



November 16, 2021

**CERTIFICATE OF APPROPRIATENESS**

Rocky Lala  
MAP LLC  
1510 Surria Court  
Bloomfield Hills MI 48304

**RE: Application Number 21-7584; 1315 Broadway, Broadway Historic District**

Dear Mr. Lala:

At the regularly scheduled meeting held virtually on November 10, 2021, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of November 16, 2021.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

**Rehabilitate building, including storefront replacement, window repair, and rebuilding of rear fire escape**

*The COA was issued with the following conditions:*

- **Retain existing front entrance door surround (transom and threshold); install a wood door with full glass panel.**
- **Retain existing alcove pendant light. If the existing fixture is beyond repair, a similar fixture and finish will be selected and submitted for staff review.**
- **Catalog cuts for the front elevation's side alcove flush door and the rear elevation's hollow metal door (both black) will be submitted for staff review.**
- **Elevation and section confirming how the metal will be installed, as well as the catalog cut of the selected metal confirming the type, durability and design will be submitted for staff review.**
- **The catalog cut for the up-down lights within the awning (including placement identification) will be submitted for staff review.**

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:

Audra Dye  
Staff, Detroit Historic District Commission

1315 Broadway  
Concept Design  
September 27, 2021

MIDWEST COMMON

## 1315 BROADWAY – SCOPE OF WORK



### SCOPE OF WORK - BROADWAY

- Repair historic windows
- Repair terra cotta
- Repair/restore black granite base
- Restore the secondary entrance door alcove layout to historic configuration
- Restore grillework and transom behind grillework
- Install new canopy
- Install new light fixtures
- Install new black storefront system in same configuration

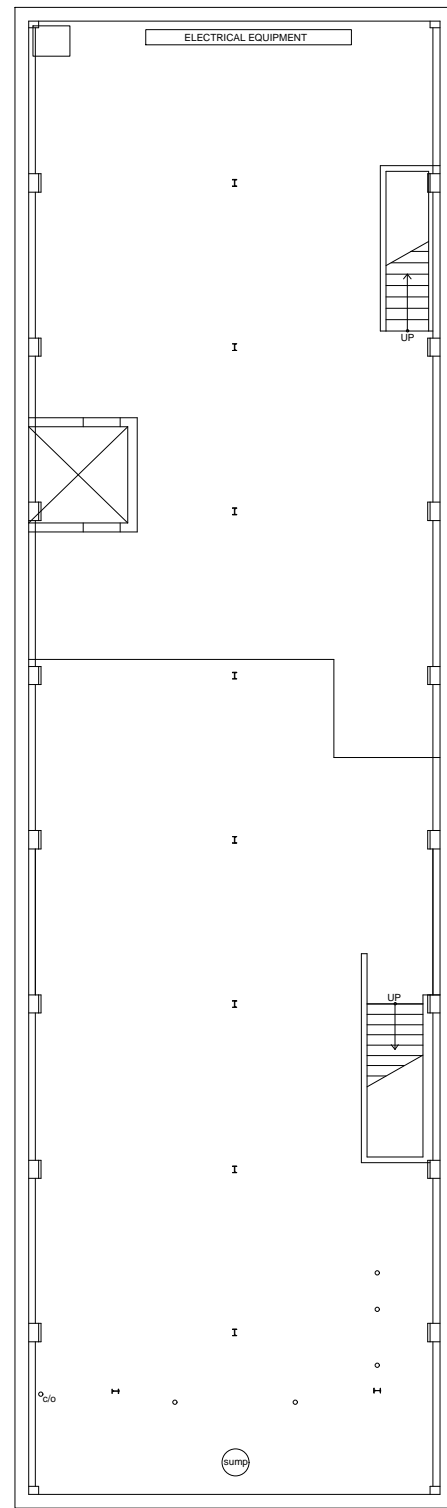
### SCOPE OF WORK - ALLEY

- Replace fire escape in kind utilizing existing brackets (see engineering report)
- Restore frames of double-hung windows and replace translucent wire glass and replace with new, fire rated and safety/impact rated clear glass.
- Install new glass garage door for access to activated alley
- Restore round openings above exit doors at grade
- Restore historic double doors and pattern new doors for replacement for all other fire escape doors
- Repaint graffiti art. Upper limit of art to match existing line of graffiti.

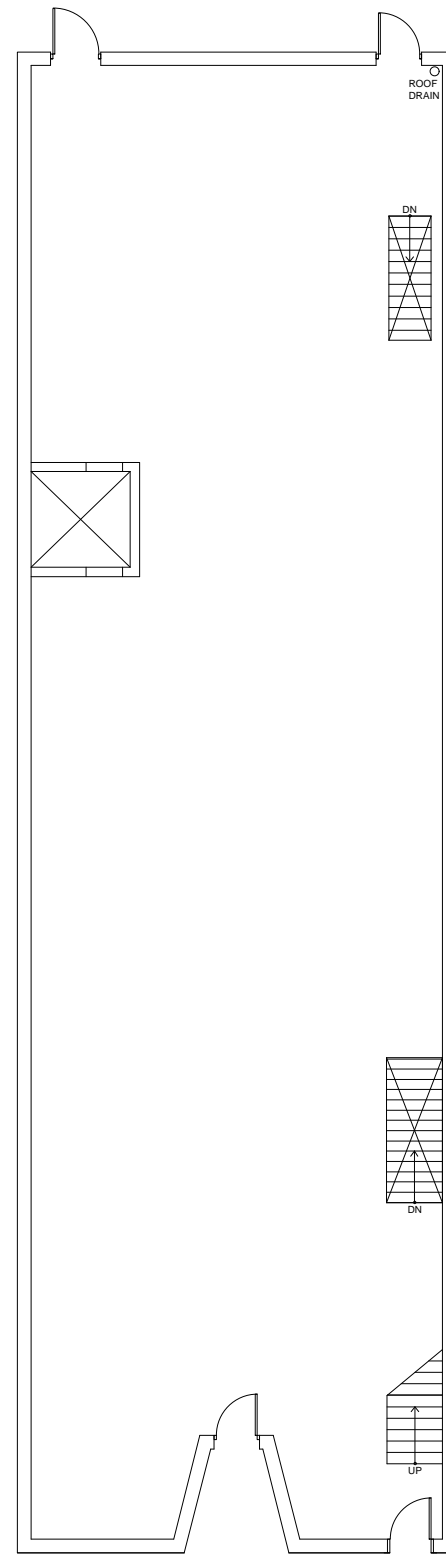


# Floor Plans

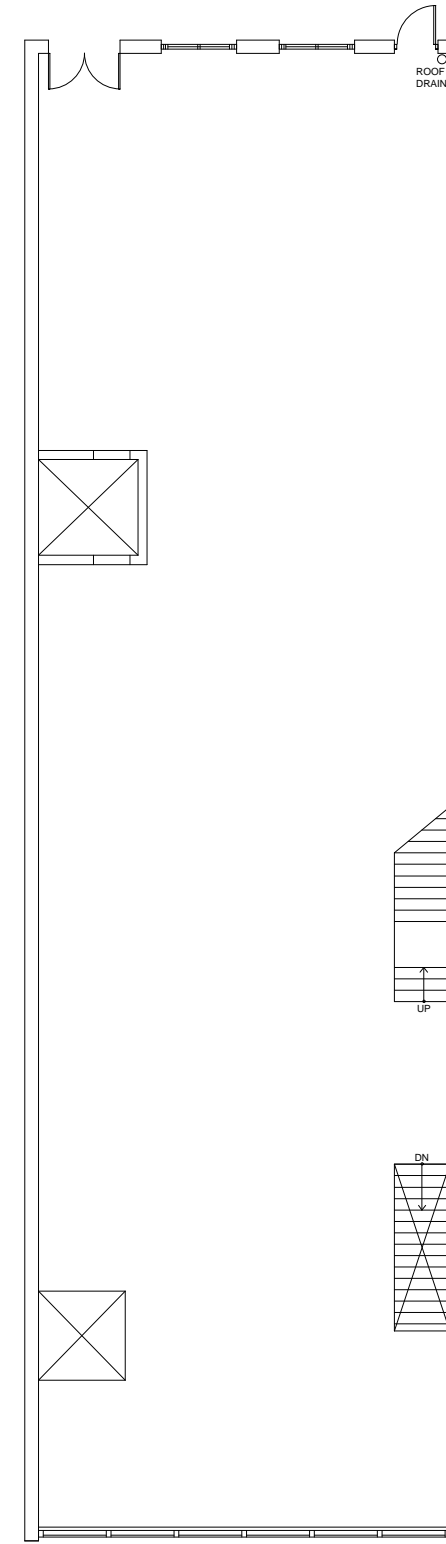
1315 BROADWAY – EXISTING FLOOR PLANS



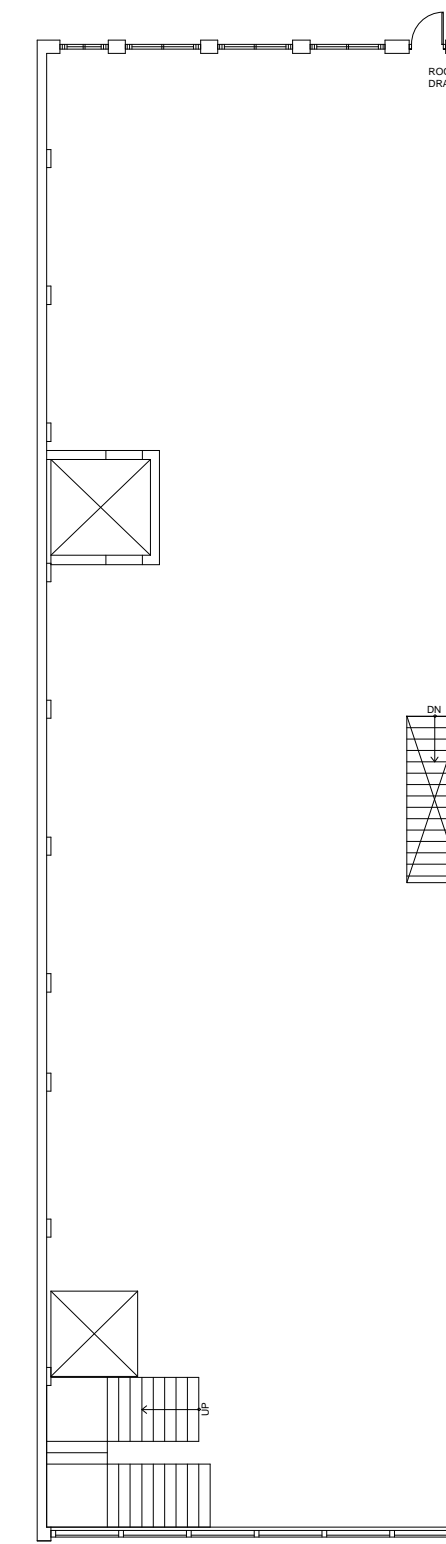
**BASEMENT**



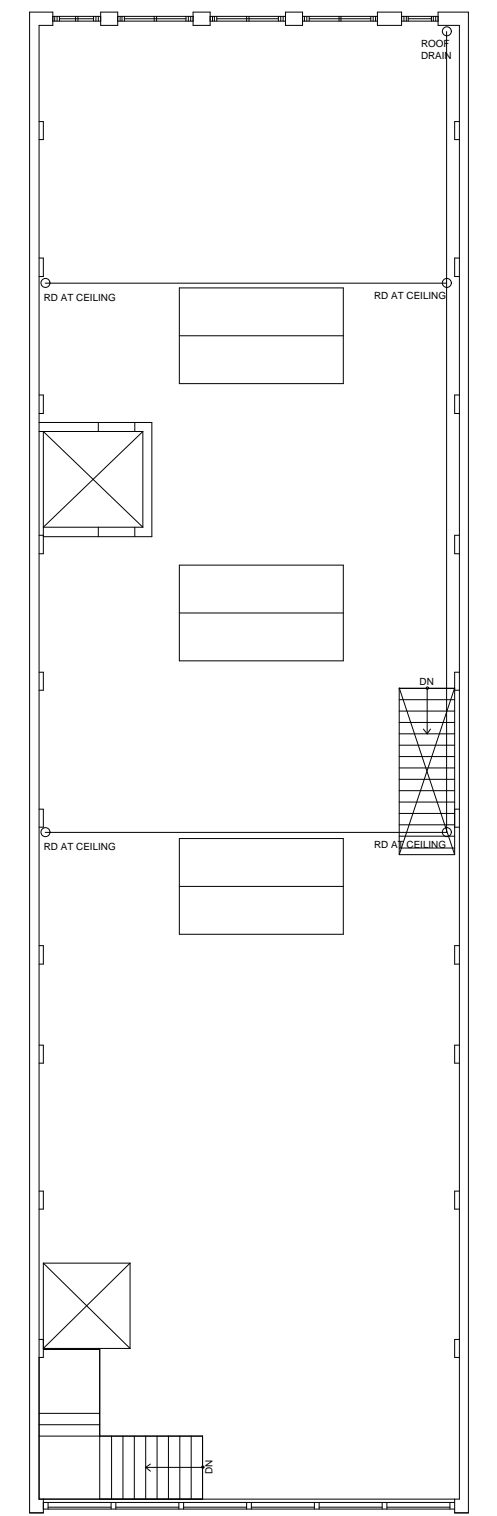
**FLOOR 1**



**FLOOR 2**



**FLOOR 3**

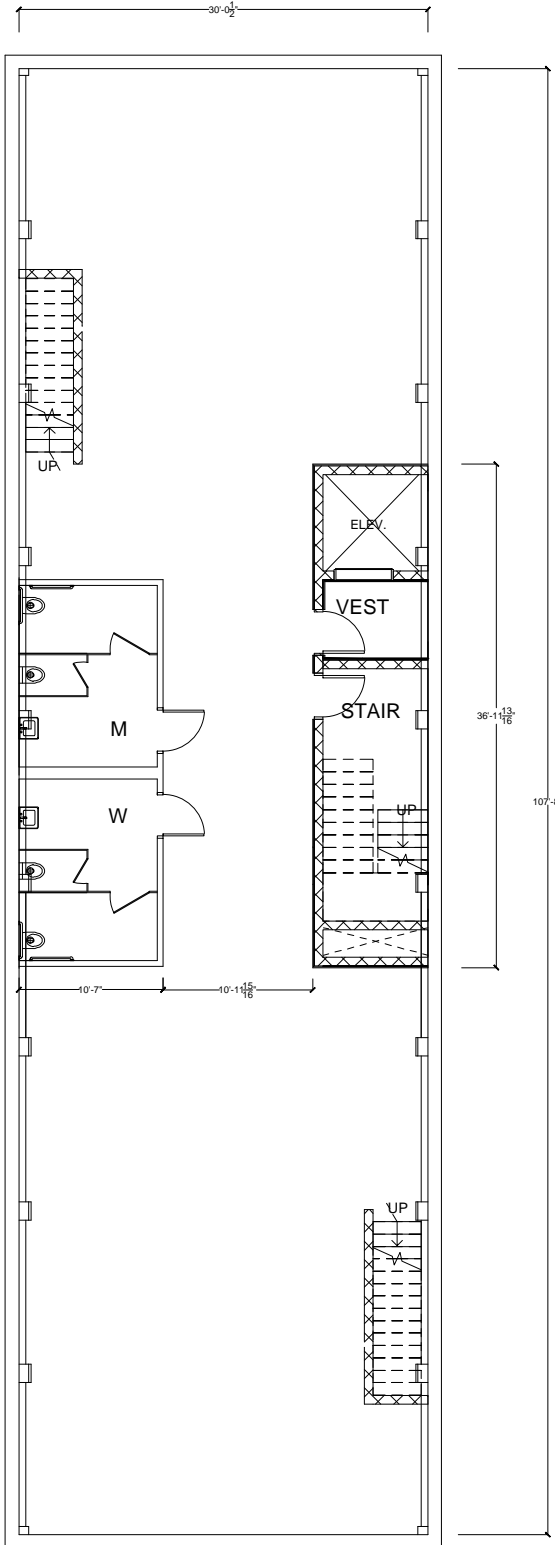


**FLOOR 4**

1315 BROADWAY – SUGGESTED FLOOR PLANS

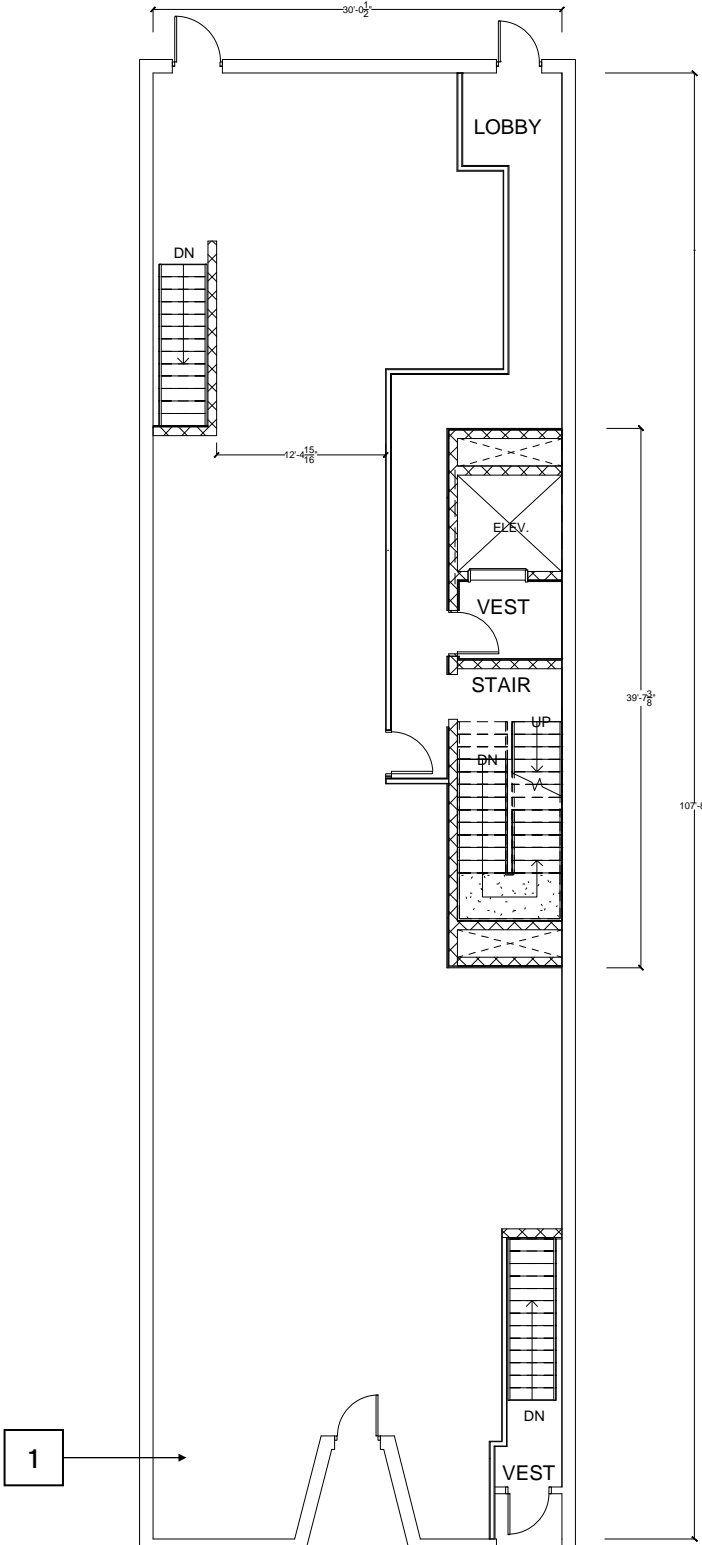
KEYNOTES

- 1 WOOD FLOOR RESTORED/REPAIRED
- 2 HISTORIC STAIR RESTORED/REPAIRED



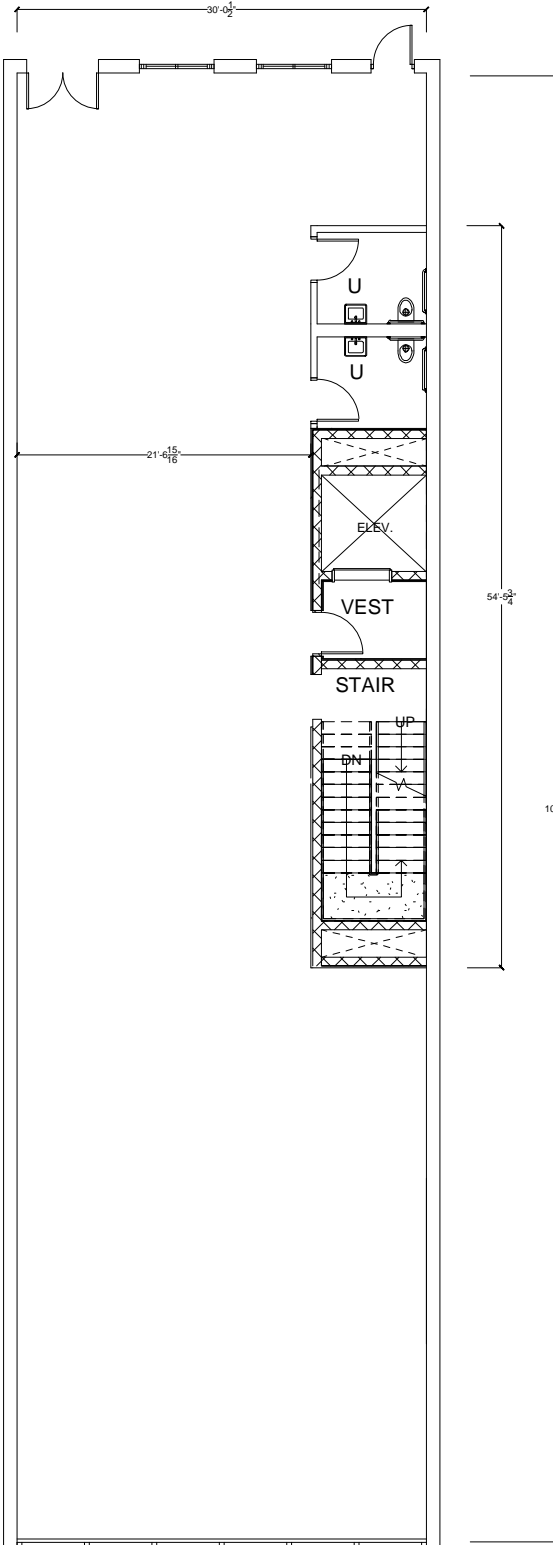
**BASEMENT**

**LEASABLE  
SQ. FT. ~2490**



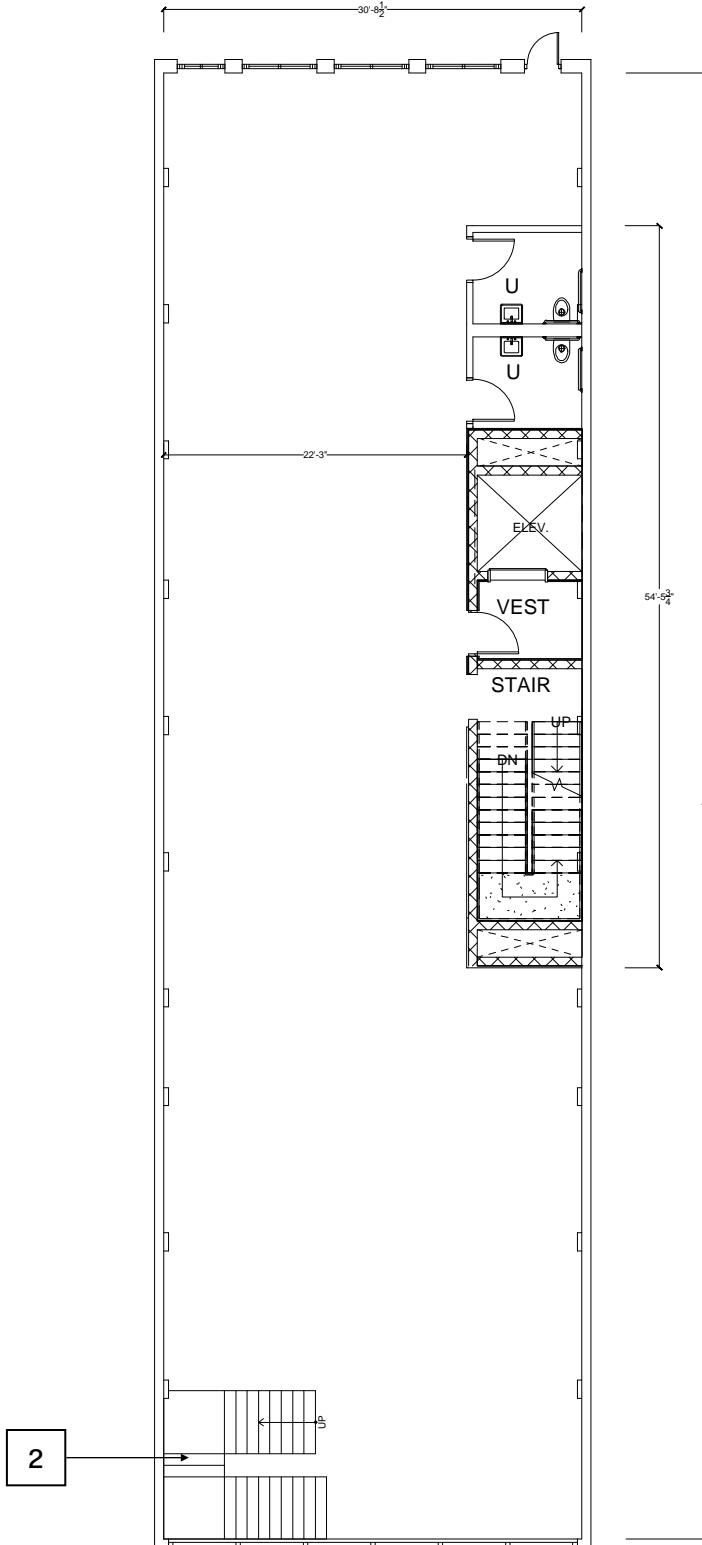
**FLOOR 1**

**LEASABLE  
SQ. FT. ~2682**



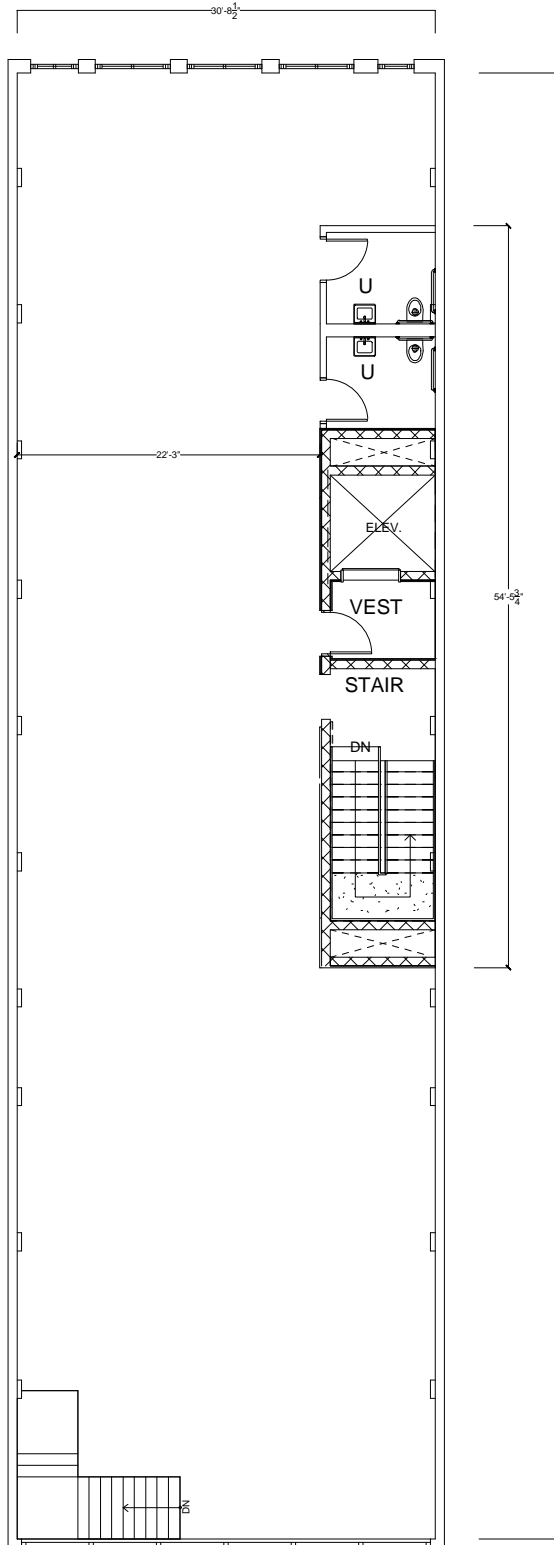
**FLOOR 2**

**LEASABLE  
SQ. FT. ~2910**



**FLOOR 3**

**LEASABLE  
SQ. FT. ~2835**



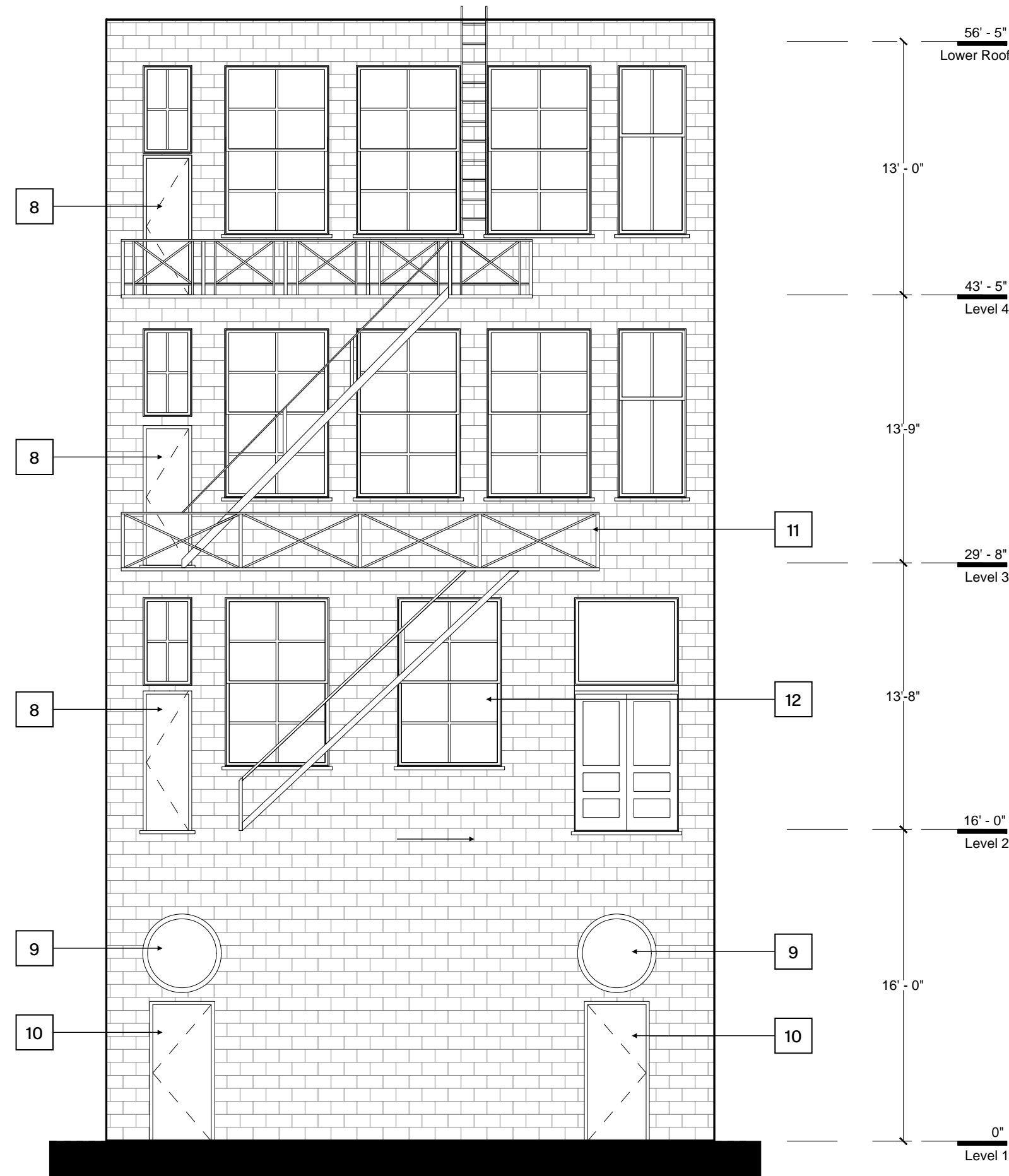
**FLOOR 4**

**LEASABLE  
SQ. FT. ~2890**

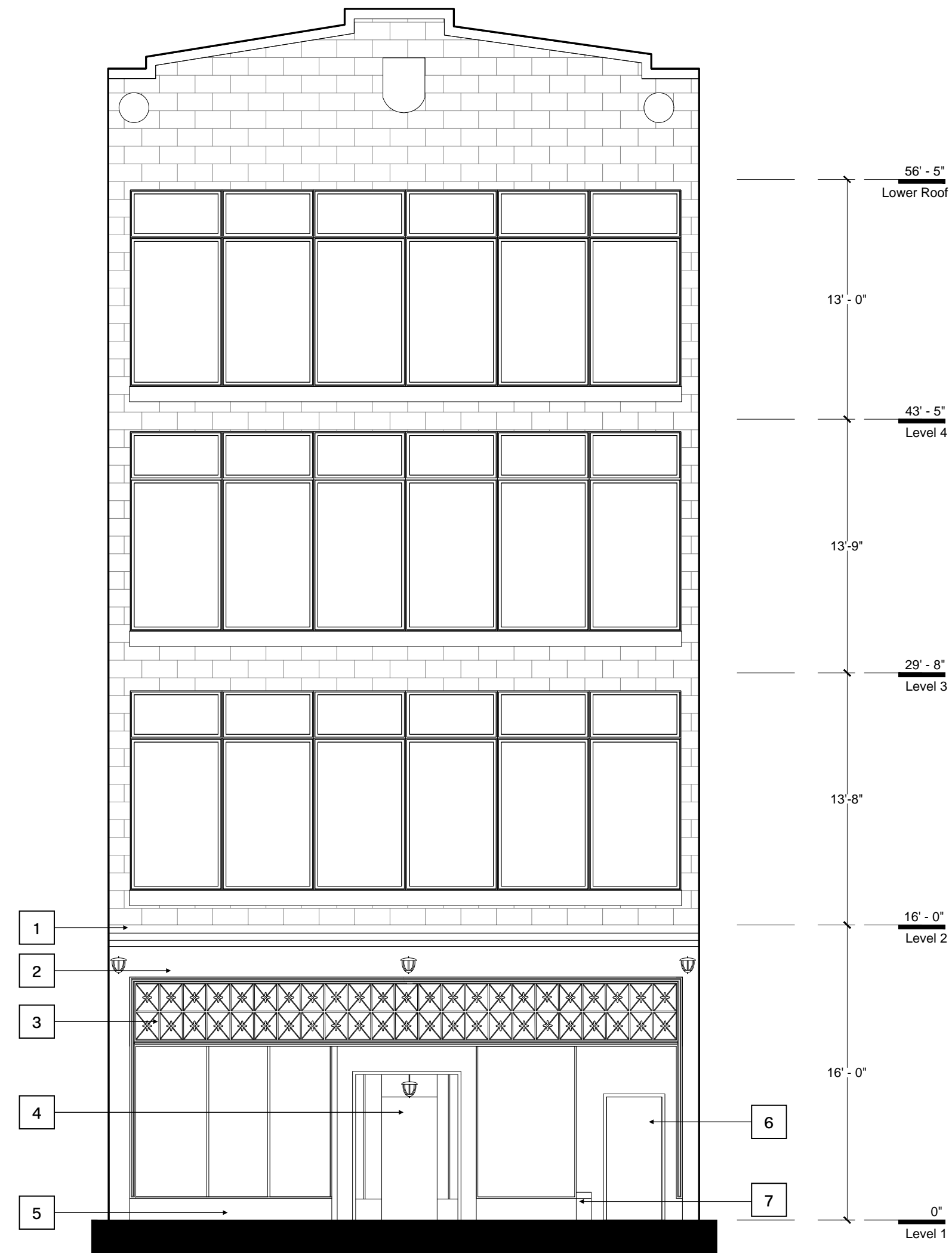
# Exterior

# 1315 BROADWAY – EXISTING EXTERIOR ELEVATIONS

## KEYNOTES



REAR ELEVATION



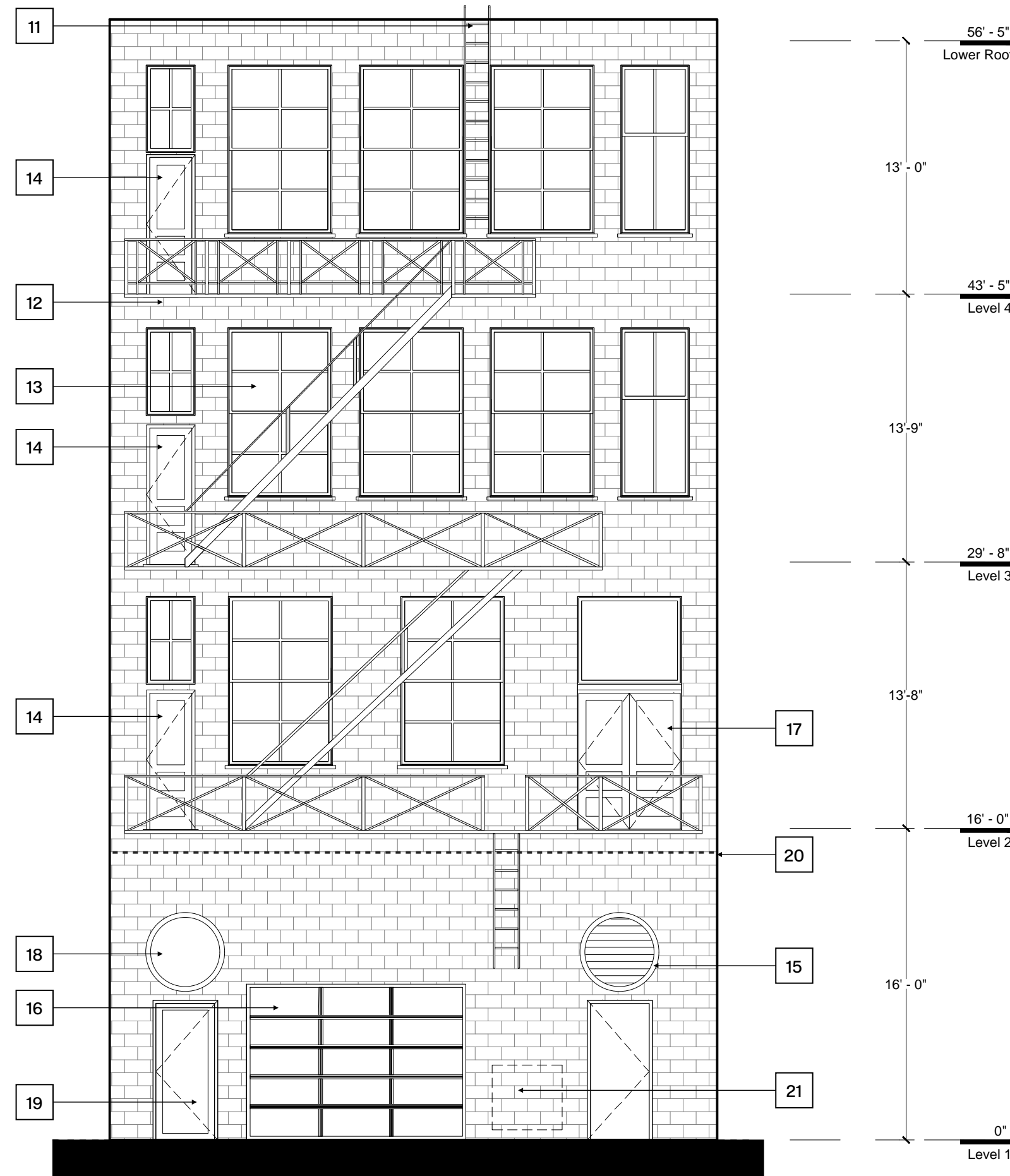
FRONT ELEVATION

- 1 REMOVE YELLOW METAL BAND ELEMENT
- 2 REMOVE PLYWOOD
- 3 REMOVE PLYWOOD BEHIND HISTORIC GRILLE WORK AND PREP FOR NEW GLAZING SYSTEM BEHIND. REMOVE AND COMPLETELY RESTORE GRILLE WORK FOR REINSTALLATION.
- 4 REMOVE NON-HISTORIC ENTRANCE DOOR AND STOREFRONT SYSTEM
- 5 REMOVE PLYWOOD COVERING HISTORIC GRANITE BASE
- 6 REMOVE EXISTING HOLLOW METAL DOOR THAT IS FLUSH WITH FRONT FACADE. THE ORIGINAL CONFIGURATION FOR THIS DOOR WAS IN AN ALCOVE, WHICH WILL BE RESTORED IN THE NEW WORK.
- 7 BASED ON FIELD OBSERVATIONS, THE EXISTING GRANITE STOPS AT THIS LOCATION. INSIDE THE BUILDING, THERE ARE REMNANTS OF TILED FLOOR AND TERRACOTTA ON THE SIDE WALL ADJACENT TO THE NEIGHBORING BUILDING, WHICH SUGGEST THAT THIS WAS ORIGINALLY AN ALCOVE
- 8 REMOVE HOLLOW METAL DOOR
- 9 REMOVE PLYWOOD AND EXHAUST COVERING ROUND OPENING
- 10 REMOVE HOLLOW METAL DOOR
- 11 STRUCTURAL ENGINEERING EVALUATION HAS RECOMMENDED THAT THE BRACKETS SUPPORTING THE EXISTING FIRE ESCAPE ARE STRUCTURALLY SOUND AND CAN BE REUSED, BUT THE FIRE ESCAPE ITSELF NEEDS TO BE REPLACED. SEE ATTACHED REPORT FOR REFERENCE.
- 12 MUCH OF EXISTING WIRE GLASS IS COVERED IN GRAFFITI AND CRACKED. WIRE GLASS CANNOT BE REPAIRED, AND IS NOT SAFETY RATED. REMOVE GLASS, RESTORE AND PREP FRAMES TO BE REGLAZED.

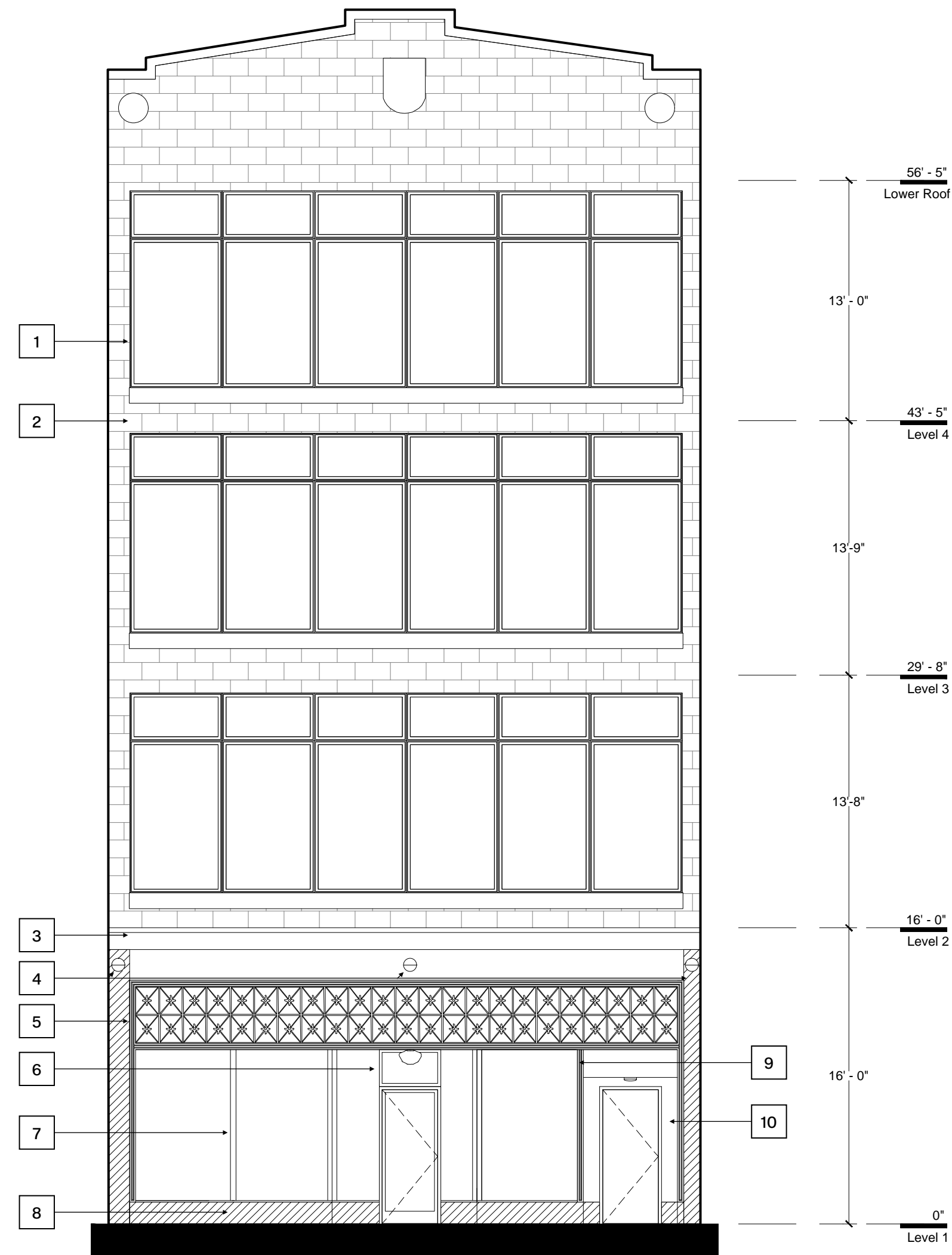


# 1315 BROADWAY – SUGGESTED EXTERIOR ELEVATIONS

## KEYNOTES



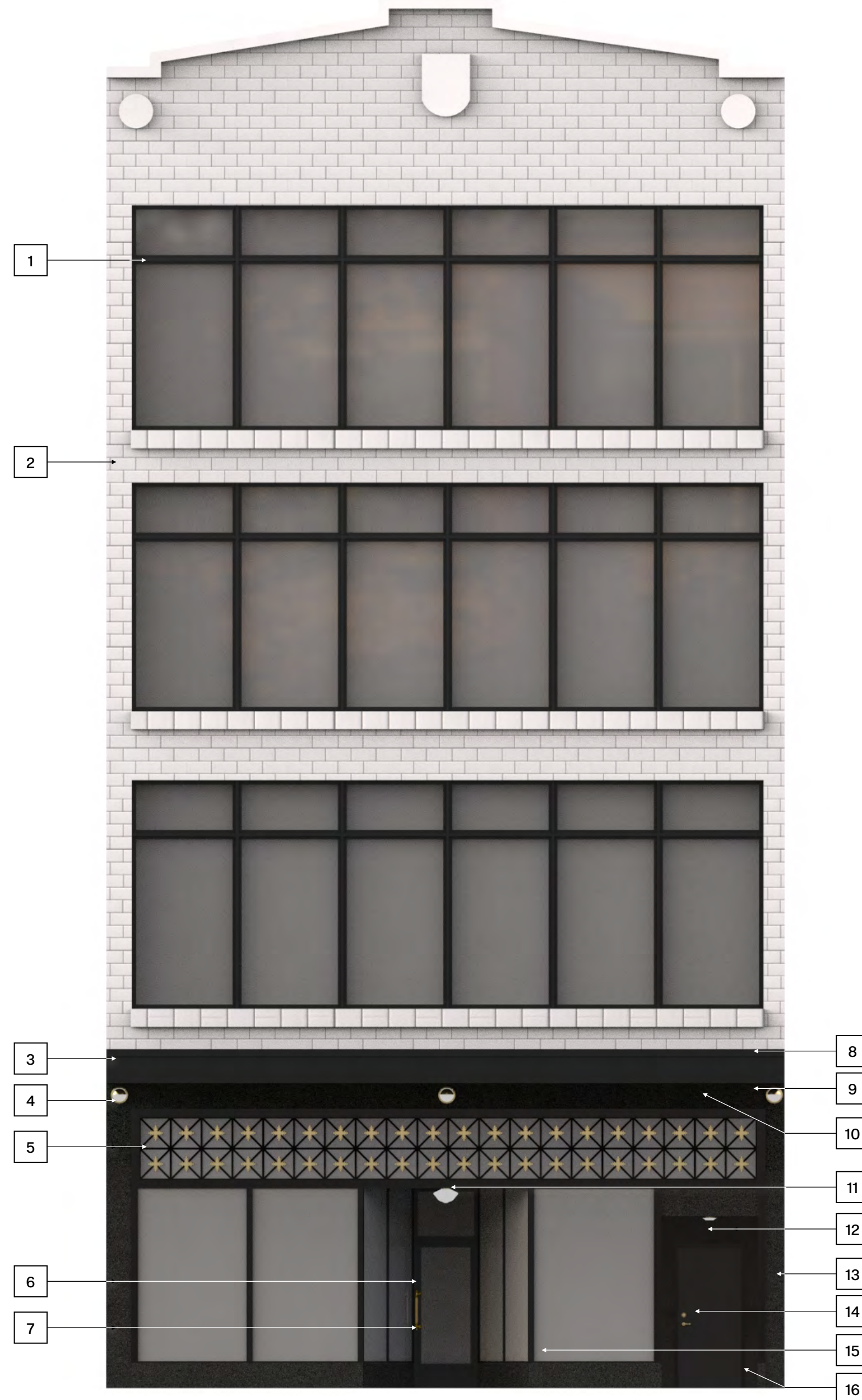
REAR ELEVATION



FRONT ELEVATION

- 1 EXISTING WINDOWS TO BE RESTORED, REPAIRED, PAINTED AND PINNED SHUT.
- 2 EXISTING TERRA-COTTA TO BE RESTORED/REPAIRED.
- 3 NEW METAL AWNING TO REPLACE ALUMINUM BAND.
- 4 NEW SCONCES W/ HISTORIC PROFILE, SEE SPEC.
- 5 GRILLWORK TO BE SALVAGED AND PAINTED BLACK. MISSING DECORATIVE LEAVES TO BE PATTERNED AND REPLACED. DECORATIVE LEAVES TO BE PAINTED METALLIC BRASS COLOR. GLASS TRANSOM RESTORED BEHIND GRILLWORK.
- 6 NEW STOREFRONT SYSTEM, GLAZED ALUMINUM ENTRANCE DOOR, AND TRANSOM IN RECESSED CONFIGURATION.
- 7 NEW STOREFRONT. BASIS OF DESIGN: KAWNEER 451T.
- 8 BLACK GRANITE BASE AND SIDE COLUMNS TO BE RESTORED, REPAIRED, OR INFILLED WITH MATCHING GRANITE (WHERE MISSING).
- 9 FLUTED TRIM TO BE RESTORED AND REPAINTED.
- 10 RECESS NEW DOOR IN ALCOVE TO MATCH HISTORIC ALCOVE DIMENSIONS. SIDE WALLS AND ALCOVE WALL TO BE CLAD WITH BLACK BREAK METAL. INSTALL NEW FLUSH ALUMINUM DOOR.
- 11 ROOF LADDER TO BE RESTORED/REPAIRED.
- 12 NEW FIRE ESCAPE TO BE INSTALLED TO MATCH PROFILES, DIMENSIONS, AND CONFIGURATION OF EXISTING FIRE ESCAPE, UTILIZING EXISTING MOUNTING BRACKETS.
- 13 THE EXISTING WIRED GLASS IS NOT SAFETY RATED. REMOVE EXISTING GLASS, RESTORE STEEL FRAMES (SEE WINDOW REPORT) AND PROVIDE NEW SAFETY AND 45 MINUTE FIRE RATED CLEAR GLASS TO COMPLY WITH CODE REQUIREMENTS. PAINT COLOR: BLACK.
- 14 PATTERN OF EXISTING WOOD DOUBLE-DOOR REPLICATED FOR ALL REAR FIRE ESCAPE DOORS.
- 15 LOUVRE VENT TO BE INSTALLED FOR FUTURE F&B TENANT.
- 16 NEW GLASS-FRONT GARAGE DOOR.
- 17 DOUBLE-DOOR TO BE RESTORED & SEALED SHUT.
- 18 ROUND WINDOW TO BE RESTORED & REPLACED.
- 19 NEW GLASS DOOR FOR OFFICE TENANT ENTRYWAY.
- 20 NEW GRAFFITI ART TO BE REPAINTED. TOP OF GRAFFITI SHALL NOT EXTEND BEYOND UPPER LIMIT OF EXISTING GRAFFITI.
- 21 ELECTRICAL METER BANK LOCATION

1315 BROADWAY - VIEW 1



KEYNOTES

- 1 EXISTING WINDOWS TO BE RESTORED, REPAIRED, PAINTED BLACK AND PINNED SHUT
- 2 EXISTING TERRA-COTTA TO BE RESTORED/REPAIRED
- 3 NEW METAL AWNING TO REPLACE ALUMINUM BAND
- 4 LT-01 THOMAS O'BRIAN PELHAM 10" WALL SCOCNE IN HAND-RUBBED ANTIQUE BRONZE
- 5 GRILLWORK TO BE SALVAGED AND PAINTED BLACK. MISSING DECORATIVE LEAVES TO BE PATTERNED AND REPLACED. DECORATIVE LEAVES TO BE PAINTED METALLIC BRASS COLOR. GLASS TRANSOM RESTORED BEHIND GRILLWORK.
- 6 HW-01 EMTEK 18" CENTERS JASPER CONCEALED PULL
- 7 HW-02 EMTEK MODERN DISC SINGLE CYLINDER DEADBOLT
- 8 TYPICAL UP LIGHTING AND DOWN LIGHTING ON AWNING
- 9 AWNING CLAD WITH BLACK BRASS METAL
- 10 FACADE TOP PANEL CLAD WITH BLACK BRASS METAL.
- 11 LT-02 BARN LIGHT ELECTRIC CO. ACORN SCHOOLHOUSE SEMI-FLUSH.
- 12 LT-03 WAC LIGHTING YORK 12" WIDE LED DRUM CEILING FIXTURE.
- 13 GRANITE FACADE TO BE RESTORED & REPLACED AT BASE AND LEFT AND RIGHT SIDE COLUMNS
- 14 FLUSH ALUMINUM ENTRANCE DOOR, BLACK. HW-03 DETROIT ESCUTCHEON ENTRANCE SET
- 15 ST-01 NEW STOREFRONT SYSTEM, GLAZED ALUMINUM ENTRANCE DOOR, AND TRANSOM IN RECESSED CONFIGURATION.
- 16 ALCOVE WALLS AND CEILING CLAD WITH BLACK BRASS METAL



KEYNOTES

- 1 BLACK BRASS METAL
- 2 RESTORE GRILLE WORK AND REPLACE MISSING LEAVES WITH NEW. PAINT LEAVES WITH SATIN BRASS METALLIC PAINT
- 3 BLACK GRANITE ON LEFT AND RIGHT COLUMNS
- 4 NEW TRANSLUCENT GLAZING SYSTEM BEHIND GRILLEWORK
- 5 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)
- 6 NEW STOREFRONT SYSTEM WITH CLEAR GLASS
- 7 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)
- 8 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)



KEYNOTES

- 1 BLACK BRAKE METAL
- 2 RESTORE GRILLE WORK AND REPLACE MISSING LEAVES WITH NEW. PAINT LEAVES WITH SATIN BRASS METALLIC PAINT
- 3 BLACK GRANITE ON LEFT AND RIGHT COLUMNS
- 4 NEW TRANSLUCENT GLAZING SYSTEM BEHIND GRILLEWORK
- 5 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)
- 6 NEW STOREFRONT SYSTEM WITH CLEAR GLASS
- 7 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)
- 8 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)
- 9 INTERIOR ALCOVE TO BE BLACK BREAK METAL WITH GRANITE BASE

1315 BROADWAY – EXTERIOR SPECS



**LT-01**

EXTERIOR SCONCE  
BRAND: THOMAS O'BRIEN  
STYLE: PELHAM 10" WALL SCONCE  
FINISH: HAND-RUBBED ANTIQUE BRASS  
#9010656



**LT-02**

EXTERIOR SEMI-FLUSH FIXTURE  
BRAND: BARN LIGHT ELECTRIC CO.  
STYLE: ACORN SCHOOLHOUSE SEMI-FLUSH  
FINISH: OPAQUE GLASS / RAW BRASS  
#BLE-FSF-ACN



**LT-03**

EXTERIOR FLUSH MOUNT  
BRAND: WAC LIGHTING  
STYLE: YORK 12" WIDE LED DRUM CEILING FIXTURE  
FINISH: AGED BRASS  
#FM-45012-AB



**HW-01**

EXTERIOR DOOR PULL  
BRAND: EMTEK HARDWARE  
STYLE: 18" CENTERS JASPER  
CONCEALED PULL  
FINISH: SATIN BRASS  
#EMT-345973



**HW-02**

EXTERIOR DOOR DEADBOLT  
BRAND: EMTEK HARDWARE  
STYLE: MODERN DISC SINGLE CYLINDER DEADBOLT  
FINISH: SATIN BRASS  
#EMT-361489



**HW-03**

EXTERIOR DOOR HARDWARE  
BRAND: BALDWIN HARDWARE  
STYLE: DETROIT ESCUTCHEON ENTRANCE SET  
FINISH: VINTAGE BRASS  
#EDE01.033.ENTR



**ST-01**

STOREFRONT PROFILE FRAMING SYSTEM  
BRAND: KAWNEER  
STYLE: TRIFAB FRAMING SYSTEM  
FINISH: BLACK ANODIZED  
SYSTEM 451T



**ST-01**

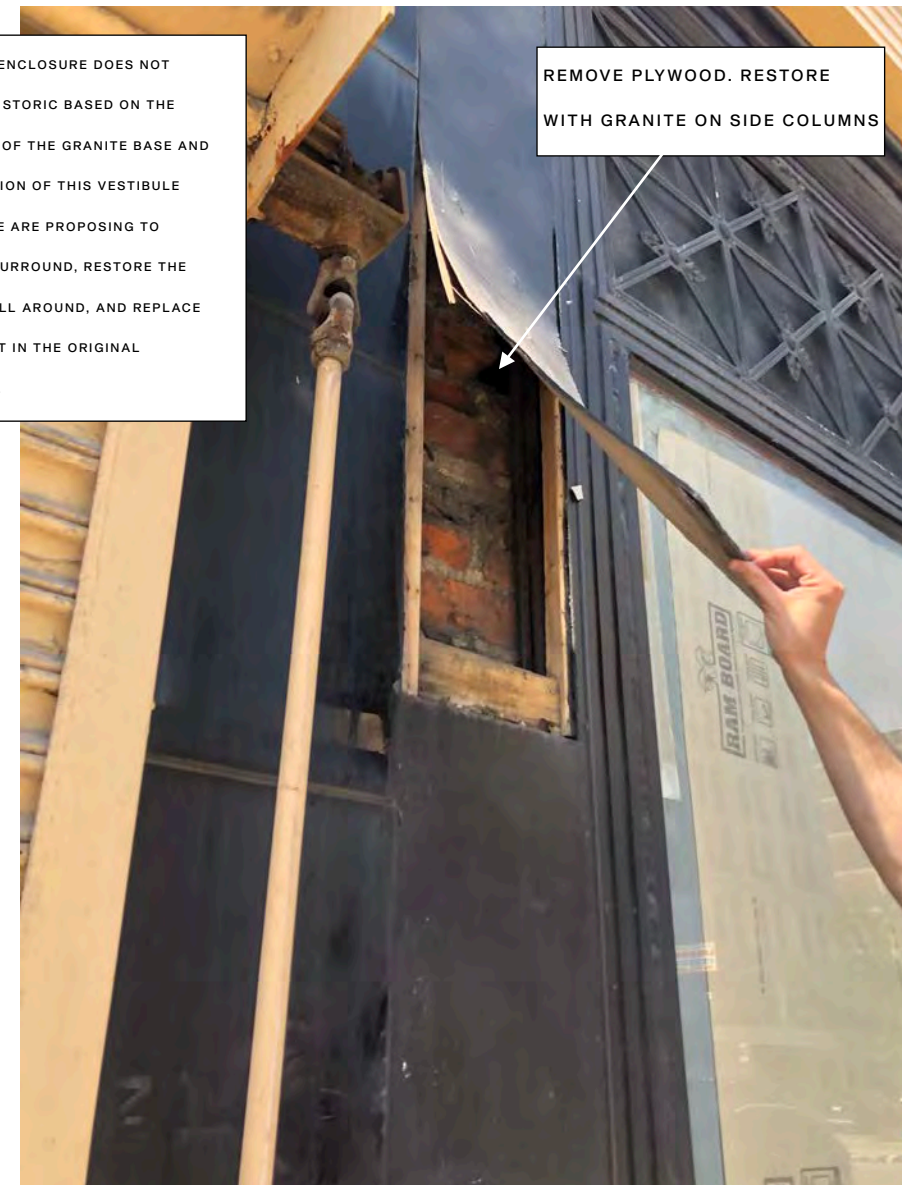
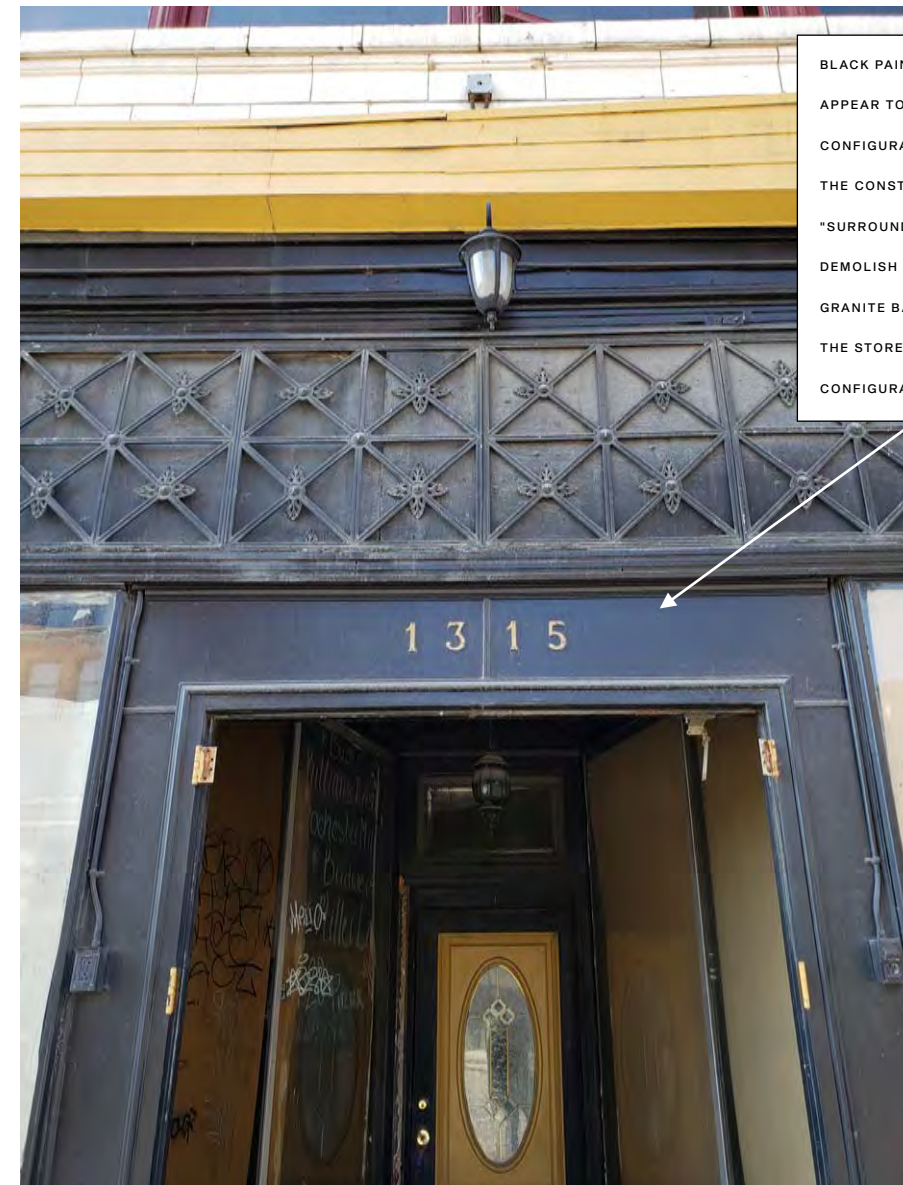
STOREFRONT PROFILE FRAMING SYSTEM  
BRAND: KAWNEER  
STYLE: 350 STANDARD ENTRANCE  
FINISH: BLACK ANODIZED  
#350

# Existing Conditions

1315 BROADWAY – EXISTING CONDITIONS

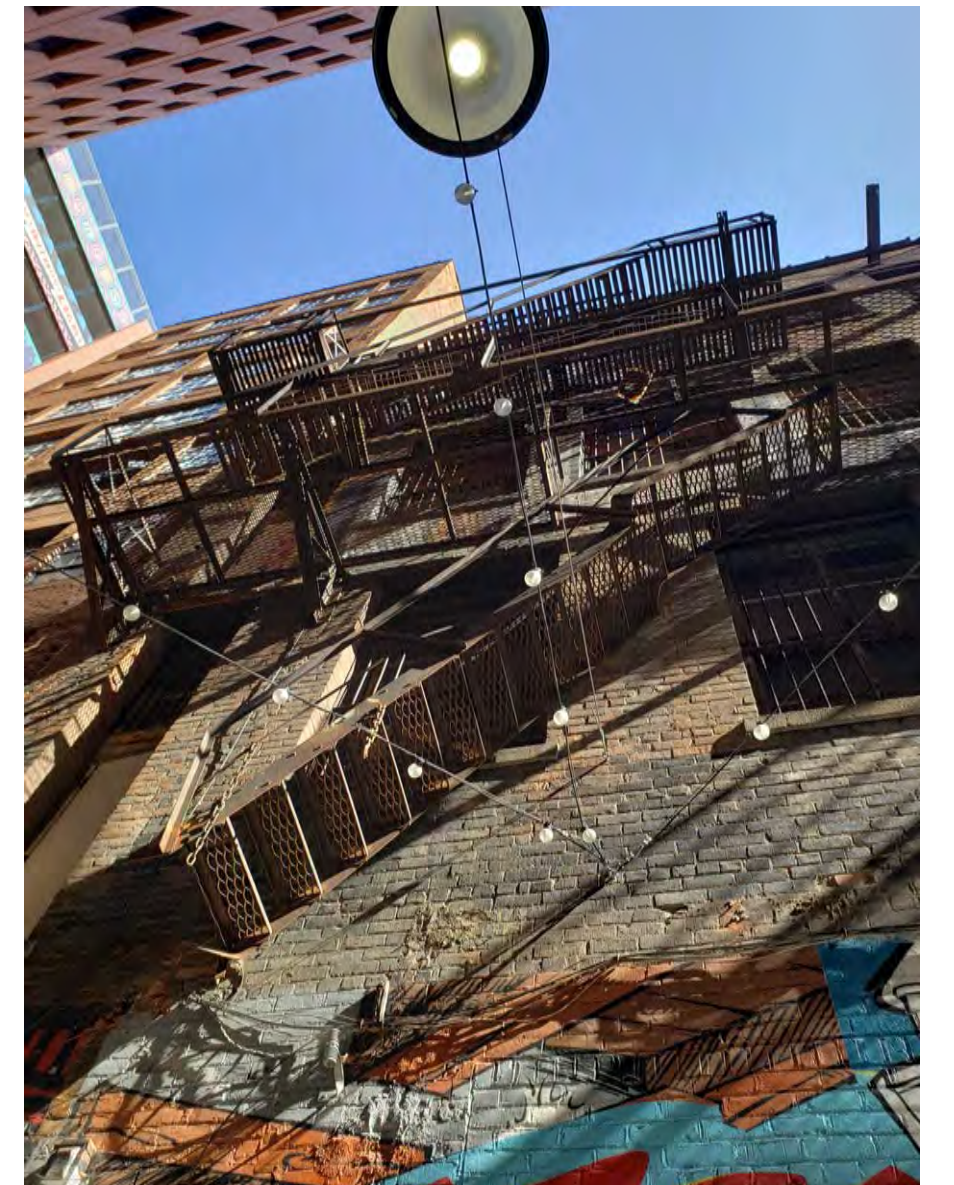
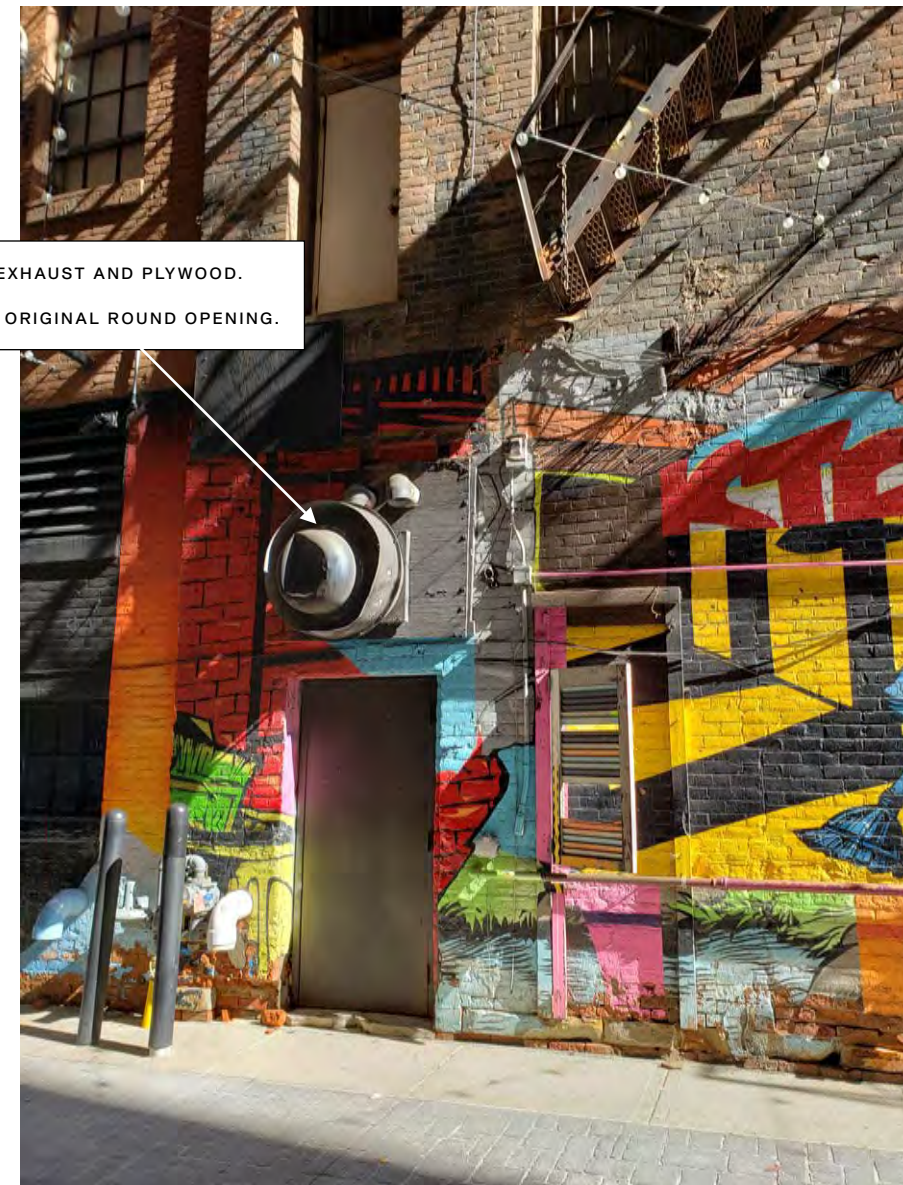
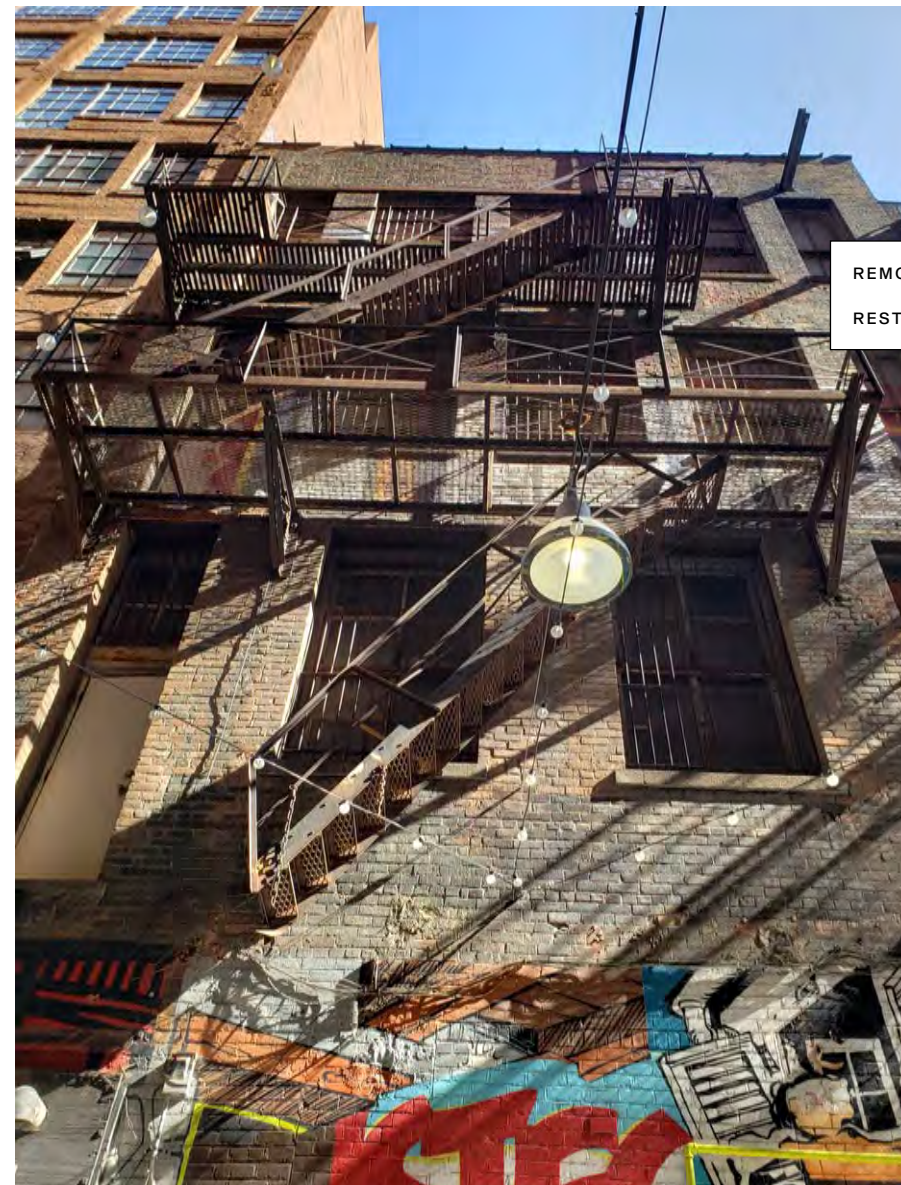
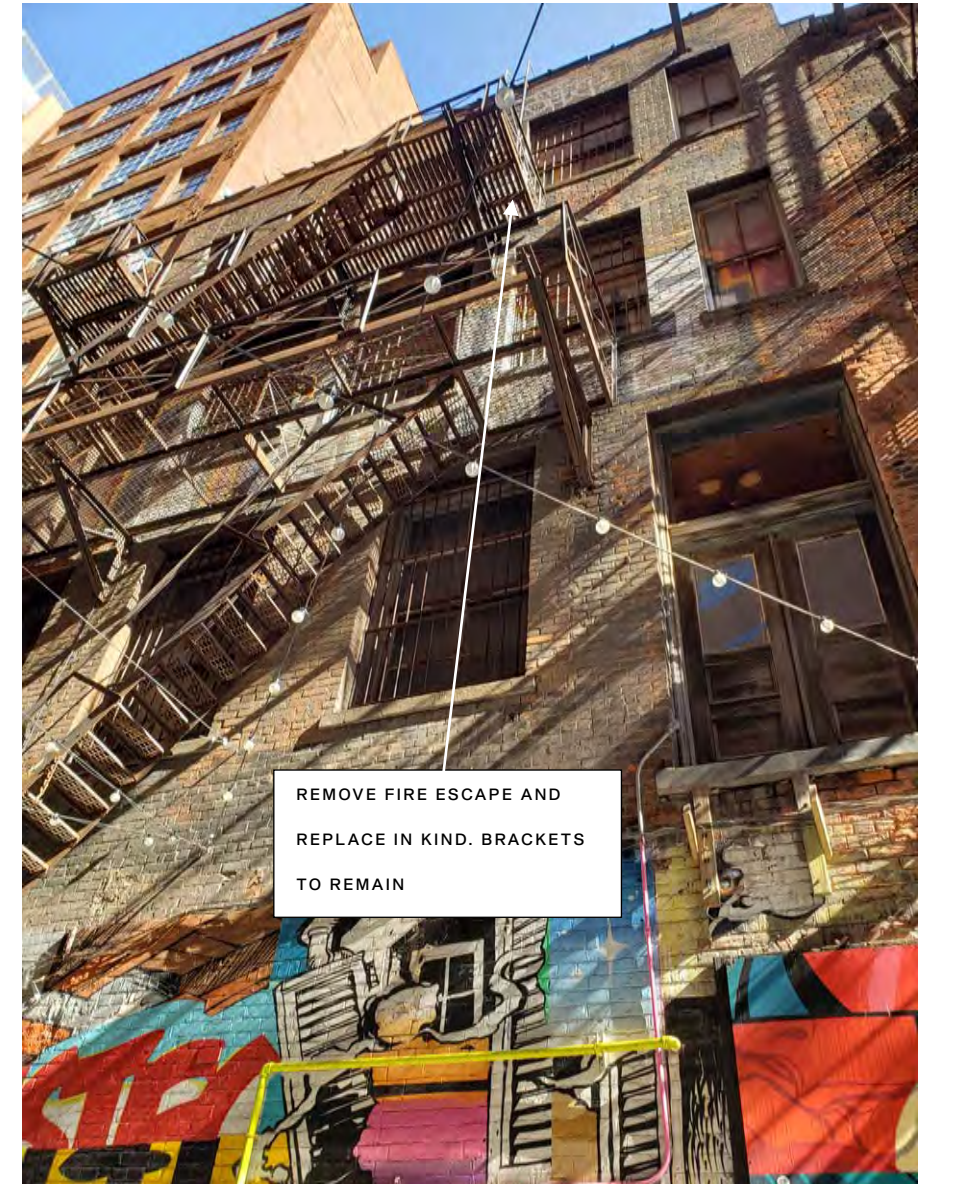
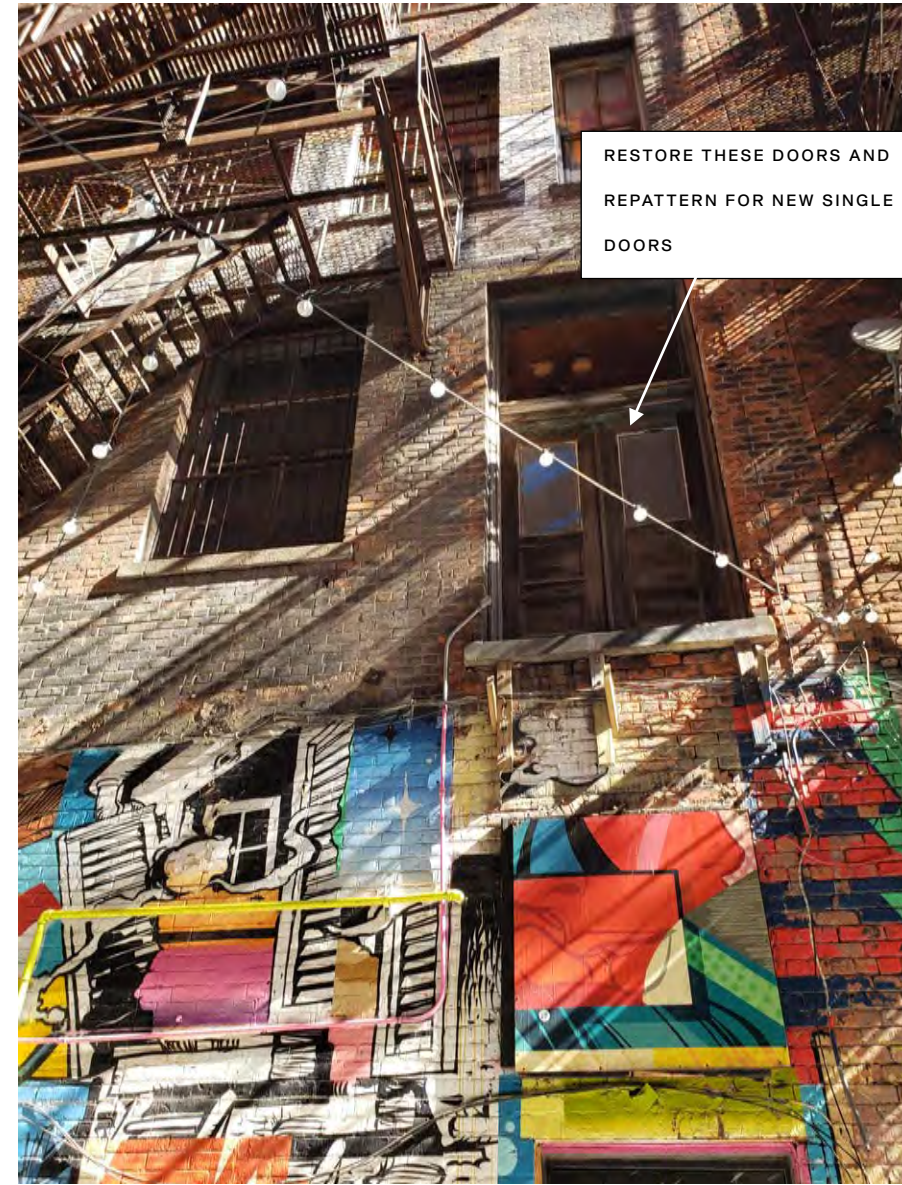
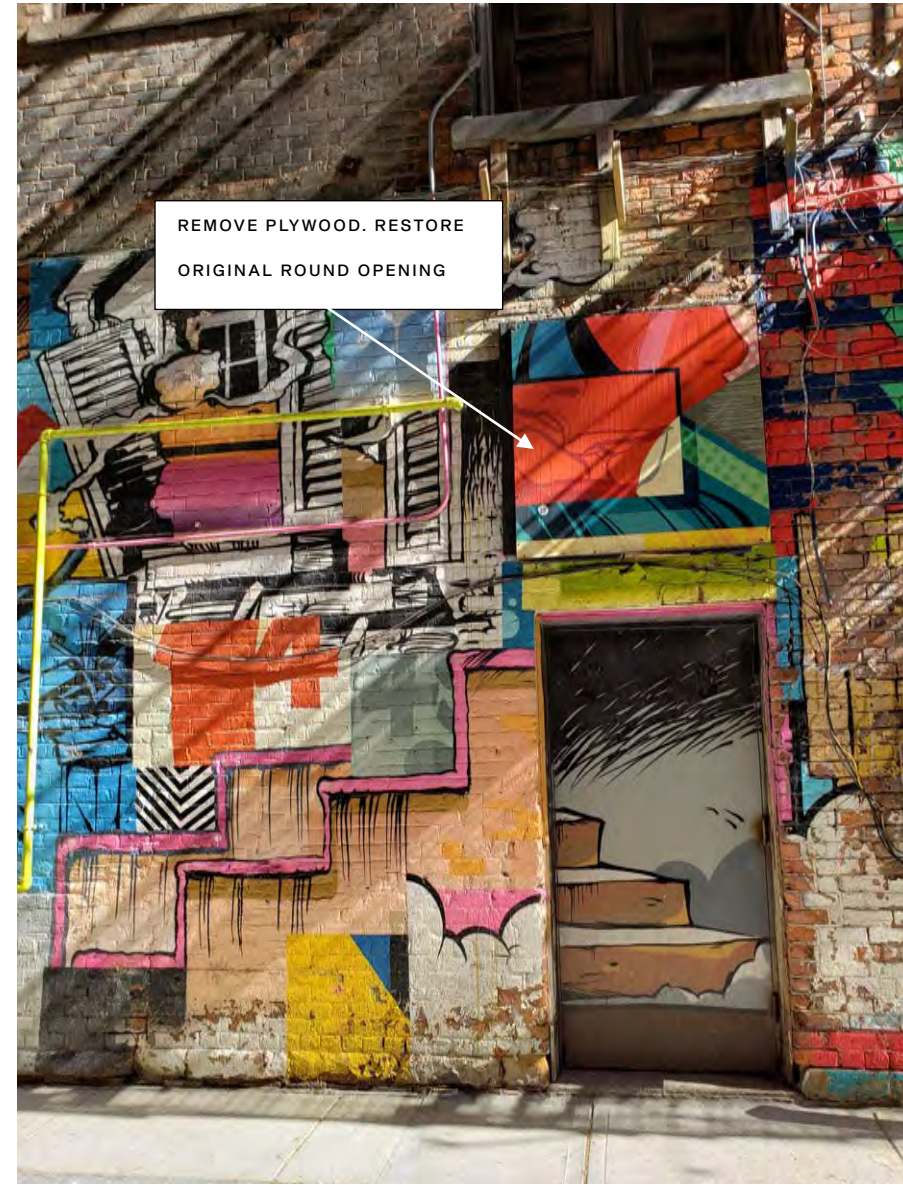
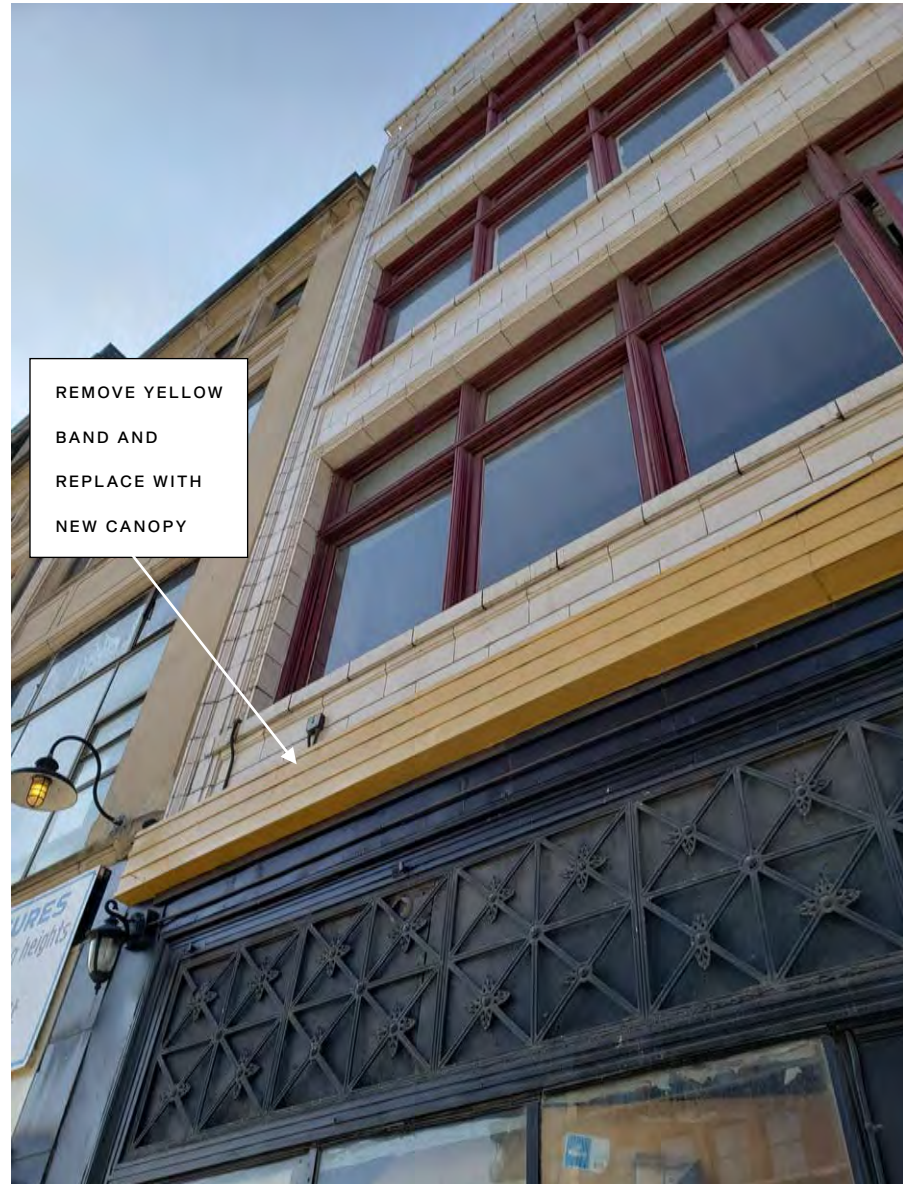


THE FLUTED TRIM ON THE SIDES AND SURROUNDING THE GRILLEWORK WILL BE REPAINTED.





1315 BROADWAY – EXISTING CONDITIONS



## MAIN ENTRANCE LIGHT FIXTURE





REPAIR/RESTORE  
SIDE WALL.



REFURBISH FLOOR  
TILE.



REBUILD ALCOVE IN  
(WHAT IS ASSUMED  
TO BE) THE  
ORIGINAL LOCATION



# RESURGET ENGINEERING

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Detroit, MI 48201  
t +1 313 315 3290

info@resurget.engineering  
www.resurget.engineering

Garrett Ross  
Method Development  
6540 St. Antoine Street  
Detroit, MI 48226

October 15, 2021

Dear Garrett,

## 1315 Broadway/Fire Escape Condition Assessment/RE#21209

On October 6, 2021, we met with you at 1315 Broadway, Detroit to perform a condition assessment of the existing exterior fire escape. The fire escape in its current condition is deteriorated and unsafe, but it can be rehabilitated. Repairs must be made before the fire escape can be used as an egress. Our on-site observations are limited because we were unable to walk on the fire escape due to its condition.



Figure 1: 1315 Broadway Fire Escape

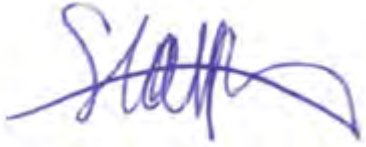
1315 Broadway is constructed of four-story building with structural brick exterior walls. The fire escape is located in the alley at the rear of the building [Figure 1]. It is mounted to the brick wall with through-bolted brackets [Figure 2]. The second-floor landing and stairs to ground level were removed at an unknown prior date. The fire escape begins as second floor stairs and runs to the fourth floor. Ladder access is present from the fire escape to the roof. The ladder is not part of Resurget's scope.

Overall, the fire escape shows signs of moderate to severe deterioration. There are areas on the second-floor stairs where the railing is warped out of plane. Railing sections are thin rusted steel [Figure 3]. Some stair treads have rusted out and fallen to the level below [Figure 4]. The open bar grating is rusted and does not appear to be securely attached to the supporting steel beams. At the fourth floor, the metal slats at the landing are rusted and warped [Figure 5]. Railing welds appear to be deteriorated and failing. The brackets are rusted and may need rehabilitation. The brick supporting the fire escape did not have apparent signs of damage, but a more detailed assessment of the masonry using a lift should be made as part of the rehabilitation design [Figure 6].

We recommend engaging a steel contractor as a partner in the rehabilitation work. Stair treads and bar grating should be removed and replaced. The landing beams should be cleaned of rust. The dimensions of those beams should be used for a structural capacity check. The connection brackets should be cleaned. Any warped or severely rusted pieces should be replaced. Existing bracket welds should be assessed for deterioration.

Repair details are outside the scope of this investigation. We would be happy to provide a proposal for the repair work.

Yours sincerely



Stacey Brown  
Senior Structural Engineer

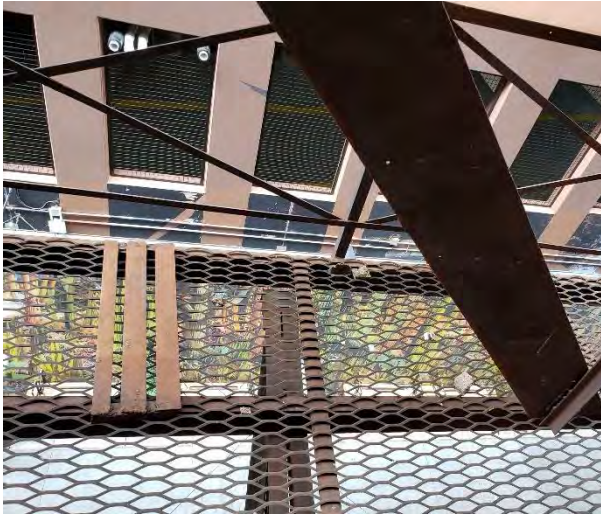


*Figure 2: Bracket Support*



*Figure 3: Rusted Rail*

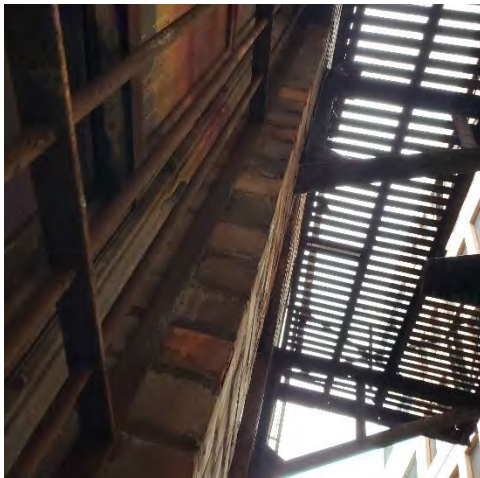




*Figure 4: Fallen Stair Tread*



*Figure 5: Warped Metal Slats*



*Figure 6: Brick at Bracket*



## *Artisan Renovations LLC*

*Historic • Restoration • Solutions*

*www.artisan-renovationsllc.com*

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# ASSESSMENT

**Project Address:**

**7 October 2021**

**1315 Broadway  
Detroit, MI**

**Units Assessed:**

**East Elevation: (Qty. 18) Full-Lite Pivot windows, (Qty. 18) Full-Lite Hopper Windows**

**West Elevation: (Qty. 8) Steel SH 4/4 Windows, (Qty. 2) Steel SH 2/2 Windows, (Qty. 3) Steel 4-Lite Fixed Windows, (Qty. 1) Fixed Transom - Glass is missing**

### EAST ELEVATION DISCOVERY

- (18) Outswing pivot windows and (18) hopper windows to be fully restored (Photo #1)
- Sills and frames are in very good condition. No “wood rot” evident on any unit. Wood sills and entire window frames to be restored and repainted (Photo #2)
- Several units have damaged or missing glazing stop. All damaged glazing trim on sash to be restored and/or replaced with exact replica as needed (Photo #3)
- Some units have damaged or missing inner stop and mullion trim. All existing inner stop to be restored or new will be fabricated where missing or damaged beyond restoration (Photos #4, 5 & 6)

- Several units are missing locking hardware and have damaged pivot hardware, making them unsafe to open in current condition (Photos #7, 7a, 8 & 9)  
NOTE: It is suggested that all pivot windows and hopper windows be secured and non-functioning at the end of restoration
- No broken glass discovered on this elevation (1/4" plate). It is suggested existing glass be replaced with tempered or laminated safety glass of the same thickness as per code

#### WEST ELEVATION DISCOVERY

- All steel units should be restored inside and out (need existing finish removed from steel on interior and exterior surfaces)  
NOTE: Frames and sash are in good condition
- Steel SH units are "weight & pulley" units, but currently do not open (Photos #10, 11 & 12)  
NOTE: Units should be secure and non-functioning
- All units on this elevation have obscure glass containing chicken wire. (Photo #13)  
NOTE: All glass in steel units should be removed and replaced with clear safety/fire safe glass
- Exterior of all units contain iron security grates (Photo #14 & 15)  
NOTE: These should be removed and recycled

#1





Exterior elev. of  
steel windows  
#14



#15

2nd flr. existing steel  
single hung windows



511/521/522

# ALUMINUM DOOR SYSTEMS



ALUMINUM SECTIONAL DOORS

GARAGE DOOR  
MODEL 521/ BLACK

VISUAL ACCESS.  
LIGHT INFILTRATION.  
CONTEMPORARY LOOK.



INDUSTRY LEADING  
COMMERCIAL & INDUSTRIAL SOLUTIONS





Model 511, Brown powder coat finish, Clear glass

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### General features and benefits – Models 511/521

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- 1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections with galvanized fixtures and hinges promotes durability and trouble-free operation
- 1/4" (6 mm) diameter through-rods on all stiles and rails enhances strength and sturdiness
- Top-quality materials, excellent field service and optional maintenance program contribute to extended door life, low maintenance costs and maximum productivity
- Glazing choices include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate, wire glass, Low E, Lexan and laminate
- Standard clear anodized finish for low-maintenance and corrosion-resistance
- Optional finishes include a wide range of powder coat colors offering an attractive and durable finish
- Manual pull rope operation with optional chain hoist or electric motor operator
- Available in approximately 200 RAL powder coat colors to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.

**Cover image:** Model 521, Clear anodized finish with Clear glass.



**ALUMINUM DOOR SYSTEMS**

**MODELS 511/521/522** offer an attractive solution for commercial and industrial applications where visual access, light infiltration and aesthetics are key design considerations.

*Model 521, Clear anodized finish with Clear glass*



**Glass options for Models 511/521**

**Specialty Glass**

- Laminated White – privacy
- Low E Glass\*\* – thermal efficiency
- Tempered Glass – enhanced safety
- Tinted Glass\*\* – color options:  
Green, Gray, Bronze

**Glass alternatives**

- Clear Lexan® Polycarbonate\*\* – shatter resistant
- Multi Wall Polycarbonate – superior strength with UV protection; color options: Clear, White, Bronze
- Plexiglas® Acrylic\*\* – shatter resistant
- Impact Clear and Frosted Polycarbonate - 0.250" minimum



Double Strength DSB\*\* (Standard)

Obscure

Satin Etched

Gray Tint

Green Tint

Bronze Tint

Impact Frosted Polycarbonate

Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.

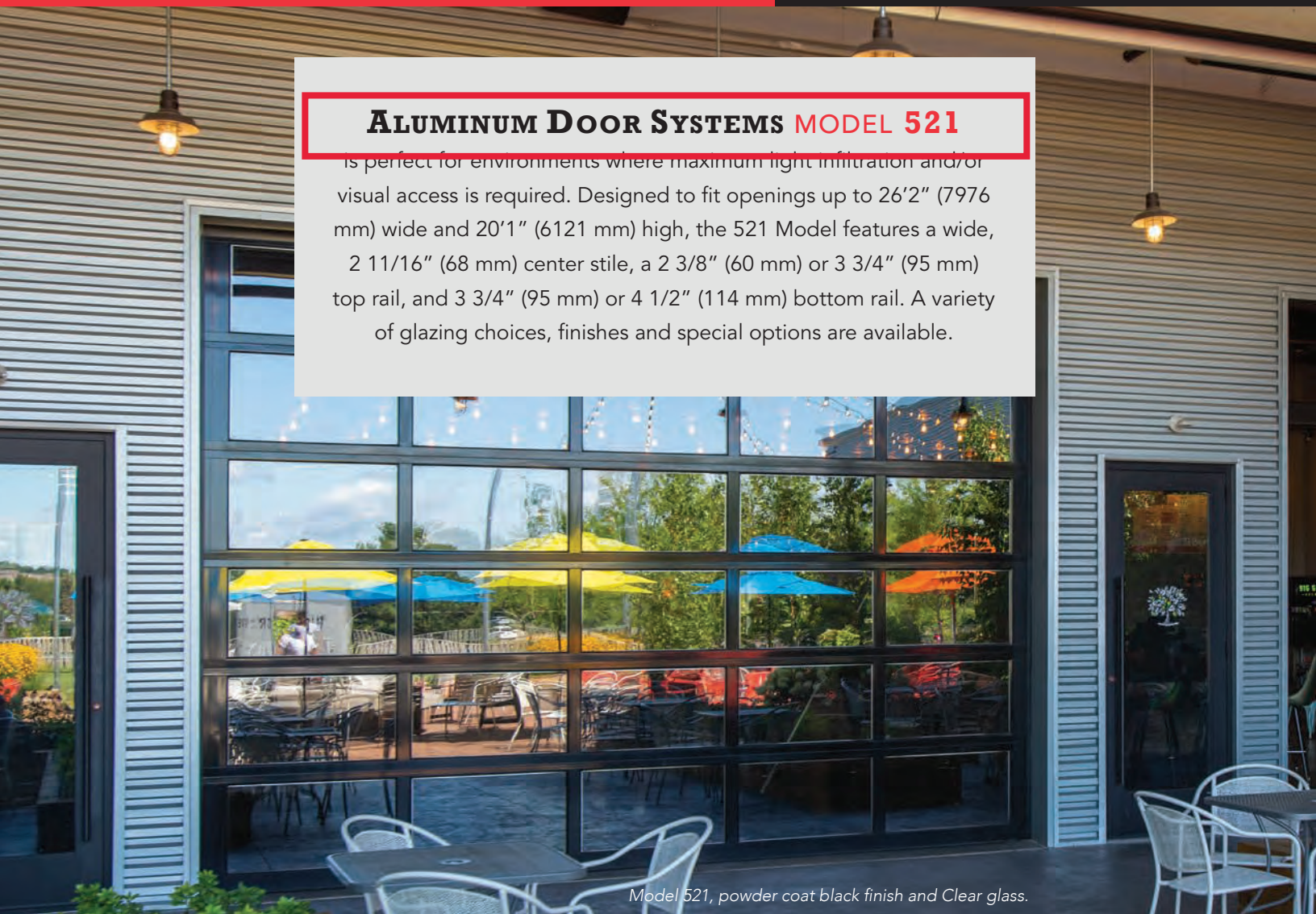
\*\* Insulated options available.



Model 511, Clear Anodized finish with Clear glass

**ALUMINUM DOOR SYSTEMS MODEL 521**

is perfect for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.



*Model 521, powder coat black finish and Clear glass.*

**Optional polyurethane insulation for stiles and rails up to 18'2" wide**

<b>1/2" insulated glazing unit</b>	<b>Door R-value (K m<sup>2</sup>/W)</b>
DSB- clear, tempered, obscure	2.87
Clear polycarbonate	2.93
DSB - Solar Bronze	3.17
DSB - Low E coating	3.43
SolarBan 70XL argon filled	4.09
<b>Multi-wall polycarbonate</b>	<b>Door R-value (K m<sup>2</sup>/W)</b>
1/4" thick unit	2.75
3/8" thick unit	3.21
5/8" thick unit	3.48
<b>Insulated panels</b>	<b>Door R-value (K m<sup>2</sup>/W)</b>
3/8" EPS solid panels	2.60



Polyurethane filled rails and stiles

\*R-value: Overhead Door Corporation uses a calculated door section R-value for our insulated doors.



## Standard features at a glance

Section thickness	1 3/4" (45 mm)
Maximum standard height	20'1" (6121 mm)
Maximum standard width	26'2" (7976 mm)
Material	Extruded 6061-T6 aluminum
Standard finish	204R-1 clear anodized (painted white at no charge)
Center stile width	2 11/16" (68 mm)
End stile width	3 5/16" (85 mm)
Top rail width	2 3/8" (60 mm) or 3 3/4" (95 mm)
Top intermediate rail width	2 1/8" (54 mm)
Bottom intermediate rail width	1 19/32" (40 mm)
Bottom rail width	3 3/4" (95 mm) or 4 1/2" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited; 3-Year Limited on powder coat finish

## Options

Glazing options<sup>†</sup>: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Exhaust ports

Four-section pass door

Wind load and impact rated door available

Posi-tension drums

Bronze anodization

Powder coat finish

Pass door

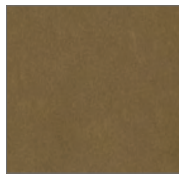
<sup>†</sup>Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

## Structure options

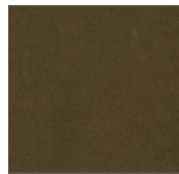
### Anodized finishes



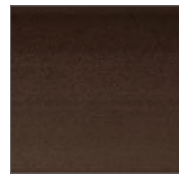
Clear (standard)



Light Bronze



Medium Bronze



Dark Bronze

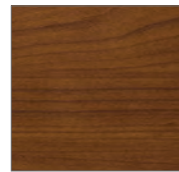
### Wood grain powder coat finishes\*



Knotty Pine



Cherry



Cherry with Flame



Dark Walnut

### Powder coat finishes

Select from approximately 200 RAL powder coat color options to best match your home.



**BLACK FINISH**

\*Wood grain availability dependent upon location.

Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

### Panel layout

Door width	Number of panels
to 9'2" (to 2794 mm)	2 or 3 (standard)
9'3" to 12'2" (2819 mm to 3708 mm)	3
12'3" to 16'2" (3734 mm to 4953 mm)	4
16'3" to 18'2" (4978 mm to 5537 mm)	4 or 5 (standard)
18'3" to 19'2" (5562 mm to 5842 mm)	5
19'3" to 20'11" (5867 mm to 6375 mm)	6**
21'0" to 23'11" (6401 mm to 7290 mm)	8**
24'0" to 26'2" (7315 mm to 7976 mm)	10**

### Section stack

Door height	Number of sections
to 8'6" (2591 mm)	4
8'7" to 10'1" (2616 mm to 3073 mm)	5
10'2" to 12'1" (3099 mm to 3683 mm)	6
12'2" to 14'1" (3708 mm to 4293 mm)	7
14'2" to 16'1" (4318 mm to 4902 mm)	8
16'2" to 18'1" (4928 mm to 5512 mm)	9
18'2" to 20'1" (5537 mm to 6121 mm)	10

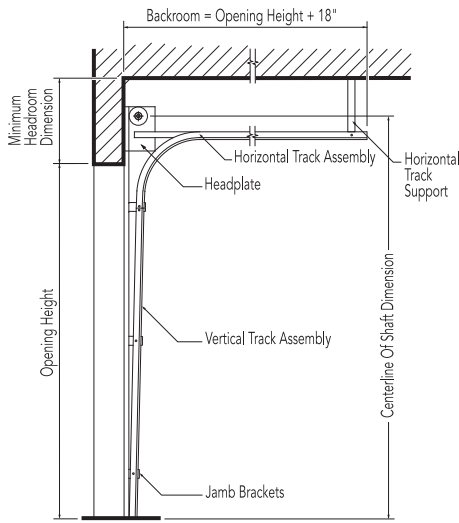
\*\*Special construction. Consult your local Overhead™ Door Distributor for additional information.

## Track detail

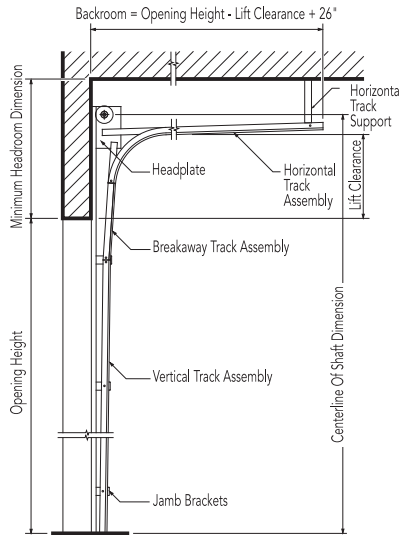
Any of the following track configurations can be selected for 511, 521 and 522 Aluminum door models.

O.H.=Opening height L.C.=Lift clearance D.H.=Door height

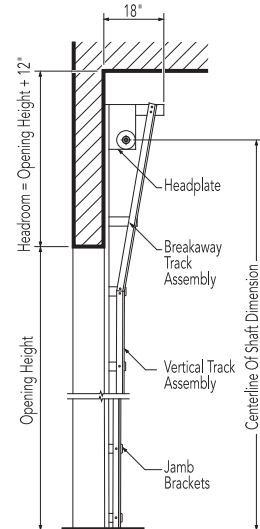
### Standard lift track



### Lift clearance track Standard



### Full vertical track



#### 2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + 11 5/8" (295 mm)	14 1/4" (362 mm)
Thru 16'0" (4877 mm)	O.H. + 12 5/8" (321 mm)	20 1/2" (521 mm)

#### 2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + L.C. + 5 5/8" (143 mm)	L.C. + 8 3/4" (222 mm)
Thru 16'0" (4877 mm)	O.H. + L.C. + 5 5/8" (143 mm)	L.C. + 11 1/4" (286 mm)

#### 2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 11'0" (3353 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)
Thru 16'0" (4877 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)

#### 3" (76 mm) Track [15" (381 mm) radius]

Thru 18'0" (5486 mm)	O.H. + 14 5/8" (372 mm)	18" (457 mm)
Thru 32'0" (9754 mm)	O.H. + 16 7/8" (429 mm)	21 1/2" (546 mm)

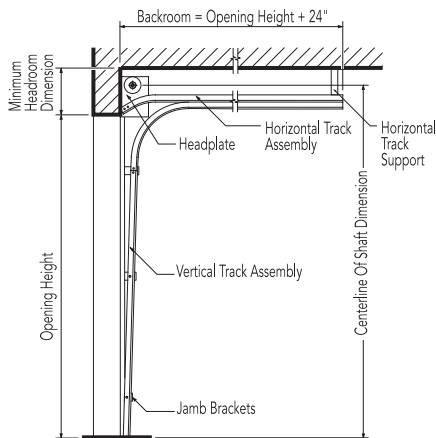
#### 3" (76 mm) Track [15" (381 mm) radius]

Thru 22'0" (6706 mm)	O.H. + L.C. + 6 5/8" (168 mm)	L.C. + 11 1/2" (292 mm)
Thru 32'0" (9754 mm)	O.H. + L.C. + 6 5/8" (168 mm)	L.C. + 12 1/4" (311 mm)

#### 3" (76 mm) Track [15" (381 mm) radius]

Thru 18'0" (5486 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)
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### Low headroom track Springs to front



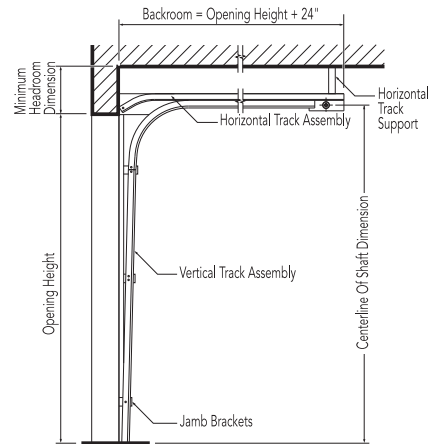
#### 2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	D.H. + 8" (203 mm)	11 3/4" (299 mm)
Thru 16'0" (4877 mm)	D.H. + 8" (203 mm)	12 1/2" (318 mm)

#### 3" (76 mm) Track [15" (381 mm) radius]

Thru 12'0" (3658 mm)	D.H. + 9" (229 mm)	13" (330 mm)
Thru 32'0" (5486 mm)	D.H. + 9" (229 mm)	13 3/4" (349 mm)

### Low headroom track Springs to rear



#### 2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + 2" (51 mm)	7 1/2" (191 mm)
Thru 16'0" (4866 mm)	O.H. 2" (51 mm)	8" (203 mm)

#### 3" (76 mm) Track [15" (381 mm) radius]

Thru 18'0" (5486 mm)	O.H. 6 3/4" (171 mm)	9 3/4" (248 mm)
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Model 521, solid panel, custom powder coat finish



## Architect's Corner

A resource for architects, containing comprehensive technical and resource materials to support your project, including drawings and specifications for commercial doors.

[www.overhaddoor.com](http://www.overhaddoor.com)

**The original, innovative choice for unequalled quality and service.**

Overhead Door Corporation pioneered the sectional garage door industry, inventing the first sectional garage door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door™ products more often than any other brand. Our family of over 400 Overhead Door™ Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.



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TRIFAB® VG (VERSAGLAZE®)  
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &  
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM



# Design + Performance

## Versatility with Unmatched Fabrication Flexibility

KAWNEER SYSTEM  
451T FRONT SET,  
BLACK



Geisinger Professional Building  
Jenkins Township, Pennsylvania  
ARCHITECT  
Mericle Commercial Real Estate Services  
Wilkes-Barre, Pennsylvania  
GLAZING CONTRACTOR  
Sterling Glass, Inc., Scranton, Pennsylvania  
PHOTOGRAPHER  
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

### AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.



**ECONOMY**

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



**Brighton Landing**  
**Cambridge, Massachusetts**  
 ARCHITECT  
**ADD Inc., Cambridge, Massachusetts**  
 GLAZING CONTRACTOR  
**Ipswich Bay Glass Company, Inc., Rowley, Massachusetts**  
 PHOTOGRAPHER  
 © Gordon Schenck, Jr.

All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

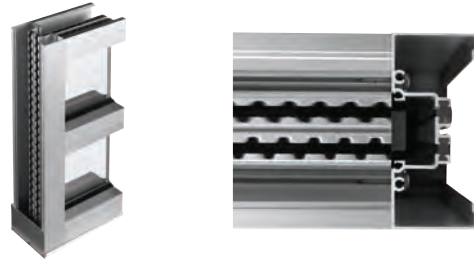
**FOR THE FINISHING TOUCH**

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.



**PERFORMANCE**

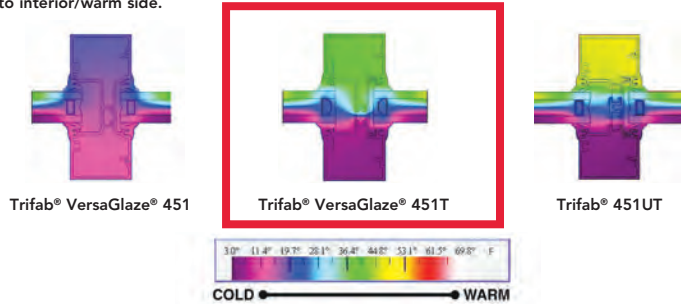
Kawneer’s IsoLock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual IsoLock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual IsoLock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

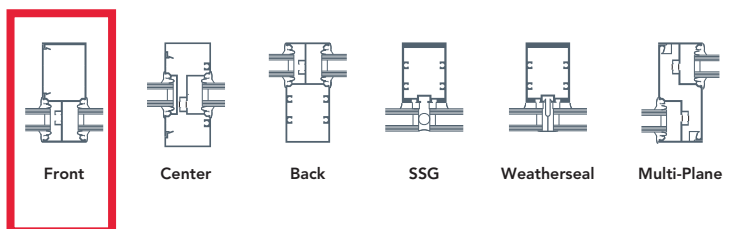
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



**PERFORMANCE TEST STANDARDS**

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



**Features**

- 190 narrow stile has 2-1/8" (54) vertical stile, 2-1/4" (57.2) top and 3-7/8" (98.4) bottom rail
- 350 medium stile has 3-1/2" (88.9) vertical stile, 3-1/2" (88.9) top and ~~6-1/2" (165.1)~~ bottom rail
- 500 wide stile has 5" (127) vertical stile, 5" (127) top and 6-1/2" (165.1) bottom rail
- Door is 1-3/4" (44.5) deep
- Dual moment welded corner construction
- Single or double acting
- Infills range from 1/4" (6.4) to 1" (25.4)
- Offset pivots, butt hinges, continuous geared hinge or center pivots
- MS locks or panic hardware
- Surface mounted or concealed closers
- Architects Classic push/pulls
- Adjustable astragal utilizing pile weathering with polymeric fin at meeting stiles
- Polymeric bulb weatherstripping in door frames
- Permanodic™ anodized finishes in seven choices
- Painted finishes in standard and custom choices

10" BOTTOM  
RAIL FOR ADA  
COMPLIANCE

**Optional Features**

- Paneline™ exit device or Paneline™ MEL exit device
- Wide variety of bottom rail and cross rail

**Product Applications**

- 190 narrow stile - engineered for moderate traffic in applications such as offices and stores
- 350 medium stile - provides extra strength for schools, institutions and other high traffic applications
- 500 wide stile - creates a monumental visual statement for banks, libraries or buildings that experience heavy traffic conditions

For specific product applications,  
consult your Kawneer representative.