

DHDC 22-7708-7709

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

3/30/22

CERTIFICATE OF APPROPRIATENESS

Kevin Brandon
BMK Design+Planning, LLC
885-931 Covington St.
Detroit, MI 48202

RE: Application Numbers 22-7708, 22-7709; 885-931 Covington; Palmer Park Apartment Buildings Historic District

Dear Applicant,

At the Special Meeting that was held on March 30, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on March 31, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *Erect 3 trash enclosure structures per attached drawings.*
- *Erect entrance way paneling per attached drawings and conditions below.*
- *Removal of parking and installation of landscape per attached drawings and conditions below.*

The Certificate of Appropriateness is issued with the following conditions:

- *The applicant agrees to submit changes to the previously approved drawings for the entrance way paneling to change the vertical paneling to match the vertical dimensional characteristic of the entrance windows.*
- *The applicant agrees to remove the wingwalls and the external piers of the wingwalls that were installed without HDC approval and cap the remaining piers with limestone that mimics the limestone capping of the wingwalls next to the entrance of the building.*

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Date: 02-10-2022

PROPERTY INFORMATION

ADDRESS: 885 Covington Drive AKA: Cambridge House

HISTORIC DISTRICT: Palmer Park Apartment Buildings Historic District

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Other: <u>Trash Enclosure</u>	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: Kevin Brandon COMPANY NAME: BmK Design+Planning, LLC

ADDRESS: 885 Covington Drive CITY: Detroit STATE: MI ZIP: 48203

PHONE: _____ MOBILE: 248-303-1446 EMAIL: kmb@bmkdp.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 02-10-2022

PROPERTY INFORMATION

Address: 885 Covington Drive Floor: _____ Suite#: _____ Stories: _____
 AKA: Cambridge House Lot(s): _____ Subdivision: _____
 Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
 Current Legal Use of Property: _____ Proposed Use: _____
 Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other: Trash Enclosure
 Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Construction of brick trash enclosures, landscape/hardscape and front building entry.

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____
 Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)**Property Owner/Homeowner** Property Owner/Homeowner is Permit ApplicantName: Kevin Brandon Company Name: BmK Design+Planning,LLCAddress: 10 E. Main Street, Suite 201 City: Detroit State: MI Zip: 06608Phone: _____ Mobile: 248-303-1446Driver's License #: _____ Email: kmb@bmkdp.com**Contractor** Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit ApplicantName: Kevin Brandon State Registration#: _____ Expiration Date: _____Address: 54048 Mound Road City: Shelby Township State: MI Zip: 48316Phone: 248-303-1446 Mobile: _____ Email: kmb@bmkdp.com**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: Kevin Brandon Signature: Kevin Brandon Digitally signed by Kevin Brandon
Date: 2022.03.03 11:44:38 -05'00' Date: 03-03-2022
(Permit Applicant)Driver's License #: B653465603638 Expiration: 08-15-2023

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.

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Print Name: _____ Signature: _____ Date: _____
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Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)**PERMIT APPLICANT SIGNATURE**

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54048 Mound Road Shelby Township Michigan 48316

February 10, 2022-REV March 12,2022

Historic District Commission Review
885 Covington Drive, Hampshire House
Trash Enclosures, Landscaping/Hardscaping and Entry

Trash Enclosures

Description of Existing Conditions

The area proposed for the trash enclosures are off the existing alley behind The Hampshire Apartment building. A photo survey of existing conditions is attached.

Description of Project

The project consists of two newly constructed trash enclosures. The center enclosure is 12'x22' and the west end enclosure is 12'x12'. The construction of the trash enclosures is of brick veneer facing on 8" concrete block. The brick veneer selected closely resembles the existing brick of the apartment building. The enclosures shall be roofed with a metal standing seam roof. Each enclosure will have secured access doors for the apartment tenants. There will also be an overhead door that will completely secure the trash containers. It is intention of the enclosures to provide a secure and sanitary solution to a generally unsightly problem. The location of the trash location is provided on an attached site plan.

The enclosure construction was started prior to obtaining HDC Certificate of Appropriateness and BSEED permit, it is partially complete. It was decided to start foundations and block work prior to the impending winter weather so that the enclosures would be finished with the completion of the apartment building renovation.

Landscaping

Description of Existing Conditions

The area of the landscape area located is in the front yard and center courtyard of The Hampshire Apartment building. The area between both apartment buildings was a non-conforming parking lot in extremely poor condition. A photo survey of completed work prior to grass sod is attached.

Description of Project

This submittal request is for the landscaping for both 885 and 931 Covington. A center courtyard provides a link to and a focal point for the two apartment buildings with a 35' tall evergreen tree at its entry. A 6'-0' high steel fence with gate is separates the front courtyard to the rear. New

brick piers have been built in a similar style to the damage and broken existing piers. Also, note that the public sidewalk was replaced, at the owner's own expense. Supplemental Material and Plans are attached.

The landscaping was completed without obtaining HDC Certificate of Appropriateness. It was an oversight by the ownership group team to the fact that HDC approval was required for landscaping.

Front Entry

Description of Project

The front entry has been construction with slight modifications to the approved permitted plans. The approved plans had horizontal 2X2 steel tubes to create a grid panel. These were eliminated with only the vertical 2x2 steel tubes installed. This was due to the ownership group not wanting anyone to be able to climb on the roof. The original design had a 12" high fascia. The fascia as constructed is 16". This was because a small parapet was required for roofing and metal coping allowances. A photo survey of constructed conditions is attached as well as drawing documents.

Product Data

See attached brochures and cut sheets for additional information.

Trash Enclosures

- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Standing Seam Roof: PAC-CLAD, Snap Clad, Matte Black Steel
- Gutters: K-Style, Matte Black
- Overhead Door: Clopay, Model 1500, Sectional Steel, Black
- Windows: Andersen Windows, 400 Series, Aluminum, Fixed, Black
- Man Door: TRU Door, Flush Hollow Metal, Black

Landscaping

- Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar
- Steel Fence: Guardsman, Kent 2 Rail, Black
- Brick Piers Light Fixture: Franklin Iron Works, Rockford Collection, 20 ¼" H. Bronze, Style #V5569



54048 Mound Road Shelby Township Michigan 48316

February 10, 2022-REV March 25,2022

Historic District Commission Review
931 Covington Drive, Cambridge House
Trash Enclosures, Landscaping/Hardscaping and Entry

Trash Enclosure

Description of Existing Conditions

The area proposed for the trash enclosure is off the existing alley behind The Cambridge Apartment building. A photo survey of existing conditions is attached.

Description of Project

The project consists of a newly constructed trash enclosure. The enclosure is 12'x12'. The construction of the trash enclosure is of brick veneer facing on 8" concrete block. The brick veneer selected closely resembles the existing brick of the apartment building. The enclosure shall be roofed with a metal standing seam roof. The enclosure will have a secured access door for the apartment tenants. There will also be an overhead door that will completely secure the trash containers. It is intention of the enclosure to provide a secure and sanitary solution to a generally unsightly problem. The location of the trash location is provided on an attached site plan.

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Description of Project

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at its entry. A 6'-0" high steel fence with gate is separates the front courtyard to the rear. New brick piers have been built in a similar style to the damage and broken existing columns. Also, note that the public sidewalk was replaced, at the owner's own expense. Supplemental Material and Plans are attached.

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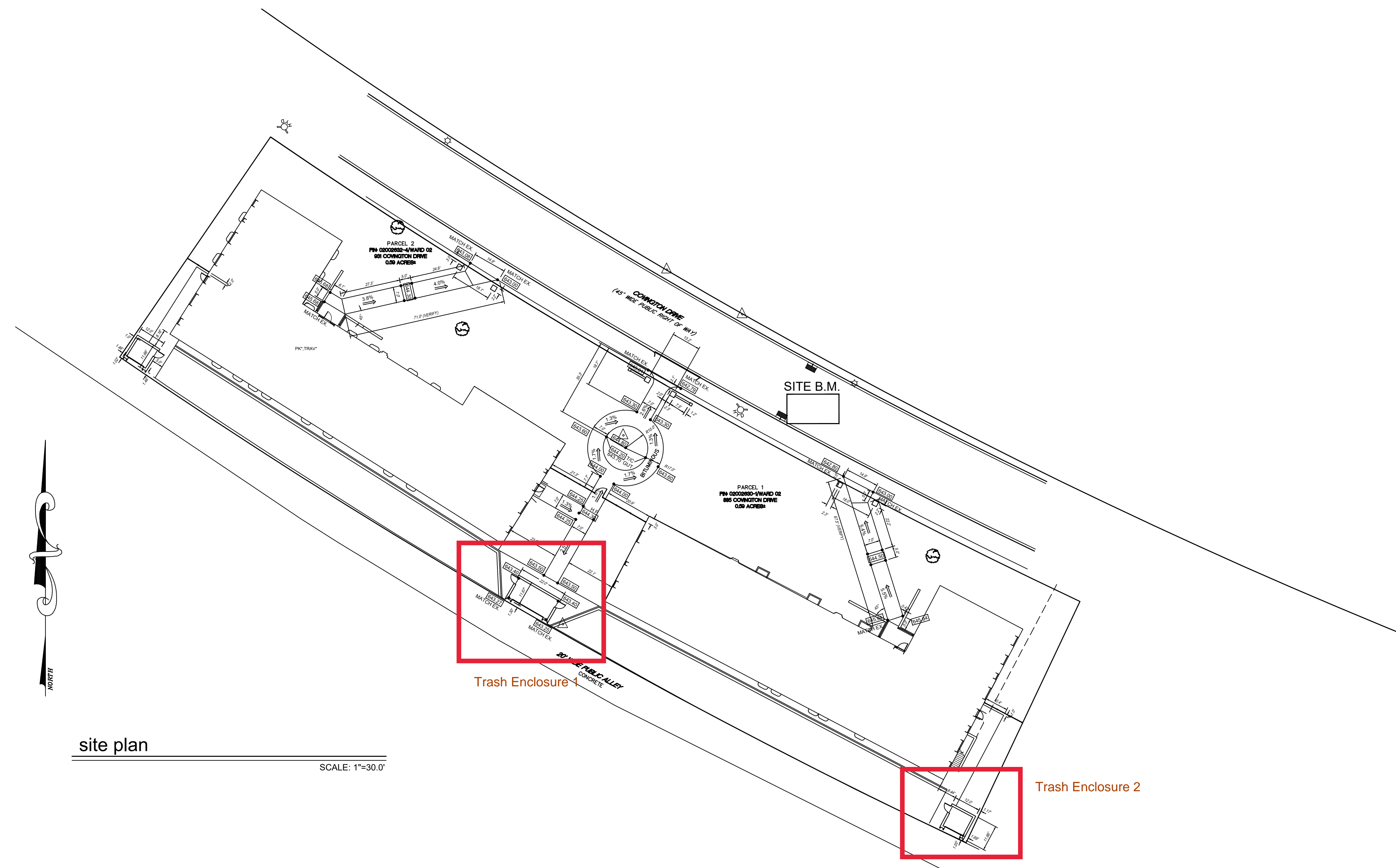
Permit Set for Apartment Building Trash Enclosures

885 Covington Drive
Detroit, MI 48203

885 Covington Drive, Detroit, MI 48203

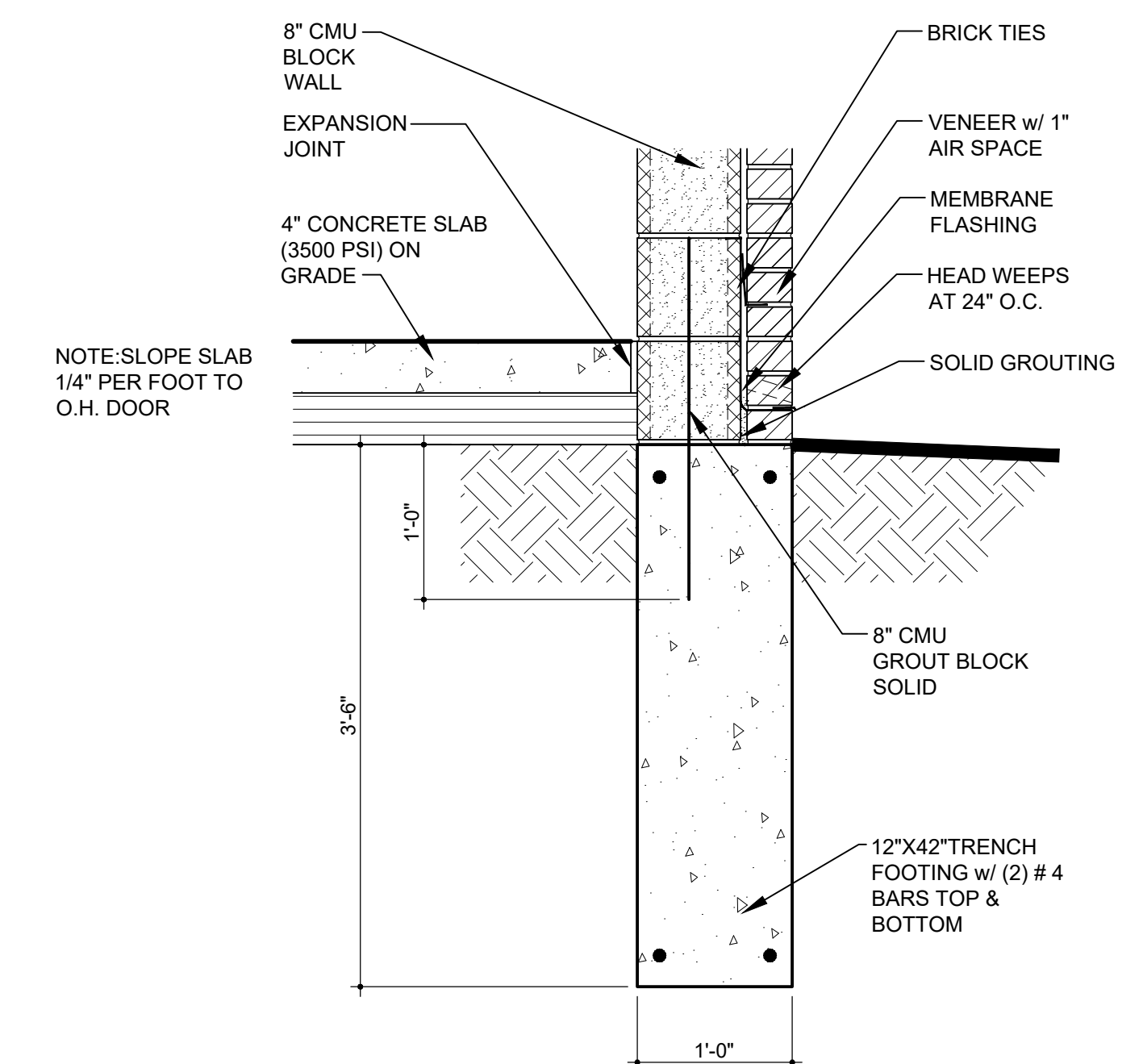
building data

REFERENCE CODES:	USE GROUP (CHAPTER 3): U - UTILITY AND MISCELLANEOUS GROUP (312.1)
2015 MICHIGAN BUILDING CODE	PROPOSED USE: ACCESSORY STRUCTURES-ENCLOSED TRASH CONTAINERS FOR APARTMENT BUILDING
2018 MICHIGAN PLUMBING CODE	
2015 MICHIGAN MECHANICAL CODE	CONSTRUCTION TYPE (CHAPTER 6): TYPE VB
2017 NATIONAL ELECTRICAL CODE WITH PART 8 MICHIGAN AMENDMENTS	BUILDING AREA: CENTER ENCLOSURE: 242 GROSS S.F. SIDE ENCLOSURE: 138 GROSS S.F.
ACCESSIBILITY ICC/ANSI A117.1 - 2009	BUILDING HEIGHT: 1 STORY 10'-0" HEIGHT
CHAPTER 13 OF 2012 MICHIGAN UNIFORM ENERGY CODE - CHAPTER 5 2012 MICHIGAN UNIFORM ENERGY CODE, PART 10a - ANSI / AHSHRAE 90.1-2007	FIRE SUPPRESSION: BUILDING IS NOT EQUIPPED WITH A NFPA13 SPRINKLER SYSTEM IN ACCORDANCE WITH MBC SECTION 903.3.1.1
2015 INTERNATIONAL FIRE CODE	PROJECT DESCRIPTION/SCOPE OF WORK: PROPOSED BUILDINGS ARE TO BE OF BLOCK WALLS WITH BRICK VENEER FACING. THE TRASH ENCLOSURE WILL HAVE A STANDING SEAM METAL ROOF. THE CENTER TRASH ENCLOSURE WILL CONTAIN (2) 6 YARD TRASH CONTAINERS AND THE SIDE TRASH ENCLOSURE WILL CONTAIN (1) 6 YARD TRASH CONTAINER. THE BUILDINGS WILL BE SECURE WITH ACCESS ONLY FOR RESIDENTS OF THE SERVED APARTMENT BUILDING.
2015 INTERNATIONAL FUEL GAS CODE	



site plan

SCALE: 1"=30.0'



typical section at footing

SCALE: 1"=1'-0"

PERMIT REVISED	02/10/22
PERMIT	05/15/21
DESCRIPTION	DATE
PROJECT:	
Trash Enclosure	
885 Covington Drive Detroit, MI 48203	
CLIENT:	
RCI Covington Apartments, LLC 10 E. Main Street Ste. 201 Bridgeport, CT 06608	
SHEET TITLE:	
GENERAL INFORMATION	
SHEET NUMBER:	
A001	

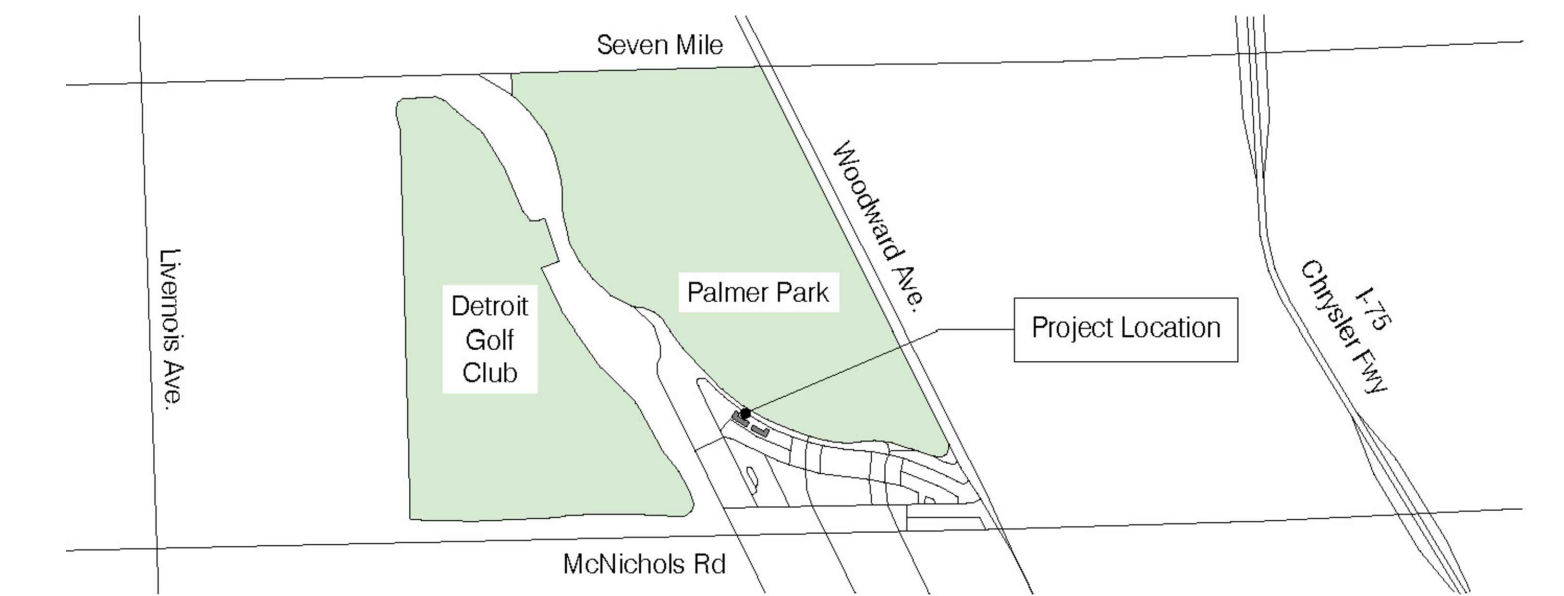
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931 Covington Drive
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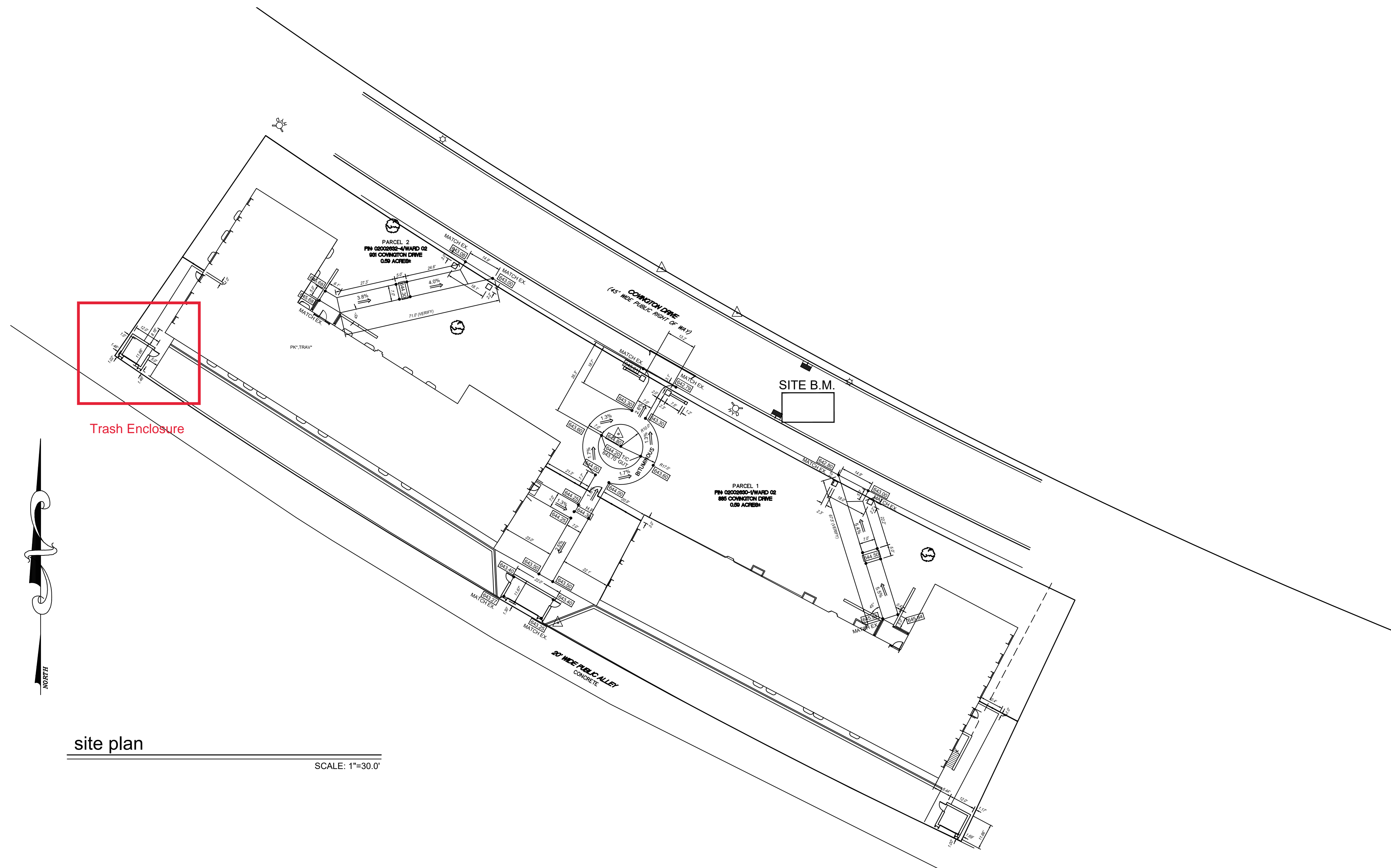
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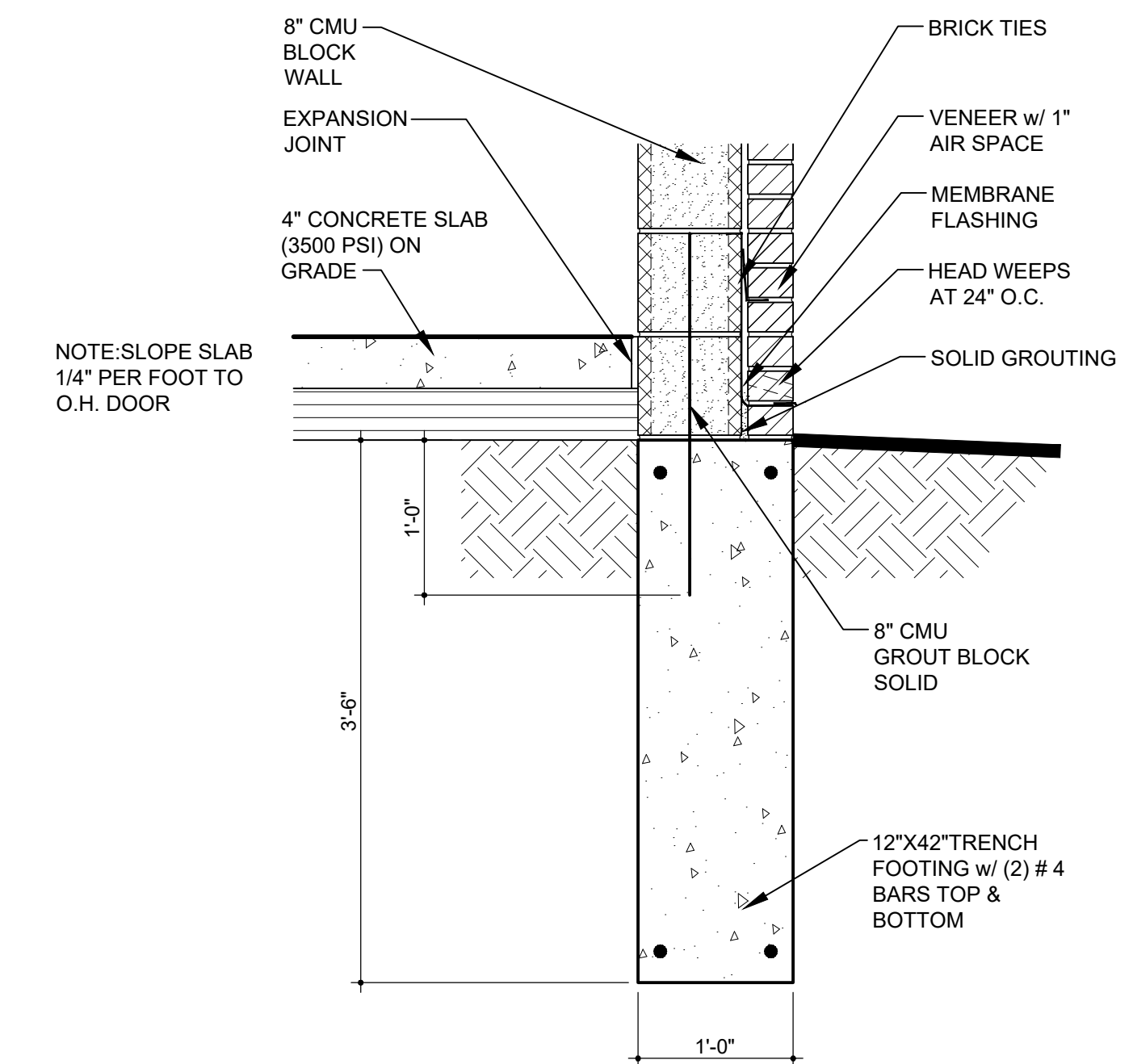


Location Map



site plan

SCALE: 1"=30.0'

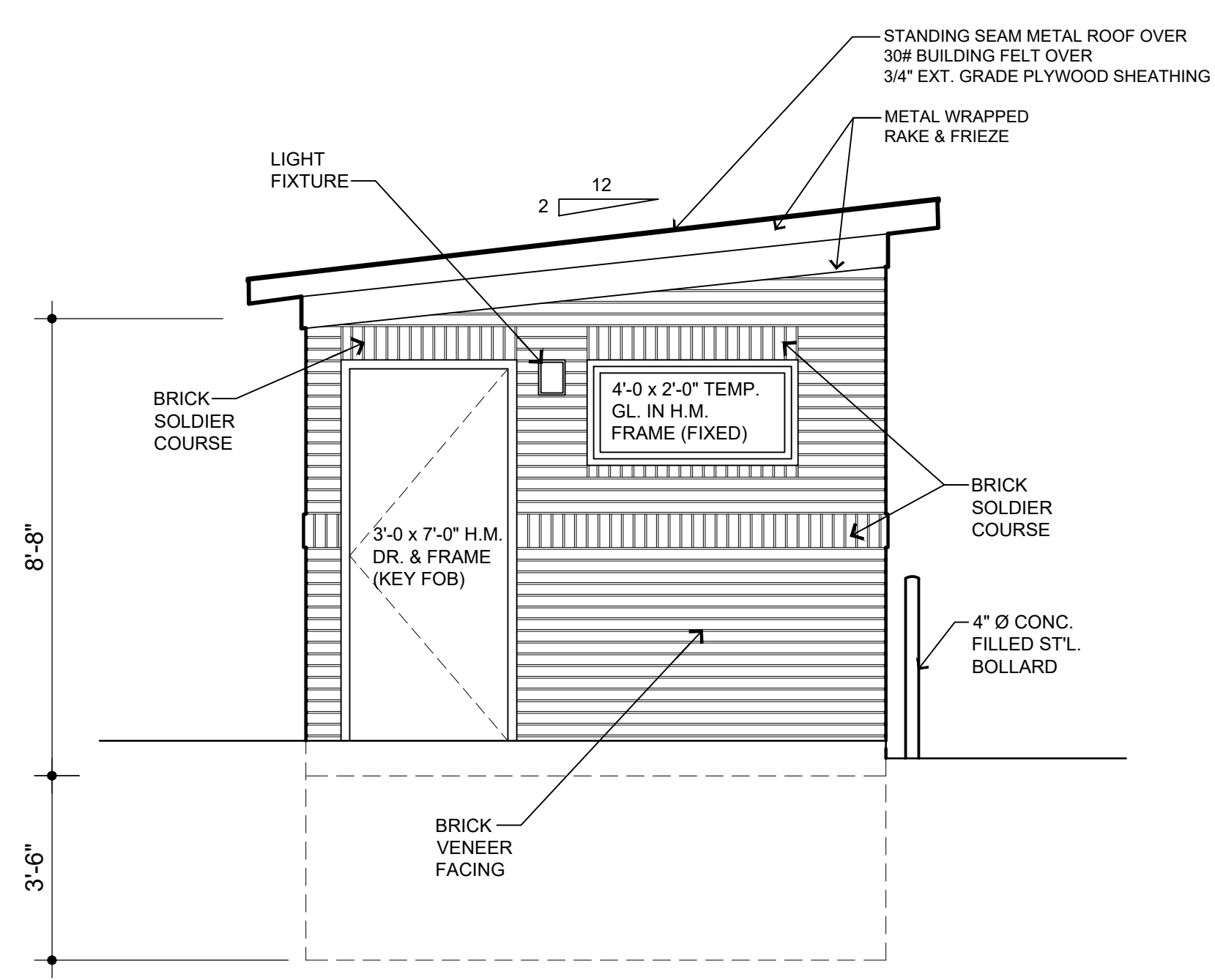


NOTE: SLOPE SLAB 1/4" PER FOOT TO O.H. DOOR

typical section at footing

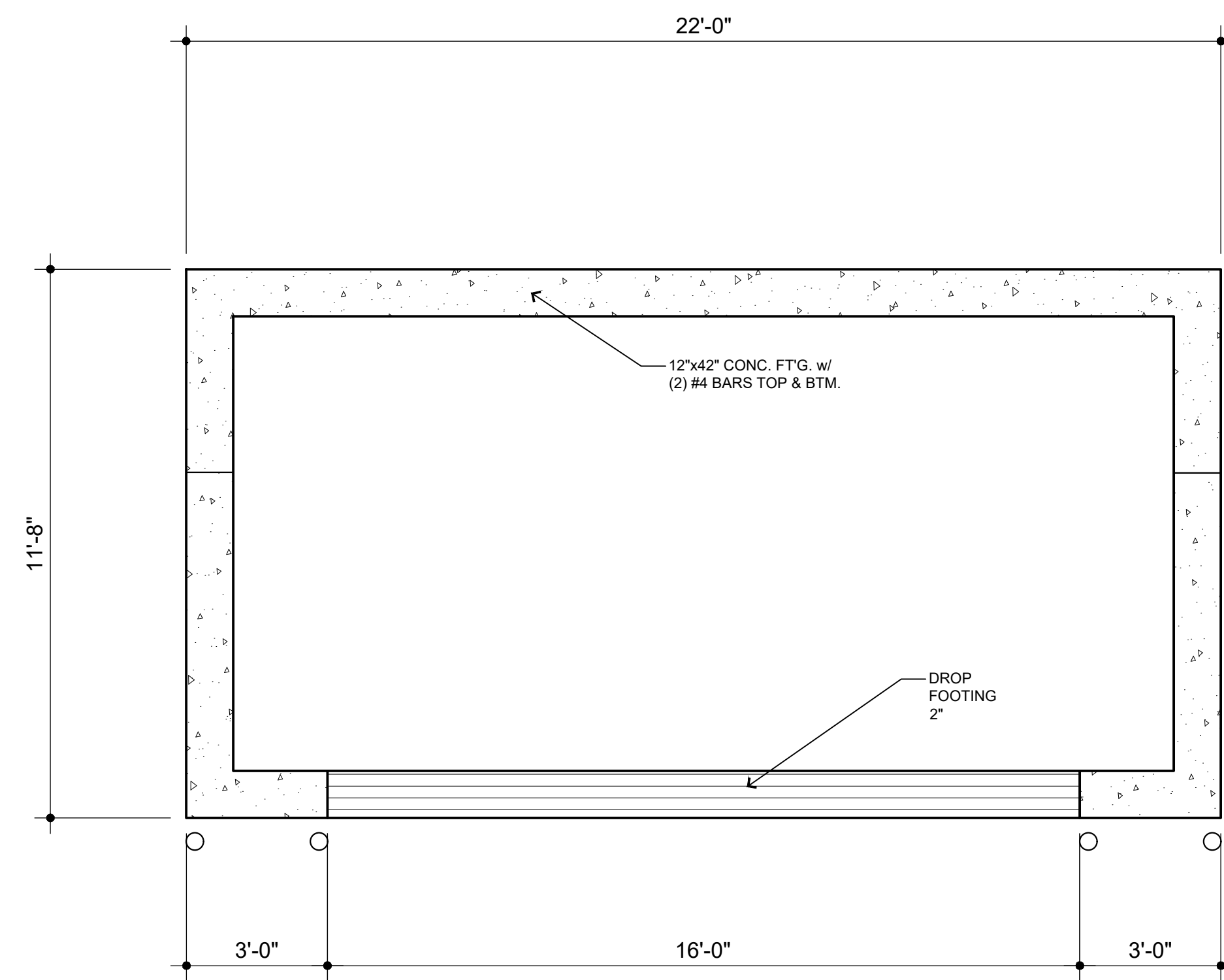
SCALE: 1"=1'-0"

PERMIT REVISED	02/10/22
PERMIT	05/15/21
DESCRIPTION	DATE
PROJECT:	
Trash Enclosure	
931 Covington Drive Detroit, MI 48203	
CLIENT:	
RCI Covington Apartments, LLC 10 E. Main Street Ste. 201 Bridgeport, CT 06608	
SHEET TITLE:	
GENERAL INFORMATION	
SHEET NUMBER:	
A001	



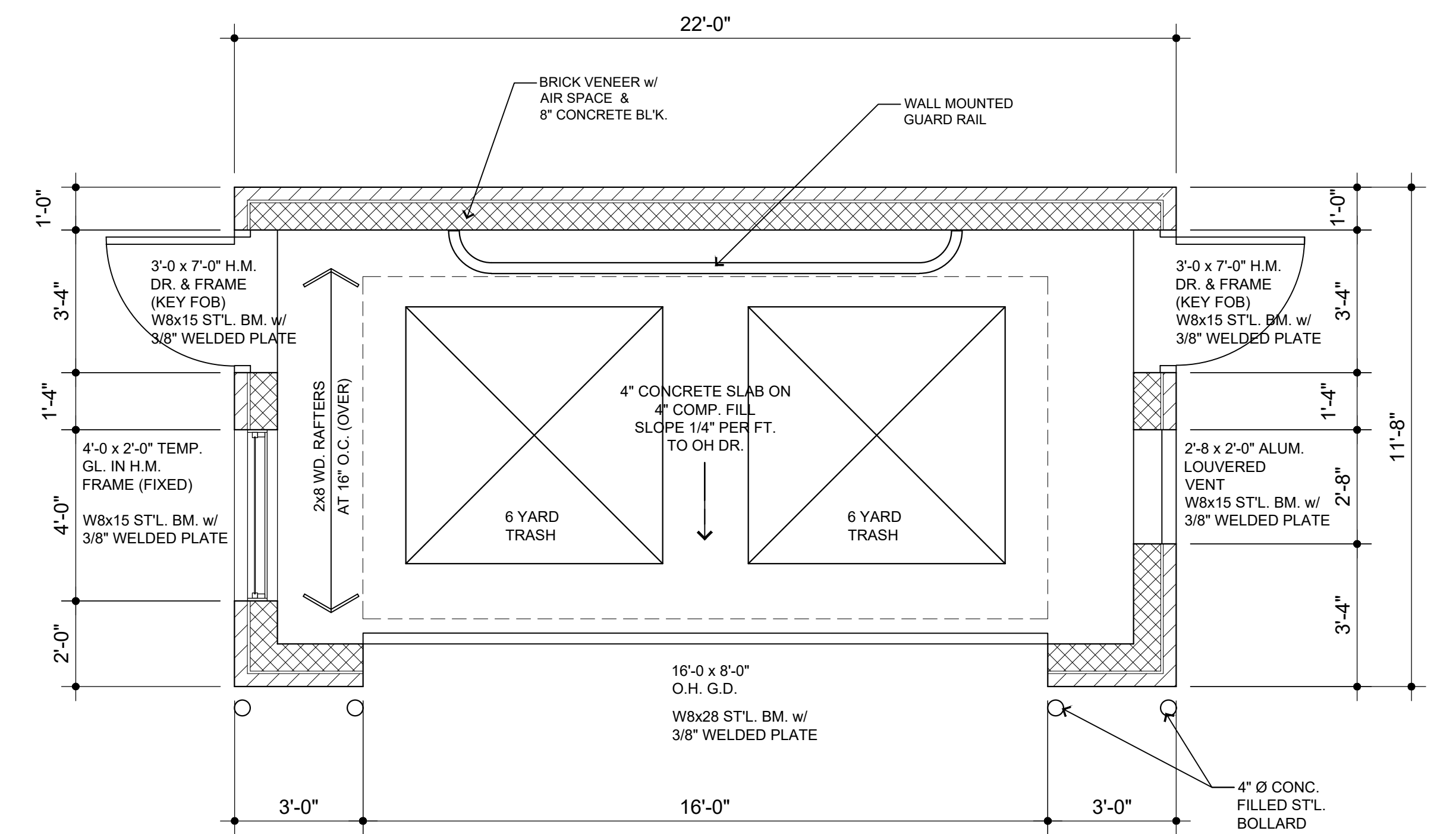
3/A100 left elevation

SCALE: 3/8"=1'-0"



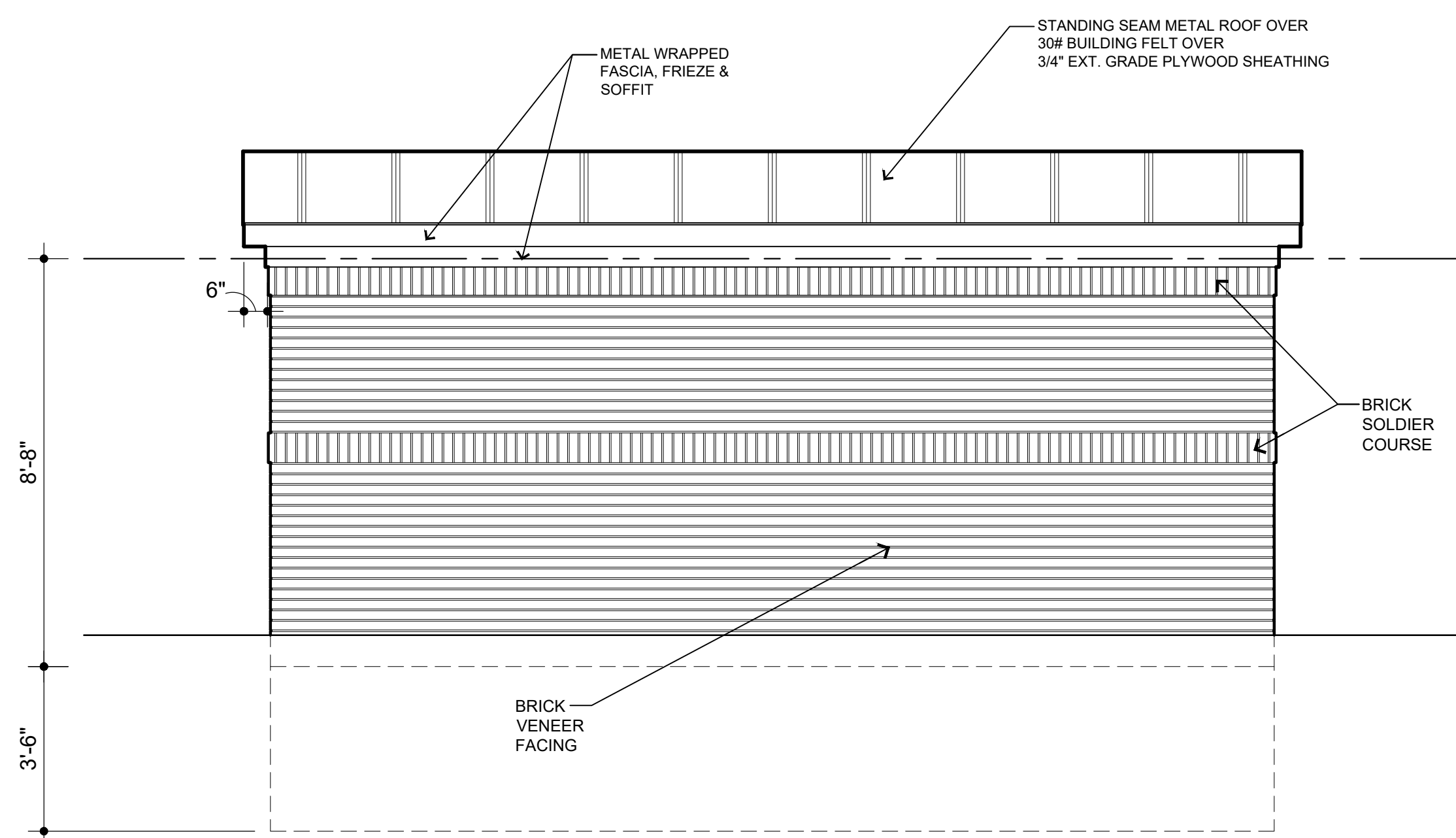
2/A100 foundation plan

SCALE: 3/8"=1'-0"



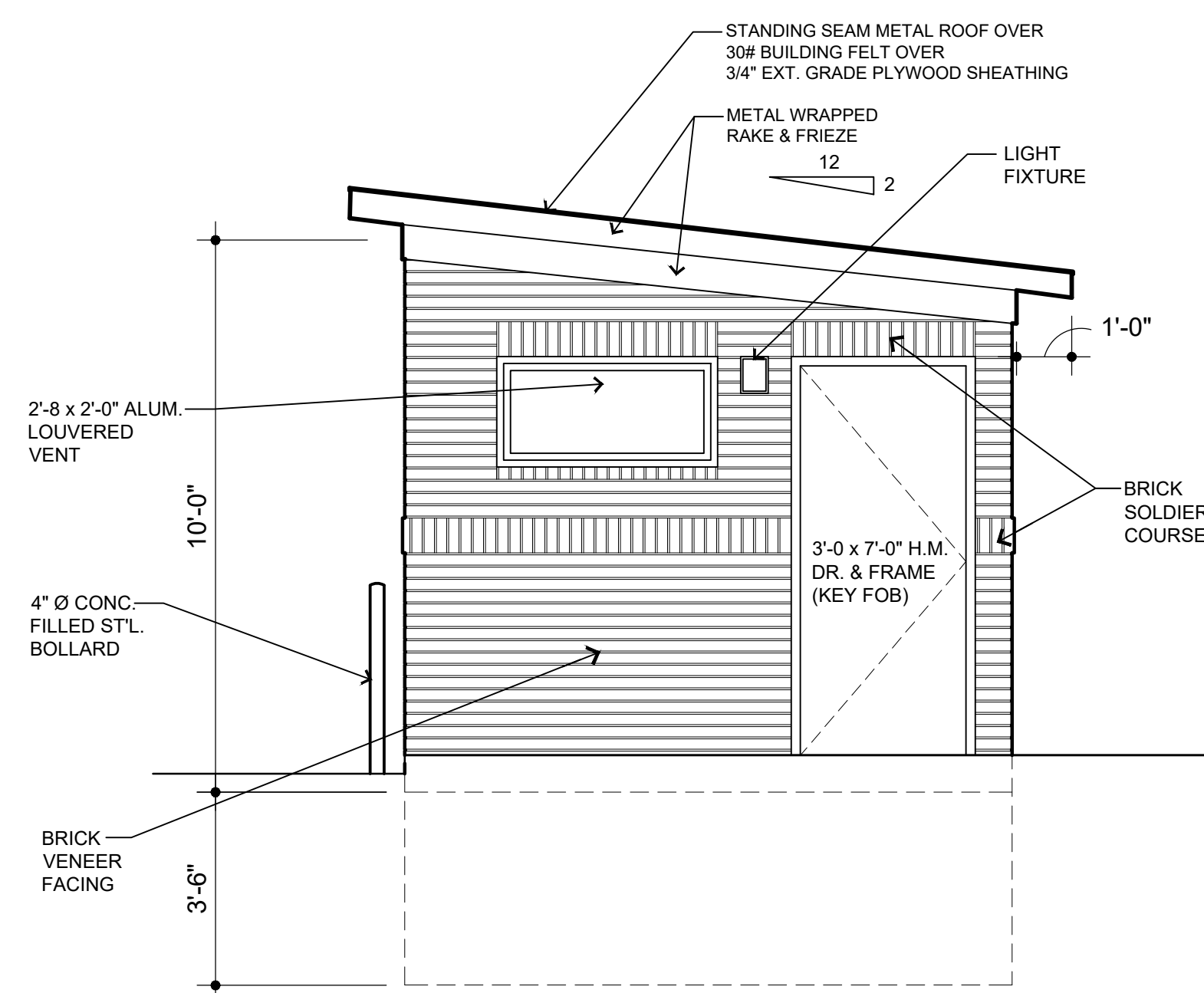
1/A100 trash enclosure floor plan

SCALE: 3/8"=1'-0"



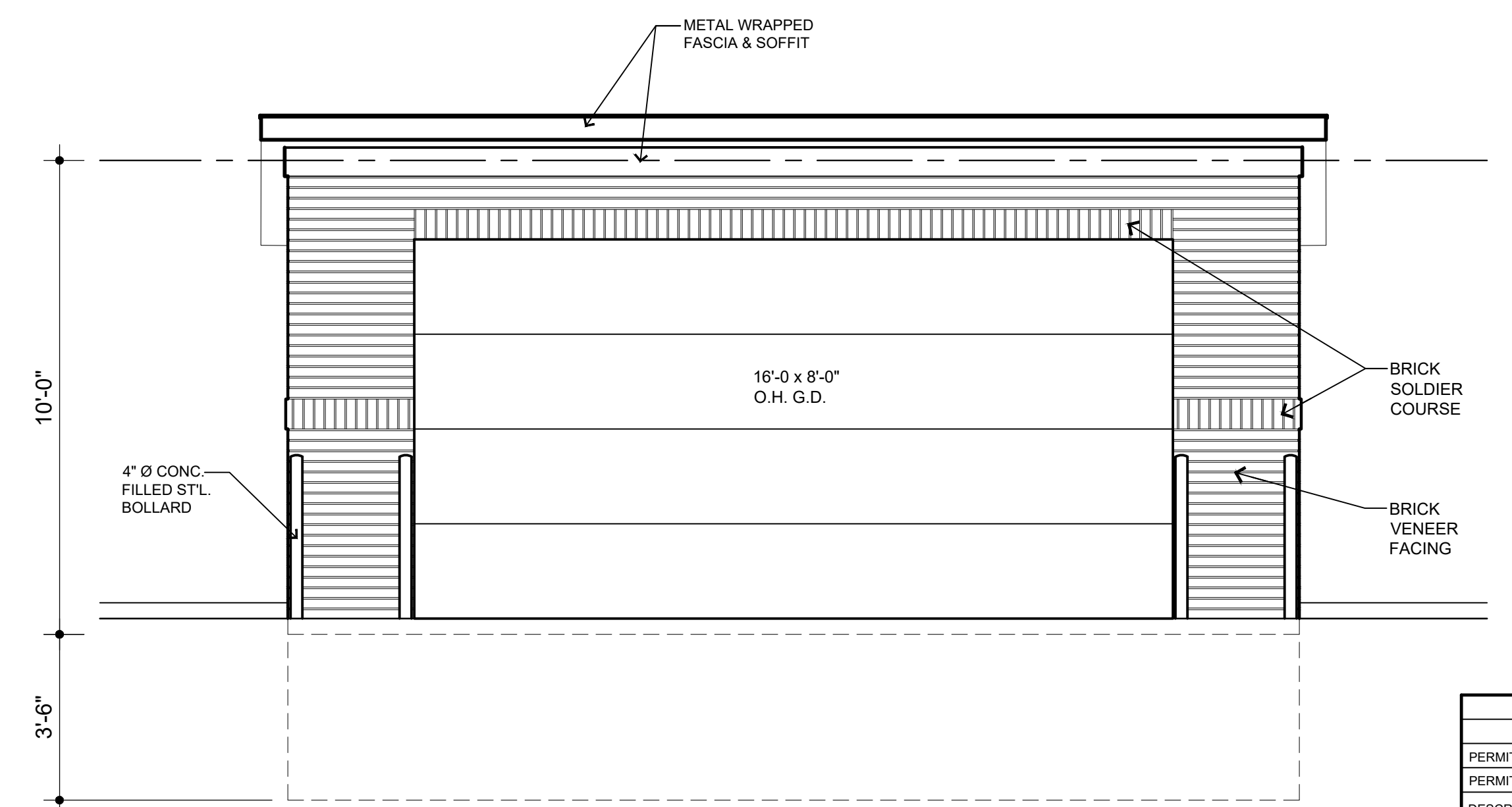
4/A100 rear elevation

SCALE: 3/8"=1'-0"



5/A100 right elevation

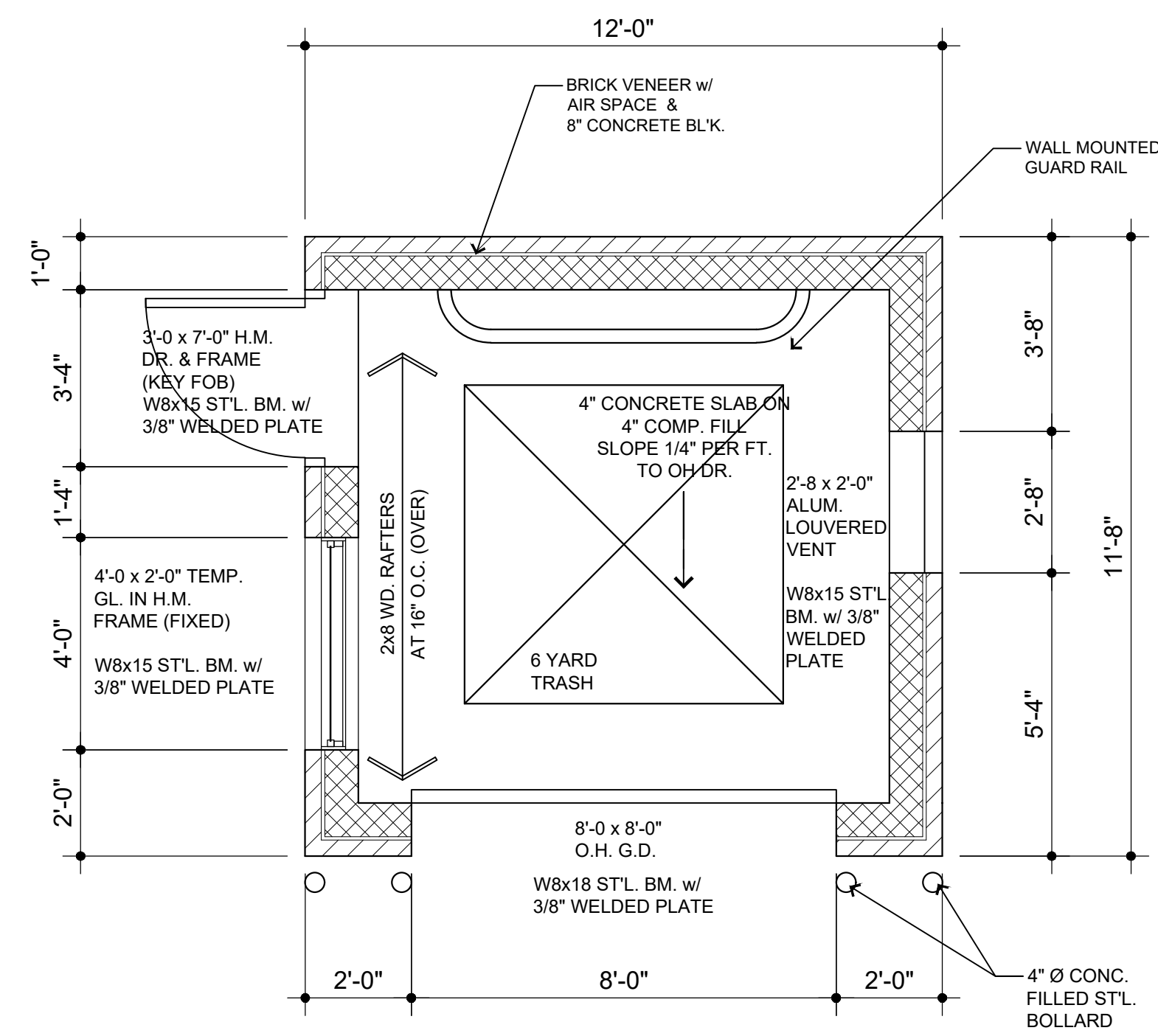
SCALE: 3/8"=1'-0"



6/A100 front elevation

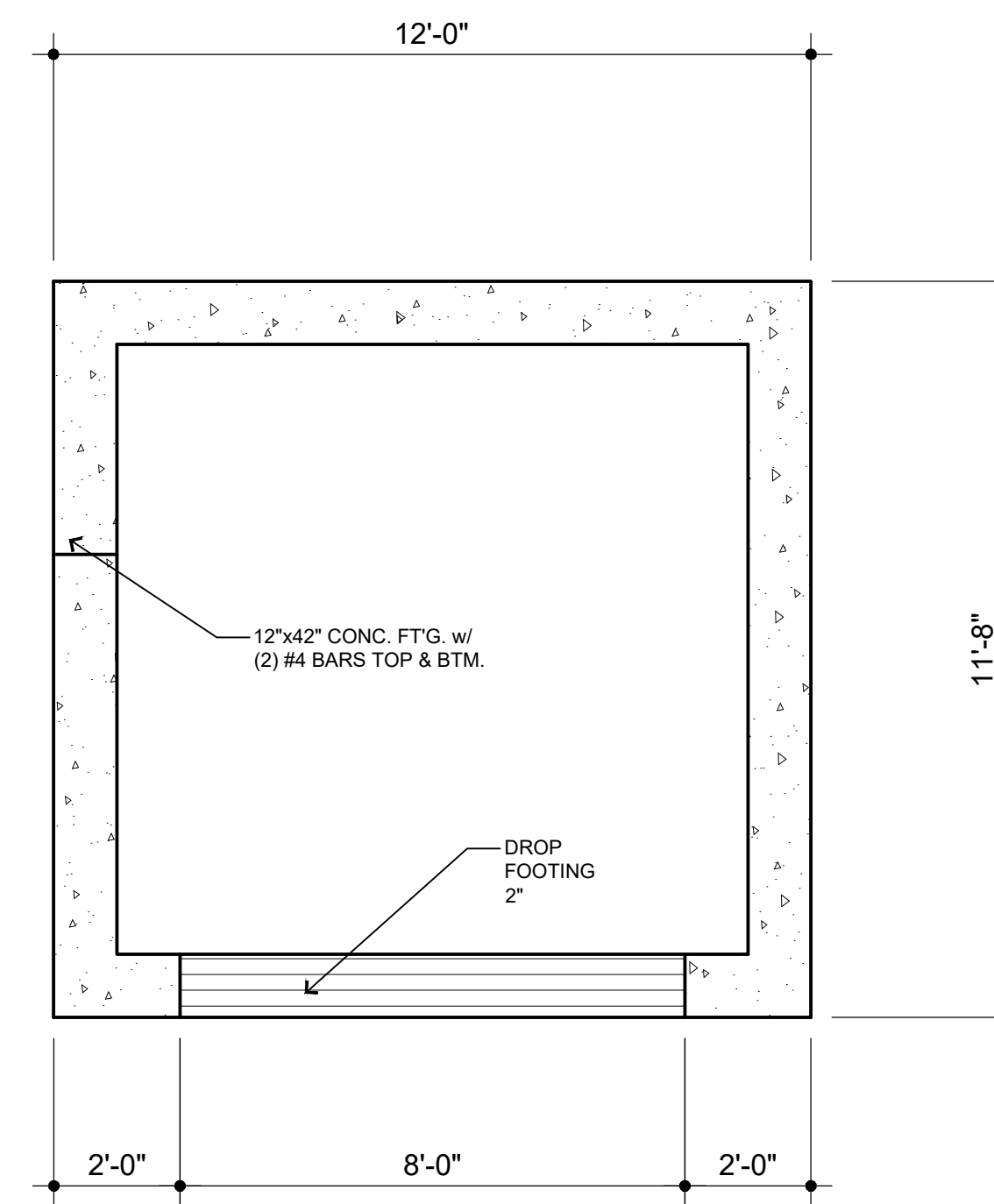
SCALE: 3/8"=1'-0"

PERMIT REVISED	02/10/22
PERMIT	05/15/21
DESCRIPTION	DATE
PROJECT:	
Trash Enclosure	
855 Covington Drive Detroit, MI 48203	
CLIENT:	
RCI Covington Apartments, LLC 10 E. Main Street Ste. 201 Bridgeport, CT 06608	
SHEET TITLE:	
CENTER TRASH ENCL. PLAN & ELEVATIONS	
SHEET NUMBER:	
A100	



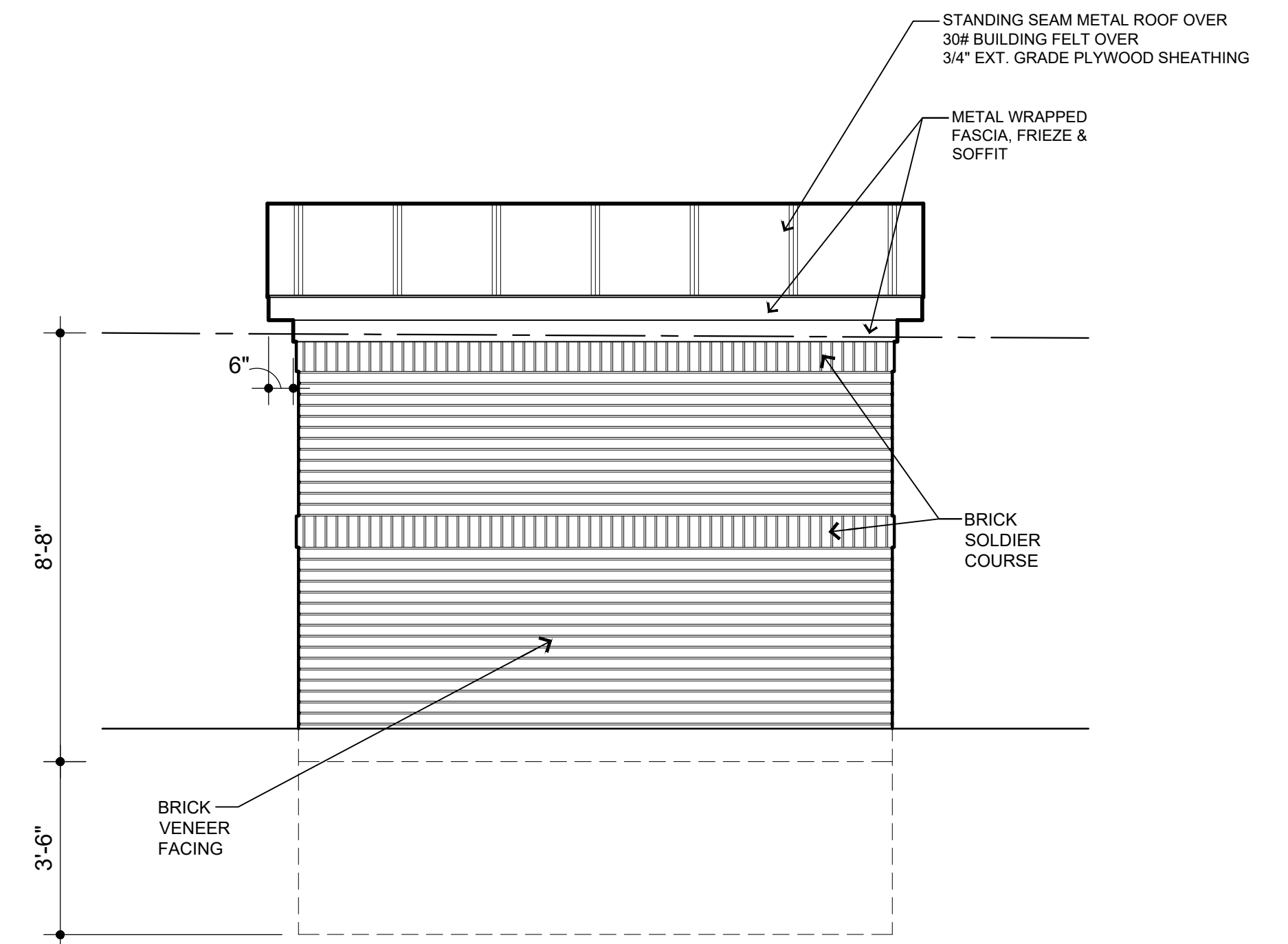
1/A200 trash enclosure floor plan

SCALE: 3/8"=1'-0"



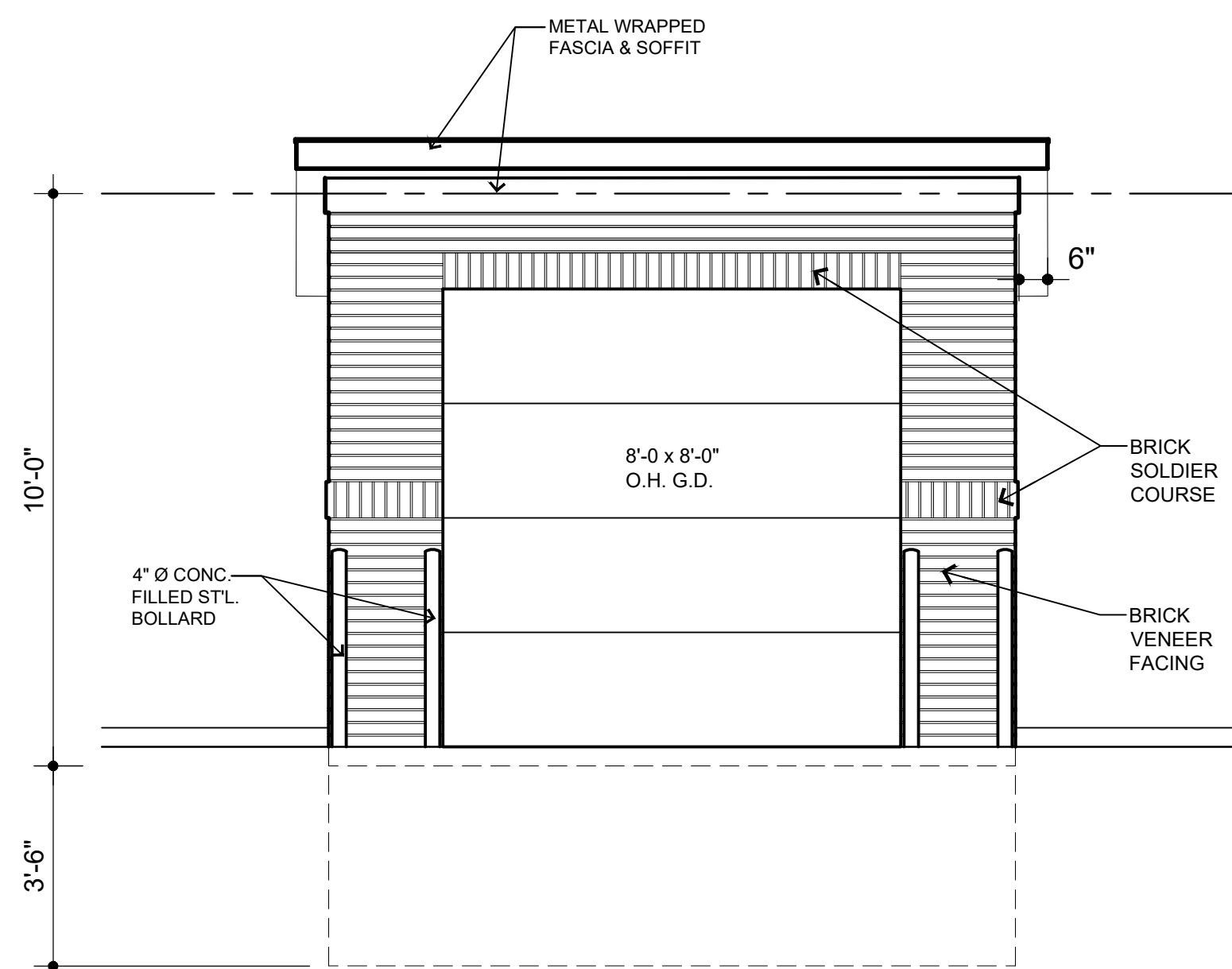
2/A200 foundation plan

SCALE: 3/8"=1'-0"



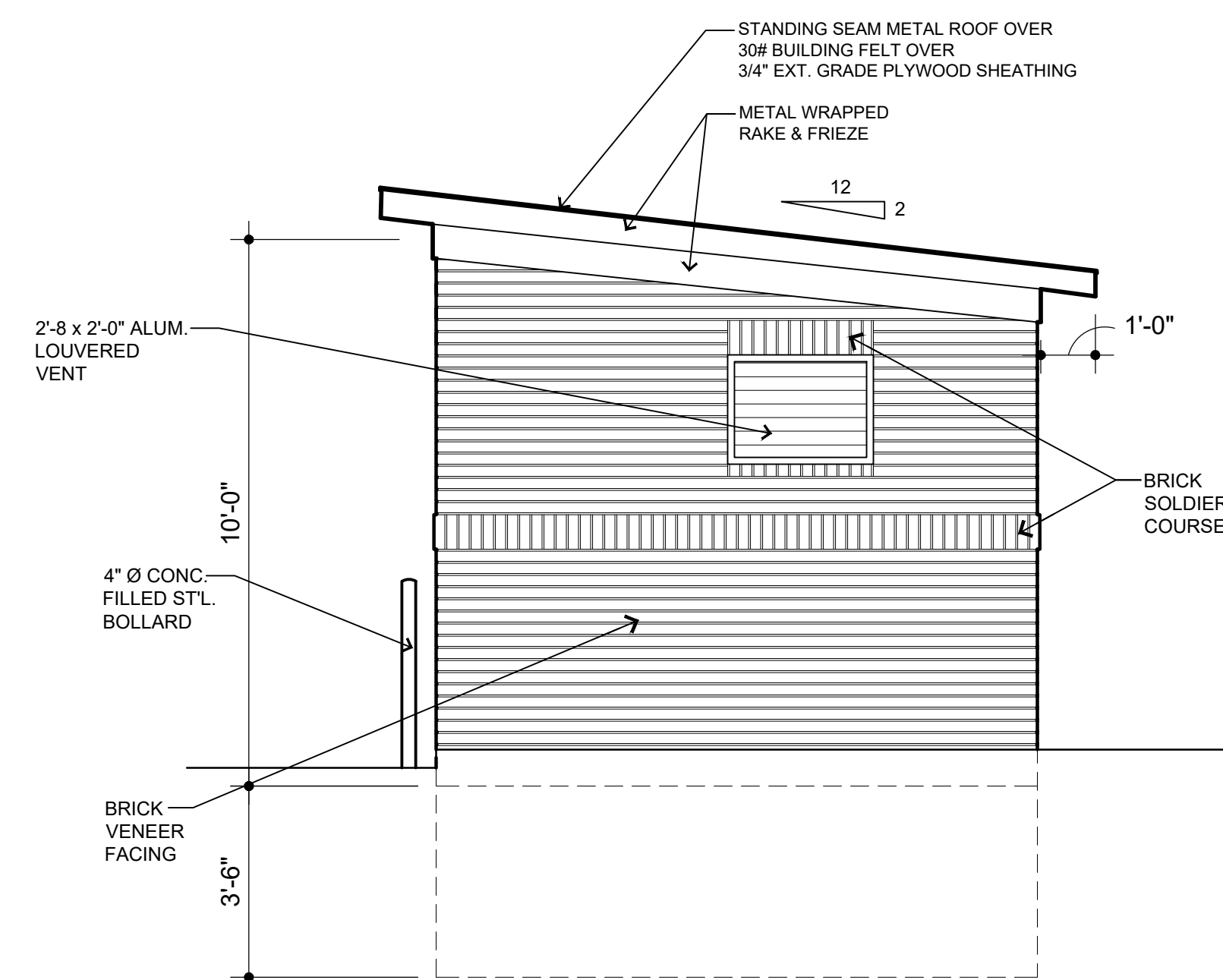
3/A200 rear elevation

SCALE: 3/8"=1'-0"



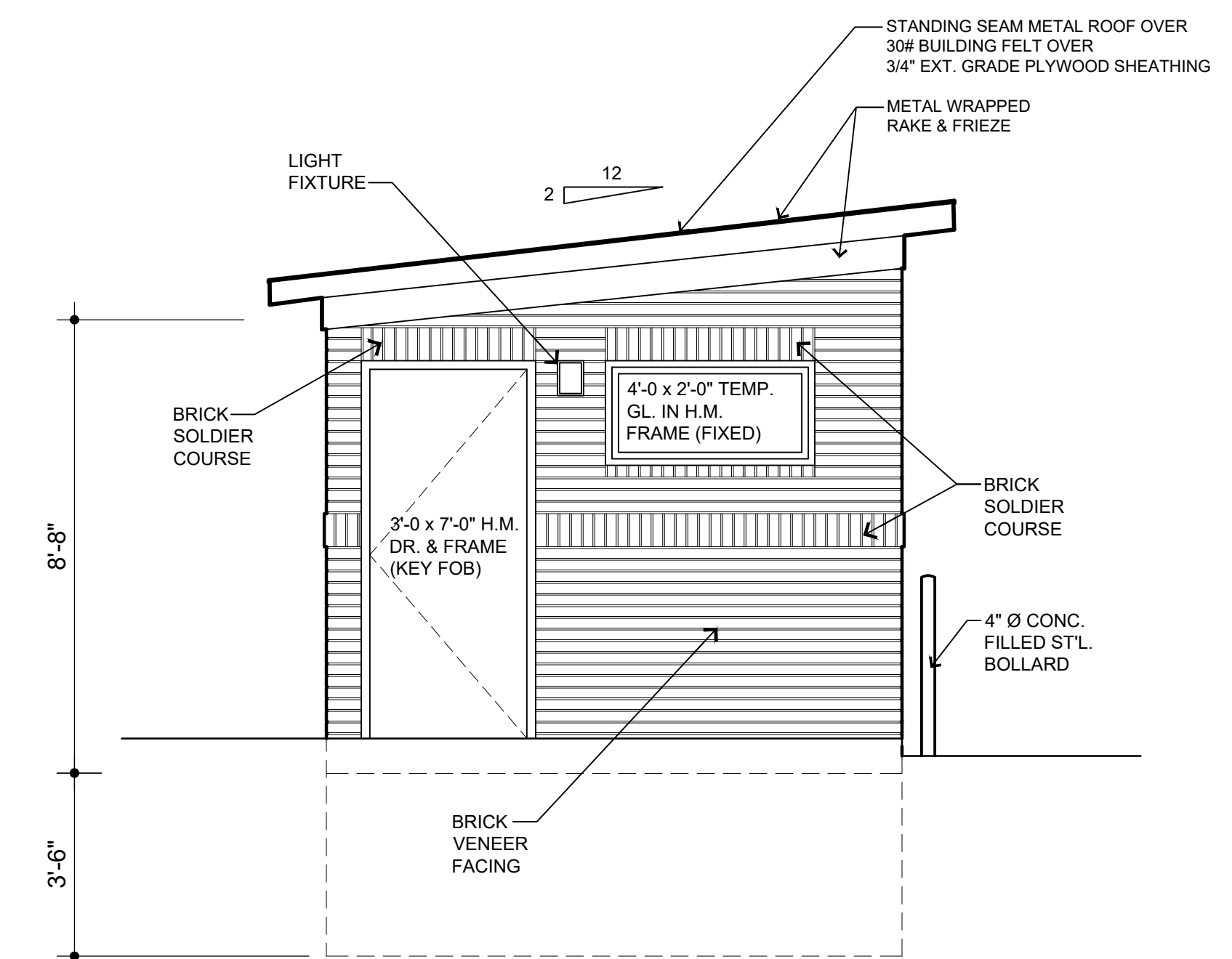
4/A200 front elevation

SCALE: 3/8"=1'-0"



5/A200 right elevation

SCALE: 3/8"=1'-0"



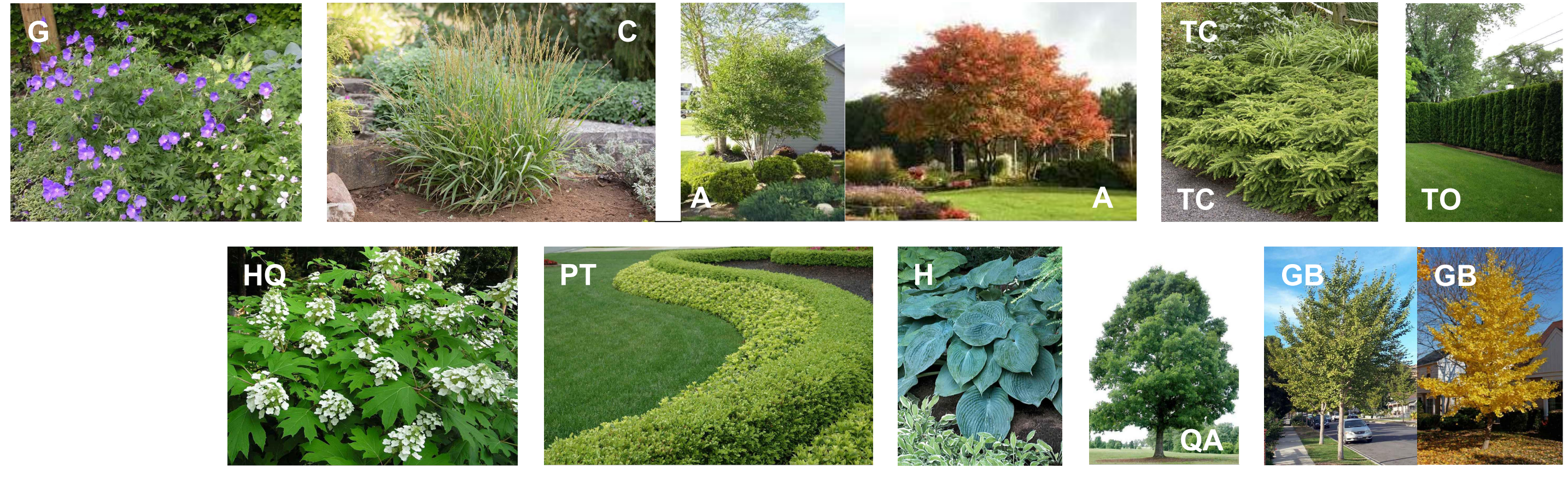
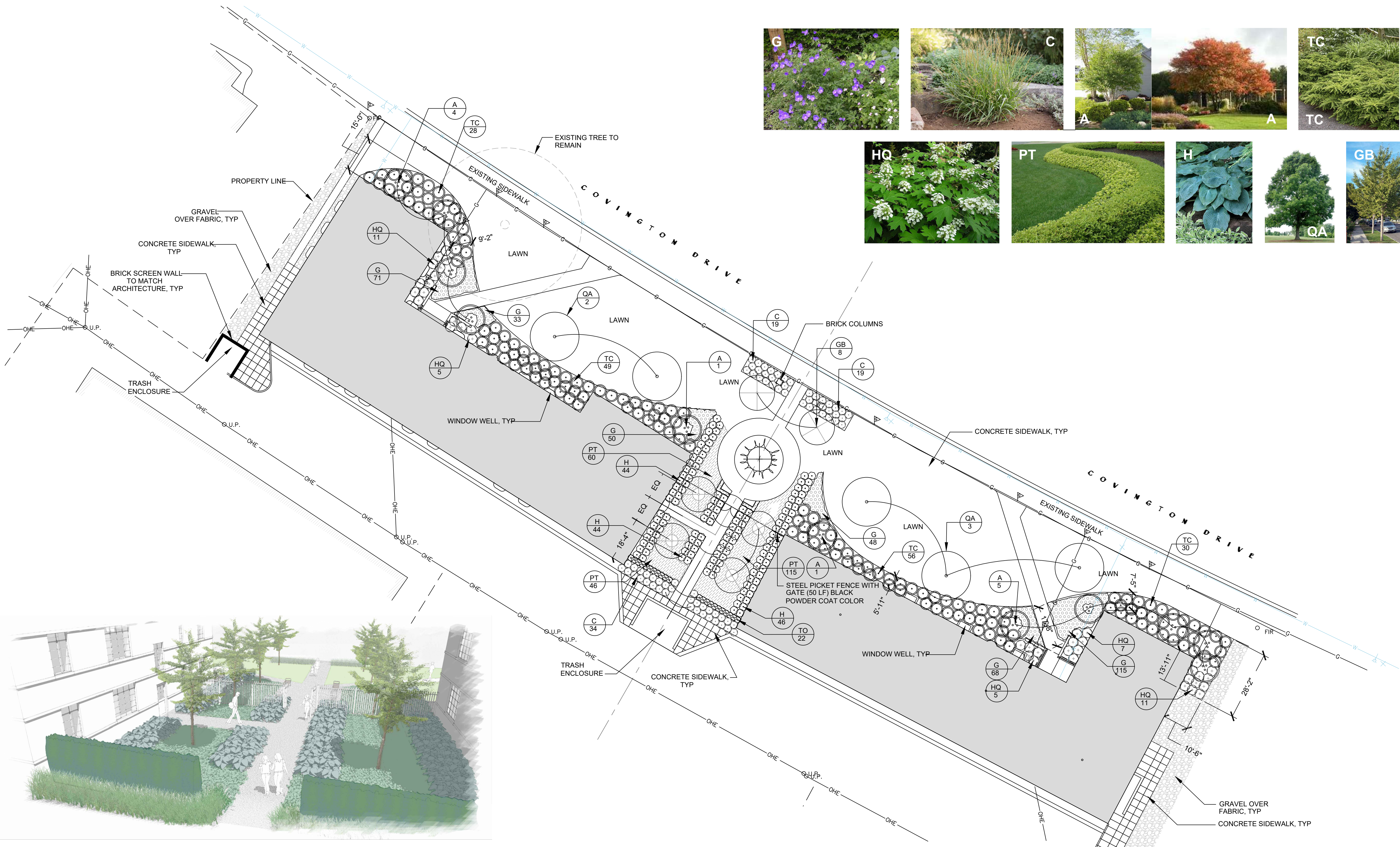
6/A200 left elevation

SCALE: 3/8"=1'-0"

PERMIT REVISED	02/10/22
PERMIT	05/15/21
DESCRIPTION	DATE

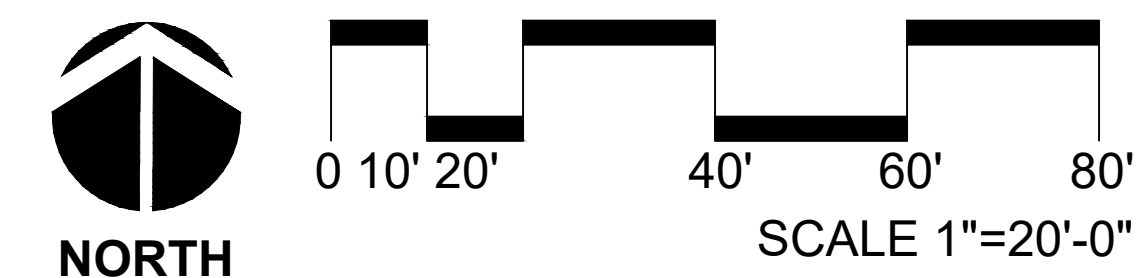
PROJECT:	Trash Enclosure
885 Covington Drive	Detroit, MI 48203
CLIENT:	RCI Covington Apartments, LLC 10 E. Main Street Ste. 201 Bridgeport, CT 06608

SHEET TITLE:	885 TRASH ENCLOSURE PLAN & ELEVATIONS
SHEET NUMBER:	A200



PLANT LIST						
SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	11	Amelanchier laevis	Allegheny Serviceberry	10' Ht. B&B		Multistem
AN	12	Annuals	Annuals	24 Cell Flat		Plant 6" O.C.
C	72	Calamagrostis 'Cheju-Do'	Dwarf Feather Reed Grass	1 Gal.	Container	Plant 36" O.C.
G	385	Geranium 'Johnson's Blue'	Johnson's Blue Cranesbill	1 Gal.	Container	Plant 18" O.C.
GB	8	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4" Cal. B&B		Plant As Shown
H	134	Hosta 'Blue Angel'	Blue Angel Hosta	1 Gal.	Container	Plant 30" O.C.
HQ	39	Hydrangea quercifolia	Oakleaf Hydrangea	24"-30" Container		Plant 48" O.C.
PT	221	Pachysandra terminalis	Japanese Spurge	24 Cell Flat		Plant 6" O.C.
QA	5	Quercus alba	White Oak	5" Cal B&B		Plant As Shown
TC	155	Taxus cuspidata 'Monloo'	Emerald Spreader Japanese Yew	24"-30" B&B		Plant 60" O.C.
TO	22	Thuja occidentalis 'Dark Green'	Dark Green Arborvitae	6'-7' Ht. B&B		Plant 20" O.C.

BURLAP OF EVERGREEN PLANTS REQUIRED



5799 S Main # 695 Clarkston, MI 48347 | P: 248.922.3300 | F: 248.922.3300
 LANDSCAPE DESIGNERS/CONTRACTOR:
COMPANY & ZAREMBA

Project Title:
PALMER PARK APT
 931 & 885 Covington Drive
 Detroit, MI 48203

Sheet Title:
PLANTING PLAN

Scale: (AS SHOWN)

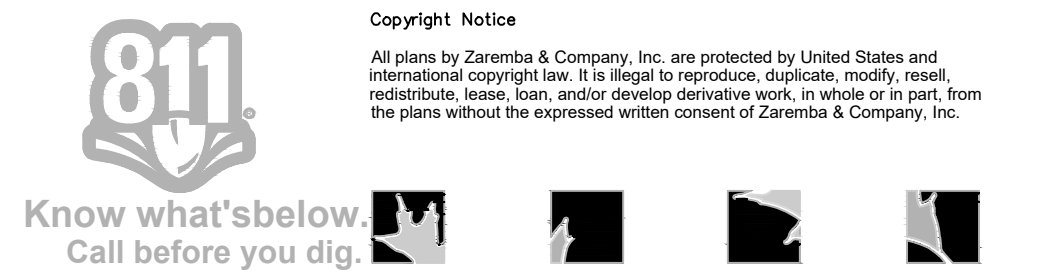
Issued For: _____ Date: _____

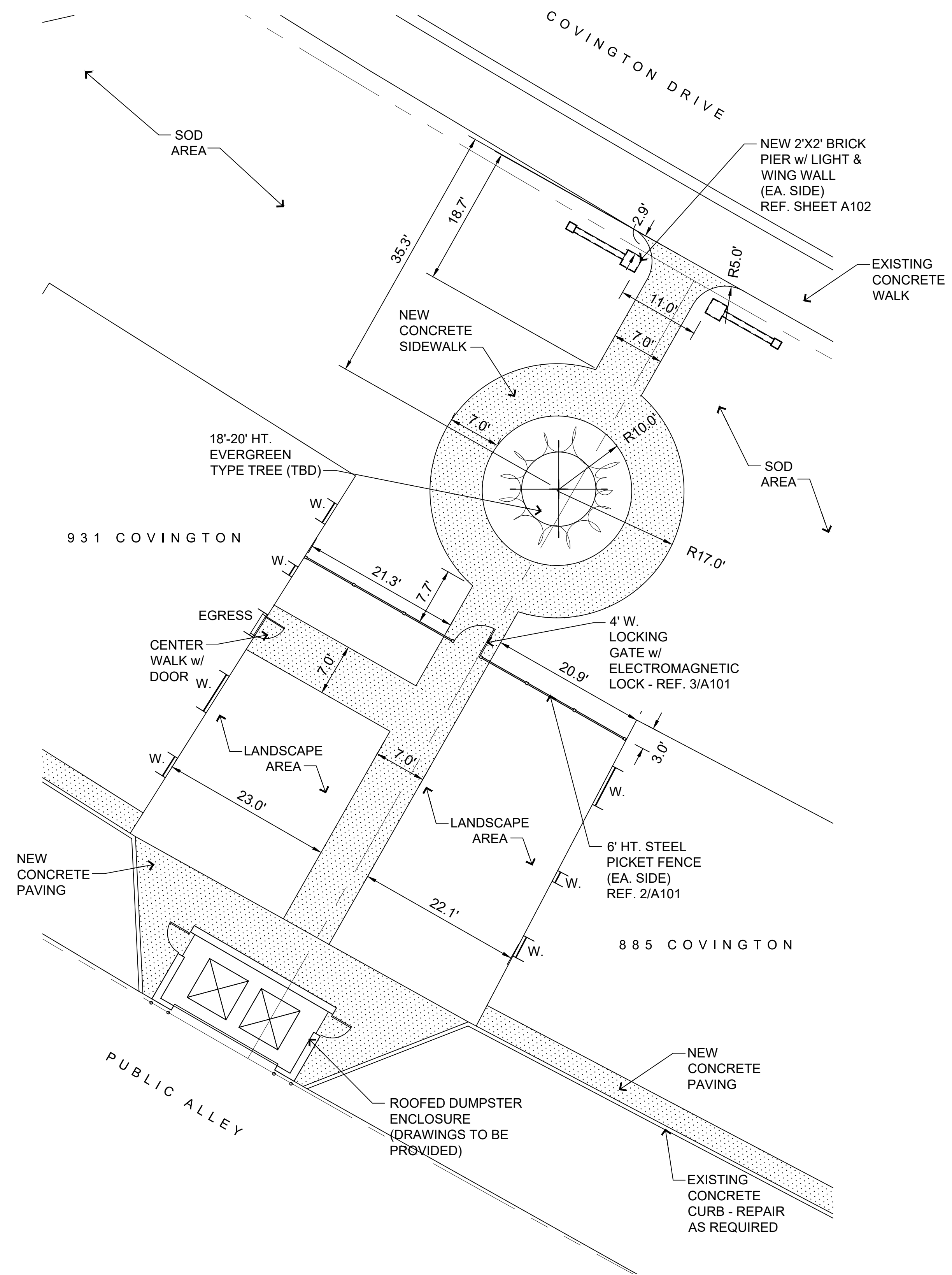
PRELIMINARY OWNER REVIEW 02.27.2020

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

LS100

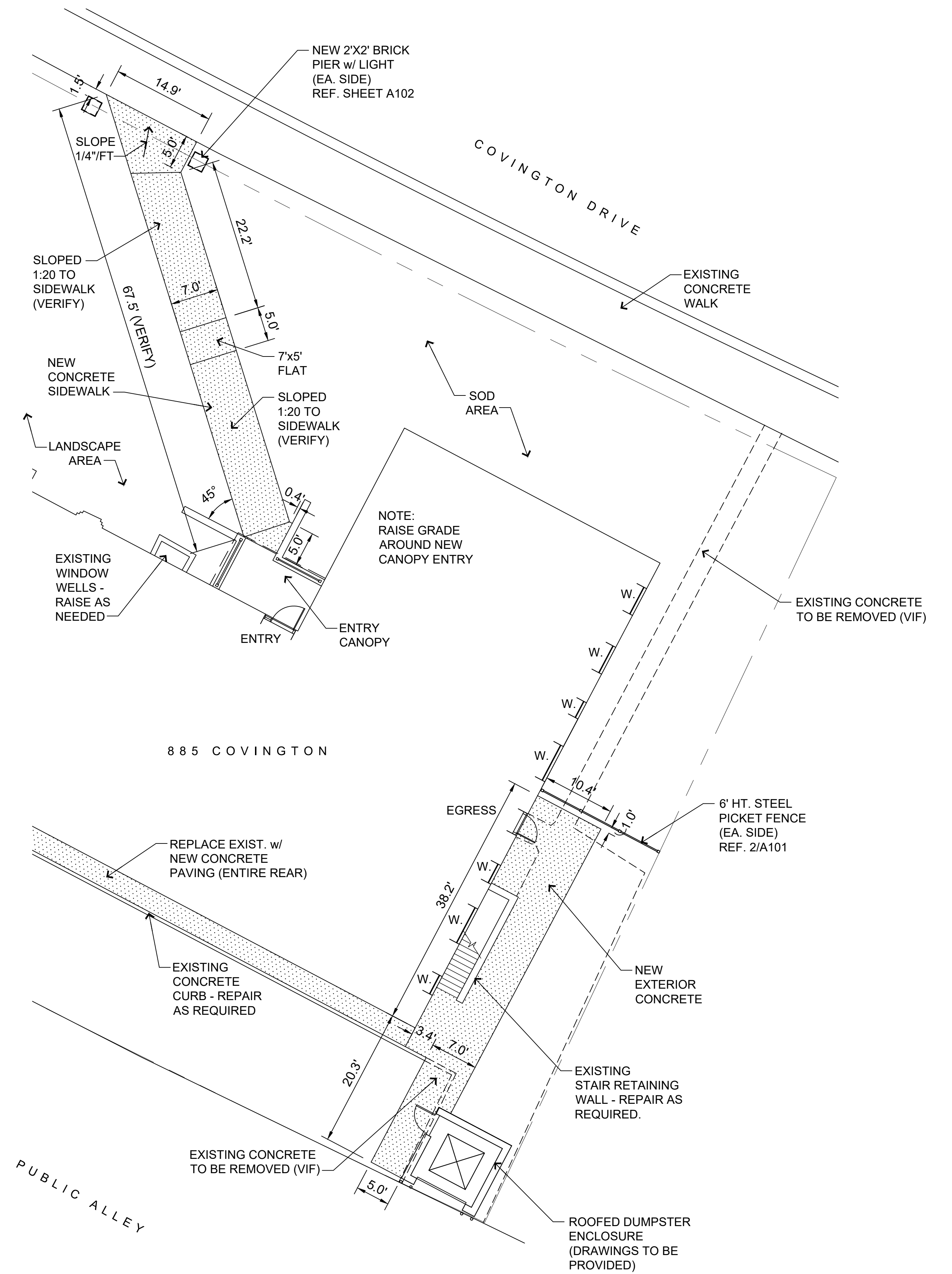
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1/A100 center courtyard plan

SCALE: 1"=10.0'



2/A100 885 covington main and side entries plan

SCALE: 1"=10.0'

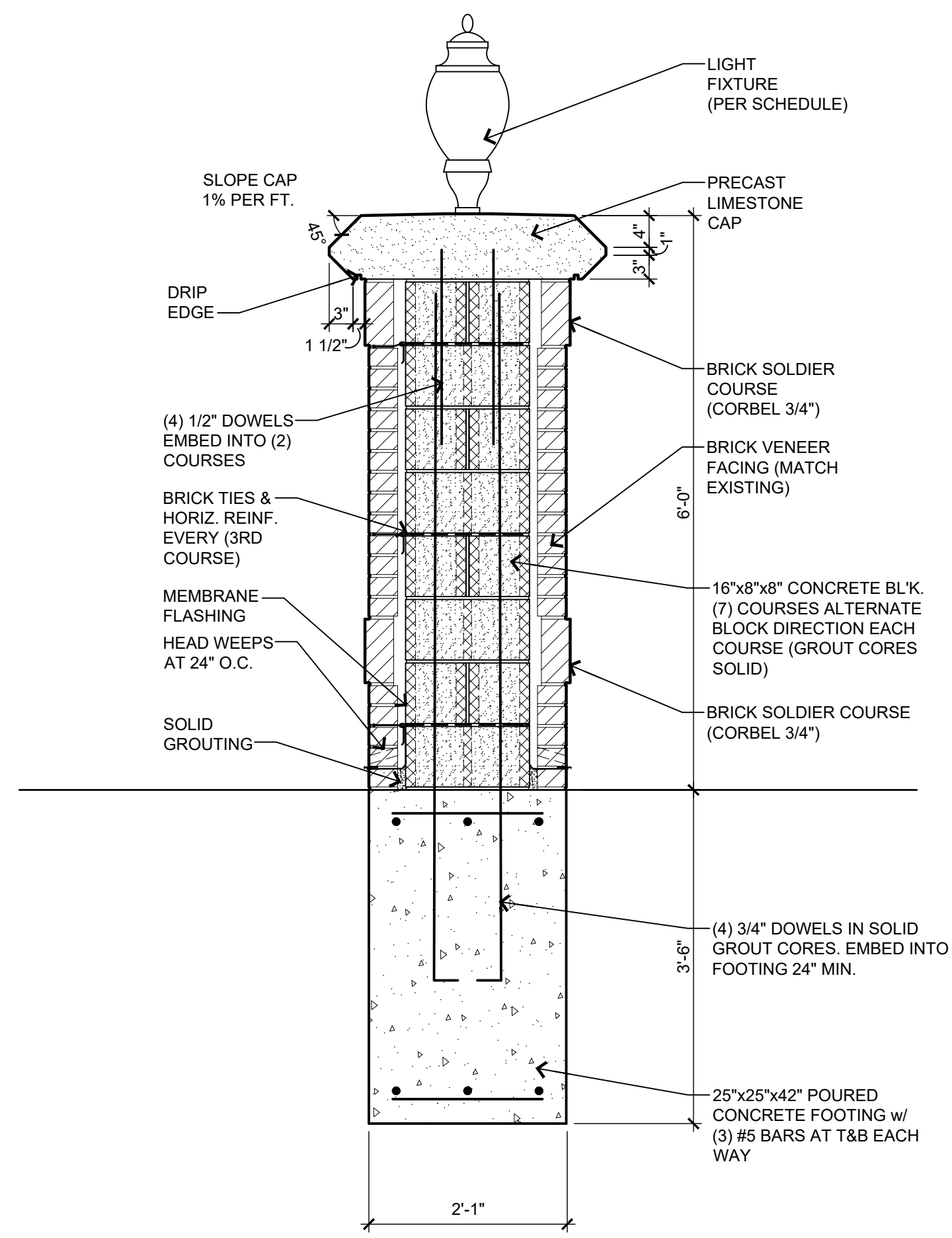
BID	08/27/20
OWNER REVIEW	08/13/20
DESCRIPTION	DATE

PROJECT:
Center Courtyard and
Building Entries
885/931 Covington Drive
Detroit, MI 48203

CLIENT:
RCI Group
300 Alton Road
Ste. 303
Miami Beach, FL 33139

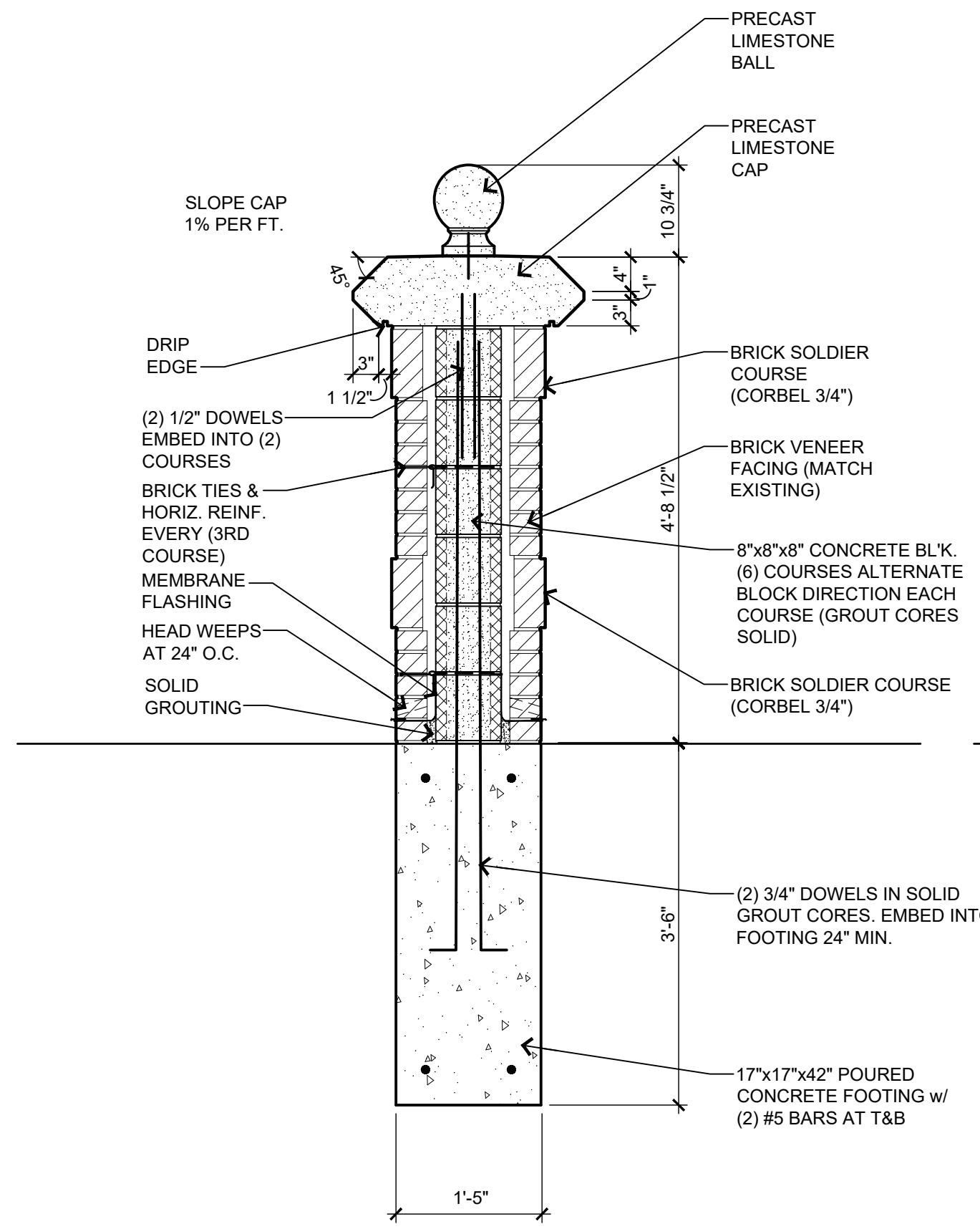
SHEET TITLE:
CENTER COURTYARD &
885 MAIN ENTRY PLANS

SHEET NUMBER:
A100



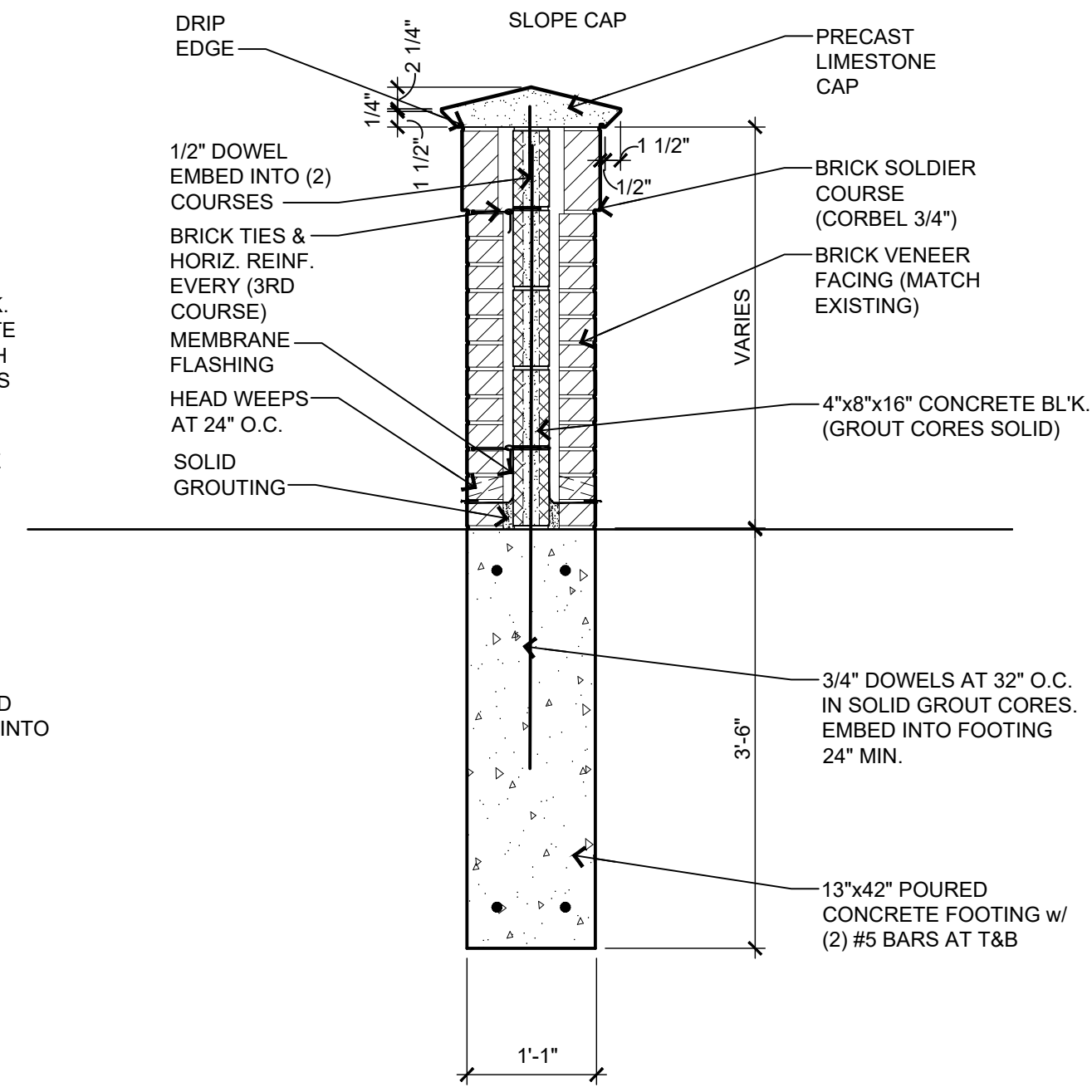
5/A102 brick pier detail

SCALE: 3/4"=1'-0"



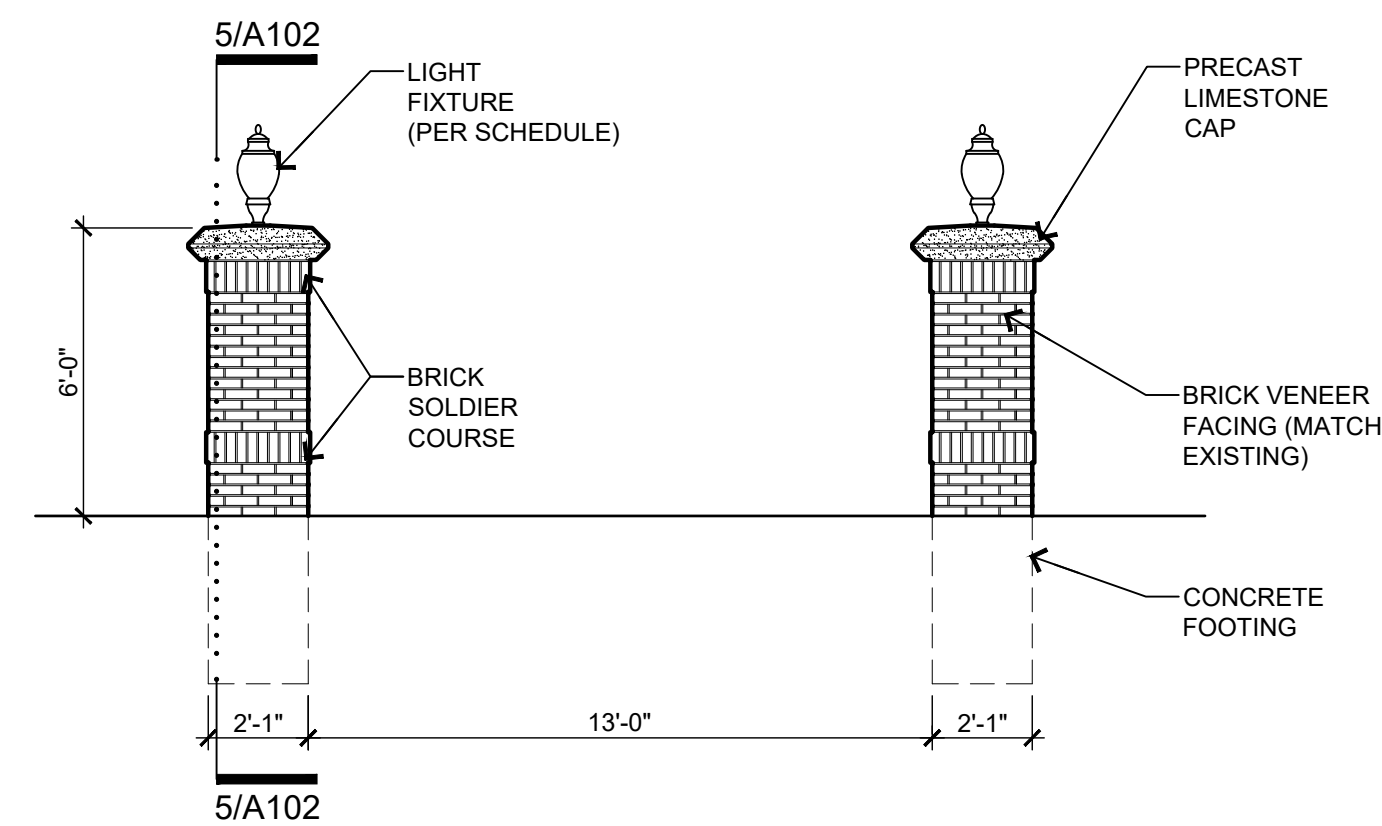
6/A102 brick pier detail

SCALE: 3/4"=1'-0"



7/A102 brick wing wall detail

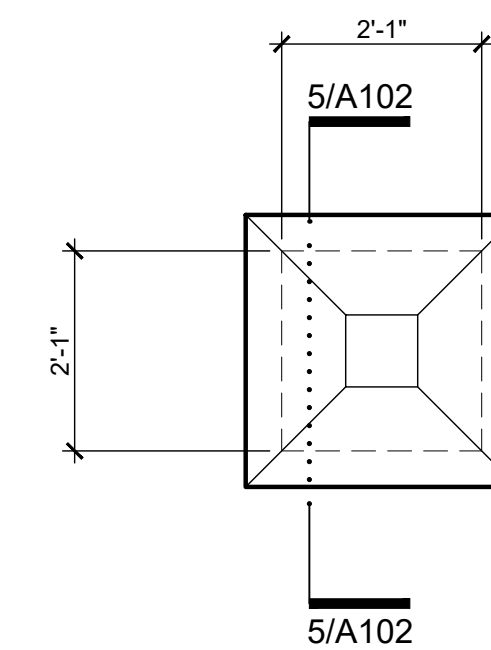
SCALE: 3/4"=1'-0"



4/A102 brick piers at building walkway entries elevation

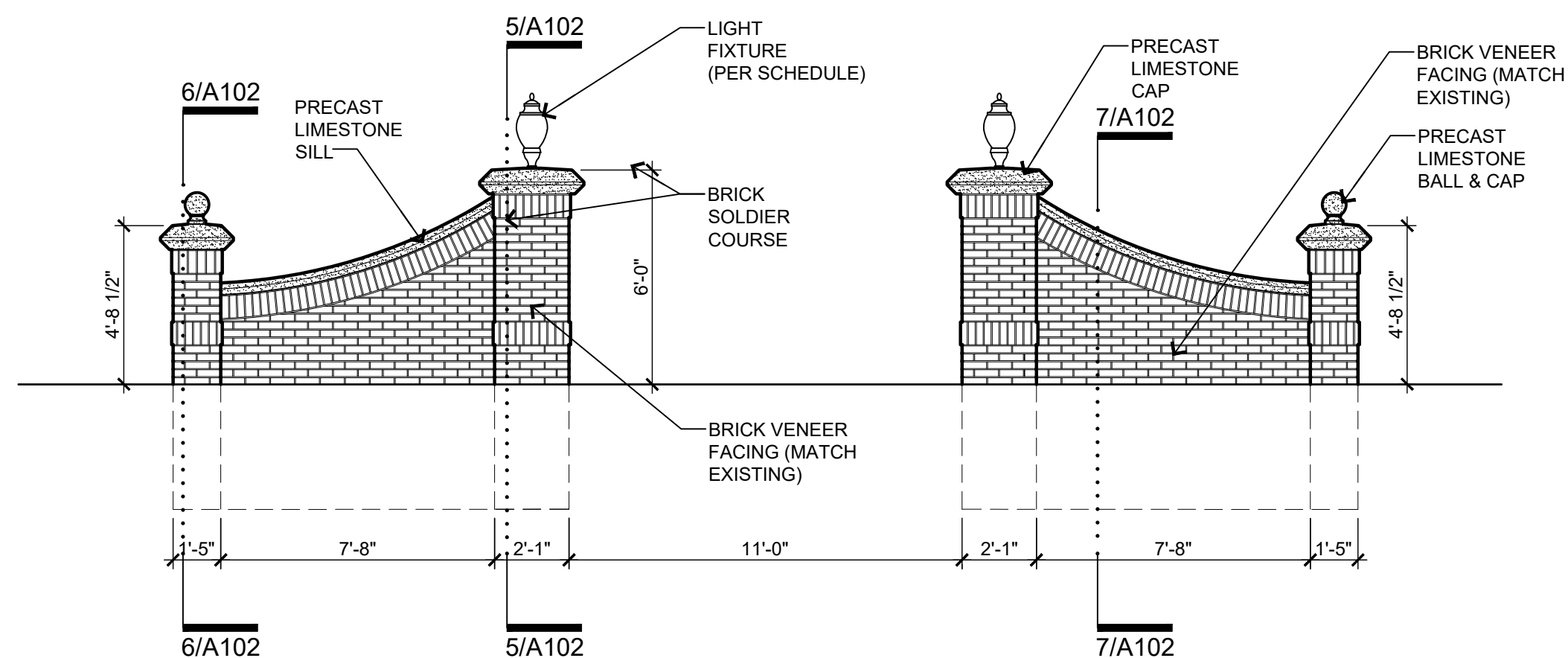
(typical of 2)

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



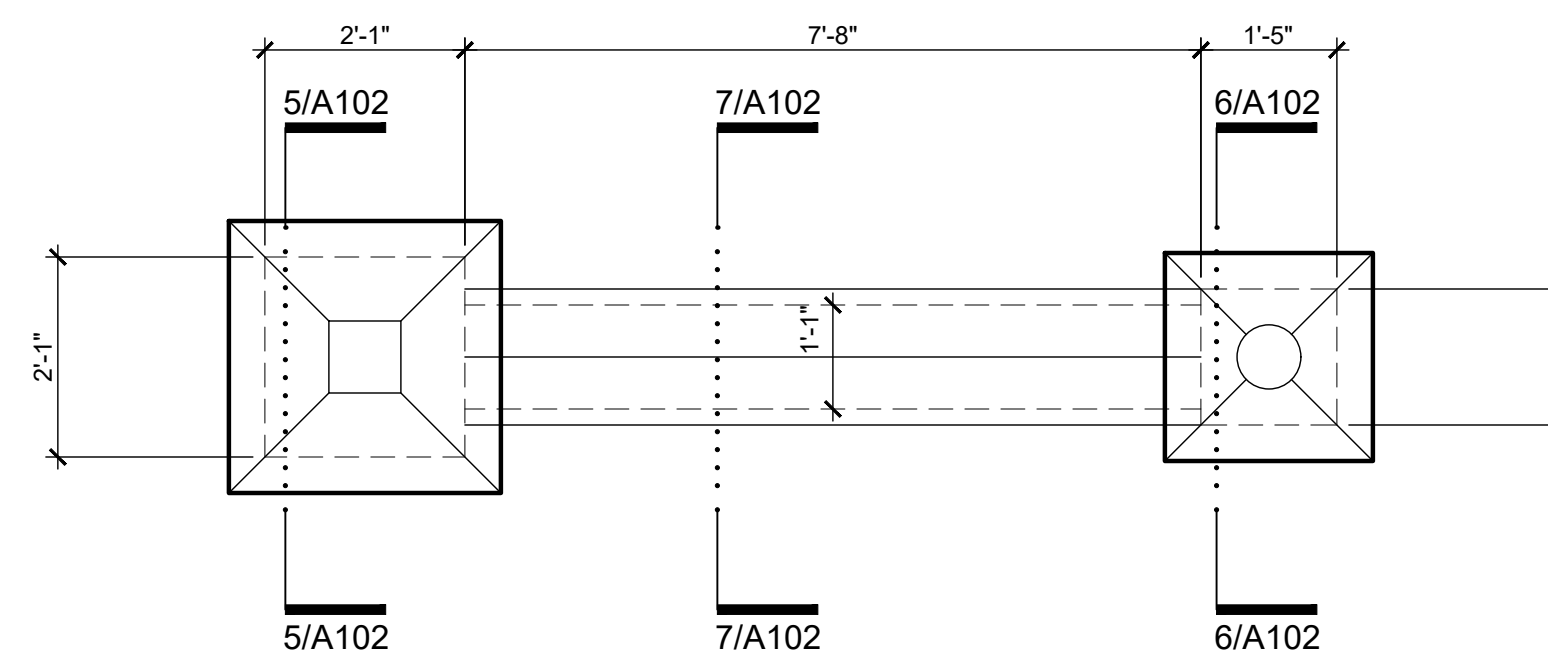
2/A102 brick pier at building walkway entries plan

SCALE: 1/2"=1'-0"



3/A102 brick pier wing walls at central courtyard elevation

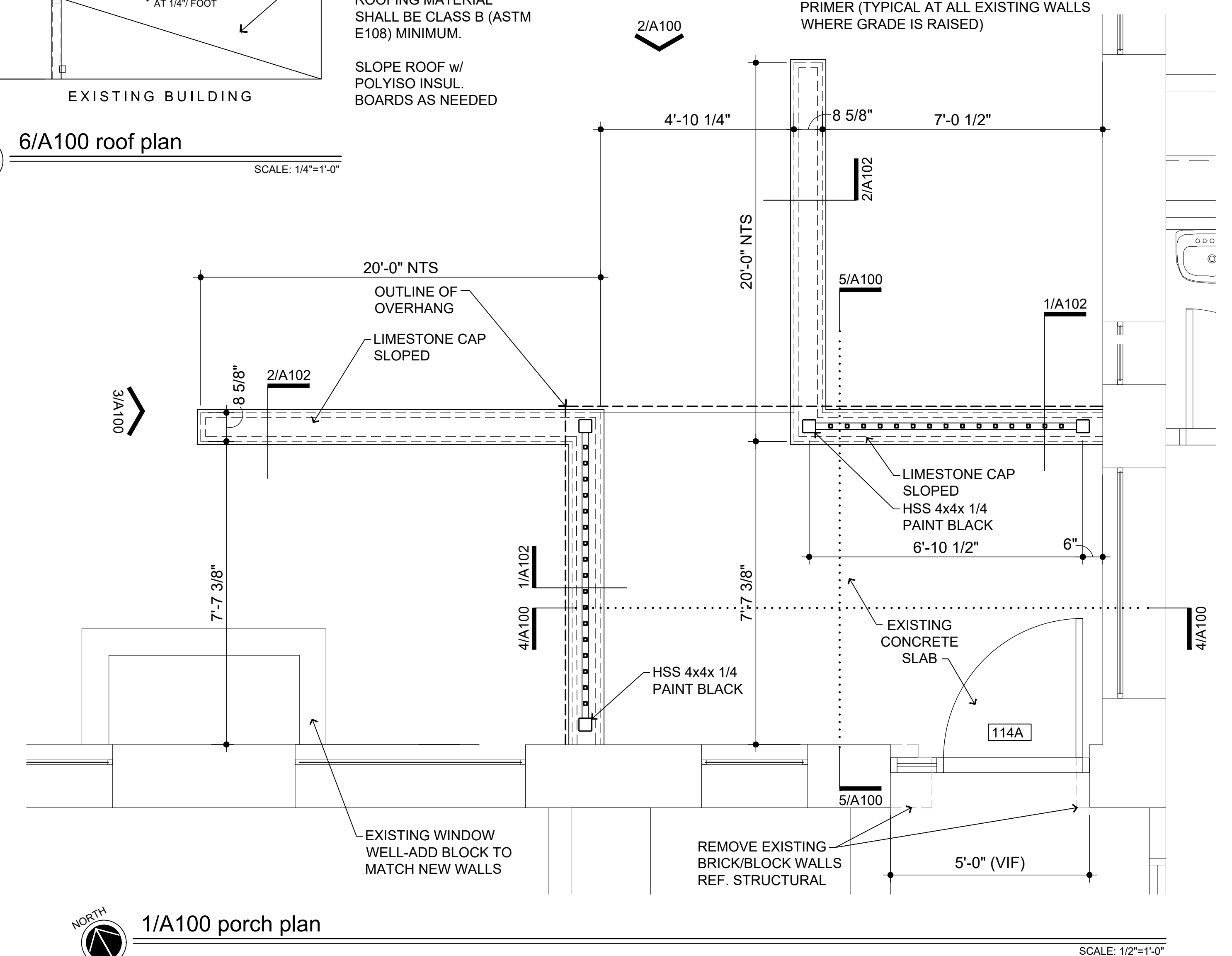
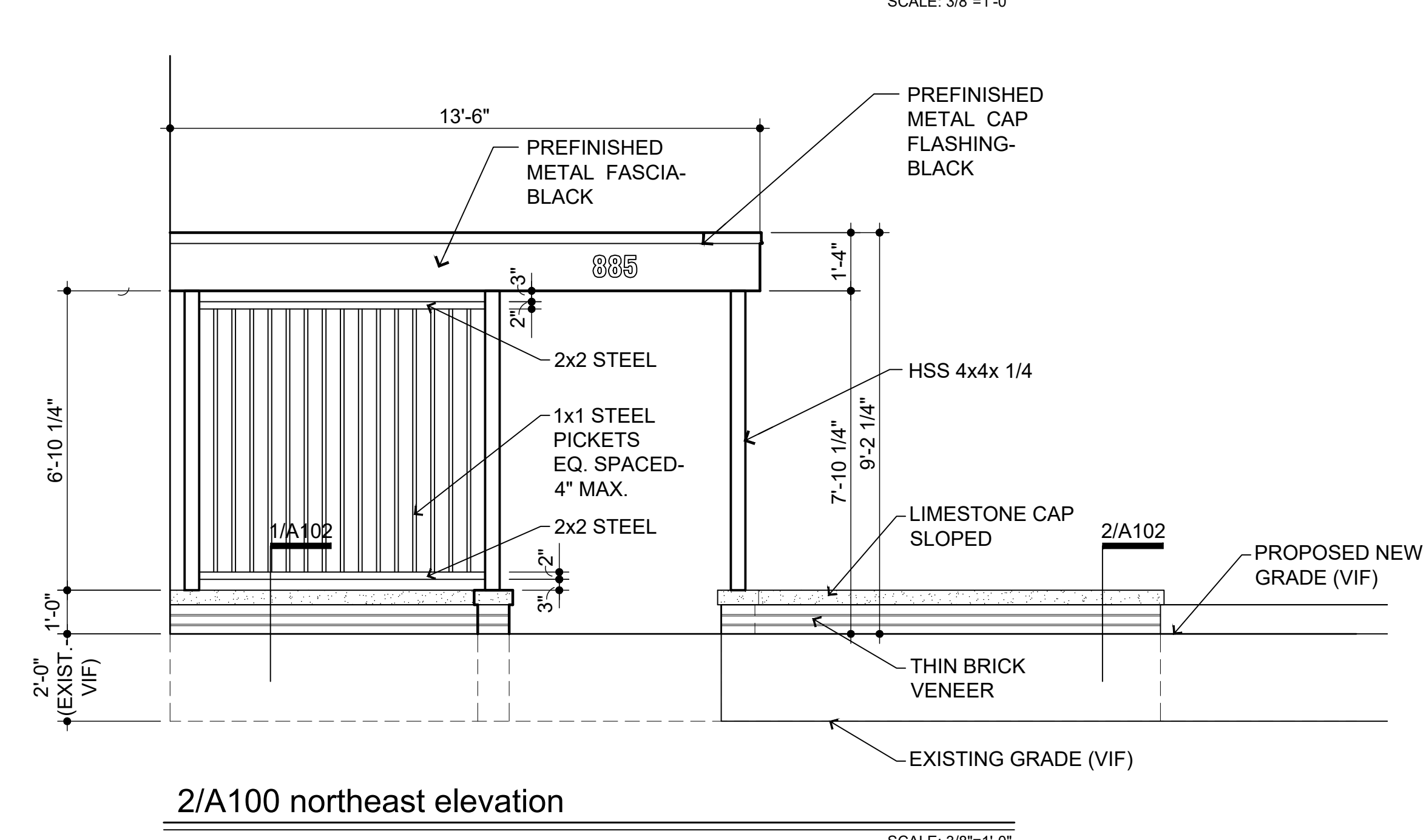
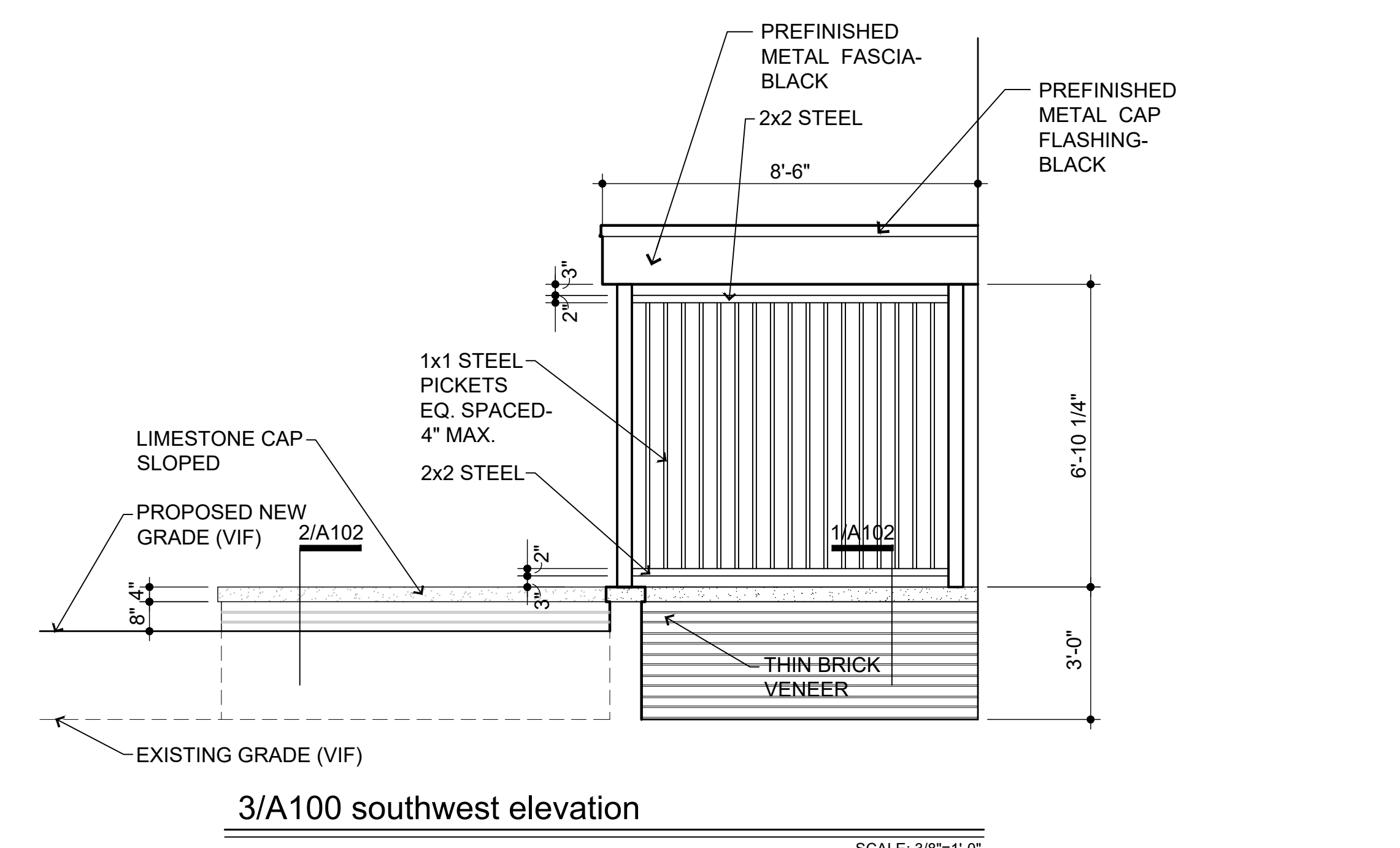
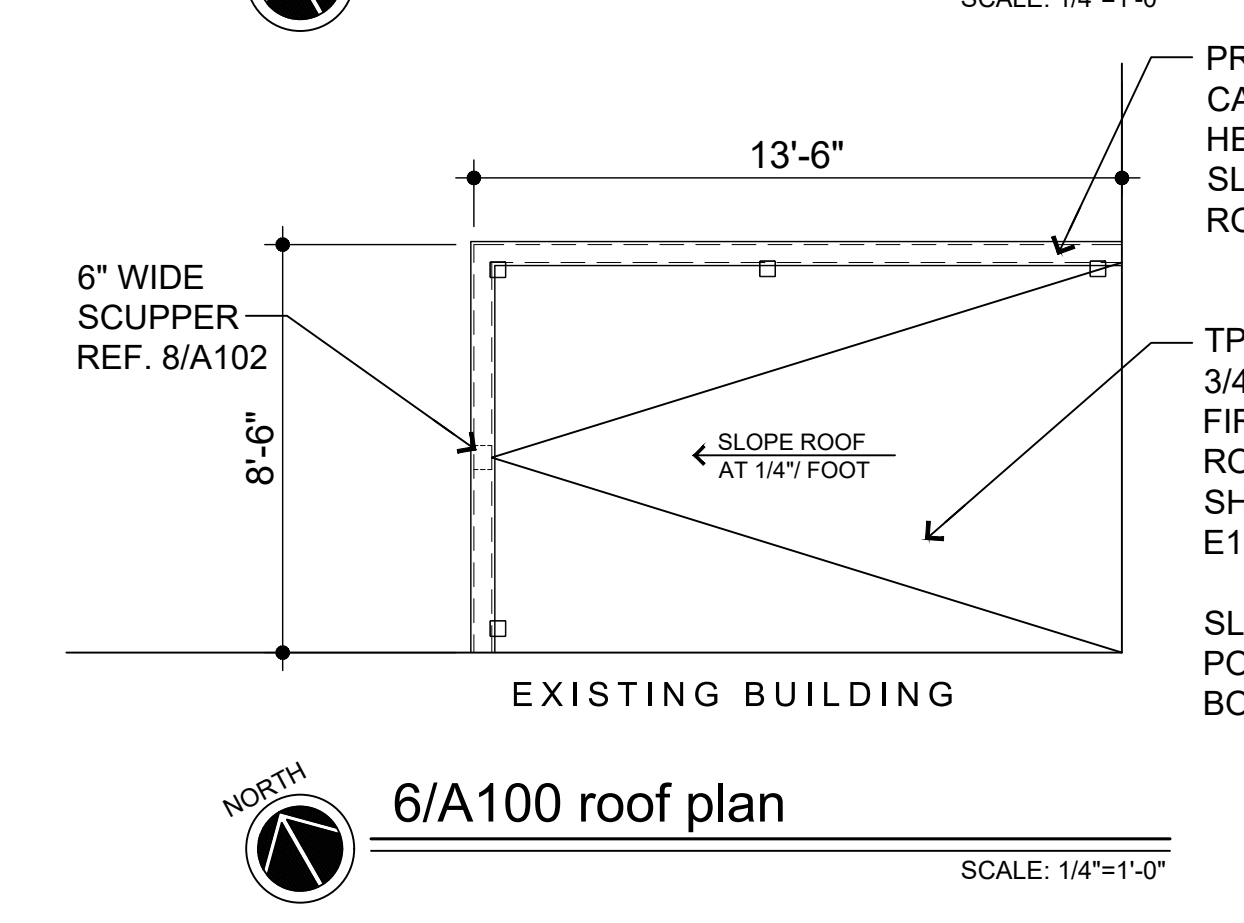
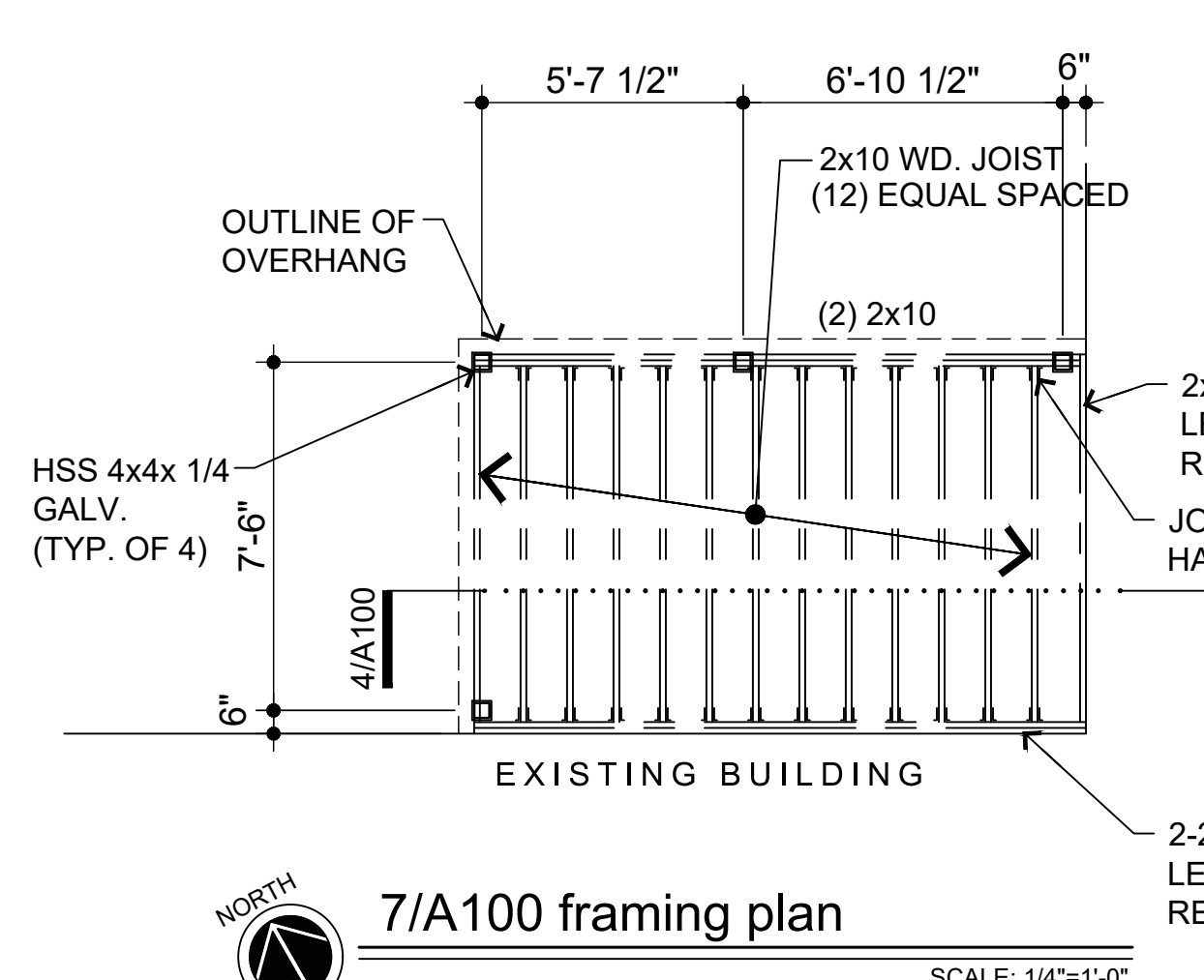
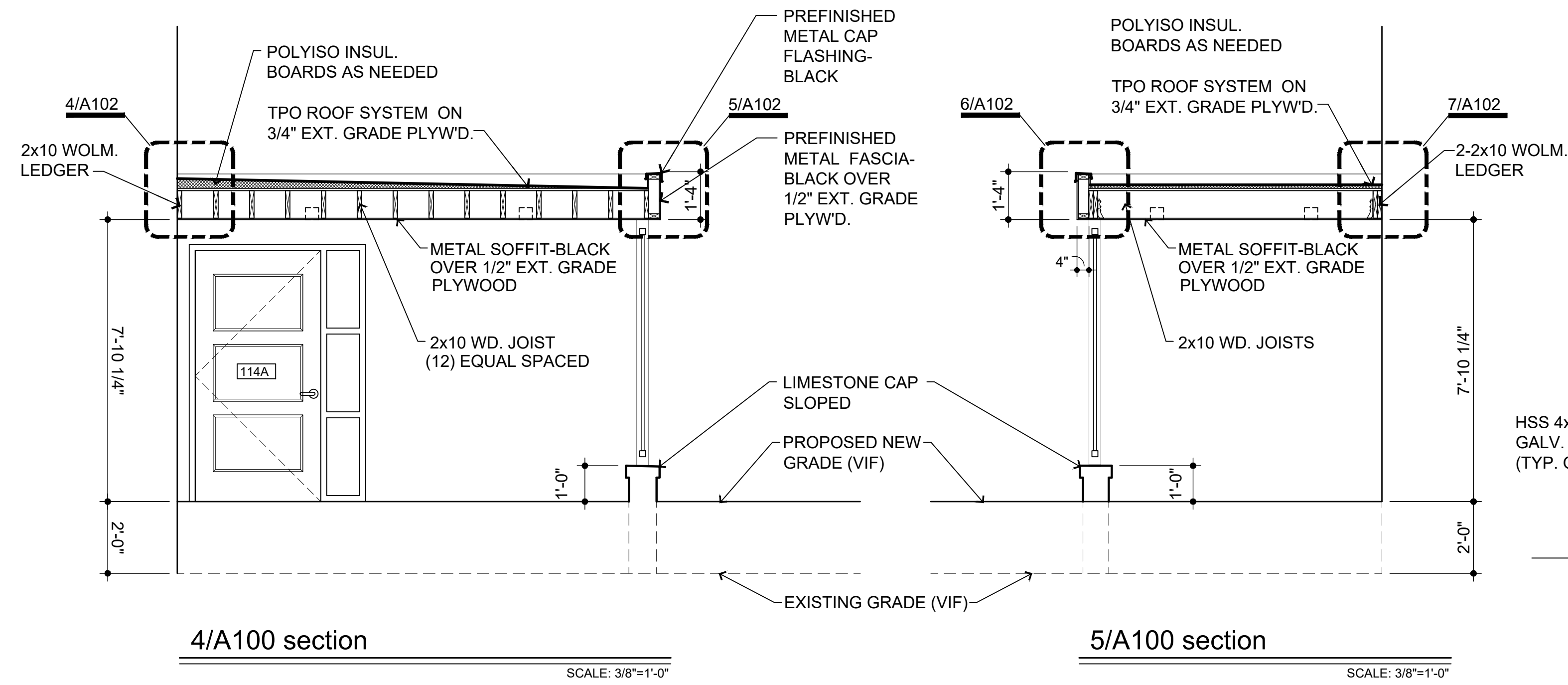
SCALE: 1/4"=1'-0"



1/A102 brick pier wing walls at central courtyard plan

SCALE: 1/2"=1'-0"

BID	08/27/20
OWNER REVIEW	08/13/20
DESCRIPTION	DATE
PROJECT:	Center Courtyard and Building Entries
	885/931 Covington Drive Detroit, MI 48203
CLIENT:	RCI Group 300 Alton Road Ste. 303 Miami Beach, FL 33139
SHEET TITLE:	WINGWALL & PIERS
SHEET NUMBER:	A102



DOOR SCHEDULE										
*ROUGH OPENINGS TO BE VERIFIED IN FIELD PRIOR TO INSTALLATION										
NO.	LOCATION	DOOR		FRAME		WIDTH x HEIGHT	THK'NESS	FIRE RATING	HARDWARE SET	REMARKS
		TYPE	MAT'L	TYPE	MAT'L					
114A	LOBBY - 114	1	HOLLOW CORE	A	HOLLOW METAL	3'-6" x 7'-0"	1 3/4"		15	TEMP. INSUL. GLASS, INSUL. CORE

HARDWARE SET 15 - RIM PANIC W/ PULL TRIM [LOCK / UNLOCK] + CLOSER STOP

3 EA.	HINGES 355SHB 4545 NRP	32D	PDQ
1 EA.	RIM PANIC 6201RA (CD) (03)	32D	PDQ
1 EA.	RIM CYLINDER I5308 X I5207-1 PDQ2 (03)	26D	PDQ
1 EA.	MORTISE CYLINDER I5307 X I5207-1 PDQ2 (CD)	26D	PDQ
1 EA.	PULL 1157 X 4 134 MOUNT AT LOOSE ENDS	32D	DON JO
1 EA.	CLOSER 7101BC SCS X DPPA	689	PDQ
1 EA.	KICKPLATE 90 10" X 32" LDW B4E (PUSH SIDE)	32D	DON JO
1 EA.	THRESHOLD S205A	AL	REESE
1 EA.	SWEEP 323A - MOUNT PULL SIDE	AL	REESE
1 SET	WEATHERSTRIP 855C (MOUNT PRIOR TO CLOSER SHOE)	AL	REESE
1 EA.	RAIN DRIP 201C	AL	REESE

door schedule general notes:

- ALL DOORS SHALL HAVE HANDLES, PULLS LATCHES, AND OPERATING DEVICES WHICH DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. REFER TO SECTION 404.2.7 OF ICC / ANSI A117.1 - 2009.
- PRIMARY LOCKING AND LATCHING DEVICES ON DOORS SHALL BE MOUNTED A MINIMUM OF 34" TO A MAXIMUM OF 48" ABOVE FINISHED FLOOR HEIGHT. REFER TO SECTION 404.2.6 OF ICC / ANSI A117.1 - 2009.

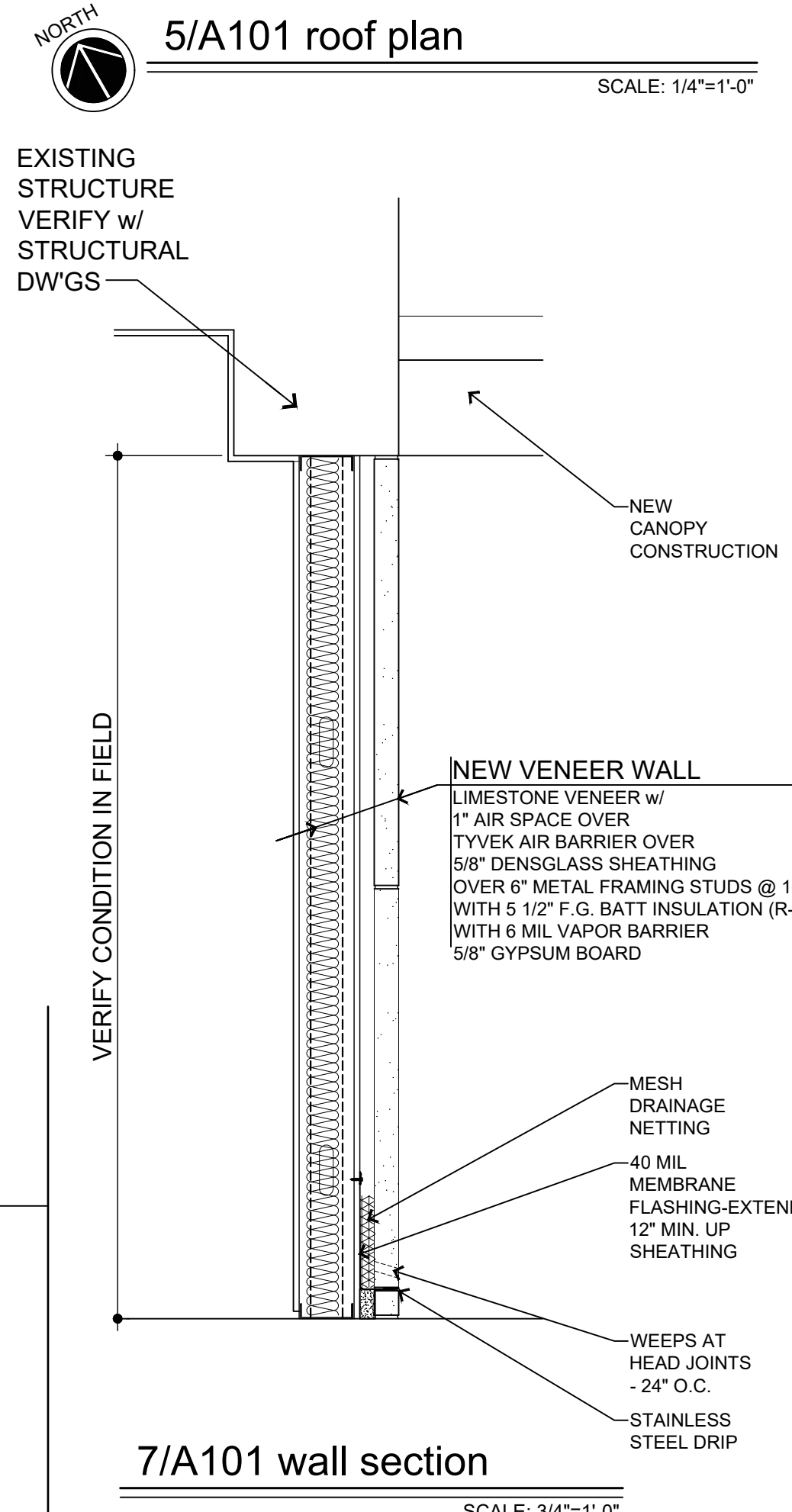
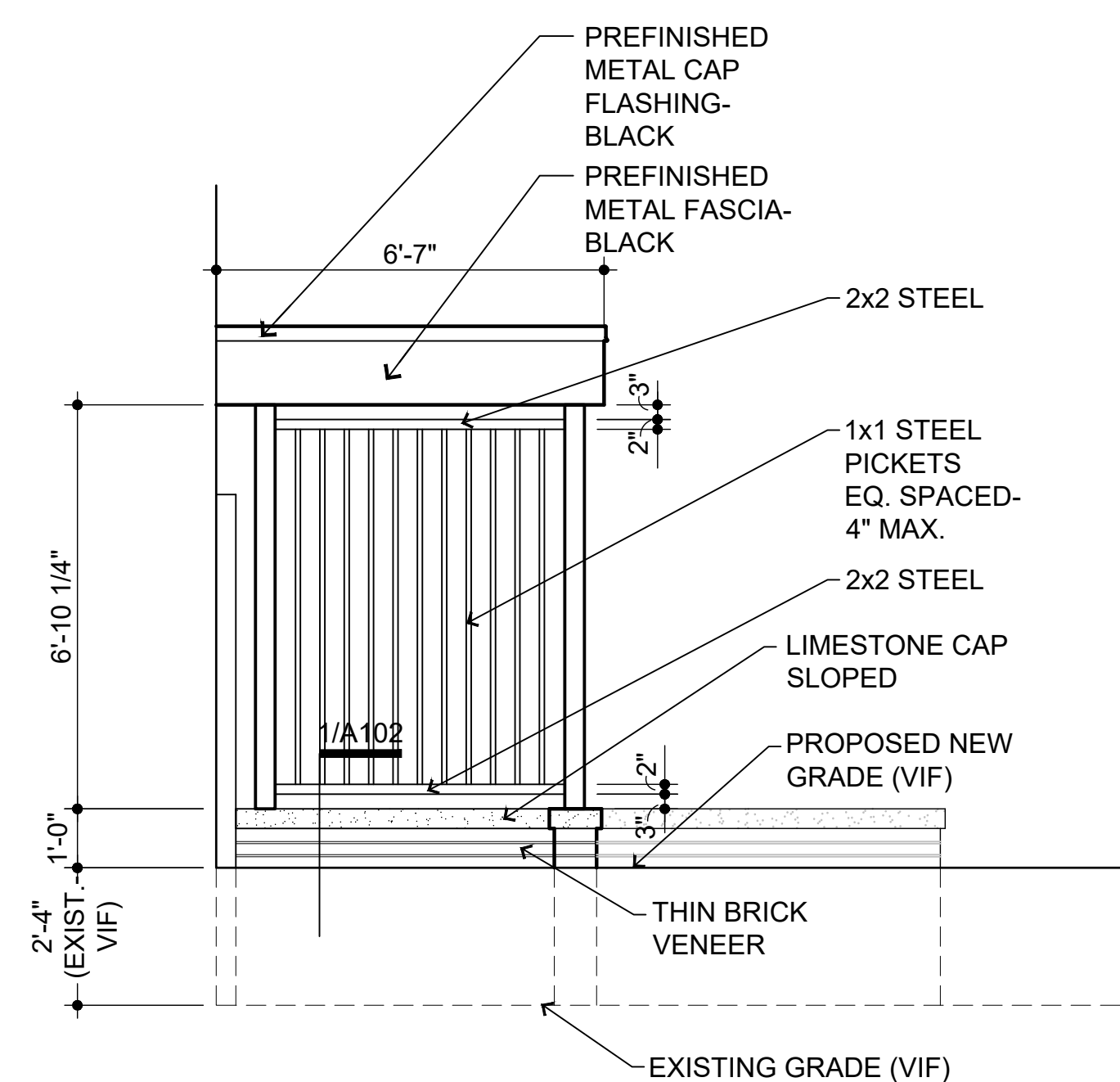
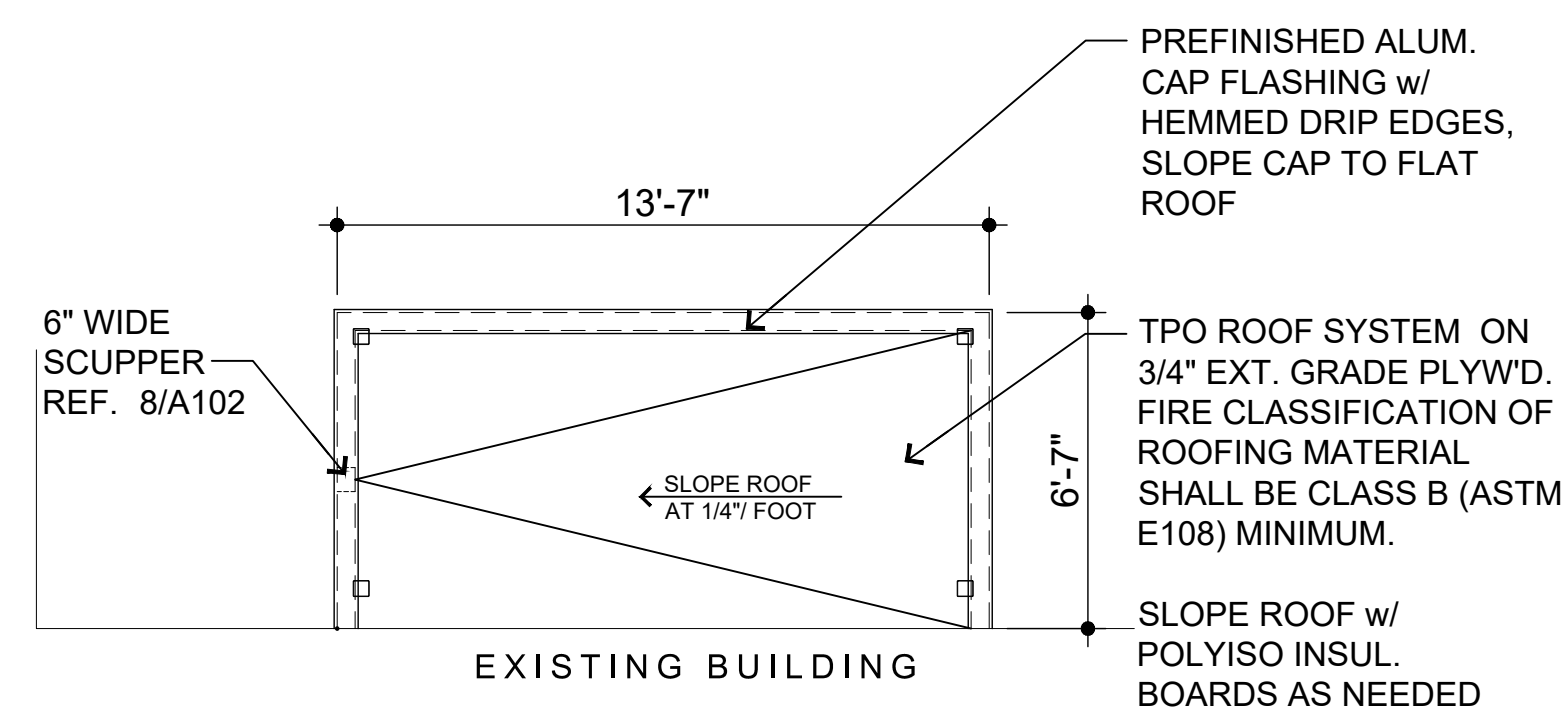
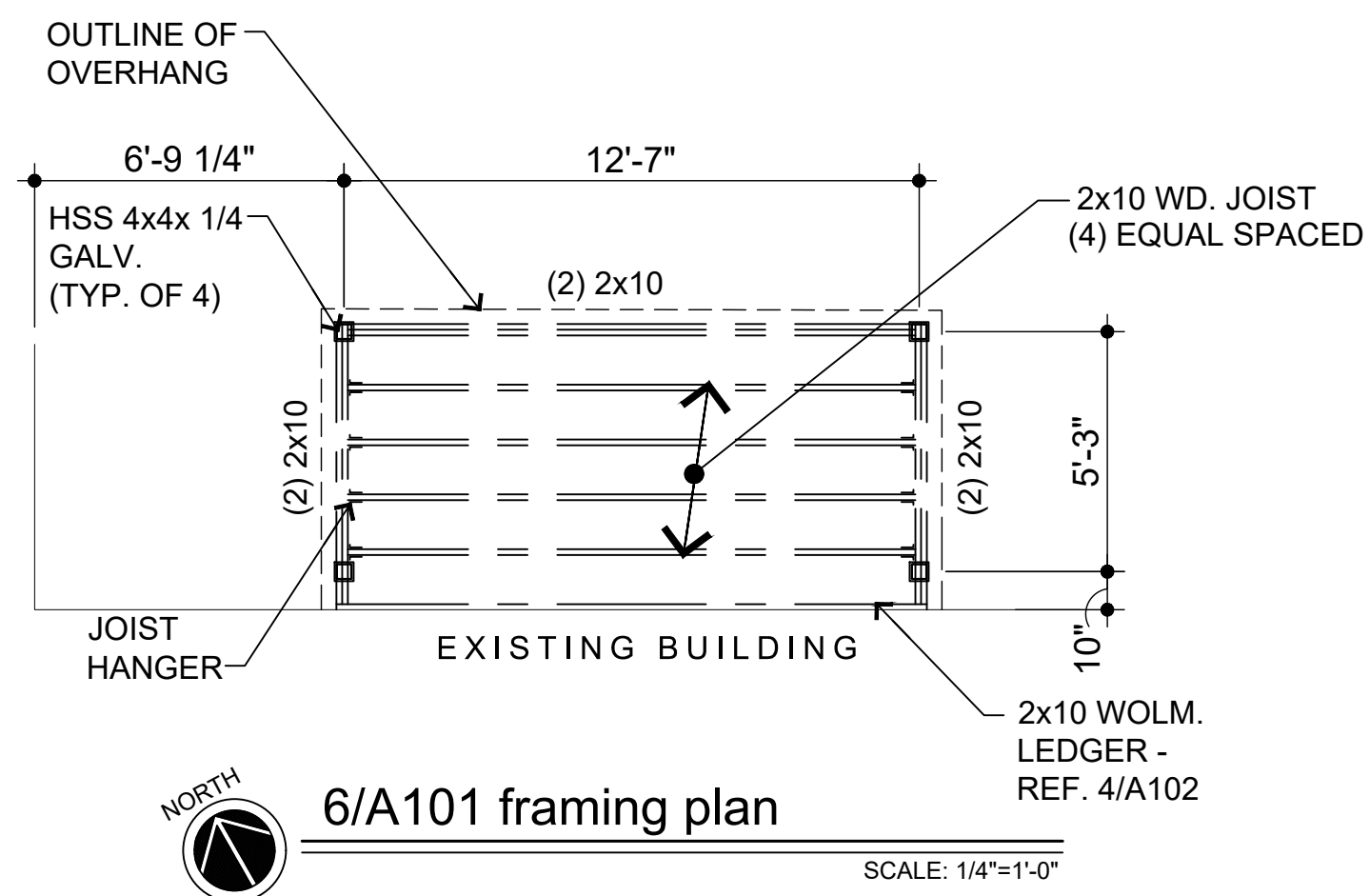
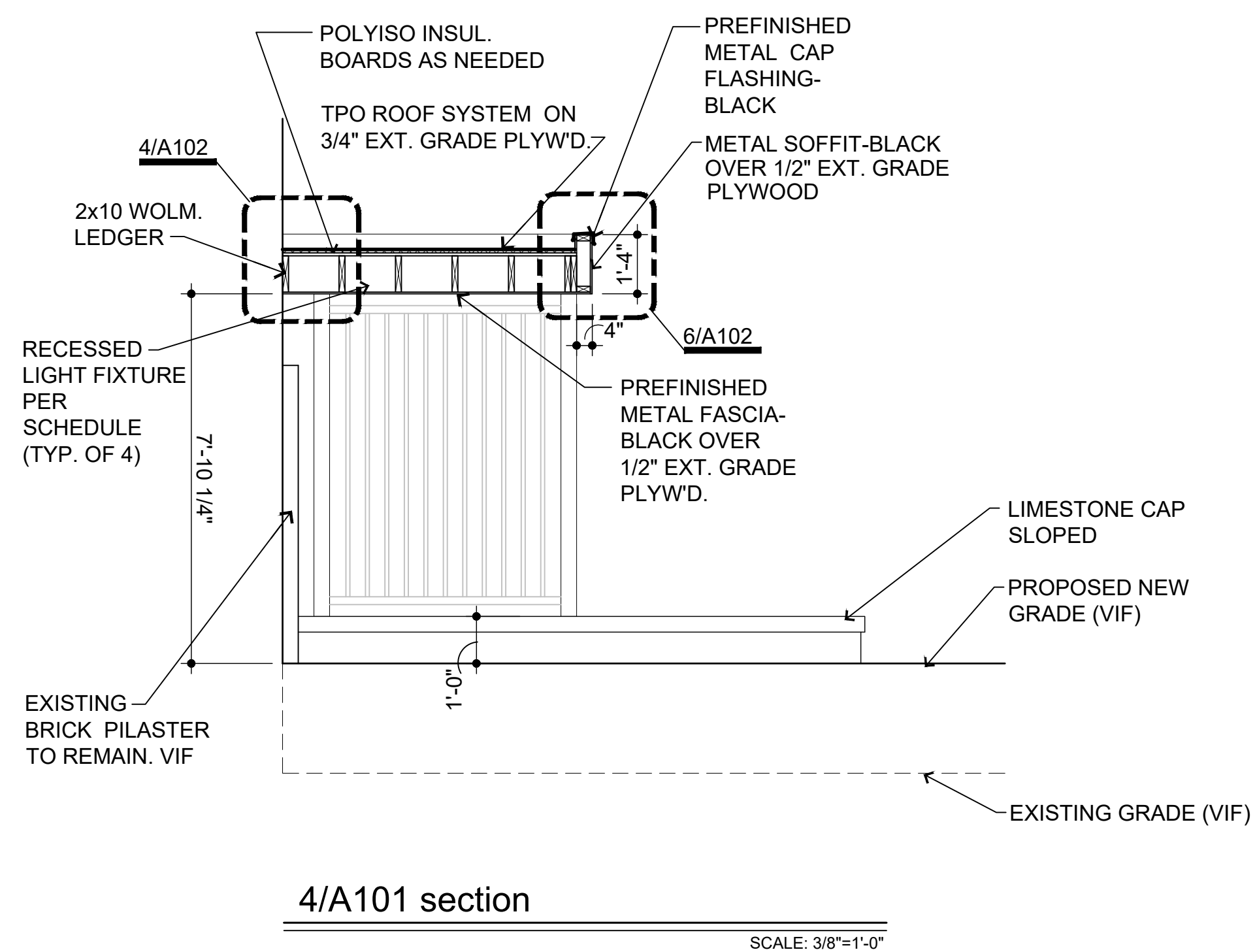
EXISTING BUILDING WALL NOTE:
SPRAY APPLIED ELASTOMERIC WATERPROOFING MEMBRANE w/ TOP WEARCOAT OVER FULL AGGREGATED PRIMER (TYPICAL AT ALL EXISTING WALLS WHERE GRADE IS RAISED)

REVISIONS	DATE
05/03/21	
04/20/21	
03/05/21	
08/28/20	
08/13/20	

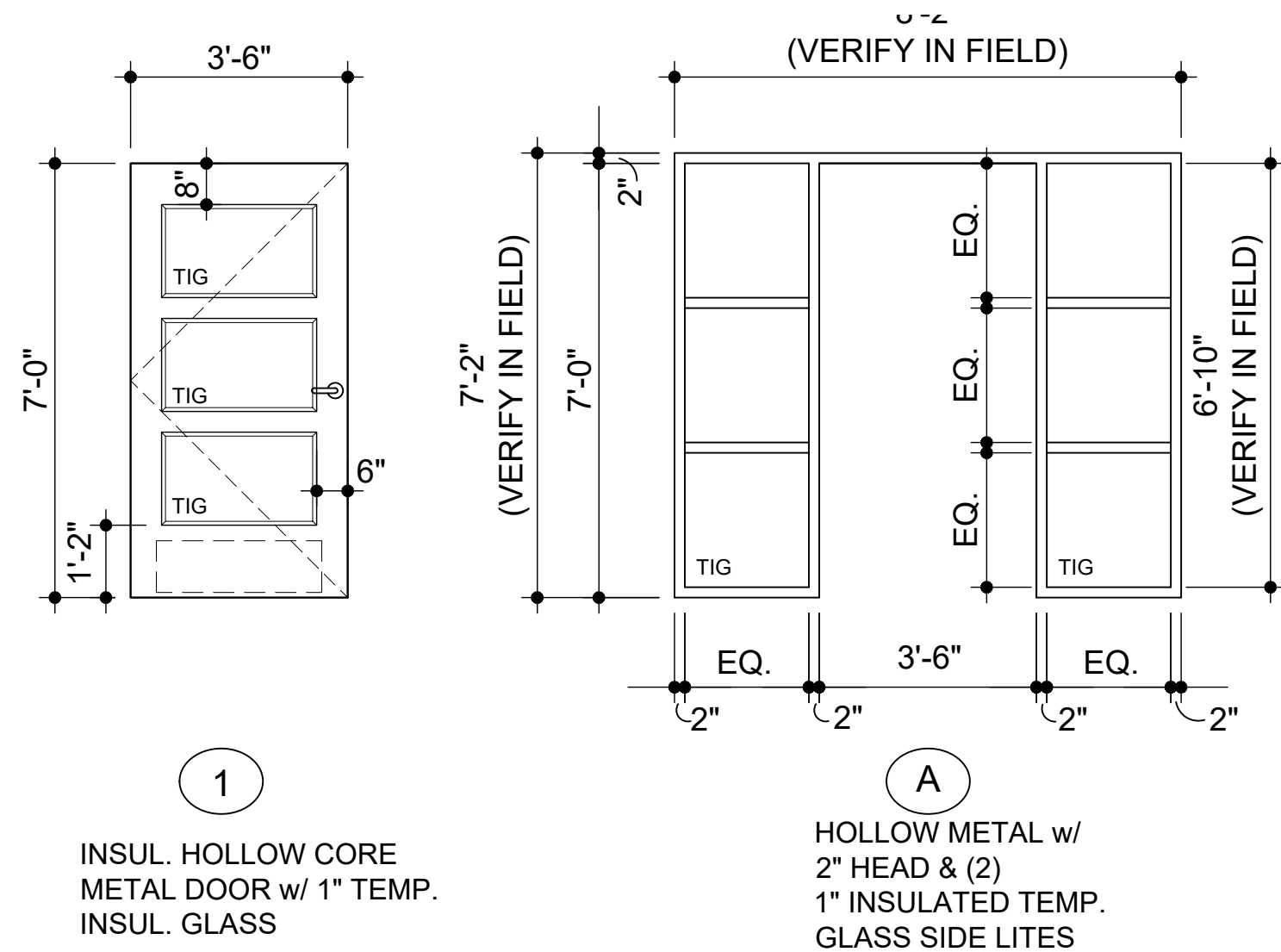
PROJECT: Porch / Canopy
885 / 931 Covington Drive
Detroit, MI 48203

CLIENT: RCI Group
300 Altam Road
Ste. 303
Miami Beach, FL 33139

SHEET TITLE: 885 PLAN, ELEVATIONS & DOOR SCHEDULE
SHEET NUMBER: **A100**



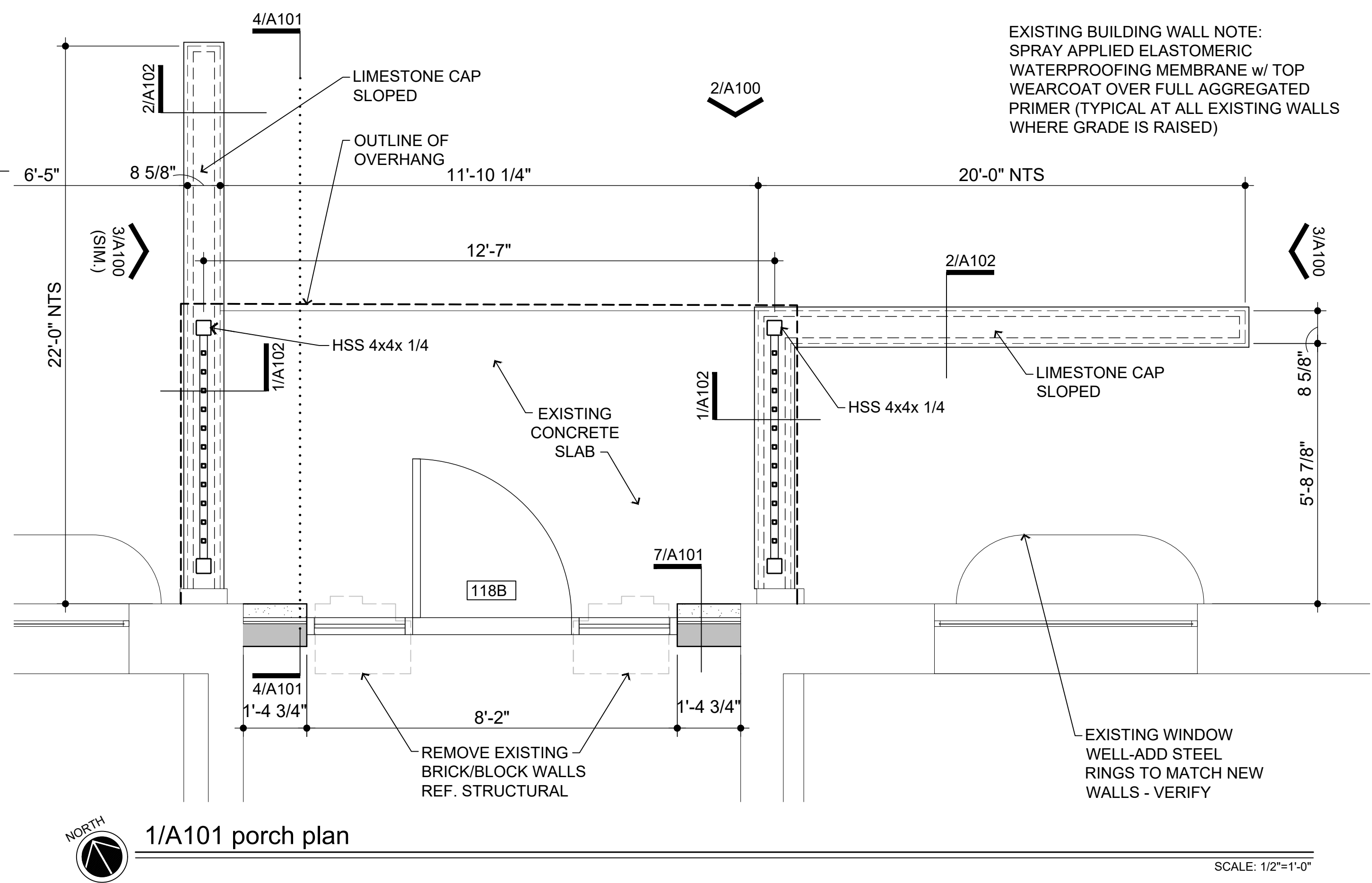
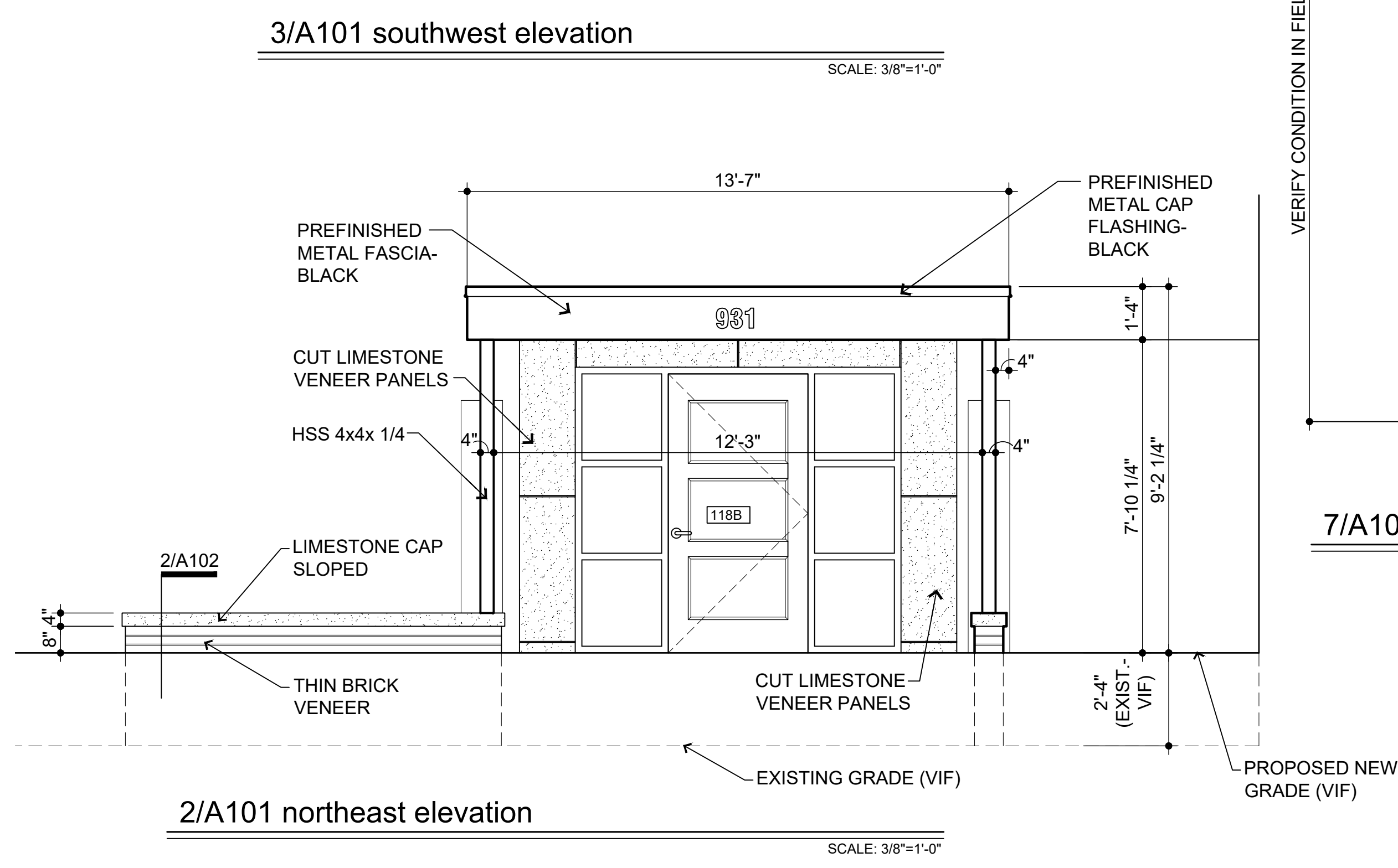
DOOR SCHEDULE										
*ROUGH OPENINGS TO BE VERIFIED IN FIELD PRIOR TO INSTALLATION										
NO.	LOCATION	DOOR		FRAME		WIDTH x HEIGHT	THK'NESS	FIRE RATING	HARDWARE SET	REMARKS
		TYPE	MAT'L	TYPE	MAT'L					
118B	LOBBY - 118	1	HOLLOW METAL	A	HOLLOW METAL	3'-6" x 7'-0"	1 3/4"		13	TEMP. INSUL. GLASS, INSUL. CORE



- HARDWARE SET 13 - PANIC + ELECTRIC STRIKE X PULL TRIM [ACCESS CONTROL] + CLOSER**
- | | | | |
|-------|--|-----|------------|
| 3 EA. | HINGES 35SSH8 4545 NRP | 32D | PDQ |
| 1 EA. | PANIC DEVICE 6201RA (03) (CD) | 32D | PDO |
| 1 EA. | RIM CYLINDER I5308 X I5207-1 PDQ2 (03) | 26D | PDO |
| 1 EA. | MORTISE CYLINDER I5307 X I5207-1 PDQ2 (CD) | 26D | PDO |
| 1 EA. | PULL 1167 X 4 134 MOUNT AT LOOSE ENDS | 32D | DON JO |
| 1 EA. | CLOSER 7101BC SCS X DPPA | 689 | PDO |
| 1 EA. | KICKPLATE 90 10 X 2" LDW B4E | 32D | DON JO |
| 1 EA. | THRESHOLD S205A | AL | REESE |
| 1 EA. | SWEEP 323A -MOUNT PULL SIDE | AL | REESE |
| 1 SET | WEATHERSTRIP 855C (MOUNT PRIOR TO CLOSER SHOE) | AL | REESE |
| 1 EA. | RAIN DRIP 201C | AL | REESE |
| 1 EA. | ACCESS CONTROL MODULE & CARD READER BY SECURITY VENDER | --- | SEC VENDER |
| 1 SET | RISER & WIRE DIAGRAM RPIHA080420 | --- | RPI |
| 1 EA. | POWER SUPPLY 602RF | --- | SDC |
| 1 EA. | ELECTRIC STRIKE 4850 24VDC -FAIL SECURE | 32D | TRINE |
- NOTE: ACCESS CONTROL MODULE, FOB READER, ACCESS CONTROL AND PERIPHERALS FURNISHED BY SECURITY VENDER, COORDINATED BY GC.

- door schedule general notes:**
- ALL DOORS SHALL HAVE HANDLES, PULLS LATCHES, AND OPERATING DEVICES WHICH DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. REFER TO SECTION 404.2.7 OF ICC / ANSI A117.1 - 2009.
 - PRIMARY LOCKING AND LATCHING DEVICES ON DOORS SHALL BE MOUNTED A MINIMUM OF 34" TO A MAXIMUM OF 48" ABOVE FINISHED FLOOR HEIGHT. REFER TO SECTION 404.2.6 OF ICC / ANSI A117.1 - 2009.

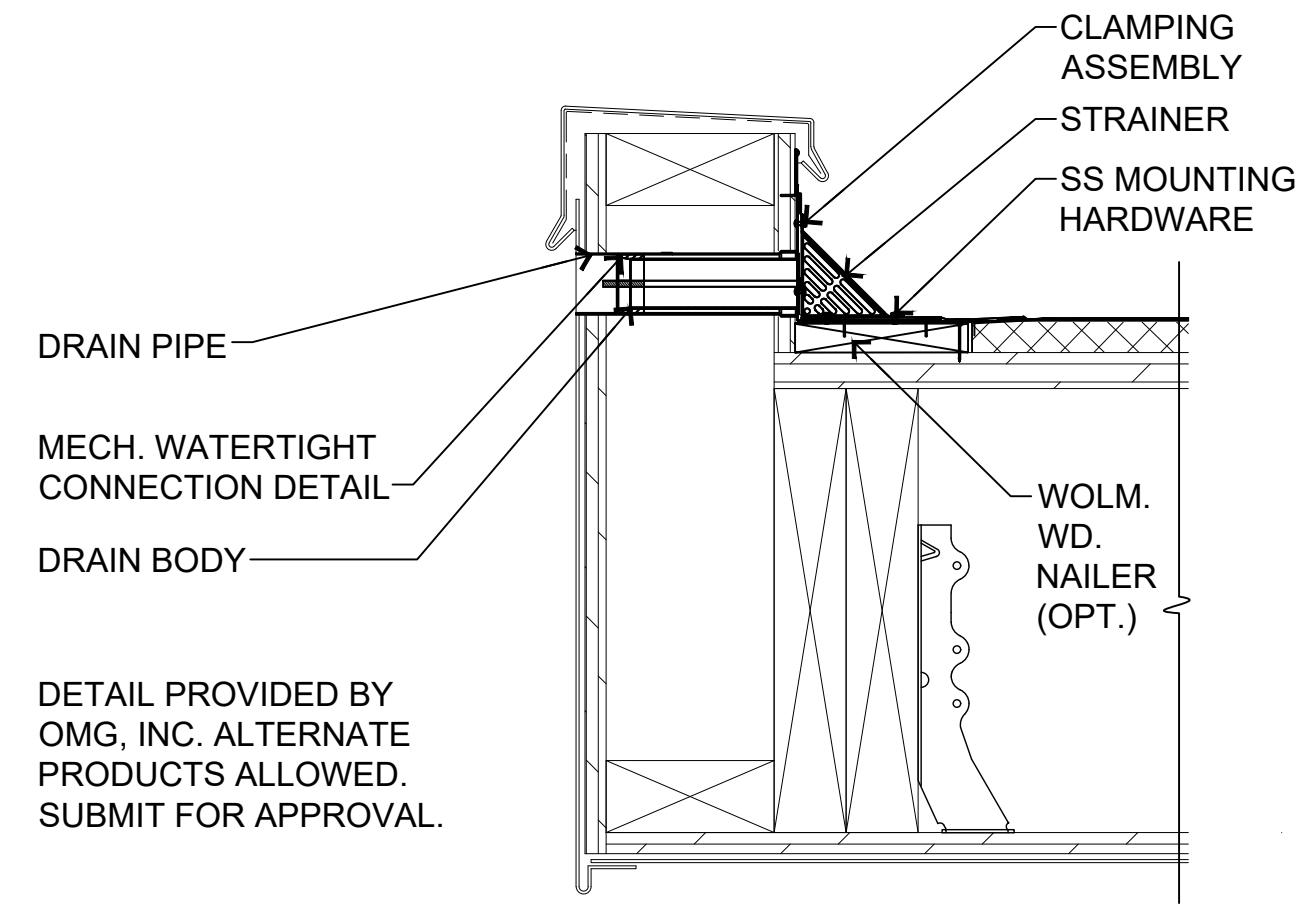
EXISTING BUILDING WALL NOTE:
SPRAY APPLIED ELASTOMERIC WATERPROOFING MEMBRANE w/ TOP WEARCOAT OVER FULL AGGREGATED PRIMER (TYPICAL AT ALL EXISTING WALLS WHERE GRADE IS RAISED)



REVISIONS	DATE
05/03/21	
04/20/21	
03/05/21	
08/28/20	
08/13/20	

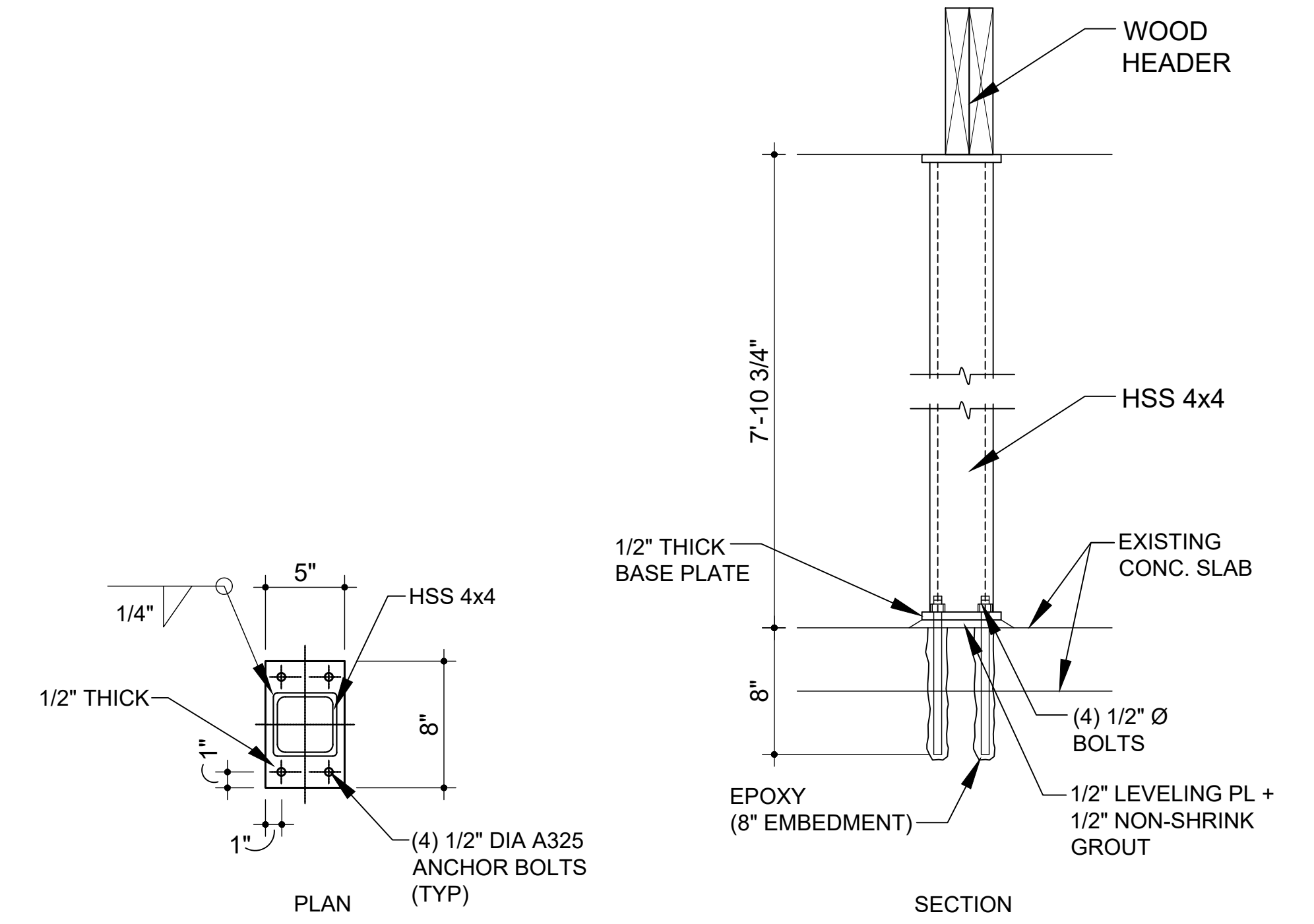
DESCRIPTION	DATE
OWNER REVIEW	08/13/20

PROJECT:	Porch / Canopy
885 / 931 Covington Drive	Detroit, MI 48203
CLIENT:	RCI Group 300 Alton Road Ste. 303 Miami Beach, FL 33139
SHEET TITLE:	931 PLAN, ELEVATIONS & DOOR SCHEDULE
SHEET NUMBER:	A101



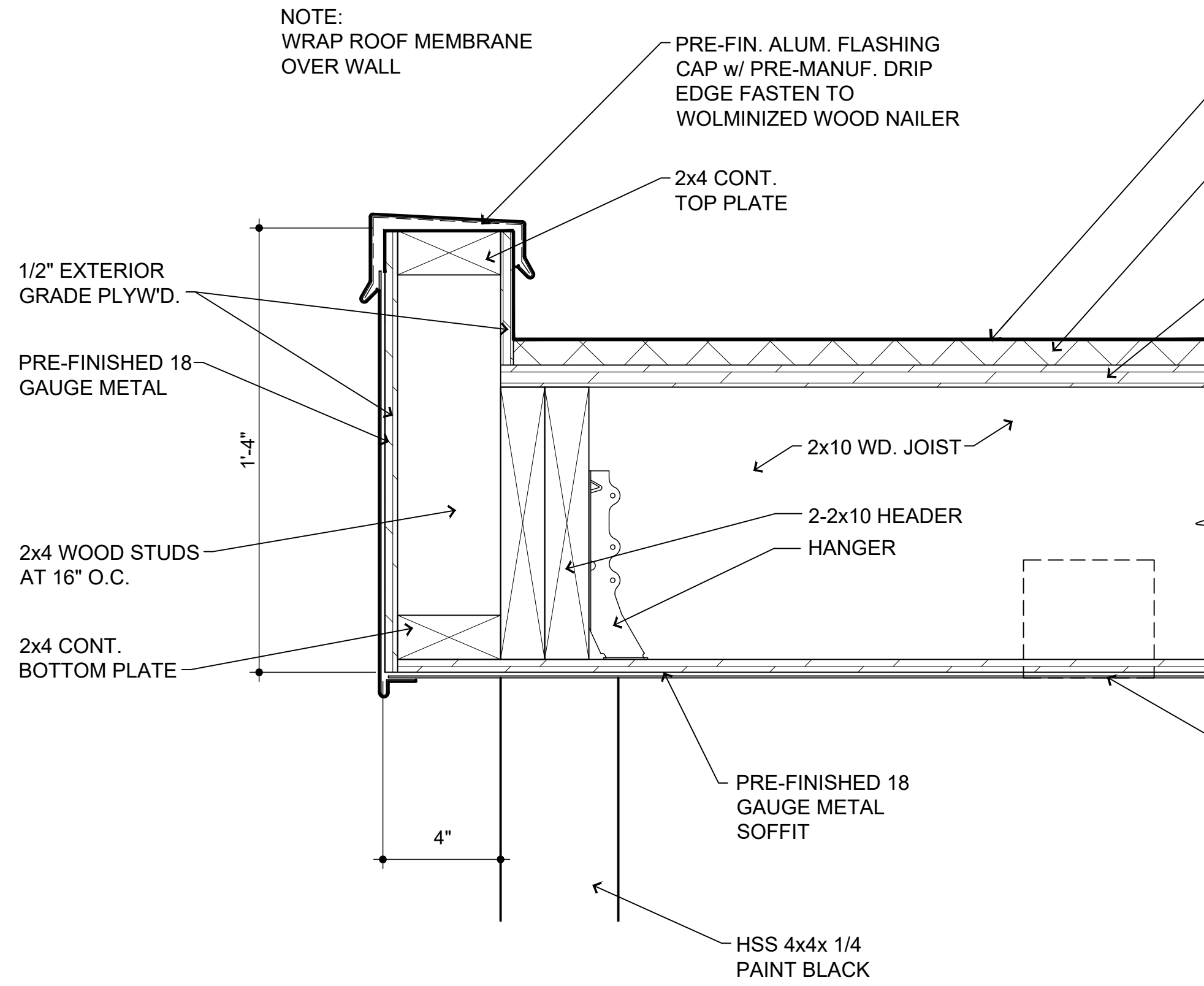
8/A102 scupper detail

SCALE: 3"=1'-0"



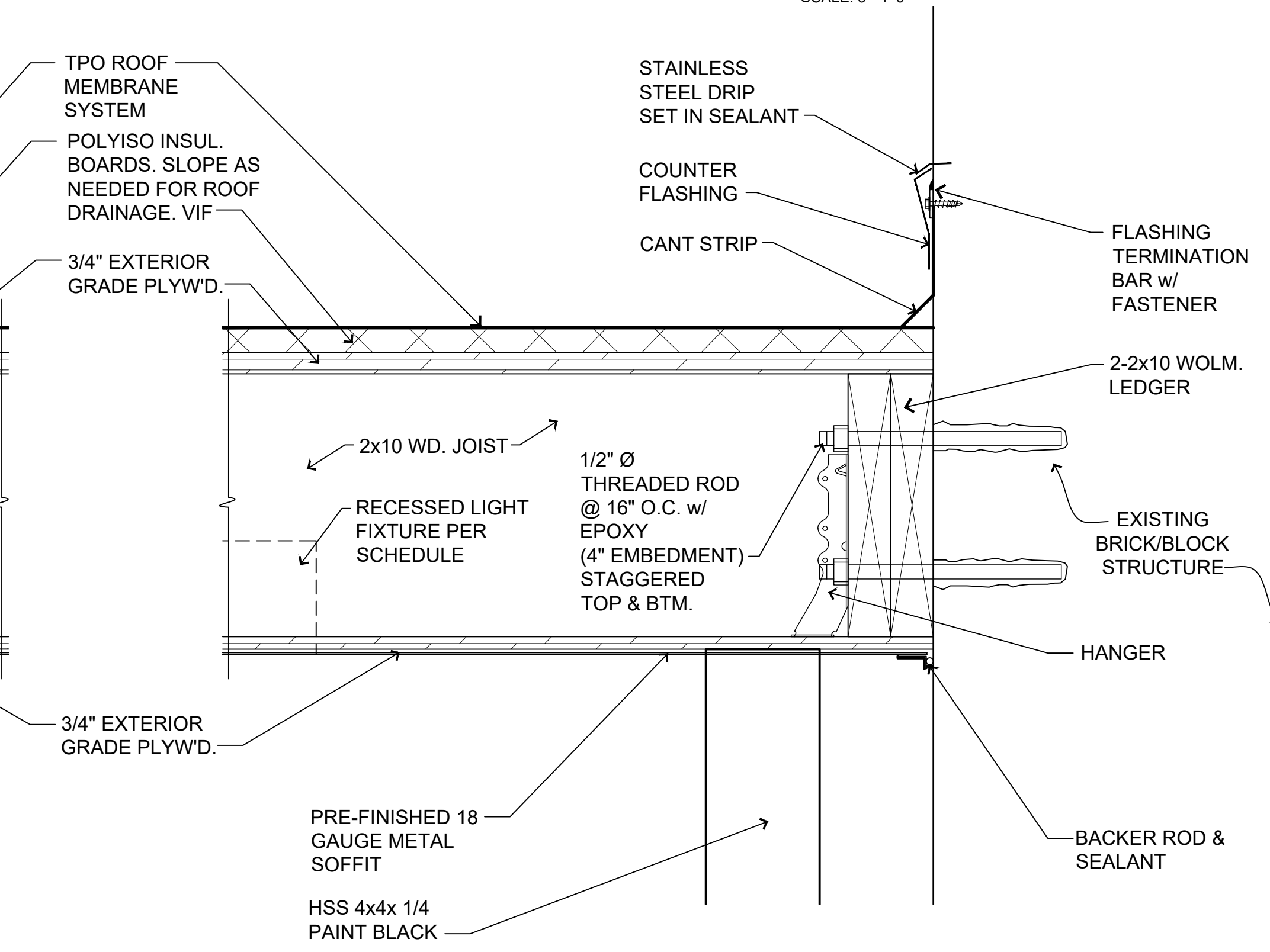
3/A102 steel column details

SCALE: 1 1/2"=1'-0"



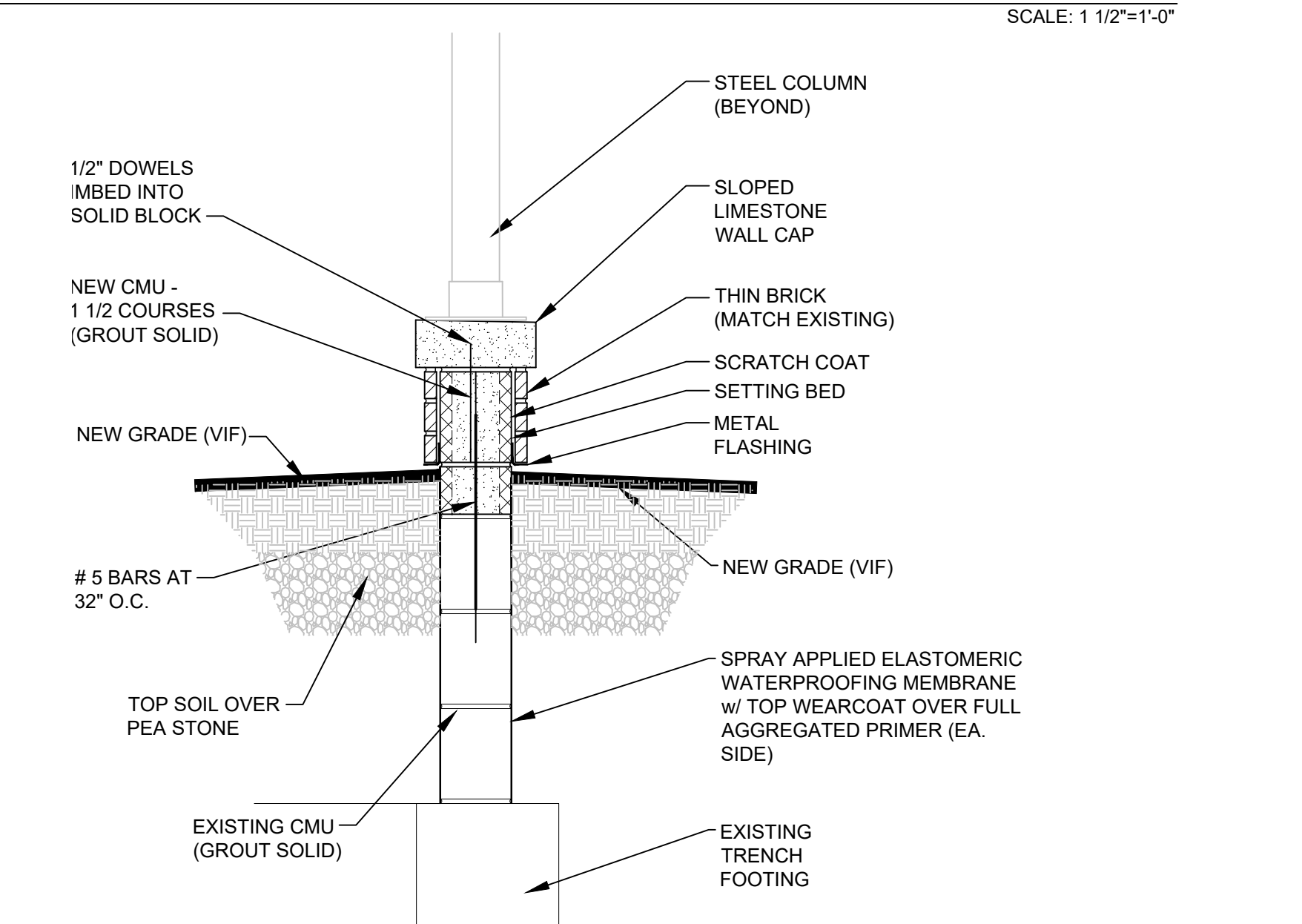
6/A102 detail

SCALE: 3"=1'-0"



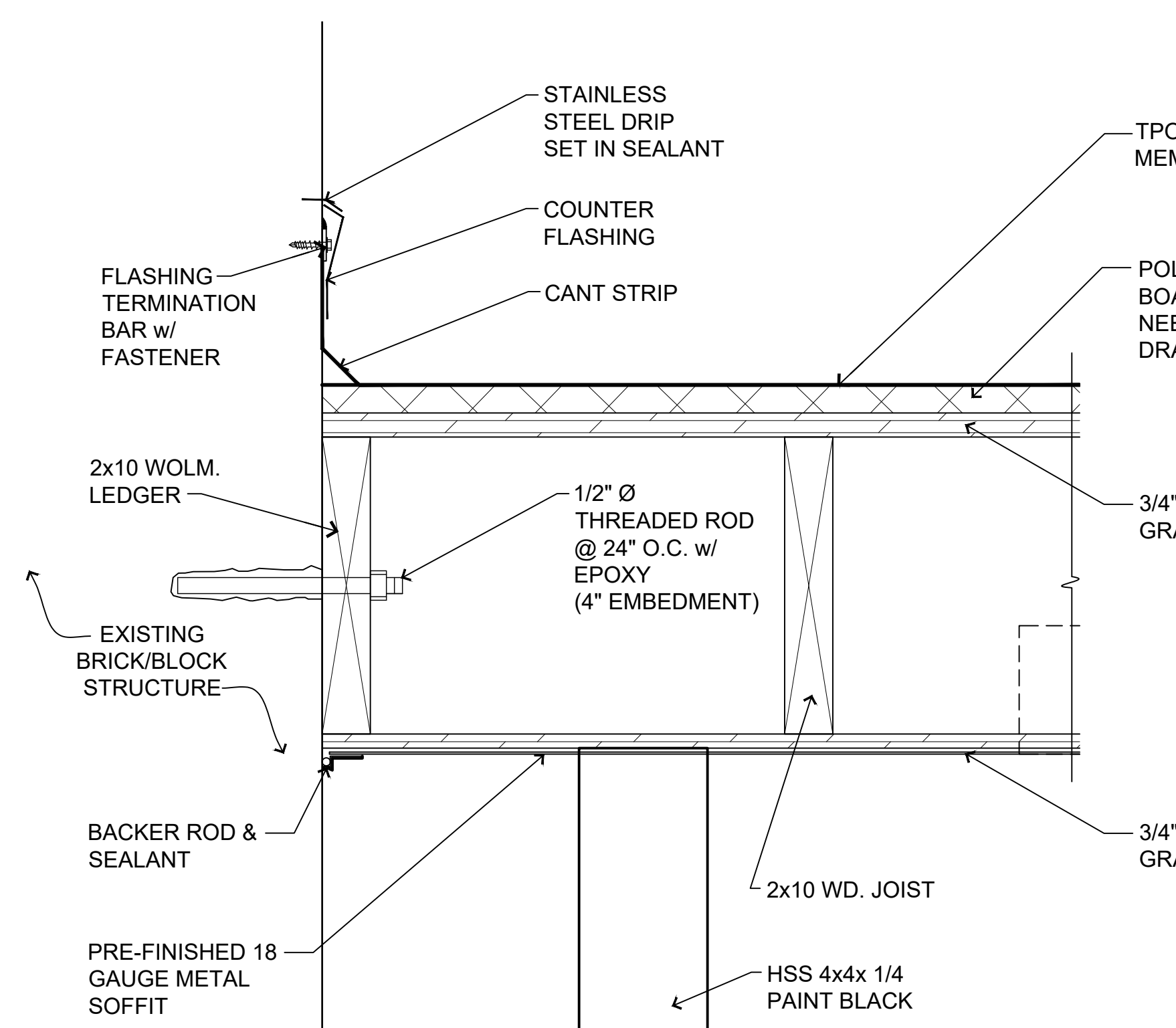
7/A102 detail

SCALE: 3"=1'-0"



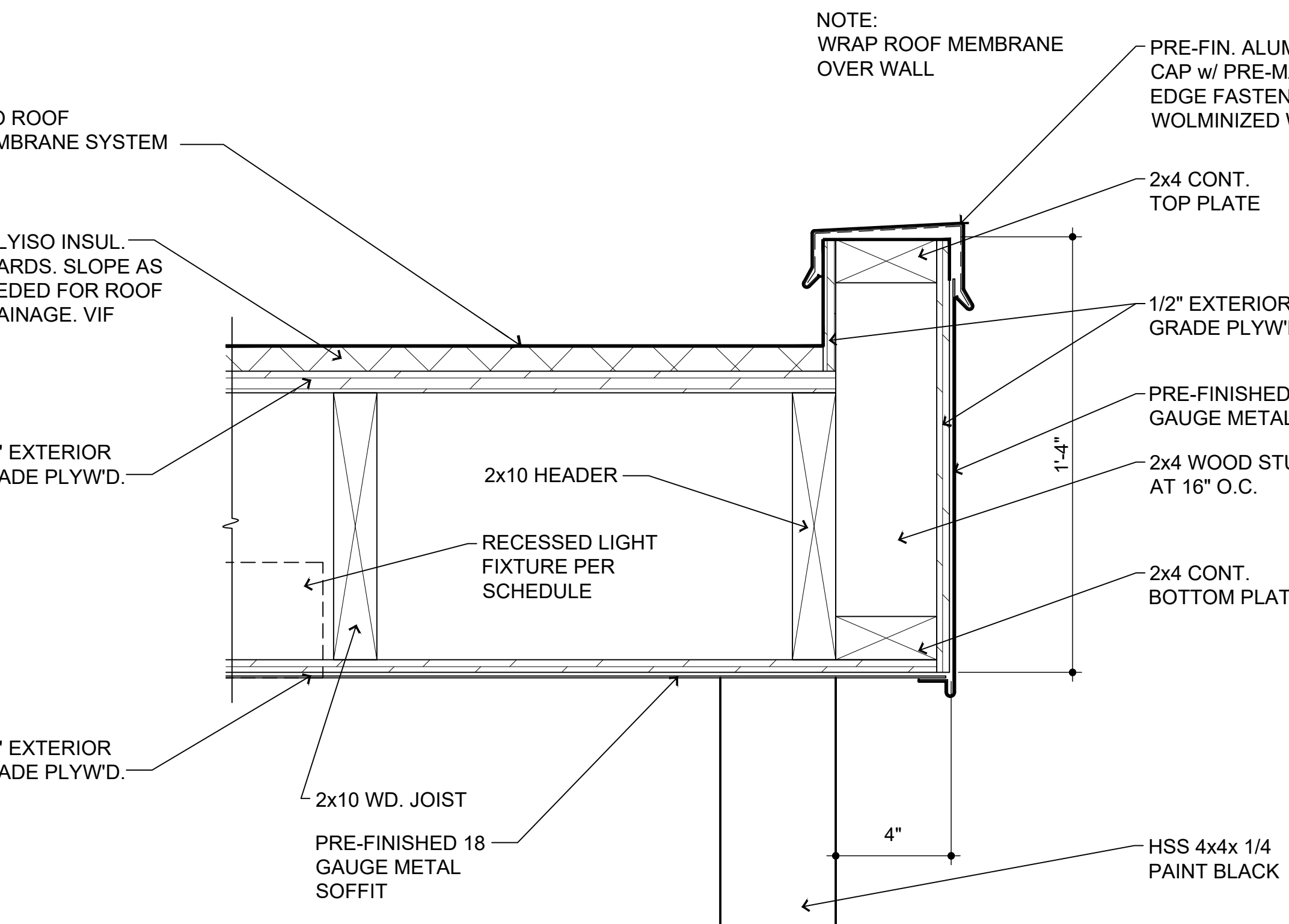
2/A102 porch detail

SCALE: 1"=1'-0"



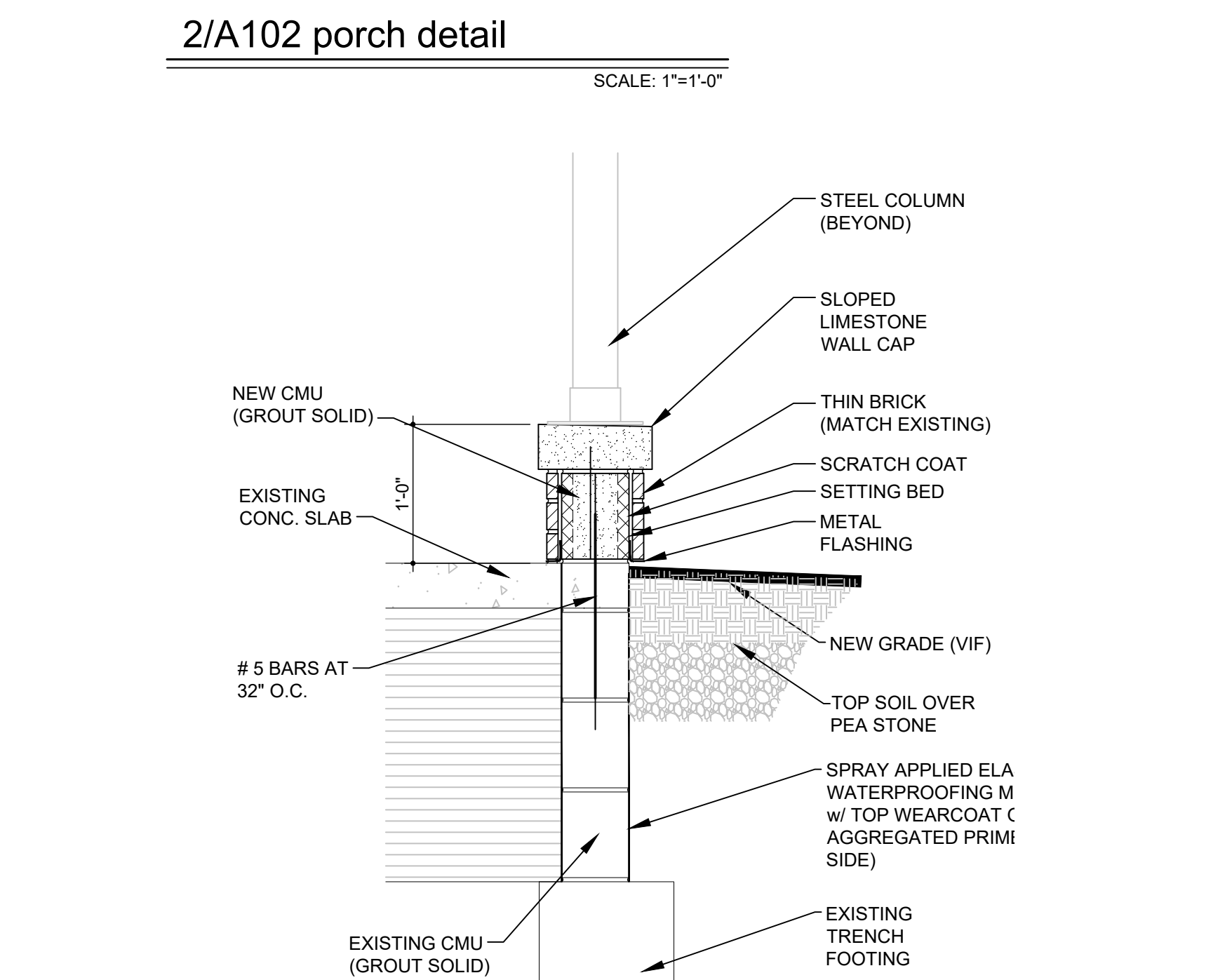
4/A102 detail

SCALE: 3"=1'-0"



5/A102 detail

SCALE: 3"=1'-0"

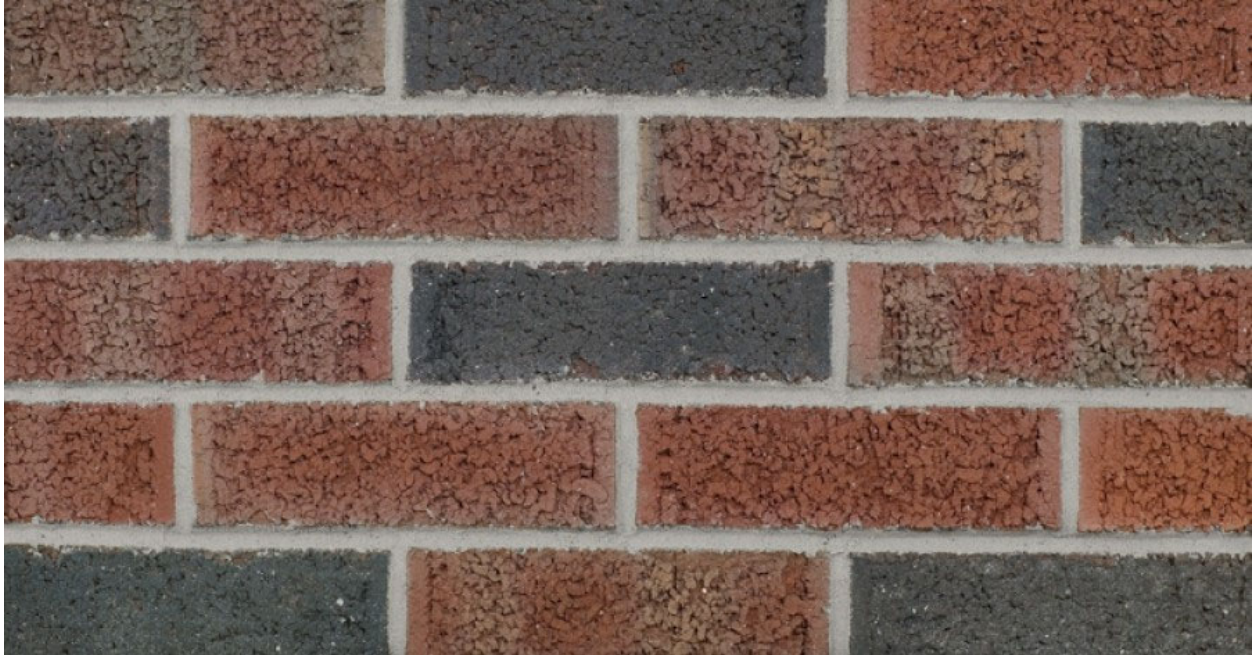


1/A102 porch detail

SCALE: 1"=1'-0"

REV.	DESCRIPTION	DATE
REV.	SIDE LITES	03/05/21
BID		08/28/20
OWNER REVIEW		08/13/20
DESCRIPTION		DATE
PROJECT:		
Porch / Canopy		
885 / 931 Covington Drive Detroit, MI 48203		
CLIENT:		
RCI Group 300 Alton Road Ste. 303 Miami Beach, FL 33139		
SHEET TITLE:		
DETAILS		
SHEET NUMBER:		
A102		

Trash Enclosure Materials



Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar

SNAP-CLAD PANEL

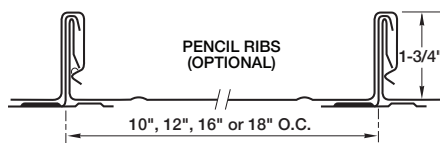
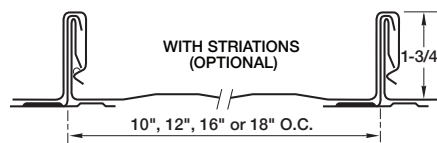
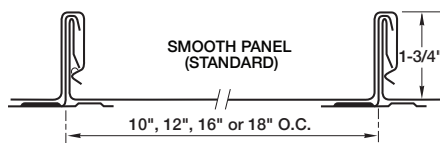
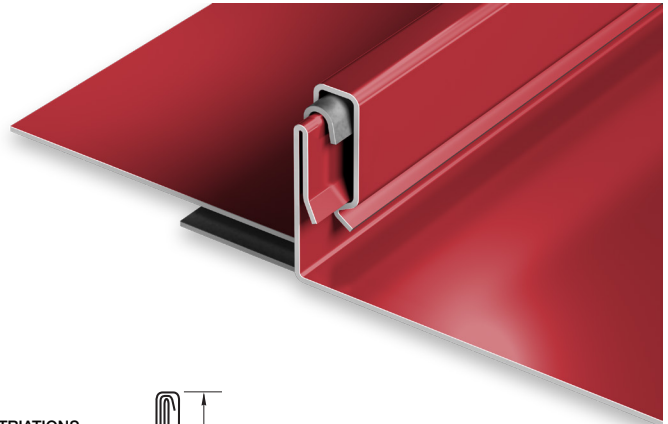
MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel

SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

Standard Colors



▲★ PATINA GREEN



▲★ TEAL



▲★ HEMLOCK GREEN



FOREST GREEN



HARTFORD GREEN



▲★ EVERGREEN



▲★ HUNTER GREEN



▲★ ARCADIA GREEN



▲★ MILITARY BLUE



BERKSHIRE BLUE



▲ GRAPHITE



▲★ CHARCOAL



INTERSTATE BLUE



▲★ SLATE BLUE



AWARD BLUE



▲★ MATTE BLACK STEEL

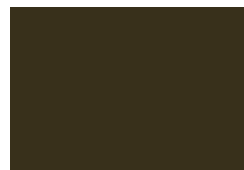


▲★ BLACK ALUMINUM

▲★ DARK BRONZE



▲ BURNISHED SLATE



▲ AGED BRONZE



▲★ MEDIUM BRONZE



▲★ MANSARD BROWN



BURGUNDY



▲★ TERRA COTTA



▲★ CARDINAL RED



▲★ COLONIAL RED



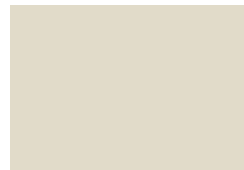
MIDNIGHT BRONZE



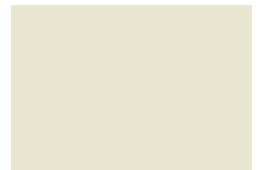
▲★ MUSKET GRAY



▲★ SIERRA TAN



▲★ SANDSTONE



▲★ ALMOND



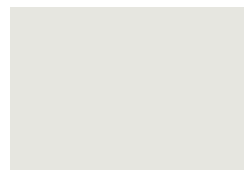
▲★ SLATE GRAY



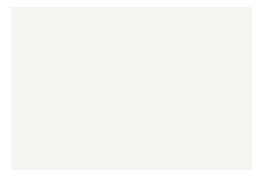
▲★ CITYSCAPE



▲★ GRANITE



▲★ STONE WHITE



▲★ BONE WHITE

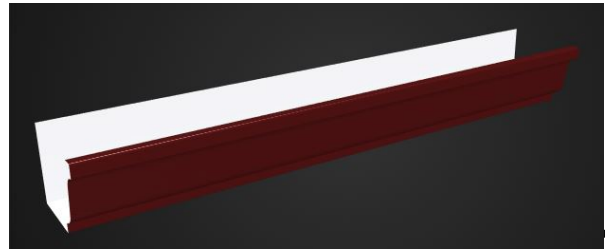


PAC-CLAD.COM

IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 MN: 877 571 2025



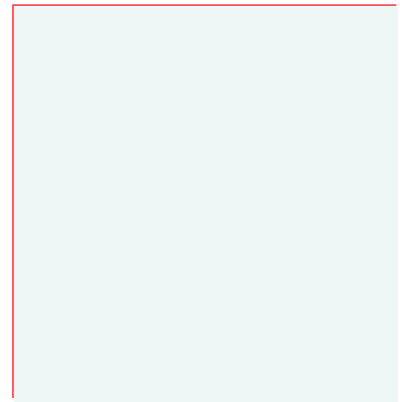
5-V COLOR CHART
26 Gauge x 27.5"
Kynar



MATTE BLACK



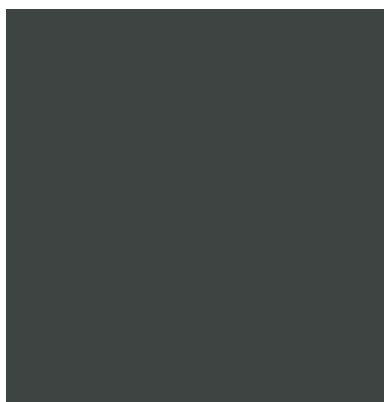
COLONIAL RED



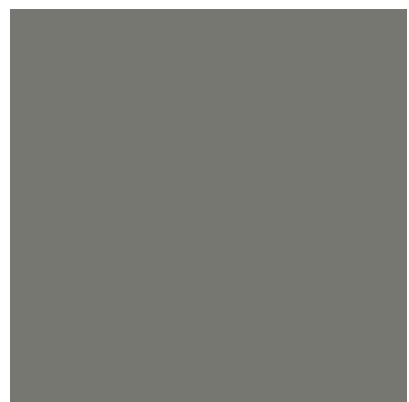
REGAL WHITE



MEDIUM BRONZE



CHARCOAL GRAY



SLATE GRAY



DARK BRONZE



FOREST GREEN



MILL FINISHED

CLASSIC™ STEEL

VALUE PLUS

garage doors



America's Favorite Garage Doors®



Model T42L, Long Traditional Panel with Optional Madison 611 Window Design

VALUE PLUS

Improve your home's appearance and energy efficiency with a Clopay Value Plus insulated garage door. Available in 24 or 25 gauge steel with 1-5/16" polystyrene insulation, Value Plus models offer moderate insulating R-values, strength and security, as well as quiet operation and a beautiful appearance. Choose from two panel styles, many color options and a wide range of window options to create a door that fits your budget and enhances your home's curb appeal.



Tongue-and-Groove
Section Joints

24
GAUGE
STEEL T42S short panel
T42L long panel

25
GAUGE
STEEL T52S short panel
T52L long panel

1 5/16"
POLYSTYRENE
INSULATION

R-VALUE
6.3

Shiplap
Section Joints

25
GAUGE
STEEL 1500 short panel
76V long panel

1 5/16"
POLYSTYRENE
INSULATION

R-VALUE
6.3

2-LAYER CONSTRUCTION

1-5/16" polystyrene insulation provides comfort, energy efficiency and quiet operation in every season.

- Tongue-and-groove/shiplap section joints help seal out wind, rain and snow.
- Replaceable bottom weatherseal in a rust-resistant aluminum retainer helps prevent elements from entering garage.
- Clopay's Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Long-life nylon rollers are smooth and quiet.
- Galvanized steel hinges are durable, reliable and secure.
- Inside/outside step plates and grip handles make doors easy and safe to operate.



*Model T52S, Short Traditional Panel
with Optional Colonial 509 Window Design*

DETAIL



Deep panel edging and natural embossed woodgrain texture improve appearance close-up and from the curb.

STYLE



Traditional Short

Complements homes with traditional styling. Models T42S, T52S and 1500.



Traditional Long

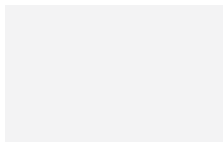
Ideal for ranch style homes. Models T42L, T52L and 76V.

*Doors range from 6' to 16' high and 4'2" to 18' wide. Consult your Clopay dealer for size options.
WindCode® doors available to meet most regional wind load requirements.
Consult your local dealer for specific information.*

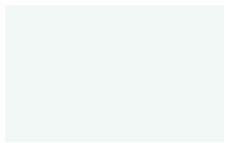


Model 4050, Short Elegant Panel
with Optional Colonial 509 Window Design

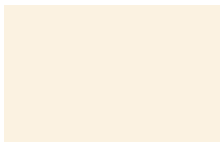
COLORS



Standard White



Glacier White**



Almond



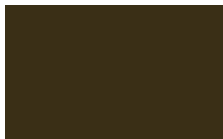
Desert Tan



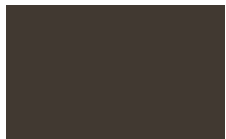
Sandtone



Bronze



Chocolate



Mocha Brown*



Hunter Green



Gray



Charcoal*



Black**

- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

Due to the printing process, colors may vary. See your Clopay Dealer for color samples.

**Not available on Models 4050 and 4053.*

**Popular in select markets, Glacier White is a brighter white.*

***Additional charges apply.*

CUSTOM PAINT OPTION



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.



Model 1500, Short Traditional Panel



Model T42S, Short Traditional Panel with Plain Short Windows

ENVIRONMENTAL ASSURANCE

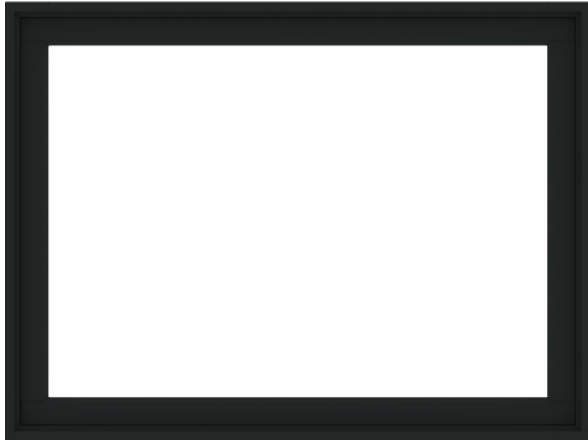
Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

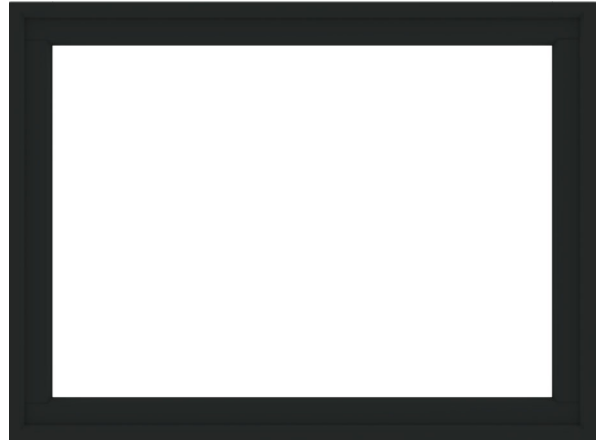
WARRANTIES

<small>PAINT SYSTEM</small> LIMITED LIFE WARRANTY	<small>PAINT SYSTEM</small> LIMITED 25YR WARRANTY	<small>WINDOWS</small> LIMITED 10YR WARRANTY	<small>HARDWARE</small> LIMITED 3YR WARRANTY
<small>Model T42</small>	<small>Models T52, 1500, 76V</small>	<small>All Models</small>	<small>All Models</small>

400 SERIES PICTURE WINDOW



Interior



Exterior

Summary

Product ID#	P4030
Unit Width	48"
Unit Height	35 15/16"
Interior Color	Black
Glass	Low-E4® Glass
Grille Pattern	None
Exterior Color	Black
Exterior Trim Profile	None

LOVE THE LIFE YOU SEE™

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FLUSH HOLLOW METAL DOOR

Heavy-duty steel door for commercial, industrial and institutional applications

Our stock hollow metal door is an affordable non-handed, square-edge door solution designed to meet your requirements for quality full flush steel doors - for commercial, institutional and industrial applications. Stocked with Steelcraft locations, these doors are designed to satisfy your requirements for durability, security, aesthetics or fire protection. Trudoor is authorized by Warnock Hersey / Intertek to modify, re-certify and label fire-rated metal doors.

Features:

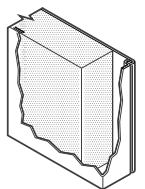
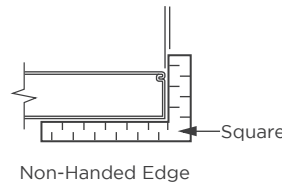
- Heavy-duty, SDI Level 2 - 18 gauge steel faces
- 1-3/4" Thick, non-handed design with reversible hinge plates
- Polystyrene or rigid honeycomb core
- Inverted top and bottom channels for additional stability and protection
- Interlocking seam enhances structural rigidity and durability
- Heavy gauge hinge reinforcements and door closer reinforcement
- Available with a wide range of glass lites, louvers and hardware preps
- Factory applied rust inhibiting primer (no special color options)
- Fire-rated up to 3 hours with WHI / ITS mylar label applied
- Preps include 161 (cylindrical lock), 86ED (mortise lock), RPD (Rim Panic Reinforced)

COLOR-BLACK

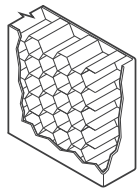


Code Compliance:

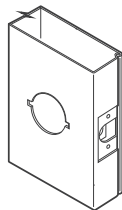
- Meets or exceeds ANSI A250.6 and A250.8
- Construction meets the requirements of ANSI A250.8
- Listed for installations requiring compliance to negative pressure testing (UL-10B) and positive pressure (UL-10C)
- Florida Product Approved



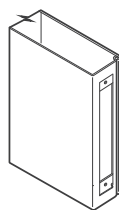
Polystyrene Core



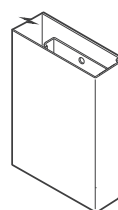
Honeycomb Core



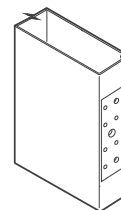
161 Lock



86ED Lock



RPD



Non-Handed Mortise Hinge Prep



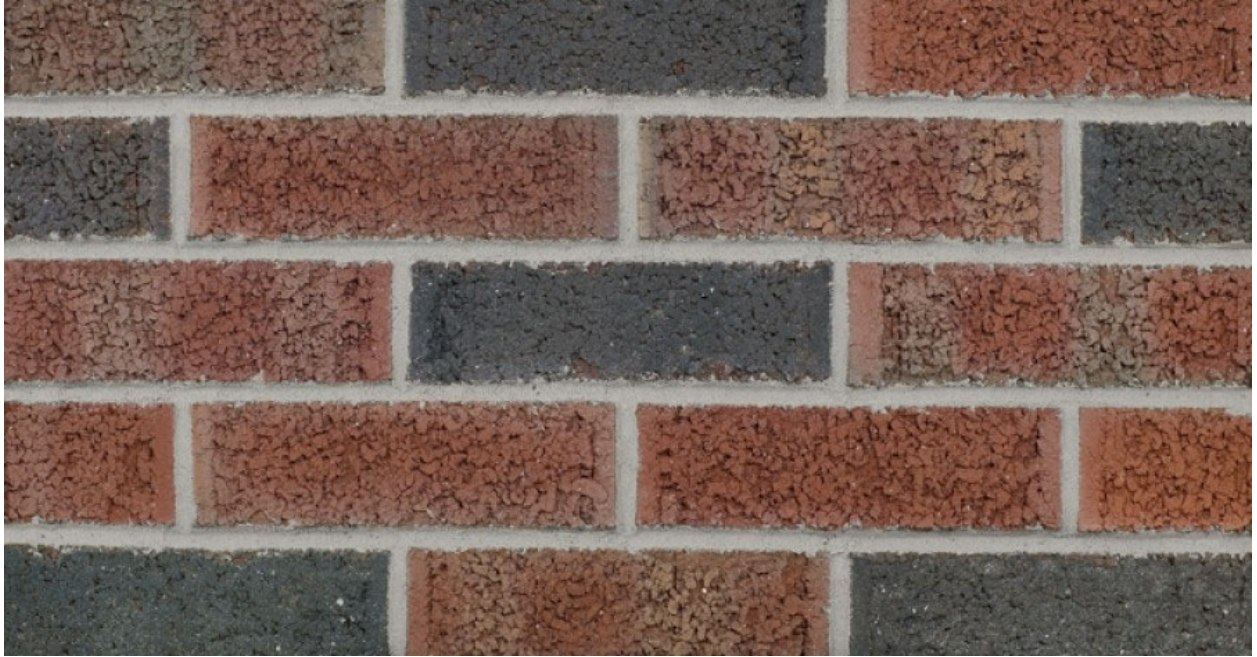
Grade and Model:

ANSI A250.8 - SDI 100			Edge Construction	Maximum Sizes		Recommended Gauge of Frame
Level	Model	Description		Single	Pair	
Level 2: Heavy Duty Commercial			18 gauge (1.0 mm) - heavy commercial and institutional applications with high use			
2	1	Full Flush	Visible	4'0" x 8'0"	8'0" x 8'0"	16 gauge (1.3 mm)

Grades and models defined by Steel Door Institute (SDI)

Manufacturers include Steelcraft and ASSA Abloy

Landscape Materials



Brick: Glen-Gery, 160M, Rugged Texture, Gray Mortar

MONROE 3 RAIL



KENT 3 RAIL WITH FINIALS



CURVED TOP 4 RAIL



MONROE 4 RAIL WITH RINGS

GUARDSMAN® FEATURES

- Galvanized Steel Components
- Durable Powder Coat Finish
- 15 Year Limited Warranty
- Fully Assembled Panels
- Riveted Construction
- Maintenance Free
- Commercial and Industrial Applications

BLACK

WHITE

BROWN

GREEN

BRONZE

Advanced powder coating adds a beautiful finish which also protects against the elements

Patented High-Security Bracket

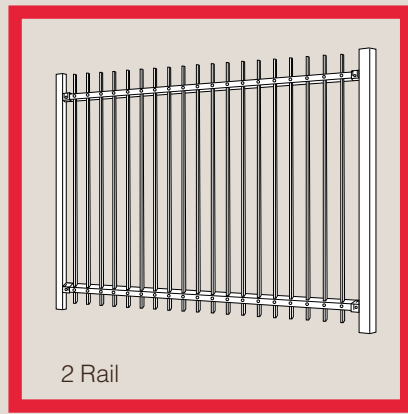
Galvanized 11 gauge steel channel adds strength and durability

Each 1/4 in. aluminum rivet has 1,500 lbs. of shear strength and 1,100 lbs. of holding power

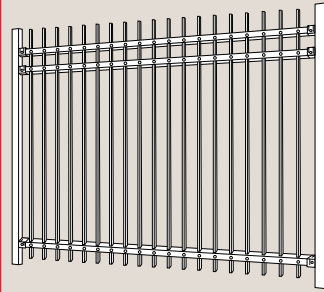
Kent Panels

A traditional design with square top pickets.

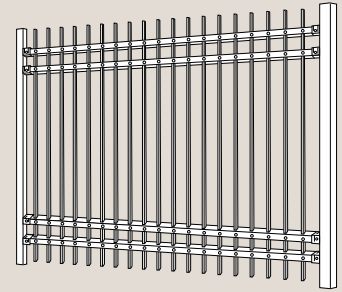
Available in 2, 3 or 4 rail styles.



2 Rail



3 Rail



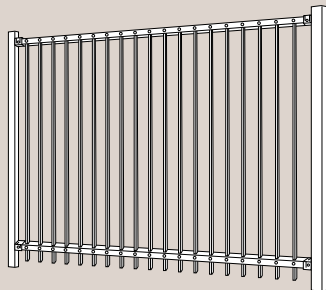
4 Rail

Kent

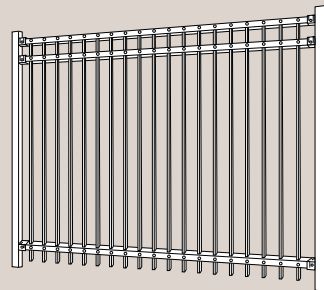
Monroe Panels

A clean and simple design with no pickets above the top rail.

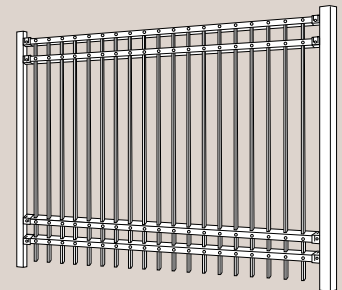
Available in 2, 3 or 4 rail styles.



2 Rail



3 Rail

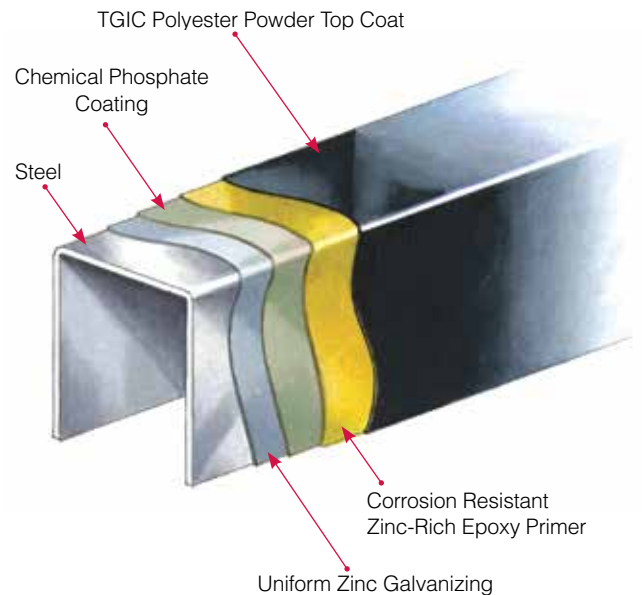


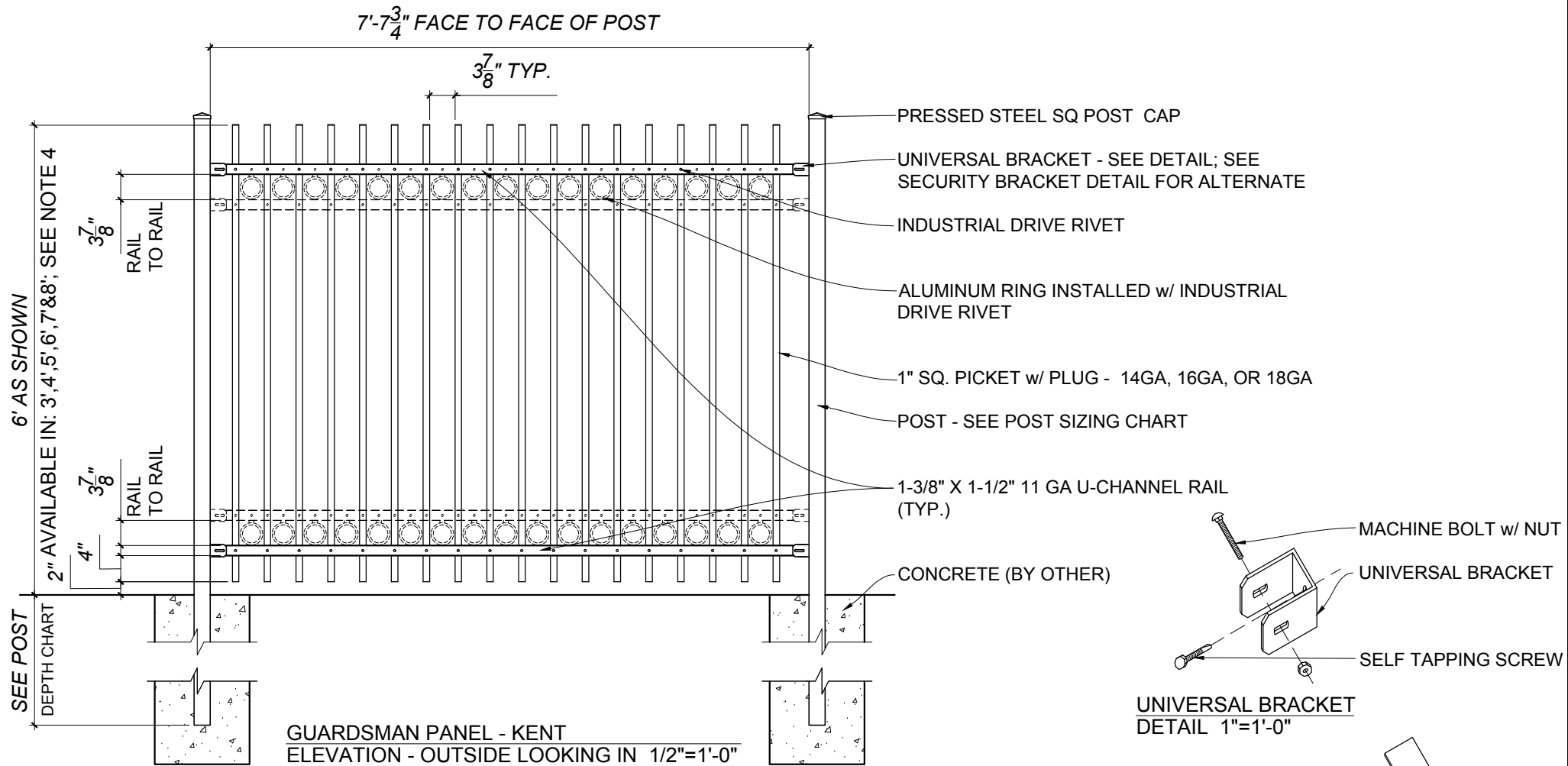
4 Rail

Monroe

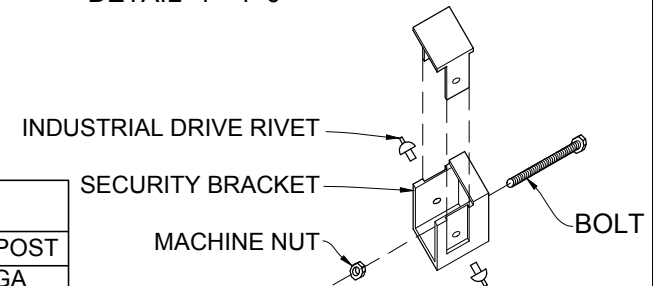
Advanced Powder Coating Process

All Guardsman® panels receive Merchants Metals' industry leading 10 stage powder coating process. The first five stages are dedicated to a thorough cleaning, removing any impurities that could potentially mar the finish. After cleaning, the panels are coated with a corrosion resistant zinc rich epoxy primer and a polyester powder top coat, ensuring that each Guardsman® system will be highly resistant to the effects of the elements.





UNIVERSAL BRACKET
DETAIL 1"=1'-0"



NOTE: MINIMUM SHEER STRENGTH 3,000 LBS
AND HOLDING POWER OF 2,200 LBS.

GUARDSMAN SECURITY BRACKET
DETAIL 1"=1'-0"

NOTES:

1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. ALL COMPONENTS OF THE PANEL TO BE COATED BLACK. OTHER COLORS AVAILABLE.
3. VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.
4. CUSTOM DIMENSIONS ARE AVAILABLE UPON REQUEST. FOR HIGHER CUSTOM PANELS, PLEASE CONTACT THE STATESVILLE PLANT.

POST DEPTH CHART*	
HEIGHT OF FENCE	POST BELOW GRADE
5' OR LESS	2'
6' OR MORE	3'

* SEE NOTE 3

POST SIZING CHART	
HEIGHT OF FENCE	SIZE OF POST
3' OR LESS	2"x14 GA
4' TO 6'	2 1/2"x14 GA
7' TO 9'	3"x11-12 GA
10' TO 12'	4"x11 GA