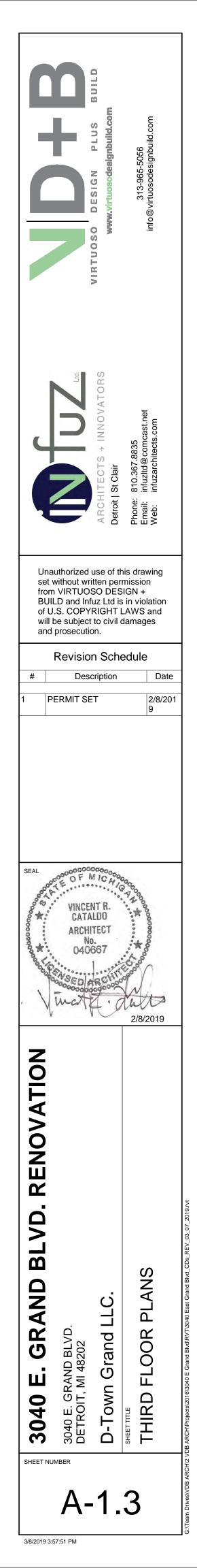




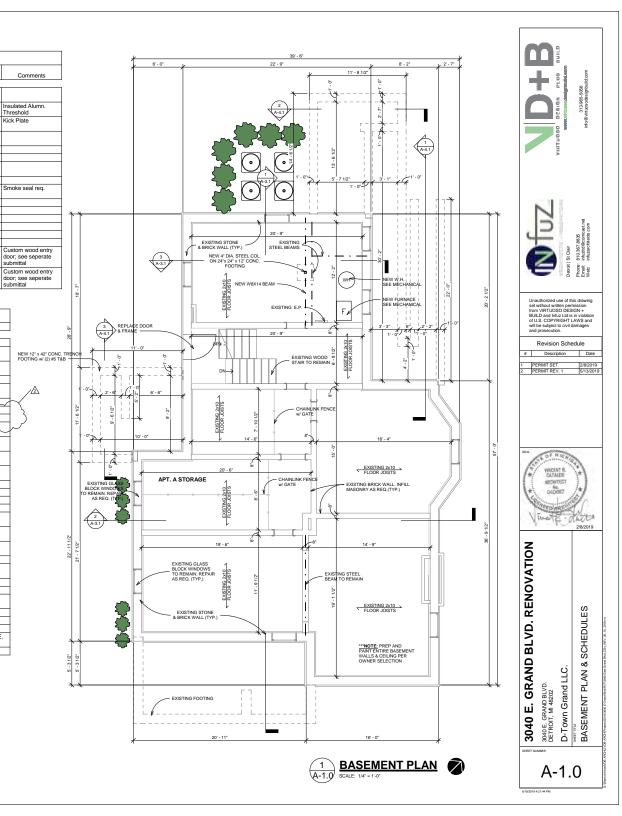












Commente

Insulated Alumn

Smoke seal reg

submittal

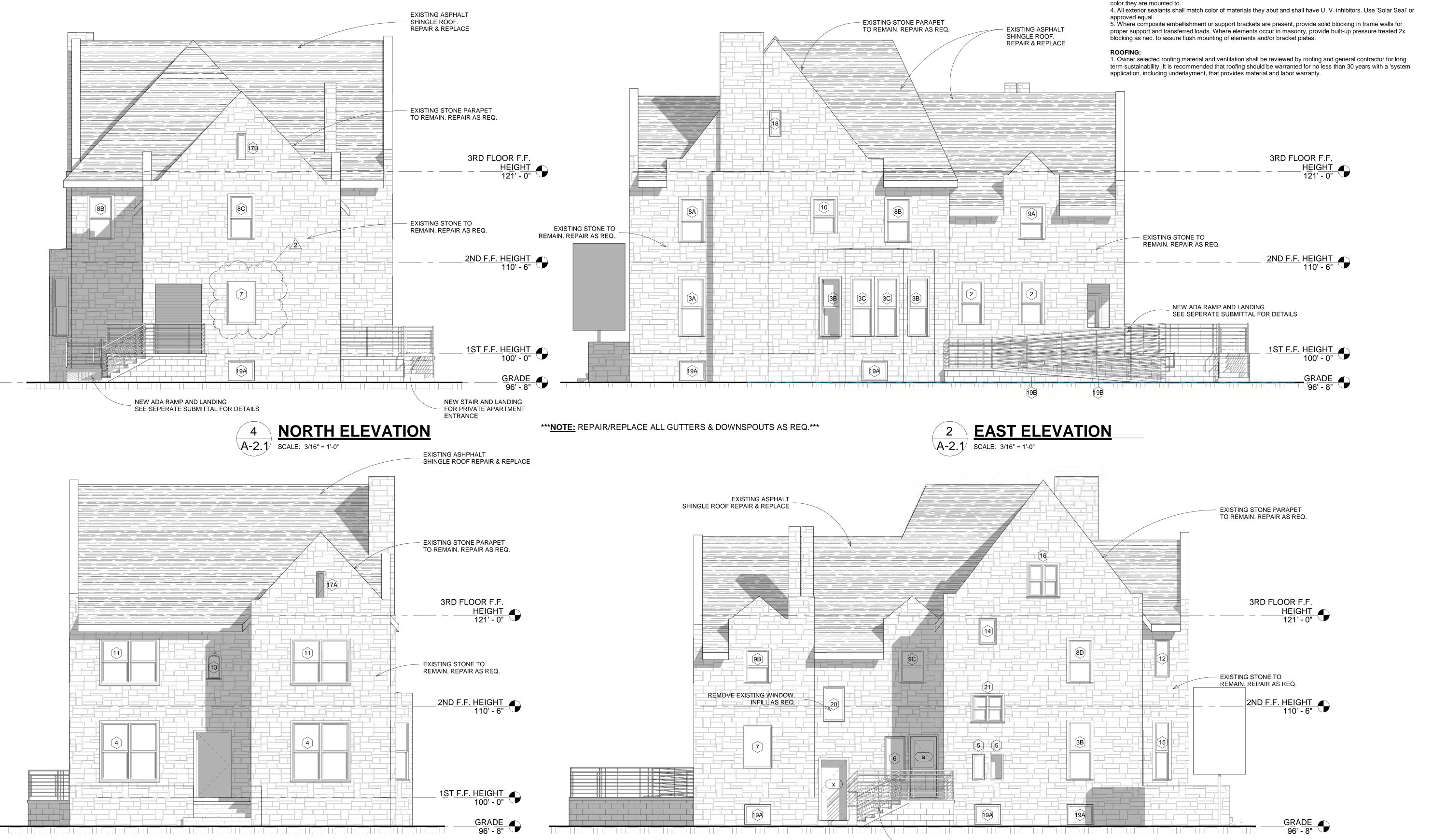
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Threshold

### \*\*\*NOTE: OWNER TO SELECT NEW WINDOW MATERIAL TYPE\*\*\*







NEW STAIR AND LANDING FOR PRIVATE APARTMENT ENTRANCE



### GENERAL EXTERIOR FINISH NOTES:

1. All construction to comply with the local building codes and ordinances for material requirements and performance.

2. All materials within 8" of grade shall be of non-rotting composition.

3. Verify all selections with owner prior to order and install per manufacturers recommendations. MASONRY:

1. All masonry work is to be completed in accordance with the latest building code and installed in conformance with recommended practices in the industry and the Masonry Institute of Michigan

2. All c.m.u. at or within 8" of grade shall be grouted solid 3. Waterproof all brick, block and poured concrete walls at any below grades condition unless noted otherwise. 4. Verify all selections, including mortar colors, with owner prior to order.

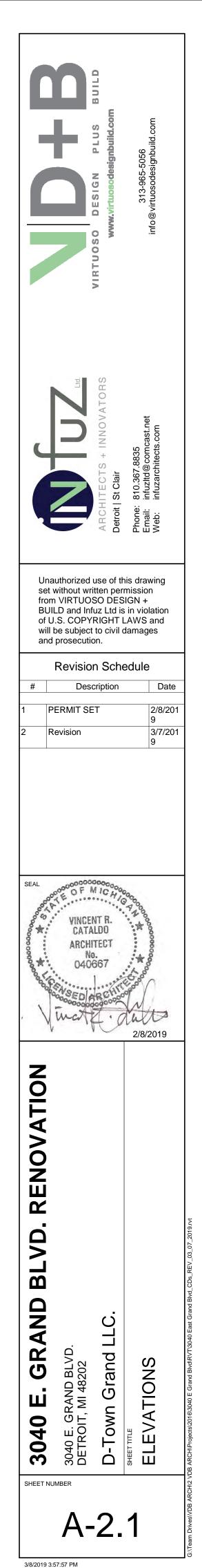
5. Provide temporary jigs or steel lintels where arched elements are present. 6. Provide 'Dolomitic' limestone where details are in contact with grade, support more than one story of masonry, or where wall caps are not tapered.

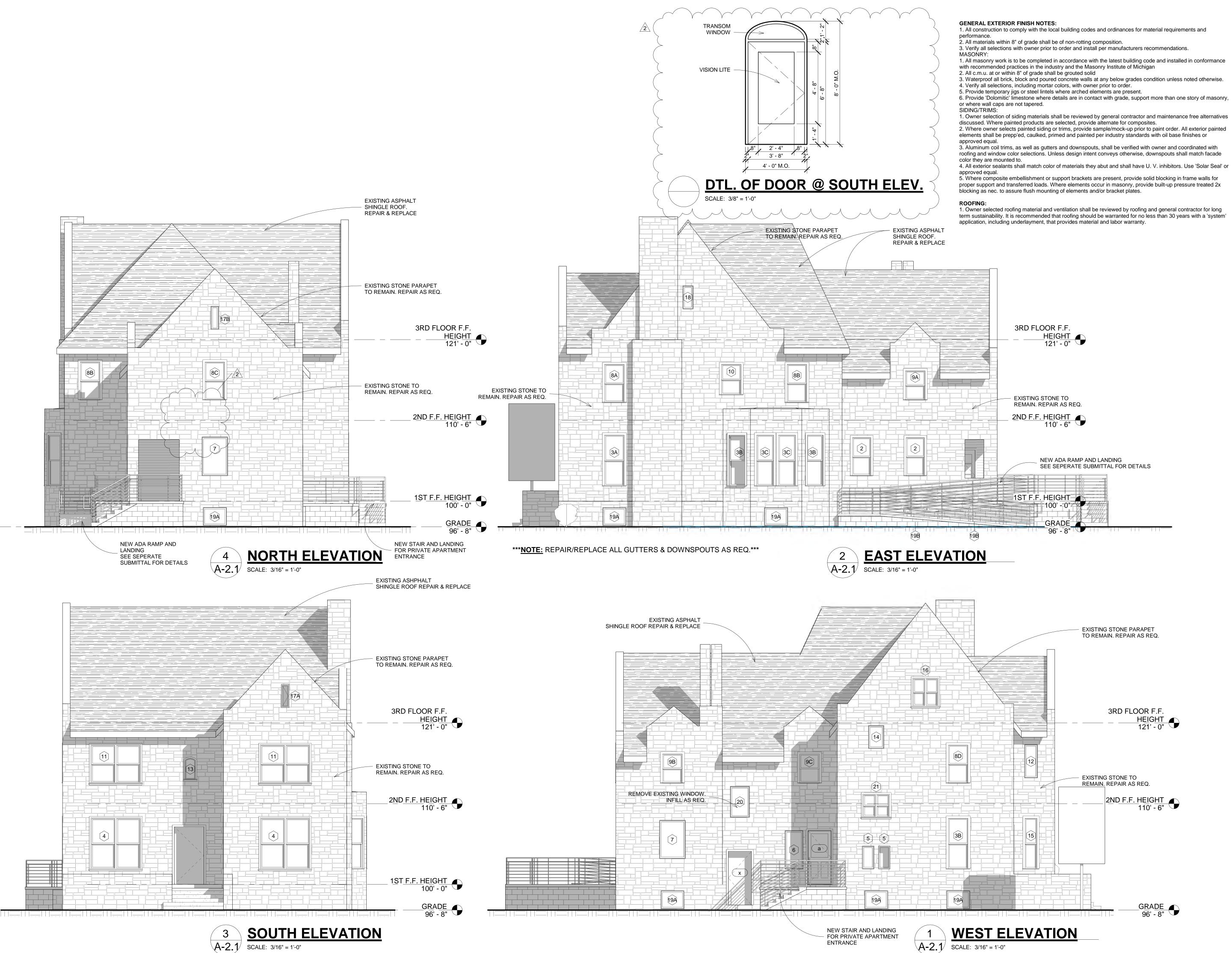
SIDING/TRIMS:

1. Owner selection of siding materials shall be reviewed by general contractor and maintenance free alternatives discussed. Where painted products are selected, provide alternate for composites. 2. Where owner selects painted siding or trims, provide sample/mock-up prior to paint order. All exterior painted elements shall be prepp'ed, caulked, primed and painted per industry standards with oil base finishes or approved equal.

3. Aluminum coil trims, as well as gutters and downspouts, shall be verified with owner and coordinated with roofing and window color selections. Unless design intent conveys otherwise, downspouts shall match facade color they are mounted to.

WEST ELEVATION





1. All construction to comply with the local building codes and ordinances for material requirements and

1. All masonry work is to be completed in accordance with the latest building code and installed in conformance

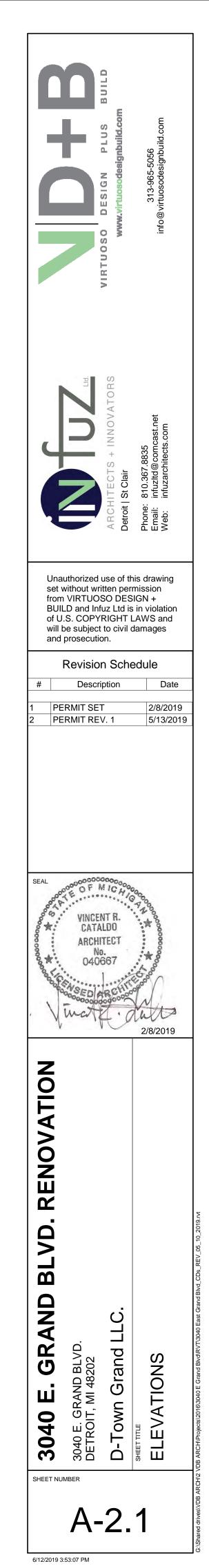
6. Provide 'Dolomitic' limestone where details are in contact with grade, support more than one story of masonry,

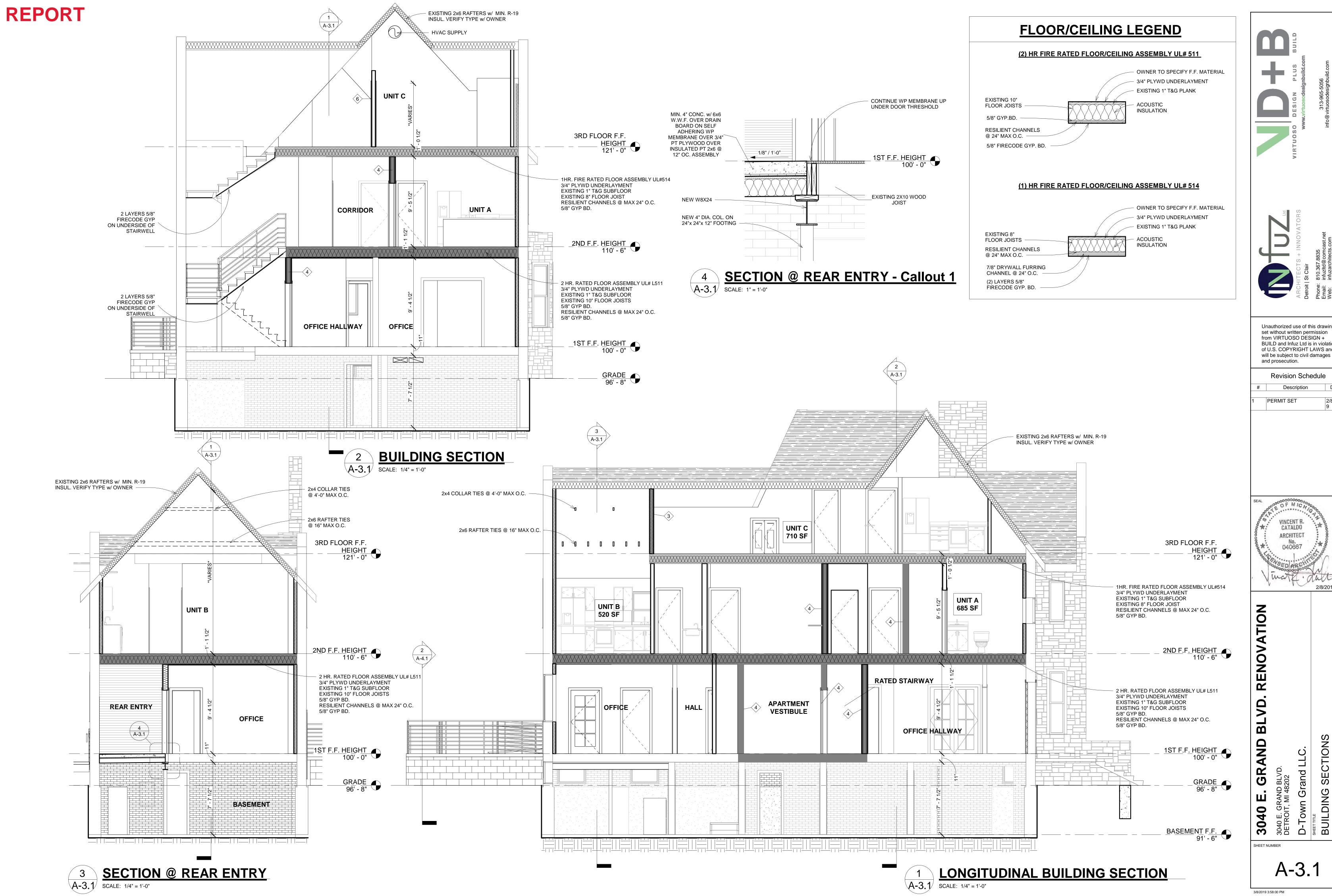
1. Owner selection of siding materials shall be reviewed by general contractor and maintenance free alternatives 2. Where owner selects painted siding or trims, provide sample/mock-up prior to paint order. All exterior painted elements shall be prepp'ed, caulked, primed and painted per industry standards with oil base finishes or

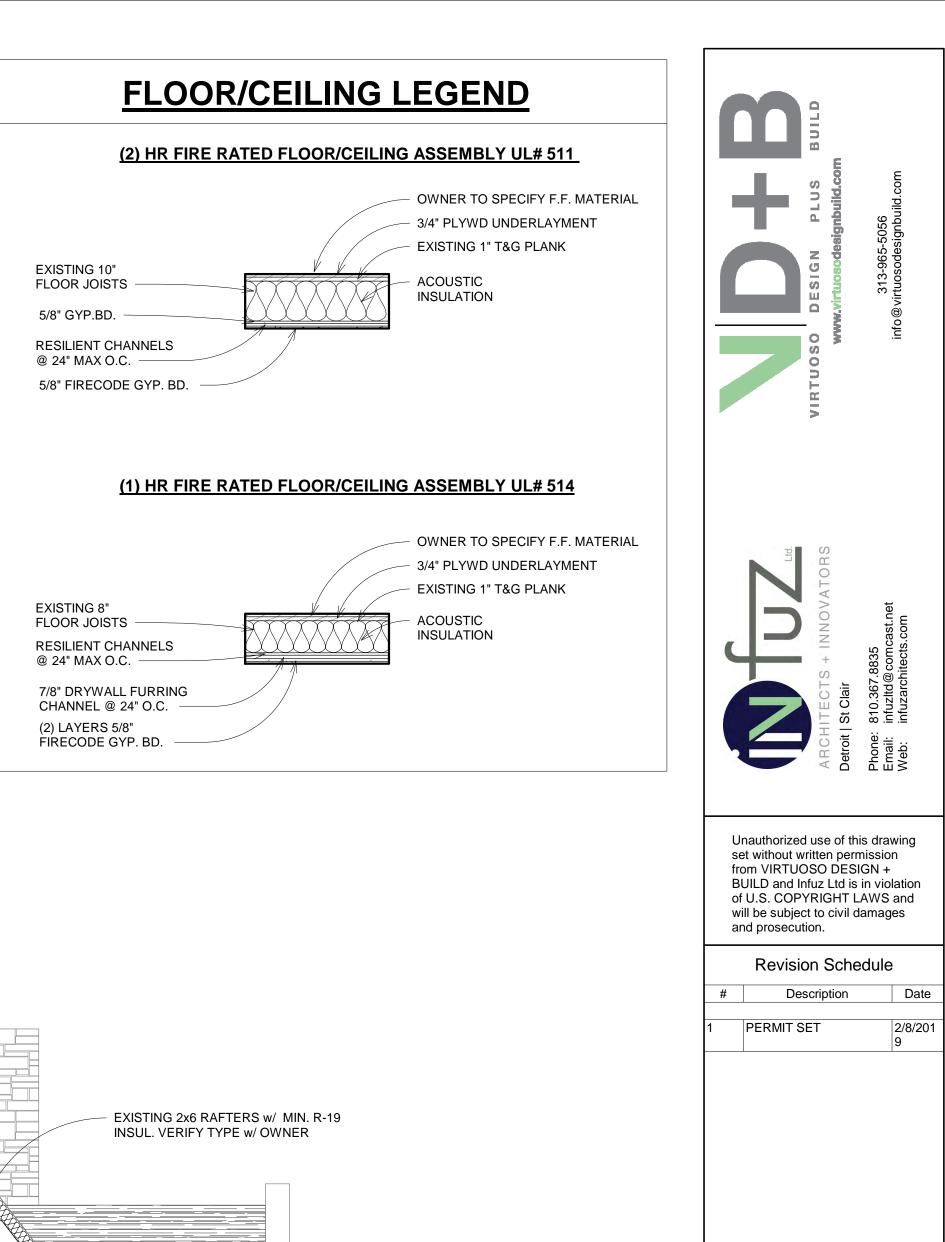
3. Aluminum coil trims, as well as gutters and downspouts, shall be verified with owner and coordinated with roofing and window color selections. Unless design intent conveys otherwise, downspouts shall match facade

5. Where composite embellishment or support brackets are present, provide solid blocking in frame walls for proper support and transferred loads. Where elements occur in masonry, provide built-up pressure treated 2x

term sustainability. It is recommended that roofing should be warranted for no less than 30 years with a 'system'

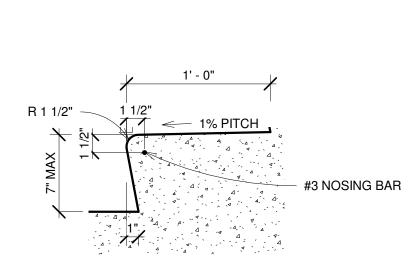




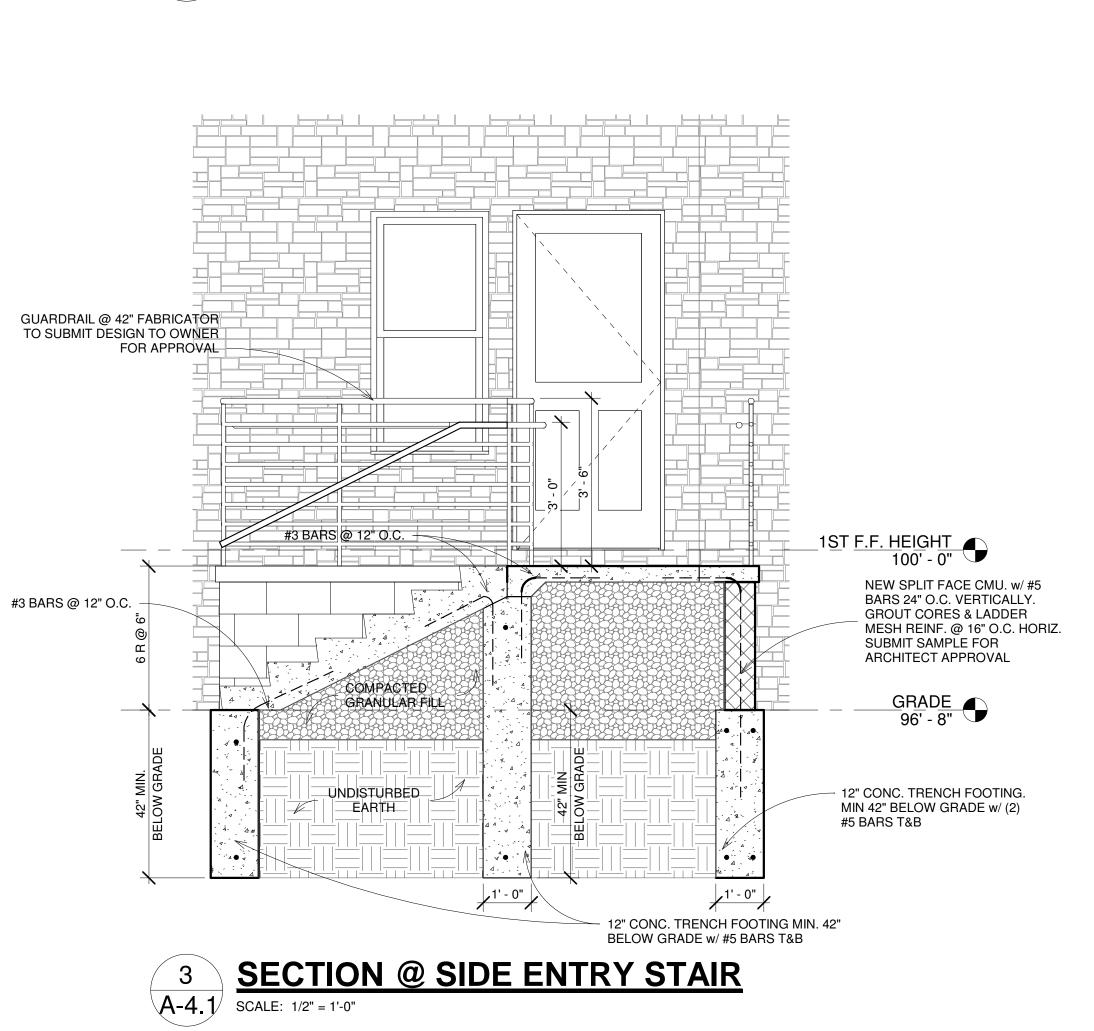


SECTIONS

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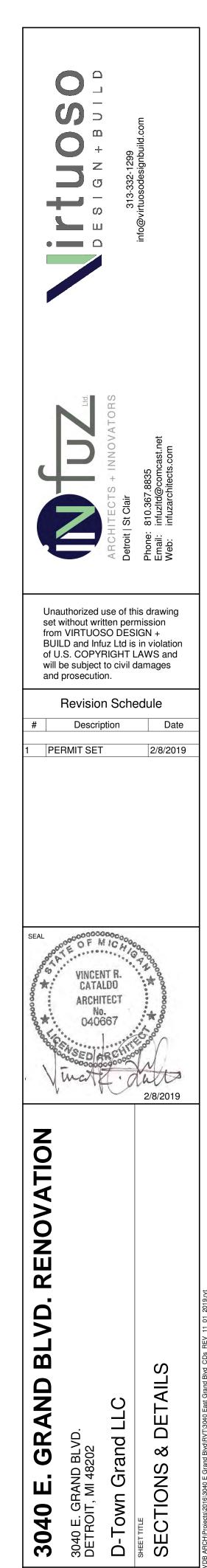








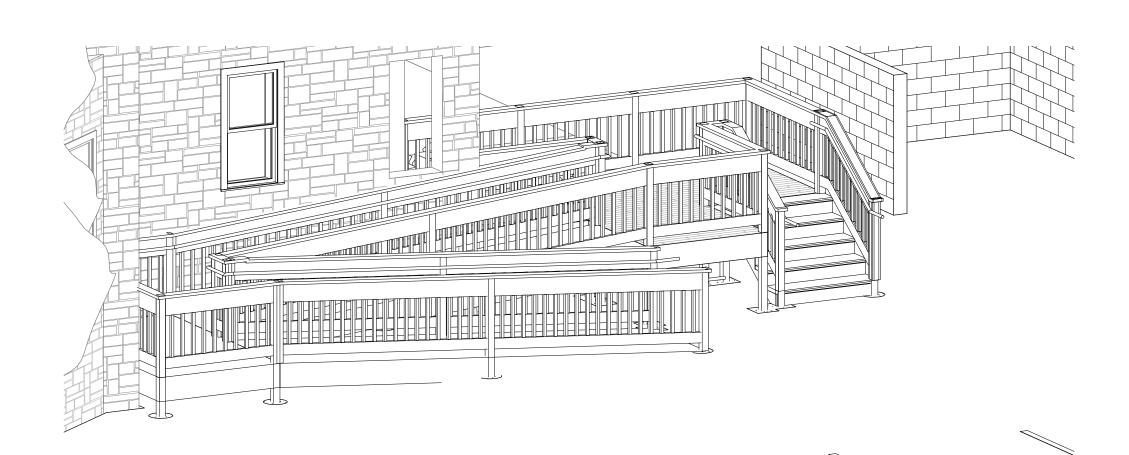
# 4 A-4.1 **TYP. CONC. RISER/TREAD DETAIL** SCALE: 1 1/2" = 1'-0"



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A-4.1



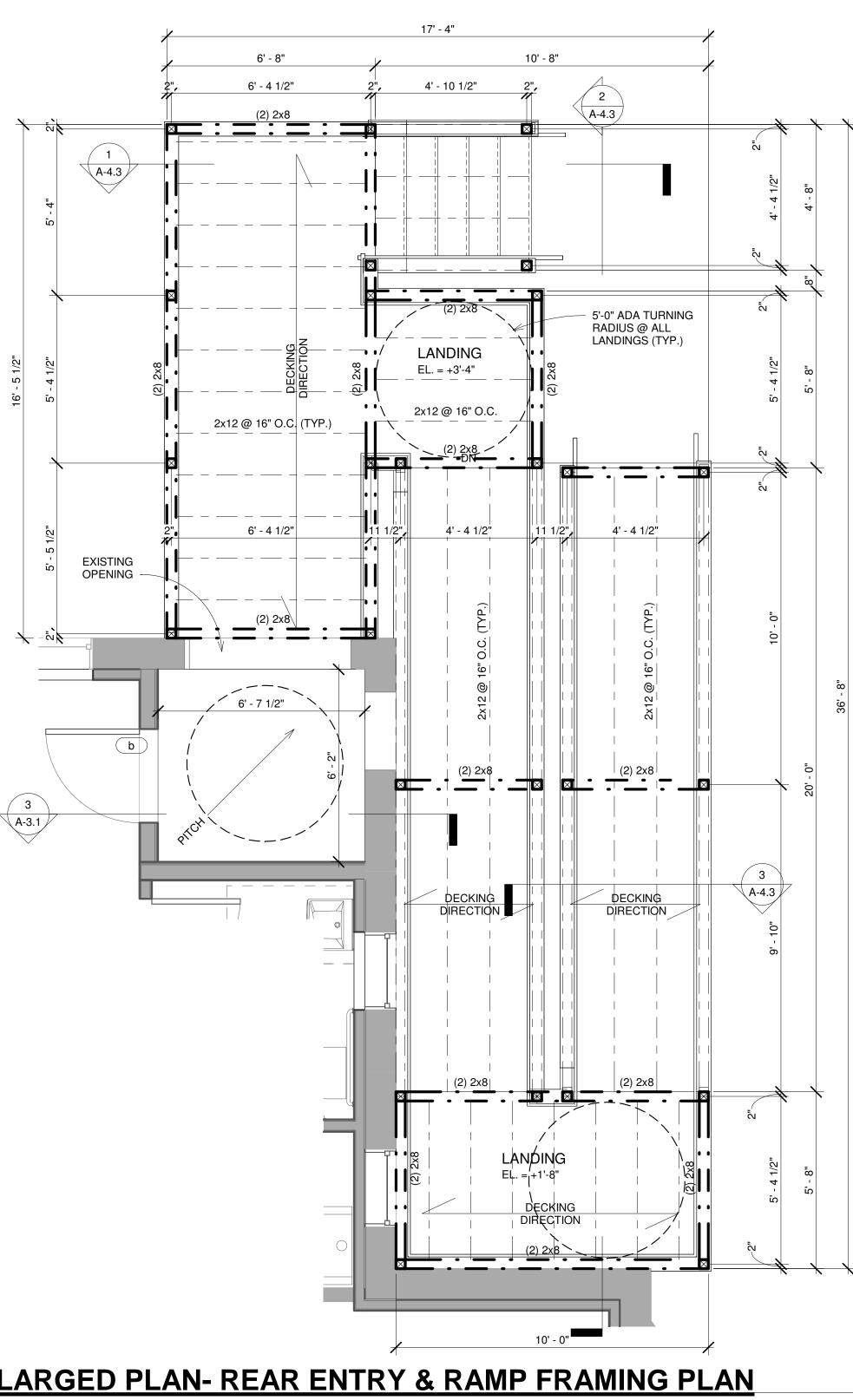
# 1 A-4.2 SCALE:

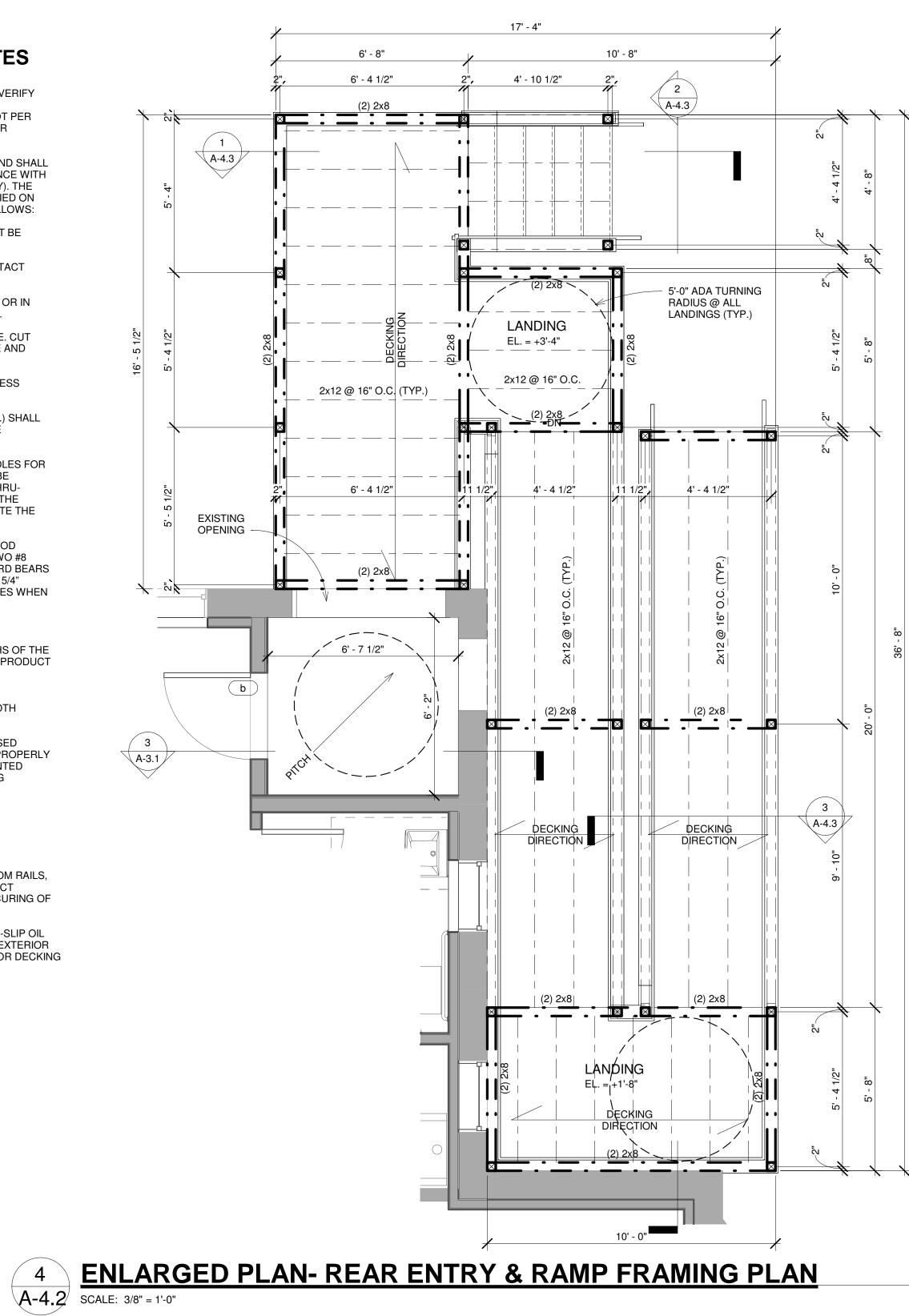
### **GENERAL EXTERIOR STAIR & RAMP NOTES**

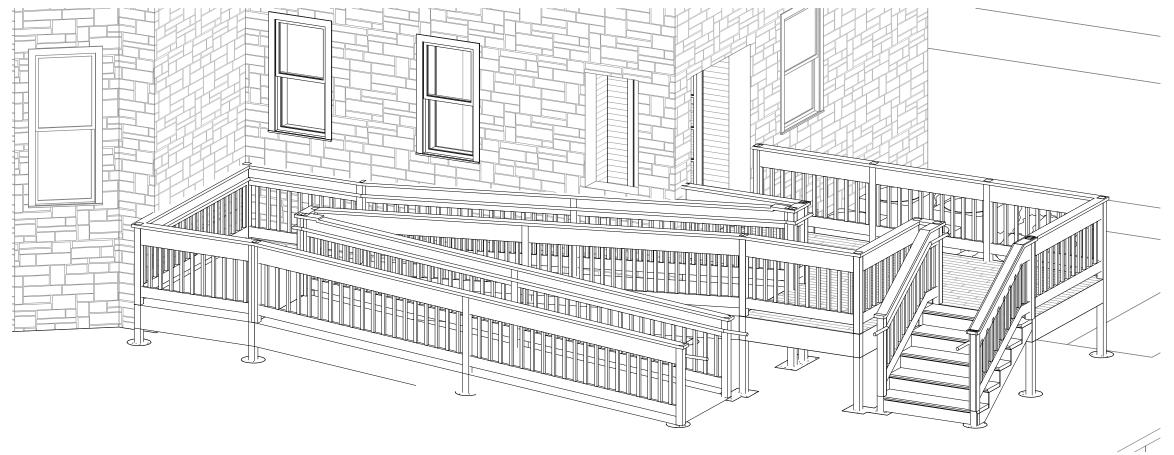
- VERIFY ALL DIMENSIONS IN FIELD PRIOR TO PROCEEDING WITH WORK. VERIFY RAMP LENGTH BASED ON FIELD DIMENSIONS. MAXIMUM RAMP LENGTH BETWEEN LANDINGS IS 30'-0" AND MAXIMUM RAMP SLOPE IS 1" PER FOOT PER CODE. ALL LANDINGS SHALL ACCOMMODATE A 5'-0" CLEAR WHEELCHAIR TURNING RADIUS PER ADA.
- ALL LUMBER SHALL BE GRADE #2 HEM-FIR, DOUGLAS-FIR, OR BETTER AND SHALI BE PRESSURE TREATED TO RESIST INSECT AND DRY ROT IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS' ASSOCIATION STANDARDS (CATEGORY). THE PRESSURE-TREATMENT CATEGORY IDENTIFIEDBELOW WILL BE IDENTIFIED ON THE LUMBER. THE LEVEL OF TREATMENT DEPENDS ON THE USE AS FOLLOWS:
  - DECKING MATERIAL, RAILINGS, JOISTS, AND BEAMS MUST BE
  - TREATED TO A CATEGORY UC3B. POSTS AND OTHER WOODS LOCATED ON, IN, OR IN CONTACT Β.
  - WITH THE GROUND MUST BE A CATEGORY UC4B.
  - ANY WOOD LESS THAN SIX INCHES ABOVE THE GROUND OR IN C. CONTACT WITH CONCRETE MUST BE A CATEGORY UC4A.
- TREAT FIELD-CUT ENDS OF THE WOOD WITH A PAINT-ON PRESERVATIVE. CUT ENDS EXPOSE THE INNER UNTREATED WOOD TO POTENTIAL MOISTURE AND INSECT DAMAGE.
- ALL SCREWS AND NAILS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS 4. STEEL.
- ALL HARDWARE (JOIST HANGERS, CAST-IN-PLACE POST ANCHORS, ETC.) SHALL BE GALVANIZED WITH 1.85 OZ/SF OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL.
- THRU-BOLTS SHALL HAVE A MINIMUM DIAMETER OF 1/2". LEAD (PILOT) HOLES FOR THRU-BOLTS SHALL BE 17/32" TO 9/16" IN DIAMETER. THRU-BOLTS MUST BE EQUIPPED WITH WASHERS AT THE BOLT HEAD AS WELL AS THE NUT. THRU-BOLTS ARE THOSE WHERE A HOLE IS DRILLED ALL THE WAY THROUGH THE WOOD MEMBERS AND A NUT AND WASHER ARE ATTACHED TO COMPLETE THE CONNECTION.
- ALL DECKING MATERIAL SHALL BE COMPOSED FIVE QUARTER ("5/4") WOOD BOARDS. ATTACH DECKING TO EACH JOIST WITH TWO 10D NAILS OR TWO #8 SCREWS. DECKING MUST HAVE A SPAN LENGTH SUCH THAT EACH BOARD BEARS ON A MINIMUM OF TWO JOISTS. THE MAXIMUM SPACING OF JOISTS FOR 5/4" MATERIAL IS 16 INCHES WHEN PERPENDICULAR TO JOISTS AND 12 INCHES WHEN DIAGONAL TO JOISTS.
- COMPOSITE DECKING PRODUCTS MAY BE USED AS A SUBSTITUTE FOR CONVENTIONAL WOOD DECKING, BUT INSTALLATION AND SPAN LENGTHS OF THE SUBSTITUTED MATERIAL MUST BE IN STRICT CONFORMANCE WITH THE PRODUCT LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- EASE AND SAND ALL WOOD EDGES AND SURFACES TO CREATE A SMOOTH SURFACE AND AVOID SPLINTERS.
- EXTERIOR WOOD TO BE PAINTED SHALL RECEIVE ONE COAT OF OIL-BASED 10. PRIMER AND TWO COATS OF LATEX EXTERIOR PAINT. WOOD MUST BE PROPERLY DRIED PRIOR TO PAINTING. ALL PRESSURE TREATED WOOD TO BE PAINTED SHALL CURE A MINIMUM OF 6 MONTHS PRIOR TO PRIMING AND PAINTING

### **EXTERIOR FINISH NOTES**

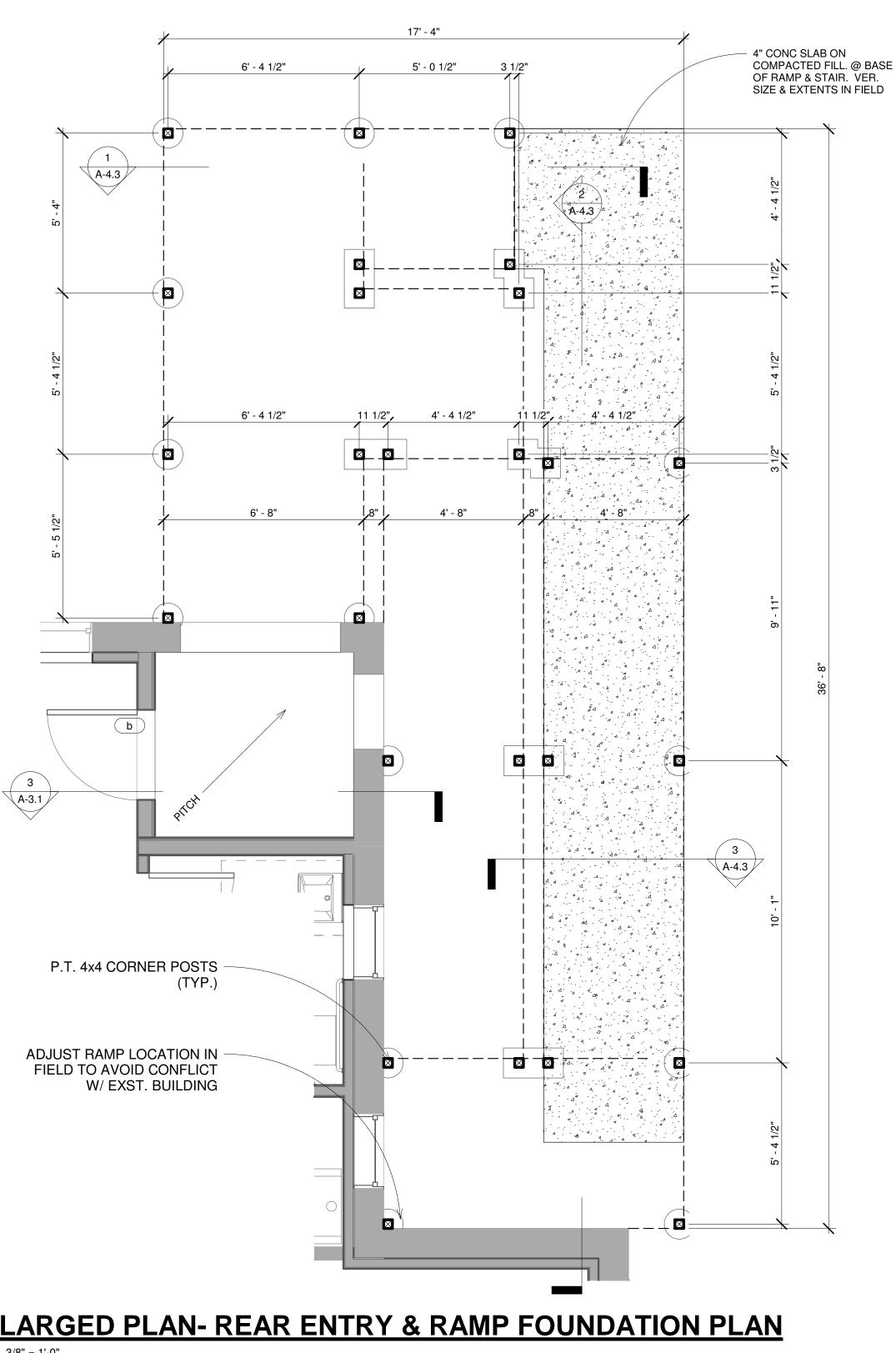
- ALL WOOD GUARD RAILS, INCLUDING BALUSTERS, TOP RAILS, AND BOTTOM RAILS, SHALL BE PAINTED IN ACCORDANCE WITH THE DETROIT HISTORIC DISTRICT COMMISSION'S APPROVED COLORS FOR THE BUILDING AFTER PROPER CURING OF PRESSURE TREATED WOOD.
- ALL WOOD DECKING SHALL BE TREATED WITH AN EXTERIOR GRADE ANTI-SLIP OIL 2. FINISH DESIGNED FOR INCREASING THE COEFFICIENT OF FRICTION FOR EXTERIOR DECKS AND STAIR WALKING SURFACES. PAINT IS NOT RECOMMENDED FOR DECKING WEAR SURFACES DUE TO ON GOING MAINTENANCE CONCERNS.
- ALL METAL RAILINGS SHALL BE FACTORY FINISHED BLACK. 3.

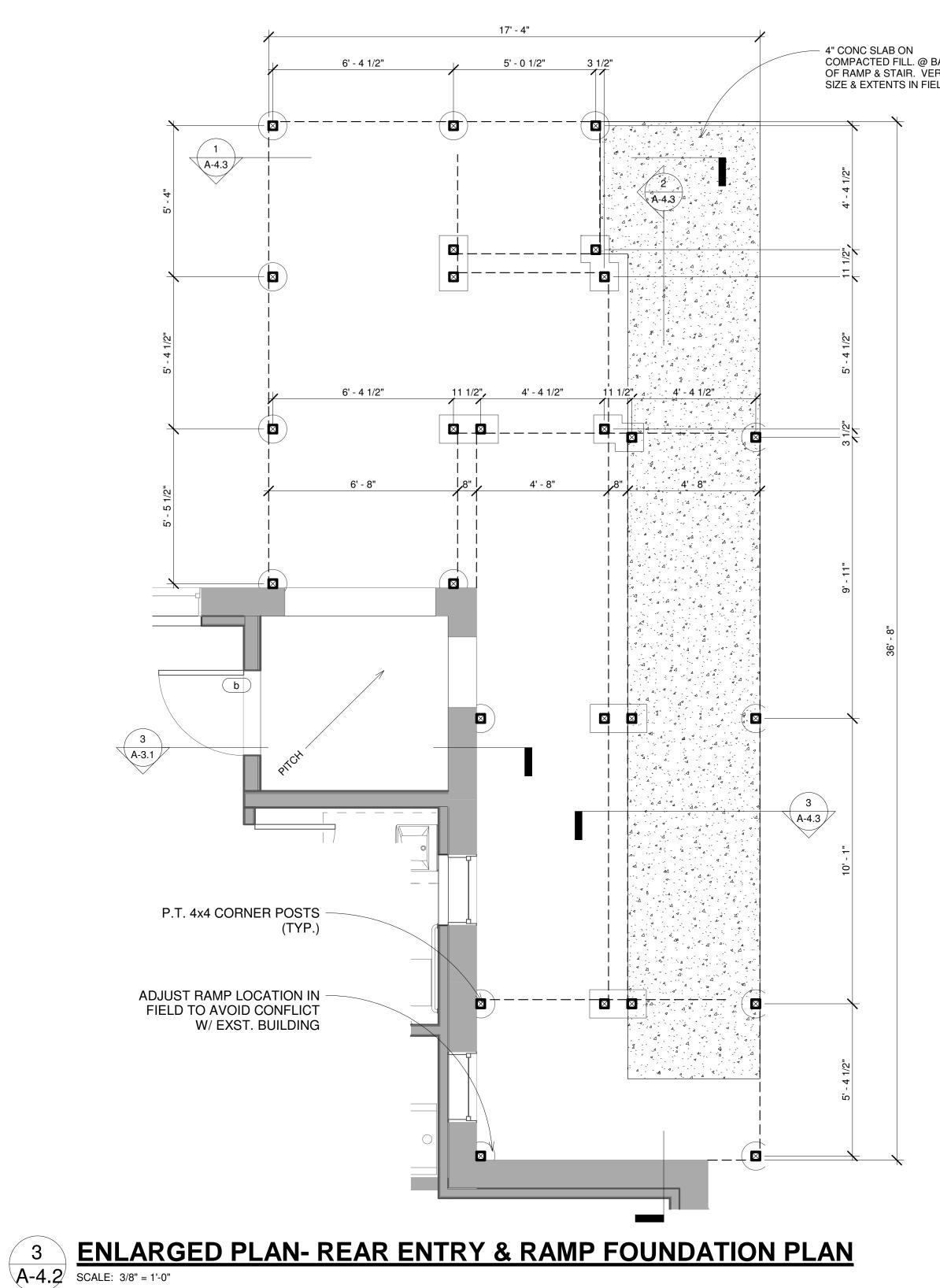


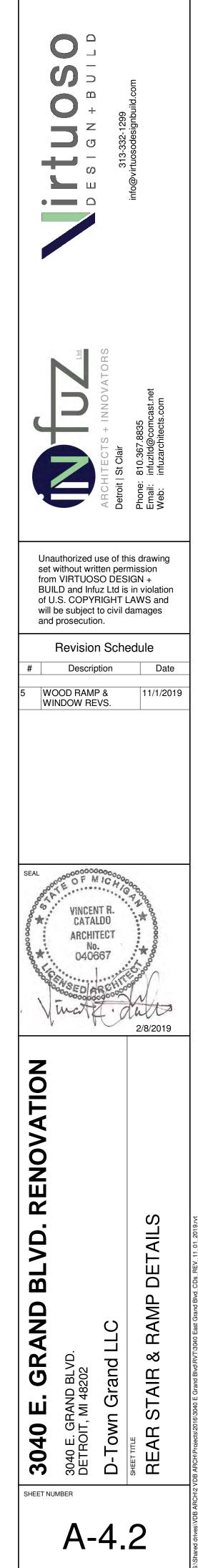




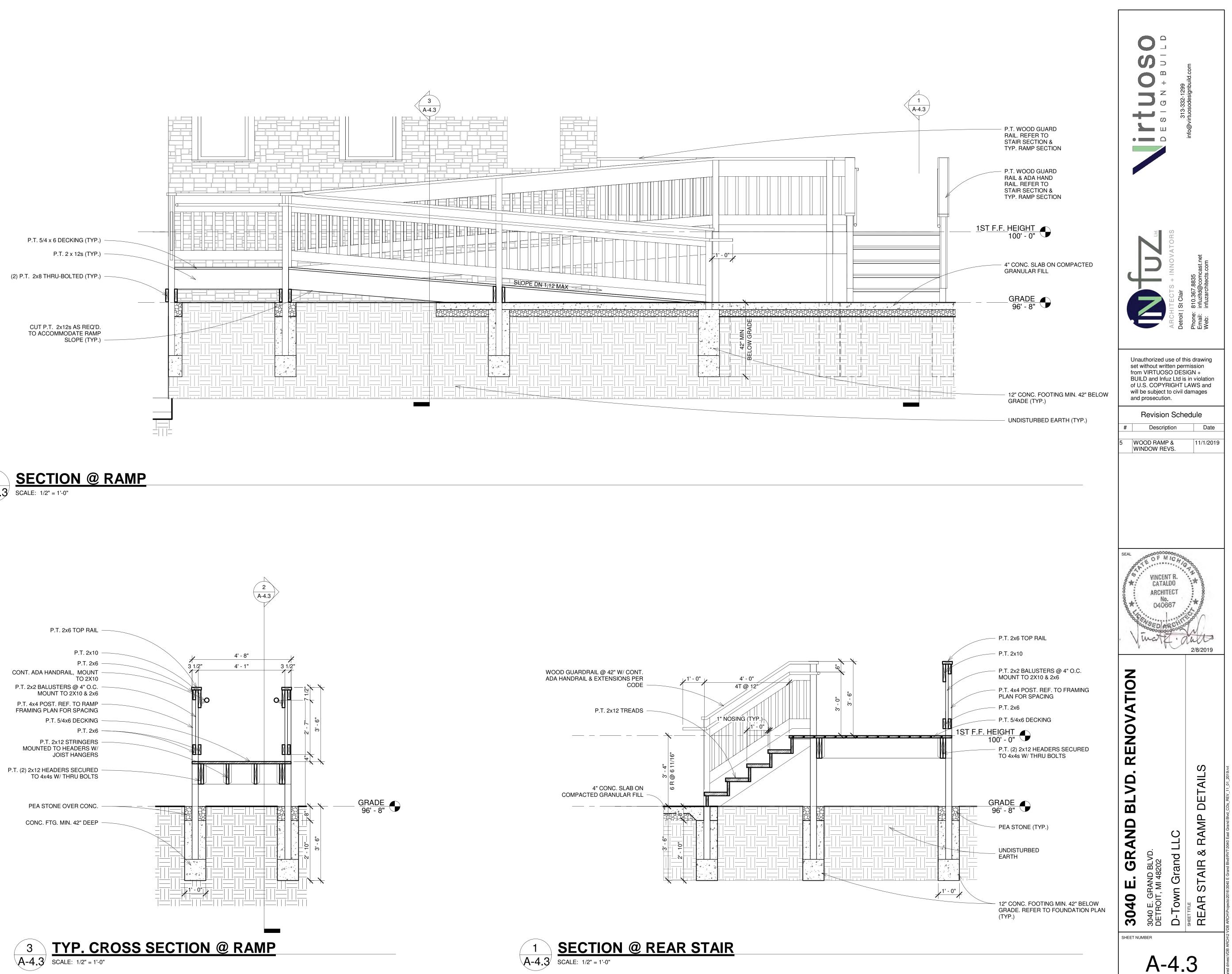


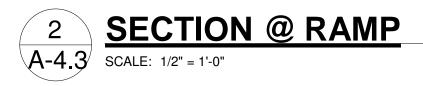


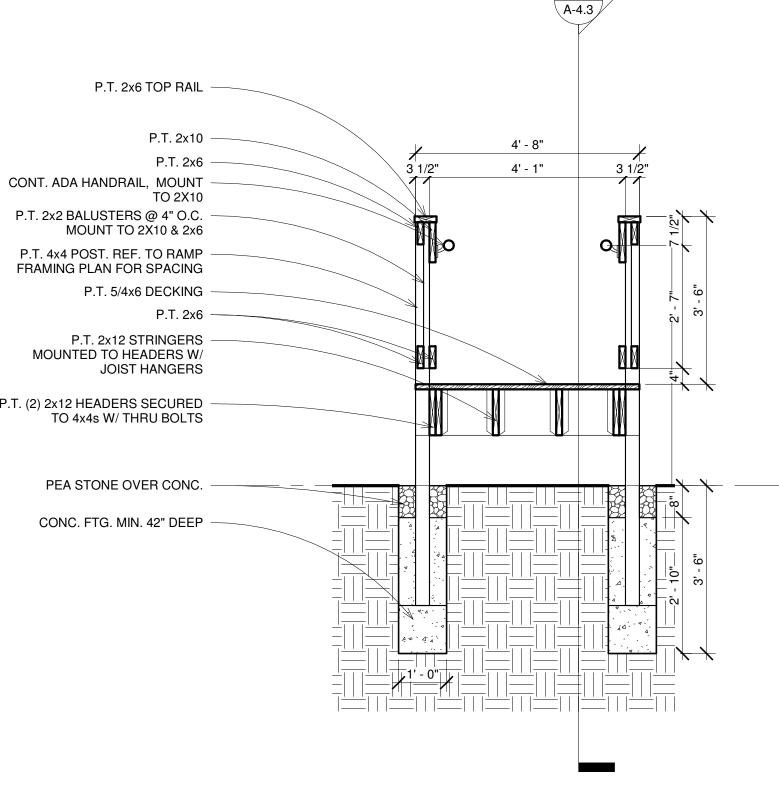




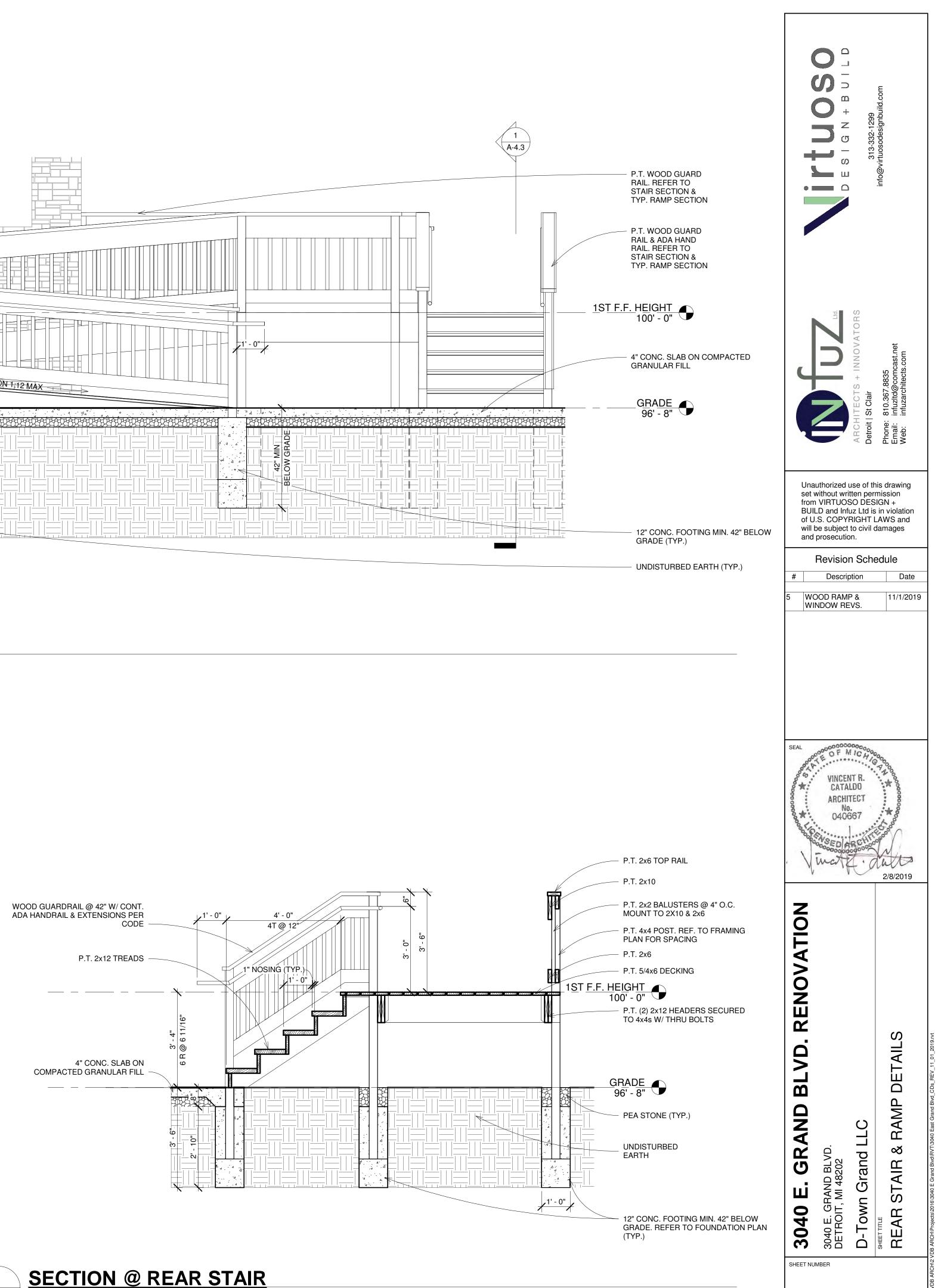
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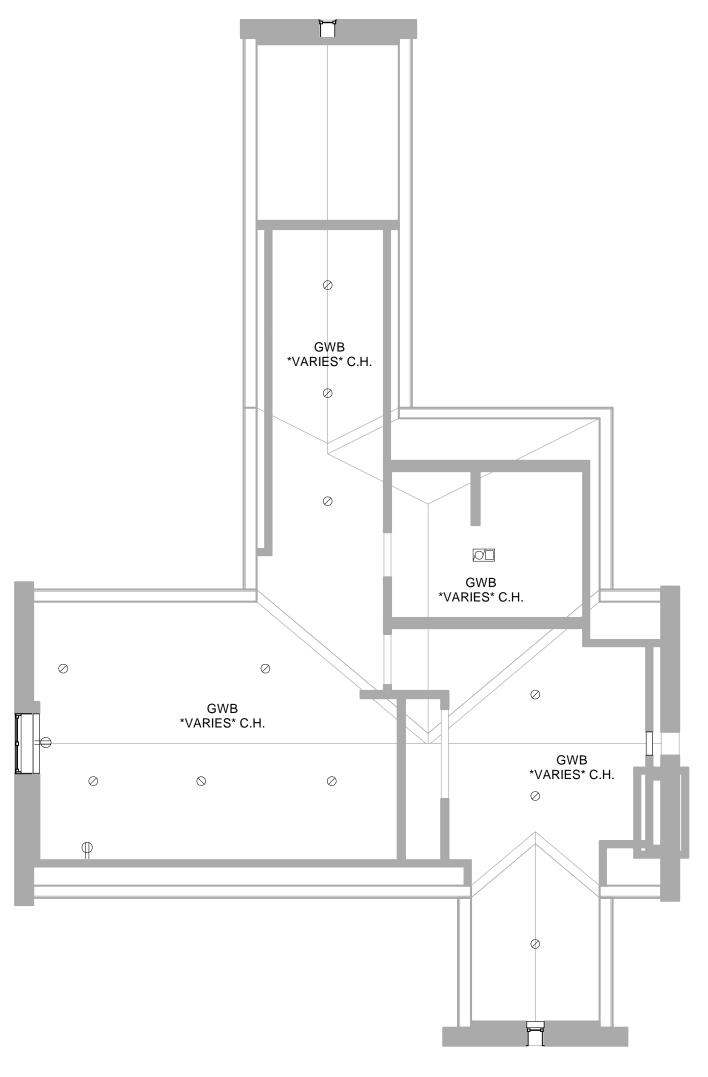








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Ground Fault Interrupted Outlet Ceiling Outlet Floor Outlet Telephone Cable / Television Switch 3-Way Switch \_\_\_\_4 \_\_\_\_\_ 4-Way Switch Pendant Light fixture Wall Sconce (66" A.F.F.) Recessed Can Lighting Flood Light Ceiling Fan Smoke Detector Exhaust Fan  $\square$ Track Lighting Emergency Exit Light & Backup Lighting Emergency Backup Lighting Electrical Panel

Duplex Outlet (12" AFF, 42" AFF @ Counters)

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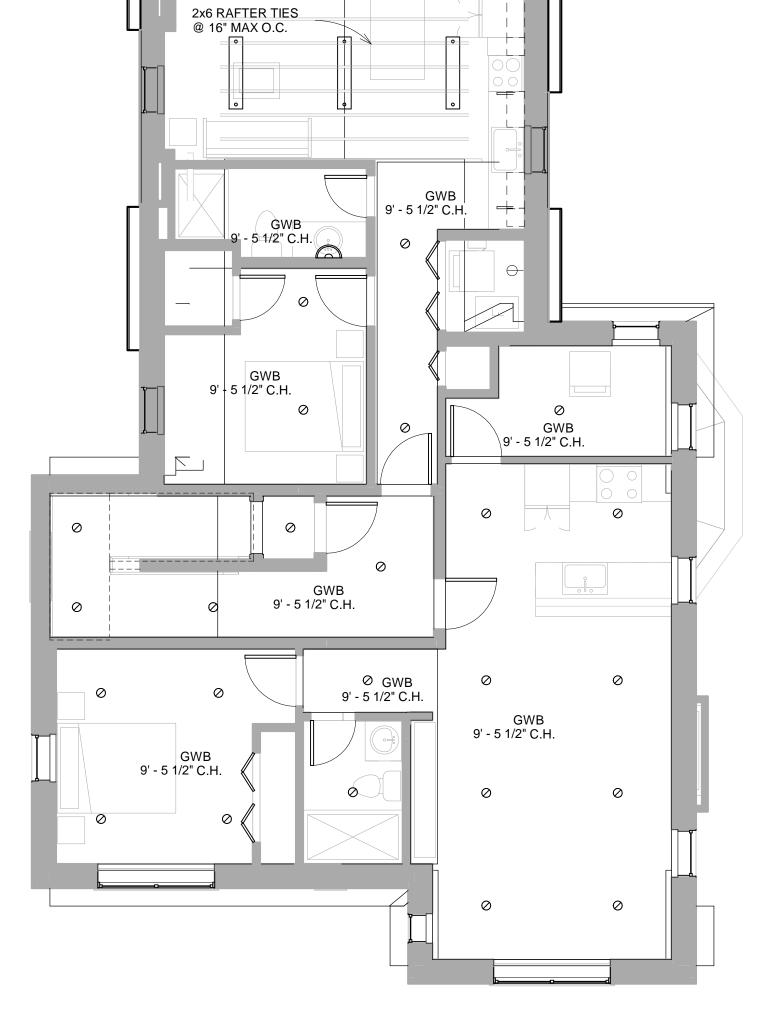
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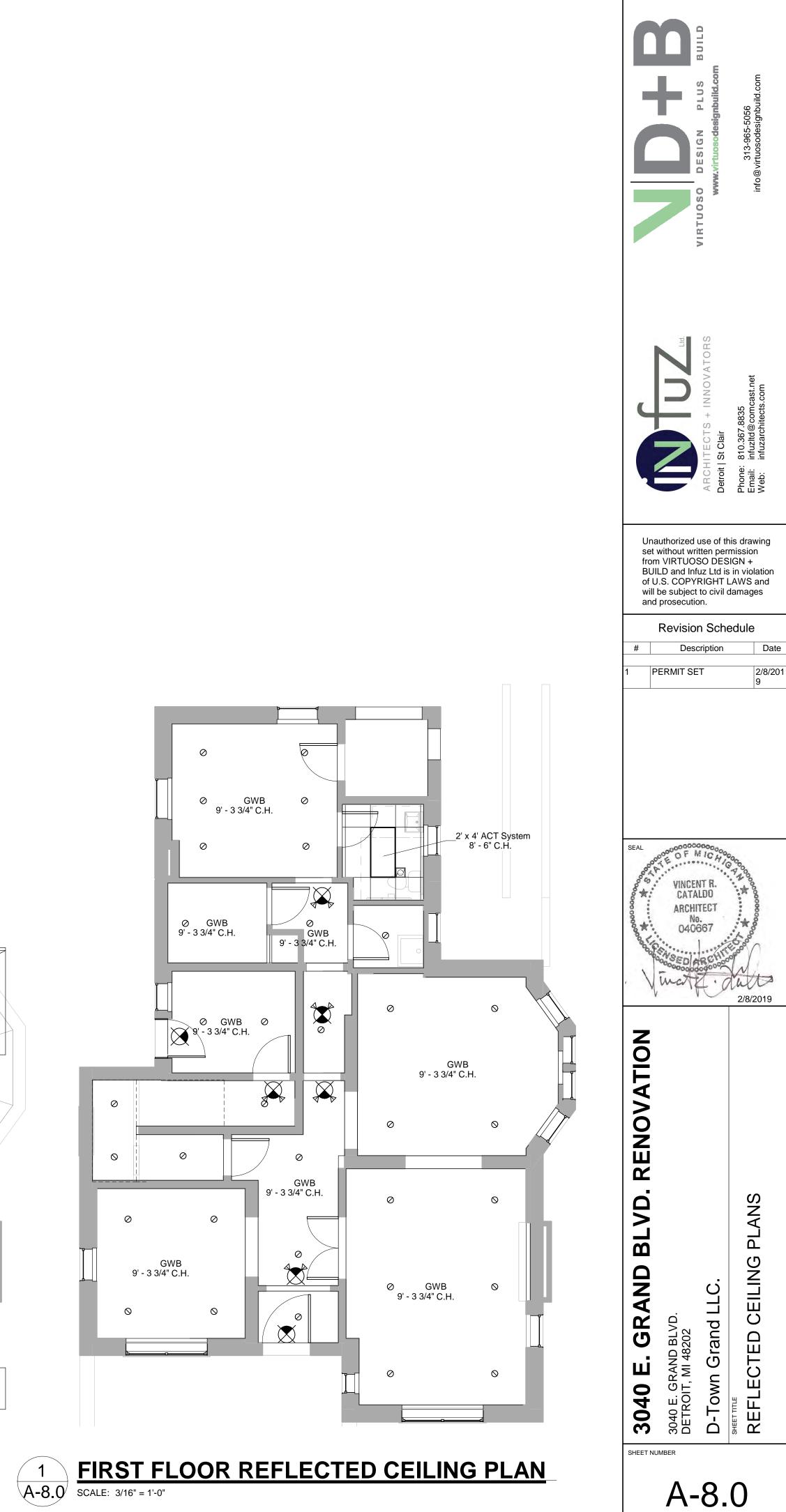
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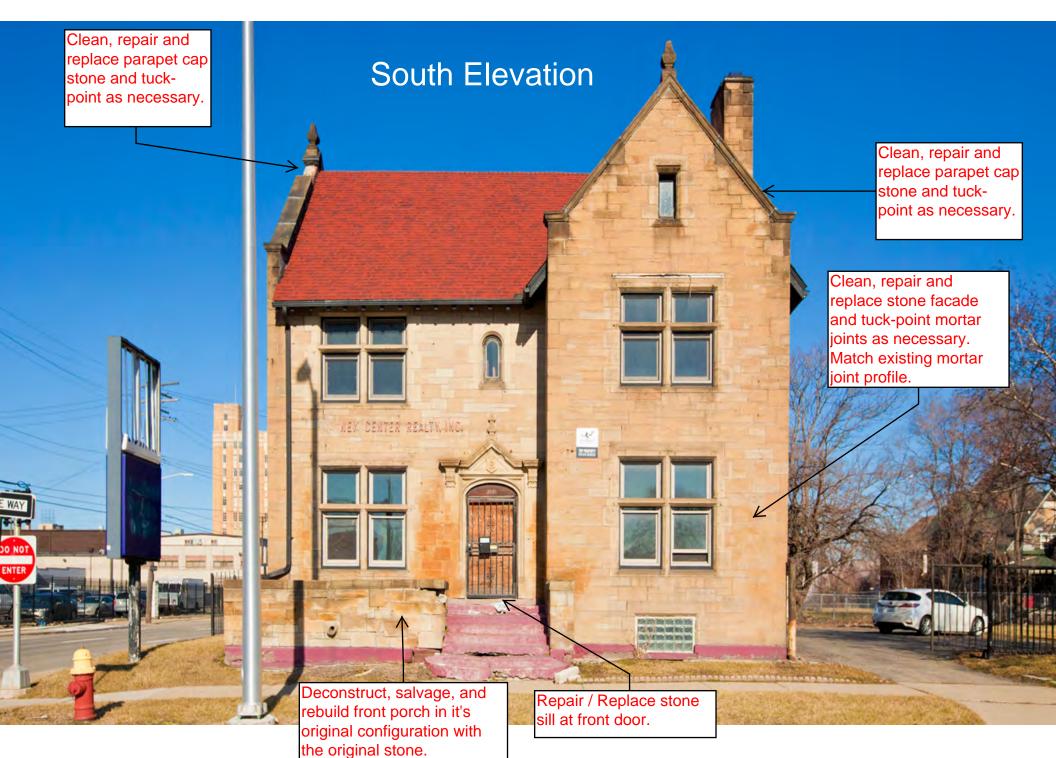






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Date





## South Facade

Clean, repair and replace parapet cap stone and tuckpoint as necessary.

Build new ADA ramp and landing as required by code. Ramp to be built from wood with vegetated screening or split face stone. Clean, repair and replace stone facade and tuckpoint mortar joints as necessary. Match existing mortar joint profile. Deconstruct, salvage, and rebuild side porch and landing in a new configuration for private apartment entrance. Reuse salvaged stone as available. supplement with new split face CMU as necessary.

### South Facade

Clean, repair and replace parapet cap stone and tuck pointing as necessary.

> Build new ADA ramp and landing as required by code. Ramp to be built from wood with vegetated screening or split face stone.

Clean, repair and replace stone facade and tuck-point mortar joints as necessary. Match existing mortar joint profile.

### West Elevation

高がも

Clean, repair and replace parapet cap stone and tuck-point as necessary.

Deconstruct, salvage, and rebuild side porch and landing in a new configuration for private apartment entrance. Reuse salvaged stone as available. supplement with new split face CMU as necessary.

III



### **East Elevation**

from wood with vegetated screening or split face stone.





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### Lividini & Watson Building LLC

1692 Rochester Road Troy MI 48083

### Estimate

Date	Estimate #
3/18/2019	1226

Name / Address	
D-Town Grand LLC 3040 E. Grand Blvd Detroit, MI 48202	

			Project
Description	Qty	Rate	Total
Masonry Restoration:			
South Elevation:			
<ul> <li>1.Demo and Salvage front porch stone for reuse.</li> <li>2.Remove concrete porch cap and haul off site.</li> <li>3.Remove existing foundation and pour new 12"X42" foundation with 2-#4 rebar top and bottom.</li> <li>4.Rebuild porch using salvaged stone.</li> <li>5.Pour new 4" concrete cap and stairs.</li> <li>6.Repair/Replace stone sill under front door.</li> <li>7.Grind deteriorated mortar joints, clean with water and tuck-point, match joint profile.</li> <li>8.Clean and tuck-point existing stone coping.</li> <li>West Elevation:</li> <li>1.Demo and Salvage side porch stone for reuse.</li> <li>2.Remove concrete porch cap and haul off site.</li> <li>3.Dig new foundation 12"x42" per plan, per plan.</li> <li>4.Application of 8" splitface standard color block. (contractor will supply owner/architect sample board for color selection.)</li> <li>5.New 4" concrete walkway, per plan.</li> <li>7.Replace missing stone on gable.</li> <li>8.Infill existing window 2nd floor with salvaged stone, per plan.</li> <li>8.Clean and tuck-point existing stone coping.</li> </ul>			
East Elevation: 1.Grind deteriorated mortar joints, clean with water and tuck-point,			
match joint profile. 2.Remove appox: 2-3 courses of loose stone on chimney, rebuild 2-3 courses and pour a new 3" concrete cap.			
		Total	

### Lividini & Watson Building LLC

1692 Rochester Road Troy MI 48083

### Estimate

Date	Estimate #
3/18/2019	1226

### Name / Address

D-Town Grand LLC 3040 E. Grand Blvd Detroit, M1 48202

			Project
Description	Qty	Rate	Total
3.Match and replace the stone coping missing on small gable near			
rear porch.			
4.Clean and tuck-point existing stone coping.			
North Elevation:			
I.Demo and Salvage rear porch stone for reuse.			
2.Dig new 12"x42" foundation for rear porch, steps and ADA ramp.			
per plan.			
3. Application of 8" splitface standard color block. (contractor will			
supply owner/architect sample board for color selection, per plan.			
<ol> <li>New 4" concrete cap for porch, stairs and ADA ramp, per plan.</li> <li>Grind deteriorated mortar joints, clean with water and tuck-point.</li> </ol>			
match joint profile.			
6.Clean and tuck-point existing stone coping.			
7. Repair/Tuckpoint existing wall @ alley. Add cap/coping to			
existing wall, per plan.			
Demolition of the side block/brick wall, Roughly 12' on John R st			
per plan			
1.Remove brick/block wall and haul off site.			
2.Leave existing foundation in the ground.			
Notes:			
I.Contractor will supply owner with 3 mortar samples for color			
approval			
2.Entire masonry exterior to be cleaned after work is complete with			
sure-klean 6000 detergent.			
3.Owner to supply power and water onsite.			
Exclusions:			
1.Sidewalk, alley closure permits.			
2.New foundation permit, this should be included with your			
building permit.			
3.Damaged to grass, parking lot from equipment.			
4.Dumpster for clean-up.		-	
		Total	

Lividini & Watson Building LLC

1692 Rochester Road Troy MI 48083

### Estimate

Date	Estimate #
3/18/2019	1226

Name / Address		
D-Town Grand LLC 3040 E. Grand Blvd Detroit, MI 48202		

			Project
Description	Qty	Rate	Total
5.Sealer for masonry. 5.Any items outside of scope of work listed above.			
Total:		128,840.00	128.840.00
		Total	\$128,840.00

### 

**BioWash** biological soiling remover for monuments & gravestones

### **OVERVIEW**

Enviro Klean<sup>®</sup> BioWash removes mold and mildew staining and atmospheric staining that disfigures and degrades many types of construction materials. BioWash<sup>®</sup> is a highly efficient alternative to aggressive cleaners traditionally used on interior and exterior masonry, stone and tile surfaces.

BioWash<sup>®</sup> can also be applied safely to non masonry substrates such as wood, painted surfaces, metal, plastic and glass. Simply dilute with clean water as directed, and apply BioWash<sup>®</sup> to the surface. A short contact time, gentle scrubbing and a water rinse are normally enough to remove light-to-moderate soiling and staining typically encountered on building surfaces and monuments.

### **SPECIFICATIONS**

For all PROSOCO product specifications visit www.prosoco.com and click on "SpecBuilder" or "Solution Finder."

### **ADVANTAGES**

- Safe for landscape plantings and grass.
- Safe for interior use in occupied buildings.
- Effective on all types of stone, concrete and brick masonry.
- Non-fuming, low-odor formulation.
- Needs no substrate neutralization.
- Minimal precautions required for handling and storage.
- Easy to apply with brush, roller or coarse spray.
- Biodegradable.
- Concentrated for economy.
- Safe and effective on wood, painted surfaces, metal, glass and plastic.

### Limitations

• For removal of heavy biological or atmospheric soiling, consult your PROSOCO representative, or call Customer Care - technical support, toll-free at (800) 255-4255.

### REGULATORY COMPLIANCE

### **VOC Compliance**

Enviro Klean<sup>®</sup> BioWash<sup>®</sup> is compliant with all national, state and district regulations

### **TYPICAL TECHNICAL DATA**

FORM	Clear, low-odor liquid. Slight amber color
SPECIFIC GRAVITY	1.00
рН	5.5–6.5
WT/GAL	8.34 lbs
ACTIVE CONTENT	Not applicable
TOTAL SOLIDS	Not applicable
VOC CONTENT	Not applicable
FLASH POINT	Not applicable
FREEZE POINT	32°C (0°C)
SHELF LIFE	3 years in tightly sealed, unopened container
SOLUBILITY IN WATER	Complete





### PREPARATION

Protect people, vehicles, property and all surfaces not set for cleaning from product, splash, rinse, residue, fumes and wind drift. Protect and/or divert traffic if needed.

Drain water from architectural structures (such as fountains) before application. Carefully brush or scrape loose surface debris, and heavy growths of moss, ivy, or other contaminants from the dry surface.

### **Fragile or Deteriorated Surfaces**

Fragile or deteriorated stone may require reduced rinsing pressure, or even stone consolidation to avoid further damage.

Severely deteriorated limestone and marble may be strengthened enough for thorough cleaning by treatment with Conservare® HCT. HCT also prolongs the service life of acid-soluble stone by dramatically increasing its resistance to acid rain. Consult your PROSOCO representative, or call Customer Care - technical support, toll-free at (800) 255-4255 for more information on use of HCT in conjunction with BioWash®.

### Surface and Air Temperatures

Cleaning effectiveness is reduced when surface and air temperatures fall below 50°F (10°C). Do not apply at temperatures below  $40^{\circ}F$  ( $4^{\circ}C$ ). If freezing conditions exist before application, let masonry thaw.

### Equipment

Apply using a soft-bristled brush, roller or coarse spray. Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400-1000 psi with a water flow rate of 6-8 adlons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heater water (150–180°F; 65–82°C) may improve cleaning efficiency.

Use adjustable equipment for reducing water flow rates and rinsing pressure as needed for sensitive surfaces. Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow rates less than 6 gpm may reduce cleaning productivity and contribute to uneven cleaning results.

### Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of  $45-100^{\circ}F$  ( $7-38^{\circ}C$ ). Keep from freezing. Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

### APPLICATION

Before use, read "Preparation" and "Safety Information "

**ALWAYS TEST** for suitability and results before overall cleaning. Test using the following application procedures. Let test area dry thoroughly before inspection.

**NOTE:** Many types of biological soiling change color when exposed to BioWash®. Most surface discoloration will disappear soon after thorough water rinsing and weathering.

### Dilution

Adjust dilution rate based on testing. Always pour cold water into empty bucket first, then carefully add product.

Type of Soiling	Concentrate : Water
-----------------	---------------------

- Light biological staining 1:10
- Moderate biological staining 1:5
- Heavy biological staining use in concentrate

### **ALWAYS TEST**

ALWAYS TEST a small area of each surface to confirm suitability and desired results before starting overall application. Test with the same equipment, recommended surface preparation and application procedures planned for general application.

### **Coverage Rates**

One gallon of diluted BioWash® treats 80-240 square feet based on surface texture, weather conditions at the time of application, and the severity of soiling.

### **Application Instructions**

- 1. Working from the bottom to the top, apply generously to dry surface until surface is thoroughly wet.
- 2. Leave on the surface for 2-3 minutes. If needed, apply more to keep the surface wet.
- 3. Mist treated surfaces with water and gently scrub with a non-metallic, short-fibered scrub brush to loosen biological soiling.
- 4. Working from the bottom to the top, rinse thoroughly with clean water. Reduce rinsing pressure as needed for fragile or deteriorated stone. See "Fragile or Deteriorated Surfaces" in "Preparation" section.
- 5. If used on food-contact surfaces (such as, but not limited to picnic benches or bench-table combos, food-stand counters, eating- or foodpreparation surfaces, etc.) a potable water rinse must follow cleaning.

It may take several days for the full cleaning effect to be realized. When practical, allow two or more weeks for biological soiling to disappear. Repeat as necessary to remove remaining biological soiling.

### Cleanup

Clean tools and equipment with fresh water.



### SAFETY INFORMATION

Enviro Klean<sup>®</sup> BioWash<sup>®</sup> is a water-reduced cleaning product. Use appropriate safety equipment and job site controls during handling and application. Read the full label and MSDS for precautionary instructions before use.

### **First Aid**

Ingestion: Seek medical attention.

Eye Contact: Rinse thoroughly for 15 minutes. Get medical assistance if irritation persists.

*Skin Contact*: Remove contaminated clothing and rinse thoroughly. Get medical attention if irritation persists. Launder contaminated clothing before reuse

Inhalation: Remove to fresh air. Get medical attention as necessary.

**24-Hour Emergency Information:** INFOTRAC at 800-535-5053

### WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied. including without limitation the implied warranties of merchantability or fitness for particular purpose. The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

### CUSTOMER CARE

Factory personnel are available for product. environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at www.prosoco.com, for the name of the Enviro Klean® representative in your area.



### **BEST PRACTICES**

Drain water from architectural structures (such as fountains) before application. Carefully brush or scrape loose surface debris, and heavy growths of moss, ivy, or other contaminants from the dry surface.

Fragile or deteriorated stone may require reduced rinsing pressure, or even stone consolidation to avoid further damage.

Masonry-washing equipment generating 400-1000 psi with a water flow rate of 6–8 gallons per minute is the best water/ pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heater water (150–180°F; 65–82°C) may improve cleaning efficiency.

Many types of biological soiling change color when exposed to BioWash<sup>®</sup>. Most surface discoloration will disappear soon after thorough water rinsing and weathering.

It may take several days for the full cleaning effect to be realized. When practical, allow two or more weeks for biological soiling to disappear. Repeat as necessary to remove remaining biological soiling.

Never go it alone. For problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care toll-free at 800-255-4255.



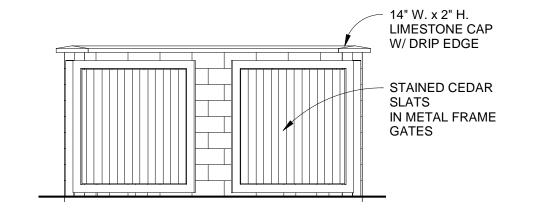




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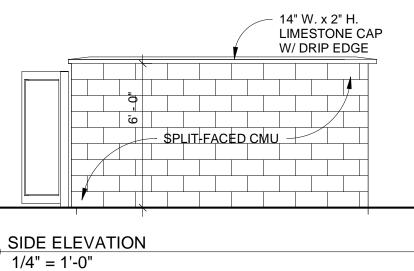
Product Data Sheet • Page 4 of 4 • Item #41055 • EKBW - 031612 • ©2012 PROSOCO • www.prosoco.com



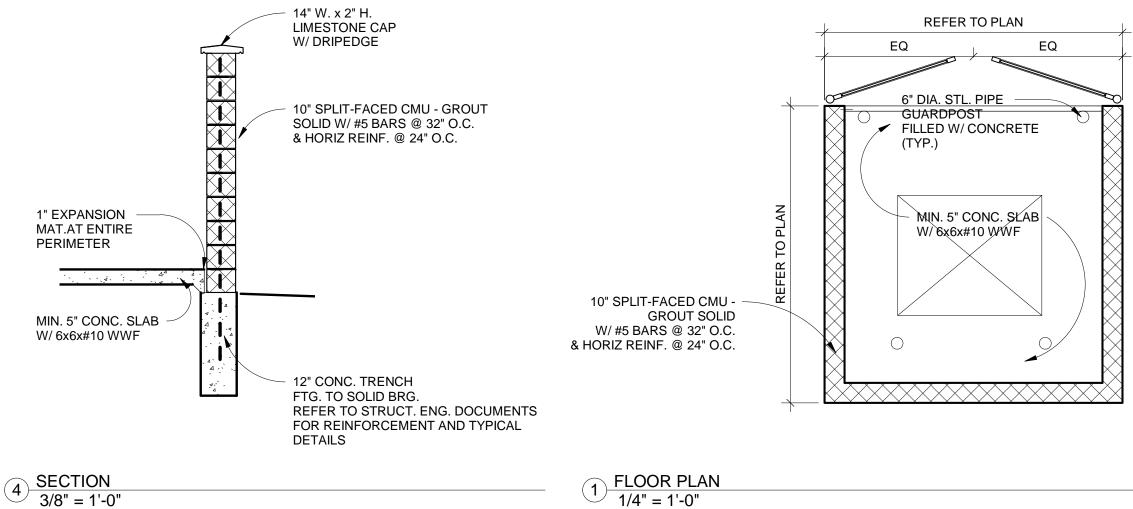


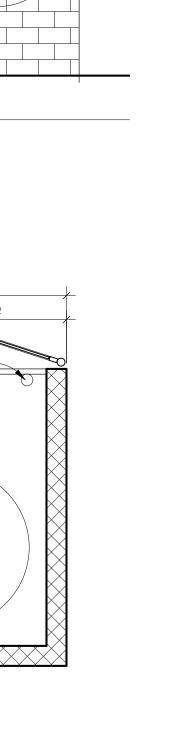
FRONT ELEVATION 1/4" = 1'-0"

2



3









AΜ 6 10:07: 2019

3040 E. GRAND BLVD. DETROIT, MI 48202

DUMPSTER ENCLOSURE DETAILS

D-TOWN GRAND, LLC

### Applicant Statement for Proposed Window Replacement 3040 E Grand Blvd, Detroit, MI 48202

The windows are currently a mishmash of types and styles from various eras, the majority of which are recent replacements. We are proposing to replace the few remaining original windows for the following reasons. There are a <u>total of 42 windows</u> in the building (excluding the basement windows).

- a. <u>19 of which</u> have been replaced with Anderson aluminum clad (dual glazed) wood windows prior to 2011.
- b. <u>9 of which</u> are **not** original, in poor condition, and in need of replacement. We propose a Windsor aluminum wood clad window replacement.
- <u>14 of which</u> are original windows that have been categorized as a level 3 restoration by window restoration professional. Note that only 2 are on the East Grand Blvd façade (South Elevation). These two are the smallest in the building. There are only 4 original windows on the John R façade (West Elevation). Therefore the majority of the original windows that need to be replaced are facing the parking lot. The cost to restore these 14 windows is greater than \$27,000 (not including storm windows), whereas the proposed replacement windows are less than \$13,000.

Beyond the excessive cost to restore, we feel that because the majority of the original windows are located on secondary facades and face the alley and parking lot, that the historic benefit is minimal. As a concession and act of good faith we would consider restoring the two original windows on the E Grand Blvd façade, which is the building's primary facade.

We believe that replacing the windows will provide a more consistent appearance to the building, which is what the original architect intended. The existing windows to remain will be painted black, and the new windows will be ordered in a black exterior finish, bringing a consistent appearance to the development.

Lastly replacement will allow us to deliver the more energy efficient building, which is a high priority for our development, and a demand of our tenants.

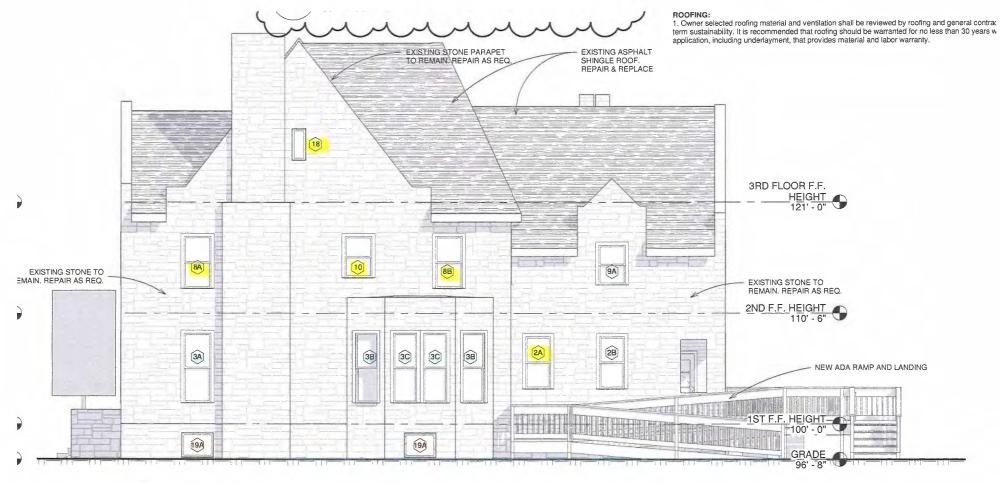
It should be noted that the windows to be replaced with an exterior stone mullion will be replaced with a cottage style window to match the 1/3 - 2/3 horizontal stone mullion break (windows 8a and 8b). The existing Anderson windows with a similar 1/3 - 2/3 horizontal break (windows 3, 4, 8d, 12, and 15) will be replaced in the future with a cottage style window to match the exterior stone mullion. Owner shall get HDC approval for future replacement of existing Anderson windows at similar locations.

#### 

Type Mark	Width	Height	Existing Window Operation	Proposed Window Operaation	Count	Type Comments	Comments	
2A	2' - 6"	<mark>5' - 0</mark> "	DOUBLE HUNG	DOUBLE HUNG	1	ORIGINAL WINDOW TO BE REPLACED WITH NEW ALUM CLAD WOOD		
2B	2' - 6"	5' - 0"	DOUBLE HUNG	DOUBLE HUNG	1	EXISTING REPLACEMENT WINDOW TO BE REPLACED WITH ALUM CLAD WOOD		
3A	2' - 8"	6' - 8"	DOUBLE HUNG	N/A	1	EXISTING ANDERSEN REPLACEMENT WINDOW TO REMAIN	EXISTING WINDOW IS 1/2 DIVISION. EXISTING EXTERIOR STONE MULLION IS 2/3	
3B	2' - 8"	6' - 8"	DOUBLE HUNG	N/A	2	EXISTING ANDERSEN REPLACEMENT WINDOW TO REMAIN	EXISTING WINDOW IS 1/2 DIVISION. EXISTING EXTERIOR STONE MULLION IS 2/3	
3C	2' - 4"	6' - 8"	DOUBLE HUNG	N/A	2	EXISTING ANDERSEN REPLACEMENT WINDOW TO REMAIN	EXISTING WINDOW IS 1/2 DIVISION. EXISTING EXTERIOR STONE MULLION IS 2/3	
3D	2' - 8"	6' - 8"	FIXED - GLASS BLOCK	DOUBLE HUNG	1	EXISTING GLASS BLOCK WINDOW TO BE REPLACED W/ NEW ALUM CLAD WOOD	EXISTING EXTERIOR STONE MULLION IS 2/3. NEW WINDOW TO ALIGN W/ STONE MULLION DIVISION	
4	2' - 8"	6' - 8"	DOUBLE HUNG	N/A	4	EXISTING ANDERSEN REPLACEMENT WINDOW TO REMAIN	EXISTING WINDOW IS 1/2 DIVISION. EXISTING EXTERIOR STONE MULLIO IS 2/3	
5	<mark>1' - 6"</mark>	3' - 0"	CASEMENT	FIXED	2	ORIGINAL WINDOW TO BE REPLACED WITH NEW ALUM CLAD WOOD	OBSCURED GLASS	
6	2' - 4"	5' - 0"	FIXED - GLASS BLOCK	DOUBLE HUNG	1	EXISTING GLASS BLOCK WINDOW TO BE REPLACED W/ NEW ALUM CLAD WOOD	OBSCURED GLASS	
7A	3' - 4"	5' - 0"	DOUBLE HUNG	N/A	1	EXISTING ANDERSEN REPLACEMENT WINDOW TO REMAIN		
7B	3' - 4"	5' - 0"	FIXED - GLASS BLOCK	DOUBLE HUNG	1	EXISTING GLASS BLOCK WINDOW TO BE REPLACED W/ NEW ALUM CLAD WOOD		
8A	2' - 8"	5' - 0"	DOUBLE HUNG	DOUBLE HUNG	1	ORIGINAL WINDOW TO BE REPLACED WITH NEW ALUM CLAD WOOD	NEW WINDOW TO BE 2/3 DIVISION TO MATCH EXISTING EXTERIOR STONE MULLION	
8B	2' - 8"	5' - 0"	DOUBLE HUNG	DOUBLE HUNG	2	ORIGINAL WINDOW TO BE REPLACED WITH NEW ALUM CLAD WOOD	NEW WINDOW TO BE 2/3 DIVISION TO MATCH EXISTING EXTERIOR STONE MULLION	
8C	2' - 8"	<mark>5' - 0"</mark>	DOUBLE HUNG	DOUBLE HUNG	1	ORIGINAL WINDOW TO BE REPLACED WITH NEW ALUM CLAD WOOD	SILL @ 28"	
8D	2' - 8"	5' - 0"	DOUBLE HUNG	N/A	1	EXISTING ANDERSEN REPLACEMENT WINDOW TO REMAIN	EXISTING WINDOW IS 1/2 DIVISION. EXISTING EXTERIOR STONE MULLIOI IS 2/3	
9A	2' - 8"	3' - 10"	DOUBLE HUNG	DOUBLE HUNG	1	EXISTING REPLACEMENT WINDOW TO BE REPLACED WITH ALUM CLAD WOOD	SILL @ 30	
9B	2' - 8"	3' - 10"	DOUBLE HUNG	DOUBLE HUNG	1	ORIGINAL WINDOW TO BE REPLACED WITH NEW ALUM CLAD WOOD	SILL @ 28"	
90	2' - 8"	<mark>3' - 10"</mark>	DOUBLE HUNG	DOUBLE HUNG	1	ORIGINAL WINDOW TO BE REPLACED WITH	SILL @ 25"	
10	2' - 8"	4' - 0"	DOUBLE HUNG	DOUBLE HUNG	1	ORIGINAL WINDOW TO BE REPLACED WITH NEW ALUM CLAD WOOD		
11	2' - 8"	5' - 0"	DOUBLE HUNG	N/A	4	EXISTING ANDERSEN REPLACEMENT WINDOW TO REMAIN	EXISTING WINDOW IS 1/2 DIVISION. EXISTING EXTERIOR STONE MULLIO IS 2/3	
12	1' - 8"	4' - 4"	DOUBLE HUNG	N/A	1	EXISTING ANDERSEN REPLACEMENT WINDOW TO REMAIN	EXISTING WINDOW IS 1/2 DIVISION. EXISTING EXTERIOR STONE MULLION IS 2/3	
13	1' - 4"	2' - 8 1/2"	CASEMENT	FIXED	1	ORIGINAL WINDOW TO BE REPLACED WITH NEW ALUM CLAD WOOD	ARCHED TOP WINDOW. OBSCURED GLASS SHOWER LOCATION - GLAZE WINDOW IN TILE	
14	2' - 0"	3' - 0"	FIXED - STORM(?)	DOUBLE HUNG	1	EXISTING FIXED EXTERIOR/STORM(?) WINDOW TO BE REPLACED W/ NEW ALUM CLAD PRIMARY WINDOW		
15		6' - 8"	DOUBLE HUNG		1	EXISTING ANDERSEN REPLACEMENT WINDOW TO REMAIN	EXISTING WINDOW IS 1/2 DIVISION. EXISTING EXTERIOR STONE MULLIO IS 2/3	
16 17A	1' - 7" 1' - 0"	3' - 8"	FIXED - STORM(?)	DOUBLE HUNG	2	EXISTING FIXED EXTERIOR/STORM(?) WINDOW TO BE REPLACED W/ NEW ALUM CLAD PRIMARY WINDOW ORIGINAL WINDOW TO BE REPLACED WITH		
			CASEMENT	CASEMENT		NEW ALUM CLAD WOOD		
17B	1' - 0"	3' - 0"	CASEMENT	FIXED	1	ORIGINAL WINDOW TO BE REPLACED WITH NEW ALUM CLAD WOOD		
18	<u>1' - 4"</u>	3' - 0"	CASEMENT	CASEMENT	1	ORIGINAL WINDOW TO BE REPLACED WITH NEW ALUM CLAD WOOD		
19A	3' - 0"	2' - 4"	FIXED - GLASS BLOCK	N/A	7	EXISTING GLASS BLOCK WINDOW	REPAIR AS REQ'D.	
19B	3' - 0"	2' - 4"	FIXED - GLASS BLOCK	N/A	2	EXISTING GLASS BLOCK WINDOW	REMOVE AND INFILL AS REQ'D.	
20	2' - 6"	4' - 0"	FIXED - STORM(?)	DOUBLE HUNG	1	EXISTING FIXED EXTERIOR/STORM WINDOW TO BE REPLACED W/ NEW ALUM CLAD PRIMARY WINDOW	PROVIDE BLACKOUT FILM AT INTERIOR SIDE OF GLAZING	
21	2' - 5 1/2"	3' - 11 1/2"	DOUBLE HUNG	N/A	2	EXISTING ANDERSEN REPLACEMENT WINDOW TO REMAIN		

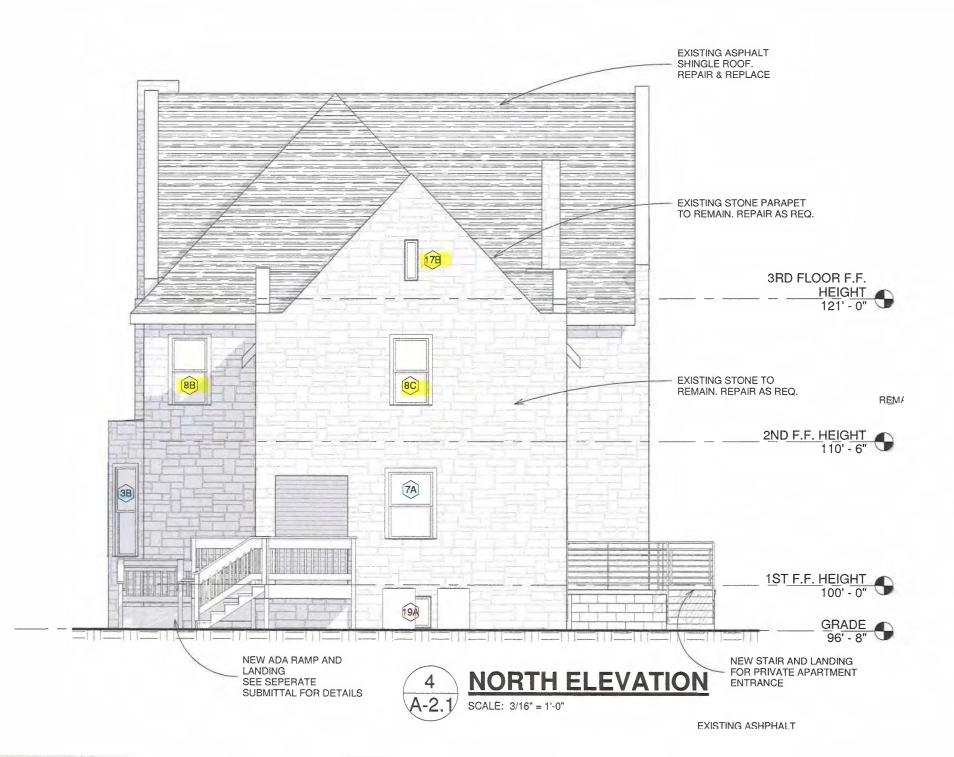






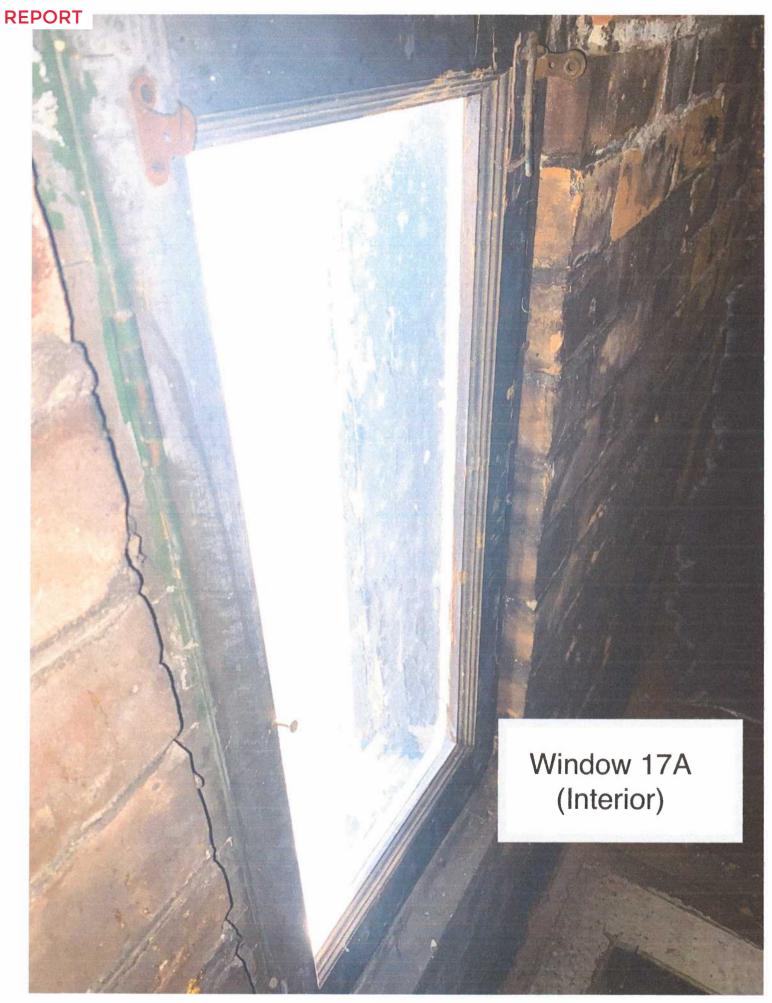
\*\*\* NOTE: REPAIR/REPLACE ALL GUTTERS & DOWNSPOUTS AS REQ.\*\*\*

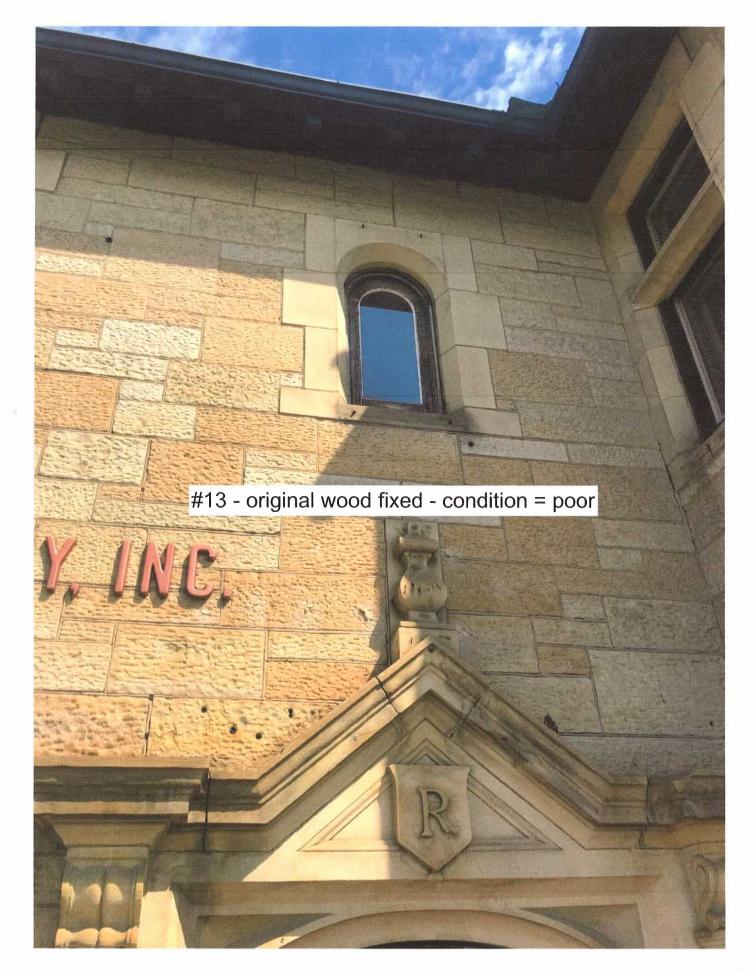












# Window 13 (Interior)

REPORT

apo

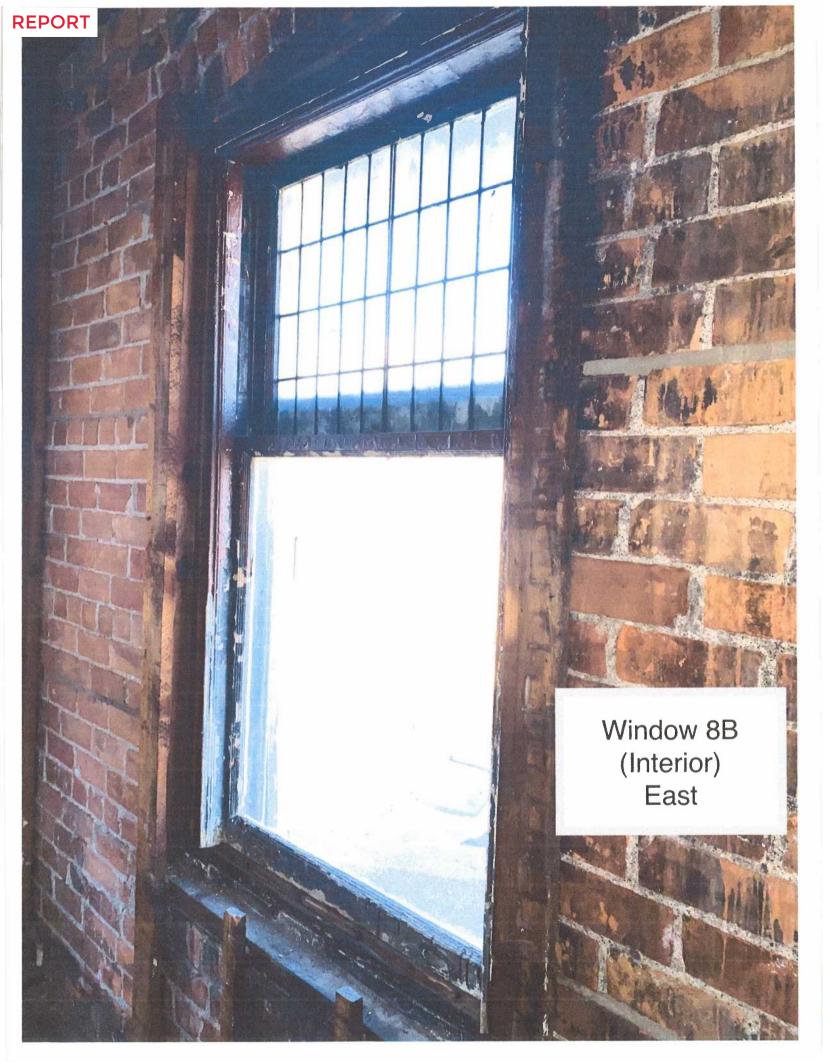
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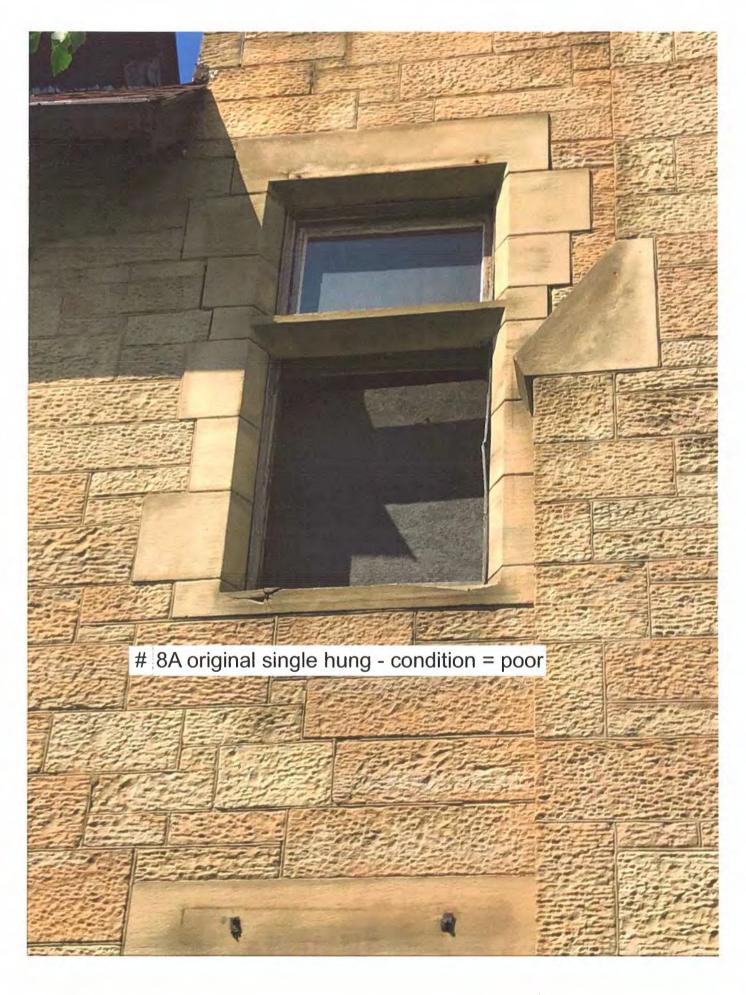


Existing stone mullion condition at windows #3,4,8,12,15. Owner shall get HDC approval for future replacement of existing Anderson windows.







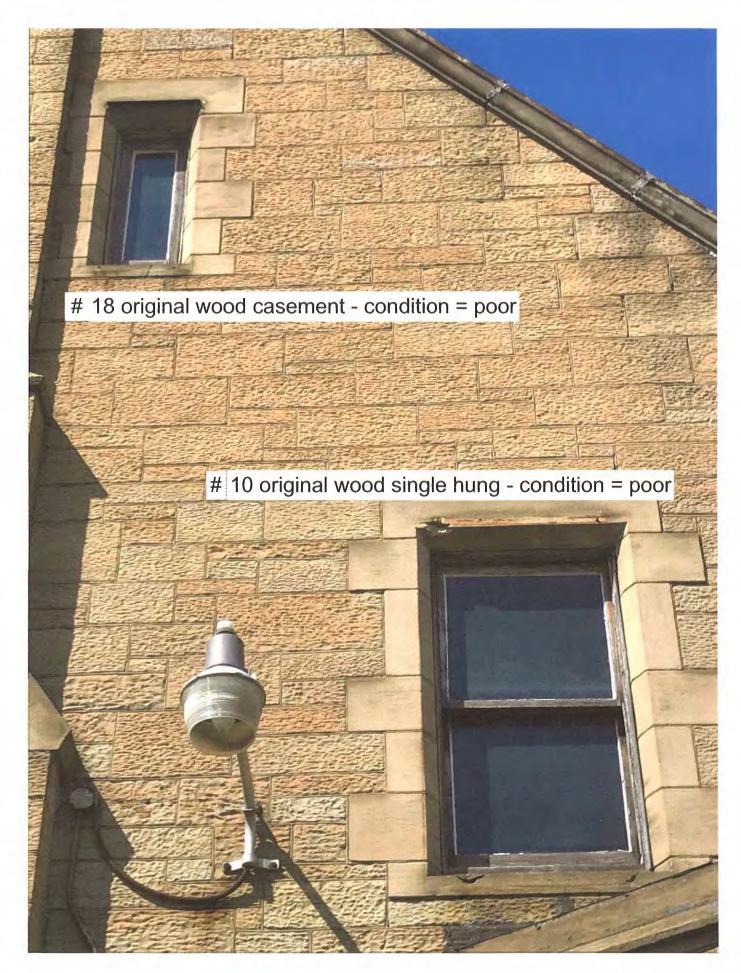


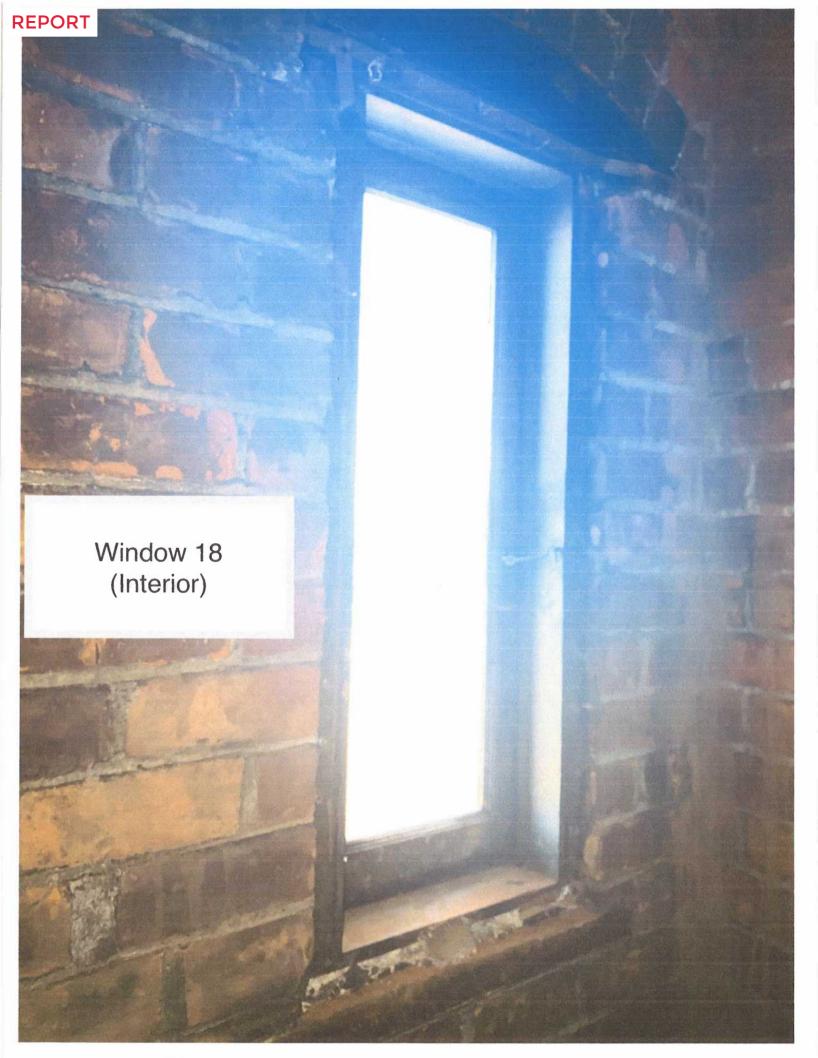
## Window 8A (Interior) Lower sash missing

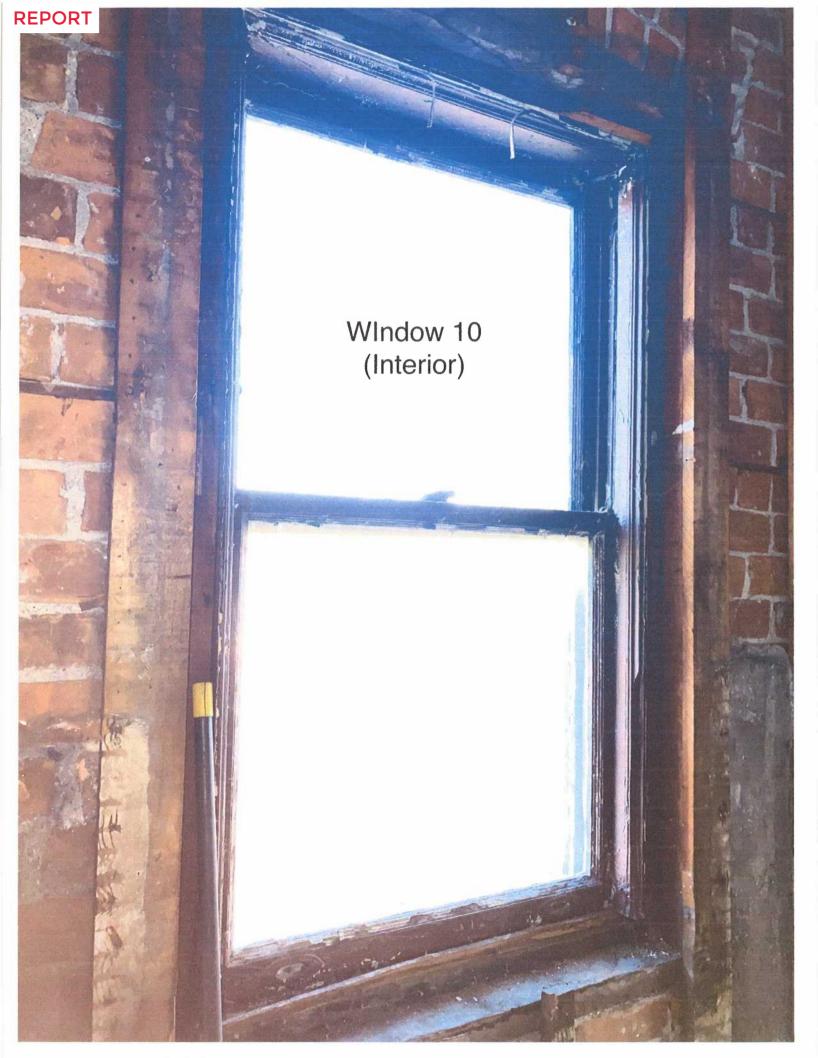


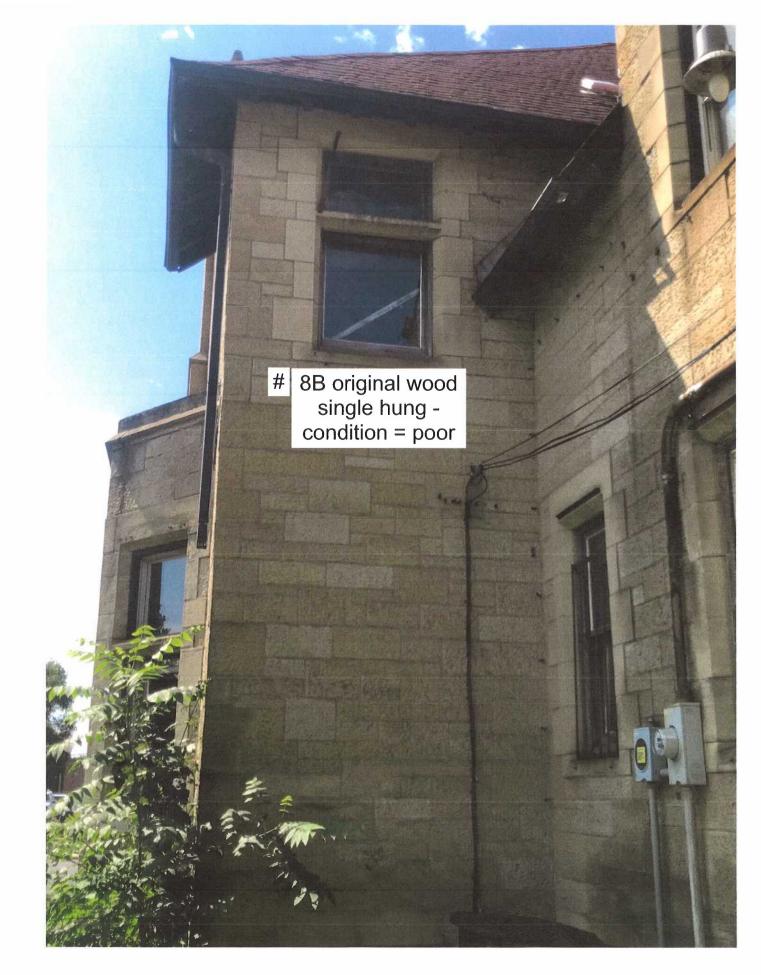


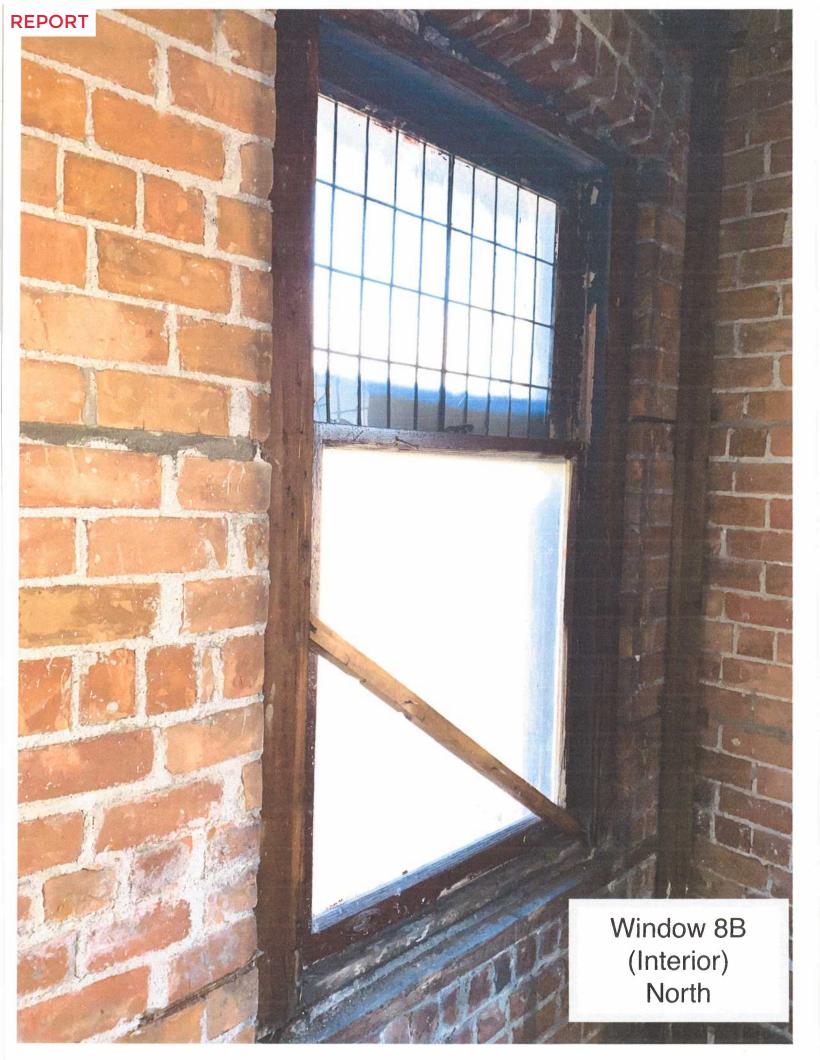
Window 8A (Interior) Missing Lower Sash



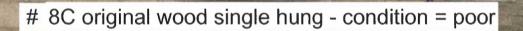






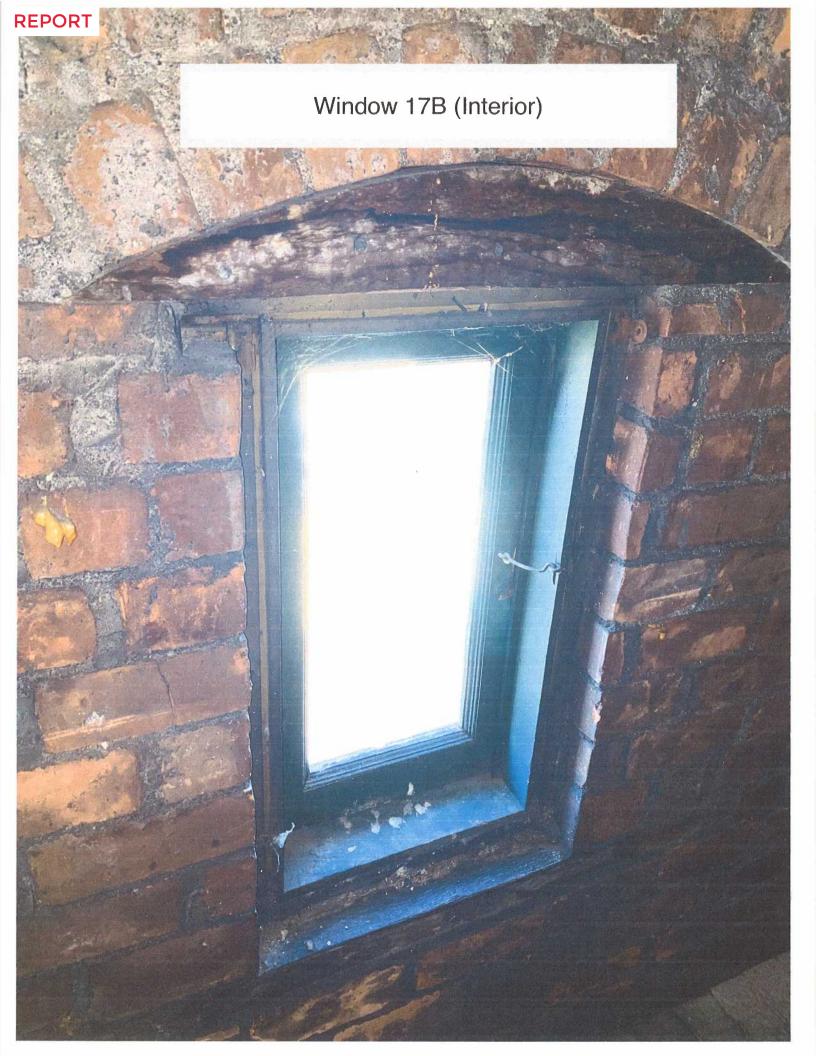


# 17B original wood casement - condition = poor



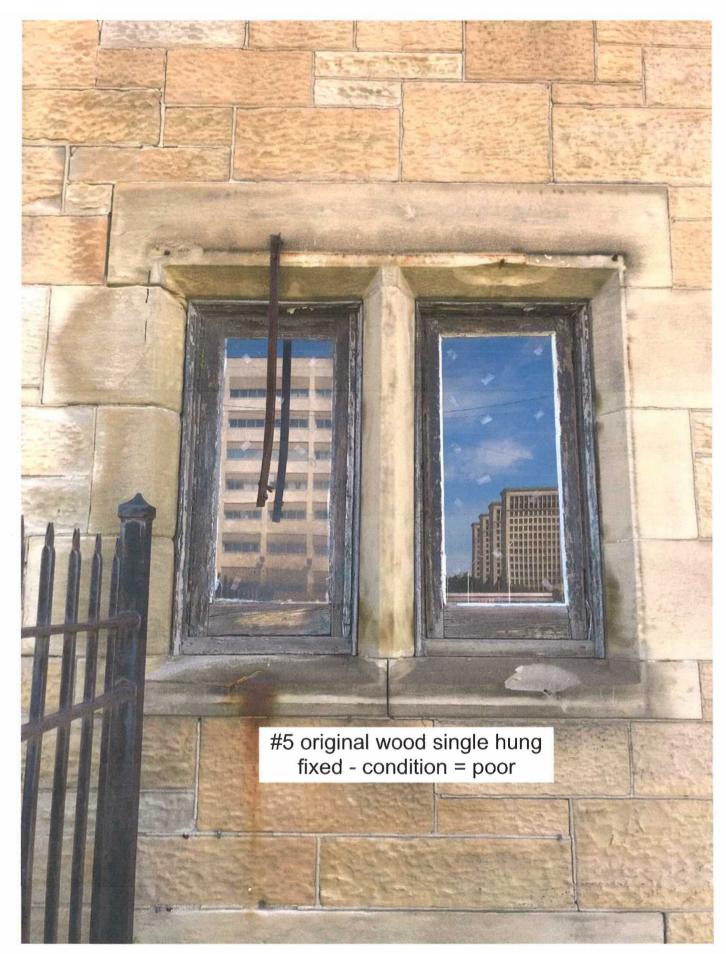
## Window 8C (Interior) Lower sash missing

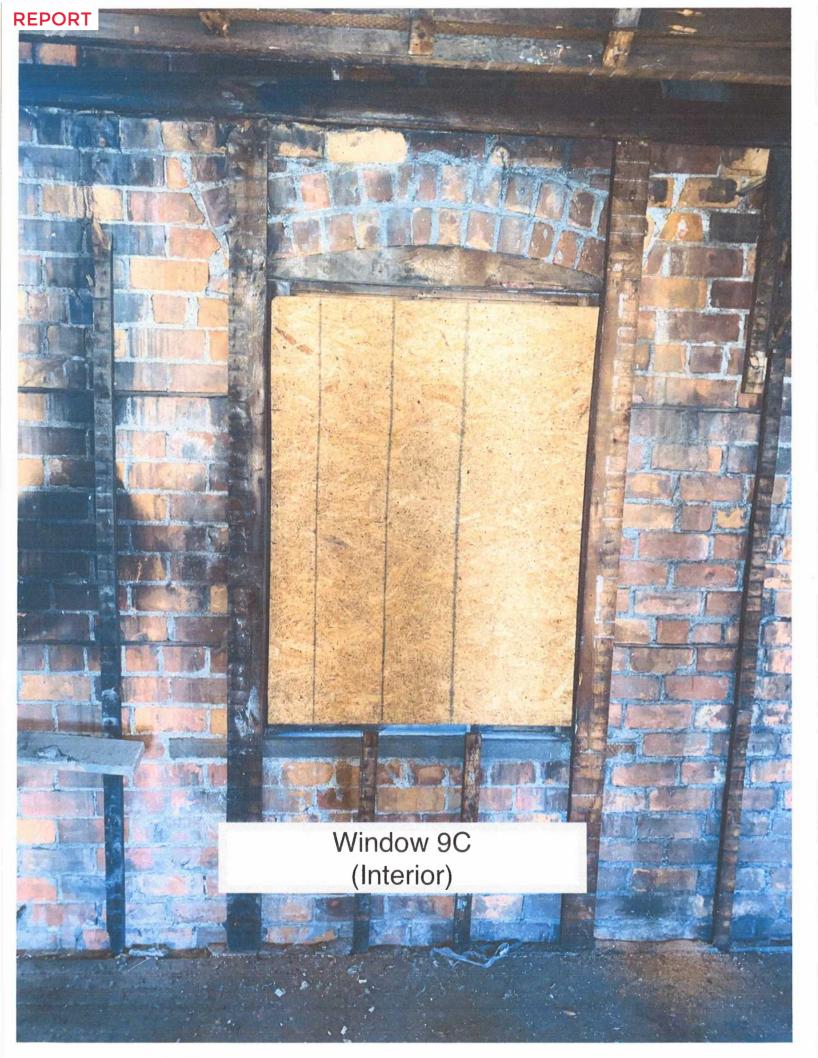
## Window 8C (Interior) Lower sash missing

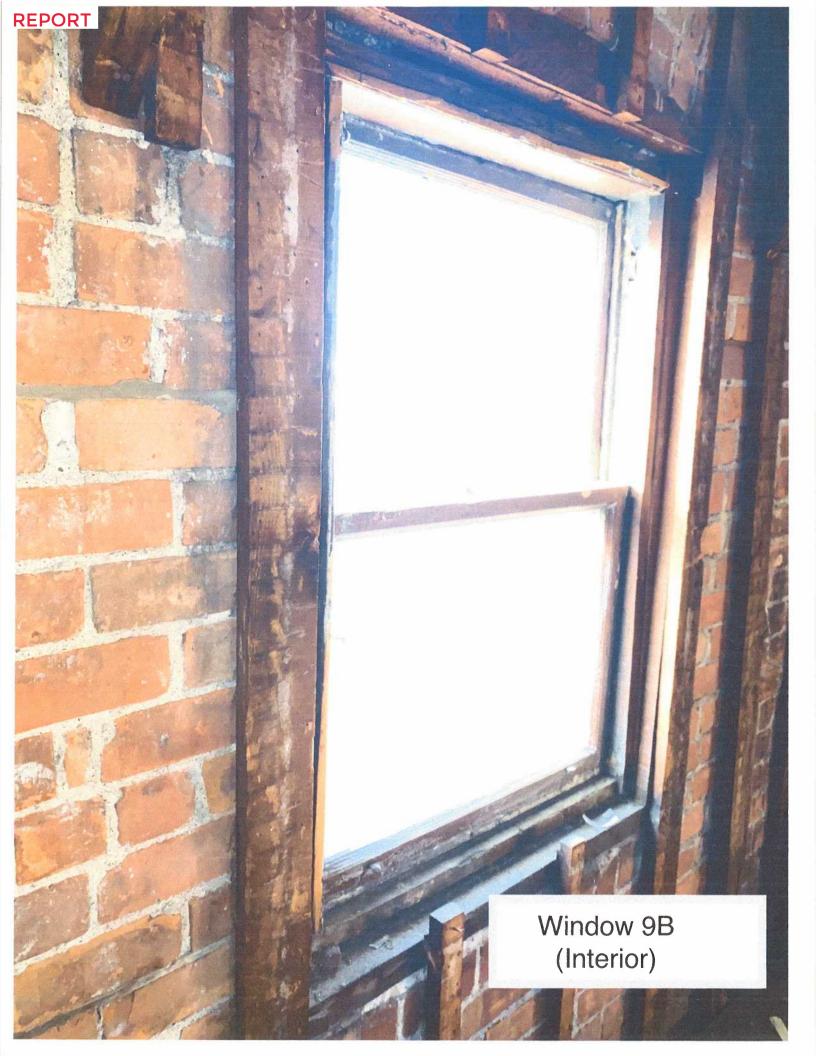




#9B original wood single hung - condition = poor #9C original wood single hung - condition = poor 1225 #20 window sashes gone. Single piece of glass remains. Mar Car Sama





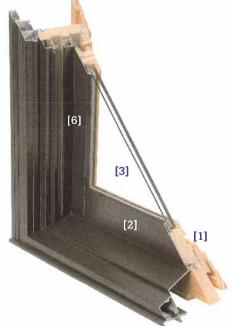




# Pinnacle Clad Impact Double Hung

#### Features and Benefits

- [1] The warmth and beauty of Clear Select Pine; can be painted or stained
- [2] Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance
- [3] Glass is replaceable in case of damage
- [4] EZ Tilt operation available for easy removal and replacement of sash (double hung only)
- [5] Recessed lock and keeper for a sleek appearance
- [6] Block and tackle balance system for ease of operation
- [7] No-finger pull option for hardware application
- [8] Certified against hurricane blasts: Laminated glass allows unit to crack instead of shatter when under great pressure
- [9] Meets and exceeds building codes for extreme coastal environment conditions
- [10] Laminated glass dampens sounds from traffic, neighbors and the outdoors
- [11] Preserve protective film standard
- [12] Head frame corners will be secured with corner keys, injected silicone and screws for improved stability
- [13] A new, full-size, inverted block and tackle balance provides support for a heavier sash



- [14] Jamb jacks provide the ability to make future adjustments after settling
- [15] A trim identification line on the side and head inside stops provides easy alignment during installation
- [16] Exterior jamb covers are available in finishes that match the aluminum, while interior species matches jamb covers, providing an all wood interior look

#### Sizes

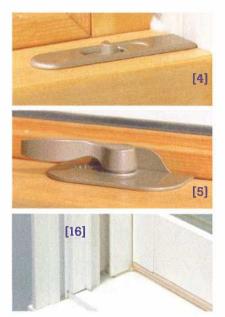
Available in hundreds of standard and custom sizes

#### Glazing

- Glazed with tape and Dow Corning<sup>®</sup> 955 silicone sealant – the strongest silicone bonding agent available
- Cardinal SeaStorm<sup>®</sup> LoE 366 insulated glass standard, featuring stainless steel spacers; tinted, tempered and laminated glass available
- Custom and special glass types available
- Insulated glass utilizes annealed glass on exterior and laminated glass on interior
- Laminated glass features PVB inner layer on operating units and SGP inner layer on picture units

#### **Exterior Trim**

 Clad windows available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; 3/8", 1-1/4" and 2-1/4" subsill available



#### Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (NOT available on radius double-hung)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8v and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Short Contemporary WDL
- 2" Simulated Check Rail (DH picture only)
- · Standard and custom grille patterns available

#### Finishes

- Interior Clad windows available in Clear Select Pine, primed, painted white or painted black interior finishes
- Exterior Clad windows feature heavy-duty extruded aluminum cladding on sash and frame

#### Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 23 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only
- 8 anodized finishes

#### Hardware

Double hung lock available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

#### Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



## Sevonty Restoration, LLC

Exceptional Quality Artisans 313-622-5582 / info@sevontyrestoration.com Mailing = 9355 McDougall, Hamtramck, MI, 48212 Shop = 860 W Baltimore, Detroit, MI, 48202

December 17, 2019

Jan Dijkers

RE: 3040 E Grand BLVD window restoration

Dear Jan Dijkers,

Please review the estimate below for wood window restoration at 3040 E Grand BLVD. There are (6) casement windows and (8) double hung original windows in various sizes listed below. All windows are 1/1 pane unless noted. All windows require Level III restoration on the window rehabilitation cost estimate sheet and include the following activities. Feel free to let me know any questions you may have.

Includes the following:

- full sash restoration;
- sill/brickmold restoration;
- restore open/close function (install new sash cords);
- install weatherstripping;
- removal/board up/installation of windows;

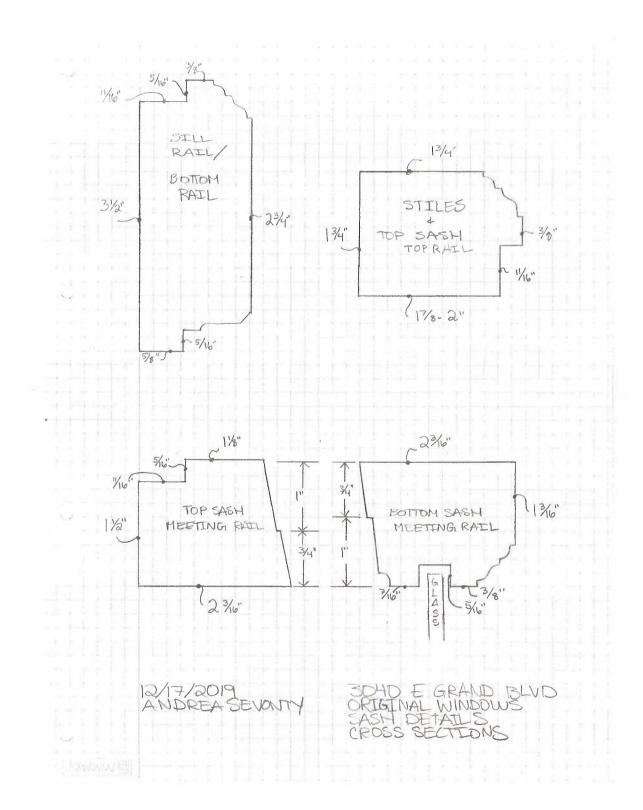
Excludes the following:

- storm windows;
- replacement sashes;
- major wood repairs to onsite window framing (sill, jambs, brickmolds, apron, stool);
- wood refinishing;
- hardware refinishing, replacement or installation (pulleys are included).



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Floor	Window #	Cost
3	17A	\$ 775
3	17B	\$ 825
3	18	\$ 615
2	13	\$ 825
2	8A	\$ 2,530
2	10	\$ 2,200
2	8B1 (leaded)	\$ 3,500
2	8B2 (leaded)	\$ 3,500
2	9B	\$ 1,875
2	8C	\$ 2,530
2	9C	\$ 2,530
1	2	\$ 2,465
1	5L	\$ 1,025
1	5R	\$ 1,025
subtotal	\$ 26,220	
RRP/materials/admin fees	\$ 3,750	
TOTAL	\$ 27,970	





WINDOWS & PATIO DOORS



A WHOLE NEW POINT OF VIEW.

It's more than a window. It's a whole new point of view. At Ply Gem Windows & Doors, we have a different view for the way the window business should be run. We believe you should have access to all the top quality styles and brands across the country. That's why we've taken our entire portfolio of brands, brands you know and trust, and given them one name – Ply Gem Windows & Doors. With this one name come a lot of big advantages, starting with a national manufacturing and distribution network. Pair that with our commitment to customer service, sustainable practices and wide variety of window styles that fit all your design needs, and you'll get the right window for every project and every budget.

And, because we're part of the Ply Gem family, you know you'll always have access to leading brands. Windows, doors, siding and accessories, stone veneer, fence and rail, rainware, shutters and designer accents, we have something for every project. We work with residential builders, remodelers, architects, distributors and dealers to help build sales. When you combine 75 years of experience, industry-leading customer service, and trusted local relationships, you've got a company you can count on. **Ply Gem. Building products. Building success.** 



# REPORT

#### WINDOWS & PATIO DOORS

**MIRA**<sup>®</sup>

#### TABLE OF CONTENTS

6
8
10
12
14
16
20

NFRC Thermal Performance Data	24
Explanation of Glass Packages	25
Low-E & ENERGY STAR <sup>®</sup> Information	26
Glass Options, Screens & Impact Product Information	27
Grille Patterns & Grille Styles	28
Exterior Color Options	29
Exterior Casing Options and Architectural Shapes	
Window Hardware Options and Door Hardware Options	31

#### REPORT



Not all windows are created equal. Windows are a reflection of style and a reflection of luxury. Make the best possible statement with Ply Gem MIRA Aluminum-Clad Wood Windows & Doors. Designed with exquisite craftsmanship and oneof-a-kind details, MIRA windows and doors can help you bring your unique vision to life. And, because it's a Ply Gem window or door, you can take comfort in knowing that it's built with energyefficiency and long-lasting quality in mind.



A WHOLE NEW POINT OF VIEW.

### **DOUBLE HUNG**

#### MIRA ALUMINUM-CLAD WOOD DOUBLE HUNG

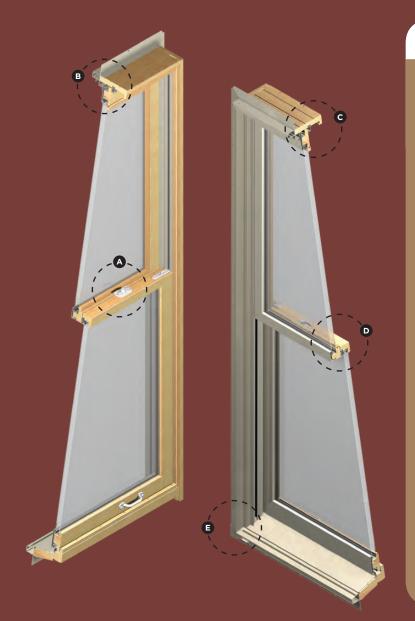
windows feature tilt-in sashes to make cleaning a breeze, weatherstripping for air-tight performance, and cam-action sash locks for added security. A wide bottom rail, 14° sloped sill and sturdy 6/4 sash construction help create a historically accurate design while delivering superior performance.

REPORT

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## DOUBLE HUNG

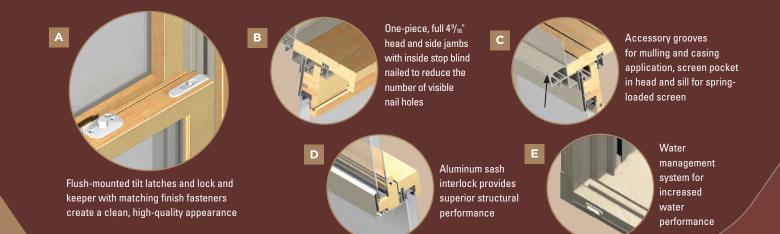




#### STANDARD FEATURES

- I Tilt-in sash design for easy cleaning from the safety of inside your home
- 2 Sash interlock provides superior structural performance
- 3 Stepped jambliner design for superior structural performance while maximizing available daylight opening
- 4 Three-piece jambliner allows for different interior and exterior jambliner colors
- 5 6/4 sash construction for historically accurate wood window look
- 6 4<sup>9</sup>/16" jambs made of clear wood eliminate extensive drywall work
- 7 Sash and interior made with select clear wood; ready for paint or stain to match any interior décor
- 8 Integral face groove allows for easy mulling and exterior accessory application
- **9** Pre-punched nailing fin for simple installation
- **10** AAMA 2604 paint finish provides superior resistance to chalking and fading
- 11 Energy-efficient Warm Edge insulating HP glass helps reduce energy costs and fabric fading – optional HP<sup>sc</sup>, HP2+, HP2+<sup>sc</sup>, HP<sup>Ps</sup> or HP2+<sup>Ps</sup>
- **12** Vacuum-treated, solid wood components resist damage from water and fungus
- **13** Durable .050 extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity







### **CASEMENT & AWNING**

MIRA ALUMINUM-CLAD WOOD CASEMENT & AWNING windows

are proof that structural integrity and high performance can be beautiful. They feature a recessed sash, a sleek, fold-down handle that does not interfere with window treatments, and a 90° opening sash providing maximum air flow and easy cleaning. All this, while providing superior resistance to water and air infiltration.

## **CASEMENT & AWNING**





#### STANDARD FEATURES

- **1** 90° opening sash for greater airflow and easy cleaning
- window treatments
- **3** 6/4 sash construction for historically accurate wood window look
- 4 4<sup>9</sup>/<sub>16</sub>" jambs made of clear wood eliminate extensive drywall work
- 5 Sash and interior made with select
- 6 Integral face groove allows for easy mulling and exterior accessory
- Pre-punched nailing fin simple installation
- 8 AAMA 2604 paint finish provides and fading
- **9** Energy-efficient Warm Edge insulating HP glass helps reduce energy costs and fabric fading
- **10** Vacuum-treated, solid wood water and fungus
- **11** Durable .050 extruded aluminum cladding on all exterior surfaces resists dings and dents while providing







1. HP glass combines Low-E with argon gas fill for high performance. 2. Optional Warm Edge+ spacer system for enhanced performance. 3. Standard option. 4. Impact Rated units are available in select sizes and configurations.



#### MIRA ALUMINUM-CLAD WOOD OPERABLE SHAPES

from Ply Gem Windows & Doors offers exceptional craftsmanship and detail to meet your unique vision of home. Expand your design options with operable casements in extended eyebrow, extended quarter eyebrow, extended round and extended quarter round shapes. MIRA operable shape casement windows combine luxury and performance for the ultimate custom look.

REPORT



# CASEMENT OPERATING SHAPES





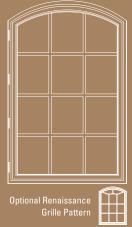


Extended Round Units (Standard Hub and Spoke Grille Pattern)





Extended Eyebrow Units (Standard Colonial Grille Pattern)











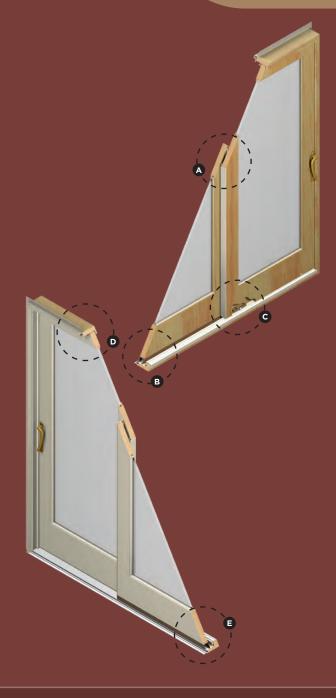


# FRENCH SLIDING PATIO DOOR

MIRA ALUMINUM-CLAD WOOD FRENCH SLIDING PATIO DOORS offer timeless style in a space-saving sliding configuration. This premium patio door features full-perimeter weatherstripping for air-tight performance and adjustable rollers for smooth operation. A standard multi-point lock system adds enhanced security. Beauty and performance never looked so good.

# FRENCH SLIDING PATIO DOOR





#### STANDARD FEATURES

- 1 Stainless steel rollers for smooth operation and longlasting performance
- 2 Aluminum sill deck in medium bronze with durable stainless steel track on interior of sill for smooth sliding operation
- 3 Dual finseal weatherstripping over the full height of the door and 1/2" tall finseal weatherstripping for increased protection against leaks for reduced air infiltration
- 4 2-point locking system
- 5 1¾" panels with wide stiles and rails for a true French look
- 6 4<sup>9</sup>/16" jambs made of clear wood eliminate extensive drywall work
- 7 Select clear wood ready for paint or stain to match any interior décor
- 8 Integral face groove allows for easy mulling and exterior accessory application

- 9 Pre-punched nailing fin for simple installation
- **10** AAMA 2604 paint finish provides superior resistance to chalking and fading
- 11 Energy-efficient Warm Edge insulating tempered HP glass helps reduce energy costs and fabric fading – optional HP<sup>SC</sup>, HP2+, HP2+<sup>SC</sup>, HP2<sub>MAX</sub>, HP2<sub>MAX</sub><sup>SC</sup> HP3<sub>MAX</sub>
- 12 Vacuum-treated, solid wood components resist damage from water and fungus
- 13 Durable .050 extruded aluminum cladding on exterior surfaces of frame and .080" on panels resists dings and dents while providing structural integrity











REPORT

## **BI-PARTING SLIDING PATIO DOOR**

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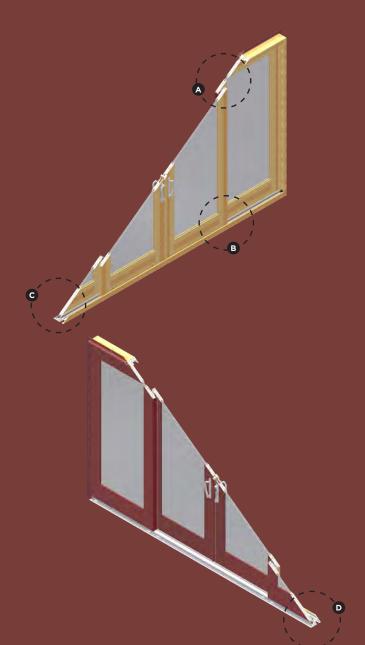
#### MIRA ALUMINUM-CLAD WOOD BI-PARTING PATIO

**DOORS** are the perfect option for transitional living. The door provides a large opening for movement into and out of your home. This premium patio door features full-perimeter weatherstripping for air-tight performance and adjustable rollers for smooth operation. A standard multi-point lock system adds enhanced security. Beauty and performance and an expansive opening never looked so good.



## **BI-PARTING SLIDING PATIO DOOR**





#### STANDARD FEATURES

- 1 Stainless steel rollers for smooth operation and long lasting performance
- 2 Aluminum sill deck in medium bronze with durable stainless steel track on interior of sill for smooth sliding operation
- 3 Dual finseal weatherstripping over the full height of the door and ½" tall finseal weatherstripping for increased protection against leaks for reduced air infiltration
- 4 Durable .080 extruded aluminum cladding on exterior surface of panels and .050 extruded aluminum cladding on frames resists dings and dents while providing structural integrity
- 5 Multi-point lock system

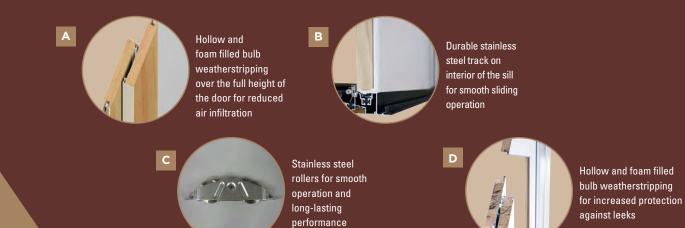
- 6 1¾" panels with wide stiles and rails for an authentic French look
- 7 Select clear wood interior ready for paint or stain to match any interior décor (also available primed or prefinished in white, black or off-white)
  - Integral face groove allows for easy mulling and exterior accessory application
- Energy-efficient Warm Edge insulating tempered HP glass (Low-E/argon gas fill) helps reduce energy costs and fabric fading
- 10 AAMA 2604 paint finish provides superior resistance to chalking and fading







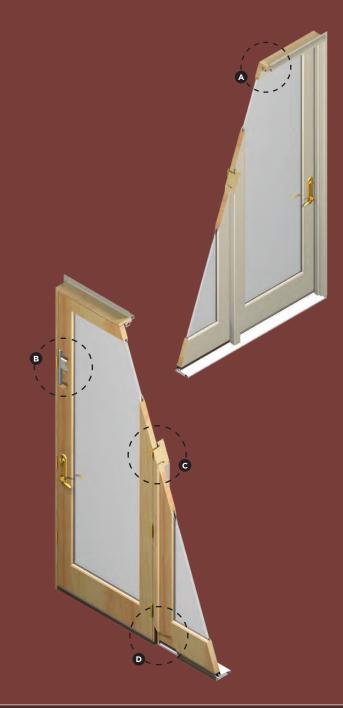






#### MIRA ALUMINUM-CLAD WOOD HINGED

**PATIO DOORS** elevate elegance and performance to a new level. The historically accurate styling of these doors is designed to let tradition reign. With Warm Edge insulating Low-E glass and argon gas fill plus full-perimeter weatherstripping, our attention to energy-efficiency is unmatched, while details like 1½" center mulls mean these doors are as sturdy as they are beautiful.



# HINGED PATIO DOOR



#### STANDARD FEATURES

- 1 Adjustable hinges standard for smooth operation. Flat hinges optional.
- 2 Center mull is integrated into the sill design for higher structural performance
- **3** Full-perimeter weatherstripping for air-tight performance and smooth operation
- 4 Multi-point lock system
- 5 1¾" panels with wide stiles and rails for a true French look
- 6 4<sup>9</sup>/<sub>16</sub>" jambs made of clear wood eliminate extensive drywall work
- 7 Select clear wood ready for paint or stain to match any interior décor
- 8 Integral face groove allows for easy mulling and exterior accessory application

- **9** Pre-punched nailing fin for simple installation
- **10** AAMA 2604 paint finish provides superior resistance to chalking and fading
- 11 Energy-efficient Warm Edge insulating tempered HP glass helps reduce energy costs and fabric fading – optional HP<sup>sc</sup>, HP2+, HP2+<sup>sc</sup>, HP2<sub>Max</sub>, HP2<sub>Max</sub><sup>sc</sup>, HP3<sub>Max</sub> or HP3<sub>Max</sub><sup>sc</sup>
- 12 Vacuum-treated, solid wood components resist damage from water and fungus
- 13 Durable .050 extruded aluminum cladding on exterior surfaces of frame and .080" on panels resists dings and dents while providing structural integrity. Available with ADA compliant sill









# HINGED PATIO DOOR

#### MIRA ALUMINUM-CLAD WOOD HINGED PATIO

**DOORS** are available in half-lite and three-quarter-lite panels. Single panel, two-panel, three-panel and four-panel configurations can be made to fill your unique designs needs to create the look that reflects your style and matches your décor.

REPORT







## FRENCH OUTSWING PATIO DOOR

#### MIRA ALUMINUM-CLAD WOOD FRENCH

OUTSWING PATIO DOORS provide classic style coupled with unbeatable performance. This high-quality, aluminum-clad wood patio door features adjustable hinges for smooth operation. Warm edge insulating Low-E glass and argon gas fill, double weatherstrip sealing and a bumper sill provide extra energyefficiency, while wide stiles and rails give you a true French look.

# FRENCH OUTSWING PATIO DOOR





#### STANDARD FEATURES

- 1 Adjustable hinges standard for smooth operation. Ball Bearing flat hinges optional
- 2 Handle activated shoot bolts at head and sill for added security
- **3** Aluminum sill deck to prevent sag and resist dents
- **4** Aluminum astragal with stainable wood interior
- 5 Full-perimeter weatherstripping for air-tight performance and smooth operation
- 6 Multi-point lock system
- 7 1¾" panels with wide stiles and rails for a true French look
- 8 4<sup>9</sup>/<sub>16</sub>" jambs made of clear wood eliminate extensive drywall work
- 9 Select clear wood ready for paint or stain to match any interior décor

- **10** Integral face groove allows for easy mulling and exterior accessory application
- **11** Pre-punched nailing fin for simple installation
- 12 AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating tempered HP glass helps reduce energy costs and fabric fading – optional HP<sup>SC</sup>, HP2+, HP2+<sup>SC</sup>, HP2MAX, HP2MAX<sup>SC</sup>, HP3MAX or HP3MAX<sup>SC</sup>
- 14 Vacuum-treated, solid wood components resist damage from water and fungus
- 15 Durable .050 extruded aluminum cladding on exterior surfaces of frame and .080" on panels resists dings and dents while providing structural integrity. Available with ADA compliant sill









Integral face groove allows for easy mulling and exterior accessory application





Multi-point lock system; multi-point locking hardware with stainless steel faceplates

Locking flush bolts at the head and sill for increased structural performance and security



Bulb weatherstripping and wept sill for increased protection against leaks

1. HP glass combines Low-E with argon gas fill for high performance. 2 Available option. 3. Impact Rated units are available in select sizes and configurations.



### MIRA ALUMINUM-CLAD WOOD FRENCH

**INSWING PATIO DOORS** provide classic style and unbeatable performance. These doors feature wide stiles and rails coupled with 1¾" door panels to give you a true French look. Adjustable hinges allow for smooth operation, while Warm Edge Low-E insulating glass and argon gas fill, plus full-perimeter weatherstripping keep you comfortable in any season.

REPORT

-6)

AND SHOW



# FRENCH INSWING PATIO DOOR





#### STANDARD FEATURES

- Adjustable hinges are standard for smooth operation
- 2 Handle activated shoot bolts at the head and sill for added security
- **3** Aluminum sill deck to preven sag and resist dents
- **4** Aluminum astragal with stainable wood interior
- 5 Full-perimeter weatherstripping for air-tight performance and smooth operation
- 6 Multi-point lock system
- 7 1¾" panels with wide stiles and rails for a true French look
- 8 4<sup>9</sup>/16" jambs made of clear wood eliminate extensive drywall work
- 9 Select clear wood ready for paint or stain to match any interior décor

- **10** Integral face groove allows for easy mulling and exterior accessory application
- **11** Pre-punched nailing fin for simple installation
- 12 AAMA 2604 paint finish provides superior resistance to chalking and fading
- **13** Energy-efficient Warm Edge insulating tempered HP glass helps reduce energy costs and fabric fading – optional HP<sup>SC</sup>, HP2+, HP2+<sup>SC</sup>, HP2<sub>MAX</sub>, HP2<sub>MAX</sub><sup>SC</sup>, HP3<sub>MAX</sub> or HP3<sub>MAX</sub><sup>SC</sup>
- 14 Vacuum-treated, solid wood components resist damage from water and fungus
- 15 Durable .050 extruded aluminum cladding on exterior surfaces of frame and .080" on panels resists dings and dents while providing structural integrity. Available with ADA compliant sill













# REPORTS THERMAL PERFORMANCE DATA

DOUBLE HUNG				
		NFRC CERTIFIED		
	R Value	U Factor	SHGC	VT
	WITH WA	RM EDGE		
<sup>3</sup> /4″ HP	2.70	0.37	0.28	0.51
<sup>3</sup> / <sub>4</sub> ″ HP <sup>sc</sup>	3.03	0.33	0.21	0.40
<sup>3</sup> / <sub>4</sub> " HP <sup>PS</sup>	2.94	0.34	0.42	0.51
<sup>3</sup> / <sub>4</sub> " HP2+	3.33	0.30	0.27	0.49
<sup>3</sup> / <sub>4</sub> " HP2+ <sup>sc</sup>	3.33	0.30	0.20	0.39
<sup>3</sup> / <sub>4</sub> " HP2+ <sup>PS</sup>	N/A			
	WITH WAR	RM EDGE+		
<sup>3</sup> / <sub>4</sub> " HP	3.13	0.32	0.28	0.51
<sup>3</sup> / <sub>4</sub> ″ <b>HP</b> <sup>sc</sup>	3.13	0.32	0.21	0.40
<sup>3</sup> / <sub>4</sub> " HP <sup>PS</sup>	3.13	0.32	0.42	0.51
<sup>3</sup> / <sub>4</sub> " HP2+	3.45	0.29	0.27	0.49
<sup>3</sup> / <sub>4</sub> " HP2+ <sup>sc</sup>	3.45	0.29	0.20	0.39
<sup>3</sup> / <sub>4</sub> " HP2+ <sup>PS</sup>	N/A			

CASEMENT					
		NFRC CERTIFIED			
	R Value	U Factor	SHGC	VT	
	WITH WA	RM EDGE			
<sup>7</sup> ∕₃″ HP	3.13	0.32	0.27	0.48	
7∕8″ HPsc	3.13	0.32	0.20	0.38	
7∕8″ <b>HP</b> ⁵	3.13	0.32	0.40	0.49	
<sup>7</sup> ∕₃″ HP2+	3.57	0.28	0.26	0.47	
<sup>7</sup> ∕ <sub>8</sub> ″ HP2+ <sup>sc</sup>	3.57	0.28	0.19	0.37	
	WITH WARM EDGE+				
7∕₃″ HP	3.33	0.30	0.27	0.48	
7∕8″ HP <sup>sc</sup>	3.33	0.30	0.20	0.38	
7∕₅″ HP <sup>ps</sup>	3.33	0.30	0.40	0.49	
<sup>7</sup> ∕₀″ HP2+	3.70	0.27	0.26	0.47	
<sup>7</sup> /ଃ″ HP2+ <sup>sc</sup>	3.70	0.27	0.19	0.37	

AWNING						
		NFRC CERTIFIED				
	R Value	U Factor	SHGC	VT		
	WITH WARM EDGE					
<sup>7</sup> ∕ ₅″ HP	3.13	0.32	0.27	0.48		
7∕₃″ HP <sup>sc</sup>	3.13	0.32	0.20	0.38		
7∕8″ HP <sup>ps</sup>	3.13	0.32	0.40	0.49		
<sup>7</sup> ∕₀″ HP2+	3.45	0.29	0.26	0.47		
<sup>7</sup> ∕₀″ HP2+ <sup>sc</sup>	3.45	0.29	0.20	0.37		
WITH WARM EDGE+						
7∕₃″ HP	3.33	0.30	0.27	0.48		
7∕₃″ HP <sup>sc</sup>	3.33	0.30	0.20	0.38		
7∕8″ HP <sup>ps</sup>	3.23	0.31	0.40	0.49		
<sup>7</sup> ∕₀″ HP2+	3.70	0.27	0.26	0.47		
<sup>7</sup> / <sub>8</sub> ″ HP2+ <sup>sc</sup>	3.70	0.27	0.20	0.37		

BI-PARTING & FRENCH SLIDING PATIO DOOR				
		NFRC CERTIFIED		
	R Value	U Factor	SHGC	VT
	WITH WA	RM EDGE		
²∕₅″ HP	2.70	0.37	0.22	0.4
7∕8″ HP <sup>sc</sup>	2.70	0.37	0.17	0.31
7∕₃″ HP2+	2.94	0.34	0.21	0.39
<sup>7</sup> / <sub>8</sub> ″ HP2+ <sup>sc</sup>	2.94	0.34	0.16	0.31
1″ НР2 <sub>мах</sub>	3.23	0.31	0.19	0.31
1" HP2 <sub>MAX</sub> sc	3.23	0.31	0.14	0.19
1″ НРЗ <sub>мах</sub>	3.33	0.3	0.17	0.3
1″ НРЗ <sub>мах</sub> <sup>sc</sup>	3.33	0.3	0.12	0.19
	WITH WAR	RM EDGE+		
²∕,₅″ HP	2.94	0.34	0.22	0.4
7∕₃″ HP <sup>sc</sup>	2.94	0.34	0.17	0.31
<sup>7</sup> ∕₀″ HP2+	3.13	0.32	0.21	0.39
7∕₀″ HP2+ <sup>sc</sup>	3.03	0.33	0.16	0.31
1″ НР2 <sub>мах</sub>	3.33	0.3	0.19	0.31
1" HP2 <sub>MAX</sub> sc	3.33	0.3	0.14	0.19
1" HP3 <sub>MAX</sub>	3.45	0.29	0.17	0.3
1″ НРЗ <sub>мах</sub> sc	3.45	0.29	0.12	0.19

HINGED PATIO DOOR				
		NFRC CERTIFIED		
	R Value	U Factor	SHGC	VT
	WITH WA	RM EDGE		
7∕₅″ HP	2.70	0.37	0.22	0.4
7∕₃″ HP <sup>sc</sup>	2.70	0.37	0.17	0.31
7∕₃″ HP2+	2.94	0.34	0.21	0.39
<sup>7</sup> ∕₁₃″ HP2+ <sup>sc</sup>	2.94	0.34	0.16	0.31
1" HP2 <sub>MAX</sub>	3.23	0.31	0.19	0.31
1" HP2 <sub>MAX</sub> SC	3.23	0.31	0.14	0.19
1″ НРЗ <sub>мах</sub>	3.33	0.3	0.17	0.3
1" HP3 <sub>MAX</sub> SC	3.33	0.3	0.12	0.19
	WITH WAR	RM EDGE+		
7∕8″ HP	2.94	0.34	0.22	0.4
7∕8″ HP <sup>sc</sup>	2.94	0.34	0.17	0.31
7∕₃″ HP2+	3.13	0.32	0.21	0.39
<sup>7</sup> / <sub>8</sub> " HP2+ <sup>sc</sup>	3.03	0.33	0.16	0.31
1″ НР2мах	3.33	0.3	0.19	0.31
1″ НР2 <sub>мах</sub> sc	3.33	0.3	0.14	0.19
1" HP3 <sub>MAX</sub>	3.45	0.29	0.17	0.3
1″ НР3 <sub>мах</sub> sc	3.45	0.29	0.12	0.19

#### NOTE:

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited lab. Performance values reflect the performance of units tested with the following configuration: 3mm glass, no grilles and Warm Edge spacer system and Warm Edge+ spacer system.

Optional Low-E glass packages are combined with capillary tubes to address performance needs in *high altitude applications.* 

# NFRC THERMAL PERFORMANCE DATA

FRENCH INSWING PATIO DOOR				
		NFRC CERTIFIED		
	R Value	U Factor	SHGC	VT
	WITH WA	RM EDGE		
7∕₃″ HP	2.86	0.35	0.17	0.32
7∕₀″ HP <sup>sc</sup>	2.94	0.34	0.13	0.25
²/₃″ HP2+	3.13	0.32	0.17	0.31
7∕₃″ HP2+ <sup>sc</sup>	3.13	0.32	0.13	0.24
1" HP2 <sub>MAX</sub>	3.33	0.3	0.15	0.24
1″ НР2 <sub>мах</sub> sc	3.33	0.3	0.11	0.15
1″ НРЗ <sub>мах</sub>	3.45	0.29	0.14	0.24
1″ НРЗ <sub>мах</sub> <sup>sc</sup>	3.45	0.29	0.1	0.15
	WITH WAR	RM EDGE+		
²∕,₅″ HP	3.03	0.33	0.17	0.32
7∕₃″ HP <sup>sc</sup>	3.03	0.33	0.13	0.25
7∕₃″ HP2+	3.23	0.31	0.17	0.31
7∕₀″ HP2+ <sup>sc</sup>	3.13	0.32	0.13	0.24
1" HP2 <sub>MAX</sub>	3.45	0.29	0.15	0.24
1″ НР2 <sub>мах</sub> sc	3.45	0.29	0.11	0.15
1″ НР3 <sub>мах</sub>	3.57	0.28	0.14	0.24
1″ НРЗ <sub>мах</sub> sc	3.57	0.28	0.1	0.15

		NFRC CERTIFIED			
	R Value	U Factor	SHGC	VT	
	WITH WA	RM EDGE			
²∕,₅″ HP	3.03	0.33	0.17	0.32	
	3.03	0.33	0.13	0.25	
7∕₀″ HP2+	3.23	0.31	0.17	0.31	
<sup>7</sup> ∕₁₀″ HP2+ <sup>sc</sup>	3.23	0.31	0.13	0.24	
1" HP2 <sub>MAX</sub>	3.57	0.28	0.15	0.24	
1″ НР2 <sub>мах</sub> sc	°3.57	0.28	0.11	0.15	
1″ НРЗ <sub>мах</sub>	3.70	0.27	0.13	0.24	
1″ НРЗ <sub>мах</sub> sc	3.70	0.27	0.1	0.15	
WITH WARM EDGE+					
7∕ <b>₃″ HP</b>	3.13	0.32	0.17	0.32	
7∕,₀″ <b>HP</b> sc	3.13	0.32	0.13	0.25	
7∕8″ HP2+	3.33	0.3	0.17	0.31	
<sup>7</sup> ∕₀″ HP2+ <sup>sc</sup>	3.33	0.3	0.13	0.24	
1" HP2 <sub>MAX</sub>	3.70	0.27	0.15	0.24	
1″ НР2 <sub>мах</sub> sc	3.70	0.27	0.11	0.15	
1″ НРЗ <sub>мах</sub>	3.85	0.26	0.13	0.24	
1″ НРЗ <sub>мах</sub> <sup>sc</sup>	3.85	0.26	0.1	0.15	

FRENCH OUTSWING PATIO DOOR



#### LOW-E GLASS PACKAGES

Our Low-E glass packages combine Low-E and WarmEdge spacer options, providing insulating glass options to meet your specific needs. Our Low-E glass packages provide better performance in regions with hot summers and cold winters. Our Low-E<sup>sc</sup> (solar cooling) glass packages are optimized for regions with significant indoor cooling and glare reduction requirements. Our Low-E glass packages can be combined with capillary tubes to address performance needs in high elevation applications.

Low-E — Dual-pane with one lite of Low-E

**Low-E**<sup>sc</sup> — Dual-pane with one lite of solar cooling Low-E **Low-E2+** — Dual-pane with one lite of Low-E and one lite of Interior Surface Low-E

**Low-E2+**<sup>sc</sup> — Dual-pane with one lite of solar cooling Low-E and one lite of Interior Surface Low-E

 $\label{eq:Low-EP} \begin{array}{l} \mbox{Low-E}^{\rm PS} - \mbox{Dual-Pane with one lite of Passive Solar Low-E} \\ \mbox{Low-E2+}^{\rm PS} - \mbox{Dual-Pane with one lite of Passive} \end{array}$ 

R VALUE: Restrictive ambient air flow U FACTOR: Rate of heat loss SHGC: Solar Heat Gain Coefficient VT: Visible Transmittance



#### HP GLASS PACKAGES

Our HP glass packages combine Low-E with argon gas fill and WarmEdge spacer options,

providing high-performance insulating glass options to meet your specific needs. Argon is a safe, odorless, colorless gas, which is heavier or denser than air. When used in conjunction with Low-E glass, argon provides better insulation. That's because heat and cold do not pass through argon gas as easily as through air. Argon is nontoxic and presents no human health or environmental concerns. HP glass packages are also available in solar cooling (SC) glass packages for regions with significant indoor cooling and glare reduction requirements.

 ${\rm HP}-{\rm One}$  lite of Low-E and argon gas fill

**HP**<sup>sc</sup> — One lite of solar cooling optimized Low-E and argon gas fill

**HP2+** — One lite of Low-E and one lite of Interior Surface Low-E with argon gas fill

 $\rm HP2+^{sc}$  — One lite of solar cooling optimized Low-E and one lite of Interior Surface Low-E with argon gas fill

 $\mathbf{HP^{ps}}$  – One lite of passive solar Low-E glass (Surface 3) with argon gas fill

**HP2+**<sup>PS</sup> – One lite of passive solar Low-E and one lite of Interior Surface Low-E with argon gas fill

 $\label{eq:HP2_Max} \begin{array}{l} \text{HP2}_{\text{MAX}} - \text{Triple-pane glass package with two lites of Low-E and an interior glass substrate with two chambers of argon gas fill \\ \text{HP3}_{\text{MAX}} - \text{Triple-pane glass package with two lites of Low-E and one lite of Interior Surface Low-E with two chambers of argon gas fill \\ \end{array}$ 



Low-E glass has a secondary, very thin metallic dual layer coating. This allows the sun's heat and light to pass through the insulating glass, but, at the same time, actually works to reflect radiant heat back toward its source. Since Low-E coating reflects radiant heat waves, it helps keep your home warmer in the winter by trapping radiant heat and cooler in the summer by blocking it from your home. Low-E<sup>sc</sup> is optimized for warmer climates by applying two heavier layers, through a patented process, resulting in blocking 73% of the sun's radiant heat from entering your home while providing superior insulation in cooler weather to save you energy year-round.

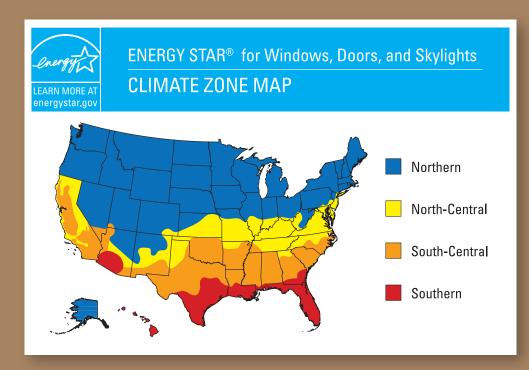
Our Interior Surface Low-E is engineered to have the characteristic window manufacturers and homeowners need most — lower U-Factor — and is applied to the surface of the glass you can touch inside your home, providing increased comfort and improved energy savings. One major benefit is a decrease in U-Factor of approximately 0.04, improving the energy efficiency so that many of our doors and windows meet new energy codes and ENERGY STAR® zone requirements. The neutral color with low haze and ultra-smooth surface of our Interior Surface Low-E provides a clearer view of the outdoors and can be cleaned with common household glass cleaners. No special instructions. Our Interior Surface Low-E is durable and scratch-resistant.

#### NATURAL LIGHT WITHOUT THE GLARE.

Ply Gem's Low-E glass has many advantages such as minimal visible darkening. Our glass minimizes interior glare, reducing eyestrain and making it easier to watch television or look at a computer screen when bright sunlight fills a room.



### **ENERGY STAR®**



Ply Gem MIRA Aluminum-Clad Wood windows and patio doors can be configured to meet a specific ENERGY STAR zone in all states. Your investment in ENERGY STAR products will pay for itself over time in reduced energy bills, not to mention increase the comfort level inside your home.





PLY GEM MIRA ALUMINUM-CLAD WOOD SERIES WINDOWS HAVE BEEN GREEN CERTIFIED BY THE NGBS HOME INNOVATION RESEARCH LABS.

This means you can be assured that Ply Gem MIRA Aluminum-Clad Wood Series windows and doors comply with specific green practice criteria in the National Green Building Standard. Visit GreenApprovedProducts.com for more details.



## **GLASS OPTIONS**

• HP

• HP<sup>sc</sup>

- Low-E
- Low-E<sup>sc</sup>
- Low-E2+
- Low-E2+<sup>sc</sup>
- HP<sup>PS</sup> • HP2+<sup>PS</sup>
- HP2+ • HP2+<sup>sc</sup>
- НР2<sub>МАХ</sub> • НР2<sub>МАХ</sub><sup>SC</sup>

\* Tempered glass is standard on sliding patio doors.

NOTE: Low-E glass packages available to address high altitude applications. Not all glass options are available on all products. See page 25 for explanation of glass packages. Contact your Ply Gem Windows & Doors sales representative for a full list of MIRA Aluminum-Clad Wood glass thickness options and performance values.

- **НРЗ**мах
- HP3<sub>MAX</sub>SC
- Tinted
- Obscure
- Black Spandrel
- Tempered\*
- Laminated (security)
- Sound Package

### **SCREENS**

Color-matched full-length aluminum frames with Optimal Viewing screens improve your view without sacrificing strength and durability. Sliding patio door screens are equipped with stainless steel rollers for smooth operation. FlexScreens, which come standard for casements and awnings, hide in the window screen pocket which improve sight lines and eliminate the need for color matching the metal frame.

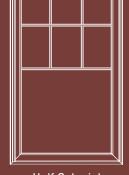


IMPACT RATED

- Rated in accordance with International Residential Codes and meets impact requirements in U.S. Zone 2 (110-120 mph) and Zone 3 (120-140 mph)
- Passes ASTM E1886/1996 Large Missile Impact and Cycling Tests
- Meets AAMA/WDMA/CSA 101/I.S.2/A440 standards. Florida Building Commission approved
- Meets wind-borne debris specifications for large missile D (8' missile for Impact Zone 3 at 50 ft/sec) and small missile C (4' missile for Impact Zone 2 at 40 ft/sec)
- Double hung units are constructed to meet H-LC50 rating
- Casement units feature corrosion-resistant coastal hardware and are constructed to meet C-LC60 rating
- French outswing patio doors feature corrosion-resistant coastal hardware in bright brass, satin nickel, or oil-rubbed bronze finishes and are constructed to meet LC50 rating

# REPORT, DARD GRILLE PATTERNS





Half Colonial (shown on Casement)



Plaza



Prairie



**Perimeter Prairie** 



## **GRILLE STYLES**

















5/8" Flat GBG

7/8" Flat GBG

5/8" Sculptured 1" Contoured GBG

7⁄8" SDL

1<sup>1</sup>/4" SDL

∛8" Full Surround **Removable Grilles** 

GBG = Grilles-Between-the-Glass

SDL = Simulated-Divided-Light

GBG

Putty Glazed SDL Bar



# **EXTERIOR COLOR OPTIONS**



# **Standard**Collection

Our standard colors are as durable as they are beautiful. *Choose from eight eye-catching hues.* 





# **Signature**Collection

From subtle shades to vibrant hues, Signature colors offer a full spectrum of fresh choices. *Choose from 27 colors.* 







# **Radiance**Collection

Our pearlized color process produces rich color with a metallic sheen. Colors become more vivid in bright light. *Choose from 11 colors.* 

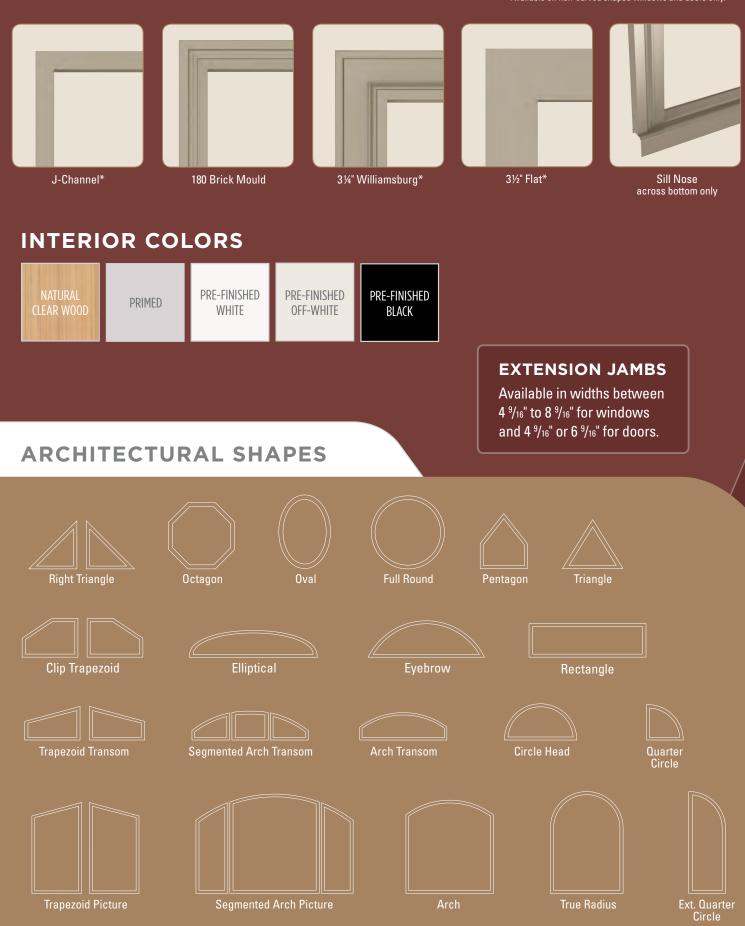
# **Custom**Options

There's no limit to your color palette with Ply Gem. If you've got a particular color in mind that we don't offer, bring in a sample and we'll match it.

Colors shown may not be accurate representations. For color matching, please request color swatches from your Ply Gem sales representative.

#### REPORT EATERIOR CASING OPTIONS

\*Available on non-curved shaped windows and doors only.





### **DOOR HARDWARE OPTIONS\***





REPORT



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For more information, call 888-9PLYGEM.

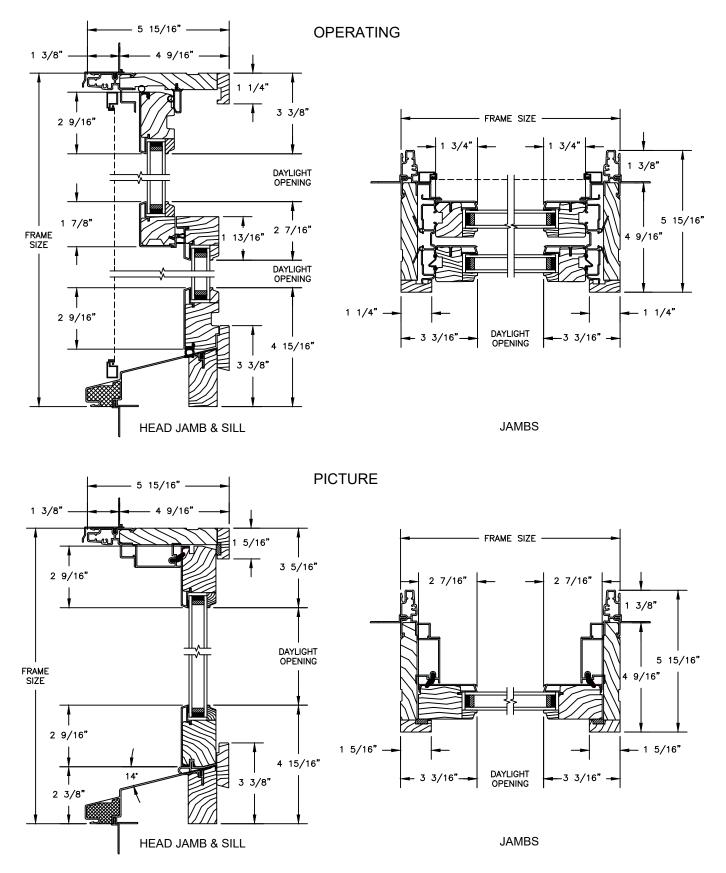
3751103331110/RevM/MS/CG/0419



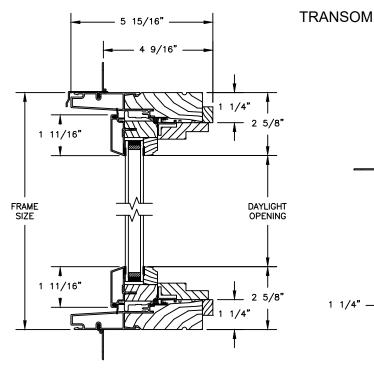
# Pinnacle Series

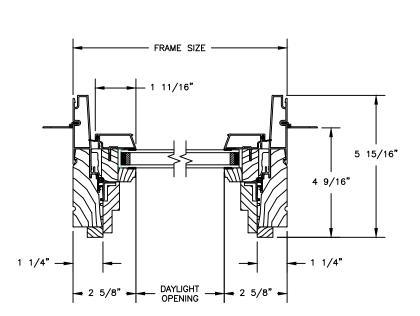
**CLAD DOUBLE HUNG** 

SECTION DETAILS : OPERATING / PICTURE SCALE: 3" = 1'-0"



SECTION DETAILS : TRANSOM SCALE: 3" = 1'-0"

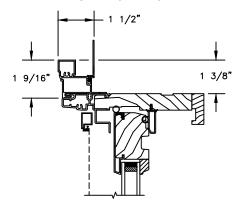


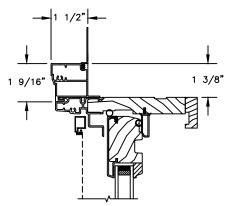


HEAD JAMB & SILL

JAMBS

SECTION DETAILS : CASING OPTIONS SCALE: 3" = 1'-0"

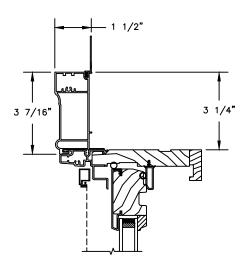




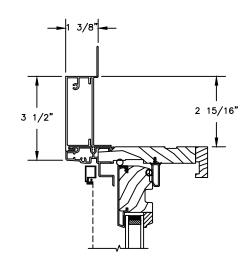
HEAD JAMB WITH CLAD 180 BRICKMOULD CASING

CLAD BRICKMOULD CASING WITH OPTIONAL J-CHANNEL COVER

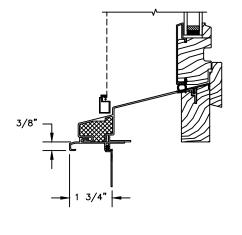
HEAD JAMB WITH CLAD SQUARE BRICKMOULD CASING



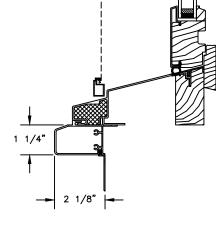
HEAD JAMB WITH CLAD WILLIAMSBURG CASING



HEAD JAMB WITH 3 1/2" CLAD FLAT CASING

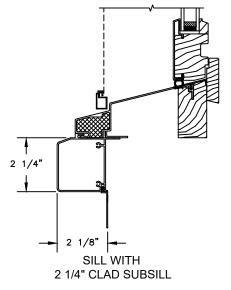


SILL WITH 3/8" CLAD SUBSILL



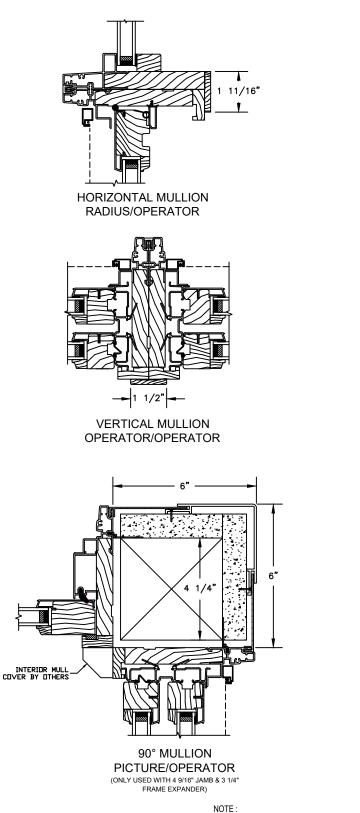
SILL WITH

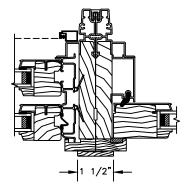
1 1/4" CLAD SUBSILL



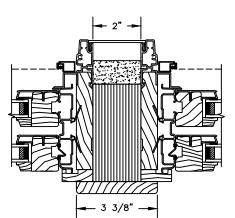
8/6/19

SECTION DETAILS : MULLIONS SCALE: 3" = 1'-0"

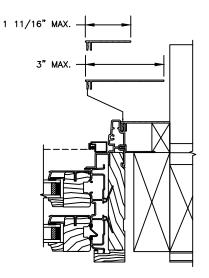




VERTICAL MULLION OPERATOR/PICTURE



VERTICAL MULLION WITH 2" SPREAD MULL ADDITIONAL WIDTHS INCLUDE: 1", 2", 2 1/2", 3", & 4"

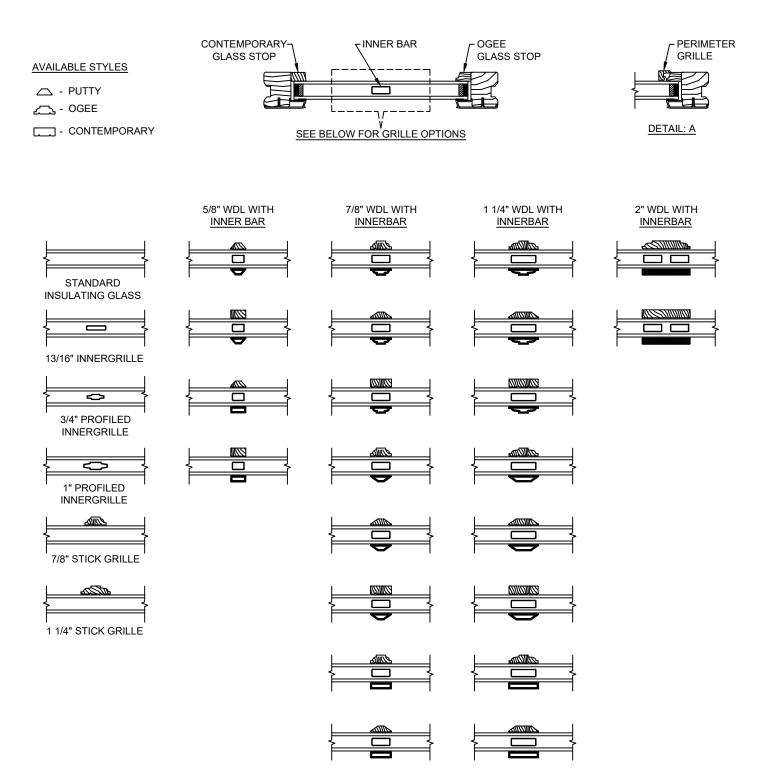


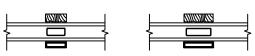
FOR INFORMATION ON STRUCTURAL MULLIONS REFER TO THE PRODUCT PERFORMANCE AND INFORMATION SECTION.

# Pinnacle Series

# CLAD DOUBLE HUNG

SECTION DETAILS : DIVIDED LITE OPTIONS SCALE: 3" = 1'-0"



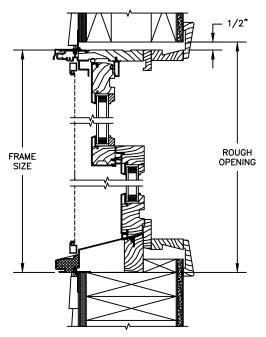


NOTE:

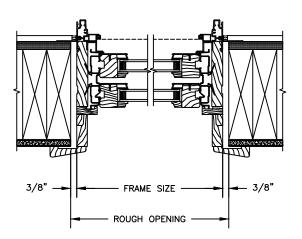
\* ALL WDL OPTIONS CAN BE ORDERED WITH OR WITHOUT INNER BAR

\* PERIMETER GRILLES ONLY AVAILABLE IN THE 7/8" AND 1 1/4" OGEE STYLE GLASS STOP (SEE DETAIL: A)

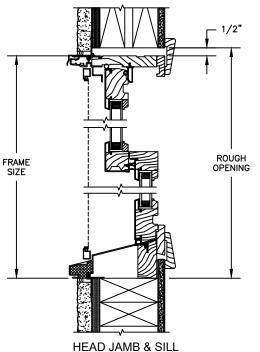
SECTION DETAILS : CONSTRUCTION SCALE: 2" = 1'-0"



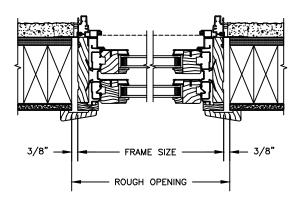
HEAD JAMB & SILL 2 X 6 FRAME WITH SIDING



HEAD JAMB & SILL 2 X 6 FRAME WITH SIDING



2 X 4 FRAME WITH STUCCO



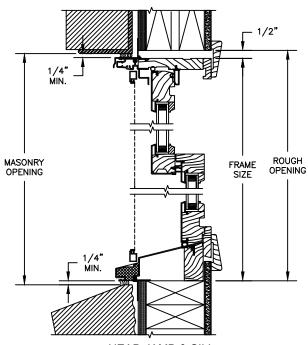
JAMBS 2 X 4 FRAME WITH STUCCO

NOTE : THE ABOVE WALL SECTIONS REPRESENT TYPICAL WALL CONDITIONS, THESE DETAILS ARE NOT INTENDED AS INSTALLATIONS INSTRUCTIONS. PLEASE REFER TO THE INSTALLATION INSTRUCTIONS PROVIDED WITH THE PURCHASED UNITS.

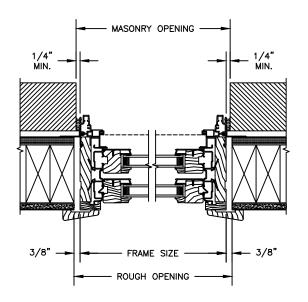
## Pinnacle Series

CLAD DOUBLE HUNG

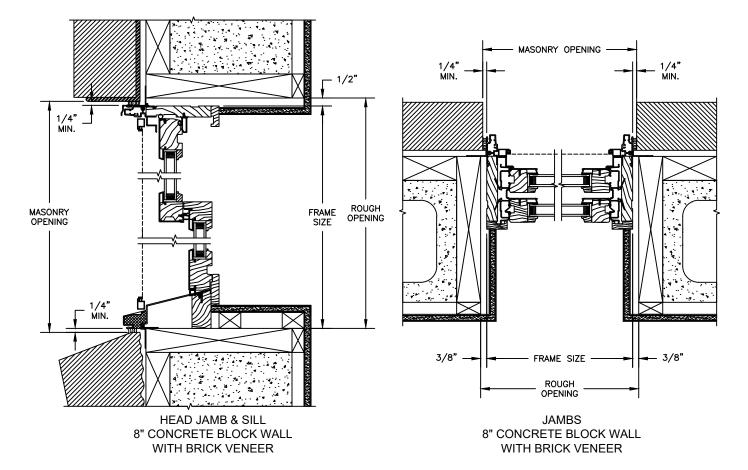
SECTION DETAILS : CONSTRUCTION SCALE: 2" = 1'-0"



HEAD JAMB & SILL 2 X 4 FRAME WITH BRICK VENEER



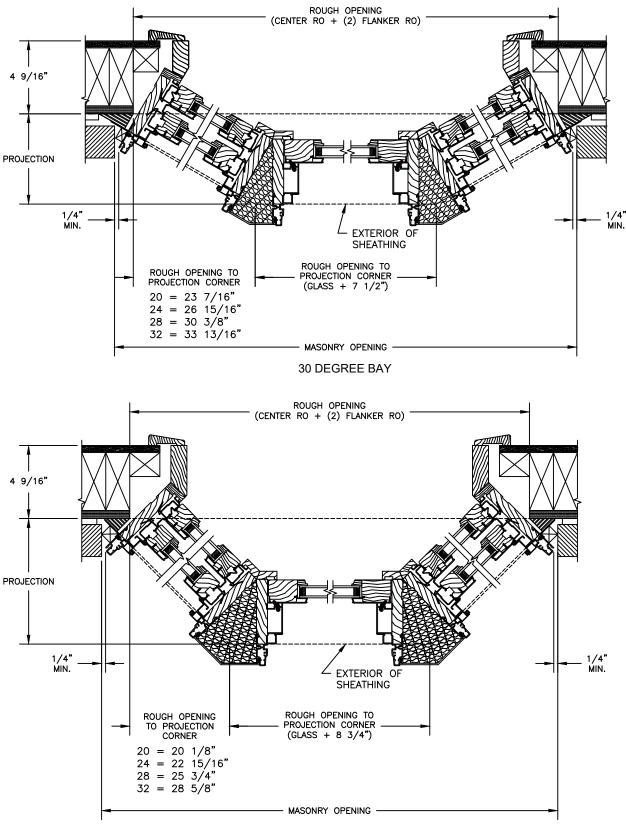
JAMBS 2 X 4 FRAME WITH BRICK VENEER



# Pinnacle Series

CLAD DOUBLE HUNG SECTION DETAILS : 30/45 DEGREES BAY

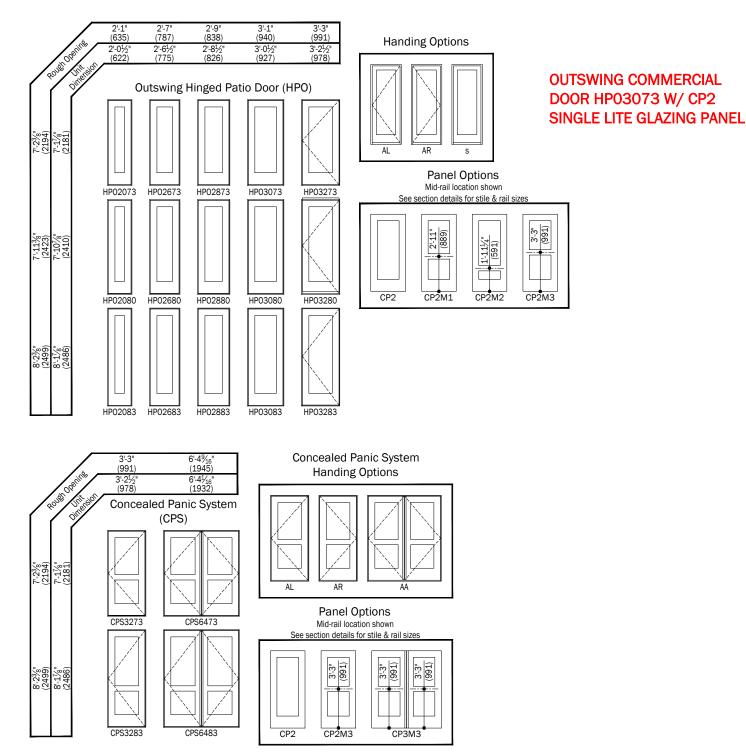
SCALE: 2" = 1'-0"





**Commercial Door** 





#### Notes:

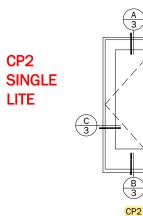
"Unit Dimension" always refers to outside frame to frame dimension. "Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. Dimensions in parentheses are in millimeters.

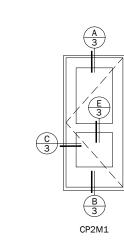
Date: 3/24/17 Scale: 1/8" (3) = 1' (305) File: AC E-Series Elevations Commercial Doors Page 01 of 02 C

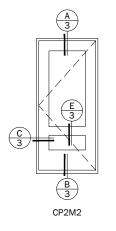
**Commercial Doors** 

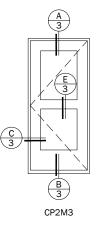


Single Door



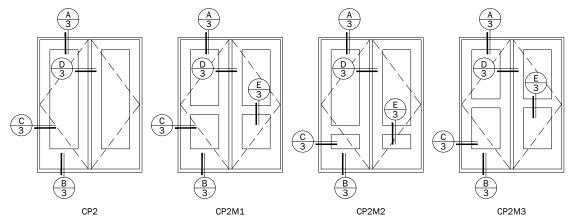




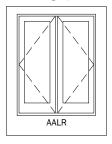


Handing Options

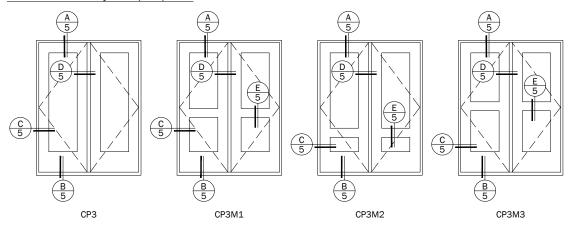
Double Door



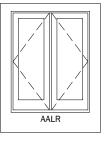
Handing Options



Concealed Panic System (CPS) Door



Handing



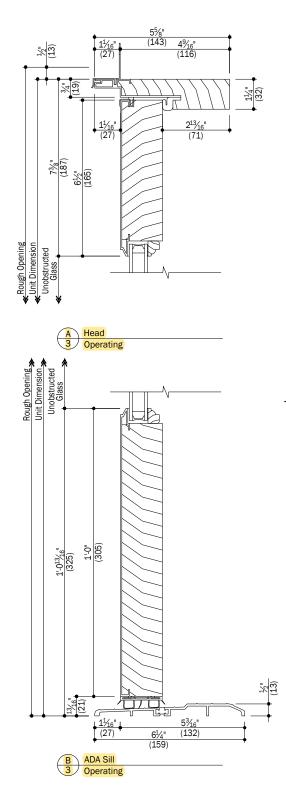
#### Notes:

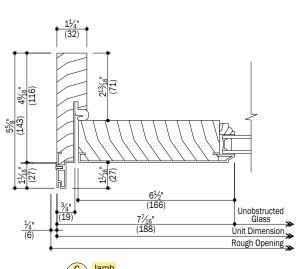
Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

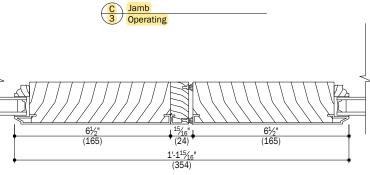
See Pages 6 Thru 13 for Options and Accessories



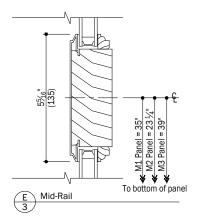
**Commercial Doors** 











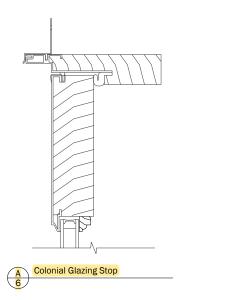
#### Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications. Dimensions in parentheses are in millimeters.

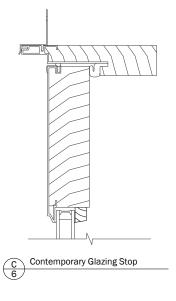
See Pages 6 Thru 13 for Options and Accessories

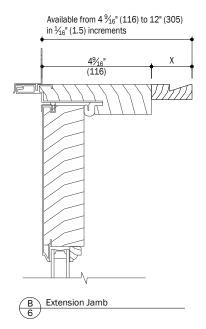


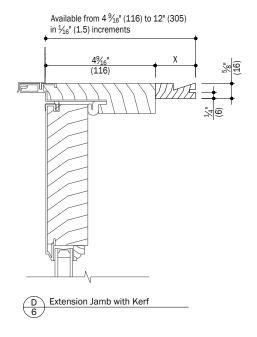
Andersen ARCHITECTURAL COLLECTION



**Commercial Doors** 



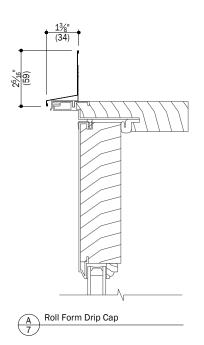


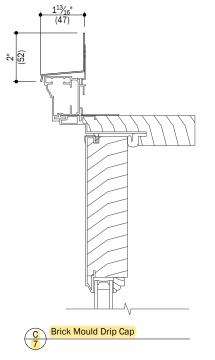


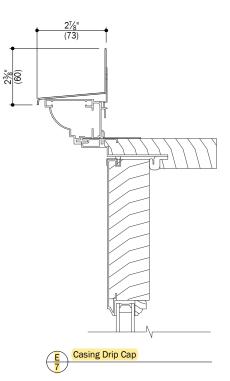
#### Notes:

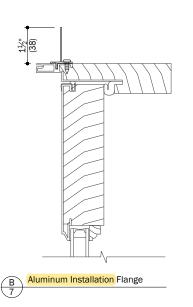
**Commercial Doors** 

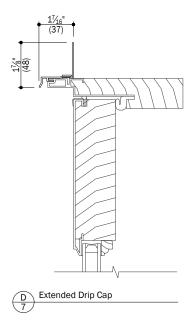








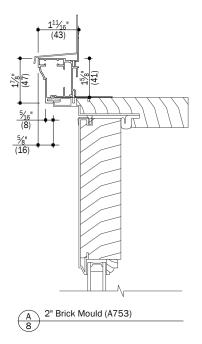


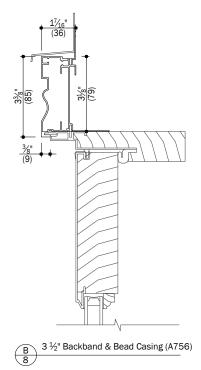


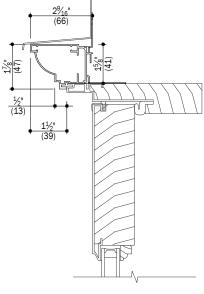
#### Notes:

**Commercial Doors** 

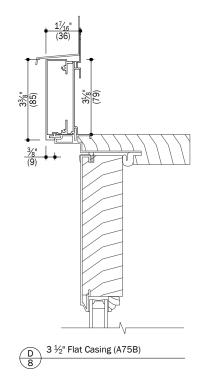


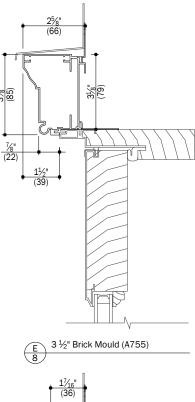




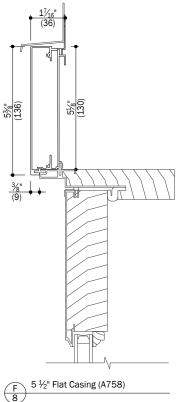


2" Ovolo Brick Mould (A754) 0 8





33% (85)



#### Notes:



<u>134</u>

4<sup>1</sup>/<sub>8</sub>" (104)

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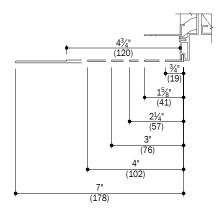
Historical Panning

4¼"

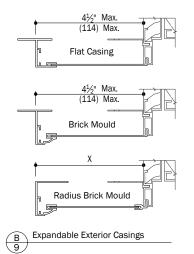
(108)

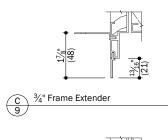
 $\frac{2^{13}/16}{(72)}$ 

G 9

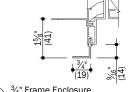


A Frame Expanders 9 Sizes: <sup>3</sup>/<sub>4</sub>", 1 <sup>5</sup>/<sub>8</sub>", 2 <sup>1</sup>/<sub>4</sub>", 3", 4", 7"

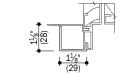




**Commercial Doors** 

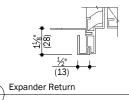








F 9



Notes:

Sec. 21-2-226. - Jam Handy/North End-East Grand Boulevard Historic District.

- (a) An historic district to be known as the Jam Handy/North End-East Grand Boulevard Historic District is hereby established in accordance with the provisions of this article.
- (b) This historic district designation is hereby certified as being consistent with the Detroit Master Plan of Policies.
- (c) The boundaries of the Jam Handy/North End-East Grand Boulevard Historic District, as shown on the map on file in the Office of the City Clerk, are as follows:

Beginning at the intersection of the center line of Woodward Avenue and the center line of Horton Avenue; thence easterly along the center line of Horton Avenue to the center line of the north-south alley extended, first alley west of Woodward Avenue; thence southerly along said alley center line to the center line of the east-west alley first north of East Grand Boulevard; thence easterly along said alley center line extended to the center line of Brush Street; thence southerly along the center line of Brush Street to the center line of the westbound lanes of East Grand Boulevard; thence easterly along said center line of the westbound lanes of East Grand Boulevard to the west line (extended) of the east 30 feet of Lot 33 "Atkinson's Subdivision" as recorded in Liber 7, Page 33 of Plats, Wayne County Records; thence northerly along above said line and its extension to the center line of the public alley first north of East Grand Boulevard; thence easterly along said alley center line to the east line of the west 10 feet of Lot 46 "Atkinson's Subdivision" as recorded in Liber 7, Page 33 of Plats, Wayne County Records; thence southerly along above said line as extended to the center line of east Grand Boulevard; thence easterly along said Boulevard center line to the westerly line (extended) of the east 14 feet of Lot 4 "Standish's Subdivision" as recorded in Liber 8, Page 19 of Plats, Wayne County Records; thence northerly along above said line to a point being the northwesterly corner of the south 89.88 feet of the east 14 feet of said Lot 4 "Standish's Subdivision" as recorded in Liber 8, Page 19 of Plats, Wayne County Records; thence easterly along the northerly line of the south 89.88 feet of the east 14 feet of said Lot 4 "Standish's Subdivision" as recorded in Liber 8, Page 19 of Plats, Wayne County Records to the west line of Lot 5 "Standish's Subdivision" as recorded in Liber 8, Page 19 of Plats, Wayne County Records; thence northerly along said westerly line of above said Lot 5 to the center line of the public alley, first north of East Grand Boulevard; thence along said alley center line extended to the center line of Melrose Avenue; thence southerly along said center line of Melrose Avenue to the center line of East Grand Boulevard; thence easterly along said Boulevard center line to the easterly line and its extension of Lot 204 "Frisbee and Foxen's Subdivision" as recorded in Liber 6, Page 78 of Plats, Wayne County Records; thence southerly along said easterly line of Lot 204 extended to the center line of a vacated public alley first south of East Grand Boulevard; thence westerly along said vacated alley center line extended to the center line of Hastings Street; thence southerly along the center line of Hastings Street to the center line of Milwaukee Avenue; thence westerly along the center line of Milwaukee Avenue to the center line of St. Antoine Street; thence northerly along the center line of St. Antoine Street to the center line extended of the east-west alley first south of East Grand Boulevard; thence along said alley center line and its extension to the easterly line extended of Lot 241 "Frisbee and Foxen's Subdivision" as recorded in Liber 6, Page 78 of Plats, Wayne County Records; thence northerly along said easterly line of Lot 241 extended to the center line of East Grand Boulevard; thence easterly along said Boulevard center line to the extended east line of the west 20 feet of Lot 249 "Frisbee and Foxen's Subdivision" as recorded in Liber 6, Page 78 of Plats, Wayne County Records; thence southerly along above said line and its extension to the center line of the public alley first south of East Grand Boulevard; thence westerly along said alley center line to the extended west line of the east 12.80 feet of Lot 255 "Frisbee and Foxen's Subdivision" as recorded in Liber 6, Page 78 of Plats, Wayne County Records; thence northerly along said line extended to the center line of the eastbound lanes of East Grand Boulevard; thence westerly along said center line of the eastbound lanes of East Grand Boulevard to the center line of Brush Street; thence southerly along the center line of Brush Street to the extended center line of the alley first south of East Grand Boulevard; thence westerly along said extended alley center line to the extended westerly line of Lot 275 "Frisbee and Foxen's Subdivision" as recorded in Liber 6, Page 78 of Plats, Wayne County Records; thence northerly along said extended Lot line to the center line of East Grand Boulevard; thence

westerly along said Boulevard center line to the extended east line of the west 3 feet of Lot 293 "Frisbee and Foxen's Subdivision" as recorded in Liber 6, Page 78 of Plats, Wayne County Records; thence southerly along said line extended to the center line of the public alley first south of East Grand Boulevard; thence westerly along said alley center line to the center line of the alley first east of Woodward Avenue; thence northerly along said alley center line to the extended south line of Lot 3 "Frisbee and Foxen's Subdivision" as recorded in Liber 6, Page 78 of Plats, Wayne County Records; thence westerly along above said Lot line extended to the center line of Woodward Avenue; thence northerly along said center line of Woodward Avenue to the center line of Horton Avenue and the point of beginning.

- (d) The elements of design, as defined in <u>Section 21-2-2</u> of this Code, shall be as follows:
  - (1) Height. The 47 buildings in the district range in height from one to nine stories tall; the average being two stories tall. The single story buildings are typically religious and small retail buildings; while the two- and three-story structures tend to be either commercial buildings or single- and multi-family residences. Buildings constructed to serve industrial or warehousing purposes make up the taller buildings in the district, such as the nine-story Scheiwe Storage Building at 2937 East Grand Boulevard and the four-story Boyer-Campbell Building at 6540 St. Antoine.
  - (2) Proportion of building's front façades. The proportion of front façades varies greatly within the district. Most individual buildings have front façades that are wider than tall, with the exception of taller buildings located at corners of blocks such as the nine-story Scheiwe Storage Building at 2937 East Grand Boulevard and the eight-story Ford Motor Company Sales Building at 7300 Woodward Avenue. Residential buildings within the district also tend to be taller than they are wide.
  - (3) Proportion of openings within the façades. The proportion of openings within the Jam Handy/North End-East Grand Boulevard Historic District vary considerably, but can be categorized by building type. Single-and multi-family residential buildings tend to have double-hung windows, individually placed or grouped into twos or threes, with a proportion of roughly 25 to 35 percent openings within their façades. Both single- and multi-family residences typically have single entry doors centrally located within the primary façade. Religious and commercial buildings within the district tend to have 50 to 60 percent opening within their façades, such as the former Marantha Baptist Church at 2900 East Grand Boulevard, with its large ground level store front windows and grouped windows on the second floor, and St. Philip's Evangelical Lutheran Church at 2884 East Grand Boulevard, with its long horizontal band of replacement windows. Religious buildings within the district have ornate double door entrances, while commercial buildings in the district tend to have either double door entrances or multiple single doors along their primary façades. Buildings erected for industrial and warehousing purposes have 50 to 60 percent opening within their primary façades with individual window openings that are typically taller than wide, such as the Boyer-Campbell building at 6540 St. Antoine with its fixed factory windows and metal sashes, with glass block windows on the lower level.
  - (4) *Rhythm of solids to voids in the front façade.* Although the district has a variety of building types, openings within the façades are generally regularly arranged, horizontally by floor and vertically by bay.
  - (5) Rhythm of spacing of buildings on streets. Where commercial and industrial buildings abut each other along East Grand Boulevard and the other streets comprising the district, there tends to be a continuous frontage. The rhythm is periodically broken by vacant lots used for parking or left undeveloped, and at the location of residential buildings which have side lot setbacks. There are a few examples of buildings whose front setback is deep enough to accommodate parking between the front façade and the sidewalk, such as Vanguard Community Development located at 2785-95 East Grand Boulevard at the eastern edge of the district.

- (6) *Rhythm of entrance and/or porch projections.* Most primary entrances are prominently centered on their fr variations do exist throughout the district. The placement of entrances in retail buildings is not consistent, b associated with the number of retail spaces. Awnings and porch projections are common throughout the di the single-family residential houses have a porch that spans the entire width of the primary façade, while fa located above the main entry door of most of the commercial buildings, with a few examples of awnings tha storefront. The religious buildings in the district have recessed double door entryways, while the main entrie the industrial buildings are emphasized by stone pilasters with pediments.
- (7) Relationship of materials. The major materials in the district are brick with cast stone details. Other materials include limestone, ceramic tile, granite, concrete block, wood shingles, stone, stucco, and vinyl siding. Common brick appears on many side elevations that were not intended to be visible. Window frames and sashes are mostly wood, vinyl, steel or metal, with a few buildings that have glass block infill. Major entries are often covered by fabric awnings, or emphasized by stone pilasters with pediments. Parapet roofs are typically brick, limestone, or corrugated metal, while gabled roofs tend to be asphalt shingle. A few eave overhangs have wood or stone brackets placed singly or in pairs.
- (8) Relationship of textures. A variety of textural relationships exist within the district, the most common being textured or pressed brick with mortar joints juxtaposed against cast stone trim. Additional textural effects are created by smooth limestone and granite panels, coarse stucco cladding, aluminum siding, decorative ceramic tile, and wood shingles. Brick and stone pilasters are common throughout the district, and provide a great deal of textural interest, as well as wood and metal columns which typically support the porch overhangs of the single-family residences. Windows come in a variety of types, including fixed factory windows with metal sashes, glass block replacement windows, and wood and vinyl double hung windows either placed singly or arranged into groups of twos or threes, horizontal bands of ribbon windows, and narrow window columns. Fabric awnings above major entries provide additional textural variety.
- (9) Relationship of colors. The natural brick colors of red, orange, brown, and buff are contrasted with beige or light gray trim, elements and details. Brick and concrete block buildings typically retain their natural color, but a few are painted white, burnt orange, and green with window trim in contrasting colors. Limestone and stone buildings in the district also tend to retain their natural buff color with contrast provided by decorative multi-colored tiles, and brightly painted foundation walls. Single-family residential buildings clad in wood or vinyl siding are painted in a variety of colors including grey, beige, white, pink, and red and are typically contrast by red, brown, or grey asphalt shingle roofs. Color applied to window frames, sash, and mullions range from green, brown, gray, putty and black.
- (10) Relationship of architectural details. The district features commercial, religious, industrial, and residential buildings dating from the late 1800s. Characteristics of this period of American architecture within the district include references to Queen Anne, Arts and Crafts, and early industrial architecture, as well as the colorful and geometric motives of Art Deco. Architectural details vary throughout the district, but buildings are generally detailed according to the characteristics of their individual architectural styles. Details include cast stone or brick pilasters, pediments, decorative brick soldier courses, geometrical shapes, eyebrow and gabled dormers horizontal banding, projecting cornices, turrets, dentils, and brackets.
- (11) Relationship of roof shapes. Roof shapes vary throughout the district and can generally be classified by building type. Commercial and industrial brick, limestone and concrete buildings tend to have parapets, while single-family residential buildings have a variety of roof shapes including gabled and hipped roofs.

Most single-family residences also have gabled, eyebrow or shed dormers and porches with shed roofs. A few residential buildings within the district have corner turrets.

- (12) *Walls of continuity.* Walls of continuity are created by the continuous flow of abutting buildings. This continuity is broken by the frequent location of vacant lots, and where the building type changes to accommodate residential buildings which have side yard setbacks. Secondary walls of continuity are created by sidewalks, and chain link fences around lots and alleys.
- (13) *Relationship of significant landscape features and surface treatments.* The major surface directly in front of buildings facing East Grand Boulevard is the concrete sidewalk with a grass median between the sidewalk and the curb. The grass median is occasionally intersected by curb cuts accessing alleys, surface parking lots, and vacant lots where buildings have been demolished. Several buildings have concrete planters artistically arranged around their primary entrance, but these landscaping features are not consistently placed throughout the district. A continuous narrow median sits in the middle of East Grand Boulevard, and its surface material varies from a grass area with trees and bushes, to a flat concrete pads. The center median has several low-lying planters running parallel to the road.
- (14) Relationship of open space to structures. Open space generally exists in the form of public rights-of-way in front of buildings and the side when the building is on a corner lot. Residential buildings have side lot setbacks, as well as front and rear, that provide open space on all four sides of the building. There are several vacant lots in the district, which are either used for surface parking or left unimproved. Vacant lots are frequently enclosed with chain link fences of varying heights. Where the upper part of the brick side elevation of a building is visible, an old painted advertising sign may still be extant.
- (15) *Scale of façade and façade elements.* The scale of façade elements is appropriate to the style and size of the building and ranges greatly from building to building. Large elements, such as pilasters and window units, are often balanced with ornamental, repetitive small-scaled detail.
- (16) Directional expression of front elevations. The direction expression of individual front elevations varies throughout the district, but generally, the expression of buildings tend to be horizontal, with the exception of the nine-story Schwiwe Storage Building at 2937 East Grand Boulevard which is vertical in expression.
- (17) Rhythm of building setbacks. A consistency of building setback is created, except where demolition has occurred, due to the placement of most buildings on the front lot lines along East Grand Boulevard and the other major streets within the district, including St. Antoine, East Milwaukee Avenue, and Hastings Street. Single-family residential buildings typically observe similar setbacks through the placement of their front porches.
- (18) Relationship of lot coverage. Most of the commercial and industrial buildings in the district abut adjacent buildings and therefore occupy their entire lots, with occasional space allotted in the front or the rear for surface parking. Single-family and multi-family residential buildings have side lot setbacks and therefore provide less lot coverage. The placement of religious buildings within the district vary, with some occupying their entire lots, while others have front and side yard setbacks.
- (19) *Degree of complexity within the façades.* The degree of complexity ranges from the simple to moderately complex. Arrangements of windows, elements and details are typically regular and repetitive in nature.
- (20) *Orientation, vistas, overviews.* The primary orientation is toward East Grand Boulevard, except for the portion of the district that jogs south to East Milwaukee Avenue. Buildings within this portion of the district are orientated toward St. Antoine Street, Hastings Street, and East Milwaukee Avenue. East Grand

Boulevard has six lanes of roadway with a middle median which creates an expansive vista and large divide from one side of the thoroughfare to the other. The wide, uninterrupted sweep of East Grand Boulevard lined with buildings of fairly uniform heights results in a consistent but varied silhouette.

- (21) *Symmetric or asymmetric appearance.* While most building façades above the first story are symmetrical, the district as a whole is asymmetrical in appearance due to the variety of architectural styles.
- (22) *General environmental character.* The Jam Handy/North End-East Grand Boulevard Historic District is a mixed use commercial, residential, and industrial district with a diverse building stock that offers prime redevelopment opportunities. The proposed district is five miles north of the National Register listed East Grand Boulevard Historic District. It is ideally situated in close proximity to several other locally and nationally designated districts, including the Ford Piquette Avenue Plant Historic District, New Amsterdam Historic District, New Center Area Historic District, and the General Motors Research Labs/Argonaut Building Historic District.

(Code 1984, § 25-2-194; Ord. No. 08-15, § 1(25-2-194), eff. 4-20-2015)