STAFF REPORT 02/10/2021 MEETING **PREPARED BY**: J. ROSS
APPLICATION NUMBER: #21-7056
ADDRESS: 4000-4060 W. VERNOR
HISTORIC DISTRICT: HUBBARD FARMS
APPLICANT: EDWARD POTAS (OWNER)
DATE OF COMPLETE APPLICATION: 01/25/2021
DATE OF STAFF SITE VISIT: 01/29/2021

SCOPE: REVISION TO PREVIOUSLY-APPROVED DESIGN TO INCLUDE EXTERIOR MATERIALS, PLAZA SURFACE, AND DOOR SELECTIONS

EXISTING CONDITIONS
The project area includes an open parcel of land which expands an entire city block between 4000-4060 W. Vernor. The adjacent/nearby existing building fabric within the Hubbard Farms Historic District boundaries is dominated by two and three-story, early 20th-century masonry commercial structures. The adjacent neighborhood, directly across W. Vernor, features a mix of residential, commercial, and recreational uses.

PROPOSAL

The applicant attended the 2/13/2019 Historic District Commission meeting and submitted a proposal for the erection of a new mixed-use building at 4000-4060 W. Vernor. Specifically, per the applicant's 2019 submission the new building would be erected according to the following description:

> The building will feature an irregular plan, which includes a 4-story central/main mass that measures 45' in height, lower 1-3 story masses which project off the main mass towards W. Vernor and step down to address/conform to the adjacent 1-3 story historic building, and covered parking to the rear. The projecting wings also allow for the insertion of two paved plaza areas to serve as the building's "front yard." Neutral color brick clads the building's front and side elevations. Decorative metal fins, found at the building's 1- story community space, are painted blue and provide a point of visual interest at the primary elevation. Stucco, brick, and cement panels are located at the rear elevation. The building's roof is flat with green roofs located at the 1-3 story primary elevations wings. Windows are aluminum, combo fixed and awning units and storefront windows and doors are aluminum. A landscaped, fenced parking lot located to the rear of the building will complement the 1-story covered parking spaces.

Please see the attached staff report from the 2/13/2019 HDC meeting. After discussion with the applicant and community members as well as a review of the proposal, the Commission approved the applicant's original submission at the 2/13/2019 meeting.

With the current submission, the applicant is seeking the Commission's approval to revise the original design in regard to the building's exterior cladding, plaza surface materials, and exterior fenestration. Specific items/revisions to the original proposal for which the applicant seeks the Commission's approval include the following, per the submitted drawings:

All Elevations

- Awning windows at the residential units have been replaced by single hung casement windows of the same size and proportions as previously depicted. The window exteriors will be black, to match the storefronts assemblies and dark brick façade.

Rear/North Elevation

- The original proposed brick and fiber cement panel at the second, third, and fourth story shall be replaced by metal panels. The panel is a "standing seam" product by ATAS, which will have varied widths to pick up on the rhythm of the windows. The pattern will be "staggered" at each floor level. One portion of the North façade will be white to relate to the lighter gray brick volume. The other portion of the North façade will be matte black, to relate to the dark brick volume.
- At fitness room wing, the stucco and brick originally proposed will be replaced with metal panels
- At the first story, stucco is proposed for addition at the stair tower
- At the first story, the original fiber cement siding shall be replaced with Stone Gray to Watsontown brick
- At fitness room wing, remove windows proposed at that elevation to simplify mass

Front/South Elevation

- The grey brick product proposed for installation at the south and west elevation will be changed from Glen Gery - Stone Gray to Watsontown Brick Company - Limestone KT
- There was a minor reduction to the storefront. The reduction was mostly in the height of the storefront, and a small amount from the retail façade facing the resident entry plaza. The custom canopy was replaced by a premanufactured canopy by the storefront manufacturer: Tubelite Maxblock Airfoil Sunshade 35". It will be black to match the storefront assemblies.
- The vertical bi-fold doors at the community room have been replaced with horizontal bi-folding doors by La Cantina.
- At easternmost mass, install new metal spandrel panels
- At eastern gym room, install two new aluminum windows (one at first story and one at second story)
- The vegetated screen wall at the garage was removed due to concerns about long term maintenance and aesthetics. The vegetated screens will be replaced by a perforated metal, which will more thoroughly screen the garage from pedestrian view. This area will still be screened by small trees and low landscaping.

West Elevation

- Reduce storefront glazing and remove proposed canopy
- The grey brick product proposed for installation at the south and west elevation will be changed from Glen Gery - Stone Gray to Watsontown Brick Company - Limestone KT

East Elevation

- Reduce the length of storefront glazing
- Reduce the height of storefront glazing by installing metal spandrel panels

Rooftop

- Install new mechanical screen
- The green roof was removed from the project, but the roof deck off of the resident amenity area remains

Site

- The pervious pavers in the plaza have been substituted for poured concrete, which will have staggered joint patterns and varying surface treatments to provide aesthetic interest.
- The transformer location was moved from behind a concrete wall on Hubbard Street to behind the stair tower at the north parking drive aisle. It will be protected/screened by a metal fence enclosure
- Uplighting has been removed from the project to satisfy Enterprise Green Communities requirements, which require "Dark Sky Friendly" lighting fixtures. Bollard lighting, pole mounted lights, and internally illuminated monument signage will satisfy the lighting requirements.

STAFF OBSERVATIONS AND RESEARCH

- The area within which the project area is located is primarily commercial in nature and presents an eclectic mix of exterior cladding, to include brick, wood, vinyl, and porcelain finished metal panel
- Large portions of fiber cement panel, brick, and stucco at the rear elevation are proposed for replacement with metal panel (with vertically-oriented ribs). It is staff's opinion that the original cladding did provide variation of texture, aligned with the district's historic character and Elements of Design. The new metal panel will provide texture, but it will be more uniform in nature when compared to the mix of materials originally proposed for the rear elevation. However, it is staff's opinion that the proposed new material palette is still appropriate.

ISSUES

- None

RECOMMENDATION

It is staff's opinion that the revisions to the project as depicted in the current drawings and attached scope meets the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the Hubbard Farms Historic District. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work as proposed.

HUBBARD VERNOR

UPDATES

HISTORIC DISTRICT COMMISSION | FEBRUARY, 2021

SITIO

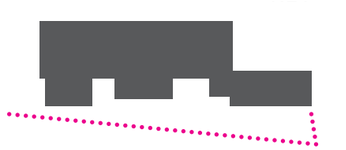
architecture + urbanism

CONTENTS

01 REFERENCE IMAGERY

PRELIMINARY PROJECT IMAGES (FOR REFERENCE)

KEY



STREET VIEW FROM VERNOR HWY

01 REFERENCE IMAGERY

VERNOR HWY ELEVATION

PROPORTION OF FRONT FACADES

Commercial buildings along Vernor are generally wider than tall. Although the project is slightly taller than the immediate structures (by 10′), it retains a horizontal reading that is broken down into a finer grain by a series of volumes.

IMMEDIATE CONTEXT

HUBBARD VERNOR SITE

PRELIMINARY PROJECT IMAGES (FOR REFERENCE)

02 ELEVATION DEVELOPMENT

All cladding materials previously depicted in the HDC presentation remain, with the exception of the following changes:

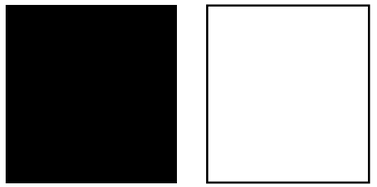
ORIGINAL

FCP-1

FIBER CEMENT PANEL

CURRENT

METAL PANEL



MP-1
ATAS VersaLine
.040" Aluminum Panel
8", 10" & 12" Varied Exposures
Matte Black and Ascot White

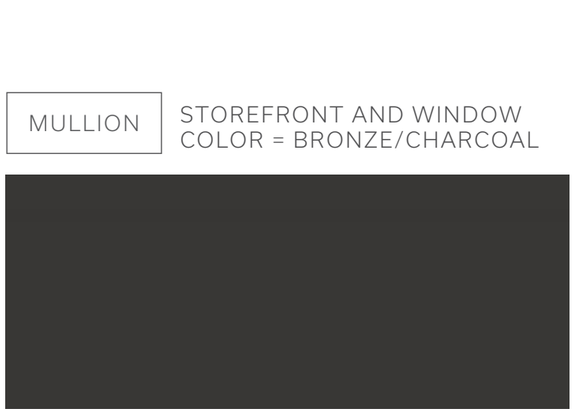
MP-3

Fiber cement panels have been replaced by metal panels on the north facade, facing the parking lot. Both white and black colors are used to help visually break down the facade.

Mp-1 has been applied to the west retail volume, in place of spandrel glazing at the parapet. The intent is to provide visual interest and shadow lines using a "standing seam "ribbed metal cladding.

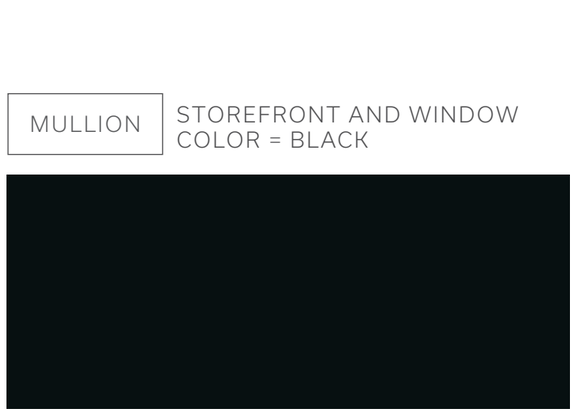
MULLION

STOREFRONT AND WINDOW
COLOR = BRONZE/CHARCOAL



MULLION

STOREFRONT AND WINDOW
COLOR = BLACK



Storefront mullion and exterior window color changed to black, to ensure better consistency between various products and manufacturers.

BR-2

GLEN-GERY BRICK
STONE GREY

BR-2

WATSONTOWN BRICK CO.
LIMESTONE KT

The proposed grey brick was substituted for a more cost effective option, which allowed the project to afford the white glazed and dark brick. The design team feels the new brick acheives the original aesthetic intent.

02 ELEVATION DEVELOPMENT

SOUTH ELEVATION

ORIGINAL

CURRENT

REDUCED STOREFRONT AT ENTRY. MASONRY PIERS ADDED [BR-3]

ADDED STOREFRONT AT FITNESS ROOM FACADE AND GROUND FLOOR RETAIL

1" = 20'-0"

0' 20' 40'

NOTE: LANDSCAPING REMOVED FOR CLARITY

02 ELEVATION DEVELOPMENT

EAST/WEST ELEVATION

ORIGINAL

CURRENT

WEST ELEVATION

REDUCED STOREFRONT GLAZING.
CANOPY REMOVED FROM SIDE ELEVATION

EAST ELEVATION

MP-1 REPLACED STOREFRONT SPANDREL PANELS. LENGTH STOREFRONT GLAZING REDUCED

1″ = 20′-0″

0′ 20′ 40′

NOTE: LANDSCAPING REMOVED FOR CLARITY

02 ELEVATION DEVELOPMENT

NORTH ELEVATION

ORIGINAL

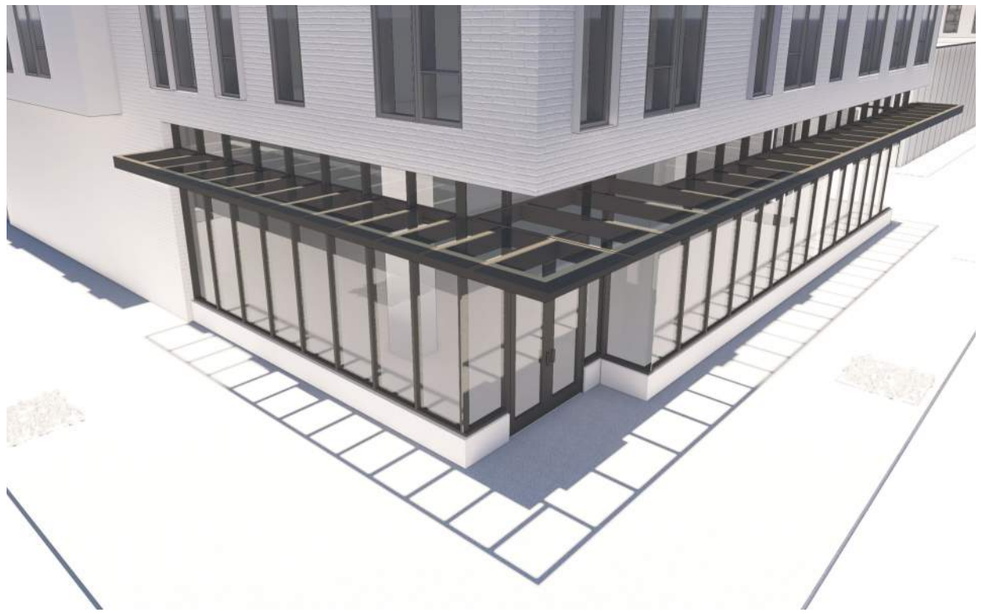
CURRENT

NOTE: LANDSCAPING REMOVED FOR CLARITY

03 CANOPY DESIGN

The proposed storefront canopy aims to provide shade throughout retail areas along South facing elevations

ORIGINAL



Custom fabricated canopy design with tempered glazing
MANUFACTURER:
MASA Architectural Canopies
Vision 300 Series

CURRENT

Prefabricated Sunshade
MANUFACTURER:
Tubelite Inc (Same manufacturer as the storefront assemblies to ensure compatibility and color matching)
Maxblock Airfoil, 35" Outrigger with 6 blades

04 BIFOLD DOORS

GLAZED BIFOLD DOORS

ORIGINAL

MANUFACTURER:
WILSON INDUSTRIAL DOORS
CLEAR-VUE CUSTOM DESIGNED DOORS

EXAMPLE PROJECT

CURRENT

MANUFACTURER:
LA CANTINA DOORS
ALUMINUM CLAD, THERMALLY BROKEN 4 PANEL DOOR

Side-by-side bifolding doors eliminate all exposed operational hardware on the interior of the community room. The doors are seamlessly integrated into the storefront system without the additional structural support or bracing required by overhead style doors.

THANK YOU

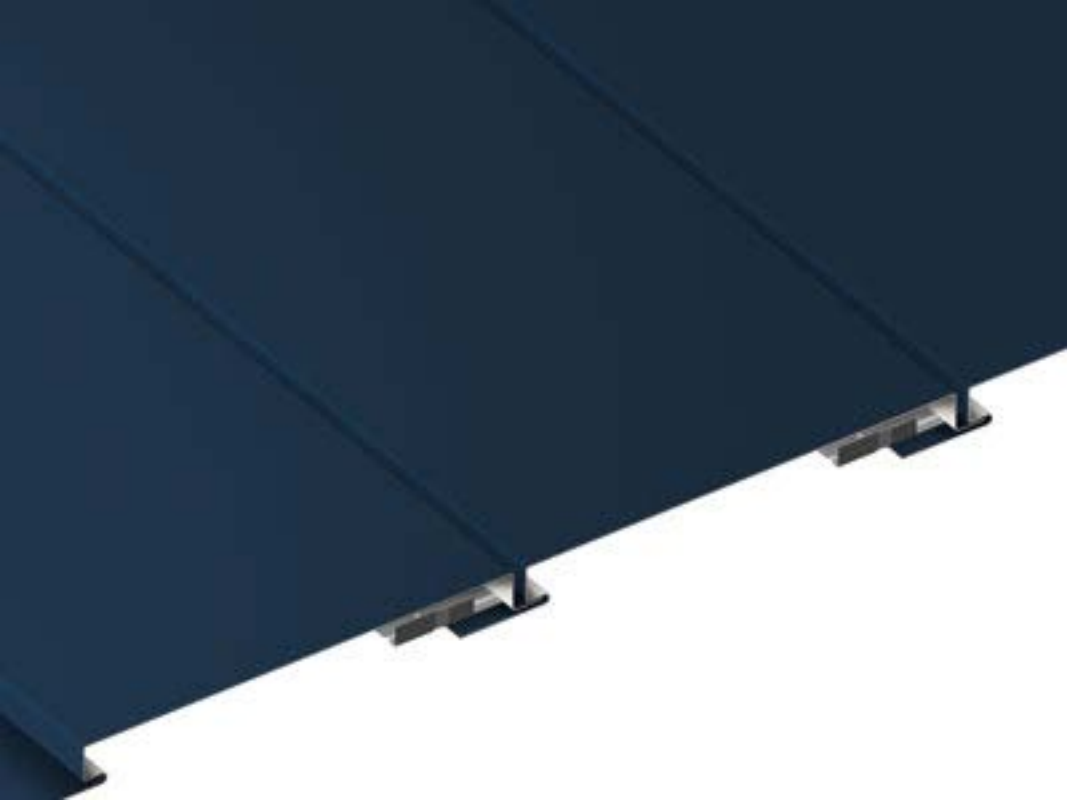
Scope (as per Applicant)

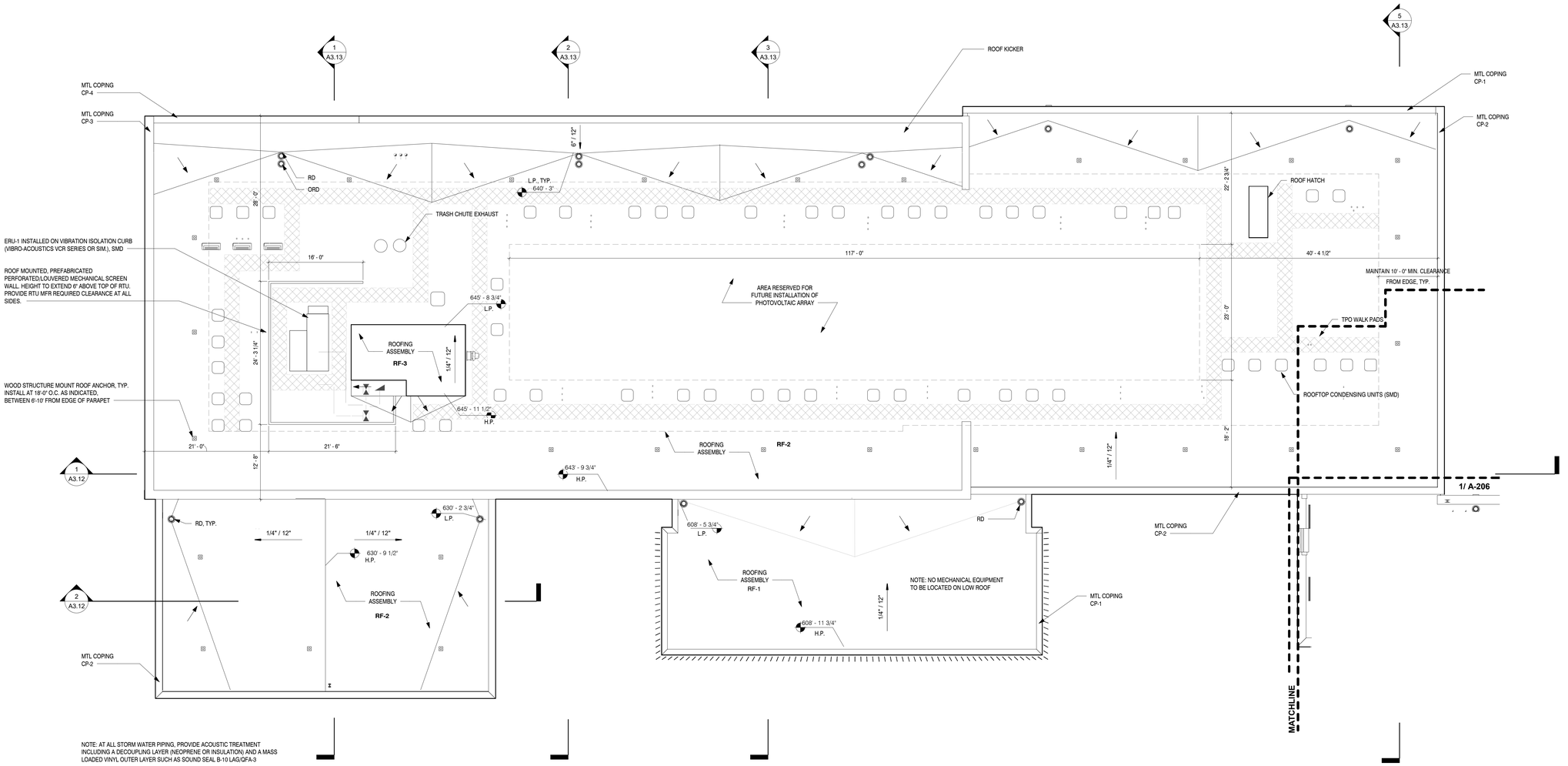
Here are the items that have been modified during VE:

- Brick was removed from only the north elevation of the building, where it was replaced by metal panels. The panel is a "standing seam" product by ATAS, which will have varied widths to pick up on the rhythm of the windows. The pattern will be "staggered" at each floor level to provide interesting shadow lines and avoid monotonous facades. One portion of the North façade will be white to relate to the lighter gray brick volume. The other portion of the North façade will be matte black, to relate to the dark brick volume.
- The Grey Brick (identified by BR-2 in the historic presentation) manufacturer was changed from Glen Gery - Stone Gray to Watsontown Brick Company - Limestone KT. It is a similar gray brick, but saved enough money to warrant a substitution. The black brick and glazed white bricks have not changed.
- The green roof was removed from the project, but the roof deck off of the resident amenity area remains.
- There was a minor reduction in storefront quantity. The reduction was mostly in the height of the storefront, and a small amount from the retail façade facing the resident entry plaza. We do not believe this reduction compromises the "open" feeling of the ground floor from the pedestrian experience.
- The custom canopy was replaced by a premanufactured canopy by the storefront manufacturer: Tubelite Maxblock Airfoil Sunshade 35". It will be be black to match the storefront assemblies. This product will provide the same shading and shadow lines that we had previously shown on the south facades, but eliminates the cost of additional glass and custom fabrication.
- The pervious pavers in the plaza have been substituted for poured concrete, which will have staggered joint patterns and varying surface treatments to provide aesthetic interest.
- Awning windows at the residential units have been replaced by single hung casement windows of the same size and proportions as previously depicted. The window exteriors will be black, to match the storefronts assemblies and dark brick façade.

Other modifications:

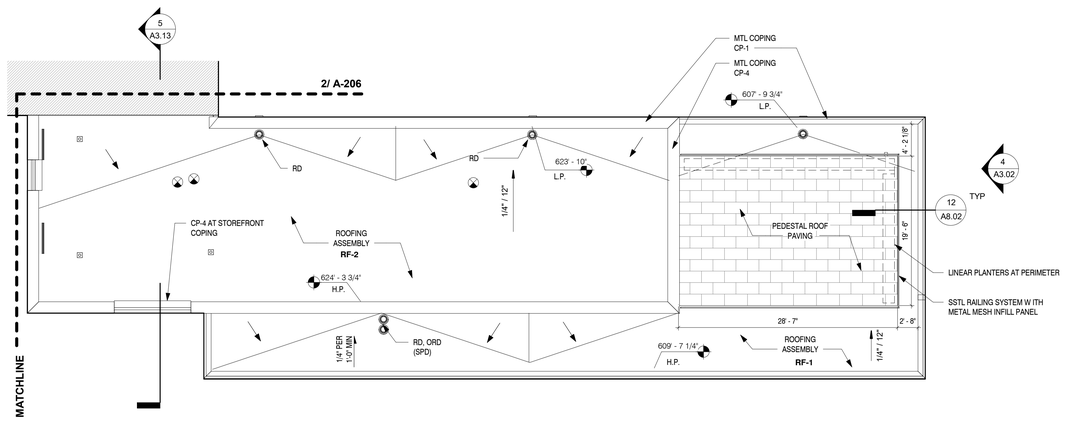
- Uplighting has been removed from the project to satisfy Enterprise Green Communities requirements, which require "Dark Sky Friendly" lighting fixtures. Bollard lighting, pole mounted lights, and internally illuminated monument signage will satisfy the lighting requirements.
- The vegetated screen wall at the garage was removed due to concerns about long term maintenance and aesthetics. The vegetated screens will be replaced by a perforated metal, which will more thoroughly screen the garage from pedestrian view. This area will still be screened by small trees and low landscaping.
- The transformer location was moved from behind a concrete wall on Hubbard Street to behind the stair tower at the north parking drive aisle. It will be protected/screened by a metal fence enclosure
- The vertical bifold doors at the community room have been replaced with horizontal bifolding doors by La Cantina, which will have a cleaner installed aesthetic, easier operation, and eliminates exposed operating hardware in the community space.





NOTE: AT ALL STORM WATER PIPING, PROVIDE ACOUSTIC TREATMENT INCLUDING A DECOUPLING LAYER (NEOPRENE OR INSULATION) AND A MASS LOADED VINYL OUTER LAYER SUCH AS SOUND SEAL B-10 LAG/QFA-3

2 ROOF PLAN - WEST
1/8" = 1'-0"



1 ROOF PLAN - EAST
1/8" = 1'-0"

LA JOYA GARDENS

LOCATION:
4000 VERNOR HWY
DETROIT, MI 48209

MSHDA DEVELOPMENT #3934

OWNER:
CINNAIRE
2111 WOODWARD AVENUE, SUITE 600
DETROIT, MI 48201

SITIO
architecture + urbanism
2001 MARKET ST, SUITE 2500
PHILADELPHIA, PA 19103
215.268.3820

ASSOCIATED ARCHITECT
511 DESIGN
511 BURROUGHS STREET, SUITE 122
DETROIT MI
(313) 405-9035

STRUCTURAL ENGINEERING
O'DONNELL & NACCARATO, INC.
1 WEST BROAD STREET, SUITE 1006
BETHLEHEM, PA 18018
(610) 807-9833

MECHANICAL, ELECTRICAL, PLUMBING & FIRE
ALDERSON ENGINEERING, INC.
407 LAKESIDE DRIVE
SOUTHAMPTON, PA 18966
(215) 364-5635

LANDSCAPE
STUDIO | BRYAN HANES
340 N 12TH ST
PHILADELPHIA, PA 19107
(215) 923-2858

ACOUSTICS
METROPOLITAN ACOUSTICS
1628 JFK BLVD, SUITE 1902
PHILADELPHIA, PA 19103
(215) 248-4352

CIVIL ENGINEERING
MANNIK SMITH GROUP
65 CADILLAC SQUARE, SUITE 3311
DETROIT, MI 48226
(313) 961-9500

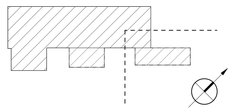
SPONSOR:
NAME

ARCHITECT:
NAME

SURETY:
NAME

MSHDA:
NAME
18-006

KEYPLAN



PROJECT ISSUE DATE

REV #	DATE	DESCRIPTION

SEALS

ISSUE FOR CONSTRUCTION
Date: *02/01/2021*
Scale: *1/8" = 1'-0"*

ROOF PLAN

A2.06

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: 1.14.2021

PROPERTY INFORMATION

ADDRESS: 4000 West Vernor Detroit MI 48209 **AKA:** La Joya Gardens

HISTORIC DISTRICT: Local

SCOPE OF WORK: (Check ALL that apply)

- ☐ Windows/ Doors
- ☐ Roof/Gutters/ Chimney
- ☐ Porch/ Deck
- ☐ Landscape/Fence/ Tree/Park
- ☐ General Rehab
- ☐ New Construction
- ☐ Demolition
- ☐ Addition
- ☑ Other: Seeking approval of final exterior material selections of previously HDC approved project

APPLICANT IDENTIFICATION

- ☑ Property Owner/ Homeowner
- ☐ Contractor
- ☐ Tenant or Business Occupant
- ☐ Architect/Engineer/ Consultant

NAME: Edward Potas **COMPANY NAME:** Cinnaire

ADDRESS: 2111 Woodward Ave Ste. 600 **CITY:** Detroit **STATE:** MI **ZIP:** 48201

PHONE: 313 544 4009 **MOBILE:** 313 515 6224 **EMAIL:** epotas@cinnaire.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: 1.14.2021

PROPERTY INFORMATION

Address: 4000 West Vernor Floor: ____ Suite#: ____ Stories: 4

AKA: La Joya Gardens Lot(s): ____ Subdivision: ____

Parcel ID#(s): 14000381.002L Total Acres: 0.8109 Lot Width: 317.60' Lot Depth: 141'

Current Legal Use of Property: Multi-Family Dwelling w/1st Floor Retail Proposed Use: Multifamily Apartments, Ground floor retail

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: – Seeking approval of final exterior material selections of previously HDC approved project

☐ Revision to Original Permit #: ____ (Original permit has

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

– Final brick color and siding material, plaza surface, canopy design and door selections

☐ 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:

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: ____

Permit #:

IDENTIFICATION (All Fields Required)

Property Owner/Homeowner ■ Property Owner/Homeowner is Permit Applicant

Name: Edward Potas | Company Name: Cinnaire

Address: 2111 Woodward Ave Ste. 600 | City: Detroit | State: MI | Zip:

Phone: 313 544 4009 | Mobile: 313 515 6224

Driver's License #: P320189040562 | Email: epotas@cinnaire.com

Contractor ☐ Contractor is Permit Applicant

Representative Name: Dave Vivio | Company Name: O'Brien Construction Company

Address: 966 Livernois | City: Troy | State: MI | Zip: 48083

Phone: 248-334-2470 | Mobile: | Email: dvivio@obriencc.com

City of Detroit License #:

TENANT OR BUSINESS OCCUPANT

☐ Tenant is Permit Applicant

Name: | Phone: | Email:

ARCHITECT/ENGINEER/CONSULTANT

☐ Architect/Engineer/Consultant is Permit Applicant

Name: SITIO Architecture and Urbanism | State Registration#: 1301067246 | Expiration Date: 6/15/23

Address: 2001 Market #2500 | City: Philadelphia | State: PA | Zip: 19103

Phone: 215-268-3820 | Mobile: | Email: afs@sitioau.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: Edward Potas (Permit Applicant) | Signature: Edward Potas | Date: 1/14/2021

Driver's License #: P320189040562 | Expiration: 7/16/2023

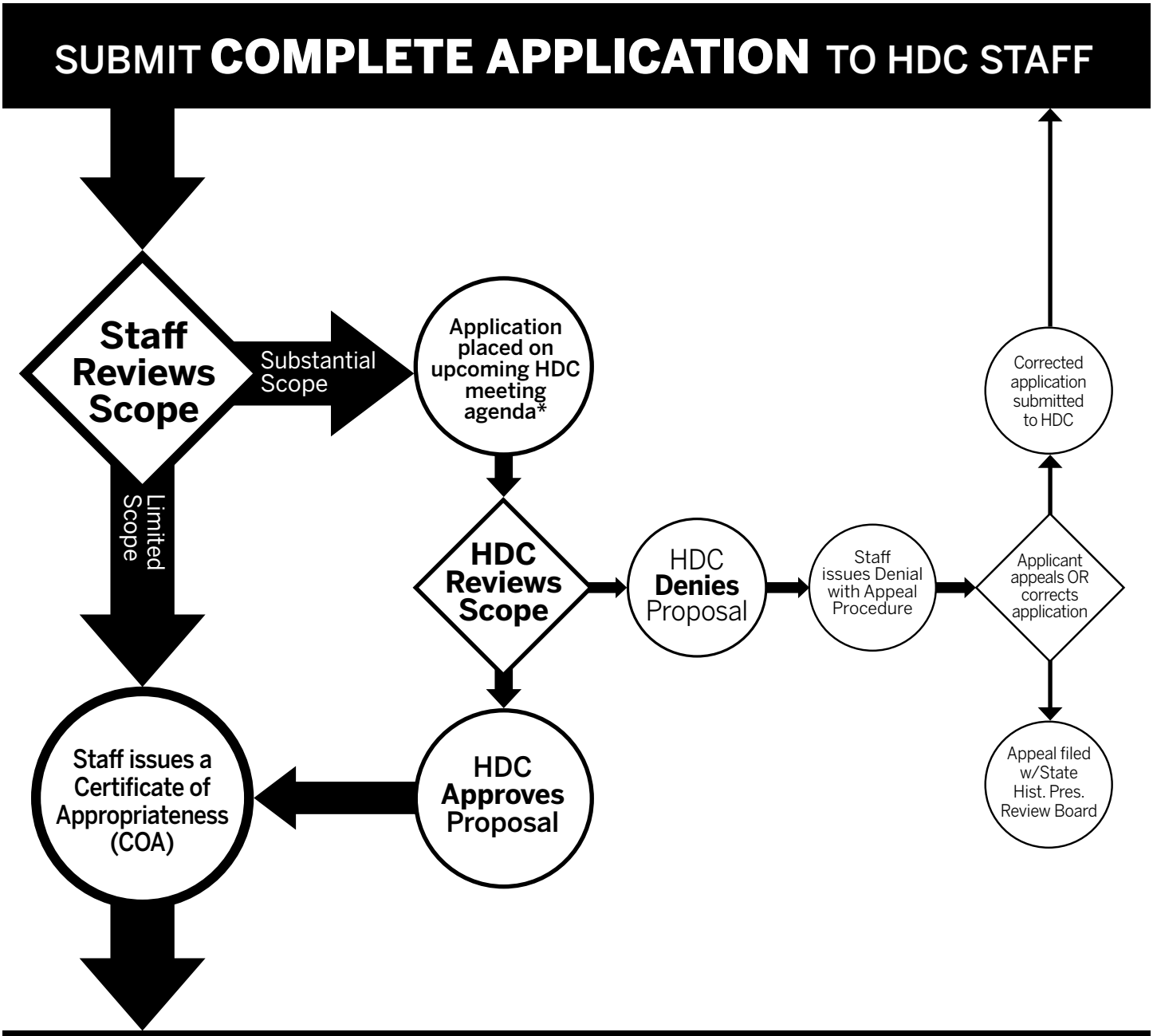
Subscribed and sworn to before me this ____ day of ____ 20 ____ A.D. _____ County, Michigan

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.

HISTORIC DISTRICT COMMISSION
REVIEW & PERMIT PROCESS



* THE **COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH,** TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH.
(SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

AGENDA

STAFF REPORT 2/13/2019 MEETING PREPARED BY: J. ROSS

APPLICATION NUMBER 19-6059
ADDRESS: 4000-4060 W. VERNOR
APPLICANT: LUIS ANTONIO UIBEGAN
HISTORIC DISTRICT: HUBBARD FARMS

PROPOSAL

The project area for the proposed new construction project includes an open parcel of land which expands an entire city block between 4000-4060 W. Vernor. The adjacent/nearby existing building fabric within the Hubbard Farms district boundaries is dominated by 2 and 3-story, early 20th century masonry commercial structures. The adjacent neighborhood, directly across W. Vernor, is features a mix of residential, commercial, and recreational uses.

With the current proposal, the applicant is seeking the Commission's approval to erect a new mixed-use development within the project area, to include commercial uses on the 1st floor and apartments at stories 2-4. It is anticipated that the project will include between 48 and 54 one and two-bedroom units. Specifically, the proposed new development will be erected according to the following description:

> The building will feature an irregular plan, which includes a 4-story central/main mass that measures 45' in height, lower 1-3 story masses which project off the main mass towards W. Vernor and step down to address/conform to the adjacent 1-3 story historic building, and covered parking to the rear. The projecting wings also allow for the insertion of two paved plaza areas to serve as the building's "front yard." Neutral-color brick clads the building's front and side elevations. Decorative metal fins, found at the building's 1-story community space, are painted blue and provide a point of visual interest at the primary elevation. Stucco, brick, and cement panels are located at the rear elevation. The building's roof is flat with green roofs located at the 1-3 story primary elevations wings. Windows are aluminum, combo fixed and awning units and storefront windows and doors are aluminum. A landscaped, fenced parking lot located to the rear of the building will complement the 1-story covered parking spaces.

STAFF OBSERVATIONS

Please note that the applicant has submitted a point-by-point narrative and graphic presentation which outlines the manner in they feel that their project's design conforms to the district's Elements of Design. While the proposed development will stretch an entire city block and raises to a 4-story height, the design employed several elements which ensure that building will be well integrated within the existing built environment, to include the integration of lower 1-3 story masses at the primary elevation; the use of brick and stucco; the roof form; and proportion; the proportion and rhythm of the building's fenestration/openings It is staff's opinion that the development team has adequately demonstrated that the project conforms to the district's Elements of Design as well as Secretary of the Interior Standards, which require that new construction "…be differentiated from the old…" and "…compatible with the massing, size, scale, and architectural features…" with the existing historic fabric. The applicant has also provided a detailed outline of their efforts to vet the design with the community, as well as letters of opinion from several community groups.

APPLICABLE ELEMENTS OF DESIGN

(1) *Height.* Commercial and institutional buildings range from one (1) story to four (4) stories in height; some have single stories with very high ceilings and balconies, such as Aijalon Church, the former bank building at 4138 W. Vernor, and Bowen Library. Buildings in Clark Park are generally one (1) or one and one-half (1 1/2) stories tall, with additional height in a steep roof. Residential buildings range from one and one-half (1 1/2) stories to five (5) stories, the smallest being the Workers Cottages seen primarily on Bagley and the tallest being the five story Whitedel Apartment Building on Porter and Hubbard. The majority of

residential buildings are either two (2) or two and one-half (2 1/2) stories tall, meaning they have two (2) full stories with an attic or finished third floor within the roof. Where height specifications were included in the original subdivision restrictions, they should be complied with for new construction. Detached garages are generally one (1) to one-and-one-half (1 1/2) stories tall. Additions to residential structures shall be related in height to the existing structure; new buildings shall meet the following standards:

(i) The eight (8) adjoining residential structures on the same block face shall be used to determine an average height. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) used to determine the average. Any new building must have a height of the main roof of at least eighty (80) percent of the resulting average; in no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be taller.

(ii) The level of the eaves of a proposed new residential structure having as much or more significance for compatibility as the roof height, an average eave or cornice height shall be determined by the same process as that described above. The proposed new structure shall have a height at the eaves, or cornice, of not less than ninety (90) per cent of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, nor higher than the highest.

(2) *Proportion of buildings' front facades.* Proportion varies in the district, depending on type of building, age, style, and subdivision. Most single family houses are neutral to their eaves, although some are wider than tall and some taller than wide. Terrace buildings (rows) are wider than tall, although individual units are taller than wide or neutral. Apartment buildings are generally taller than wide or neutral. No proposed residential building or addition shall create a front facade narrower or wider than those existing on the same block. Commercial buildings on W. Vernor may be wider than tall, taller than wide, or neutral but when they abut other buildings they form a row that is wider than tall. Bowen Library is wider than tall, as is Western High School and Earhart Middle School on Scotten. The Clark St. Facade of Maybury School is neutral. Aijalon Church is wider than tall when taken as a whole.

(3) *Proportion of openings within the facade.* Proportion varies according to building type, age, and style. Generally, window openings in the district are predominantly taller than wide; several windows are frequently grouped into combinations wider than tall. Window openings are most often subdivided, the most common window type being double-hung sash, whose area is generally further subdivided by muntins. Queen Anne style buildings and special use buildings, such as Aijalon Church at 330 W.Grand Boulevard, display windows that may be wider than tall, arched, or square. In general, buildings have between fifteen (15) percent and thirty-five (35) percent of their area glazed.

(4) *Rhythm of solids to voids in front facades.* Window openings are usually regularly arranged by floor, although there is most often variety between floor levels. In the Queen Anne and Richardsonian Romanesque style buildings, openings are often irregularly arranged. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facade. In bungalows and arts and crafts influenced buildings, large areas of voids are filled with windows. Many of the residential buildings have dormers or gables that are fenestrated.

(5) *Rhythm of spacing of buildings on streets.* The spacing of buildings is generally determined by the setback from the side lot line. There is a variance in the widths of lots from subdivision to subdivision. In general, residential and commercial buildings are spaced close together as a result of their narrow lot width and/or maximized building size. Single/two family houses are centered between side lots lines or are sited very close to one (1) side lot line to provide additional space on the other side. Infrequently, two (2) lots are grouped together, creating a side lot. On Vernor and elsewhere where buildings have been demolished,

the continuous line or rhythm of buildings is disrupted.

(6) *Rhythm of entrance and/or porch projec*tions. Placement of entrance and porch projections vary from building to building, usually depending on type, size and style. In general, a great variety of porches and entrances characterize Hubbard Farms. In those examples of classical inspiration, entrances and porches tend to be centered on the front facade or balance each other if there are more than one, as on terrace buildings and duplexes. Other examples display more freedom in entrance and porch placement. Secondary entrances are common; Italianate houses and small Queen Anne cottages frequently have small side porches. Porches on houses built around the turn of the century tend to be large, sometimes stretching along most of the first story, while English and arts and crafts influenced buildings tend to have deemphasized entrances. Where similar houses line a block a rhythmic progression of porches is created. Most of the houses in the district have rear porches.

(7) *Relationship of materials.* Brick and wood are the primary building materials originally used. Brick buildings may have pressed brick front facades with common brick sides and rears. Many wood frame buildings are clad in clapboard. While most buildings have brick foundations, some foundations are of stone. Buildings originally built on wood piers originally had wooden skirting. A few buildings were built of concrete block. Wood trim is most commonly used for window, porch, and functional elements as well as decorative trim; stone lintels and sills also exist. Stucco with or without half-timbering is either the main building material or combined with brick on a few English revival and arts and crafts style houses. Front porch step materials are either wood or concrete. Brick of the more substantial buildings, such as Aijalon Church and Maybury and Western High Schools, is contrasted with stone foundations, trim and detail. Earhart Middle School is cast concrete. A small number of original slate roofs are present; the majority of original roofing materials have bean replaced by asphalt shingles.

(8) *Relationship of textures.* A variety of rich textural relationships exist in the district - those created by the juxtaposition of various materials, such as brick, stone, stucco, and/or wood, and those created by the repetition of the materials themselves, such as clapboard, wood fish scale shingles or decorative brick. Slate roofs created textural interest, whereas asphalt shingles generally do not. Textured concrete block houses built in the early twentieth century have a large degree of textural interest.

(9) *Relationship of colors.* Natural brick colors (red, brown, orange, buff) predominate on brick wall surfaces. Stucco is usually cream, off white, or pale yellow in color. Wooden elements display a variety of colors, depending on what is appropriate for their style. In general, wooden elements of buildings derived from classical precedents, such as the Neo-Georgian or Colonial revival, are painted in the white-yellow-gray range, while wooden elements of Victorian buildings show more freedom, ranging from shades of rose to green, sometimes with a contrasting color highlighting the architectural detail. Wooden elements of bungalows and arts and crafts influenced buildings tend to be painted in earth tones. Asphalt shingle roofs display a range of colors, from natural slate colors and black to lighter shades of green, gray, brown and red. The original colors of any building, as determined by professional analysis, are always acceptable for that building, and may provide suggestions for similar buildings.

(10) *Relationship of architectural details.* Architectural details generally relate to style. Colonial revival buildings display classical details, often in wood. Porches are commonly treated and usually have columns of a classical order. Buildings of Victorian sub-styles also tend to have details of wood located around the entrance, porch, windows, bays, towers, and dormers. Lathe-turned and jigsaw cut wooden elements and details are common. Prairie and arts and crafts style buildings tend to be simply stated, with architectural interest derived from the arrangement of elements and quality of design. In general, the Hubbard Farms District is extremely rich in architectural detail.

(11) *Relationship of roof shapes.* Most every roof type is represented in the district, from flat roofs on terrace buildings and commercial buildings to hipped, pitched, and gambrel roofs on single-family residences.

Roof shapes are generally related to style. Bungalows, arts and crafts influenced and Prairie style houses have shallow roofs; Queen Anne and other Victorian substyles exhibit greater heights, intersecting planes and steep slopes.

(12) *Walls of continuity.* The major wall of continuity is created by the front facades of the buildings, where there are uniform setbacks within subdivisions. Trees planted between the sidewalk and the curb create a secondary wall of continuity.

(13) *Relationship of significant landscape features and surface* treatments. The Hubbard Farms District is defined by the curbless, graded grass turf islands in the center of West Grand Boulevard on the east and Clark Park, a major public park, on the west. The northern half of Clark Park is landscaped and graded for passive recreational use. Its winding black asphalt paths are lined with modern black steel slighting standards. Picnic shelters, modest playground equipment and mature and more recently planted trees are located on the northern half. The southern half is occupied by more active recreational facilities, such as tennis courts, basketball courts, a playscape, and a large playfield enclosed by a chain-link fence. The typical treatment of individual properties is a flat or graded front lawn area in grass turf, often subdivided by a straight or curved concrete walk leading to the front entrance. Foundation plantings are of the evergreen and/or deciduous nature; a tree or two (2) are usually planted in the front yard as well. On those parts of streets with graded tree lawns, particularly on the southern ends of Vinewood and Hubbard, concrete steps lead up to the sidewalk from the curb. Tree lawns between the curb and public sidewalk are generally narrow throughout the district, and do not exist on Vernor. On Hubbard and Vinewood, the original flagstone curbs still exist; elsewhere, curbs are concrete. Because of the narrow lot sizes, there are few side driveways in the neighborhood, and where they exist, they were added after the initial development of the neighborhood. Where there are no driveways or front yard fences, there is a continuous visual progression of front yards. On the western side of the southern end of Hubbard to the rear of Earhart School on Scotten, there is no alley; houses backing on the school have front-facing garages accessed by driveways off of Hubbard. The majority of fences are of the chain link variety; four (4) foot chain-link fenced front yards are seen throughout the district but to a lesser degree at the south end of Hubbard and Vinewood. Rear yards are frequently enclosed by chain link, wood plank, or stockade fencing. A few houses have black wrought iron fences. Few houses have hedges along the lot lines. Chain-link fencing encloses the playfields to the south of Western High School and the Earhart School parcel. The parking lot to the north of Western High School is bermed and has tall steel lighting standards within. Street lights throughout the district are on wooden poles, with the exception of the tall steel light poles with modem lanterns on West Vemor and tall fluted standards with crane neck pendants and old style lanterns on West Grand Boulevard. Some home owners have installed uniform outdoor lighting standards in their front yards in recent years. Alleys are either concrete or black asphalt; the north-south alley between West Grand Boulevard and Vinewood from Shady Lane to Porter is brick-paved.

(14) *Relationship of open space to structures.* The major open space is Clark Park, which has houses facing it across north-south streets, commercial buildings across Vernor, and Fisher Freeway to its south. The wide grassy islands in the center of West Grand Boulevard provide significant open space to those buildings facing it. The siting of most, residential buildings on their lots create rear yards as well as front yards, the exceptions being those buildings situated on zero (0) lot lines, such as the commercial buildings on Vernor, YMCA on Clark, the Yorba Hotel on Lafayette, and Terrace Buildings on side streets. Because of the minimal setback of some Terrace Buildings, apartment buildings, and houses on the east-west streets, some front yards are very shallow. Side lots are minimal if they exist, unless a vacant lot is joined with the house lot. While some vacant lots exist throughout the district, large vacant parcels are usually located on Vernor between commercial buildings to provide parking, on Lafayette, where demolition occurred due to the construction of the Freeway, leaving irregularly shaped parcels, and on corners, where Terrace Buildings have been demolished. A planted area on the southwest corner of Lafayette at West Grand Boulevard marks an entrance into the district; a grass turf open space is located at the northeast corner of Scotten and Lafayette just south of Earhart Middle School.

(15) *Scale of facades and facade* elements. Houses are generally small to moderate in scale. Facade elements and details vary in scale and are generally dependent on style. Detail on arts and crafts influenced buildings tends to be architectonic in nature; on Victorian Buildings decorative detail tends to be small in scale while facade elements, such as bays, dormers and towers, are large in scale. Classically influenced buildings tend to have large scale elements, such as columns.

(16) *Directional expression of front elevations*. In general, directional expression is neutral, due to uniform heights and narrow lots. On Vernor, where commercial buildings are contiguous, the overall directional expression is horizontal.

(17) *Rhythm of building setbacks.* Setbacks of front facades are uniform within subdivisions, with few exceptions, although porch projections vary. Houses on the first block of Clark south of W. Vernor and the first block of Clark north of Lafayette have irregular setbacks. Apartment buildings located on corner lots and within blocks on Hubbard are located closer to the front lot line than individual homes, creating inconsistency to the streetscape. On Vernor, facades located directly on the front lot line. On the side streets, such as Bagley and Porter, setbacks are shallow but usually consistent.

(18) *Relationship of lot coverage.* Lot sizes vary within the district, but are generally consistent within subdivisions. Primary buildings on residential lots occupy twenty-five (25) to ninety (90) percent of their lots. The deep lots with single family houses on Hubbard are at the low end and lots occupied by large apartment buildings, Terrace Buildings (rows), and duplexes on side streets are at the high end of that range. Commercial buildings on West Vernor occupy most of their lots; lot coverages of institutional buildings vary due to the addition of adjoining lots to original parcels but they generally occupy a high percentage of their lots.

(19) *Degree of complexity within the facade*. The degree of complexity has been determined by what is typical and appropriated for a given style. The classically inspired buildings usually have simple, rectangular facades with varying amounts of ornamentation. The Victorian substyles tend to be more complex, complicated by towers, gables, and decorated porches. The arts and crafts and bungalow style houses are not complex.

(20) *Orientation, vistas, overviews.* The major streets in the district run north-south, Vernor Highway is the major commercial thoroughfare and runs east-west. The secondary streets: Bagley, Porter, Clark Court and Lafayette, run east-west. Fisher Freeway forms an emphatic southern boundary. Terrace Buildings (rows) are frequently oriented towards the east-west streets but may have one (1) or more units facing the north-south street at the corner. Lafayette jogs to accommodate modifications made when the Fisher Freeway was constructed; Fisher Freeway forms an emphatic southern boundary to the district. From the Freeway, the Yorba Hotel sign provides **a** visual landmark in the neighborhood.

(21) *Symmetric or asymmetric appearance.* Classically inspired buildings are generally symmetrical; other styles are generally asymmetric but result in balanced compositions.

(22) *General environmental character*. The Hubbard Farms District appears as a latenineteenth, early twentieth century neighborhood that grew as a street car suburb off of a busy commercial thoroughfare (Vernor). Its mixed use and multi-density character survives to this day. The area was designed with visual and recreational amenities, such as the grassy treed and graded islands in the middle of West Grand Boulevard and Clark Park. The neighborhood is generally well maintained and intact today, although the commercial thoroughfare is showing signs of decline.

RECOMMENDATION

As noted above, it is staff's opinion that the proposed project conforms to the district's Elements of Design and is generally compatible with its historic environs. Staff therefore recommends that the Commission approve the project as proposed because it meets the Secretary of the interior Standards for Rehabilitation, standard #9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* However, staff recommend that the Commission the aforementioned COA with the following conditions:

- HDC staff shall be afforded the authority to review and approve any minor changes to the project'[s design. If staff feel that any proposed review does not conform to the spirit of the current proposal, they shall forward the project on to the Commission to review at the first available meeting
- HDC staff shall be afforded the opportunity to review the final project plans before the permit is pulled for the work
- Any new concrete shall be composed of an exposed aggregate, finished with a clear curing compound. Or be tinted grey so that it not appear "bright white" as per the Commission's guidelines for new concrete in historic districts

Motion DRAFT

I move that the Commission issue a Certificate of Appropriateness for project as proposed because it meets the Secretary of the interior Standards for Rehabilitation, standard #9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* However, staff recommend that the Commission the aforementioned COA with the following conditions:

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- Any new concrete shall be composed of an exposed aggregate, finished with a clear curing compound. Or be tinted grey so that it not appear "bright white" as per the Commission's guidelines for nerw concrete in historic districts

Facing northwest, towards project area

Facing northeast, towards nearby historic building

Facing Southwest, towards project area and neighborhood beyond

Facing west, towards project area and historic district beyond

HUBARD VERNOR PROJECT

INDEX

SOUTHWEST DETROIT BUSINESS ASSOCIATION
cinnaire ADVANCING COMMUNITIES
INVEST DETROIT

DEVELOPMENT TEAM

SITIO architecture + urbanism
Design
MISSION LIFT

DESIGN TEAM

1. HISTORIC DISTRICT COMMISSION APPLICATION AND PROJECT DATA FORM

City of Detroit
Historic District Commission

APPLICATION FOR NEW CONSTRUCTION OR ADDITIONS

Instructions: Please complete this application and return with your written estimates, documentation, and completed City of Detroit Application for Building Perm it No. 1 to Detroit Historic District Commission, 2 Woodward Avenue, Suite 808, Detroit, Michigan 48226. **Please note that your application will not be processed until all the required information has been received.**

Property Location: 4000, 4010, 4018, 4022, 4034, 4042, 4050, 4052,4060, W Vernor
(Number) (Street)

Property Owner: IDRE2 LLC

Owner Address: 600 Renaissance Center, Ste. 1710 Detroit MI 48243
(Street) (City) (State) (Zip)

Telephone: 313-259-6368
(Home) (Business) (Fax)

Applicant: Ed Potas

Applicant Address: 2111 Woodward Ave., Suite 600, Detroit MI 48201
(Street) (City) (State) (Zip)

Telephone: 313 544 4009
(Home) (Business) (Fax)

Signature of Applicant: January 28, 2019
(Date)

Application Deadline: Historic District Commission meets on the second Wednesday of each month. Application material must be **completed and submitted three (3) Mondays before each Commission meeting.**

Please use the enclosed criteria checklist as a guide to completing your application. Incomplete applications cannot be reviewed and will be returned to you for more information. If y ou have any questions or concerns, you may contact a Commission staff member at (313) 224-8907 or (313) 224-6543.

HDC Staff Use Only

Date Received _____ **App. #**_____ **Date Action Taken** _____ **Action** _____

Submittal Criteria Checklist

- ☐ A completed City of Detroit Application for Building Permit #1;

- ☒ One (1) set of scaled drawings and/or dimensioned drawings on 11" x 17" paper and one (1) set of blueprints **OR** Ten (10) sets of non-returnable blueprints that include:

  - ☒ Site plans showing all changes and landscape features, including location of construction fencing if applicable;

  - ☒ Floor plans;

  - ☒ Elevations;

  - ☒ Sections and other details as needed;

  - ☒ Material samples and color for roofing, siding and trim;

  - ☒ Brochure showing material and design for windows, doors, garage doors, exterior lighting, and fencing; and

  - ☒ The time frame for the project including a start date, exterior completion date, landscaping completion date and occupancy date.

  - ☒ A letter from the owner or occupant stating the reason for the new construction or addition.

Concept Plan Review:
Project Data Form

DEPARTMENT OF Planninng & Development

Date: 01/28/19

Applicant Name: Ed Potas

Address: 2111 Woodward Ave., Suite 600 Detroit, MI 48201

Phone: 3135444009

Email: EPotas@cinnaire.com

Website: https://cinnaire.com/

Project Owner? *Yes* ☑ *No* ☐

If no, Relationship to Project Owner:

Project Type:

- **Single-family** ☐
- **Multi-family** ☐
- **Office** ☐
- **Commercial** ☐
- **Mixed-Use** ☑
- **New Construction** ☑
- **Rehab** ☐
- **Both** ☐

Project Data

Project Location & Address: 4000, 4010, 4018, 4022, 4034, 4042, 4050, 4052,4060, W Vernor

Site Acreage: 0.8109 Acres

Current Zoning: B4

Special District Overlay: Main Street Overlay

Historic Designation: *National* ☐ *Local* ☑ *None* ☐

Approximte Total Square Footage: 35,323.16 SF

Proposed # of Stories: some areas 4 Stories

Existing Structure or New: New

Anticipated Development Budget: $16,000,000

Purchase City Land? Yes

Project Team

Development Group

Address: 2111 Woodward Ave., Suite 600 Detr
Phone: 3135444009
Website: https://cinnaire.com/

Point of Contact: Ed Potas

Architecture/Engineering Team

Address: 2001 Market Street, Philadelphia, PA,
Phone: 2158702236
Website: http://www.sitioau.com/

Point of Contact: Antonio Fiol-Silva

Narrative Description Of Project (100 WORDS OR LESS)

This project is the first mixed-use, new construction of its size in Southwest Detroit in many years. The development will be on West Vernor between Hubbard and Palms. The plan is for 1st floor commercial and upper floor apartments. It is anticipated that the project will include between 48 and 54 one and two-bedroom units, v

Additional Attachments:

- **Site Plan** ☐
- **Project Context** ☐
- **Proposed Project Images** ☐

2.- PROJECT NARRATIVE

The proposed Hubbard-Vernor Project is a mixed-use, new construction in Southwest Detroit.

The development will be on West Vernor between Hubbard and Palms. The plan is for 1st floor commercial and upper floor apartments. It is anticipated that the project will include between 48 and 54 one and two-bedroom units, with half market rate and half of the units will be reserved for those earning on average less than 80% of the AMI.

AMI is the "average median income" for the Detroit-Warren-Livonia area as defined by the federal government.

3.- HDC DESIGN SET

HUBBARD VERNOR

HISTORIC DISTRICT COMMISSION SUBMISSION | JANUARY 28, 2019

SITIO

architecture + urbanism

CONTENTS

01 PROJECT SCHEDULE

					2018						2019												2020												2021								
ID	Task / Project Phase	Responsible	Date	Duration	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
1.0	**Schematic Design**		10/1/2018	17 weeks																																			
	Preliminary Site Plan Approval Submission	SITIO/NF	8/3/2018																																				
	Community Workshop #1 Intro	511	*9/19/2018*																																				
	Community Workshop #2 Context	511/SITIO	*10/15/2018*																																				
	Community Workshop #3 Massing	511/SITIO	*11/8/2018*																																				
	Site Plan Approval Resubmission	511/SITIO	**12/14/2018**	10 days																																			
	Enterprise Green Communities Goal Setting Meeting	Team	1/10/2019																																				
	Communiy Workshop #4 Materials	511/Owner	1/14/2019																																				
	Conceptual Cost Estimate In	Owner/GC	TBD	2-3 weeks																																			
	Detroit HOME/AHLF Submission	Owner	TBD																																				
	Zoning Submission (MSHDA)	511/SITIO	**1/21/2019**																																				
	HDC Building Permit Application Submission	511/SITIO	**1/25/2019**																																				
	Board of Zoning Appeals Grant	SITIO/511	TBD	2-3 wks after site review																																			
	SD Submission	SITIO/Team	2/8/2019																																				
2.0	**Design Development**		1/25/2018	12 weeks																																			
	HDC Review Meeting		***2/13/2018***																																				
	Community Engagement Meeting #1	511/SITIO	*TBD*																																				
	DD Arch Backgrounds to Consultants	SITIO	3/8/2019																																				
	MSHDA Complete - Internal Deadline	511/SITIO/Team	*3/15/2019*																																				
	DD Consultant Backgrounds due to SITIO	Team	3/25/2019																																				
	MSHDA Packet Submission	**Team**	**4/1/2019**																																				
	DD Submission	SITIO/Team	4/12/2019																																				
	DD Cost Estimate	Owner/GC	TBD																																				
3.0	**Construction Documents**		4/15/2019	11 weeks																																			
	Community Engagement Meeting #2	TBD	*TBD*																																				
	CD Arch Backgrounds for Consultants	SITIO	5/17/2019																																				
	CD Consultant Backgrounds due to SITIO	Team	5/31/2019																																				
	Building Permit Submission (Per HDC Approval)	511/SITIO	**TBD**																																				
	GMP Confirmed / Issue for Construction	Owner/GC	TBD																																				
	CD Submission	SITIO/Team	7/1/2019																																				
	MSHDA LIHTC Awards Announced		*7/15/2019*																																				
	Project Closing		1/20/2020																																				
	MSHDA Green Policy: Submit Pre Build Application	**Team**	***2/1/2020***	**30 days prior start**																																			
5.0	**Construction Administration**		3/3/2020	52 weeks +/-																																			
	Community Engagement Meeting #3	511	*TBD*																																				
	Community Engagement Meeting #4	511	*TBD*																																				
	MSHDA Green Policy: Submit Post Build Application			**60 days prior end**																																			
	Completion & Occupancy		*3/1/2021*																																				
	Landscape Complete		*5/1/2021*																																				

Work by Sitio and Sitio's consultants
Project Milestone Date
Scheduled Meeting
Drawing Coordination
Critical Submission Date

02 HFHD ELEMENTS OF DESIGN

HUBBARD FARMS HISTORIC DISTRICT ELEMENTS OF DESIGN

The defined elements of design, as provided for in section 25-2-2 shall be as follows:

REPORT

DESIGN RESPONSE

01 HEIGHT

Commercial and institutional buildings range from one (1) story to four (4) stories in height; some have single stories with very high ceilings and balconies, such as Aijalon Church, the former bank building at 4138 W. Vernor, and Bowen Library. Buildings in Clark Park are generally one (1)or one and one-half (1 1/2) stories tall, with additional height in a steep roof. **Residential buildings range from one and one-half (1 1/2) stories to five (5) stories,** the smallest being the Workers Cottages seen primarily on Bagley and the tallest being the five story Whitedel Apartment Building on Porter and Hubbard. The majority of residential buildings are either two (2) or two and one-half (2 1/2) stories tall, meaning they have two (2) full stories with an attic or finished third floor within the roof. Where height specifications were included in the original subdivision restrictions, they should be complied with for new construction. Detached garages are generally one (1) to one-and-one-half (1 1/2) stories tall. Additions to residential structures shall be related in height to the existing structure; new buildings shall meet the following standards:

(i) The eight (8) adjoining residential structures on the same block face shall be used to determine an average height. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) used to determine the average. Any new building must have a height of the main roof of at least eighty (80) percent of the resulting average; in no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be taller.

(ii) The level of the eaves of a proposed new residential structure having as much or more significance for compatibility as the roof height, an average eave or cornice height shall be determined by the same process as that described above. The proposed new structure shall have a height at the eaves, or cornice, of not less than ninety (90) per cent of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, nor higher than the highest.

Proposed height is four stories max (45′), with smaller volumes at one to three stories along the front lot line at Vernor (15′ to 35′)

02 PROPORTION OF BUILDINGS' FRONT FACADES

Proportion varies in the district, depending on type of building, age, style, and subdivision. Most single family houses are neutral to their eaves, although some are wider than tall and some taller than wide. Terrace buildings (rows) are wider than tall, although individual units are taller than wide or neutral. Apartment buildings are generally taller than wide or neutral. No proposed residential building or addition shall create a front facade narrower or wider than those existing on the same block. **Commercial buildings on W. Vernor may be wider than tall, taller than wide, or neutral but when they abut other buildings they form a row that is wider than tall.** Bowen Library is wider than tall, as is Western High School and Earhart Middle School on Scotten. The Clark St. Facade of Maybury School is neutral. Aijalon Church is wider than tall when taken as a whole.

Proposed development on W Vernor is wider than tall, individually and as a row

03 PROPORTION OF OPENINGS WITHIN THE FACADE

Proportion varies according to building type, age, and style. Generally, window openings in the district are predominantly taller than wide; several windows are frequently grouped into combinations wider than tall. Window openings are most often subdivided, the most common window type being double-hung sash, whose area is generally further subdivided by muntins. Queen Anne style buildings and special use buildings, such as Aijalon Church at 330 W.Grand Boulevard, display windows that may be wider than tall, arched, or square. **In general, buildings have between fifteen (15) percent and thirty-five (35) percent of their area glazed.**

Proposed opening proportions are typical of newer, contemporary design found in the Detroit

Proposed window modules are taller than wide, several windows are grouped into combinations

Proposed fenestration is approximately 32% of the exterior area

04 RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADES

Window openings are usually regularly arranged by floor, although there is most often variety between floor levels. In the Queen Anne and Richardsonian Romanesque style buildings, **openings are often irregularly arranged.** In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facade. In bungalows and arts and crafts influenced buildings, large areas of voids are filled with windows. Many of the residential buildings have dormers or gables that are fenestrated.

Proposed windows are arranged by floor with variation between floor levels

Proposed openings are irregularly arranged

05 RHYTHM OF SPACING OF BUILDINGS ON STREETS

The spacing of buildings is generally determined by the setback from the side lot line. **There is a variance in the widths of lots from subdivision to subdivision. In general, residential and commercial buildings are spaced close together as a result of their narrow lot width and/or maximized building size.** Single/two family houses are centered between side lots lines or are sited very close to one (1) side lot line to provide additional space on the other side. Infrequently, two (2) lots are grouped together, creating a side lot. On Vernor and elsewhere where buildings have been demolished, the continuous line or rhythm of buildings is disrupted.

Proposed rhythm of the building responds to the disruptions on Vernor created by demolished buildings, integrating voids through setbacks that contain programmed public space

02 HFHD ELEMENTS OF DESIGN

HUBBARD FARMS HISTORIC DISTRICT ELEMENTS OF DESIGN

The defined elements of design, as provided for in section 25-2-2 shall be as follows:

DESIGN RESPONSE

06 RHYTHM OF ENTRANCE AND/OR PORCH PROJECTIONS

Placement of entrance and porch projections vary from building to building, usually depending on type, size and style. In general, a great variety of porches and entrances characterize Hubbard Farms. In those examples of classical inspiration, **entrances and porches tend to be centered on the front facade or balance each other if there are more than one**, as on terrace buildings and duplexes. Other examples display more freedom in entrance and porch placement. Secondary entrances are common; Italianate houses and small Queen Anne cottages frequently have small side porches. Porches on houses built around the turn of the century tend to be large, sometimes stretching along most of the first story, while English and arts and crafts influenced buildings tend to have deemphasized entrances. Where similar houses line a block a rhythmic progression of porches is created. Most of the houses in the district have rear porches.

Proposed retail entrances are balanced on both the west and east corner. Secondary entrances are off the public right-of-way and public plaza. The main residential and community entry is centrally located between the retail.

07 RELATIONSHIP OF MATERIALS

Brick and wood are the primary building materials originally used. Brick buildings may have pressed brick front facades with common brick sides and rears. Many wood frame buildings are clad in clapboard. While most buildings have brick foundations, some foundations are of stone. Buildings originally built on wood piers originally had wooden skirting. A few buildings were built of concrete block. Wood trim is most commonly used for window, porch, and functional elements as well as decorative trim; stone lintels and sills also exist. **Stucco with or without half-timbering is either the main building material or combined with brick** on a few English revival and arts and crafts style houses. Front porch step materials are either wood or concrete. Brick of the more substantial buildings, such as Aijalon Church and Maybury and Western High Schools, is contrasted with stone foundations, trim and detail. Earhart Middle School is cast concrete. A small number of original slate roofs are present; the majority of original roofing materials have bean replaced by asphalt shingles.

Proposed primary materials are brick with select areas stucco. Fiber cement board with a matte finish similar to clapboard will be featured in the rear.

08 RELATIONSHIP OF TEXTURES

A variety of rich textural relationships exist in the district - those created by the **juxtaposition of various materials**, such as **brick**, stone, **stucco**, and/or wood, and those created by the **repetition of the materials themselves**, such as clapboard, wood fish scale shingles or **decorative brick**. Slate roofs created textural interest, whereas asphalt shingles generally do not. Textured concrete block houses built in the early twentieth century have a large degree of textural interest.

Proposed juxtaposition of brick, stucco, and fiber cement board to create visual interest

Proposed brick patterns are repeated to enhance texture

09 RELATIONSHIP OF COLORS

Natural brick colors (red, brown, orange, buff) predominate on brick wall surfaces. Stucco is usually cream, off white, or pale yellow in color. Wooden elements display a variety of colors, depending on what is appropriate for their style. In general, wooden elements of buildings derived from classical precedents, such as the Neo-Georgian or Colonial revival, are painted in the **white**-yellow-**gray range**, while wooden elements of Victorian buildings show more freedom, ranging from shades of rose to green, sometimes with a **contrasting color highlighting the architectural detail.** Wooden elements of bungalows and arts and crafts influenced buildings tend to be painted in earth tones. Asphalt shingle roofs display a range of colors, from natural slate colors and black to lighter shades of green, gray, brown and red. The original colors of any building, as determined by professional analysis, are always acceptable for that building, and may provide suggestions for similar buildings.

Proposed neutral color palette for primary building materials consist of varying shades of grey and contrasting white, derived from adjacent context

10 RELATIONSHIP OF ARCHITECTURAL DETAILS

Architectural details generally relate to style. Colonial revival buildings display classical details, often in wood. Porches are commonly treated and usually have columns of a classical order. Buildings of Victorian substyles also tend to have details of wood located around the entrance, porch, windows, bays, towers, and dormers. Lathe-turned and jigsaw cut wooden elements and details are common. Prairie and arts and crafts style buildings tend to be simply stated, with **architectural interest derived from the arrangement of elements** and quality of design. In general, the Hubbard Farms District is extremely rich in architectural detail.

Proposed architectural detail is of contemporary style, elaborated through arrangement of solids & voids and material detailing

11 RELATIONSHIP OF ROOF SHAPES

Most every roof type is represented in the district, from **flat roofs** on terrace buildings and commercial buildings to hipped, pitched, and gambrel roofs on single-family residences. Roof shapes are generally related to style. Bungalows, arts and crafts influenced and Prairie style houses have shallow roofs; Queen Anne and other Victorian substyles exhibit greater heights, intersecting planes and steep slopes.

Proposed roofs will be flat, similar to the style of adjacent commercial structures along Vernor

12 WALLS OF CONTINUITY

The major wall of continuity is **created by the front facades of the buildings**, where there are uniform setbacks within subdivisions. **Trees planted between the sidewalk and the curb** create a secondary wall of continuity.

Proposed walls of continuity are created by fronting retail and community amenity space along Vernor lot line

Proposed walls of continuity is enforced by A continuous line of medium-sized street trees between sidewalk and curb

HUBBARD FARMS HISTORIC DISTRICT ELEMENTS OF DESIGN

The defined elements of design, as provided for in section 25-2-2 shall be as follows:

DESIGN RESPONSE

02 HFHD ELEMENTS OF DESIGN

13 RELATIONSHIP OF SIGNIFICANT LANDSCAPE FEATURES AND SURFACE TREATMENTS

The Hubbard Farms District is defined by the curbless, graded grass turf islands in the center of West Grand Boulevard on the east and Clark Park, a major public park, on the west. The northern half of Clark Park is landscaped and graded for **passive recreational use**. Its winding black asphalt paths are lined with modern black steel slighting standards. Picnic shelters, modest play-ground equipment and mature and more recently planted trees are located on the northern half. The southern half is occupied by more active recreational facilities, such as tennis courts, basketball courts, a playscape, and a large playfield enclosed by a chain-link fence. The typical treatment of individual properties is a flat or graded front lawn area in grass turf, often subdivided by a straight or curved concrete walk leading to the front entrance. Foundation plantings are of the **evergreen and/or deciduous nature; a tree or two (2) are usually planted in the front yard as well.** On those parts of streets with graded tree lawns, particularly on the southern ends of Vinewood and Hubbard, concrete steps lead up to the sidewalk from the curb. Tree lawns between the curb and public sidewalk are generally narrow throughout the district, and do not exist on Vernor. On Hubbard and Vinewood, the original flagstone curbs still exist; elsewhere, curbs are concrete. Because of the narrow lot sizes, there are few side driveways in the neighborhood, and where they exist, they were added after the initial development of the neighborhood. **Where there are no driveways or front yard fences, there is a continuous visual progression of front yards.** On the western side of the southern end of Hubbard to the rear of Earhart School on Scotten, there is no alley; houses backing on the school have front-facing garages accessed by driveways off of Hubbard. The majority of fences are of the chain link variety; four (4) foot chain-link fenced front yards are seen throughout the district but to a lesser degree at the south end of Hubbard and Vinewood. Rear yards are frequently enclosed by chain link, wood plank, or stockade fencing. **A few houses have black wrought iron fences.** Few houses have hedges along the lot lines. Chain-link fencing encloses the playfields to the south of Western High School and the Earhart School parcel. The parking lot to the north of Western High School is bermed and has **tall steel lighting standards within**. Street lights throughout the district are on wooden poles, with the exception of the **tall steel light poles with modem lanterns on West Vemor** and tall fluted standards with craneneck pendants and old style lanterns on West Grand Boulevard. Some home owners have installed uniform outdoor lighting standards in their front yards in recent years. Alleys are either concrete or black asphalt; the north-south alley between West Grand Boulevard and Vinewood from Shady Lane to Porter is brick-paved.

Proposed public plazas contain landscaped and paved areas, for passive recreational use and community gatherings

Proposed landscaping contains a drought and native species, with evergreen and deciduous foundation planting. There will be at least two ornamental shade trees in the plaza

Proposed metal post fencing, in the spirit of black wrought iron, will enclose the parking area perimeter

Proposed parking area lighting (in rear) will consist of modern steel pole lighting

Proposed plaza hardscaping will retain a visual progression from public right-of-way

14 RELATIONSHIP OF OPEN SPACE TO STRUCTURES

The major open space is Clark Park, which has houses facing it across north-south streets, commercial buildings across Vernor, and Fisher Freeway to its south. The wide grassy islands in the center of West Grand Boulevard provide significant open space to those buildings facing it. The siting of most, residential buildings on their lots create rear yards as well as front yards, the exceptions being those buildings situated on **zero (0) lot lines, such as the commercial buildings on Vernor,** YMCA on Clark, the Yorba Hotel on Lafayette, and Terrace Buildings on side streets. Because of the minimal setback of some Terrace Buildings, apartment buildings, and houses on the east-west streets, some front yards are very shallow. Side lots are minimal if they exist, unless a vacant lot is joined with the house lot. **While some vacant lots exist throughout the district, large vacant parcels are usually located on Vernor between commercial buildings to provide parking,** on Lafayette, where demolition occurred due to the construction of the Freeway, leaving irregularly shaped parcels, and on corners, where Terrace Buildings have been demolished. A planted area on the southwest corner of Lafayette at West Grand Boulevard marks an entrance into the district; a grass turf open space is located at the northeast corner of Scotten and Lafayette just south of Earhart Middle School.

Proposed retail and community program enforce the zero-lot line along the commercial corridor

Proposed public space within two setback areas on site continue to rhythm of solids and voids created by parking lots and commercial buildings within the adjacent context

15 SCALE OF FACADES AND FACADE ELEMENTS

Houses are generally small to moderate in scale. **Facade elements and details vary in scale and are generally dependent on style.** Detail on arts and crafts influenced buildings tends to be architectonic in nature; on Victorian Buildings d**ecorative detail tends to be small in scale** while facade elements, such as bays, dormers and towers, are large in scale. Classically influenced buildings tend to have large scale elements, such as columns.

Proposed scale of façade and façade elements reflect a modern aesthetic, with simple and small gestured design elements that are articulated through material detailing and fenestration patterning.

16 DIRECTIONAL EXPRESSION OF FRONT ELEVATIONS

In general, directional expression is neutral, due to uniform heights and narrow lots. **On Vernor, where commercial buildings are contiguous, the overall directional expression is horizontal**.

Proposed expression the front elevation is horizontal as created by grouping of volumes wider than taller

02 HFHD ELEMENTS OF DESIGN

HUBBARD FARMS HISTORIC DISTRICT ELEMENTS OF DESIGN

The defined elements of design, as provided for in section 25-2-2 shall be as follows:

DESIGN RESPONSE

17

RHYTHM OF BUILDING SETBACKS

Setbacks of front facades are uniform within subdivisions, with few exceptions, although porch projections vary. Houses on the first block of Clark south of W. Vernor and the first block of Clark north of Lafayette have irregular setbacks. Apartment buildings located on corner lots and within blocks on Hubbard are located closer to the front lot line than individual homes, creating inconsistency to the streetscape. **On Vernor, facades located directly on the front lot line.** On the side streets, such as Bagley and Porter, setbacks are shallow but usually consistent.

Proposed front façade is located directly on the front lot line at Vernor, with two uniform setbacks for programmed public space

18

RELATIONSHIP OF LOT COVERAGE

Lot sizes vary within the district, but are generally consistent within subdivisions. Primary buildings on residential lots occupy twenty-five (25) to ninety (90) percent of their lots. The deep lots with single family houses on Hubbard are at the low end and lots occupied by large apartment buildings, Terrace Buildings (rows), and duplexes on side streets are at the high end of that range. **Commercial buildings on West Vernor occupy most of their lots**; lot coverages of institutional buildings vary due to the addition of adjoining lots to original parcels but they generally occupy a high percentage of their lots.

Proposed ground floor building footprint occupies 40% of the lot, with the remaining occupied by landscaped public space and the required on-site parking

19

DEGREE OF COMPLEXITY WITHIN THE FACADE

The degree of complexity has been **determined by what is typical and appropriated for a given style**. The classically inspired buildings usually have **simple, rectangular facades** with varying amounts of ornamentation. The Victorian substyles tend to be more complex, complicated by towers, gables, and decorated porches. The arts and crafts and bungalow style houses are **not complex**.

Proposed level of complexity reflects a sleek contemporary style with simple rectangular facades and little complexity

20

ORIENTATION, VISTAS, OVERVIEWS

The major streets in the district run north-south, Vernor Highway is the major commercial thoroughfare and runs east-west. The secondary streets: Bagley, Porter, Clark Court and Lafayette, run east-west. Fisher Freeway forms an emphatic southern boundary. Terrace Buildings (rows) are frequently oriented towards the east-west streets but may have one (1) or more units facing the north-south street at the corner. Lafayette jogs to accommodate modifications made when the Fisher Freeway was constructed; Fisher Freeway forms an emphatic southern boundary to the district. From the Freeway, the Yorba Hotel sign provides a visual landmark in the neighborhood.

Proposed orientation runs west to east along the commercial corridor, affording views of Clark Park to the West and downtown Detroit to the East

21

SYMMETRIC OR ASYMMETRIC APPEARANCE

Classically inspired buildings are generally symmetrical; other styles are generally asymmetric but result in balanced compositions.

Proposed massing is asymmetrical, with taller massing in the northwest corner that steps down towards the southeast, resulting in a balanced composition

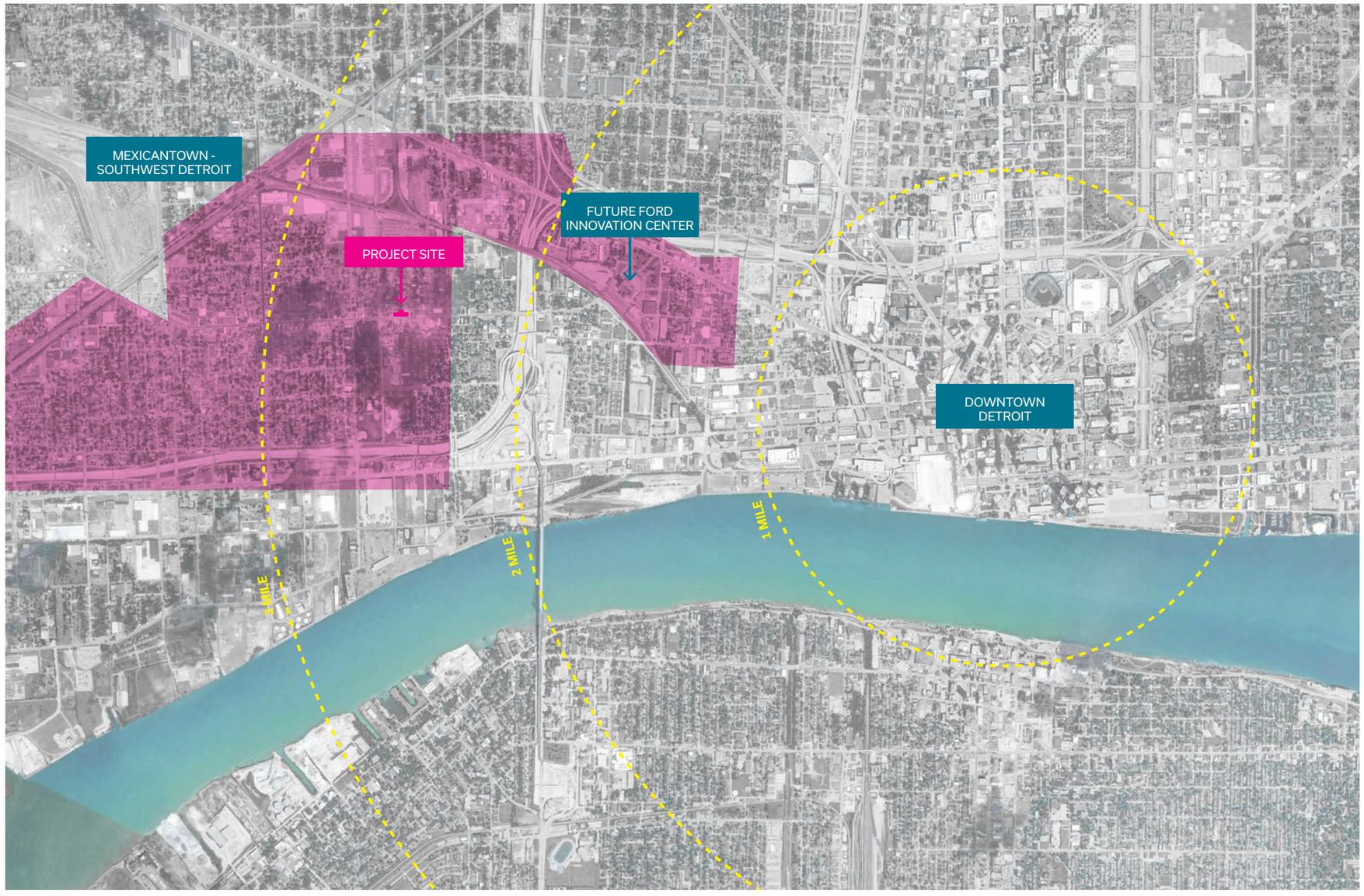
22

GENERAL ENVIRONMENTAL CHARACTER

The Hubbard Farms District appears as a late nineteenth, early twentieth century neighborhood that grew as a street car suburb off of a busy commercial thoroughfare (Vernor). Its mixed use and multidensity character survives to this day. The area was designed with visual and recreational amenities, such as the grassy treed and graded islands in the middle of West Grand Boulevard and Clark Park. The neighborhood is generally well maintained and intact today, although the commercial thoroughfare is showing signs of decline.

Proposed design draws inspiration from the region's traditional , yet transitioning context , setting precedent for future development in the area with a new style of contemporary architecture and meaningful design rooted in place making

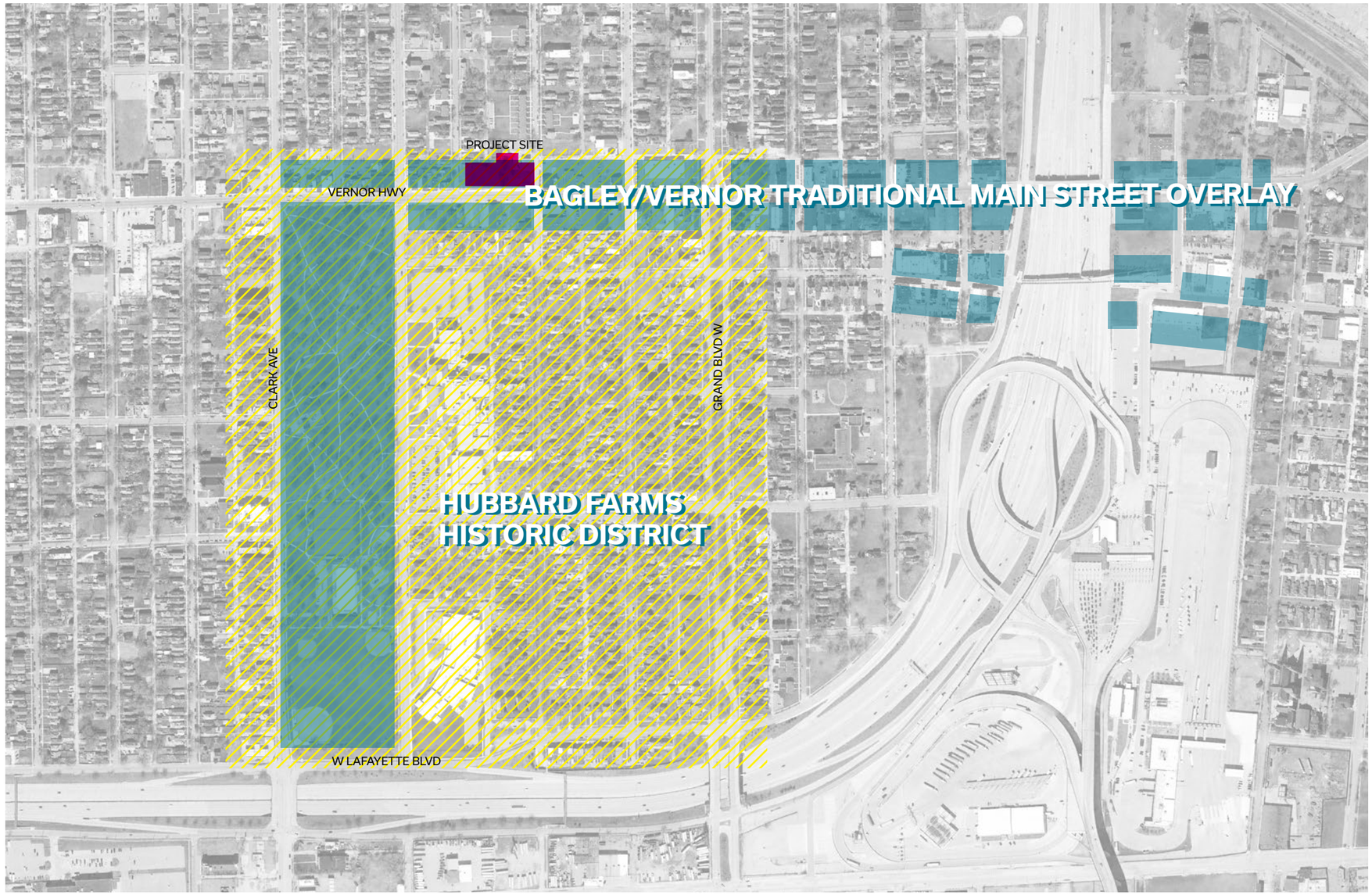
03 SITE STRATEGY



22 GENERAL ENVIRONMENTAL CHARACTER

Located in southwest Detroit's Mexicantown neighborhood, the Hubbard-Vernor mixed-use development brings urban vitality to a longstanding vacant block along the Bagley/ Vernor commercial Main Street corridor that falls within the boundary of the Hubbard Farms Historic District. The project site is located at 4000-4060 West Vernor Highway, two and a half miles from Downtown Detroit and approximately one mile west of the former Michigan Central Station, slated for a major redevelopment into a bustling Innovation hub by Ford Motors.

03 SITE STRATEGY



22 GENERAL ENVIRONMENTAL CHARACTER

Rooted in Mexican culture, modern Mexicantown is an extremely diverse neighborhood with an active community presence. Due to the consequence of Detroit's economic decline, that historic context along the corridor has suffered, with many structure's falling into disrepair. As the first new major development in the area, the project aspires to provide a safe and welcoming space for the community, retain the pedestrian-oriented scale of the commercial corridor, and to integrate modern amenities and design within the transitioning urban context.

REPORT

03 SITE STRATEGY

VIEW LOOKING EAST

Proposed rhythm of the building responds to the disruptions on Vernor created by demolished buildings, integrating voids through setbacks that contain programmed public space.

05

16 DIRECTIONAL EXPRESSION OF FRONT ELEVATION

The directional expression the front elevation is horizontal, in keeping with the contiguous nature of the corridor's commercial buildings.

18 RELATIONSHIP OF LOT COVERAGE

The project site is a rectangular block, approximately 318' long x 100' deep, spanning east-west along Vernor Highway. The building footprint occupies 40% of the lot, with the remaining occupied by landscaped public space and the required on-site parking.

20 ORIENTATION, VISTAS, OVERVIEWS

The main entry is located along the north edge of the Vernor/Bagley main street, programmed with active retail and amenity space to retain the traditional Main Street character. The required on-site parking is concealed in the rear of the structure, in keeping with traditional Main Street guidelines. A view of Clark Park is afforded from the west end of the project site. To the east, views of Michigan Central Station and the Detroit skyline will be maximized from the communal terrace and upper level residences.

03 SITE STRATEGY

VIEW LOOKING WEST

VIEW LOOKING EAST

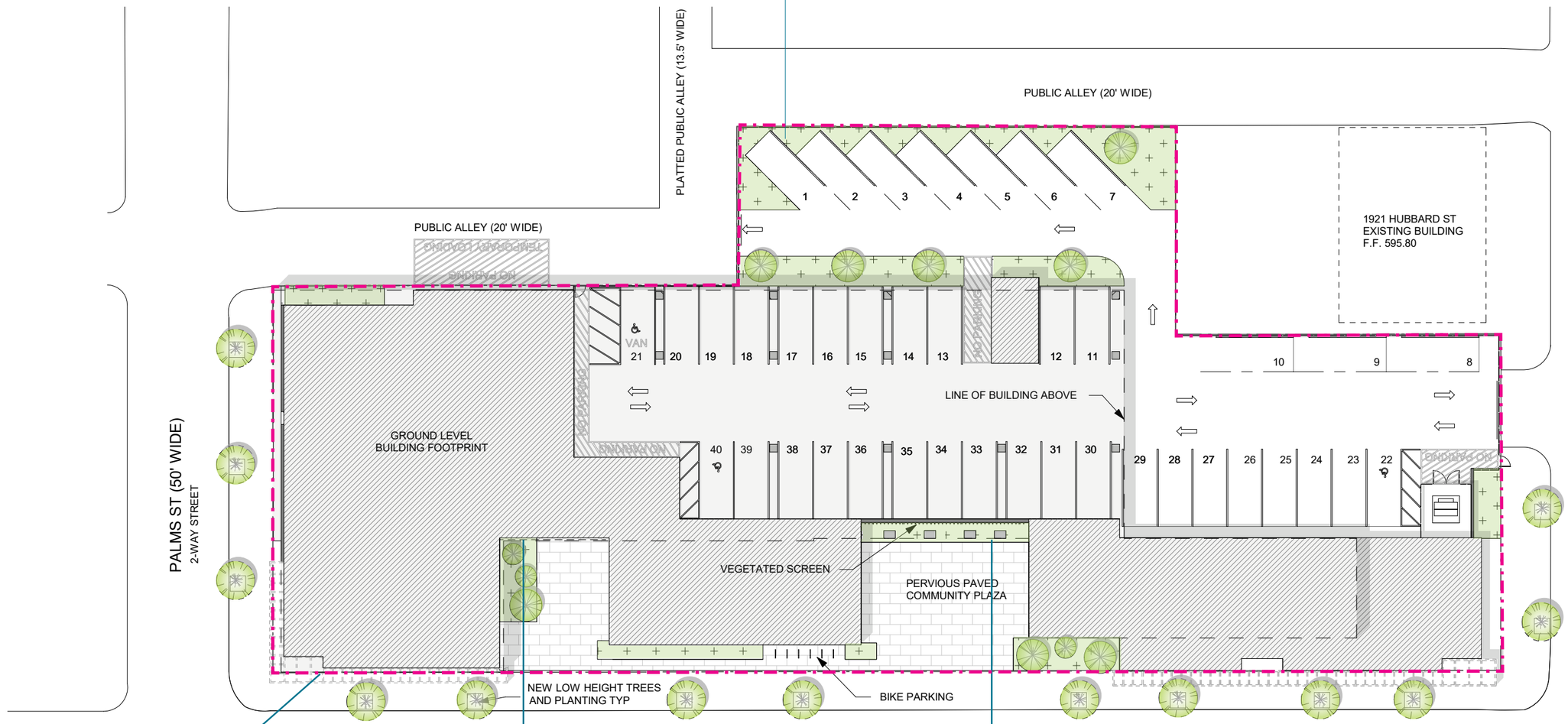
12

Proposed walls of continuity are created by fronting retail and community amenity space along Vernor lot line.

03 SITE STRATEGY

SITE PLAN

20 The required on-site parking is concealed in the rear of the structure, in keeping with traditional Main Street guidelines.

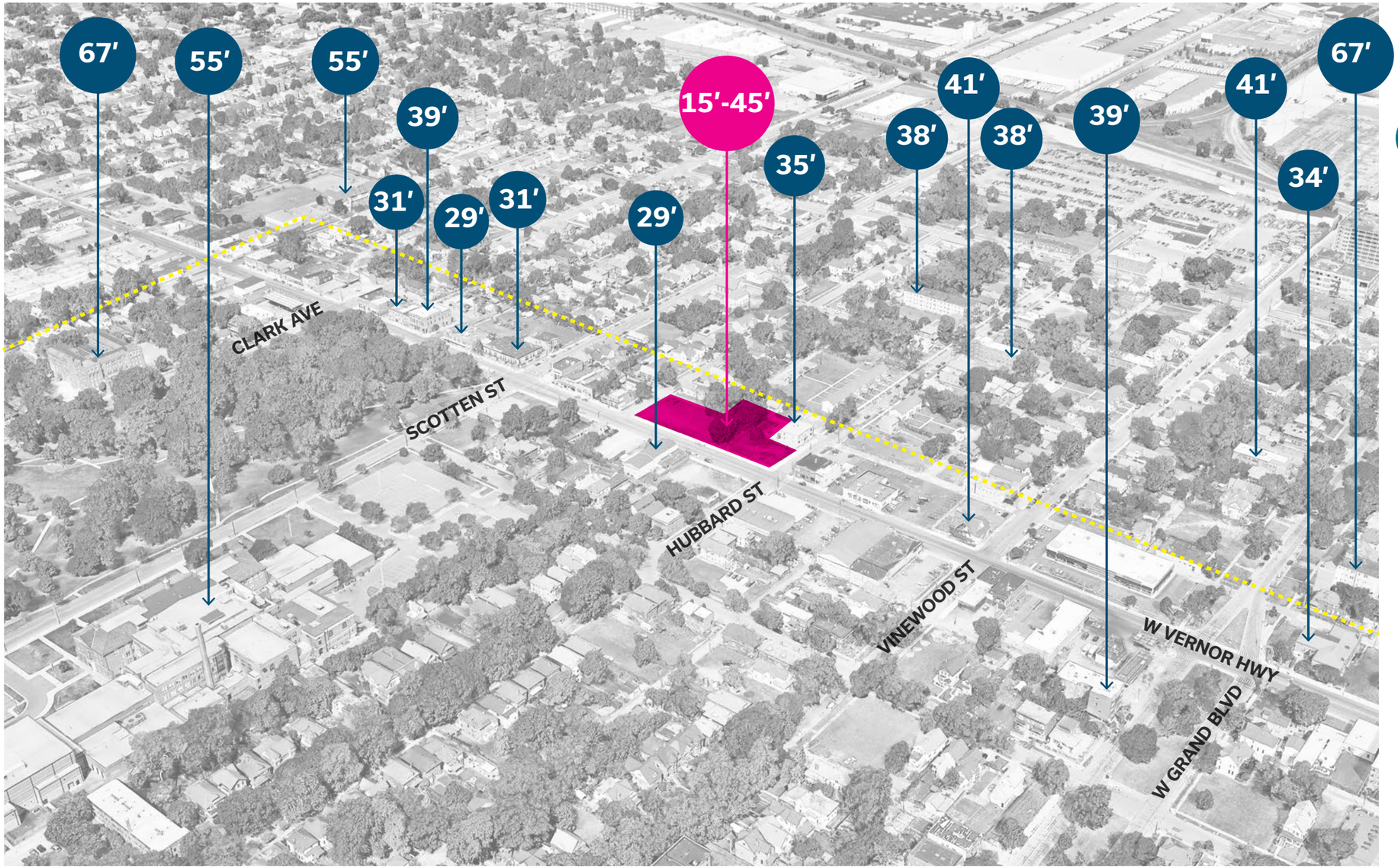


12 Retail and Community at lot line create wall of continuity, reinforced by street trees between the sidewalk and curb.

20 The main entry is located along the north edge of the Vernor/Bagley main street, programmed with active retail and amenity space to retain the traditional Main Street character.

05 Uniform setbacks for programmable public space activate the walls of continuity along Vernor.

SCALE 1″=30′-0″



04 SCALE /MASSING

01 HEIGHT

Building heights in the immediate area range from one to five stories in height, with taller structures up to 67′. Along Vernor, commercial structures are primarily one to three stories in height. The project introduces essential density into the region, accommodating a benchmark number of residential units (50-54) required to ensure feasibility. Given the site's shallow footprint, this translates to a four-story structure (45′), including 15′ ground floor retail and 10′ floor-to-floor for residential. Retaining the datum of the Main Street frontage, the fourth story massing is set back from Vernor Highway per the Traditional Main Street Design Guidelines. This provides additional opportunities to integrate sustainable design elements such as green roofs and amenity terraces, adding value to the project.

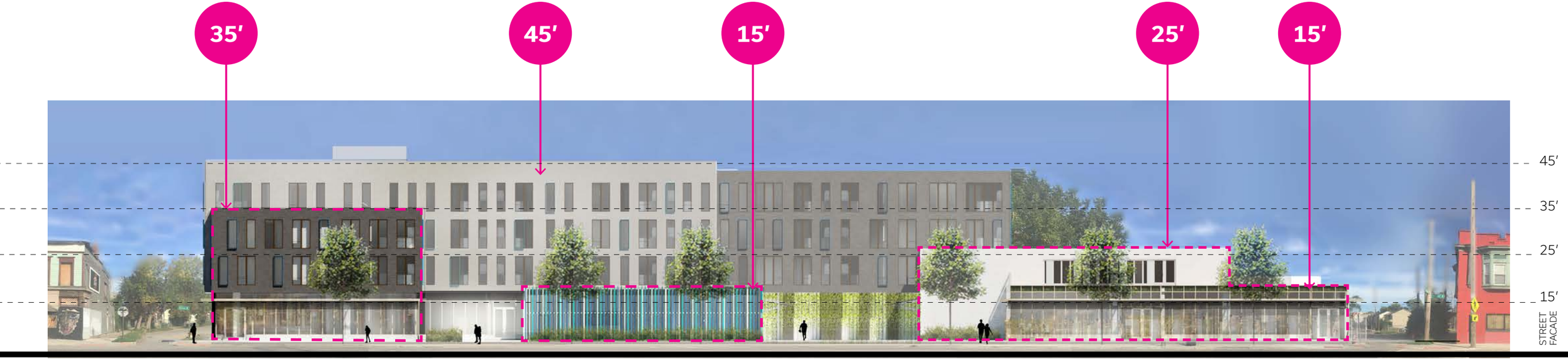
04 SCALE /MASSING

VERNOR HWY ELEVATION

02 PROPORTION OF FRONT FACADES

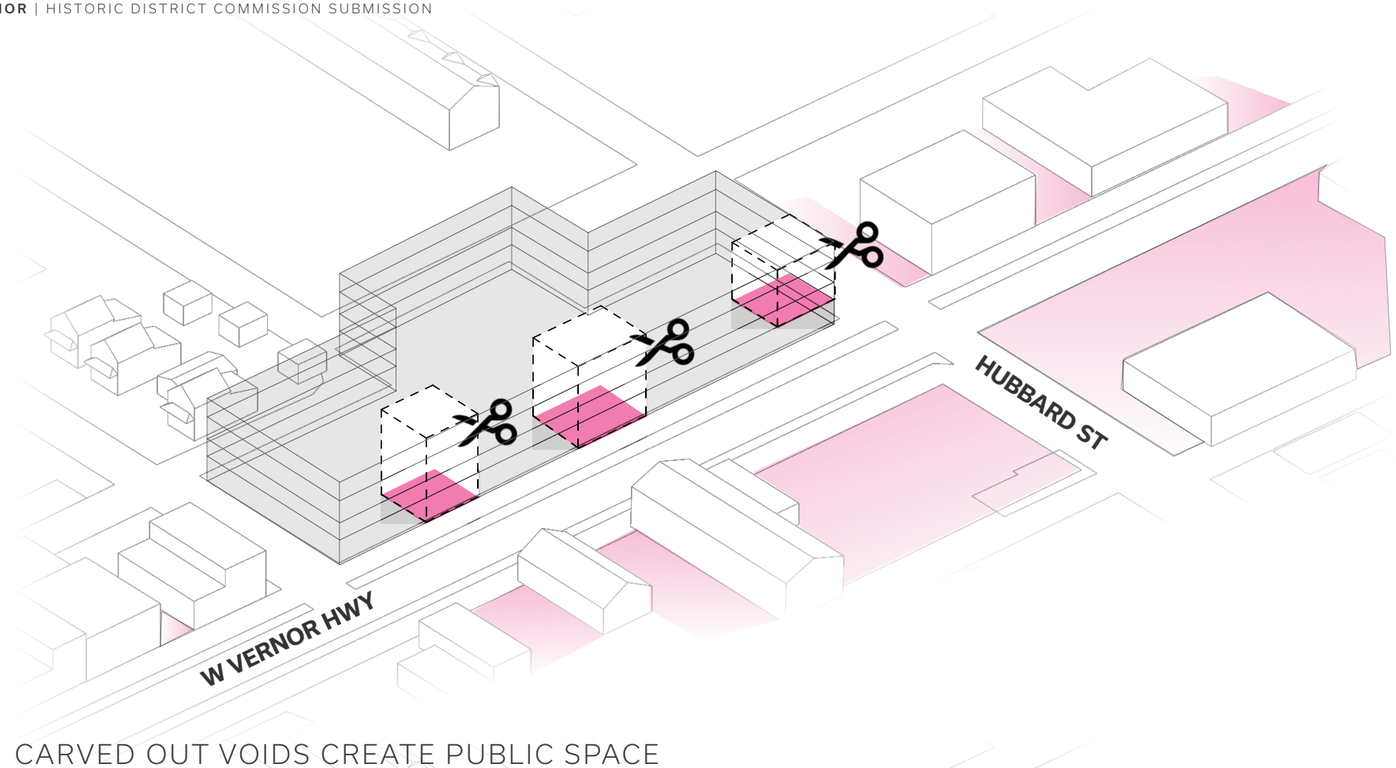
Commercial buildings along Vernor are generally wider than tall. Although the project is slightly taller than the immediate structures (by 10′), it retains a horizontal reading that is broken down into a finer grain by a series of volumes.

IMMEDIATE CONTEXT



HUBBARD VERNOR SITE

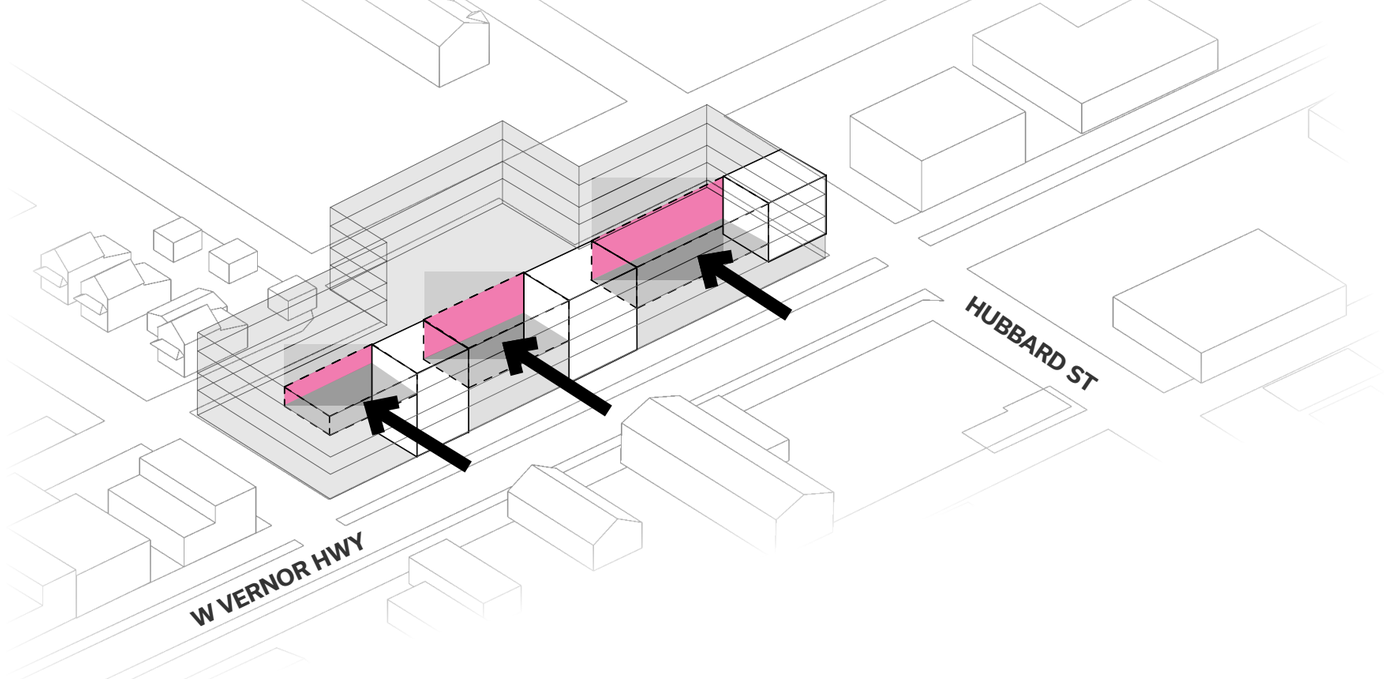
04 SCALE /MASSING



CARVED OUT VOIDS CREATE PUBLIC SPACE

12 WALLS OF CONTINUITY

The front facade located along Vernor creates a wall of continuity, flanked by corner retail and community space proportionate in size to the adjacent one to three story structures. Uniform setbacks for public space in between compliment the rhythm of solids and voids present along the Vernor corridor. Furthermore, a continuous line of medium-sized street trees enforces the wall of continuity.

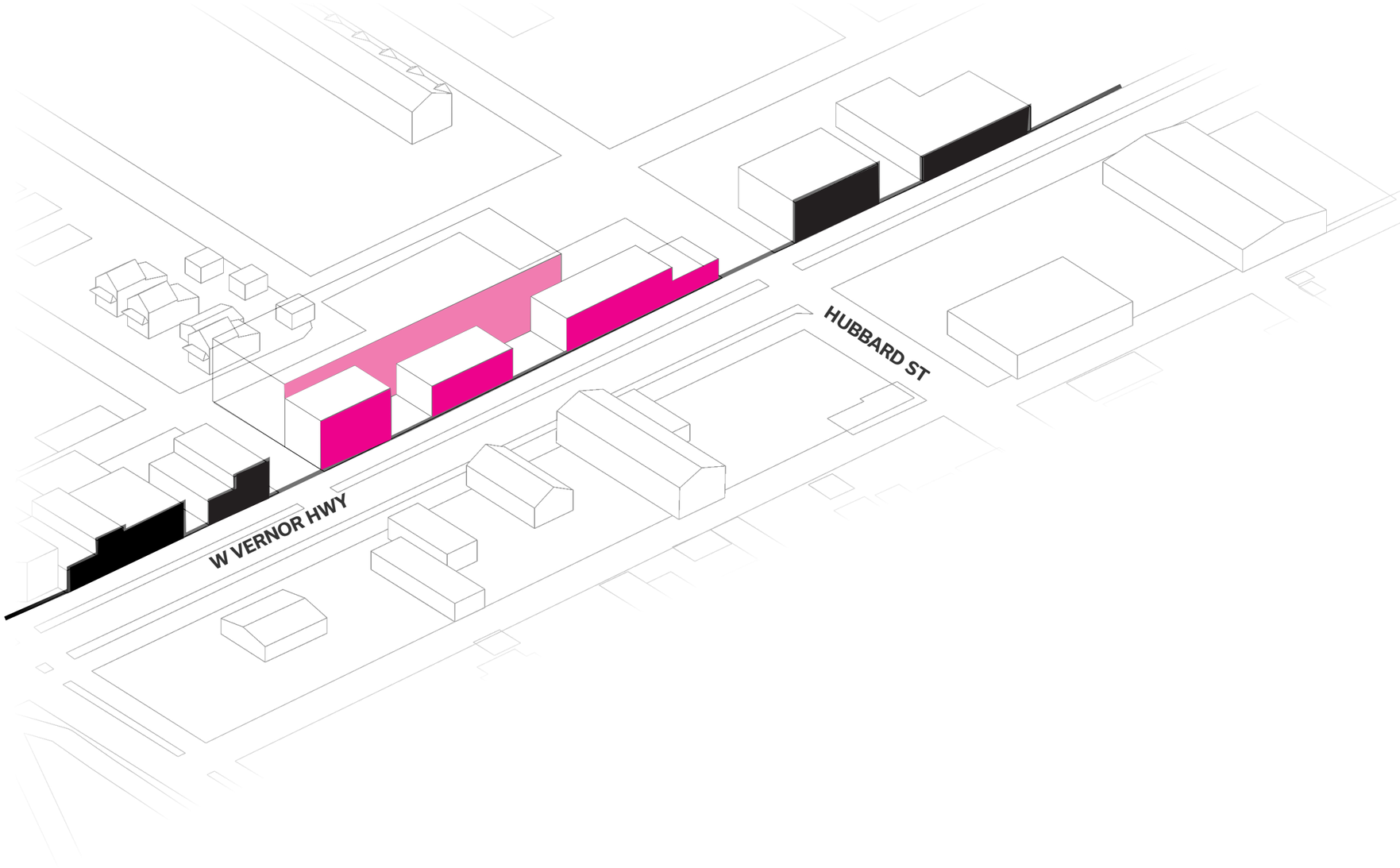


TALLER MASS IS SETBACK FROM STREET FRONT

05 RHYTHM OF SPACING OF BUILDINGS ON STREETS

The existing urban fabric along Vernor Highway is composed in a rhythm of solids and voids - created by parking lots, outdoor space, as well as vacant lots. In keeping with the design standards of the Traditional Main Street Overlay, the project maintains an active façade but provides two setbacks that contain a public plaza for community events/outdoor dining as well as garden space. A terrace on the upper level provides garden and recreation space for residents to enjoy. Furthermore, the "voids" help to break down the scale so that the development reads a series of smaller buildings, in keeping with the massing rhythm of the corridor.

04 SCALE /MASSING



14 RELATIONSHIP OF OPEN SPACE TO STRUCTURES

Majority of the commercial structures along Vernor Highway are situated on zero lot lines. However, there are several vacant parcels as well as parking lots abutting Vernor, which create gaps in the urban fabric. Additionally, some of the establishments such as El Club and Armando's Mexican Restaurant have enclosed outdoor space for patron use. The proposed design is situated on the front lot line but includes two setback areas programmed as a public plaza (43′ wide x 35′ deep) and gardens (30′ wide x 35′ deep), in keeping with the rhythm of the adjacent context.

17 RHYTHM OF BUILDING SETBACKS

Per the traditional main street guidelines, the front façade is located directly on the front lot line at Vernor Highway. Two setbacks are proposed on the interior of the lot for public space.

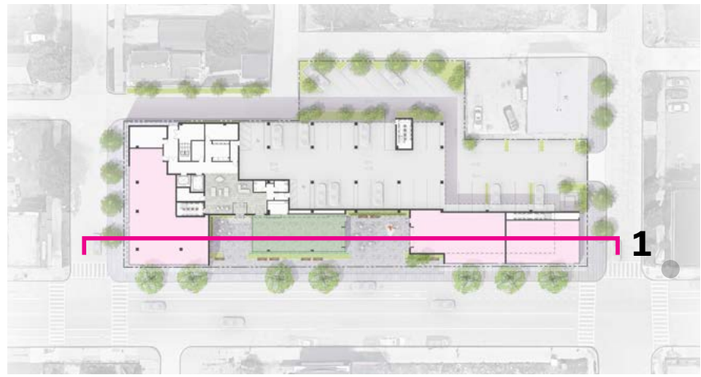
11 RELATIONSHIP OF ROOF SHAPES

Similar to the commercial structures along Vernor, all roofs will be flat.

SOLID + VOID BLOCK PATTERNS ALONG VERNOR HWY

04 SCALE /MASSING

BUILDING SECTIONS



Longitudinal Cut 1 Looking NW

14 Retail and Community space confirm to a zero lot line, with setback public plaza space to unit programs into a continuous zone of activity

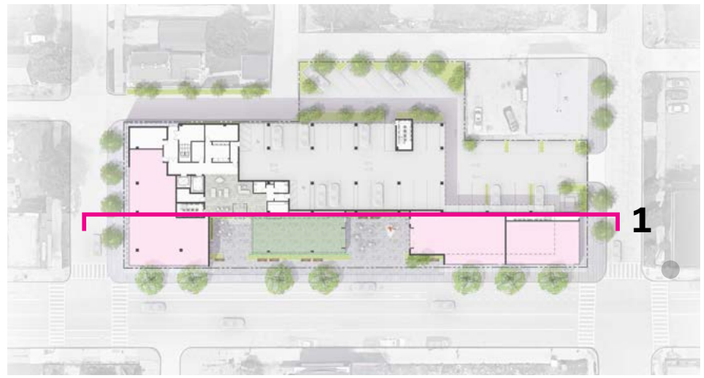
17 Setbacks areas between Retail and Community Room provide opportunities for program to extent into the public plazas, encourage activity along the commercial corridor

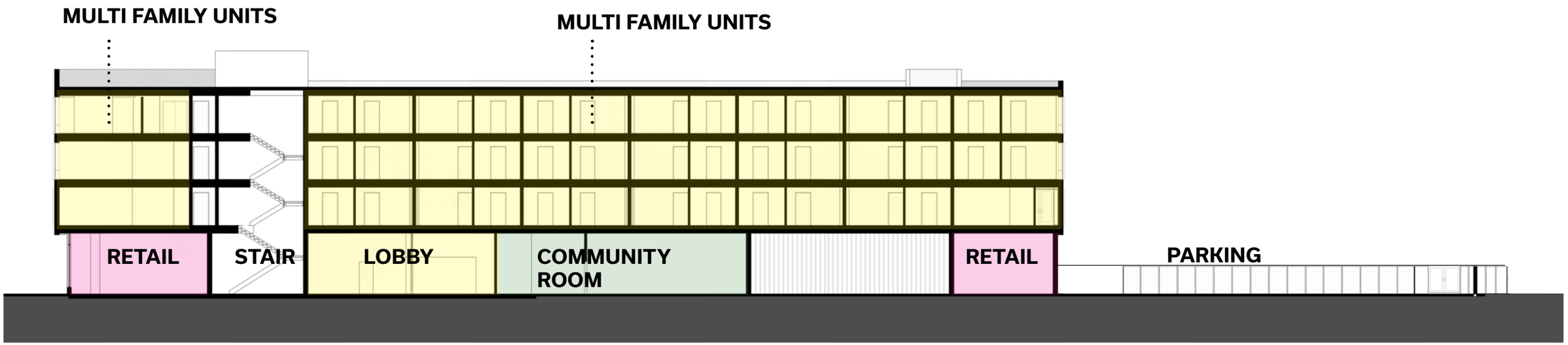
1" = 20'-0"

0' 20' 40'

04 SCALE /MASSING

BUILDING SECTIONS





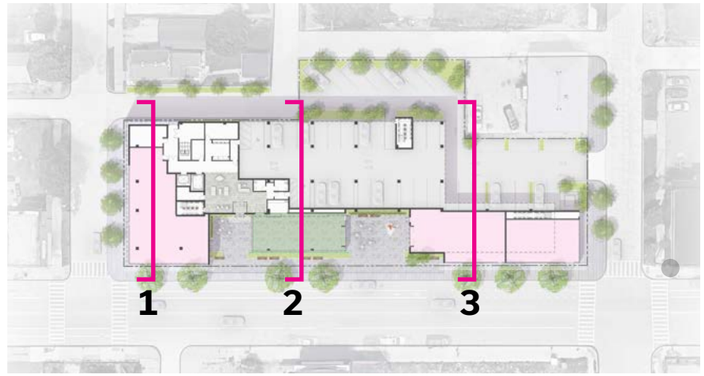
Longitudinal Cut 2 Looking NW

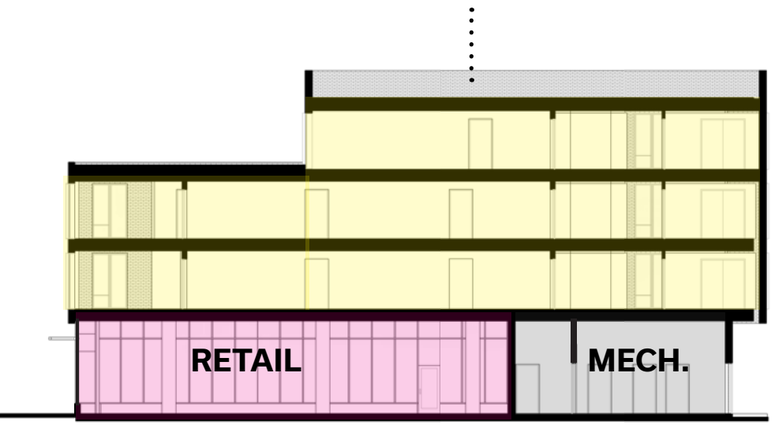
1" = 20'-0"

0' 20' 40'

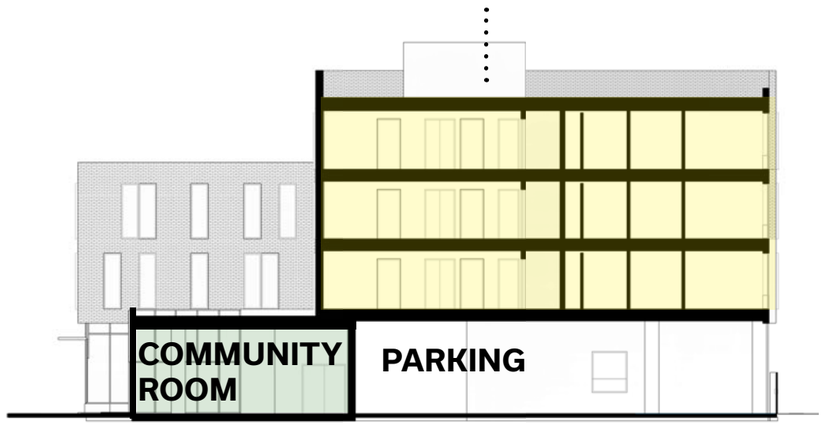
04 SCALE /MASSING

BUILDING SECTIONS





Transverse Cut 1 Looking SW



Transverse Cut 2 Looking SW

Transverse Cut 3 Looking SW

1" = 20'-0"

0' 20' 40'

04 SCALE /MASSING

21 Composition is asymmetrical but balanced, with taller massing in northwest corner, stepping down to southeast/Vernor Hwy

11 All roofs are flat, consistent with commercial structures in area

13 Setbacks retain visual and physical connectivity to public sidewalks, creating a welcoming public space for the community

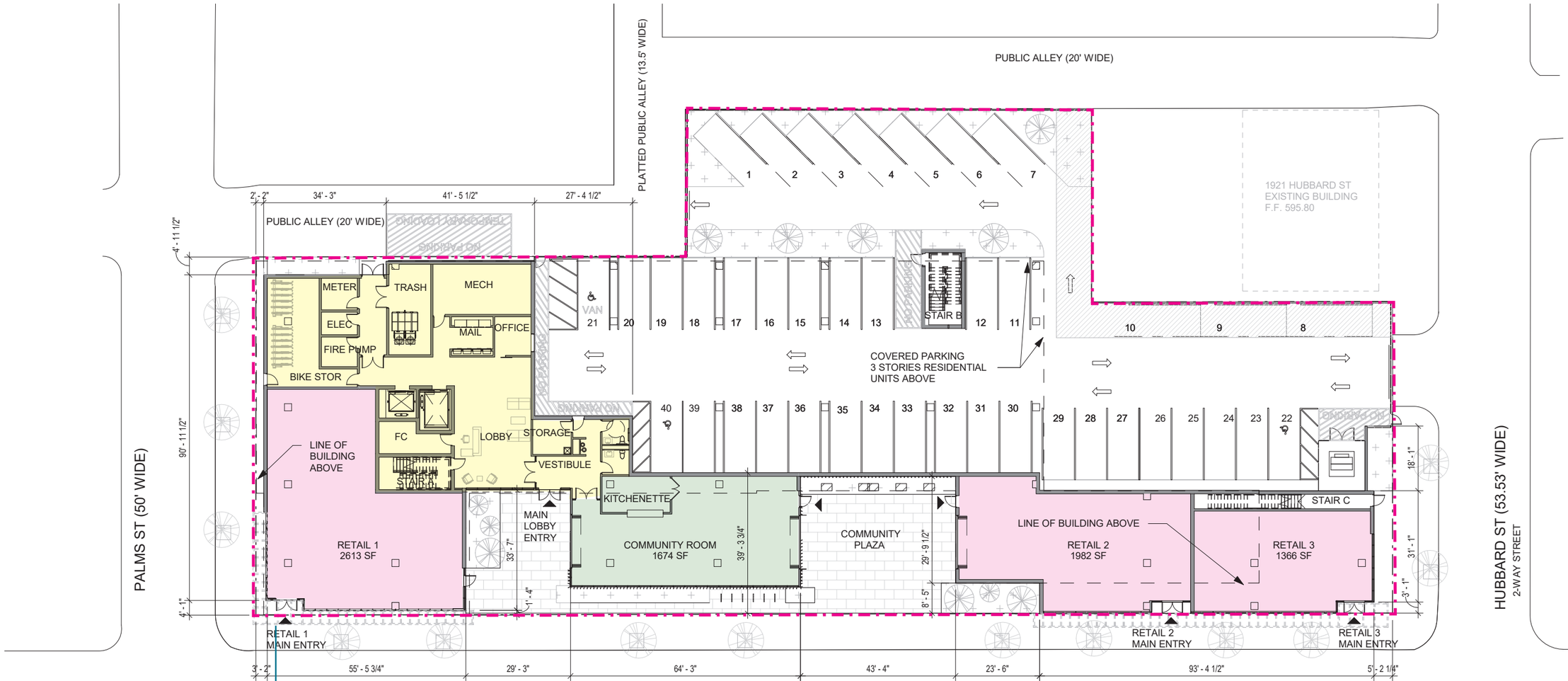
KEY

VIEW

AERIAL VIEW FROM VERNOR HWY

05 FLOOR PLANS

GROUND FLOOR PLAN



06 Retail entries are balanced on both corners, with secondary entries off the plazas

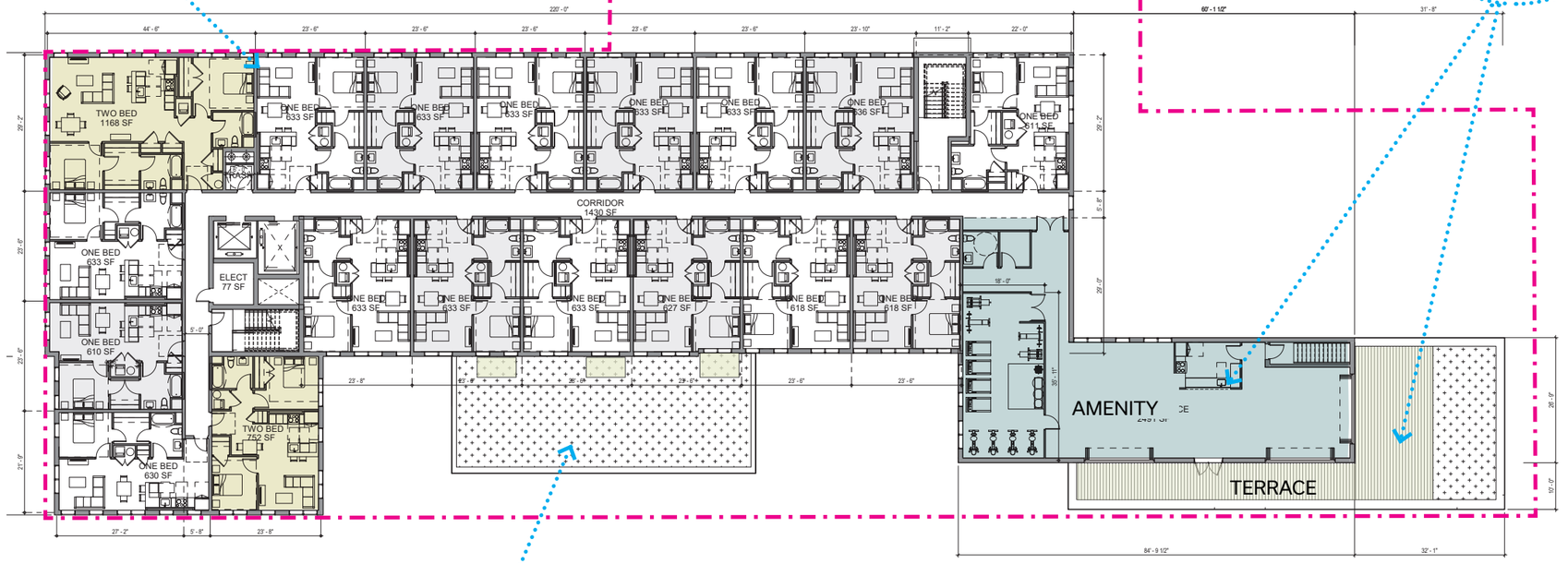
SCALE 1"=30'-0"

05 FLOOR PLANS

LEVEL 2 FLOOR PLAN

16 - 1 BED/1 BATH
2 - 2 BED2/BATH
UNITS PER FLOOR

RESIDENT FITNESS, LOUNGE, & TERRACE



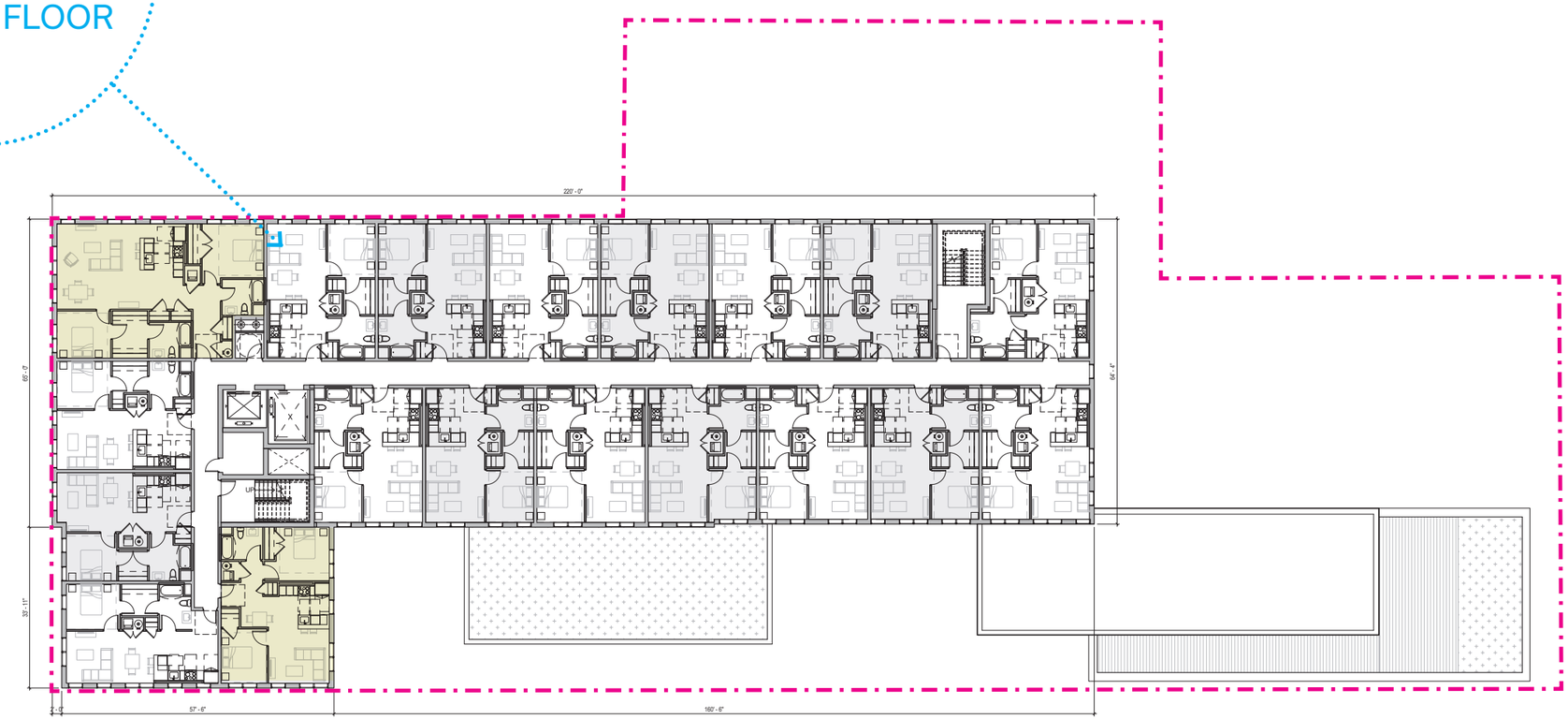
POTENTIAL PLANTED AREA

SCALE 1"=30'-0"

05 FLOOR PLANS

LEVEL 3 FLOOR PLAN

17 - 1 BED/1 BATH
2 - 2 BED2/BATH
UNITS PER FLOOR

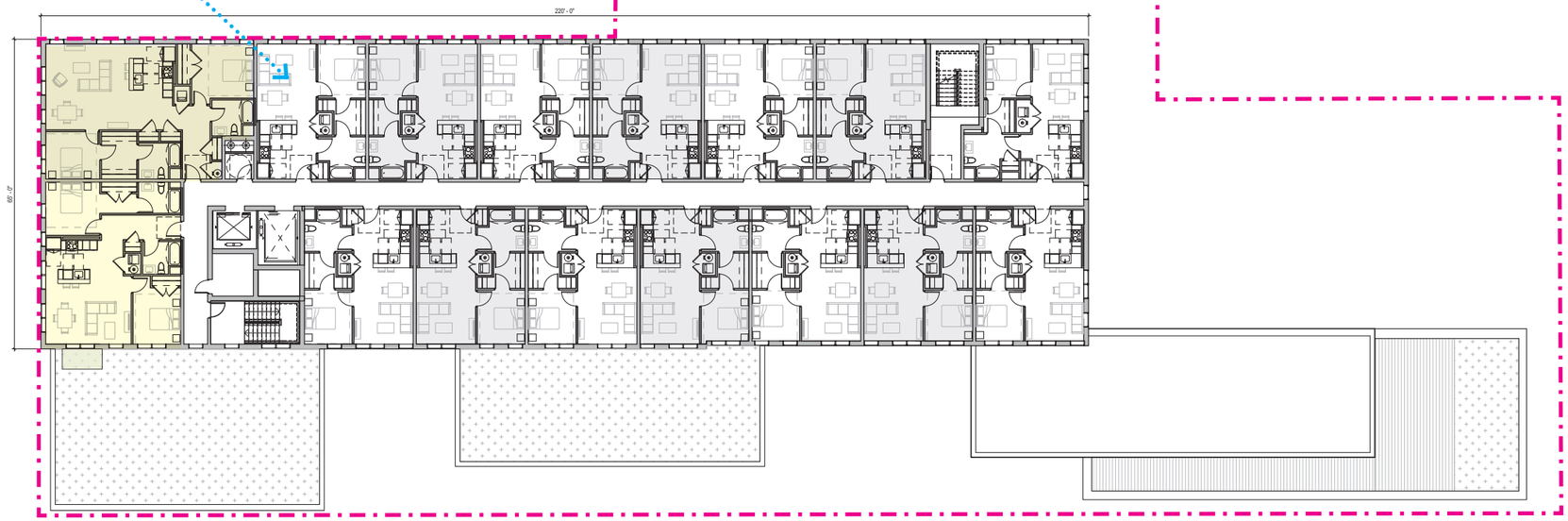


SCALE 1"=30'-0"

05 FLOOR PLANS

LEVEL 4 FLOOR PLAN

14 - 1 BED/1 BATH
2 - 2 BED2/BATH
UNITS PER FLOOR



SCALE 1"=30'-0"

06 FACADE ELEMENTS

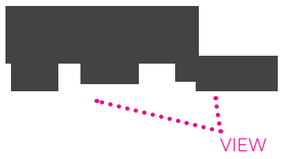
FUTURE SIGNAGE - TBD

PLAZA PERSPECTIVE

19 Modern architectural complexity is articulated through materials composition and patterning of design elements such as vertical fins, fenestration arrangement, and brick patterning

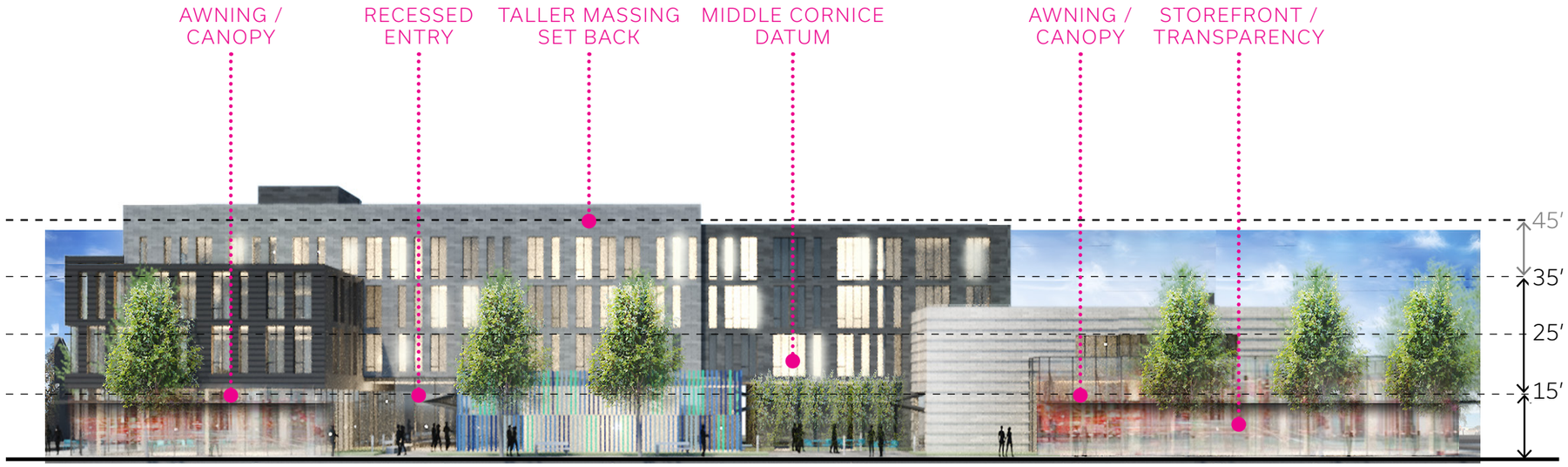
08 Visual interest is emphasized at the pedestrian scale using juxtaposing materials, colors, and patterns using brick, glazing, and landscape elements

KEY



06 FACADE ELEMENTS

DETROIT'S TRADITIONAL MAIN STREET FACADE FEATURES



TRADITIONAL DESIGN INTEGRATION IN MODERN CONTEXT

15 SCALE OF FAÇADE AND FAÇADE ELEMENTS

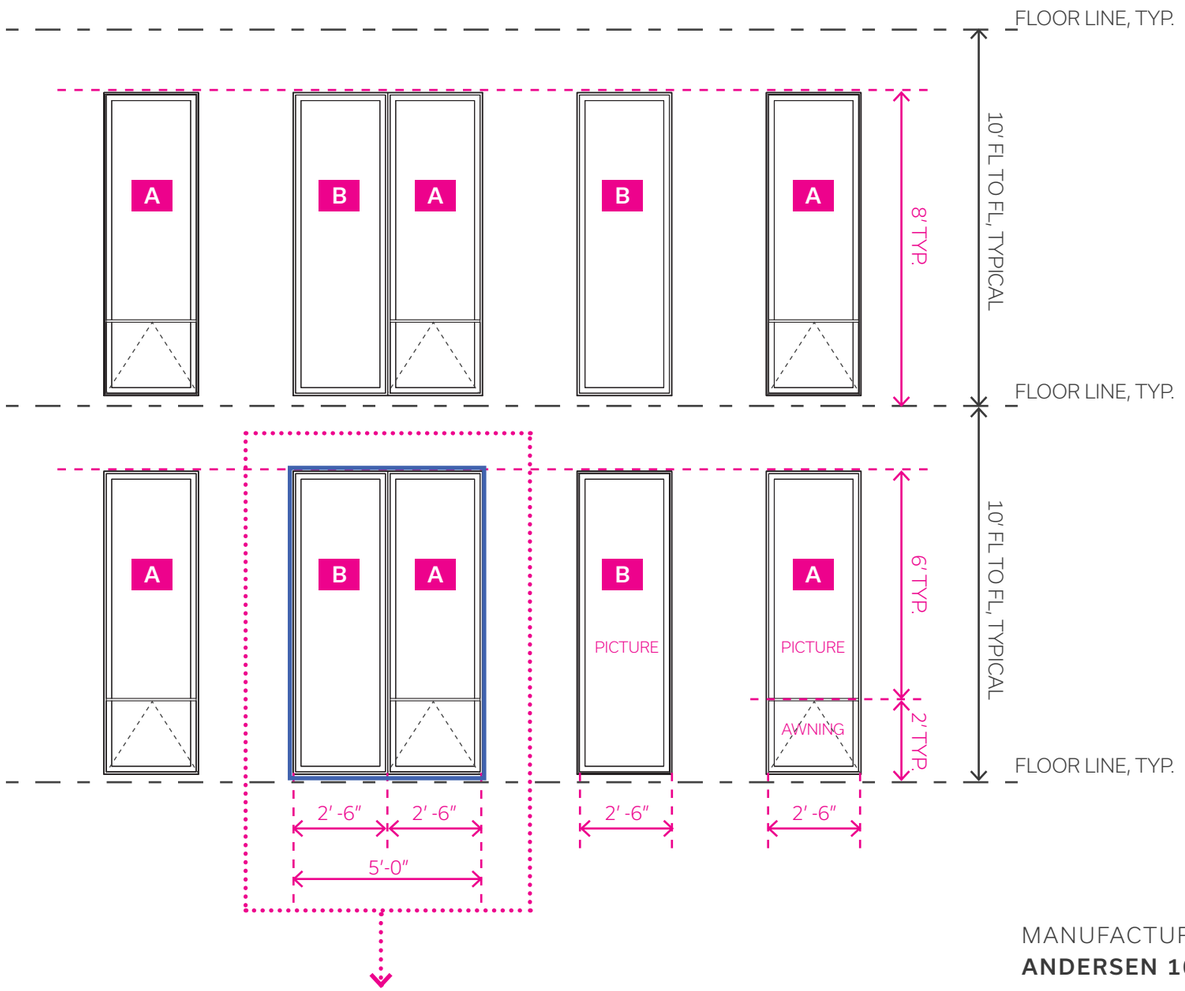
The proposed modern design compliments the traditional context along Vernor corridor, responding to the scale and proportion of the existing structures and Traditional Main Street Overlay Areas Design Standards & Guidelines. In keeping the datum of adjacent storefronts (15′ +/-), the ground floor retail and community space consist primarily of glazing to activate the street frontage and enhance the pedestrian experience. Canopies over the retail entries on the east and west, continue the horizontal banding of the traditional main street, providing opportunities for integral signage and lighting. The upper levels read more solid, with narrow punched windows.

10 RELATIONSHIP OF ARCHITECTURAL DETAILS

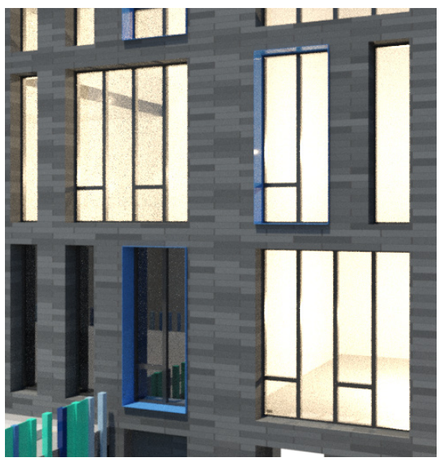
The architecture styles found in the district vary greatly. The proposed modern design blends a simple composition of proportioned mass, with architectural interest emphasized through thoughtful detailing of material transitions and facade elements such as masonry patterns and metal trim around fenestration openings.

19 DEGREE OF COMPLEXITY WITHIN THE FAÇADE

The level of ornamentation in the modern design is minimal but reflects the areas classically inspired buildings with simple, rectangular facades. Architectural detail will be articulated through the material detailing.



PAINTED METAL COLOR FRAME SURROUND W/2" PROJECTION



06 FACADE ELEMENTS

RESIDENTIAL WINDOWS

03 PROPORTION OF OPENINGS WITHIN THE FAÇADE

The proposed upper level punched windows will be taller than wide. There are two proposed modules, which will be grouped into combinations and patterned throughout the façade. The upper level fenestration will cover approximately 32% of the exterior, aligning with the 15%-35% range of the district.

04 RHYTHM OF SOLID TO VOIDS IN FRONT FACADE

The proposed modules will be patterned throughout the façade in subtle, irregular variation per floor, similar to the arrangement of Queen Anne and Richardsonian Romanesque styles found in the Hubbard Farms Historic District. Likewise, the spacing will be primarily evenly spaced, with subtle variation.

MANUFACTURER:
ANDERSEN 100 SERIES

Our budget-friendly 100 Series windows and patio doors are engineered with Fibrex® composite material for durability, sustainability and energy-efficiency. It's twice as strong as vinyl and provides low-maintenance exteriors with clean corners for a refined look.

Save money by saving energy.

Andersen® 100 Series products are available with glass options* that make them ENERGY STAR® certified, helping to **lower your heating and cooling bills**. What's more, the Fibrex® material used for 100 Series frames and sash blocks thermal transfer nearly 700 times better than aluminum.

ASK ABOUT ENERGY STAR

WINDOW STYLE:

COMBINATION OF PICTURE WINDOW WITH AWNING OPERABLE

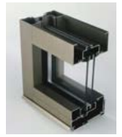
FRAME COLOR

Exterior

06 FACADE ELEMENTS

STOREFRONT WINDOWS

MANUFACTURER:
TUBELITE 14000 SERIES STOREFRONT FRAMING



14000 Series Product Specifications

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.

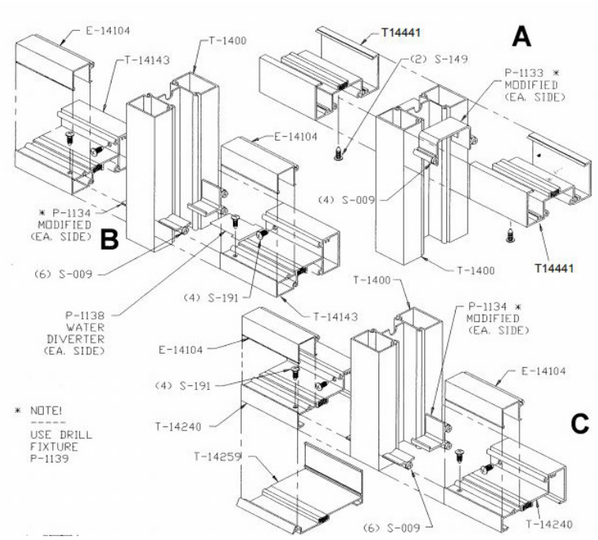
Description: 2″ x 4-1/2″ center set, outside or inside flush glazed storefront.

Face Width	System Depth	Glass	Air Infiltration	Water Infiltration	Structural	CRF	U-Value*	Acoustic
2″	4-1/2″	1″ std (1/8″ – 1-1/8″)	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF – Static 10 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	T (Thermal) 62F 68G	U-Value Table	STC 32 OITC 26

FRAME COLOR

Anodized Finishes

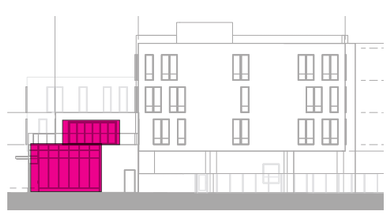
Clear Class 2 **C2** Clear Class 1 **C1**	Light Champagne **LC**	Champagne **CH**	Light Bronze **LB**	Medium Bronze **MB**
Dark Bronze **DB**	Extra Dark Bronze **EB***	Black **BL**	Copper **CA**	



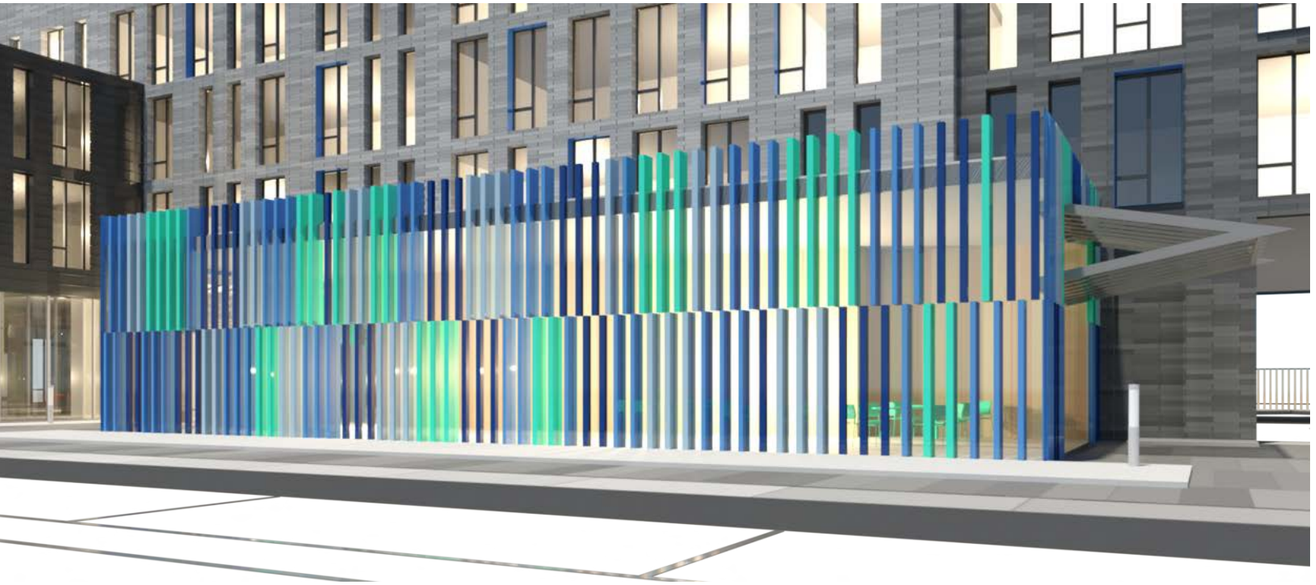
STOREFRONT EXTENTS

WEST

NORTH



EAST

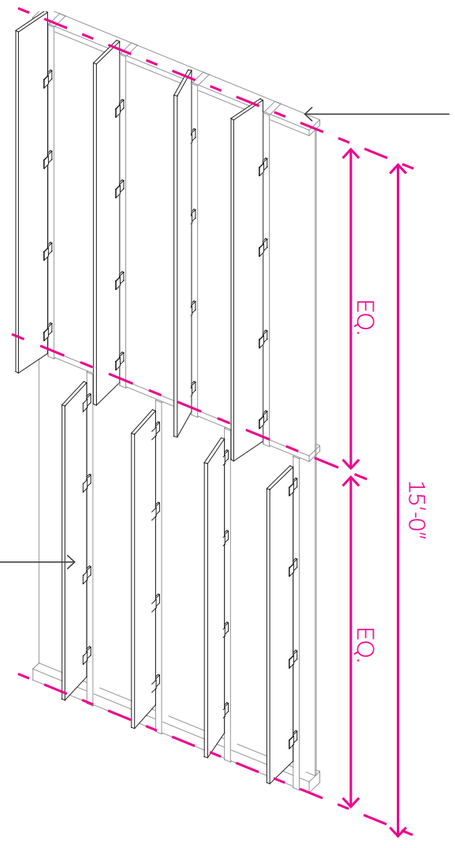


06 FACADE ELEMENTS

DECORATIVE FINS

In the spirit of the area's colorful public art, the decorative fins of the community pavilion are accented in colorful hues of blue and green, paying homage to native Pewabic tiles ubiquitous throughout the region.

PEWABIC TILE REFERENCE



COLOR FIN EXTENTS

NORTH

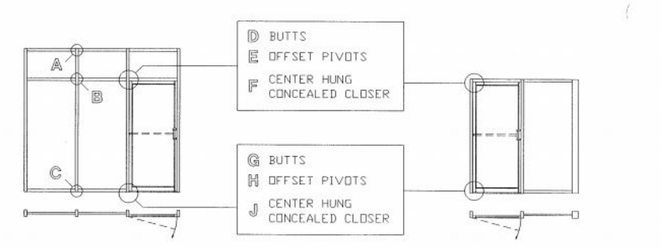
06 FACADE ELEMENTS

STOREFRONT DOORS

MANUFACTURER:
TUBELITE
STANDARD MEDIUM STILE ENTRANCES

Standard Medium Entrance Series Product Specifications				
Application: Retail Stores, Museums, Hotels **Description:** 4" vertical stiles and top rail, and 6-1/2" bottom rail – optional up to 10" for ADA compliance				
Glass	**Air Infiltration**	**Structural**	**U-Value Single Door**	**U-Value Double Door**
1" std (1/8" – 1")	1.0 CFM/Ft.2 @ 1.57 PSF	30 PSF Design 45 PSF Overload	U-Value Table	Narrow: 0.59 Medium: 0.68 Wide: 0.71

FRAME FINISH TO MATCH STOREFRONT.



STOREFRONT DOOR

NORTH

06 RHYTHM OF ENTRANCE AND/OR PORCH PROJECTIONS

Per the main street guidelines, main entries to the retail, community, and lobby space are slightly recessed. Entries to the retail space are balanced on either corner, along the public-right-of-way, with secondary access off the interior plazas. The central community pavilion and east retail space featuring transparent overhead doors, to allow activity to spill out into the plaza and active the space during cooperative weather. The main entry to the residential lobby and community space is located off the western plaza, offering visual connectivity to the main street.

06 FACADE ELEMENTS

GLAZED BIFOLD OVERHEAD DOORS

MANUFACTURER:

WILSON INDUSTRIAL DOORS

CLEAR-VUE CUSTOM DESIGNED DOORS

Standard Features
Custom Designed Openings
Constructed of 1/4" thick 6061-T6 Aluminum Alloy.

Header Mounted Drive Shaft and Operator
The overhead mount drive assembly is located above the door for a clean, unobtrusive look or to allow for a custom cover. The 6"x4" mounting angle comes with all drive assembly mounts and brackets factory welded for ease of installation.

Dual Handle Manual Jamb Locks with Acceleration Dampers
Dual handle manual lock handles on both sides of the door, latch on to the door and pull it closed. The lock handles feature acceleration dampers for a smooth and safe operation.

Balanced Lift Cable & Drive Mechanism
Five-to-one service factor standard; lifting cable drums are an integral part of drive shaft, ensuring even lifting.

Energy Saving Weather Seal
Includes one header seal, two jamb seals, one hinge seal, and one rubber floor seal.

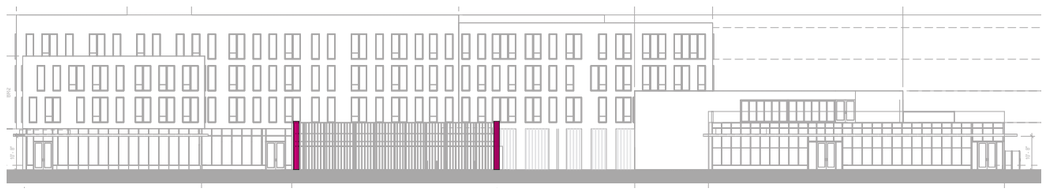
Door Finish
Aluminum door finish is left aluminum mill finish.

Sensing Edge
Stops the door in the event it contacts an object.

Clear-Vue Door Options
Actuator Jamb Locks
Radio Control
Walk Door Rough-In
Window Rough-In
ADA Compliant Walk Door
Additional Bottom Seal
PE Stamp
Warning Light & Horn
Jamb Angles
Install Supervision

EXAMPLE PROJECT

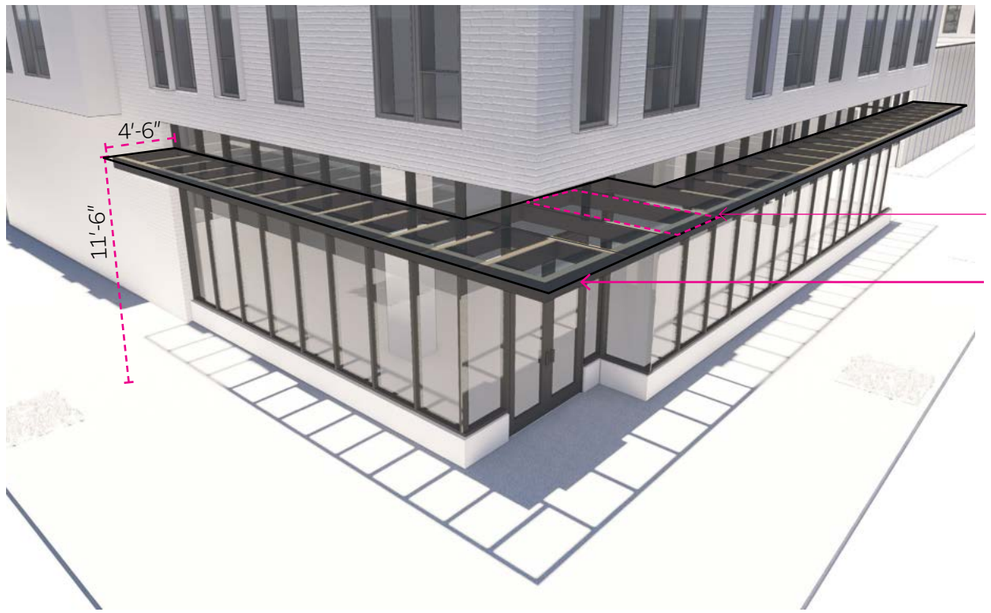
OVERHEAD DOOR



NORTH

CANOPY

The proposed storefront canopy aims to provide shade and protection from the elements throughout retail areas in East, South, and West Elevations.



MANUFACTURER:
MASA Architectural Canopies
Vision 300 Series

Applications: Windows / Curtain Walls / Doorways / Bland Facias

Technical Data:

- All extrusions meet criteria for ASTM B221 and ASTM B429
- All products are engineered to meet standards of ASCE for design loads
- All framing materials are T5/T6 high strength extruded aluminum
- Temp/Lami Glazing • MASA G7 Panel System • Perforated Metal

For PDF or AutoCAD Drawings go to: www.architecturalcanopies.com and click on downloads

Finishes:

- Standard finish super-durable Tiger Drylac Series 39 or 49 polyester resin based powder coating.

Other Finishes Available:
- Kynar Liquid Flouropolymer
- Duranar/PPG

Full color palettes are also available for download at **www.architecturalcanopies.com**

All finishes are AAMA rated for excellent outdoor durability

CANOPY EXTENTS

WEST

NORTH

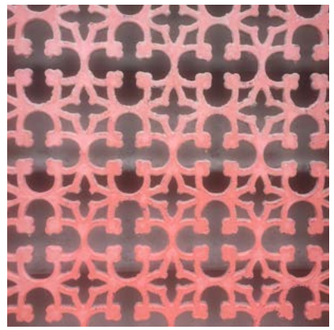
EAST

NATIVE PEWABIC TILE

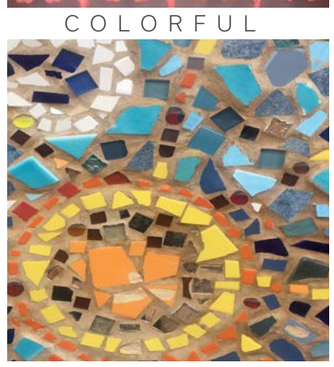
STUCCO

DECORATIVE

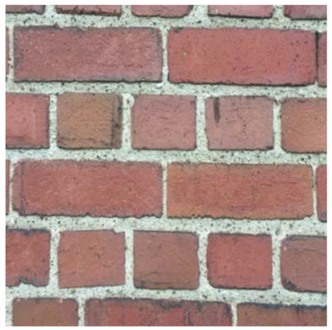
CONTRASTING



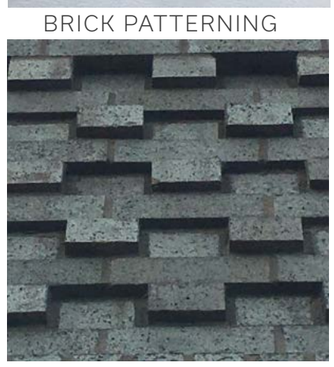
COLORFUL



NEUTRAL COLOR PALETTE



BRICK PATTERNING



VERTICAL BANDING

DIVERSE PALETTE OF MATERIALS OBSERVED ALONG VERNOR HIGHWAY/HUBBARD FARMS HISTORIC DISTRICT

07 MATERIALS

EXISTING CONTEXT

07 RELATIONSHIP OF MATERIALS

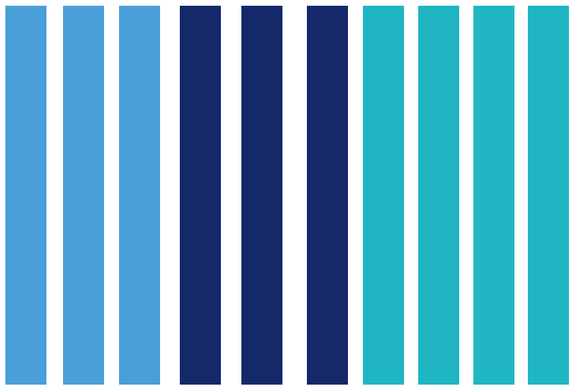
From colorful community mosaics and murals to traditional brickwork, the array of building material, texture, and color found in the area is extremely diverse and has transitioned over time. Brick and wood are the prevalent original building materials, with stucco being a common alternate. The proposed design is clad primarily in brick, with fiber cement board and stucco in select areas on secondary facades (rear of building facing parking).

07 MATERIALS

BR-1 GLEN-GERY BRICK
COLOR = WHITE GLAZE

FCP-1 CEMENTITIOUS PANEL
COLOR = CHARCOAL GREY

METAL FIN PAINTED METAL FINS



BR-2 GLEN-GERY BRICK
STONE GREY

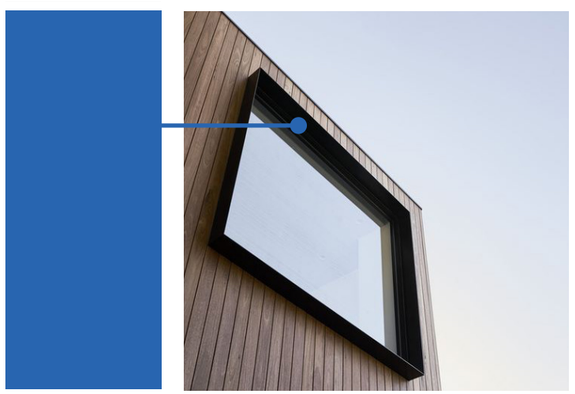
MULLION COLOR = BRONZE/CHARCOAL

GLASS STOREFRONT GLASS

BR-3 HEBRON BRICK
COLOR = OPUS

STUCCO COLOR = LIGHT GREY

WINDOW ACCENT PAINTED METAL SURROUNDS



08 RELATIONSHIP OF TEXTURE

The design integrates a variety of materials, strategically applied to enhance the pedestrian experience and to provide visual interest. The predominant use of brick in varying colors and pattern applications balances the composition but offers differentiation and visual interest, whereas the matte finish of fiber cement board juxtaposes the reflectivity of glazing. The vertical fins of the community pavilion create a rhythmic focal point of interest within the public plaza.

09 RELATIONSHIP OF COLOR

A neutral color palette of dark and medium-toned brick, medium grey stucco and fiber cement board, and contrasting white brick is adopted to blend in the with multi-dimensional context. In the spirit of the area's colorful public art, the decorative fins of the community pavilion are accented in colorful hues of blue and green, paying homage to native Pewabic tiles ubiquitous throughout the region. Furthermore, these colors are added to the metal trim around select punched windows on the upper level, to add visual interest to the façade.

07 MATERIALS

SOUTH ELEVATION

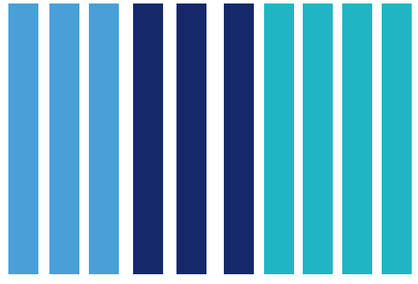
BR-2 GLEN-GERY BRICK
STONE GREY

BR-1 GLEN-GERY BRICK
COLOR = WHITE GLAZE

BR-3 HEBRON BRICK
COLOR = OPUS

GLASS STOREFRONT
GLASS

METAL FIN PAINTED METAL FINS



1" = 20'-0"

0' 20' 40'

07 MATERIALS

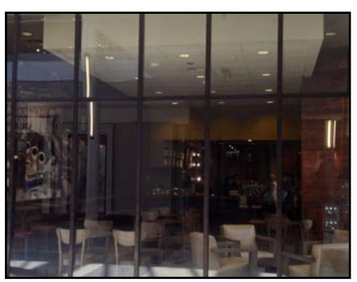
EAST/WEST ELEVATION

BR-2 GLEN-GERY BRICK
STONE GREY

BR-3 HEBRON BRICK
COLOR = OPUS

BR-3 HEBRON BRICK
COLOR = OPUS

GLASS STOREFRONT GLASS



BR-1 GLEN-GERY BRICK
COLOR = WHITE GLAZE

WEST ELEVATION

EAST ELEVATION

1″ = 20′-0″

0′ 20′ 40′

07 MATERIALS

NORTH ELEVATION

BR-3 HEBRON BRICK
COLOR = OPUS

FCP-1 CEMENTITIOUS PANEL
COLOR = CHARCOAL GREY

BR-2 GLEN-GERY BRICK
STONE GREY

BR-1 GLEN-GERY BRICK
COLOR = WHITE GLAZE

STUCCO COLOR = LIGHT GREY

1" = 20'-0"

0' 20' 40'

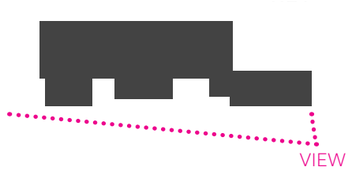
08 LANDSCAPE ELEMENTS

19 Degree of complexity within facade inspired by simple, rectangular forms of Classical composition, blended with modern aesthetic

10 Proposed architectural detail is of contemporary style, elaborated through arrangement of solids & voids in the fenestration patterns and material detailing, such as accent colors at select window trims

STREET VIEW FROM VERNOR HWY

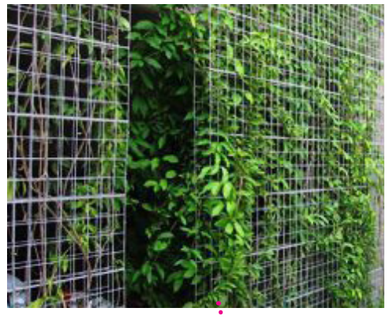
KEY



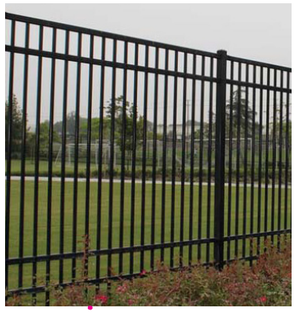
08 LANDSCAPE ELEMENTS

PERVIOUS PAVERS

VEGETATED SCREEN

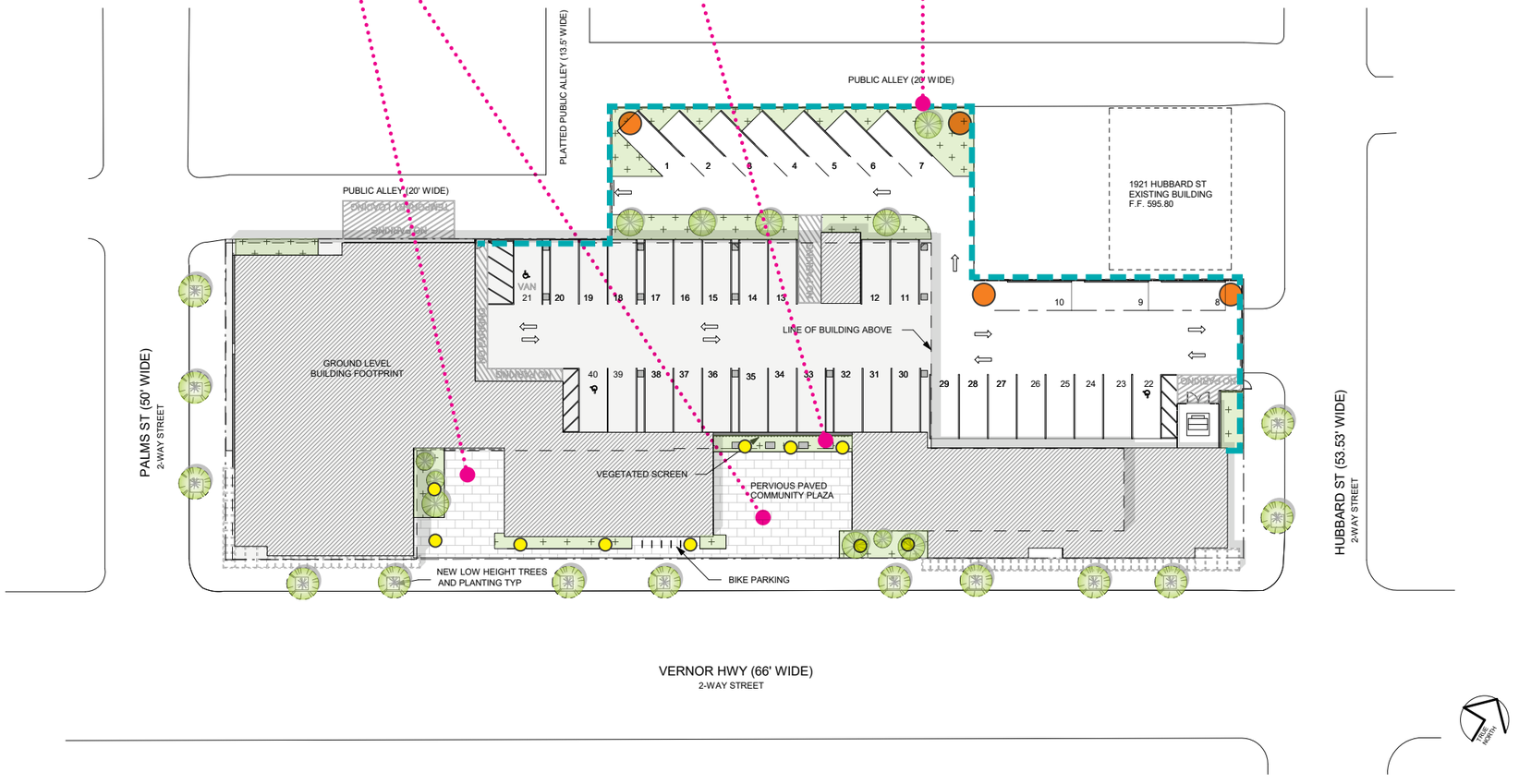


PERIMETER PARKING FENCING



RECESSED SITE FEATURE UP-LIGHTING

POST LIGHTING



13 RELATIONSHIP OF SIGNIFICANT LANDSCAPE FEATURES AND SURFACE TREATMENTS

The lush landscaped plaza and gardens will contain a diverse variety of drought tolerant and local species, to be enjoyed year-round. Planted areas will contain a mix of hardy ornamental trees and shrubs, promoting biodiversity and creating height differentiation within the plaza. Pervious pavers in the plaza will provide an extension of the street, welcoming the community. The open space will be versatile in nature to allow a mix of programmatic events.

08 LANDSCAPE ELEMENTS

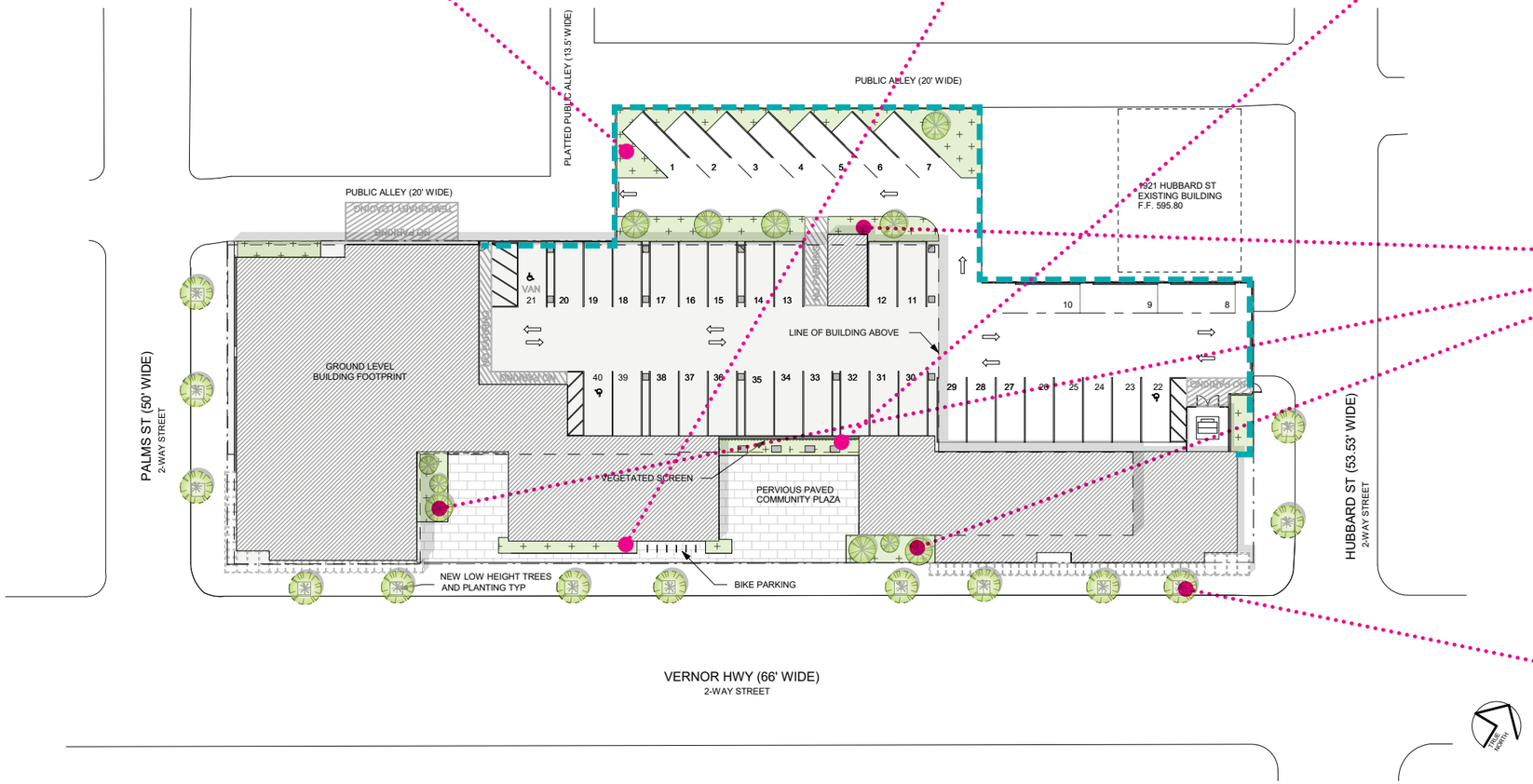
ARONIA ARBUTIFOLIO - RED CHOKEBERRY

ECHINACEA PURPUREA - PURPLE CONEFLOWER

SCHIZACHYRIUM SCOPARIUM - LITTLE BLUESTEM

TRADESCANTIA OHIENSIS - OHIO SPIDERWORT

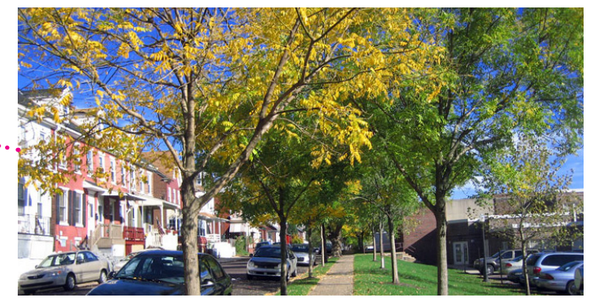
PARTHENOCISSUS QUINQUEFOLIA - VIRGINIA CREEPER 1



SCHIZACHYRIUM SCOPARIUM - LITTLE BLUESTEM

MONARDA FISTULOSA - WILD-BERGAMOT

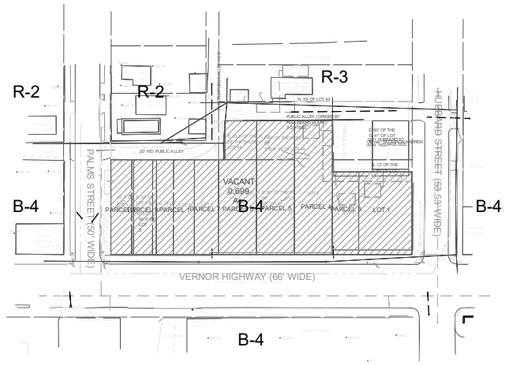
HONEY LOCUST TREES




VERNOR HWY
HUBBARD ST
SCOTTEN ST
Scotten St
ONLY
Bagley Av
90 ft

3.1.- APPENDIX

CONTENTS



ZONING CLASSIFICATION B-4		
SITE AREA	35,323.16 SF	.81 ACRES
	REQUIRED	**PROPOSED**
MIN FRONT YARD	NONE	SEE DRAWING
MIN SIDE YARD	NONE	SEE DRAWING
MIN REAR YARD	NONE	SEE DRAWING
MAX HEIGHT	35'	45'
FAR	N/A	1.78
LOT COVERAGE	N/A	13,549.62 SF - 39.6%

PARKING DATA			
USE	**REQUIREMENT**	**REQ'D SPACES**	**PROPOSED**
RESIDENTIAL	.75/UNIT @ 53 UNITS	40	40
ACCESSIBLE	2 @ 26-50 TOTAL 3 @ 51- 75 *ADDITIONAL PARKING	2: 1 VAN + 1 CAR	3: 1 VAN + 2 CAR
COMMERCIAL	16-14-71 SCHEDULE B - 1/200 SF 16-14-103 - 0 FOR FIRST 3,000 SF OF PEDX ORIENTED USE (OR 15 SPACES)	35 - 15 = 20	0 SEE Z-05
LOADING	61-14-81 - RESIDENTIAL 1: 12' x 35' RETAIL 1: 12' x 35'	2: 12' x 35'	*1 SHARED ALLEY LOADING ZONE, SEE Z-00
TOTAL		60	40

PROJECT DESCRIPTION

NOT TO SCALE

TRUE NORTH

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1 - 4050 W. VERNOR HIGHWAY
PARCEL 2 - 4060 W. VERNOR HIGHWAY
PARCEL 3 - 4010 W. VERNOR HIGHWAY
PARCEL 4 - 4018 W. VERNOR HIGHWAY
PARCEL 5 - 4022 W. VERNOR HIGHWAY
PARCEL 6 - 4034 W. VERNOR HIGHWAY
PARCEL 7 - 4042 W. VERNOR HIGHWAY
PARCEL 8 - 4052 W. VERNOR HIGHWAY
PARCEL 9 - 4000 W. VERNOR HIGHWAY

INTERIOR LANDSCAPE		
40 PARKING SPACES	**REQUIRED**	**PROPOSED**
LANDSCAPE AREA	61-14-223 - 18 SF/SPACE 40 x 18SF = 720SF	1,371 SF
SHADE TREES	1 SHADE TREE PER 250SF 720 / 250 = 2.88 SHADE TREES	4 SHADE TREES

ARCHITECT:

SITIO
architecture + urbanism

2001 MARKET ST, STE 2500
PHILADELPHIA, PA 19103
t. 215.268.3820 f. 215.268.3821

CLIENT:

cinnaire
ADVANCING COMMUNITIES

2111 WOODWARD AVE, STE 600
DETROIT, MI 48201

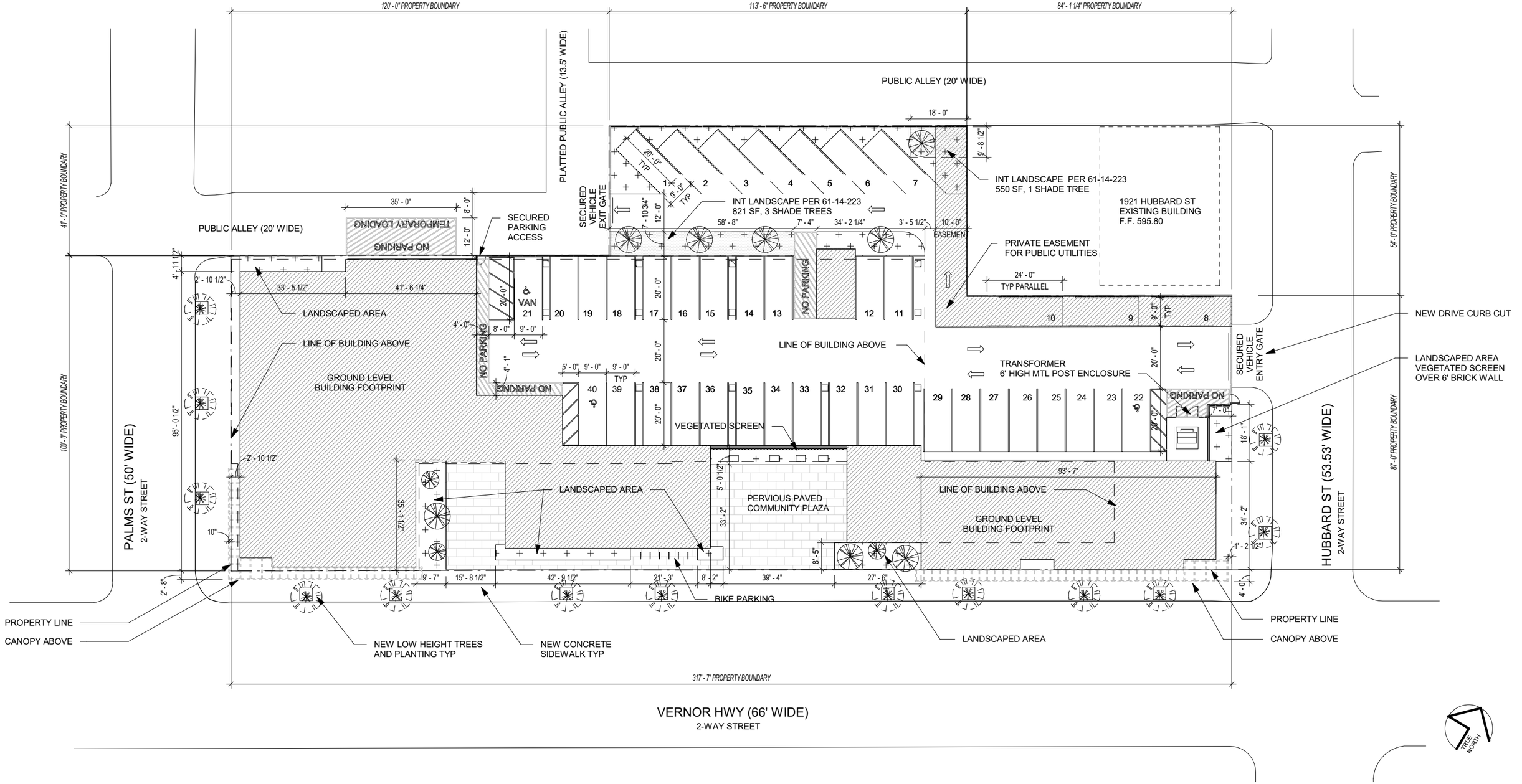
PROJECT ADDRESS:

4000, 4010, 4018, 4022, 4034, 4042,
4050, 4052, 4060 W. VERNOR HWY
CITY OF DETROIT
WAYNE COUNTY, MI

Title: COVER SHEET
Scale: 1" = 160'-0"
Date: 01/21/19

Z-CS

HUBBARDVERNOR



1 SITE PLAN
1" = 30'-0"

ARCHITECT:

SITIO
architecture + urbanism

2001 MARKET ST, STE 2500
PHILADELPHIA, PA 19103
t. 215.268.3820 f. 215.268.3821

CLIENT:

cinnaire
ADVANCING COMMUNITIES

2111 WOODWARD AVE, STE 600
DETROIT, MI 48201

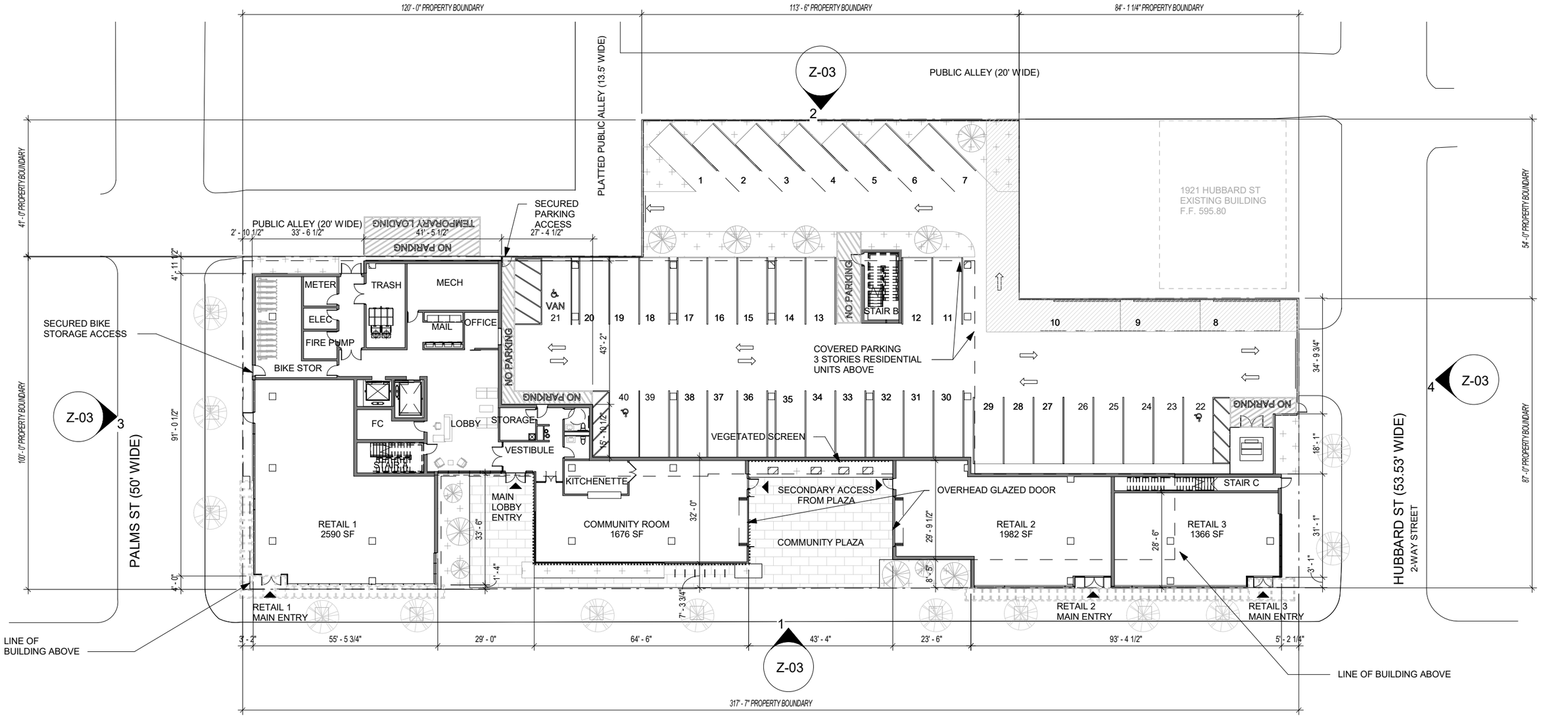
PROJECT ADDRESS:

4000, 4010, 4018, 4022, 4034, 4042,
4050, 4052, 4060 W. VERNOR HWY
CITY OF DETROIT
WAYNE COUNTY, MI

Title: SITE PLAN
Scale: 1" = 30'-0"
Date: 01/22/19

Z-00

HUBBARDVERNOR



1 GROUND FLOOR PLAN
1" = 30'-0"

ARCHITECT:

SITIO
architecture + urbanism

2001 MARKET ST, STE 2500
PHILADELPHIA, PA 19103
t. 215.268.3820 f. 215.268.3821

CLIENT:

cinnaire
ADVANCING COMMUNITIES

2111 WOODWARD AVE, STE 600
DETROIT, MI 48201

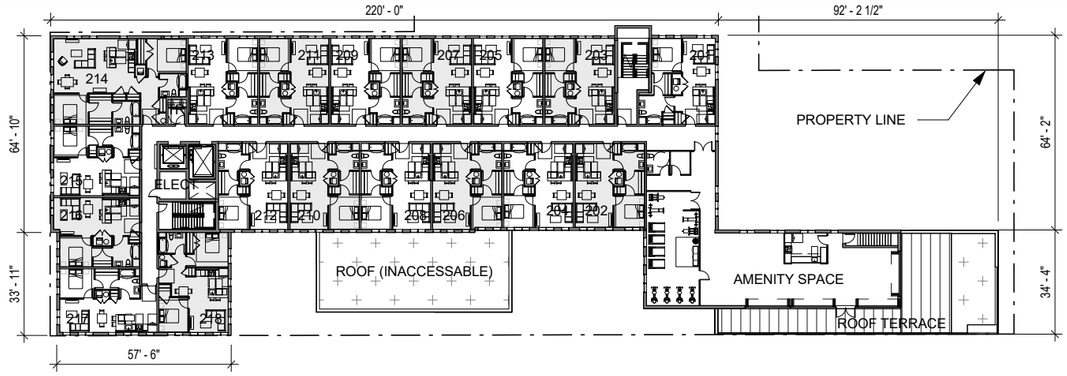
PROJECT ADDRESS:

4000, 4010, 4018, 4022, 4034, 4042,
4050, 4052, 4060 W. VERNOR HWY
CITY OF DETROIT
WAYNE COUNTY, MI

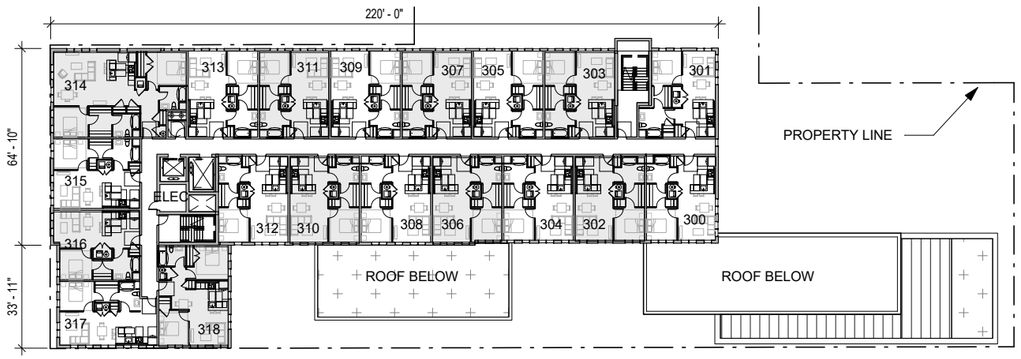
Title: GROUND FLOOR PLAN
Scale: 1" = 30'-0"
Date: 01/22/19

Z-01

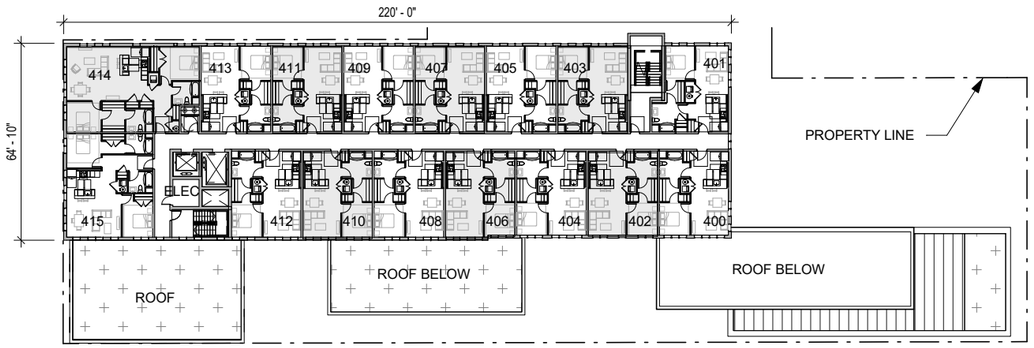
HUBBARDVERNOR



1 LEVEL 2
1" = 50'-0"



2 LEVEL 3
1" = 50'-0"



3 LEVEL 4
1" = 50'-0"

BUILDING DATA

FLOOR	USE	AREA	RESIDENTIAL UNITS
G	LOBBY/ MEP	4,973 GSF	0
	RETAIL	6,904 GSF	0
	COMMUNITY	1,983 GSF	0
2	RESIDENTIAL	15,859 GSF	18 (2:TWO BED/ 16:ONE BED)
	RES. AMENITY	2,925 GSF	0
3	RESIDENTIAL	16,197 GSF	19 (2:TWO BED/ 17:ONE BED)
4	RESIDENTIAL	14,247 GSF	16 (2:TWO BED/ 14:ONE BED)
TOTAL		62,908 GSF	53

ARCHITECT:

SITIO
architecture + urbanism

2001 MARKET ST, STE 2500
PHILADELPHIA, PA 19103
t. 215.268.3820 f. 215.268.3821

CLIENT:

cinnaire
ADVANCING COMMUNITIES

2111 WOODWARD AVE, STE 600
DETROIT, MI 48201

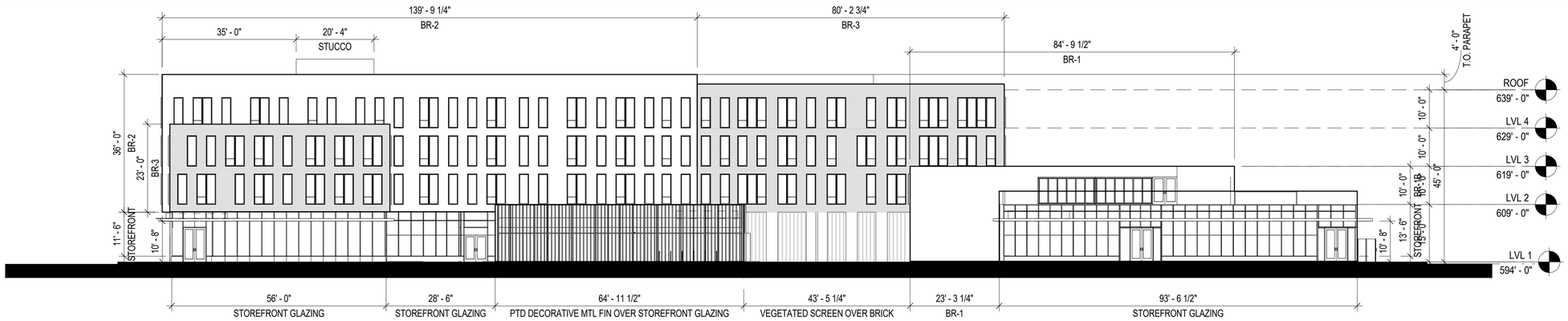
PROJECT ADDRESS:

4000, 4010, 4018, 4022, 4034, 4042,
4050, 4052, 4060 W. VERNOR HWY
CITY OF DETROIT
WAYNE COUNTY, MI

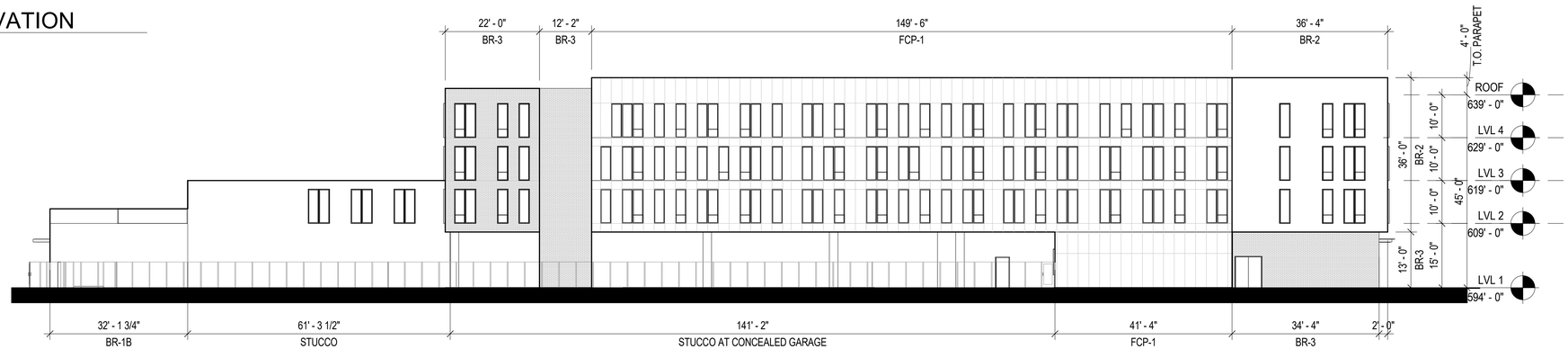
Title: TYPICAL FLOOR PLANS
Scale: 1" = 50'-0"
Date: 01/22/19

Z-02

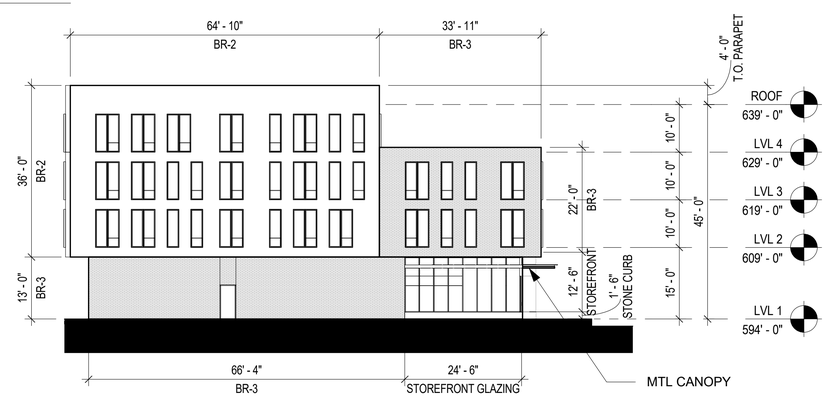
HUBBARDVERNOR



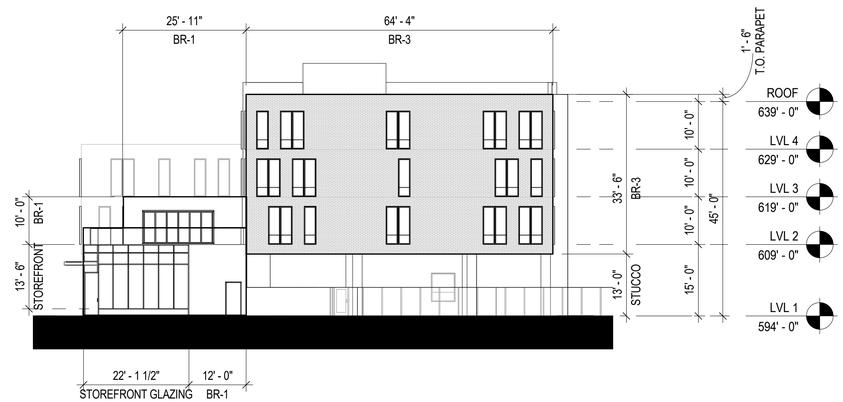
1 SOUTH ELEVATION
1" = 30'-0"



2 NORTH ELEVATION
1" = 30'-0"



3 WEST ELEVATION
1" = 30'-0"



4 EAST ELEVATION
1" = 30'-0"

ARCHITECT:
SITIO
architecture + urbanism
2001 MARKET ST, STE 2500
PHILADELPHIA, PA 19103
t. 215.268.3820 f. 215.268.3821

CLIENT:
cinnaire
ADVANCING COMMUNITIES
2111 WOODWARD AVE, STE 600
DETROIT, MI 48201

PROJECT ADDRESS:

4000, 4010, 4018, 4022, 4034, 4042,
4050, 4052, 4060 W. VERNOR HWY
CITY OF DETROIT
WAYNE COUNTY, MI

Title: ELEVATIONS
Scale: 1" = 30'-0"
Date: 01/22/19

Z-03

HUBBARDVERNOR

Andersen WINDOWS • DOORS

100 SERIES
WINDOWS & DOORS

THE SMART ALTERNATIVE TO VINYL.

A BETTER CHOICE FOR YOUR HOME.

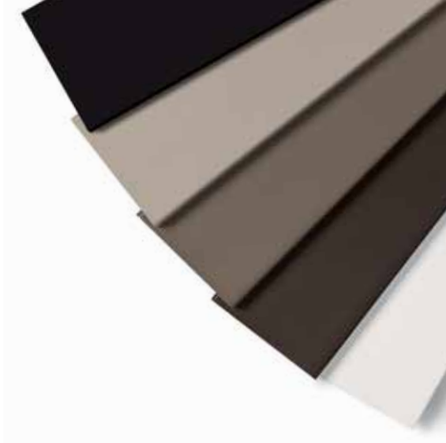
Whether you're replacing, remodeling or building, now you can bring Andersen beauty, craftsmanship and time-tested performance into your home for less than you may expect. Andersen® 100 Series windows and patio doors are made with our revolutionary Fibrex® composite material, which allows us to offer an uncommon value others can't. It's environmentally responsible and energy efficient, and it comes in durable colors that are darker and richer than most vinyl windows.

FIBREX® MATERIAL IS 2X STRONGER THAN VINYL

Durable 100 Series products come with factory-finished interiors and exteriors that never need painting and won't fade, flake, blister or peel.*

Andersen® 100 Series windows come in beautiful, rich dark colors, including Dark Bronze and Black, to complement virtually any architectural style and set your home apart.

100 Series products are made with our Fibrex composite material. It's composed of 40% reclaimed wood fiber by weight, most of which is created during the manufacture of Andersen wood windows.



MADE POSSIBLE BY OUR EXCLUSIVE FIBREX® MATERIAL

Fibrex® material is more than just environmentally responsible. It's also durable and beautiful.

Here's what helps make Fibrex material so revolutionary:

- Fibrex material is **twice as strong as vinyl, so weathertight seals stay weathertight.**
- Our unique fabrication process **blends the color with the Fibrex material** for long-lasting beauty.
- It blocks thermal transfer nearly 700 times better than aluminum to help **reduce heating and cooling bills.**
- For **exceptional durability,** Fibrex material retains its stability and rigidity in all climates.

40% reclaimed wood fiber by weight.

Learn more about Fibrex material by watching our video at **andersenwindows.com/fibrex**

*Visit andersenwindows.com/warranty for details.

*Visit andersenwindows.com/warranty for details.

WHY ANDERSEN® 100 SERIES
WINDOWS & DOORS ARE AN EASY CHOICE.

All 100 Series windows and patio doors feature the performance, durability and ease of use you've come to expect from Andersen. Which means they not only provide energy efficiency, beauty and reliability today, but they'll also continue to add value to your home tomorrow and for years* to come. **Plus, they're virtually maintenance free**.

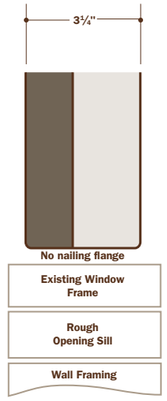
REPLACEMENT

If you're thinking of replacement, think of 100 Series windows and patio doors. You'll find choices for virtually any project, and all feature energy-efficient designs that help keep energy bills to a minimum.

CUSTOM SIZES

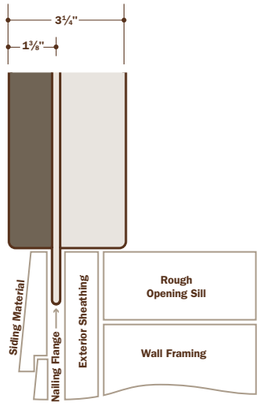
Custom sizes for a weathertight fit.

100 Series windows and patio doors are available in custom sizes, which helps provide a more weathertight fit for any replacement project.



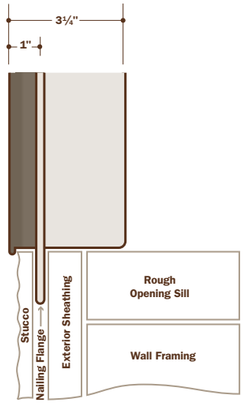
Replacement Configuration

This frame allows for fast and easy window replacement. Install the window into your existing window frame without disturbing interior or exterior trim, which saves you time and money.



1⅜" Flange Setback

The integral nailing flange makes it easy to install windows into a new opening and helps make sure the windows and doors are weathertight.



1" Flange Setback with Stucco Key

The integral nailing flange makes it easy to install windows into a new opening and helps make sure the windows and doors are weathertight. The stucco key eliminates gaps that can result from the natural contraction of exterior stucco.

*Visit andersenwindows.com/warranty for details.

ENVIRONMENTALLY SMART

Save money by saving energy.

Andersen® 100 Series products are available with glass options* that make them ENERGY STAR® certified, helping to **lower your heating and cooling bills**. What's more, the Fibrex® material used for 100 Series frames and sash blocks thermal transfer nearly 700 times better than aluminum.

ASK ABOUT ENERGY STAR

It pays to understand performance.

Look for the National Fenestration Rating Council® (NFRC) performance information. It's your assurance you're getting accurate energy performance ratings from a nonpartisan, nonprofit organization. Here's what the numbers mean:

U-Factor measures the window's insulating capability. The lower the value, the less heat is lost through the entire product.

Visible Transmittance refers to how much visible light comes through a product. The higher the number, the better the visibility.

Solar Heat Gain Coefficient (SHGC) measures how well a product blocks heat from the sun. The lower the number, the more it helps reduce air conditioning bills.

Visit **andersenwindows.com/100series** for details.

STRENGTH

Easy operation for years to come.**

All 100 Series products are **tested to the extreme** to deliver years of smooth, reliable operation.**

Take comfort in superior weather resistance.

Our weather-resistant construction **seals out drafts, wind and water** so well, you can relax in comfort whatever the weather. We carefully select weatherstripping to match each style of window and door to make sure you enjoy superior comfort and reliability.

OWNER2OWNER® LIMITED WARRANTY

Quality so solid, the warranty is transferable.**

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner.** So it can add real value when you decide to sell your home.

Never needs painting.

100 Series windows and doors **won't fade, flake, blister or peel,**** no matter what the climate.

BEAUTY

Attractive corner seams.

100 Series windows and patio doors feature low-visibility corner seams for a cleaner and more contemporary look.

Five exterior colors for beautiful curb appeal.

From White and Sandtone to deep, rich Terratone, Dark Bronze and Black colors, 100 Series windows and patio doors complement any home and any replacement project.

Improve your view with TruScene® insect screens.

With **over 50% more clarity** than conventional insect screens, optional TruScene® insect screens give you beautifully unobstructed views. They let more sunlight and fresh air into your home while keeping some of the smallest insects out.†

*Excludes units with capillary breather tubes. See your dealer for details.
**Visit andersenwindows.com/warranty for details.
†All comparisons made to conventional Andersen® insect screens.

CHOOSE THE WINDOWS, DOORS & OPTIONS THAT ARE RIGHT FOR YOU.

WINDOW & DOOR TYPES

Building an energy-efficient home doesn't mean you have to restrict your dreaming. Andersen® 100 Series windows and doors come in styles, shapes and even custom sizes to create the look you want.

SINGLE-HUNG WINDOWS

This style features a stationary upper sash that is also available with an arched top to enhance the look of your home.

CASEMENT & AWNING WINDOWS

Both styles open with a simple turn of a handle and can also be ordered as stationary windows.

GLIDING WINDOWS

These windows have one stationary sash and one that opens. A three-sash configuration, where two sash glide past a fixed center sash, is also available.

GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. They feature a multi-point locking system for enhanced security, and an optional exterior keyed lock for convenience. For more character, consider adding 100 Series sidelight windows on each side of your door and a transom window on top.

PICTURE & SPECIALTY WINDOWS

Arch, Springline,™ half circle, quarter circle, full circle, and rectangle shapes are available to complement your home's architecture. Additional shapes include: angled pentagon, peak pentagon, right triangle, isosceles triangle, octagon, trapezoid and unequal leg arch.

CUSTOM SIZES

Available in custom sizes to fit all projects, including replacement.

GLASS

Choose the right glass to maximize performance.

SMARTSUN™ GLASS

Low-E SmartSun™ glass is the most energy-efficient glass we have ever offered. It rejects unwanted solar heat to help reduce cooling costs and blocks 95% of UV rays that can cause your home furnishings to fade — all while providing a clear view.

LOW-E GLASS

Energy-efficient Low-E glass is available on all 100 Series products, and can help reduce energy bills in any climate.

SUN GLASS

It's tinted for maximum protection from the effects of intense sunlight while providing all the benefits of Low-E glass.

HEATLOCK™ TECHNOLOGY

Our HeatLock™ coating can increase the energy efficiency of any 100 Series window or patio door with Low-E or SmartSun glass. Applied to the room-side glass surface, it reflects heat back into the home and improves U-Factors, which can help the window or door meet ENERGY STAR® requirements.

DUAL-PANE GLASS

Dual-pane glass is available for projects where codes allow its use.*

SOUND-REDUCING GLASS

This glass option helps reduce the volume of outside noise. Available with Low-E, SmartSun and Sun.

PATTERNED GLASS

Our patterned glass is ideal in bathrooms, entryways, offices and other areas where you want to let light into your home while obscuring the vision of people outside. It delivers all the benefits of Low-E glass and can also be ordered with Low-E SmartSun glass.

Obscure**

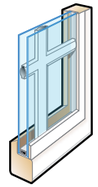
Cascade

Reed

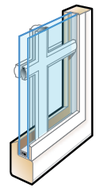
Fern

GRILLES

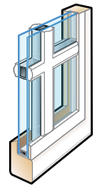
Customize the look of your windows and doors with these grille options.



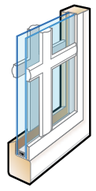
Finelight™ grilles-between-the-glass make glass easy to clean. They have an elegant, sculpted profile, plus they offer a two-sided color scheme, allowing you to have grilles that match not only the interior but also your exterior color choice.



Finelight with Exterior Grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.



For an authentic look, **Full Divided Lights** feature permanently applied grilles to the interior and exterior of the window with a spacer between the glass.



Simulated Divided Lights offer permanent grilles on the exterior and interior with no spacer between the glass.

Colonial

Modified Colonial

Prairie A

Short Fractional

Tall Fractional

Victorian

Renaissance*

Sunburst*

SPECIFIED EQUAL LIGHT

Any number of same-size rectangles across or down. Some limitations apply.

(2 x 1)

(1 x 3)

(2 x 2)

(2 x 4)

COLOR

Choose the right color to enhance the beauty of your home, inside and out.

EXTERIOR COLORS

Andersen® 100 Series products come in five exterior colors, including Black and Dark Bronze — colors that are darker and richer than most vinyl windows.

Black

Dark Bronze

Terratone

Sandtone

White

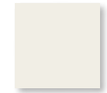
INTERIOR COLORS

100 Series products feature an attractive matte finish inside. This gives you the ability to select your favorite exterior color without compromising options for interior decoration.

Black**

Dark Bronze**

Sandtone**



White

HARDWARE

You get attractive hardware that performs reliably for years.†

WINDOW HARDWARE

Single-hung and **gliding windows** feature hardware that automatically locks when windows are closed. Hardware color matches the window's interior.

Optional single-hung lift/pull handle matches the window's interior.

Optional metal Slim Line hardware is available in White, Sandtone, Dark Bronze, Black, Satin Nickel and Antique Brass.

Casement and **awning** hardware folds down so it doesn't interfere with window treatments and is available in White, Sandtone, Dark Bronze, Black, Satin Nickel and Antique Brass.

GLIDING PATIO DOOR HARDWARE

Tulsa hardware exterior handles match the door's exterior color, while interior handles match the interior. Afton hardware has the same finish inside and out. Also available, an optional auxiliary foot lock that secures the gliding panel in the track. It provides an extra measure of security when the door is in a locked position.

TULSA HARDWARE
(Standard)

Exterior Handle

Black
Dark Bronze
Sandtone
Terratone
White

Interior Handle

Black
Dark Bronze
Sandtone
White

AFTON HARDWARE
(Optional)

Exterior Handle

Interior Handle

Antique Brass
Black
Bright Brass
Satin Nickel

Bold name indicates finish shown.

*See your local code official for building code requirements in your area. **Obscure glass also available with Low-E Sun glass.

*Renaissance and Sunburst patterns are only available with Finelight grilles. **Units with Black, Dark Bronze and Sandtone interiors have matching exteriors. †Visit andersenwindows.com/warranty for details. Printing limitations prevent exact color duplication. See your Andersen dealer for actual color samples.

IMPROVING THE VIEW OUTSIDE

THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting,* energy-efficient windows and doors.

Visit **andersencorporation.com** or **andersenwindows.com/sustainability** for more information.

Andersen makes windows and doors with options that make them **ENERGY STAR® v. 6.0** certified throughout the United States.

Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.

Andersen was the first window and door manufacturer with **Green Seal™** certified products. Please visit our website at andersenwindows.com for a list of certified products.

Celebrating 115 Years 1903–2018

Andersen Windows • Doors

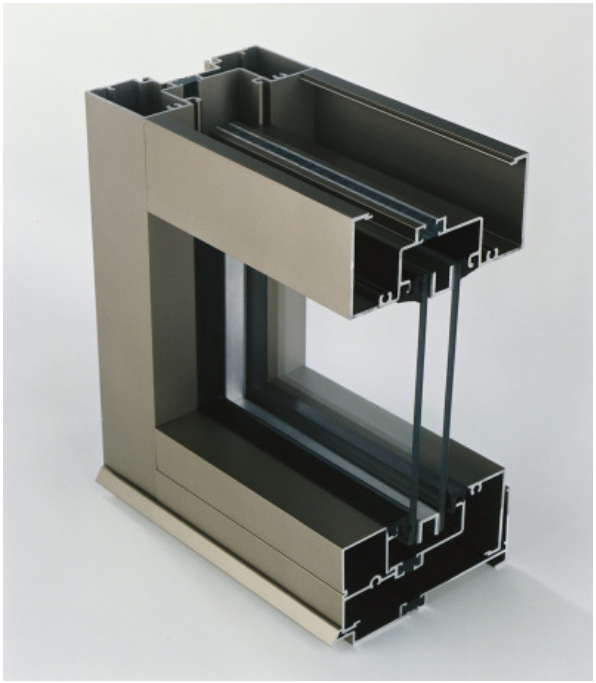
*Visit andersenwindows.com/warranty for details.

14.01
14000 Series Flush Glaze
Description

Description

Tubelite T14000 Series Framing is a 2" x 4 1/2" deep flush glazed storefront system for use on first floor applications. This dry glazed internally drained framing can be glazed with 1" insulated glass or panels positioned in the center of the frame. Glass pocket reducers can be used to glaze infill thicknesses of 1/4" to 1/2"

A poured and de-bridged thermal break provides industry standard Condensation Resistance and limits thermal conduction. The thermal pocket also employs the Azon Lance for prevention of dry shrink of the polyurethane barrier.



14.02
14000 Series Flush Glaze
Guide Specifications

General

Description

Furnish all necessary materials, labor and equipment for the complete installation of aluminum framing as shown on the drawings and specified herein.

Fixed window framing shall be 14000 Series Flush Glaze (2" x 4 1/2") as manufactured by Tube-lite Inc., Walker, Michigan. Whenever substitute products are to be considered, supporting technical literature, samples drawings and performance data must be submitted ten (10) days prior to bid in order to make a valid comparison of the products involved.

Test reports certified by an independent laboratory must be made available upon request.

Performance Requirements

Air infiltration shall not exceed .06 CFM/Ft^2 when tested in accordance with ASTM E-283 at a test pressure of 6.24 PSF.

There shall be no uncontrolled water entry when tested in accordance with ASTM E-331 "Water Penetration of Exterior Windows, Curtainwalls and Doors by Uniform Static Air Pressure Difference" at a test pressure of 15 PSF.

There shall be no uncontrolled water entry when tested in accordance with AAMA 501.1-94 at a dynamic pressure equivalent of 15 PSF.

Structural performance per ASTM E330 shall be based on a maximum allowable deflection of L/175 of the span or 3/4" maximum. The system shall perform to those criteria under a wind load of (architect specify) _____ PSF.

There shall be no buckling, stress on glass, edge seal failure, excess stress on curtainwall structure, anchors and fasteners or reduction in performance when tested in accordance with AAMA 501.5-98 at a temperature range of 0^0 to 180^0 F.

There shall be no "Life/Safety" type failures (glass breakage, anchor failures, or structural damage) when tested in accordance with AAMA 501.4, seismic test (lateral cycling.)

Thermal transmittance due to conduction (U_c) shall be 0.40 - poured & debridged (see AAMA 507-12 test report B6911.03-116-45) BTU/Hr/Ft^2/F degrees. Condensation Resistance Factor (CRF) shall not be less than 54 - poured & debridged only (or 53 - slotted only) when tested in accordance with AAMA 1503-98.

The system shall have a Sound Transmission Class (STC) rating of 32 and an Outdoor-Indoor Transmission Class (OITC) rating of 26 when tested in accordance with ASTM E90-97, ASTM E413-87 (reapproved 1994) and ASTM E1332-90.

Products

Materials

Extrusions shall be of aluminum alloy 6063-T5 extruded within commercial tolerance and free from defects impairing strength and/or durability. Main framing sections to be of .075 inch minimum wall thickness and glazing stop moldings of .060 inch thickness.

Screws, bolts and all other accessories to be compatible with the aluminum under normal service conditions.

Glazing shall be by means of an exterior and interior roll-in wedge of high quality extruded elastomeric material.

Optional: Thermal barrier shall be a two part chemically curing, unfilled polyurethane casting resin poured in place for perimeter members. Intermediate vertical members shall be slotted for efficient thermal performance.

Finish

All exposed framing surfaces shall be free of scratches and other serious blemishes.

Finish to be: (architect select)

- Etched and clear anodized (AAM12C22A31)
  - Clear - Class 2 (C2)
- (AAM12C22A41)
  - Clear - Class 1 (C1)
- Electrolytically deposited color (AAM12C22A44) Class 1
  - Champagne (CH)
  - Medium Bronze (MB)
  - Dark Bronze (DB)
  - Extra Dark Bronze (EB)
  - Black (BL)
- Fluoropolymer (70%) painted color _____.

Execution

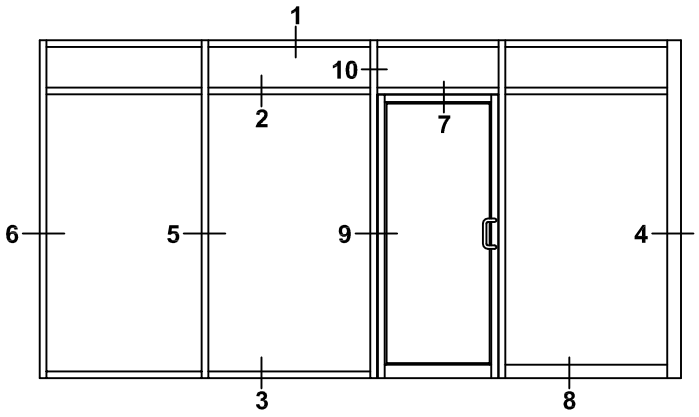
Installation

Shall be in accordance with the manufacturer's installation instructions and the approved shop drawings.

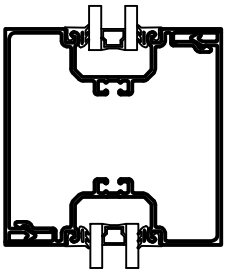
Note:

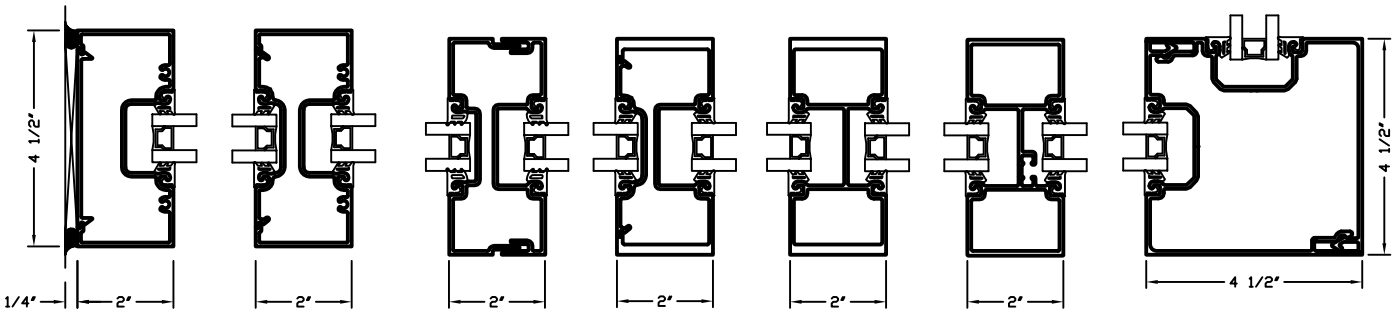
In keeping with Tubelite's policy of continuing product improvements, all specifications are subject to change without written notice by the manufacturer.

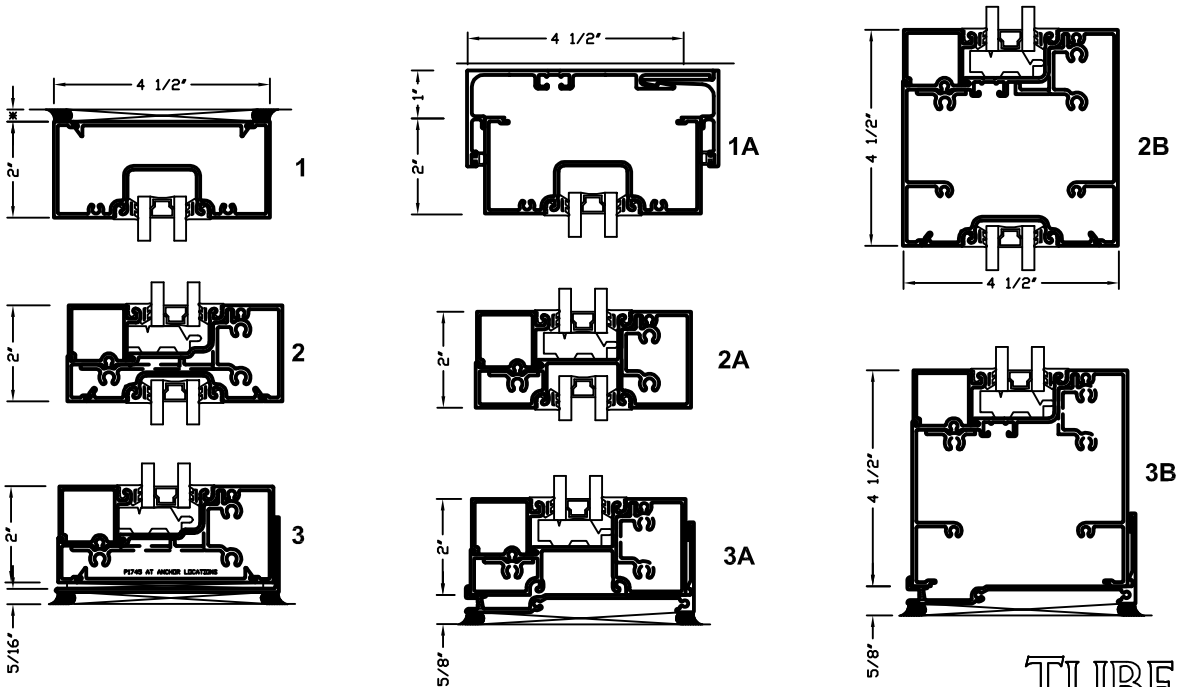
14.03
E14000 Series Flush Glaze
Elevation & 1/4 Size Details



CAD DETAIL FILE NO.
190ELEV







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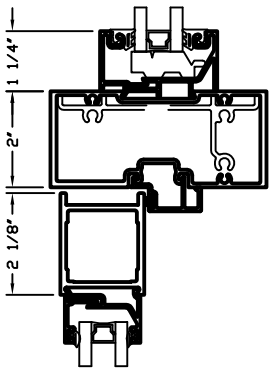
2013

14.04
E14000 Series Flush Glaze
1/4 Size Details

CAD DETAIL FILE NO.
190ELEV1



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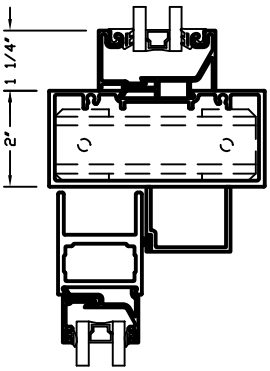

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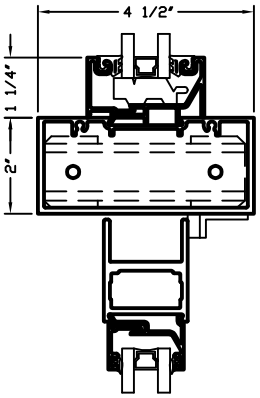

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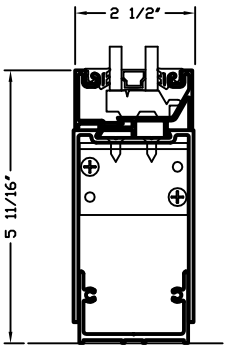

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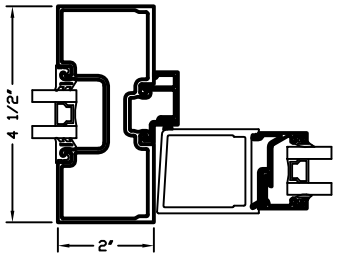

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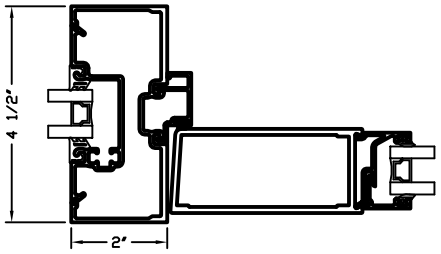

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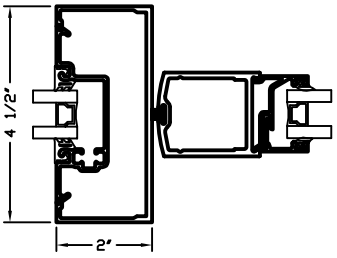

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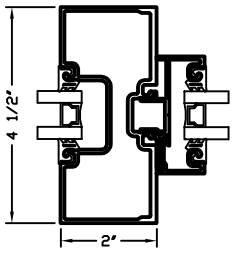

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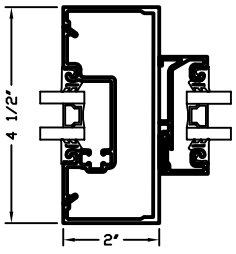

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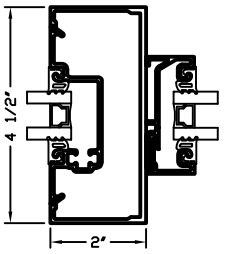

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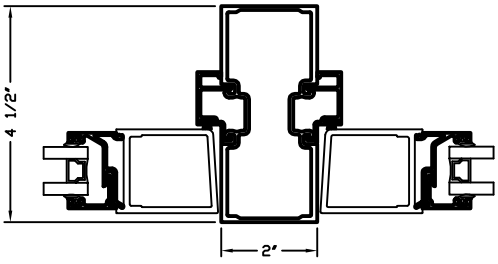

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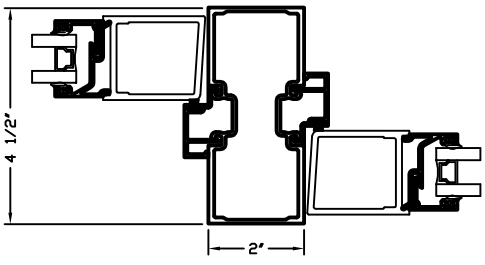

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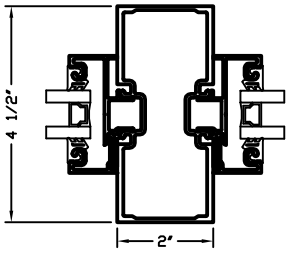

10C

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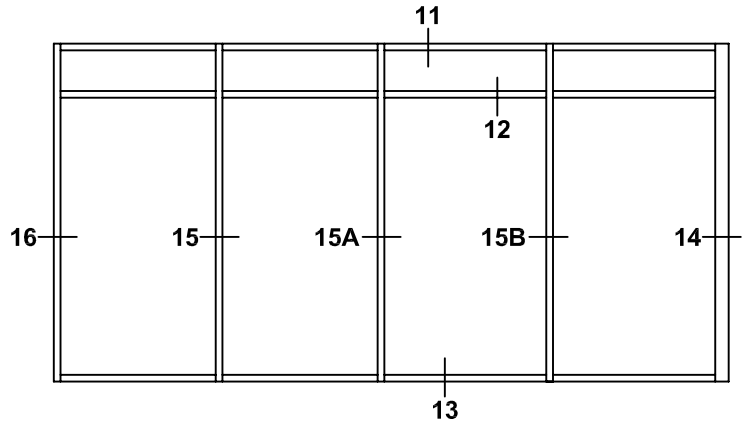
14.05
T14000 Series Flush Glaze
Elevation & 1/4 Size Details



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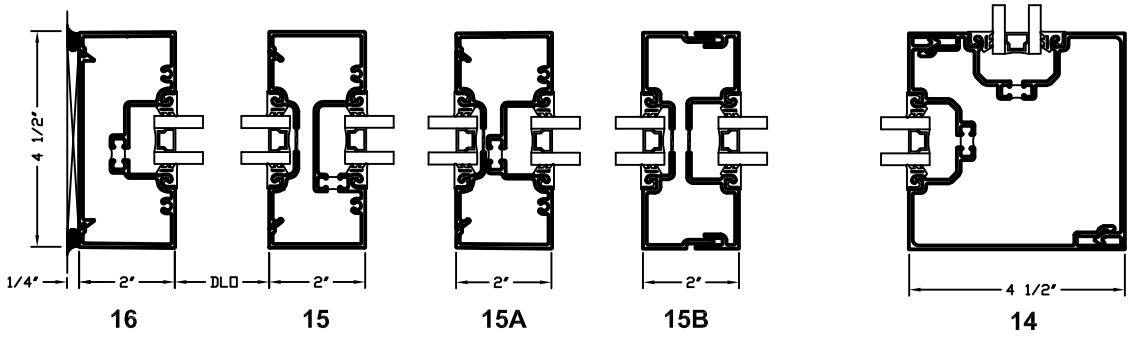
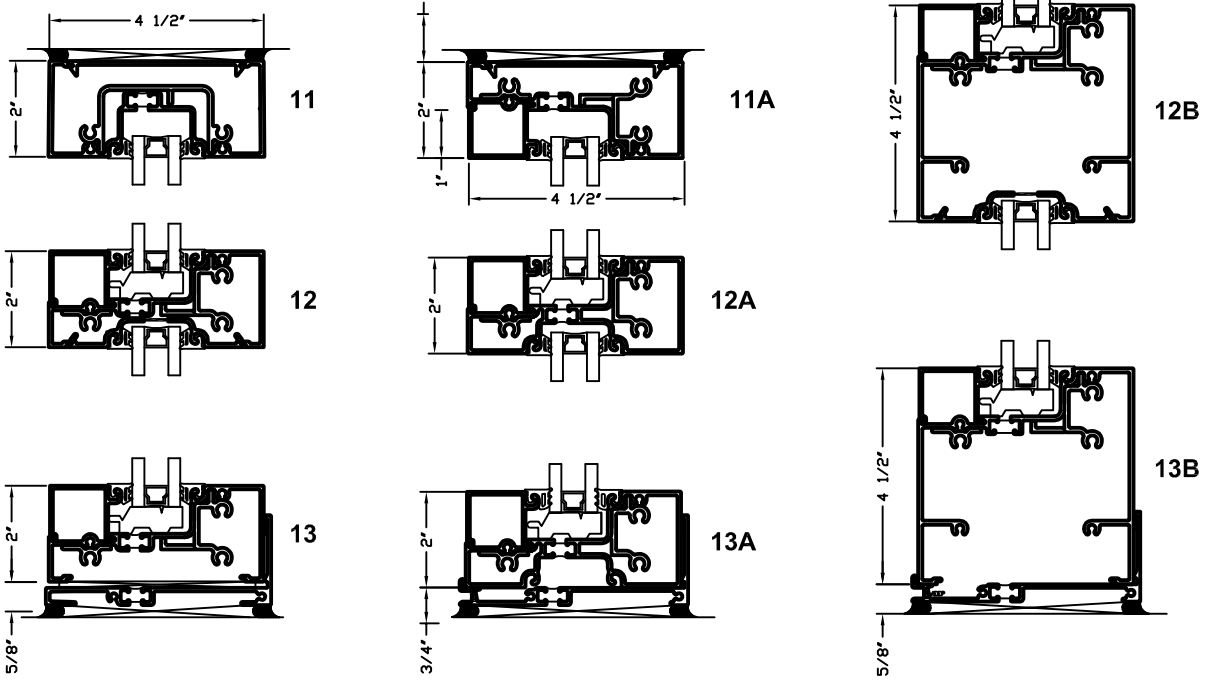
180ELEVB





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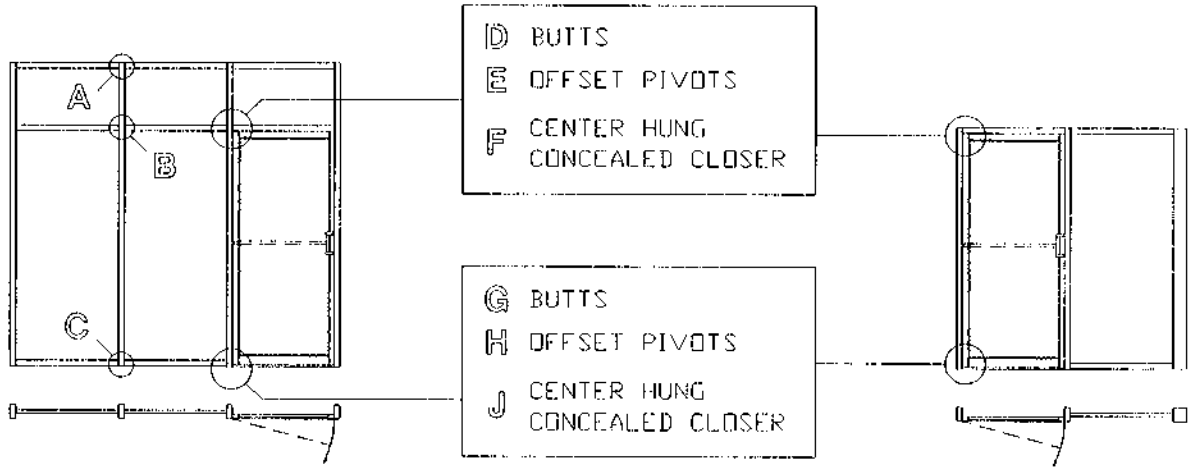
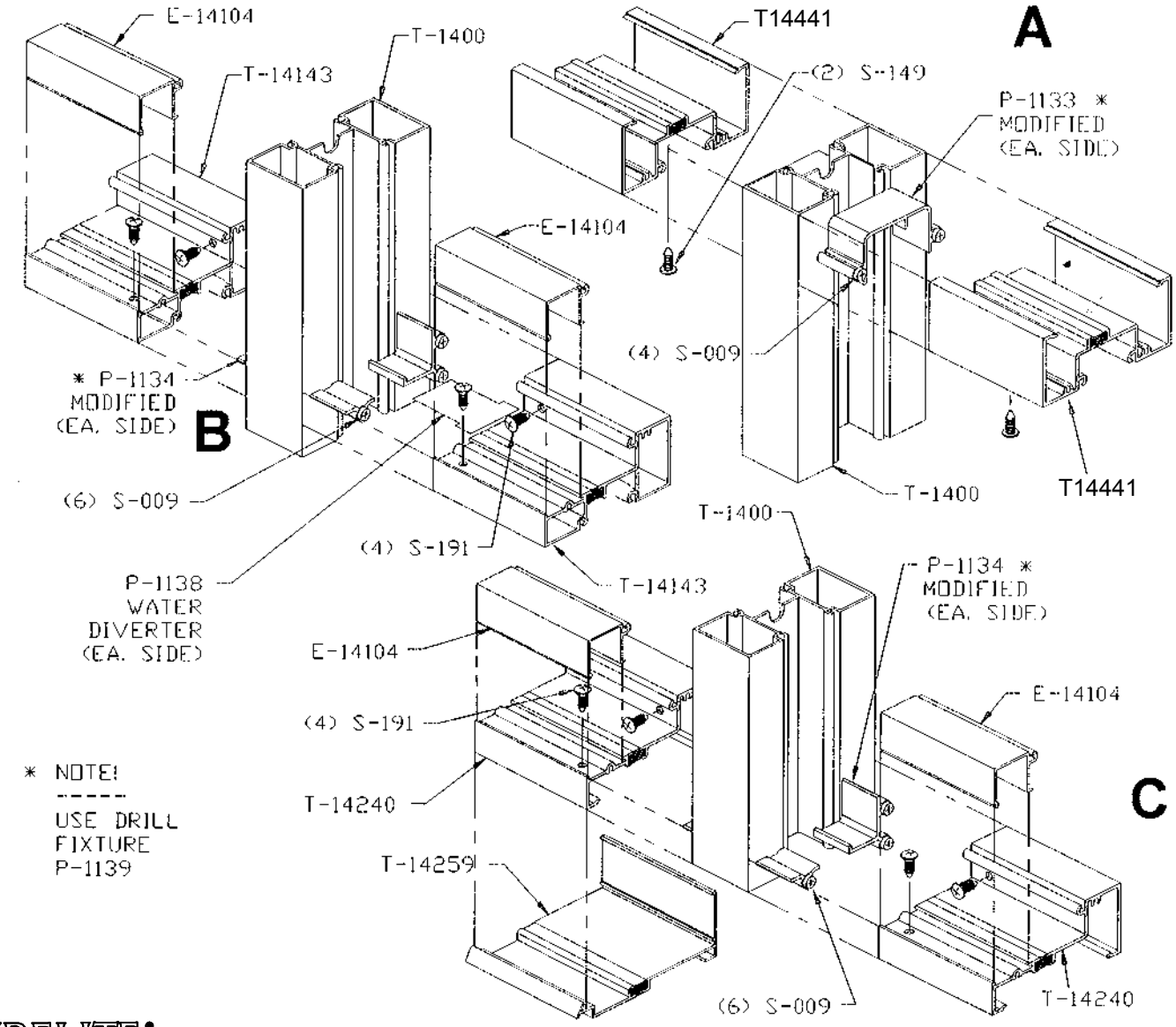
14.06
14000 Series Flush Glaze
Isometric Assembly Details





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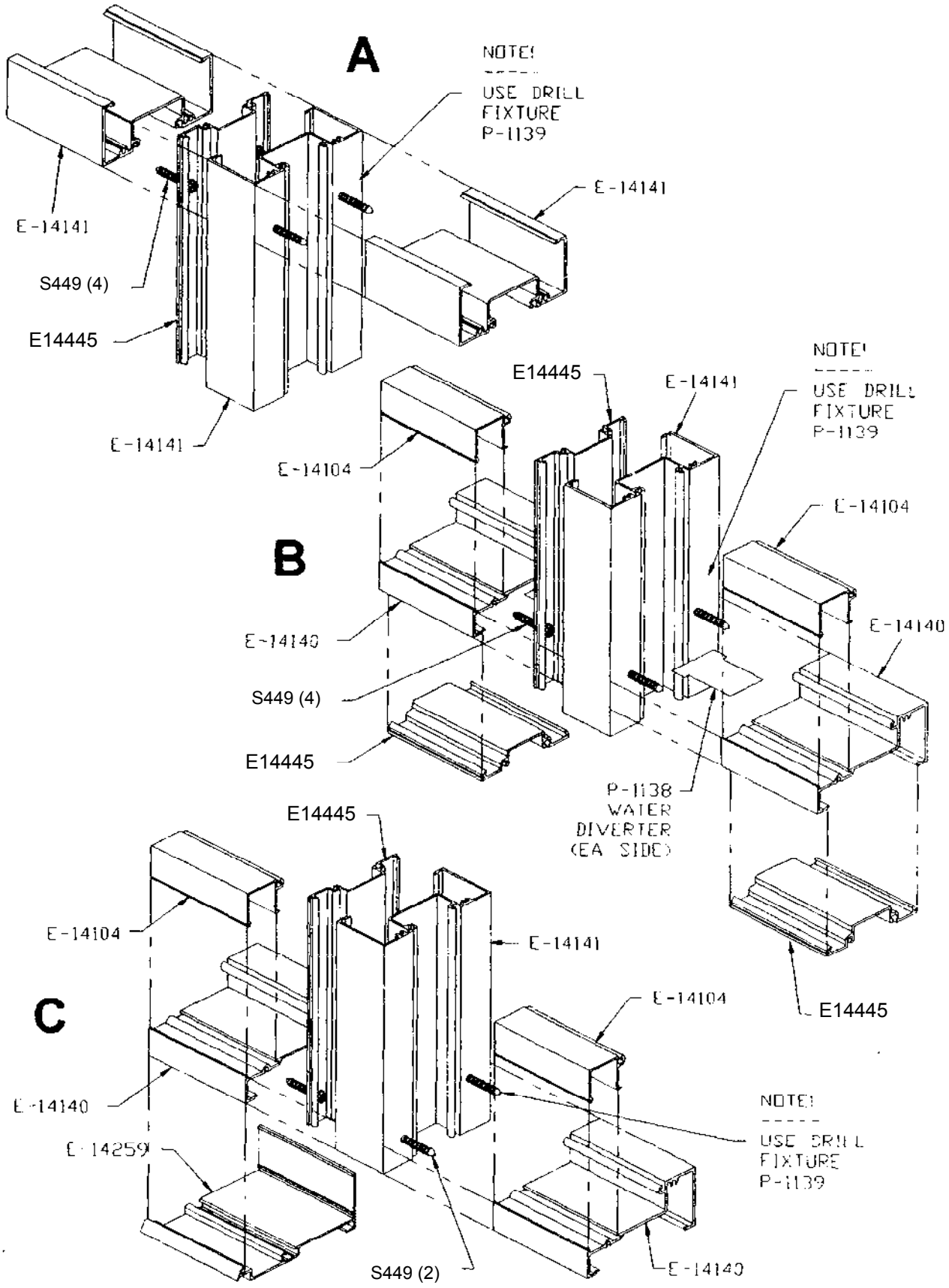
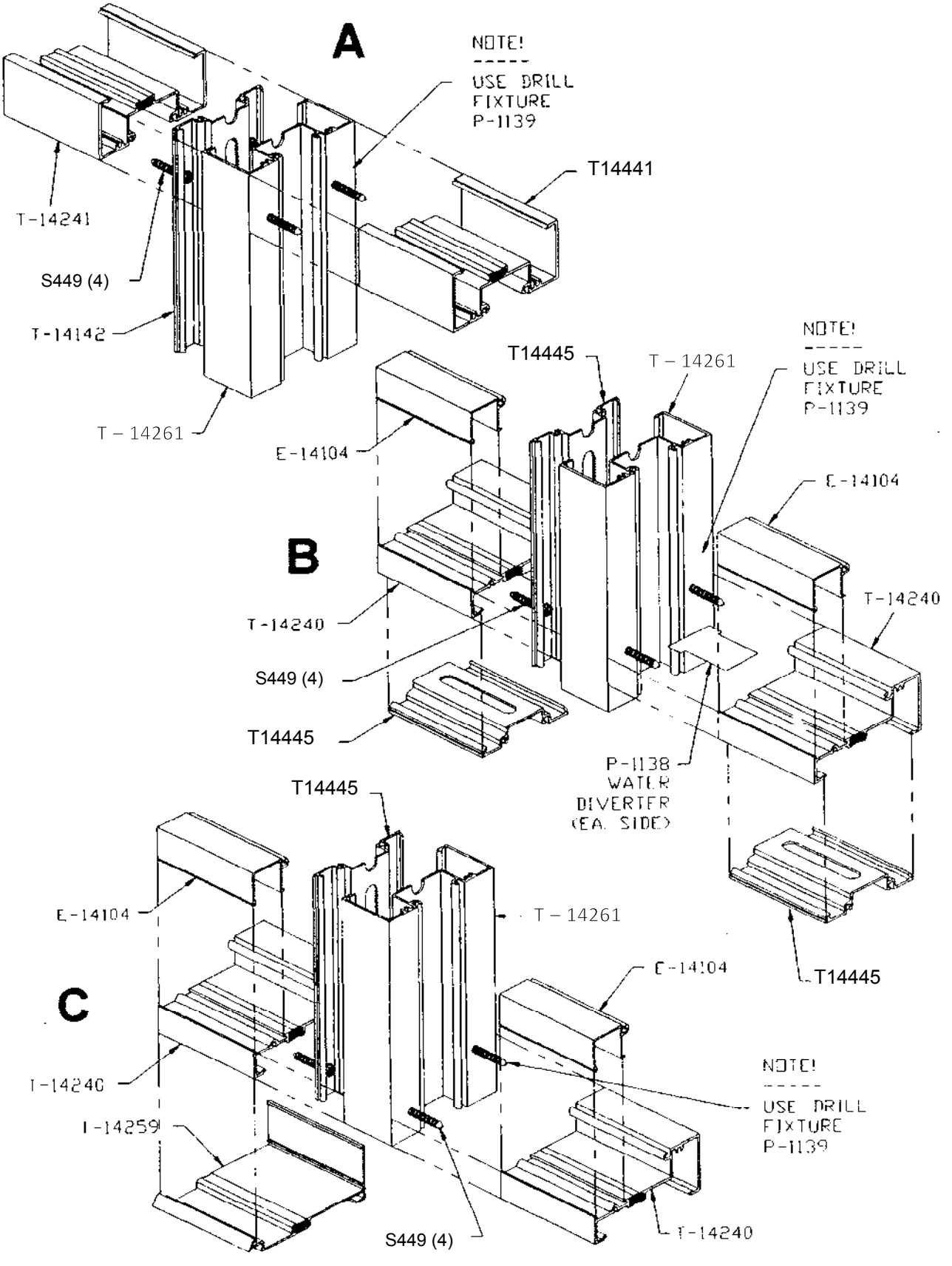
14.07
14000 Series Flush Glaze
Isometric Assembly Details

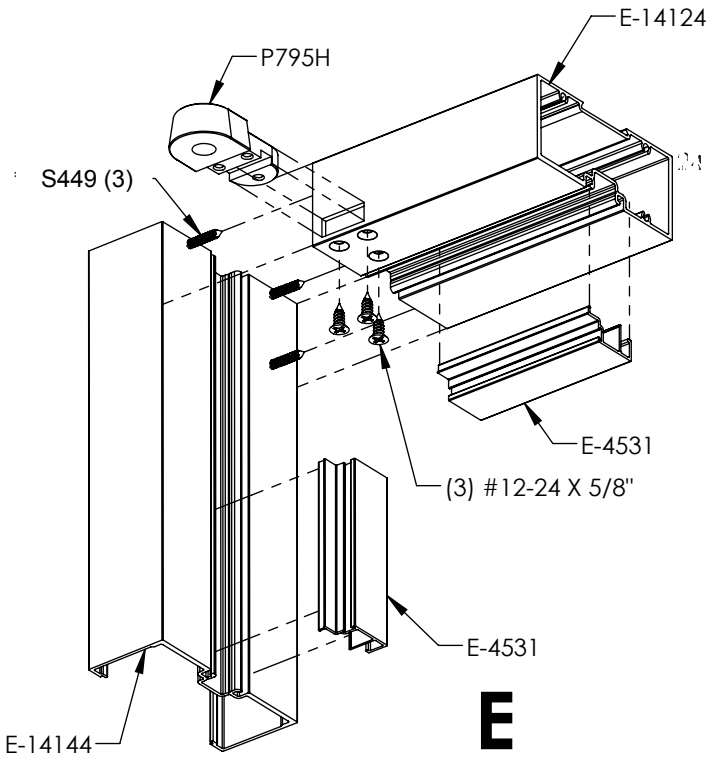


TUBELITE
STOREFRONTS & ENTRANCES

14.08
14000 Series Flush Glaze
Isometric Assembly Details



14.09
14000 Series Flush Glaze
Isometric Assembly Details



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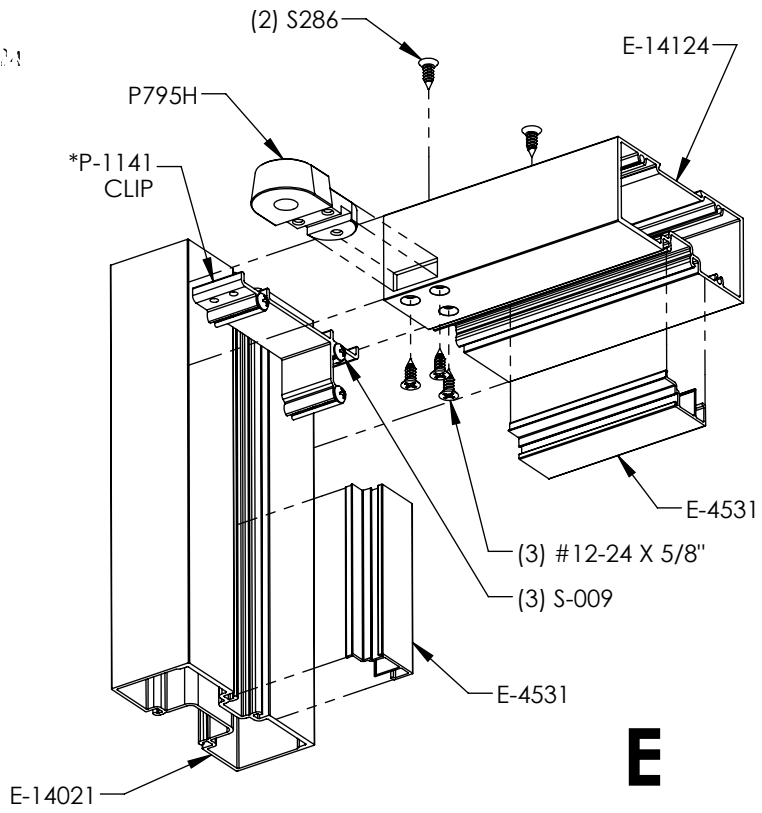

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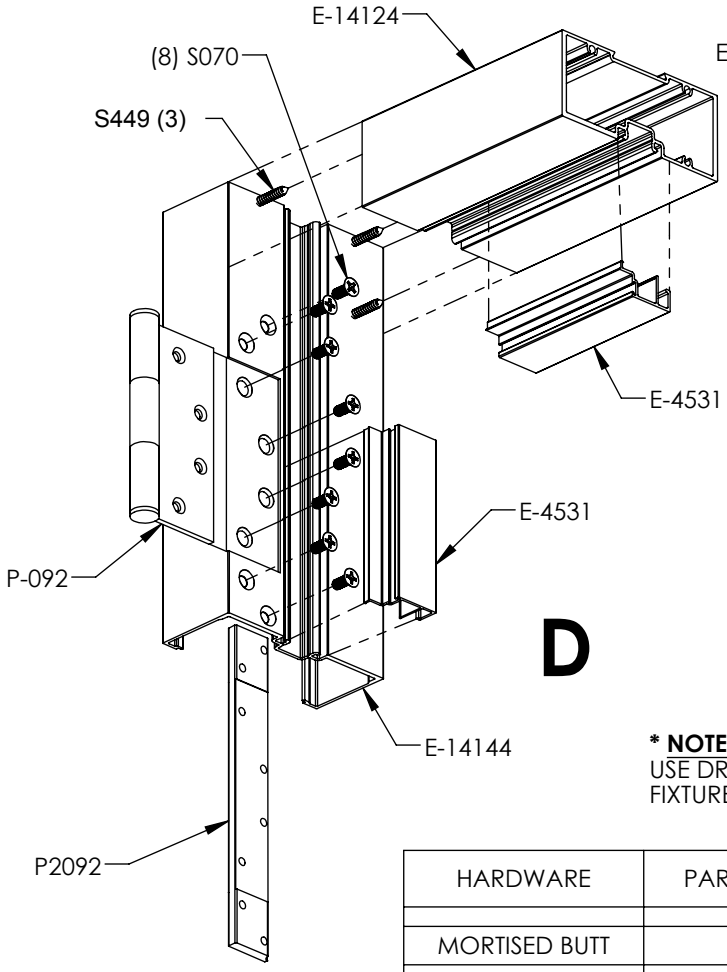

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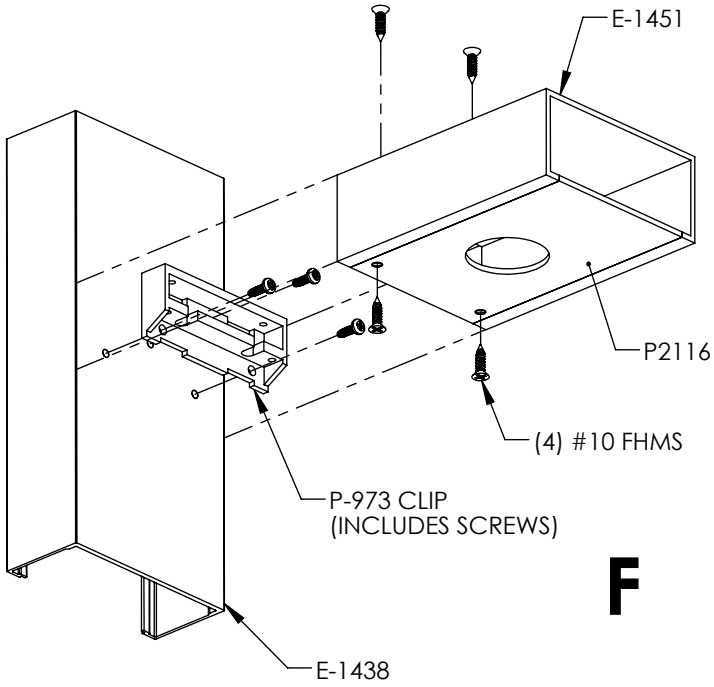


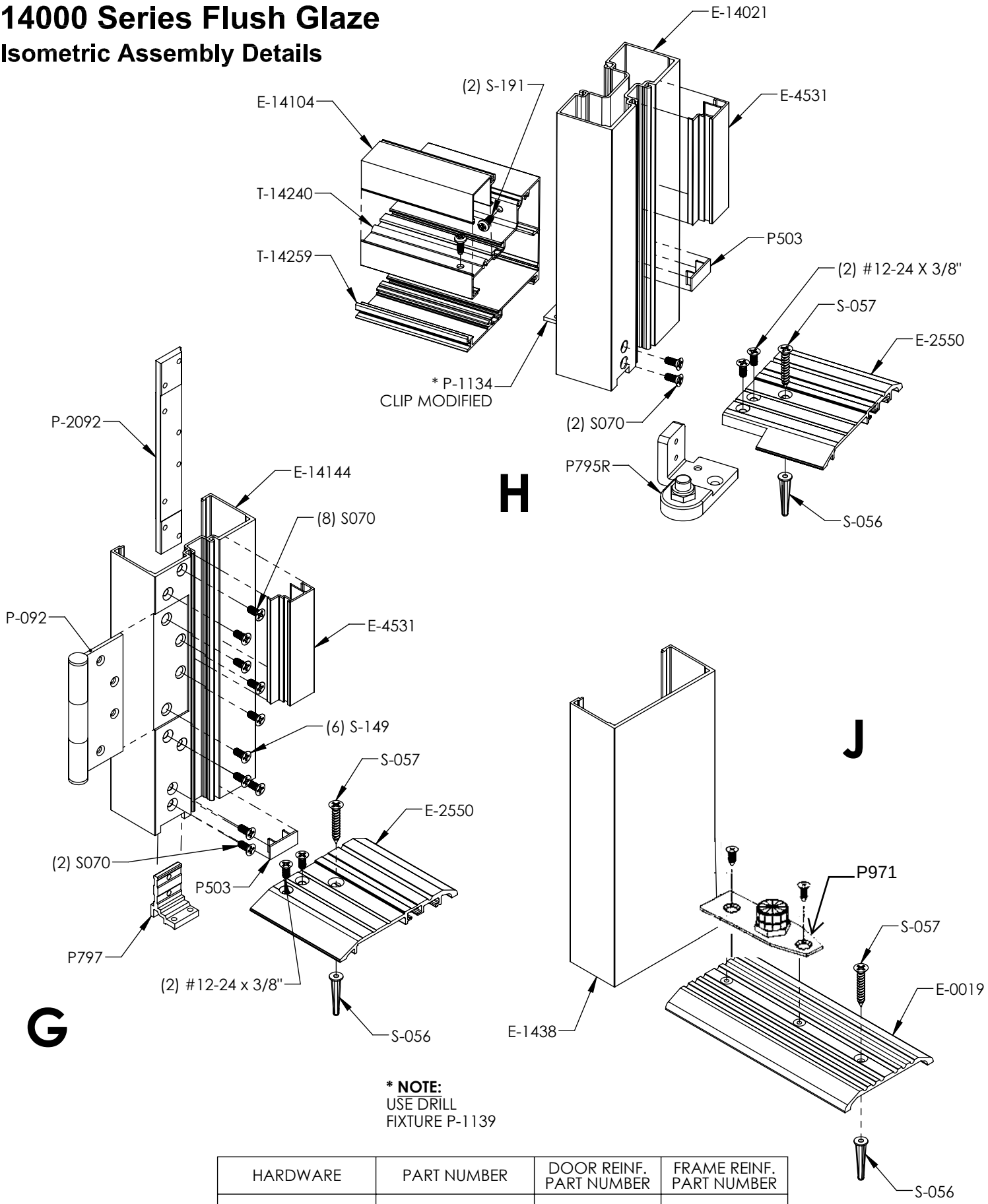
F

*** NOTE:**
USE DRILL
FIXTURE P-1139

HARDWARE	PART NUMBER	DOOR REINF. PART NUMBER	FRAME REINF. PART NUMBER
MORTISED BUTT	P-092	P2092	P2092
INTERMEDIATE OFFSET PIVOT	P795IL / P795IR	P-360	P-360

TUBELITE
STOREFRONTS & ENTRANCES

14.10
14000 Series Flush Glaze
Isometric Assembly Details



*** NOTE:**
USE DRILL
FIXTURE P-1139

HARDWARE	PART NUMBER	DOOR REINF. PART NUMBER	FRAME REINF. PART NUMBER
MORTISED BUTT	P-092	P2092	P2092
INTERMEDIATE OFFSET PIVOT	P795IL / P795IR	P-360	P-360

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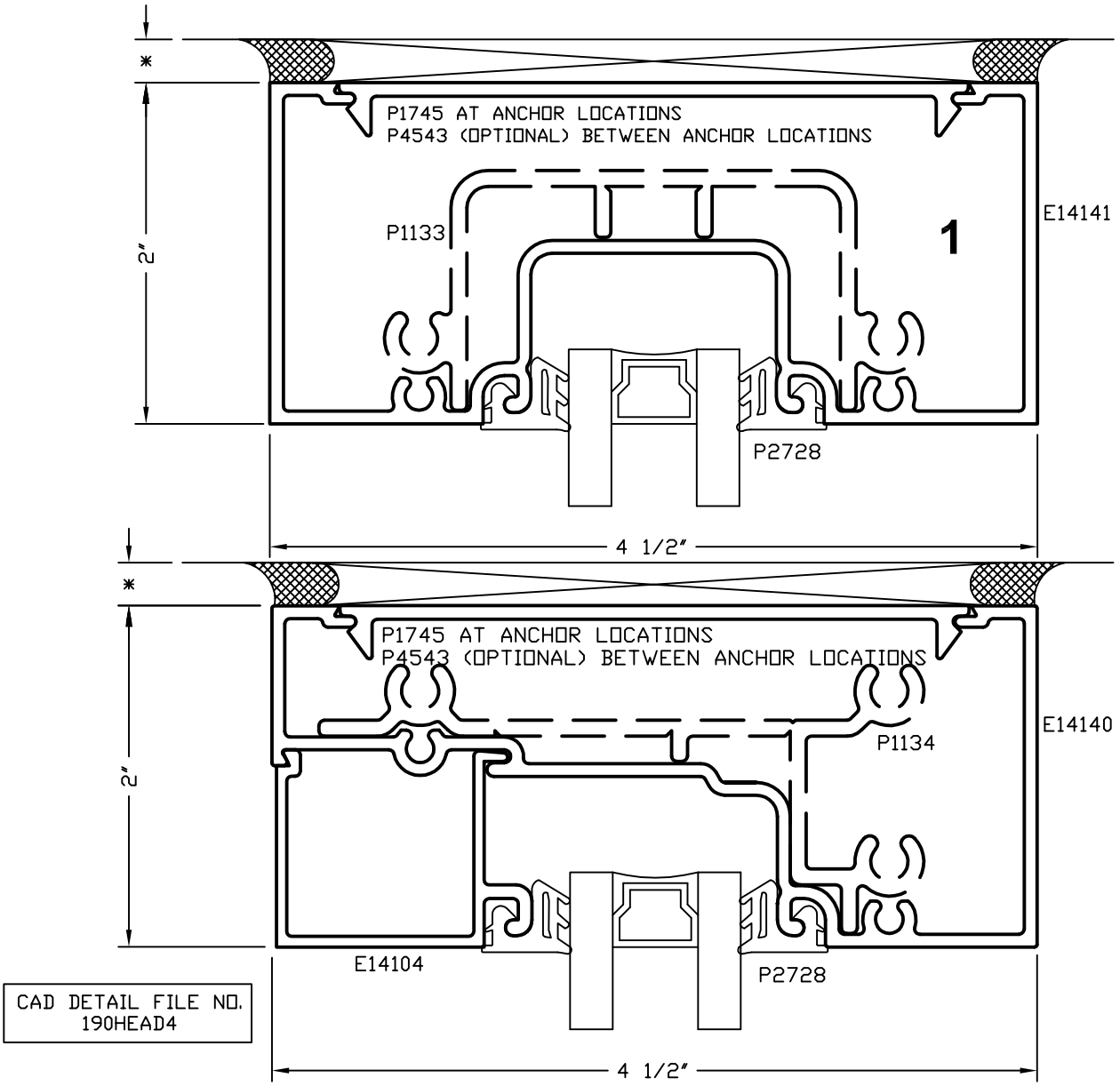
STOREFRONTS & ENTRANCES

14.11
E14000 Series Flush Glaze
Standard Head Member

* 1/2" WHEN USING E-14259 FLASHING
* 1/4" WHEN USING E-45159 FLASHING

CAD DETAIL FILE NO.
190HEAD3



CAD DETAIL FILE NO.
190HEAD4

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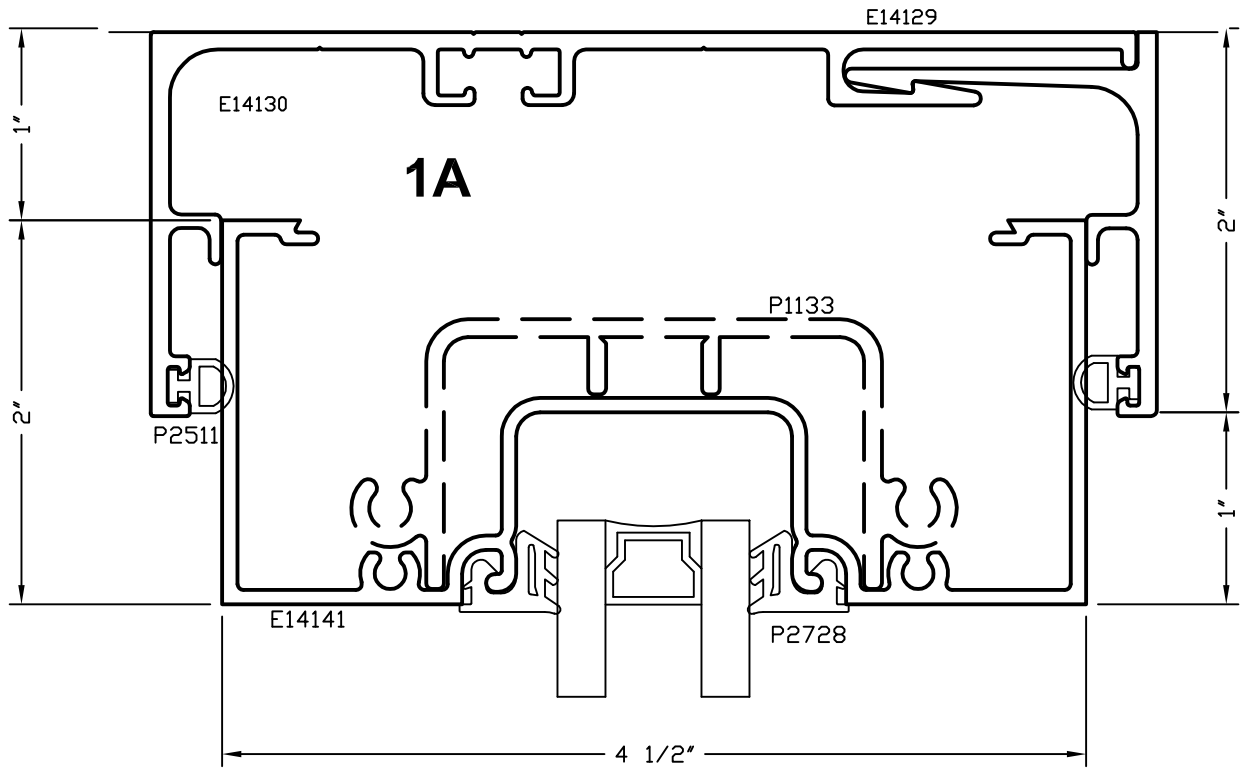
14.12
E14000 Series Flush Glaze
Head Receptor

CAD DETAIL FILE NO.
190HEAD5



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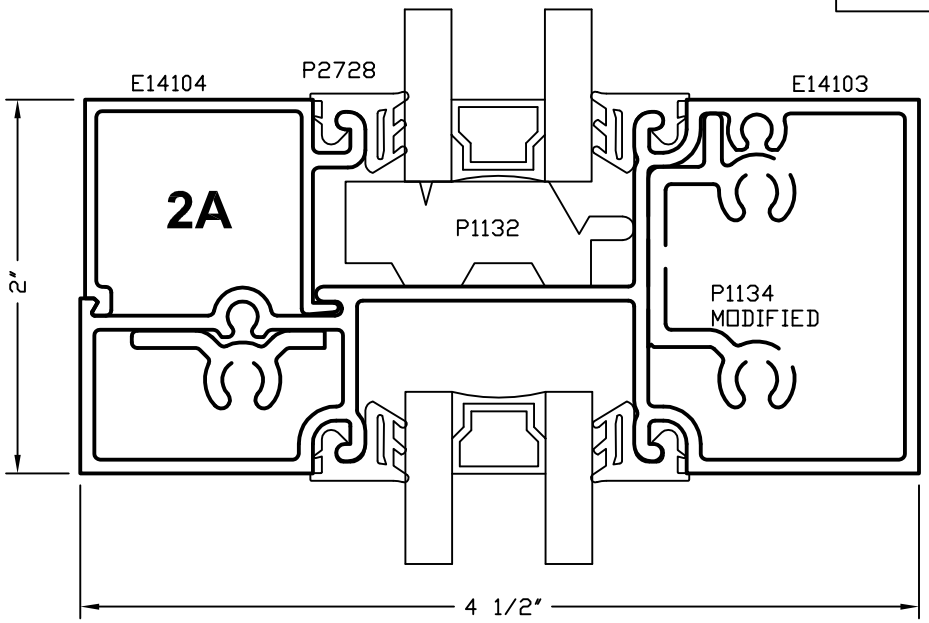
14.13
E14000 Series Flush Glaze
Intermediate Horizontals

CAD DETAIL FILE NO.
190HORZ3



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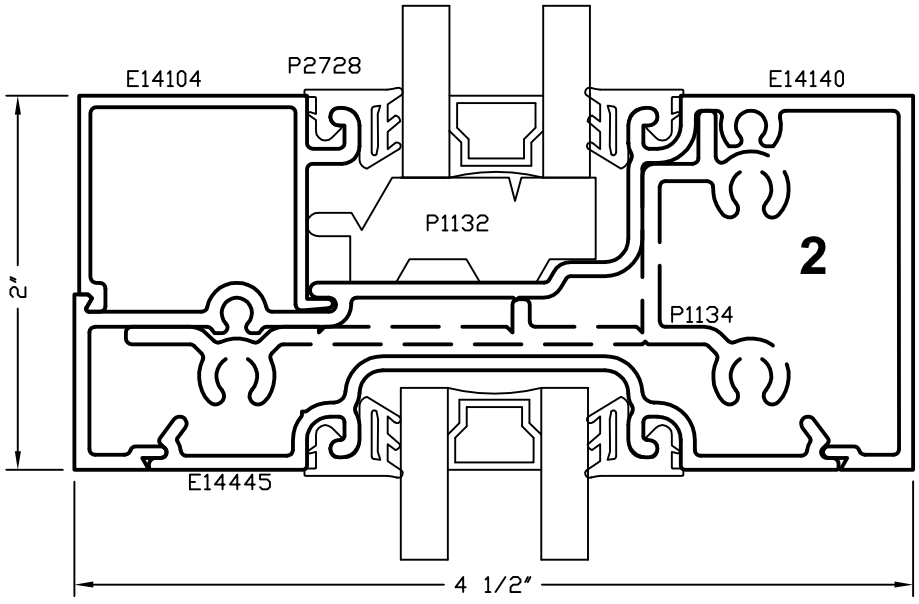

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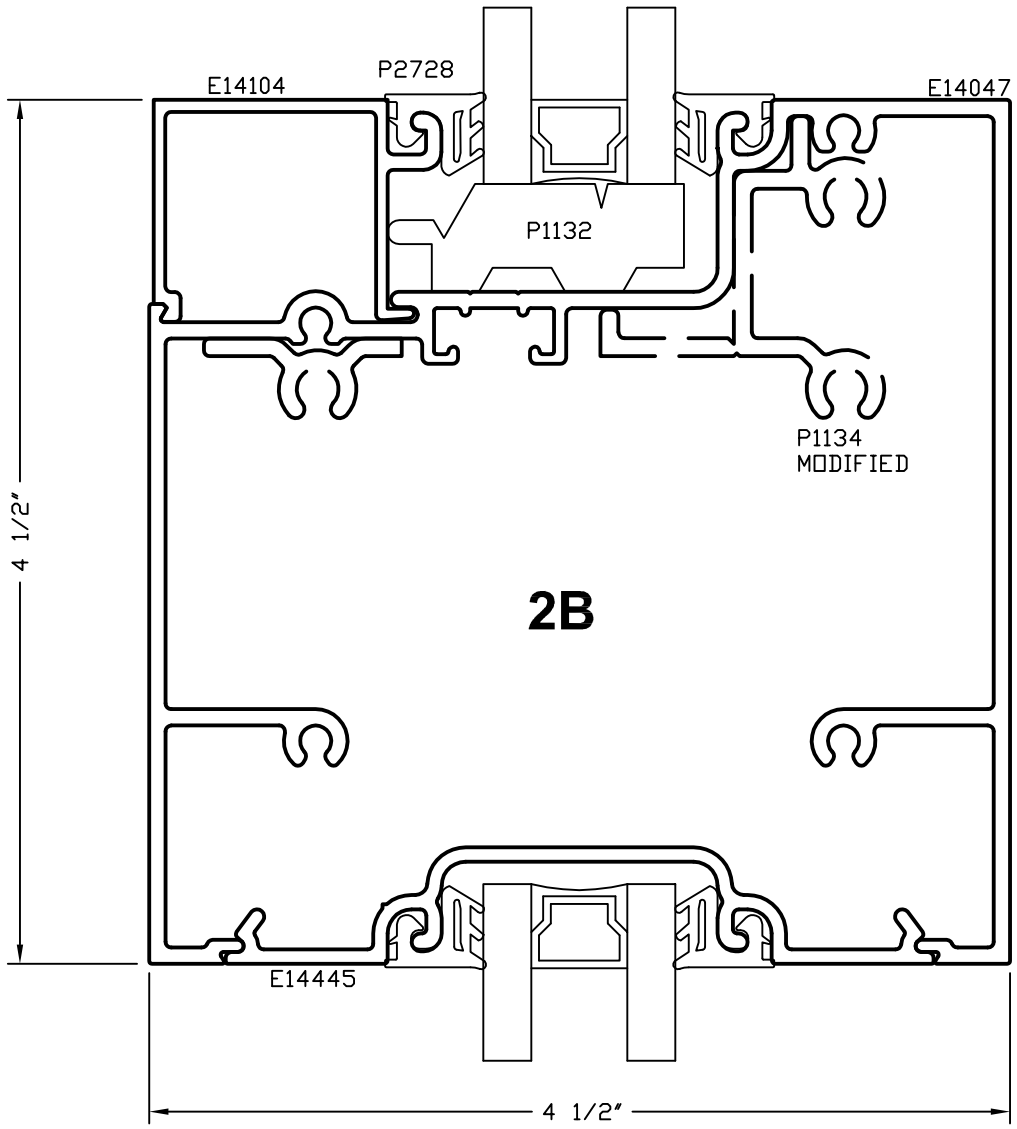
2016

14.14
E14000 Series Flush Glaze
4 1/2" x 4 1/2" Intermediate Horizontal

CAD DETAIL FILE NO.
190HORZ8



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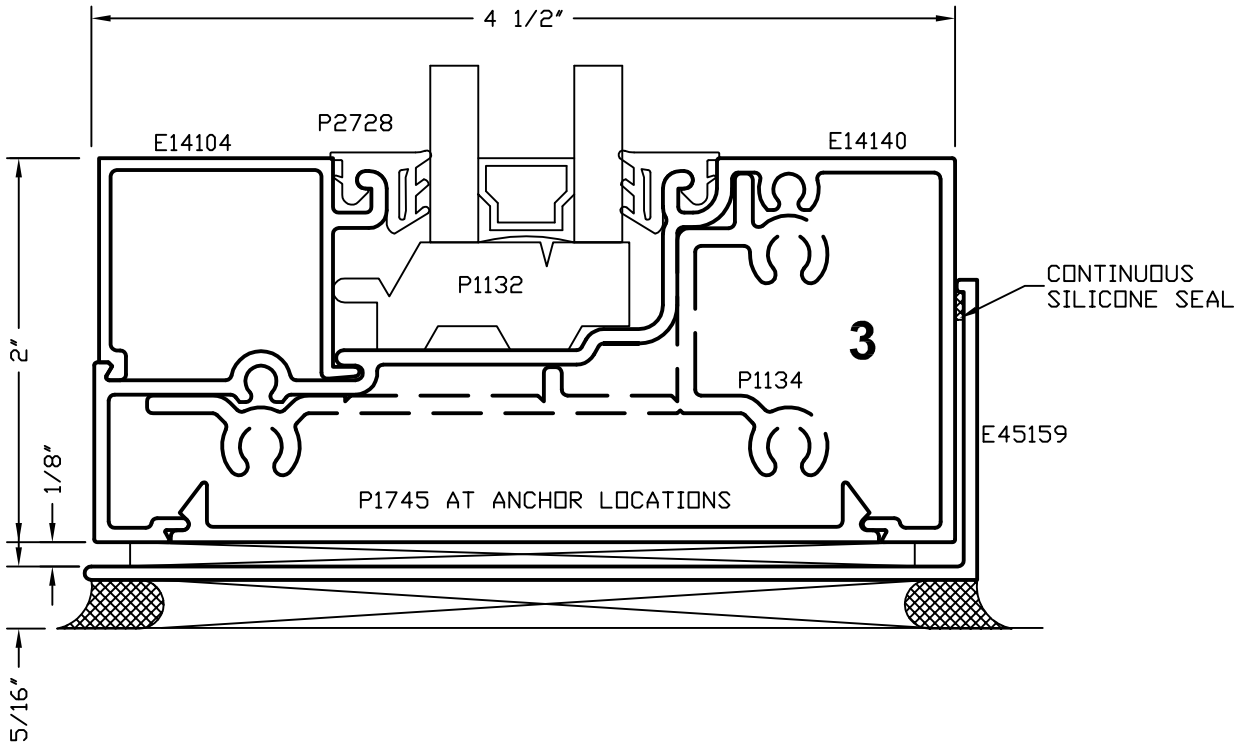
14.15
E14000 Series Flush Glaze
Sill With Alternate Flashing

CAD DETAIL FILE NO.
190SILL2



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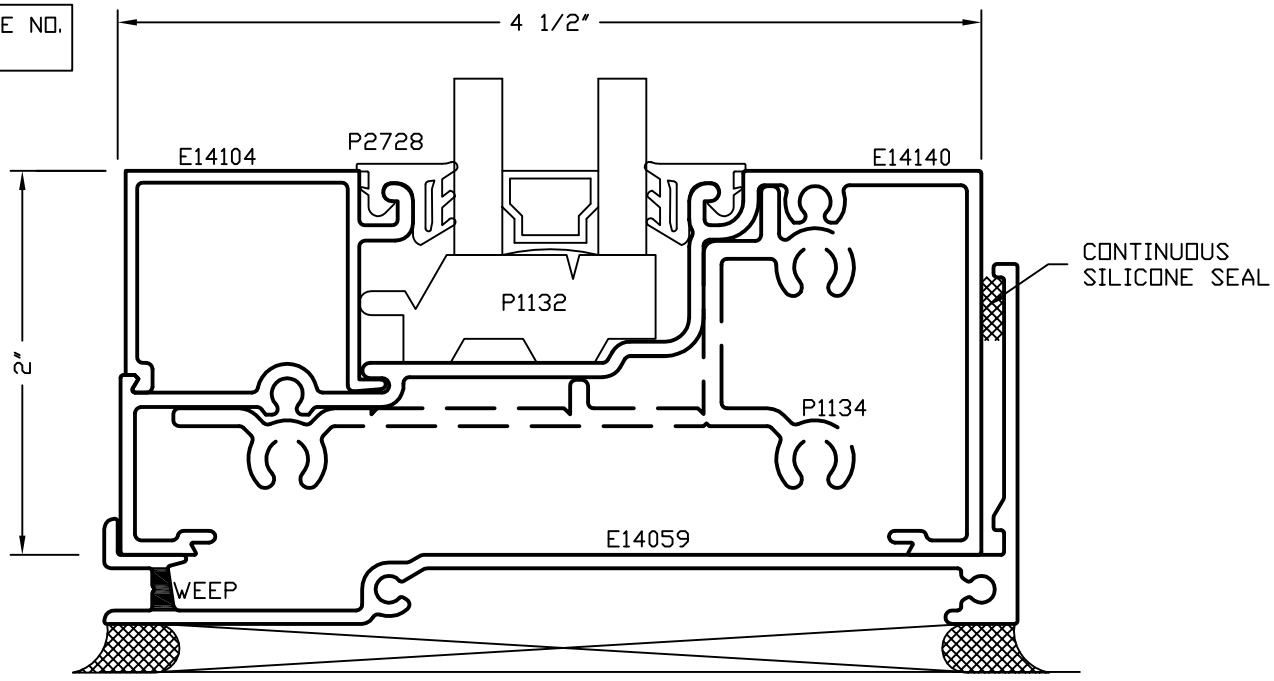

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2013

14.16
E14000 Series Flush Glaze
Alternate Sills With Flashing

CAD DETAIL FILE NO.
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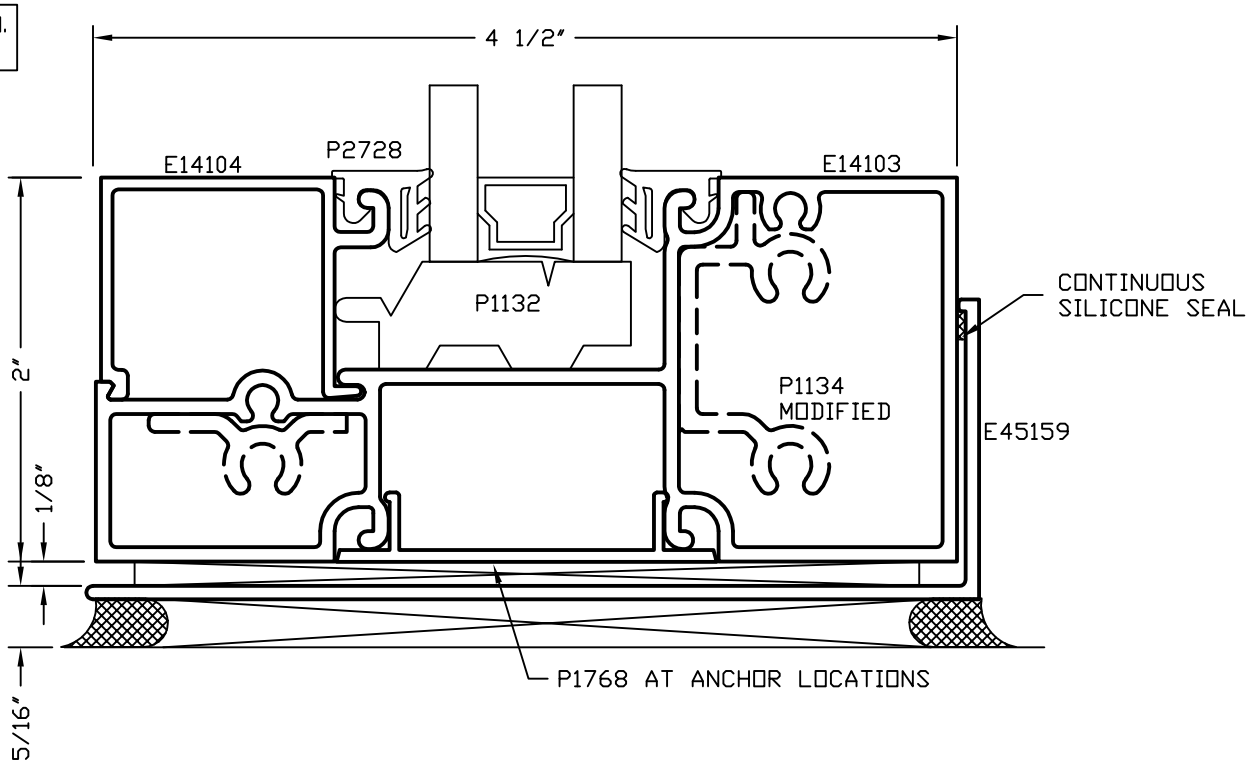
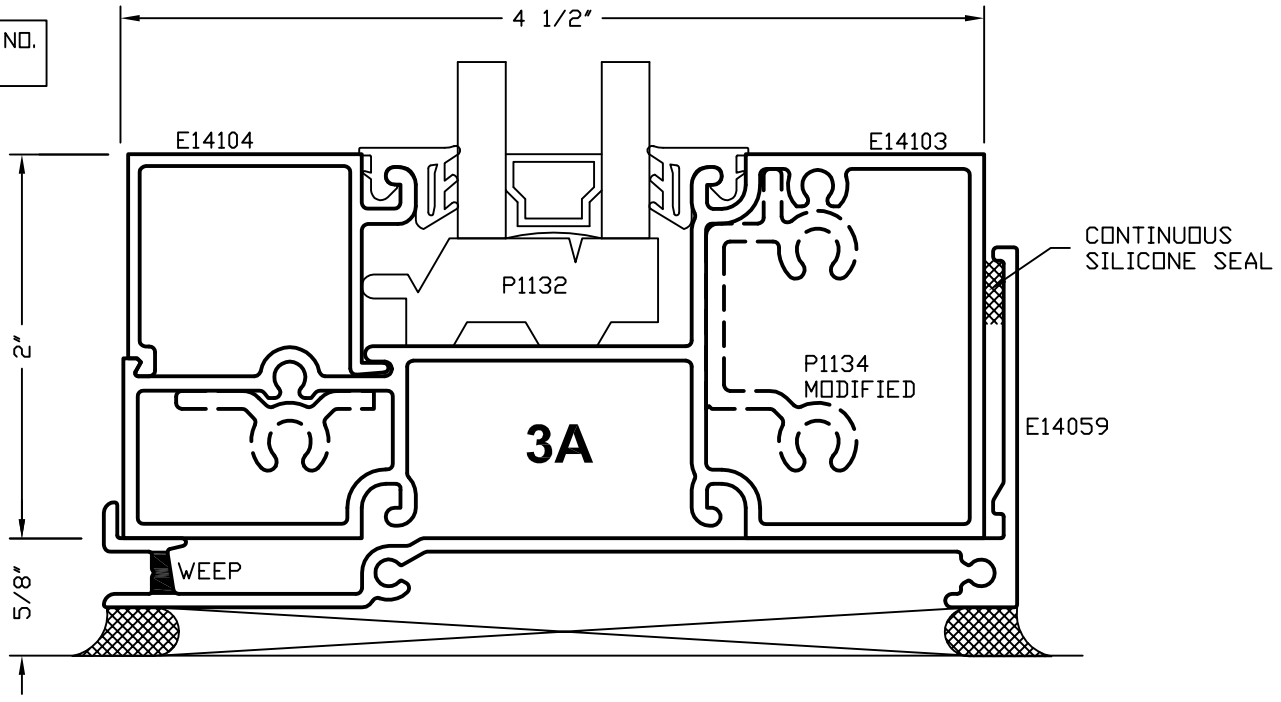


CAD DETAIL FILE NO.
190SILL5



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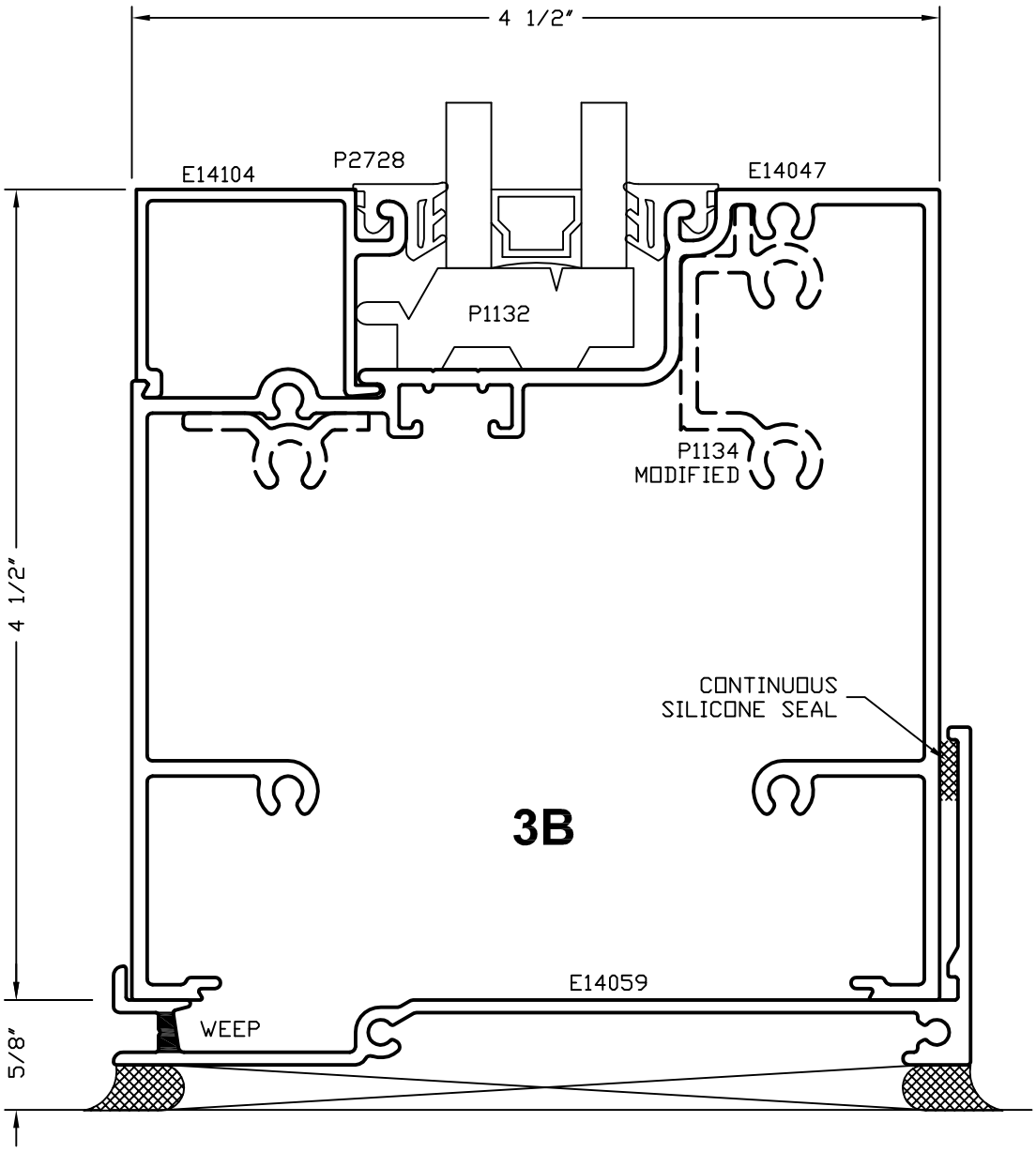
14.17
E14000 Series Flush Glaze
Alternate Sill With Flashing

CAD DETAIL FILE NO.
190SILL6



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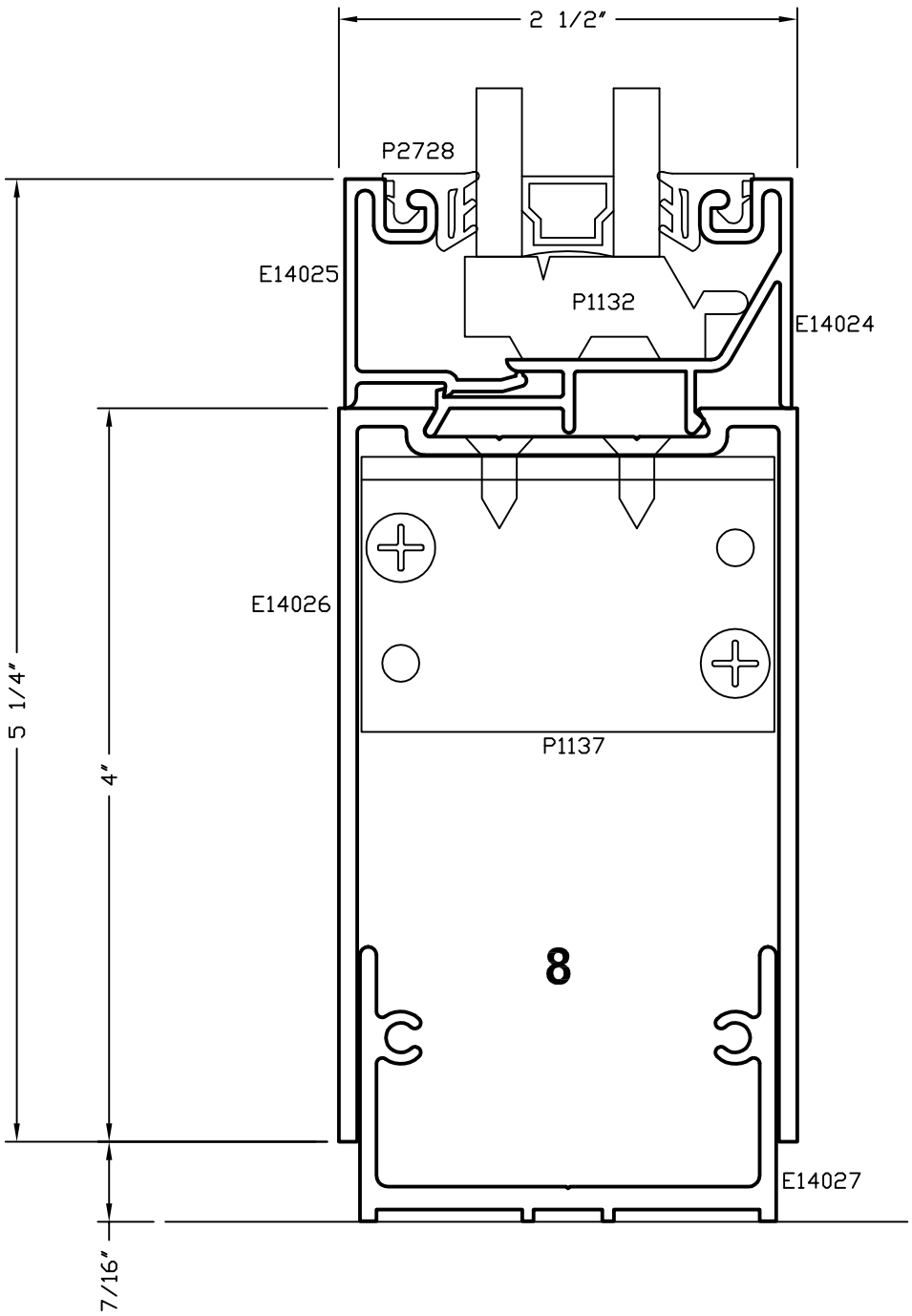
2013

14.18
E14000 Series Flush Glaze
Sidelight Base Sill Option

CAD DETAIL FILE NO.
190SLBS



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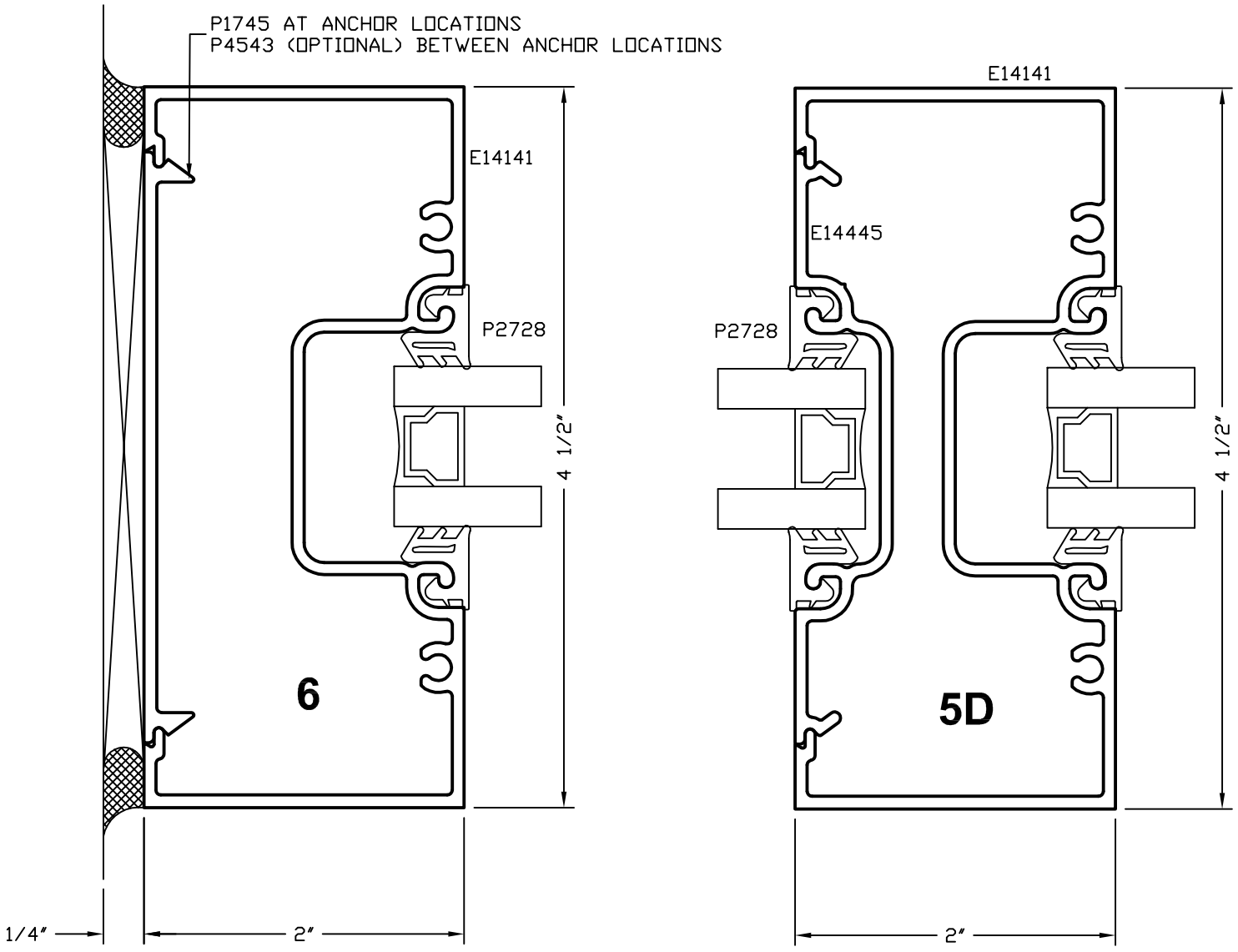
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.19
E14000 Series Flush Glaze
Jamb & Intermediate Vertical

CAD DETAIL FILE NO.
190JAMB1

CAD DETAIL FILE NO.
190SVERT2



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

TUBELITE
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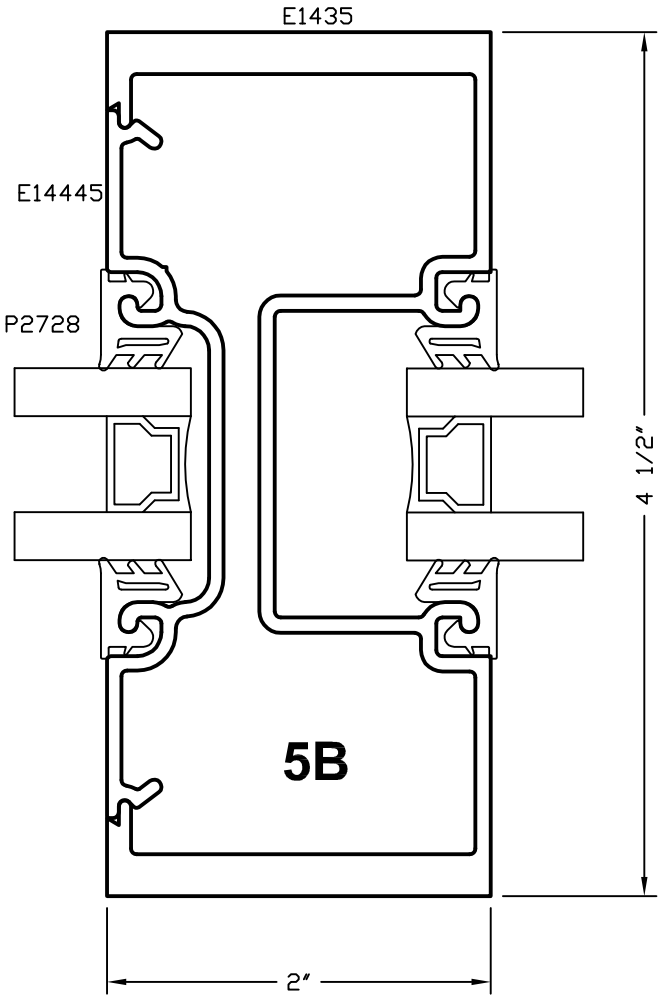
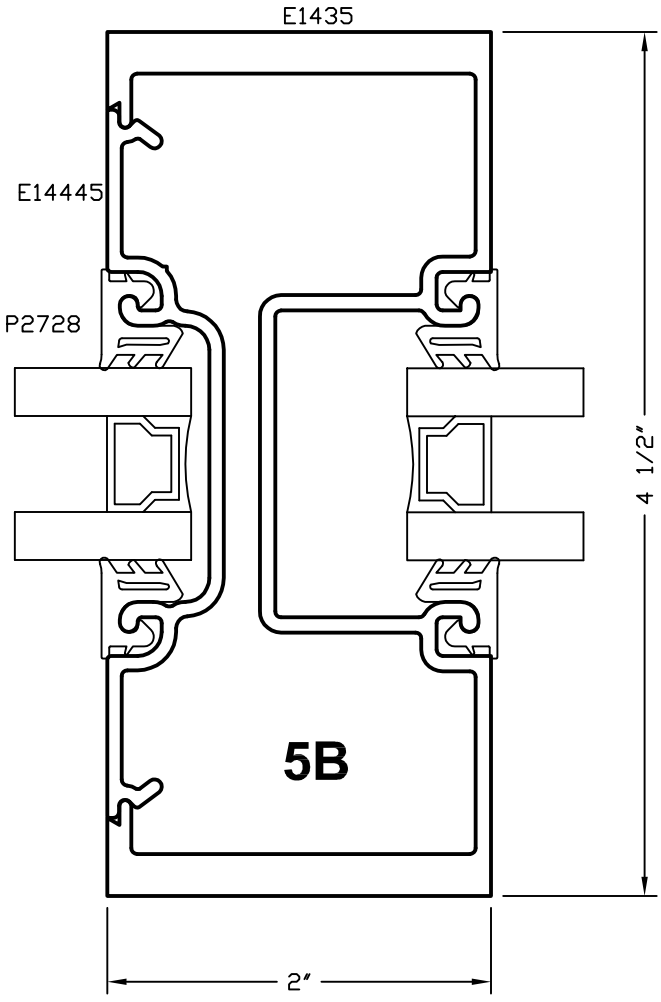
2013

14.20
E14000 Series Flush Glaze
Heavy Duty & Expansion Verticals

CAD DETAIL FILE NO.
190HSVT2



CAD DETAIL FILE NO.
190XVERT2



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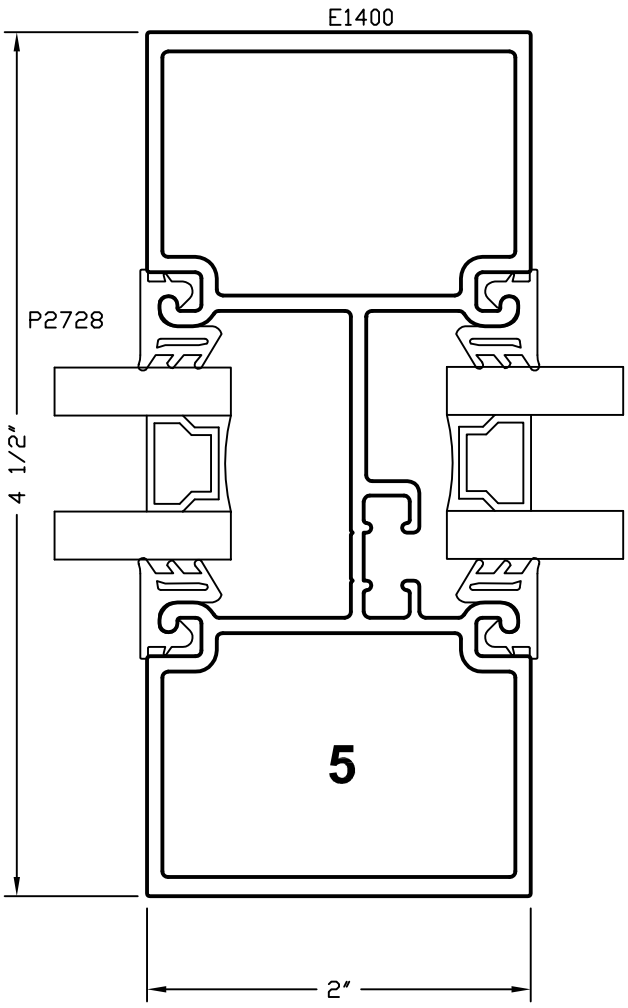
2013

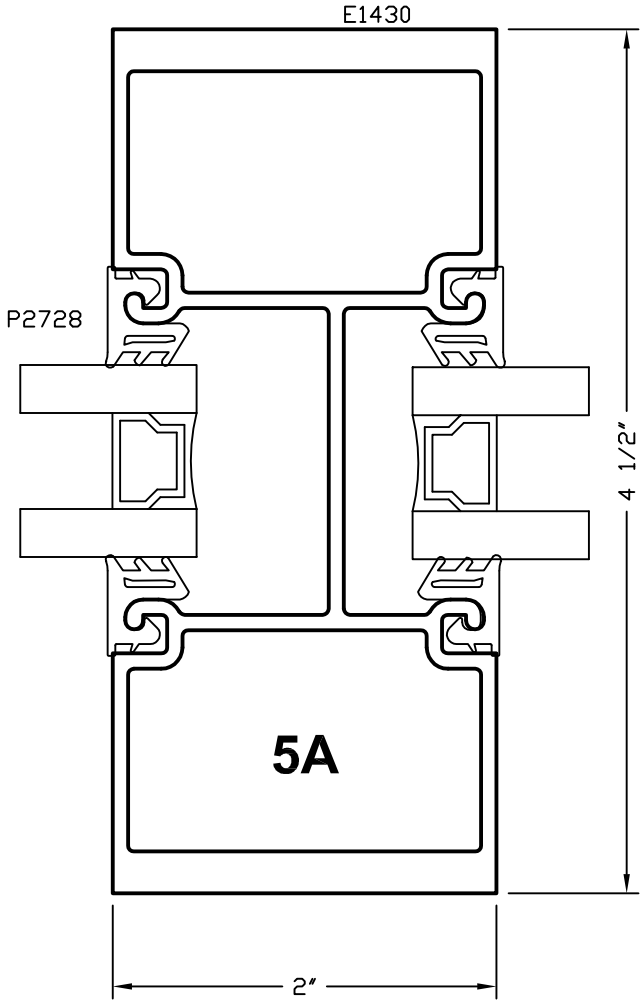
*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.21
E14000 Series Flush Glaze
Intermediate Verticals For Clip Joinery

CAD DETAIL FILE NO.
190HVRT2



CAD DETAIL FILE NO.
190VERT2



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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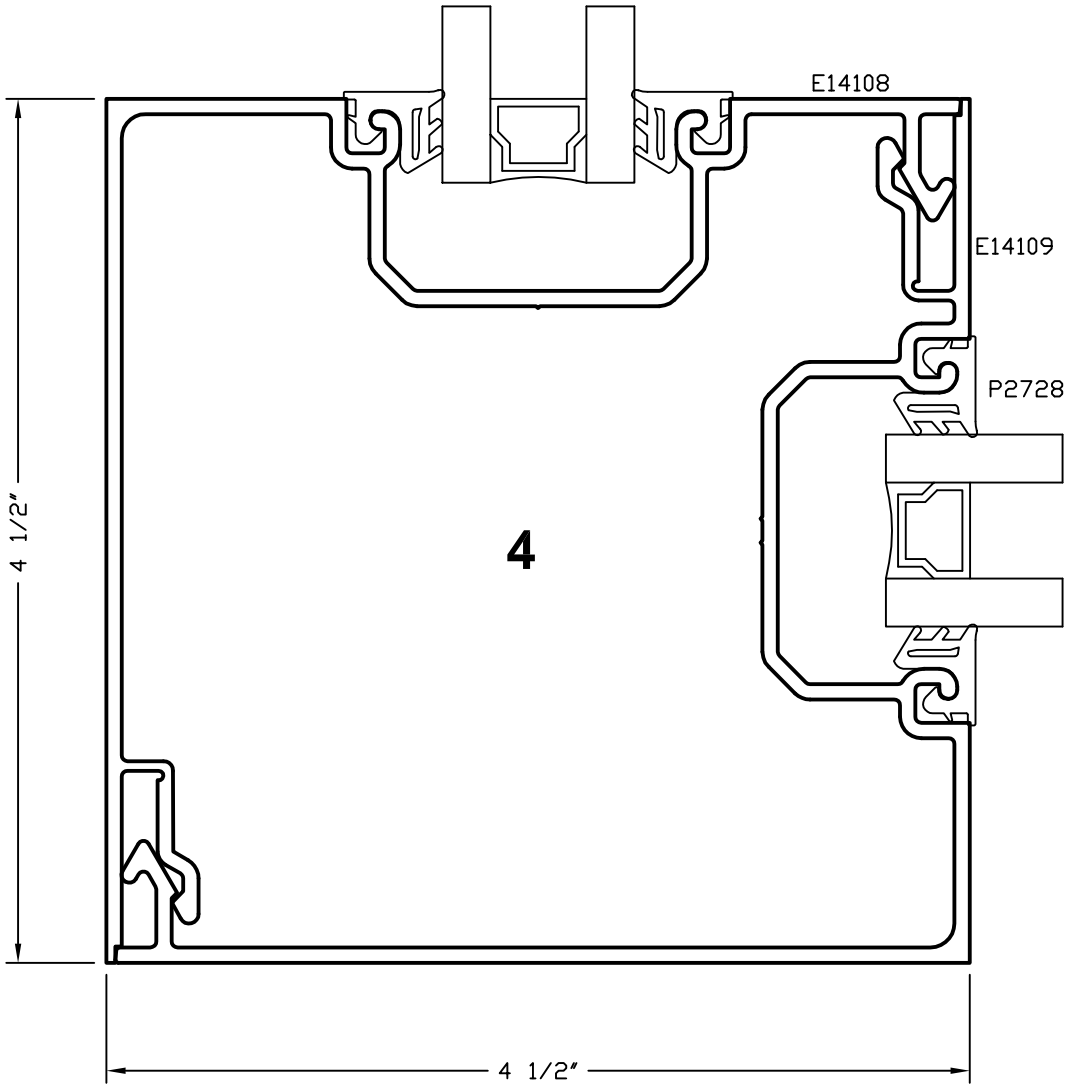
2013

14.22
E14000 Series Flush Glaze
4 1/2" x 4 1/2" - 90° Corner

CAD DETAIL FILE NO.
190CORN2



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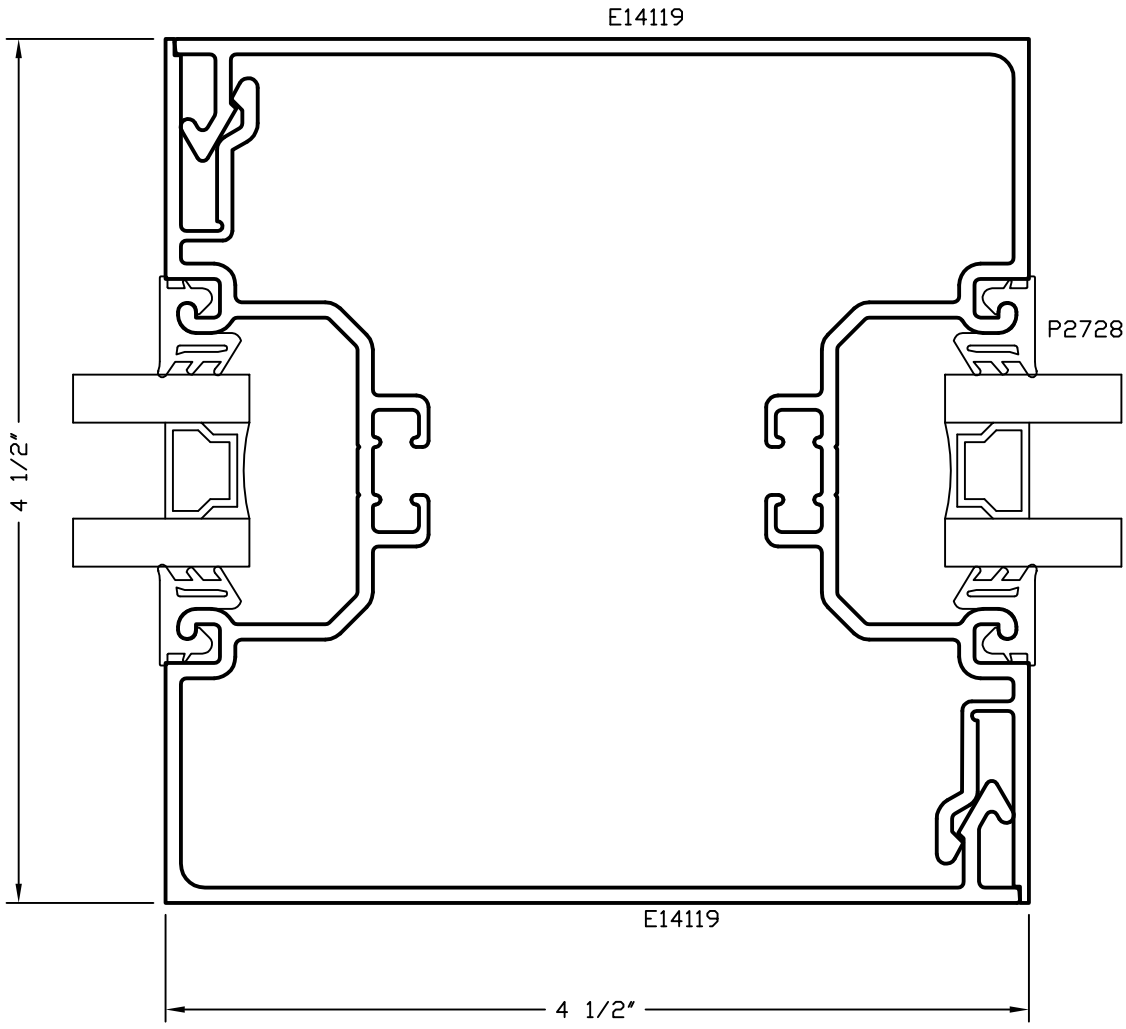
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.23
E14000 Series Flush Glaze
4 1/2" x 4 1/2" Intermediate Vertical

CAD DETAIL FILE NO.
190C□RN3



*SEALANT, R□D, & ANCH□RS N□T BY TUBELITE

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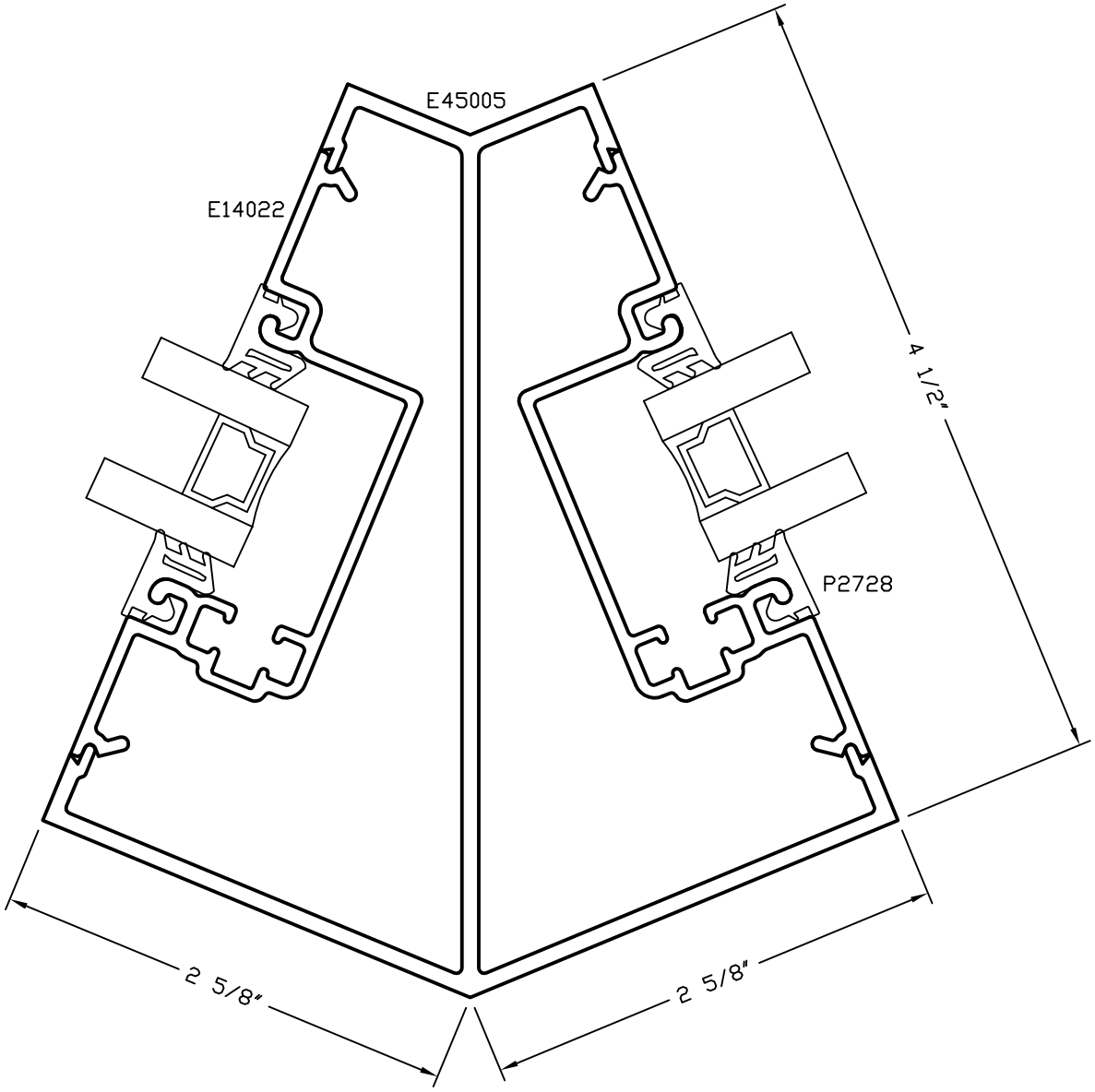
2013

14.24
E14000 Series Flush Glaze
135° Corner

CAD DETAIL FILE NO.
190CORN6



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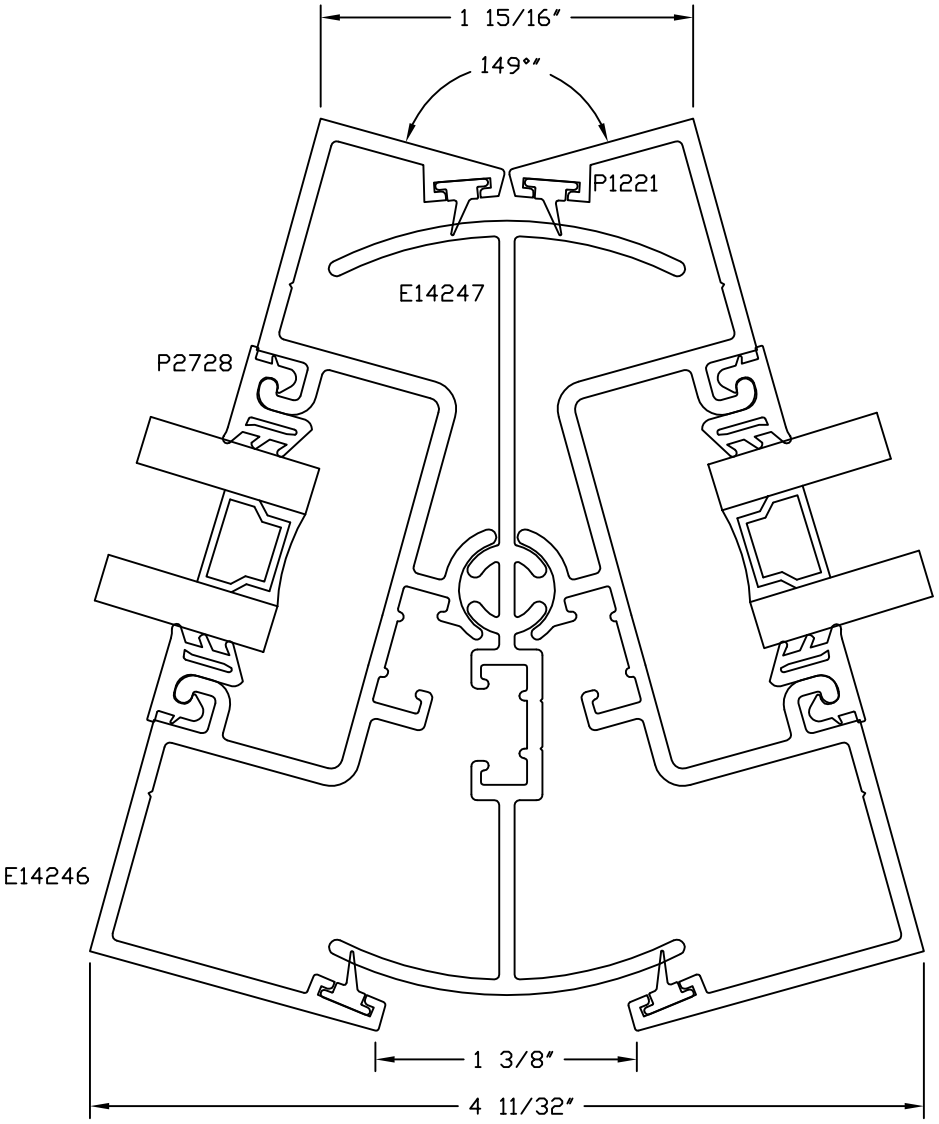
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.24A
E14000 Series Flush Glaze
Rotational Mullion

CAD DETAIL FILE NO.
190C□RN7



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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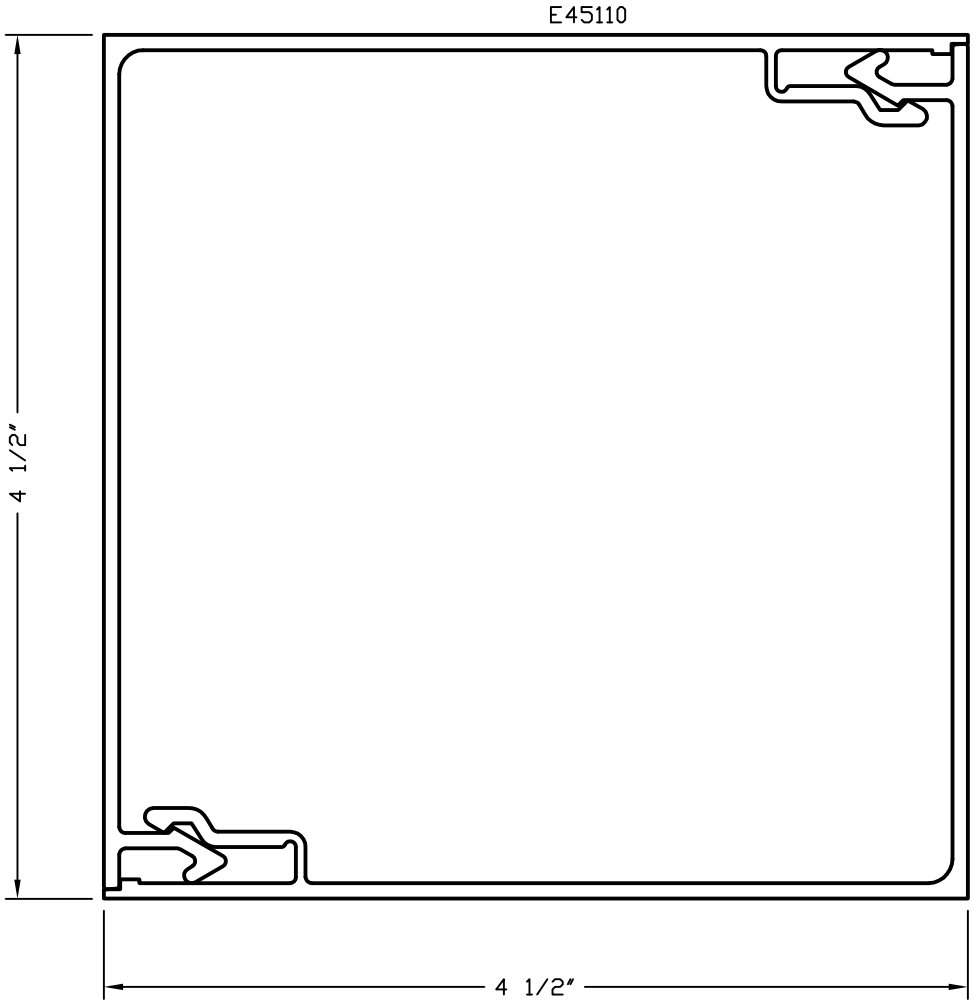
2013

14.24B
E14000 Series Flush Glaze
4 1/2" x 4 1/2" Corner

CAD DETAIL FILE NO.
190CORN5



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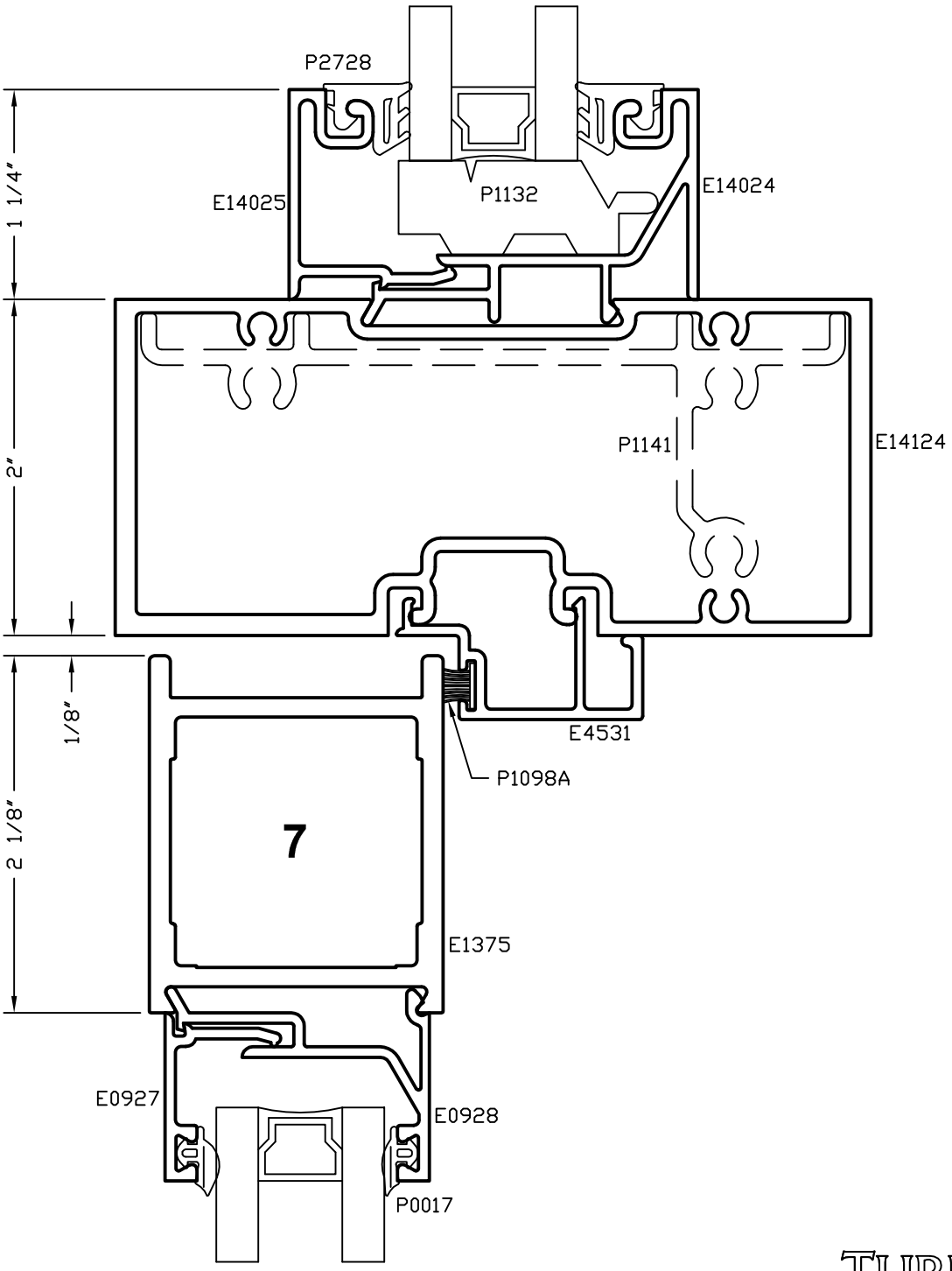
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.25
E14000 Series Flush Glaze
Door Header With Transom - Offset Pivot Or Butt Hinge

CAD DETAIL FILE NO.
190TRAN5



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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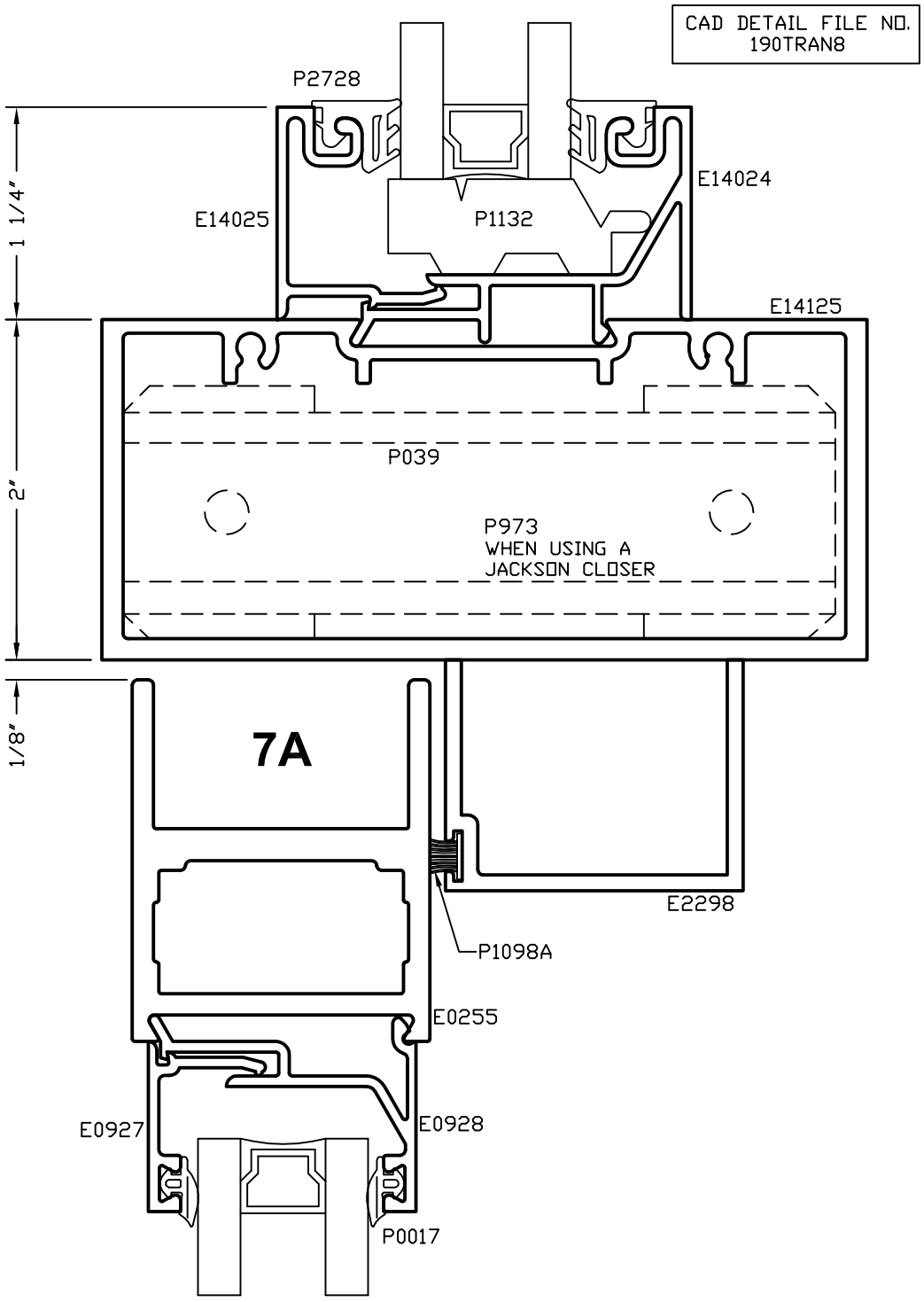
2013

14.26
E14000 Series Flush Glaze
Door Header With Transom - Offset Pivot Or Butt Hinge



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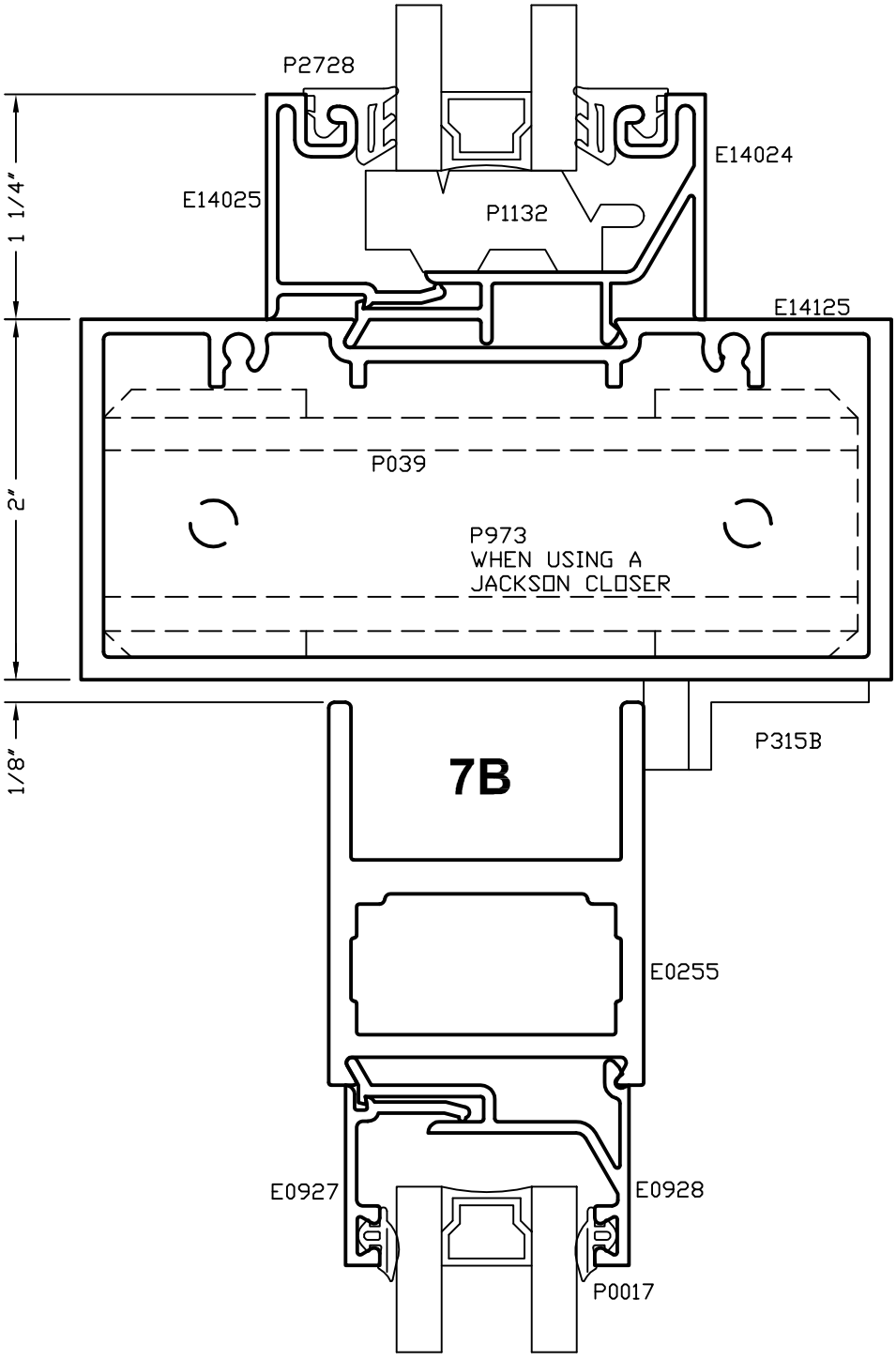
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.27
E14000 Series Flush Glaze
Door Header With Transom - Center Pivot

CAD DETAIL FILE NO.
190TRAN7



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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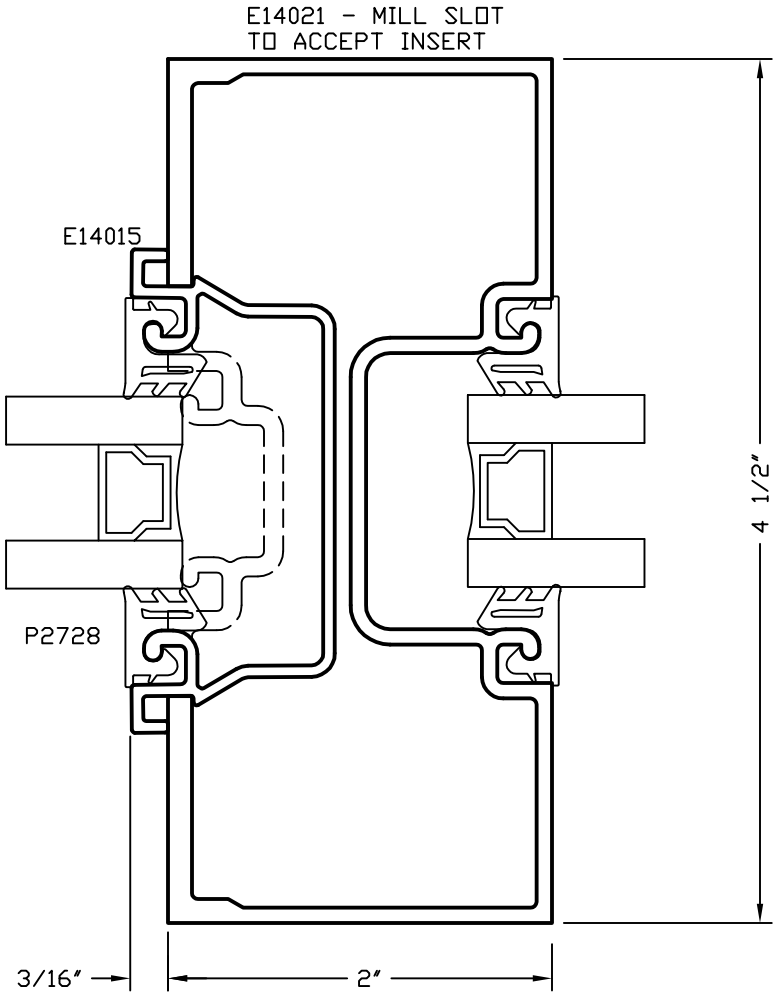
2013

14.28
E14000 Series Flush Glaze
Alternate Transom Jamb With Sidelight

CAD DETAIL FILE NO.
190TRANVERT1



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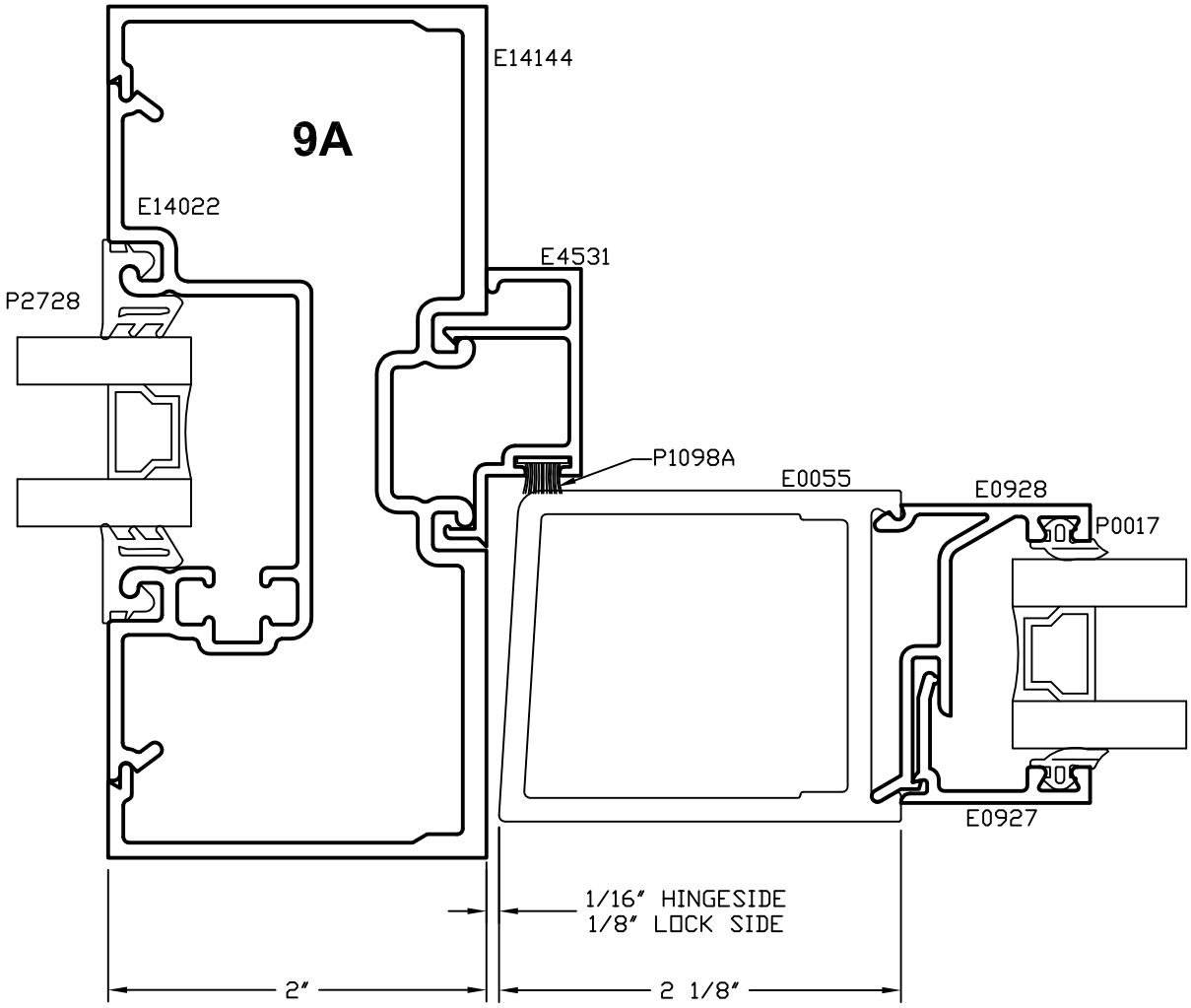
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.29
E14000 Series Flush Glaze
Door Jamb - Narrow Stile Offset Pivot or Butt Hinge

CAD DETAIL FILE NO.
190DRJBNS1



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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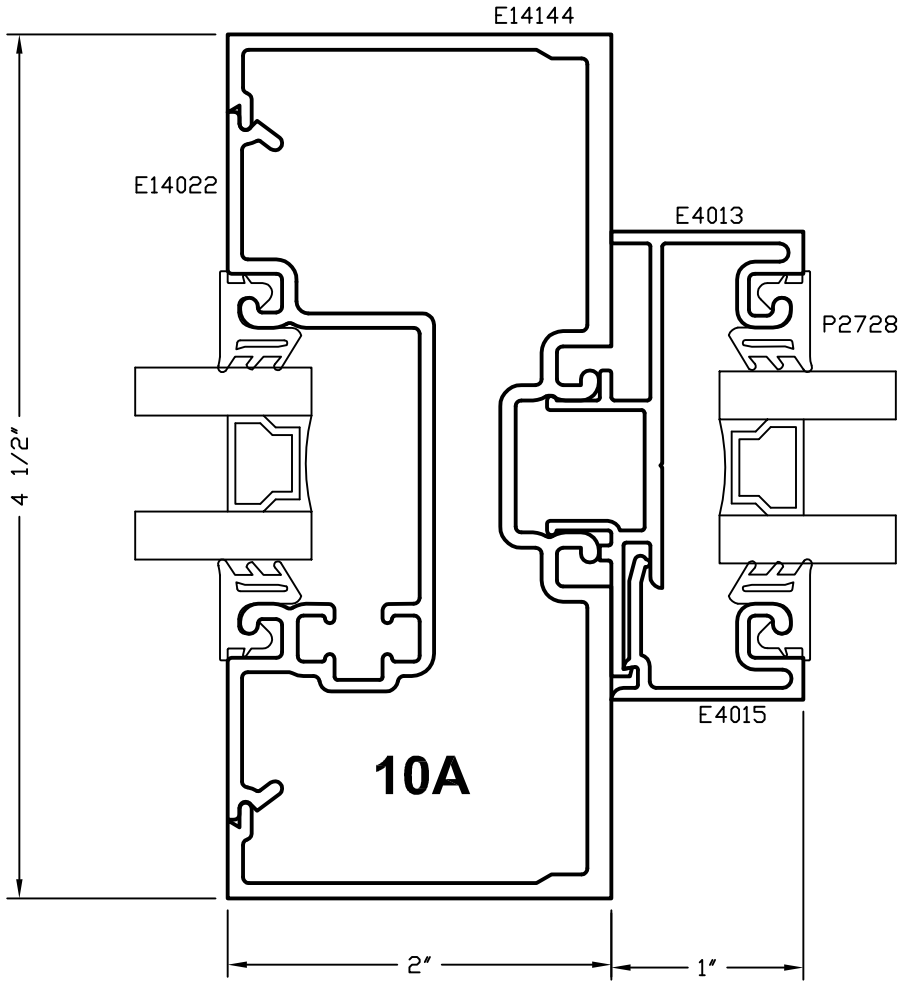
2013

14.30
E14000 Series Flush Glaze
Door Jamb With Transom & Sidelight

CAD DETAIL FILE NO.
190DRV13



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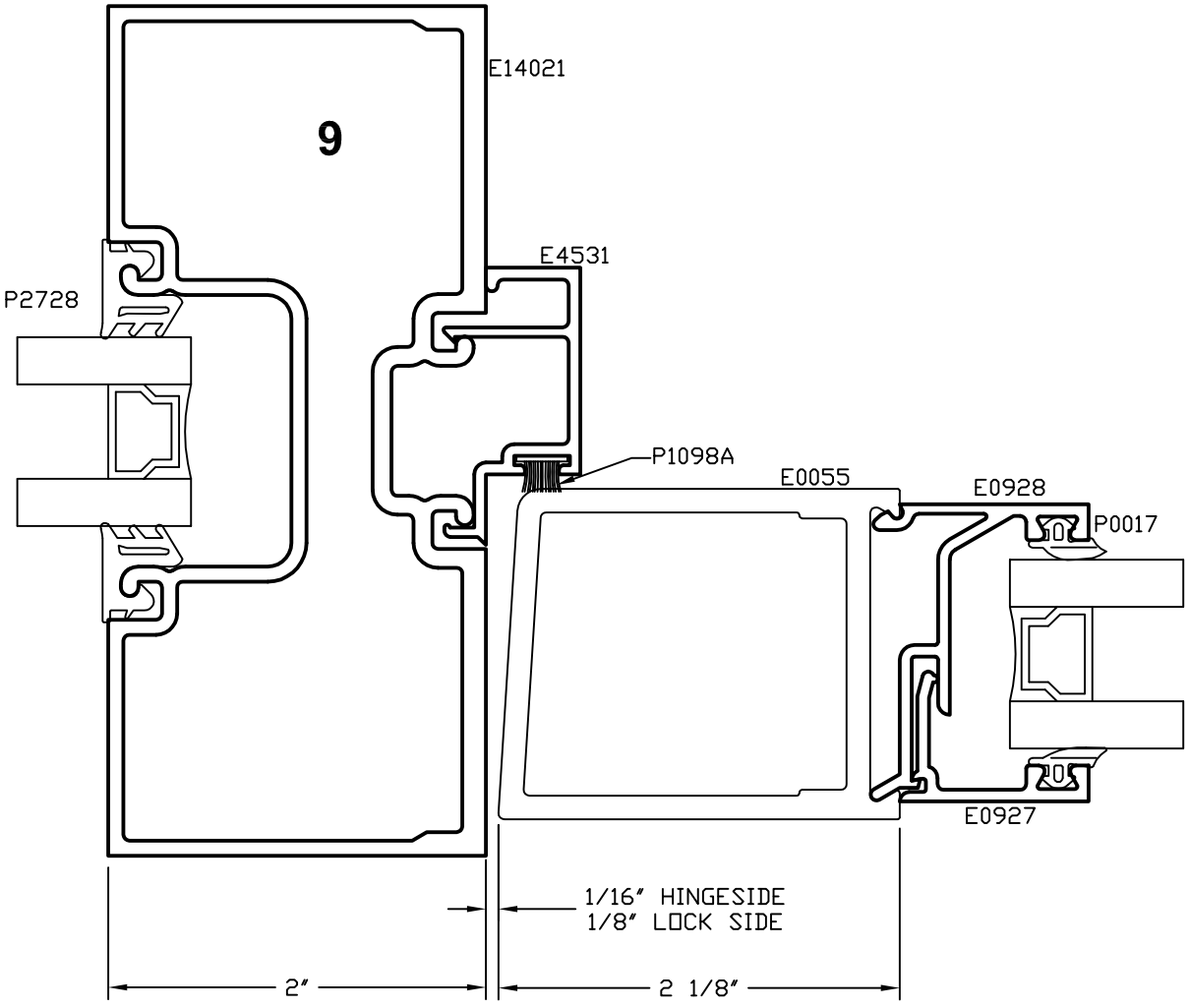
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.31
E14000 Series Flush Glaze
Door Jamb - Narrow Stile Offset Pivot or Butt Hinge

CAD DETAIL FILE NO.
190DRJBNS



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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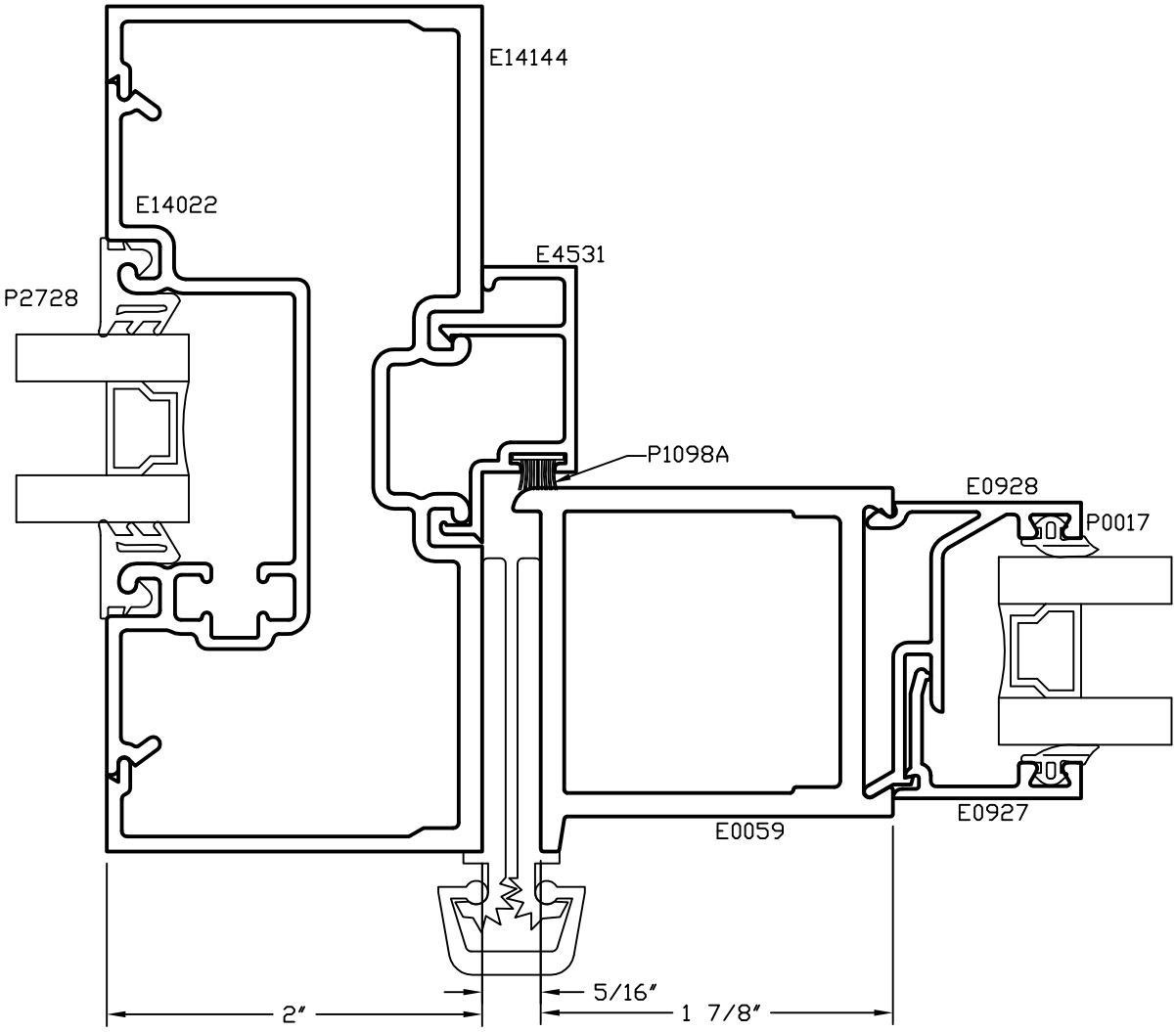
2013

14.31a
E14000 Series Flush Glaze
Door Jamb - Narrow Stile With Continuous Hinge

CAD DETAIL FILE NO.
190DRJBNSCH1



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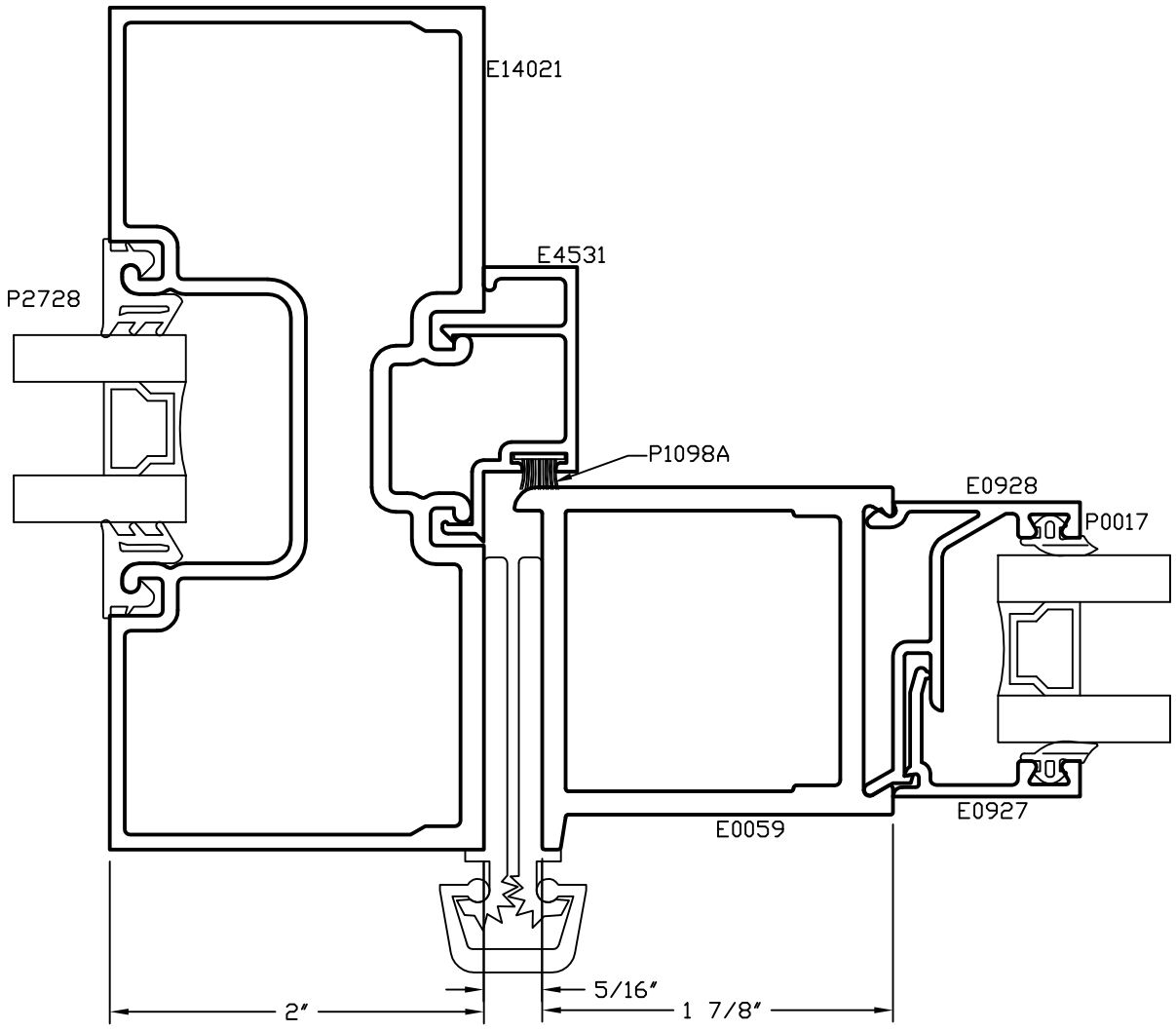
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.31b
E14000 Series Flush Glaze
Door Jamb - Narrow Stile With Continuous Hinge

CAD DETAIL FILE NO.
190DRJBNSCH



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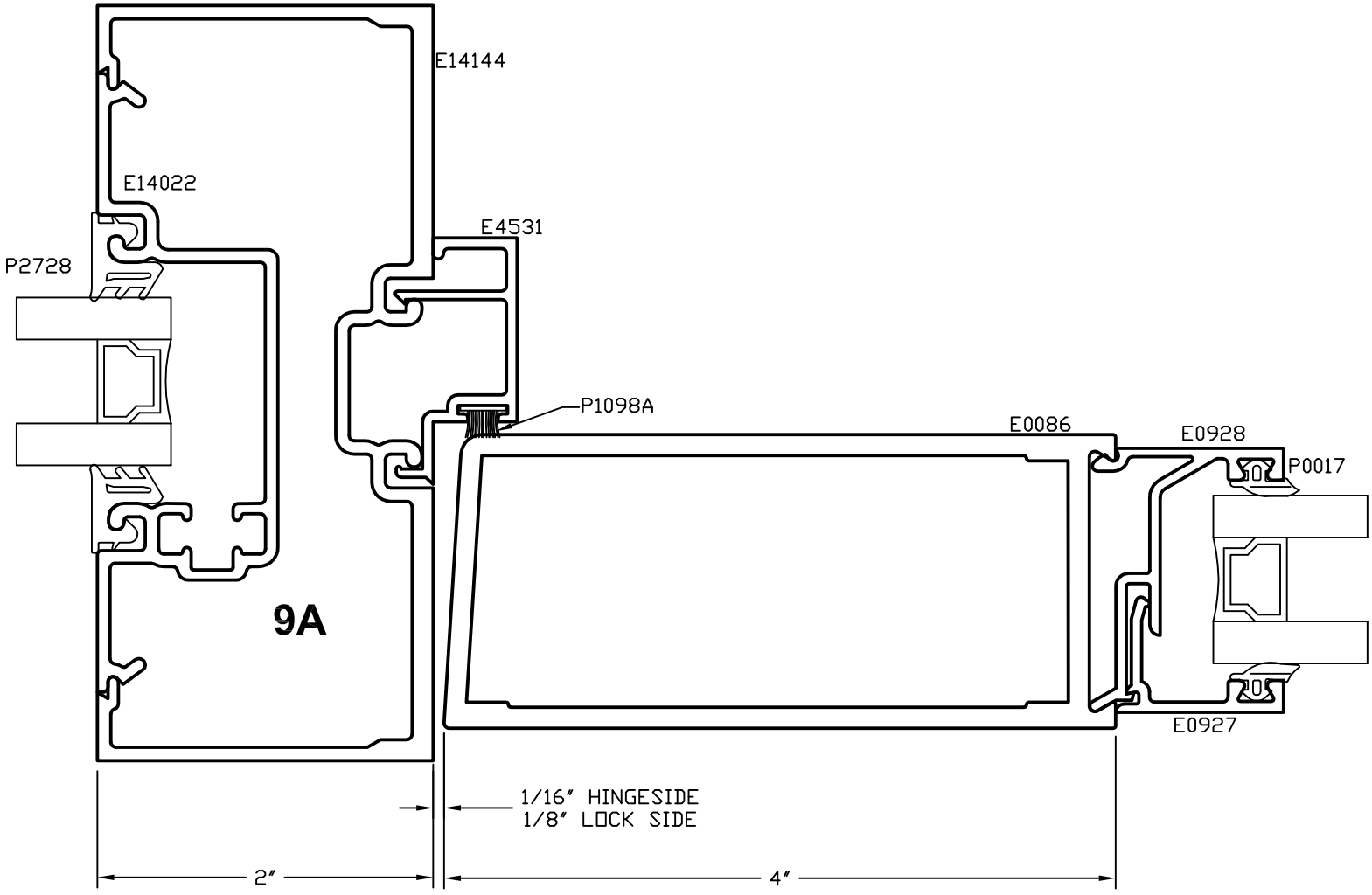
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.31c
E14000 Series Flush Glaze
Door Jamb - Medium Stile Offset Pivot or Butt Hinge

CAD DETAIL FILE NO.
190DRJBMS1



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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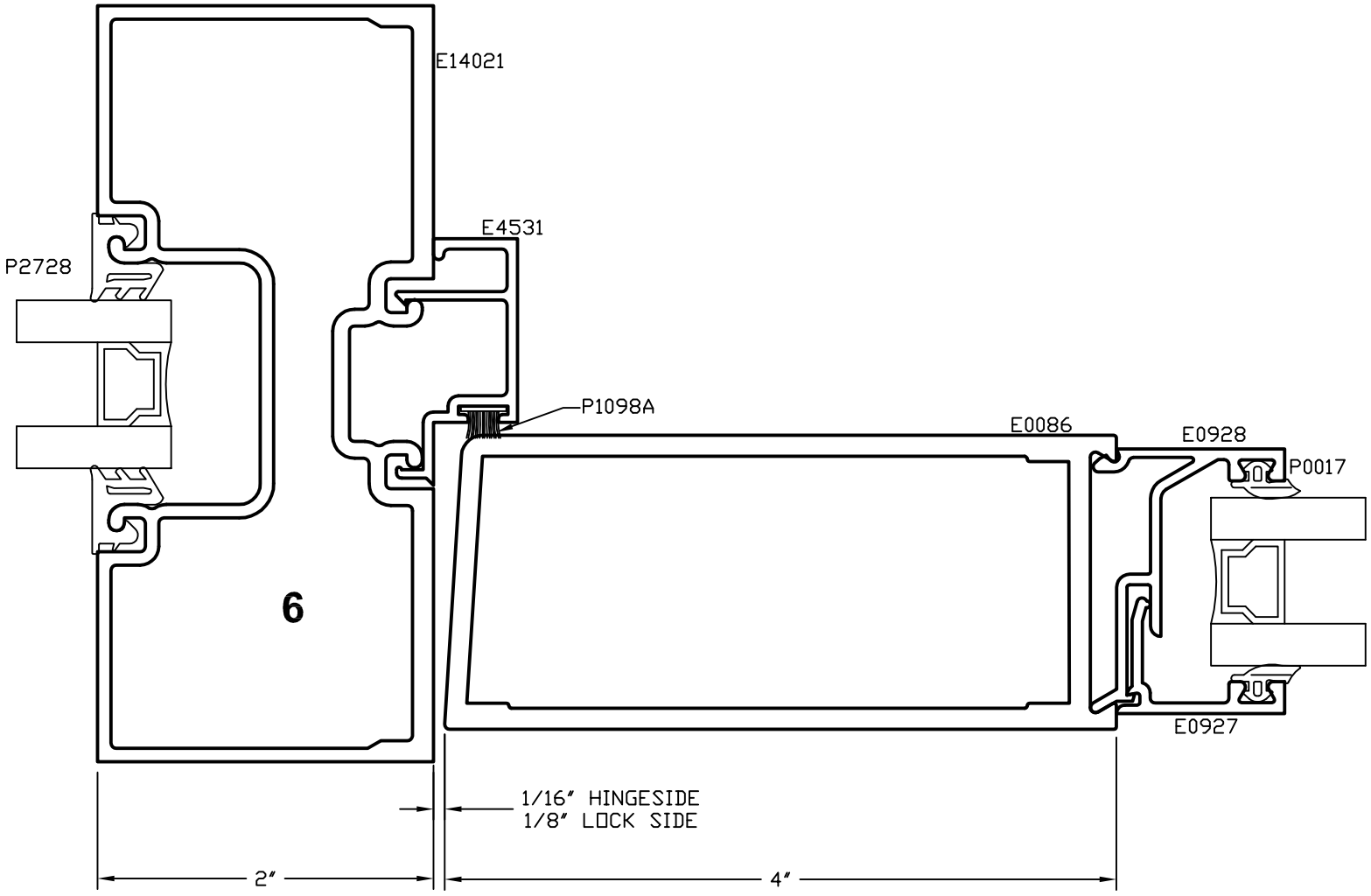
2013

14.31d
E14000 Series Flush Glaze
Door Jamb - Medium Stile Offset Pivot or Butt Hinge



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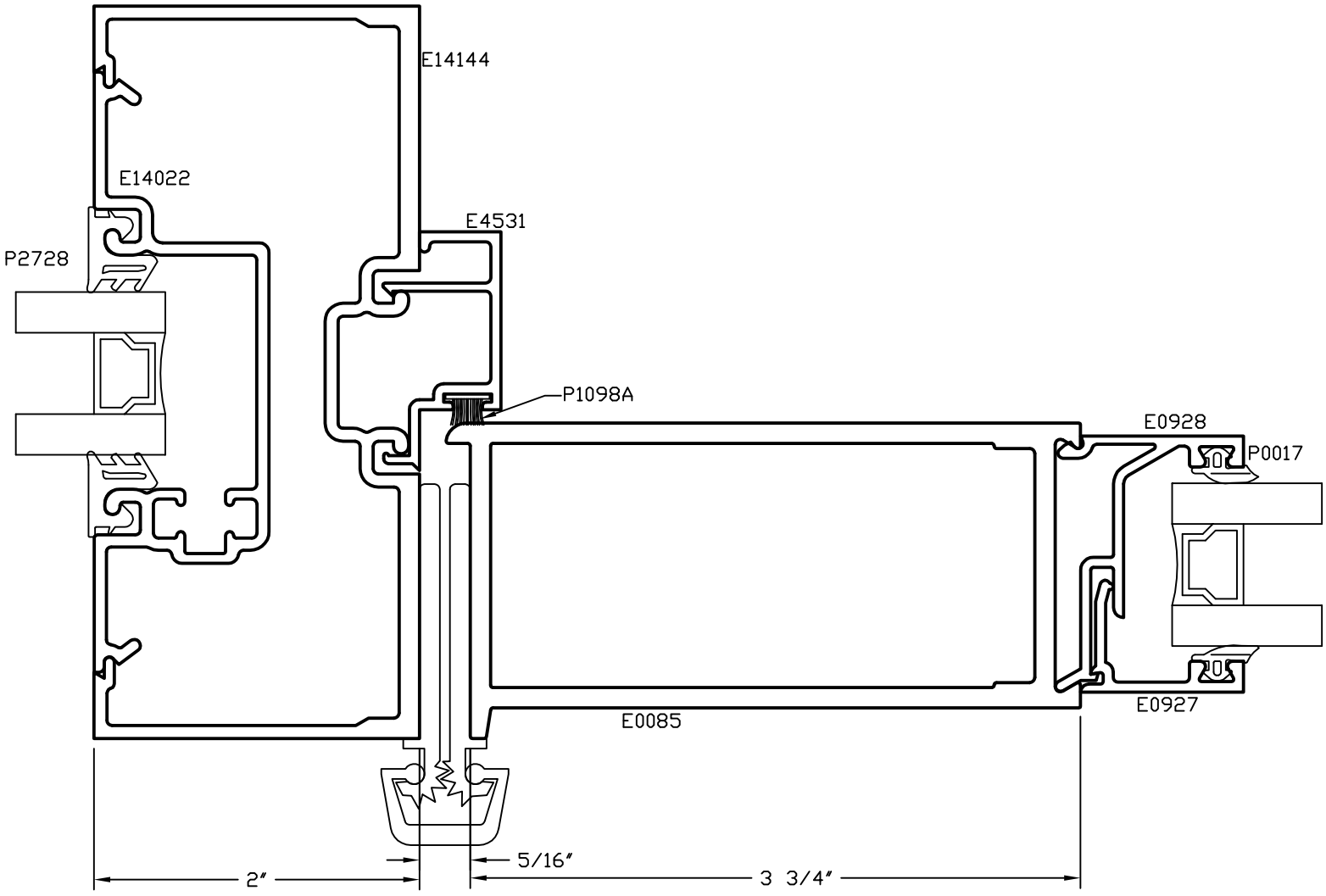
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.31e
E14000 Series Flush Glaze
Door Jamb - Medium Stile With Continuous Hinge

CAD DETAIL FILE NO.
190DRJBMSCH1



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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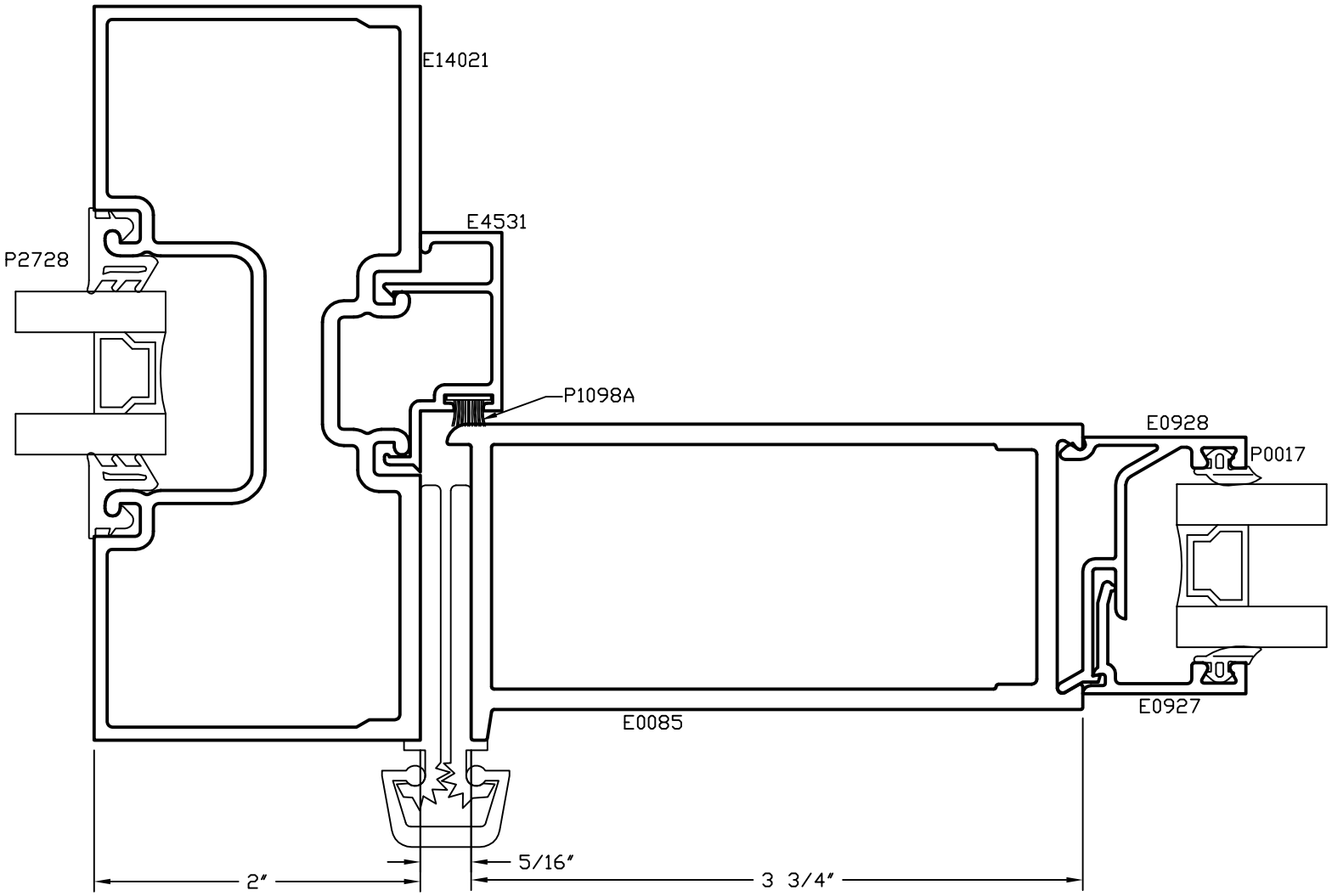
2013

14.31f
E14000 Series Flush Glaze
Door Jamb - Medium Stile With Continuous Hinge

CAD DETAIL FILE NO.
190DRJBMSCH



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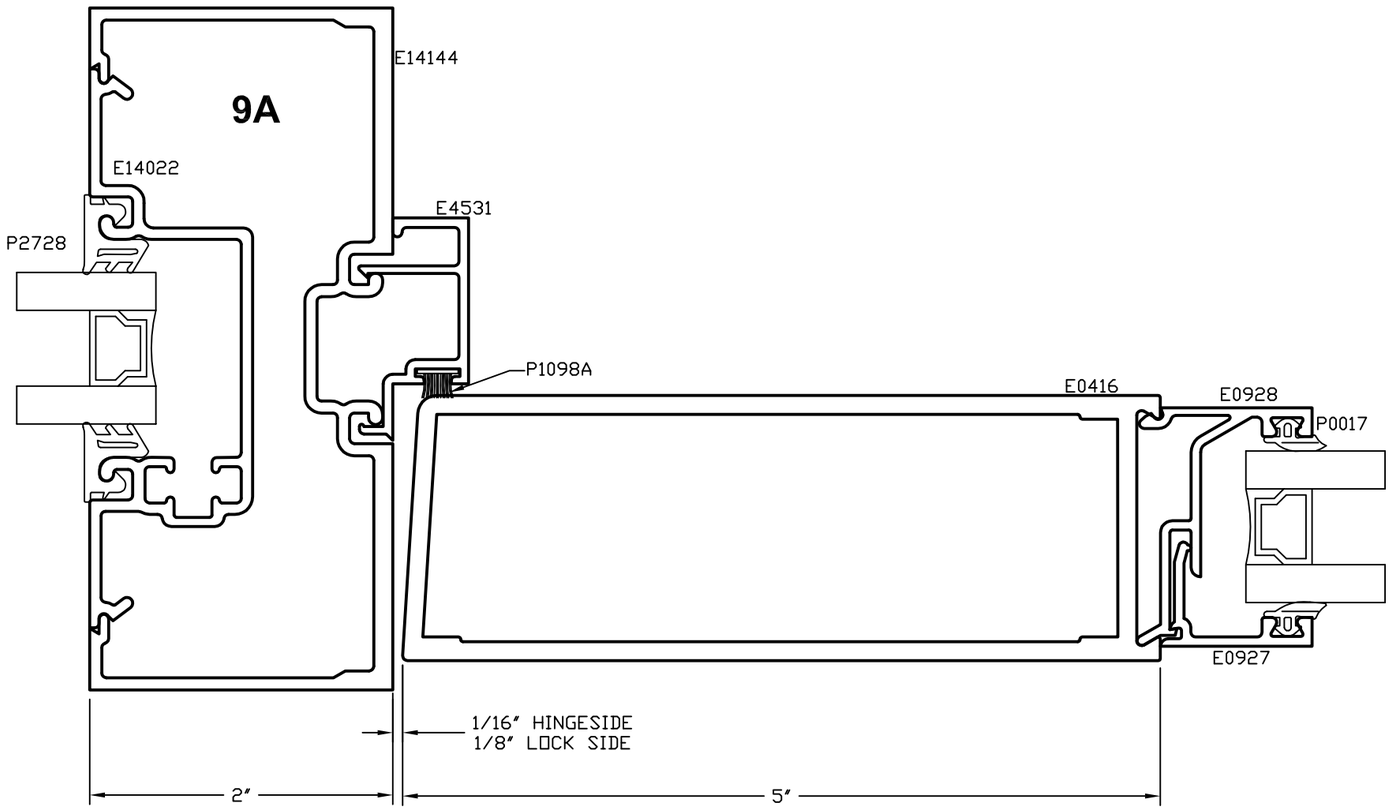
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.31g
E14000 Series Flush Glaze
Door Jamb - Wide Stile Offset Pivot or Butt Hinge

CAD DETAIL FILE NO.
190DRJBWS1



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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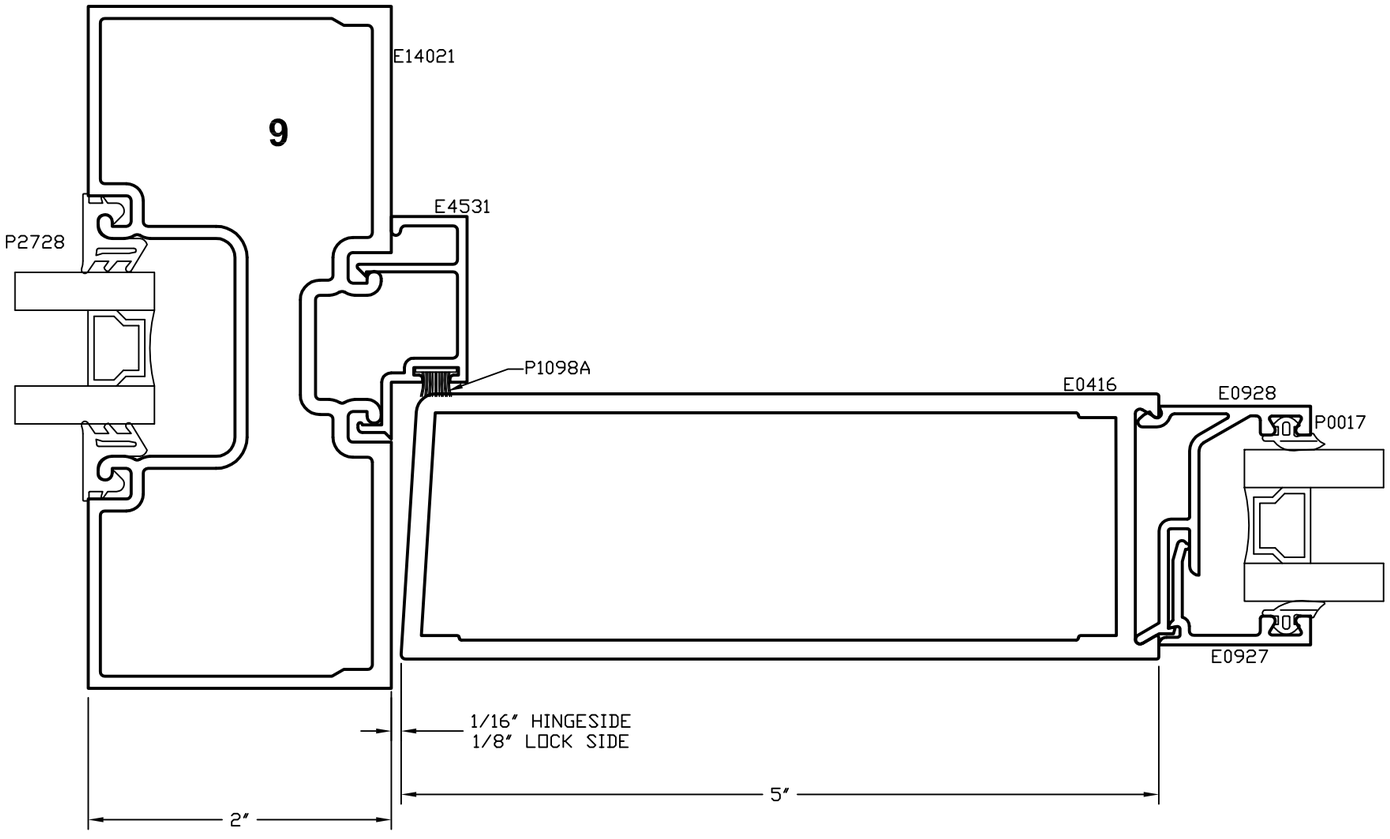
2013

14.31h
E14000 Series Flush Glaze
Door Jamb - Wide Stile Offset Pivot or Butt Hinge

CAD DETAIL FILE NO.
190DRJBWS



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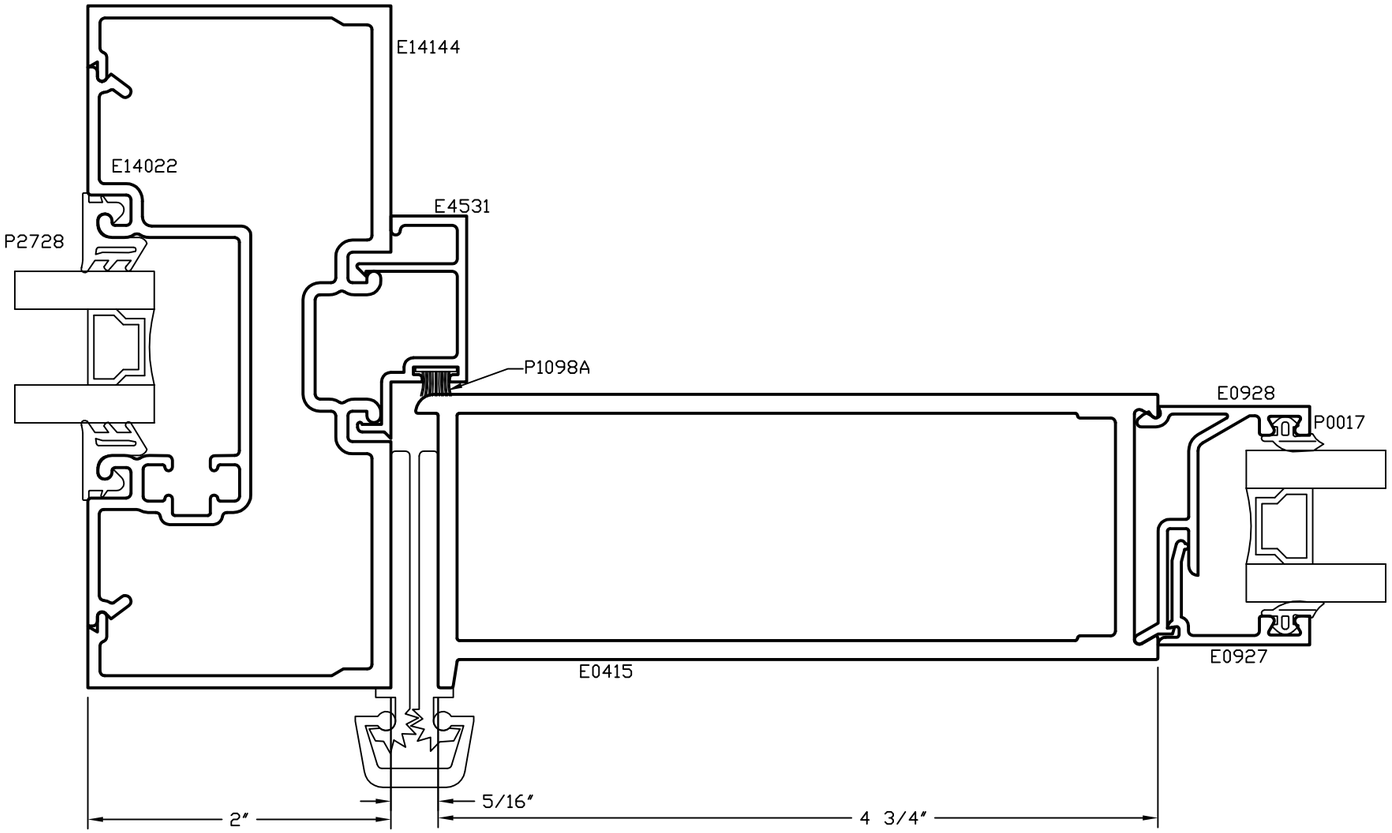
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.31i
E14000 Series Flush Glaze
Door Jamb - Wide Stile With Continuous Hinge

CAD DETAIL FILE NO.
190DRJBWSCH1



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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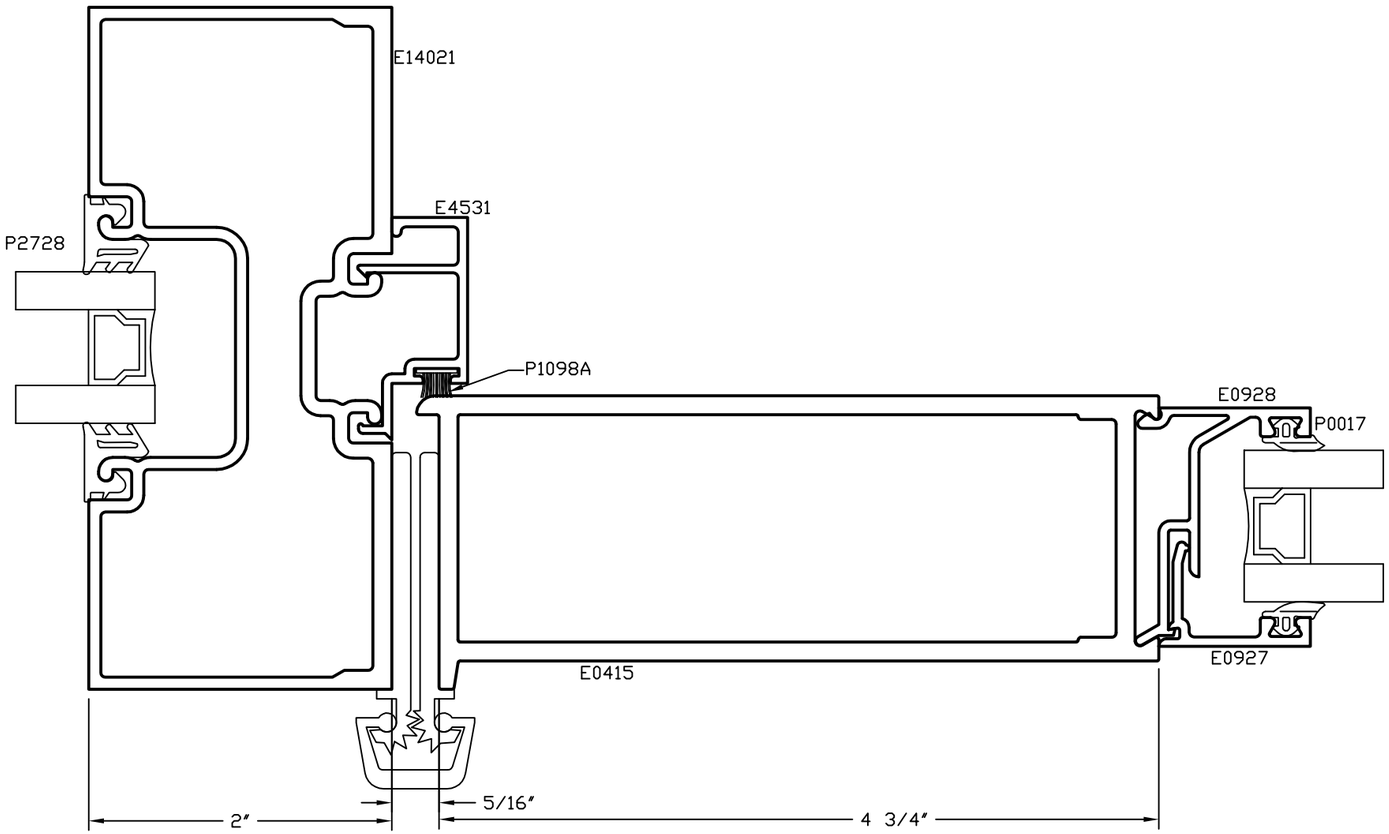
14.31j
E14000 Series Flush Glaze
Door Jamb - Wide Stile With Continuous Hinge

CAD DETAIL FILE NO.
190DRJBWSCH



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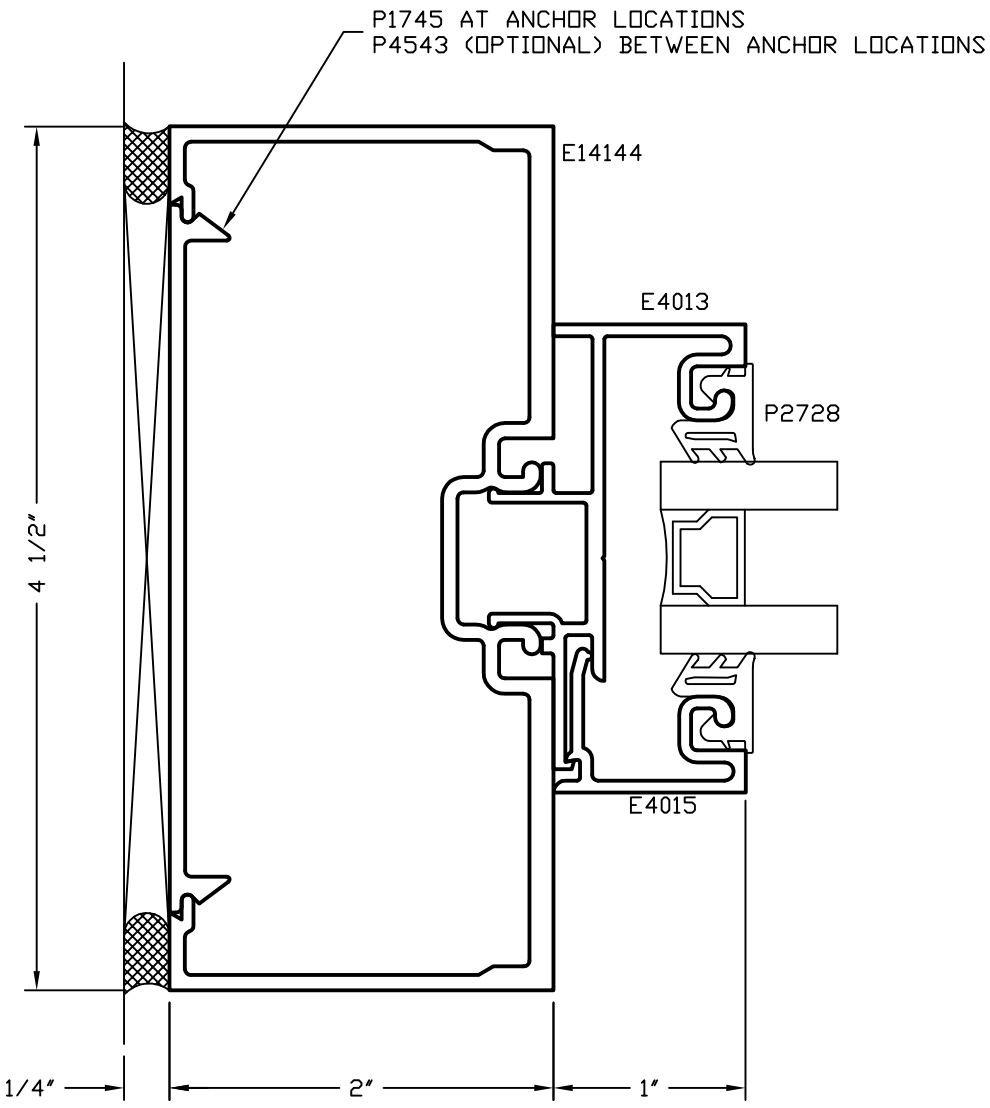
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.32
E14000 Series Flush Glaze
Door Jamb With Transom

CAD DETAIL FILE NO.
190DRVS8



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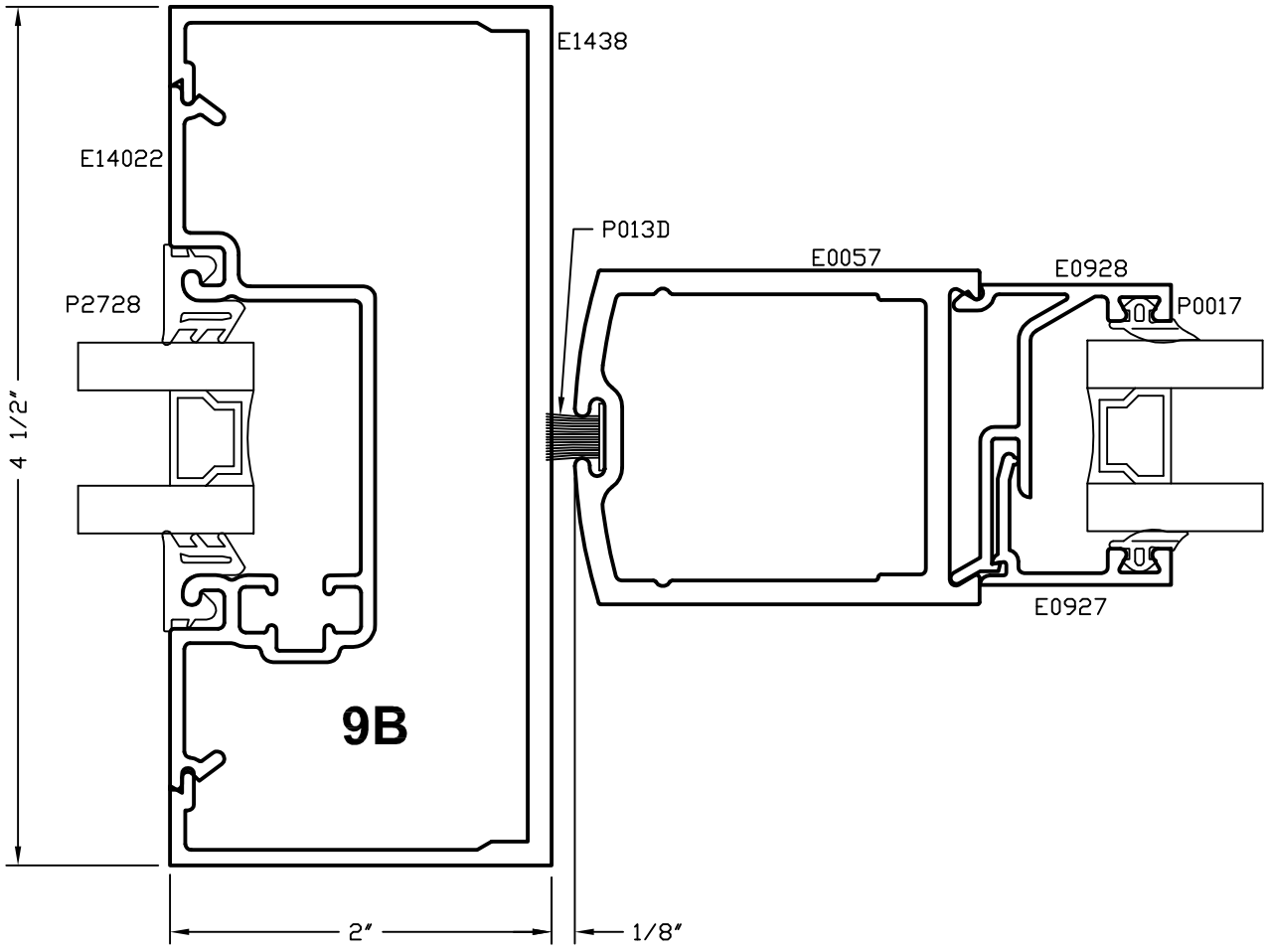
2010

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.33
E14000 Series Flush Glaze
Door Jamb With Sidelight - Center Pivot

CAD DETAIL FILE NO.
190DRVS13



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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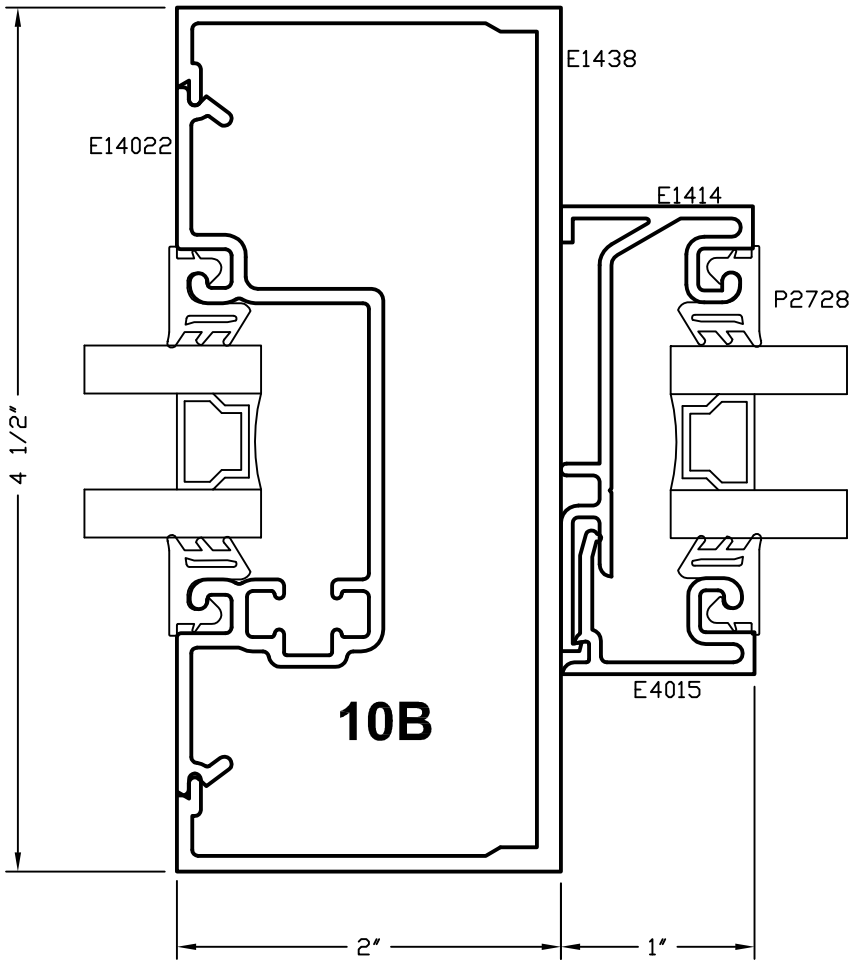
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2010

14.34
E14000 Series Flush Glaze
Transom Jamb With Sidelight

CAD DETAIL FILE NO.
190DRV14



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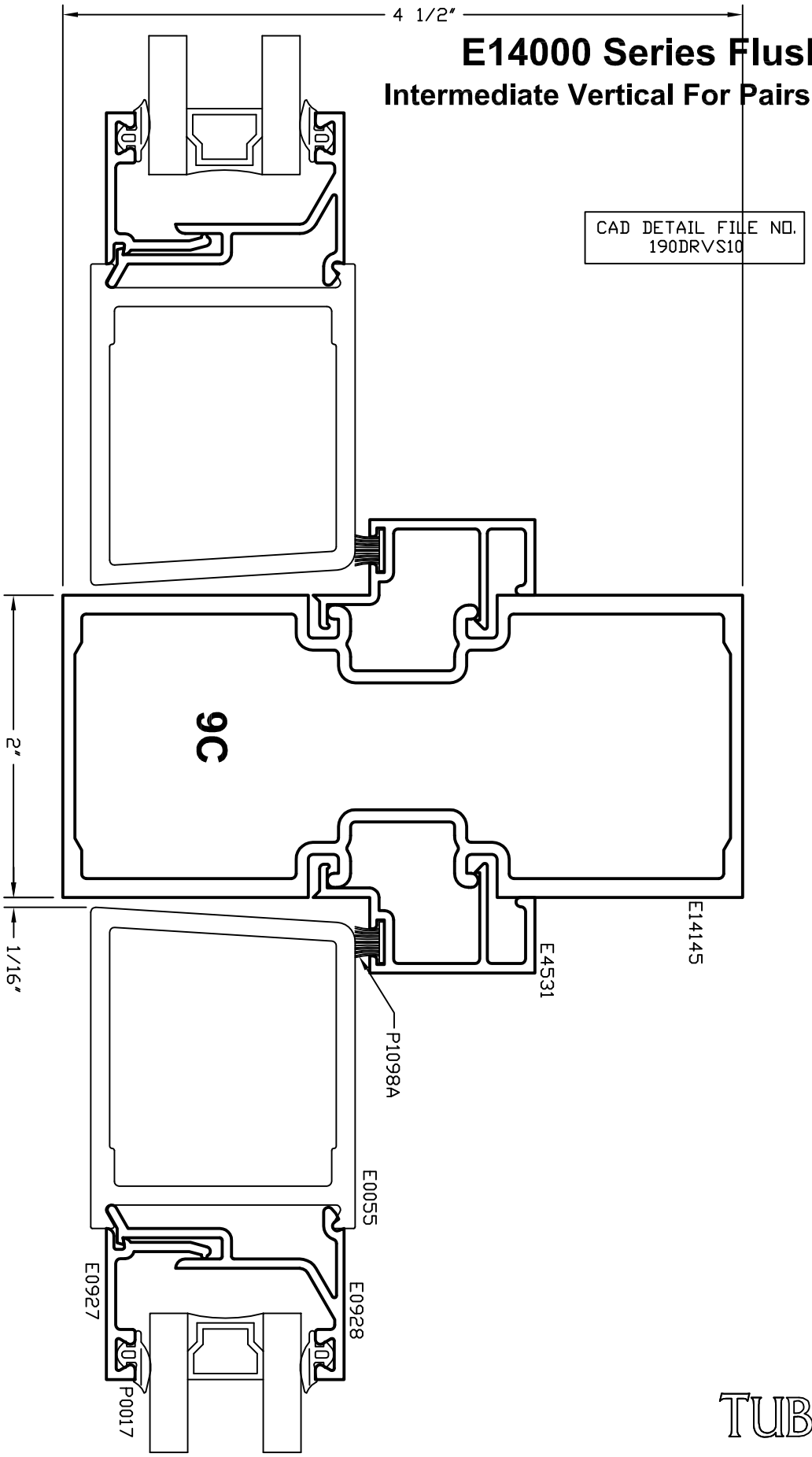
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.35
E14000 Series Flush Glaze
Intermediate Vertical For Pairs of Doors



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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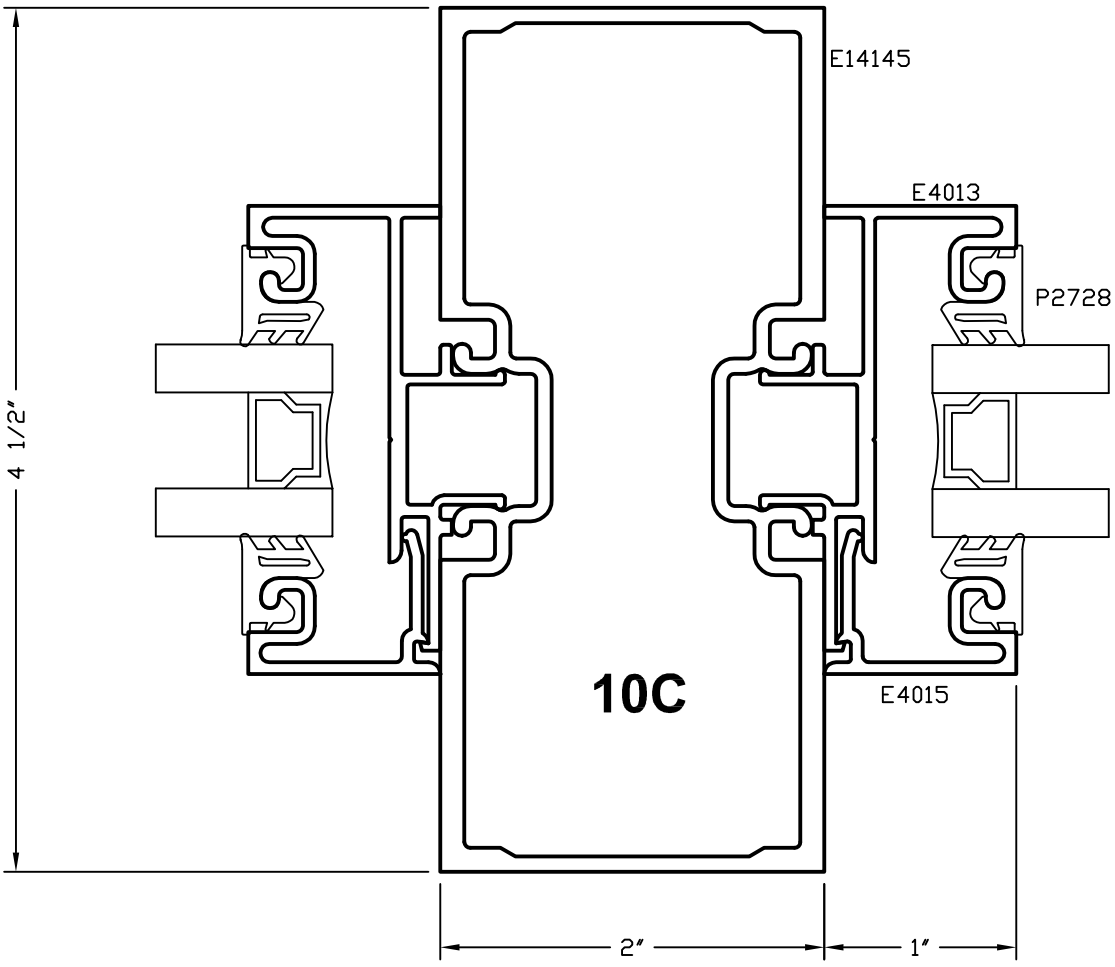
14.36
E14000 Series Flush Glaze
Intermediate Vertical For Pairs of Doors With Transom

CAD DETAIL FILE NO.
190DRV10



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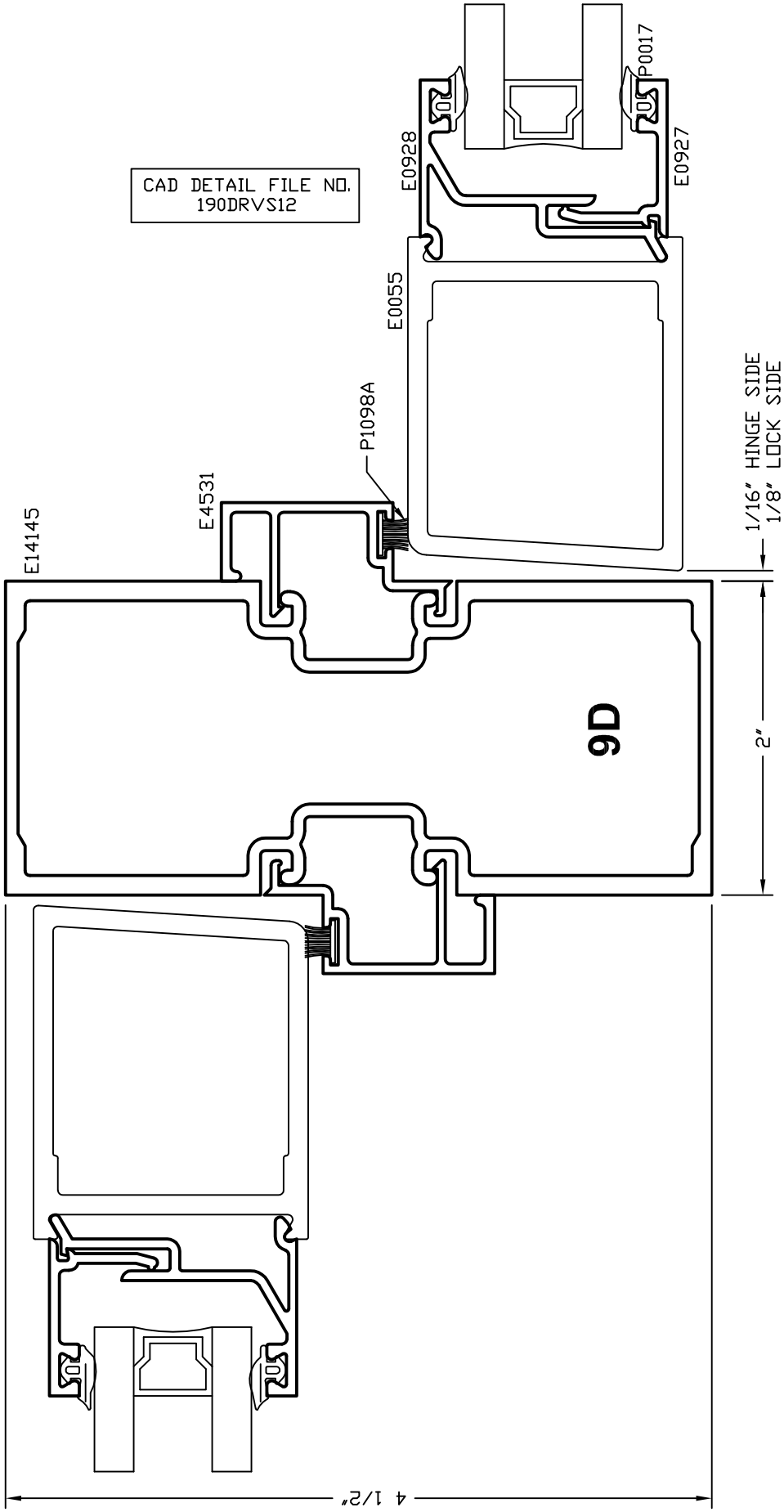
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.37
E14000 Series Flush Glaze
Intermediate Vertical For Pairs Of Doors



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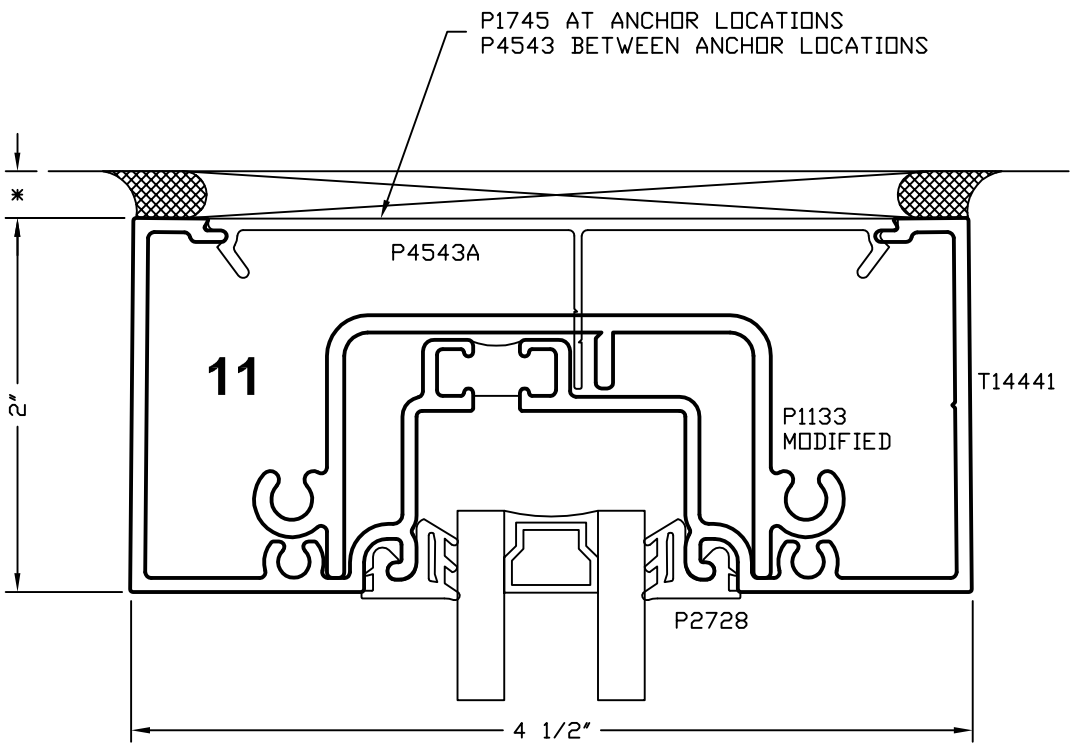
2010

14.38
T14000 Series Flush Glaze
Standard Head Member

* 1/2" WHEN USING E-14259 FLASHING

* 1/4" WHEN USING E-45159 FLASHING

CAD DETAIL FILE NO.
180HEAD10



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2017

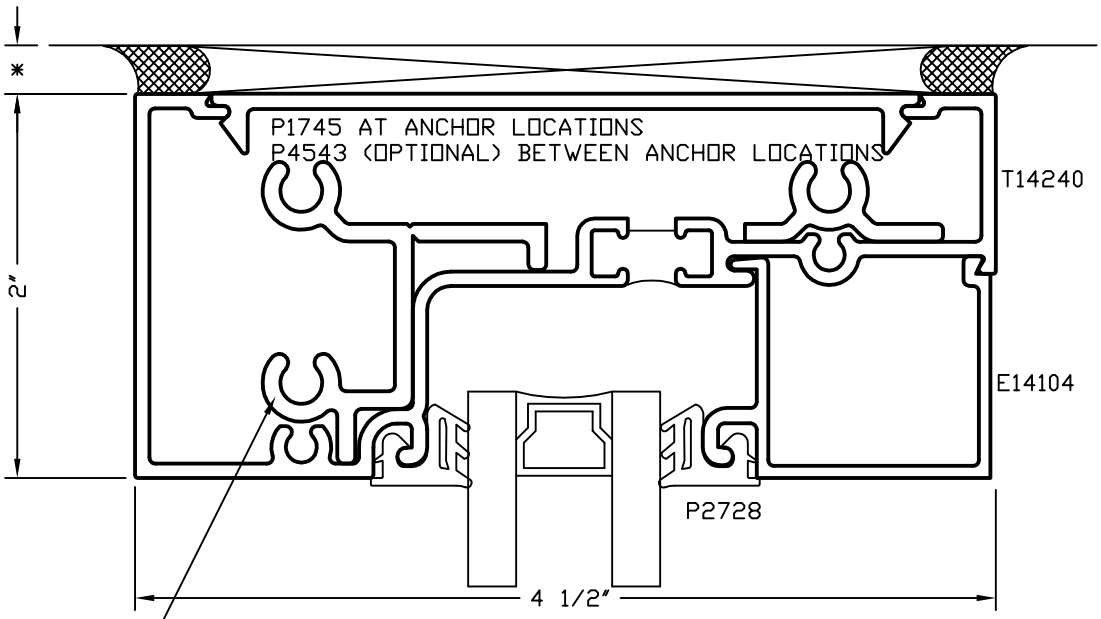
*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

14.38A
T14000 Series Flush Glaze
Inside Glazed Head and Intermediate Vertical

* 1/2" WHEN USING E-14259 FLASHING

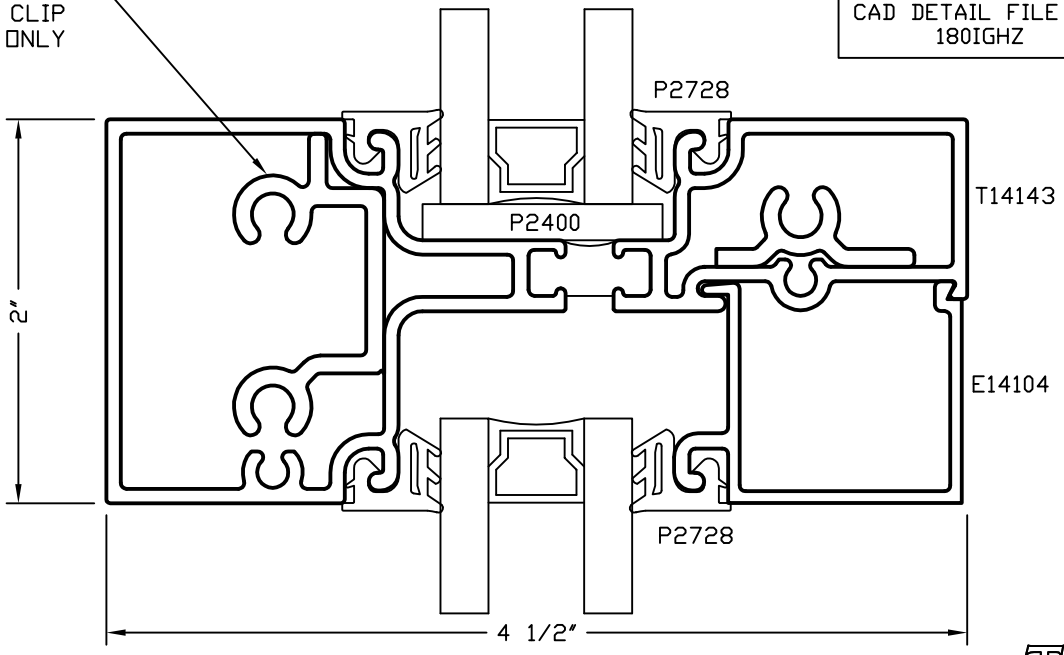
* 1/4" WHEN USING E-45159 FLASHING

CAD DETAIL FILE NO.
180IGHD



P1134
MODIFIED
S009 (3)
S191 (2)
REQUIRED AT CLIP
JOINT ONLY

CAD DETAIL FILE NO.
180IGHZ



*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

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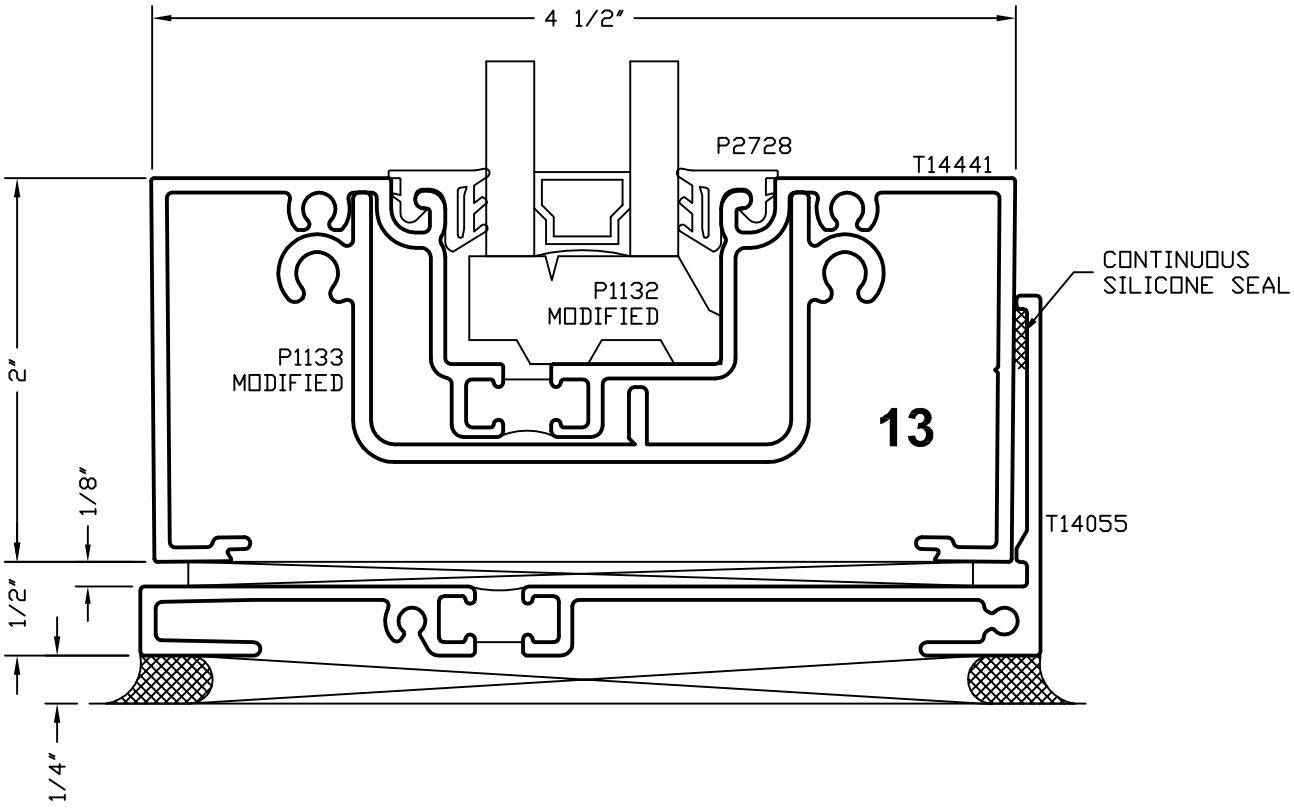
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2013

14.38B
T14000 Series Flush Glaze
Inside Glazed Sill Member

CAD DETAIL FILE NO.
180IGSL



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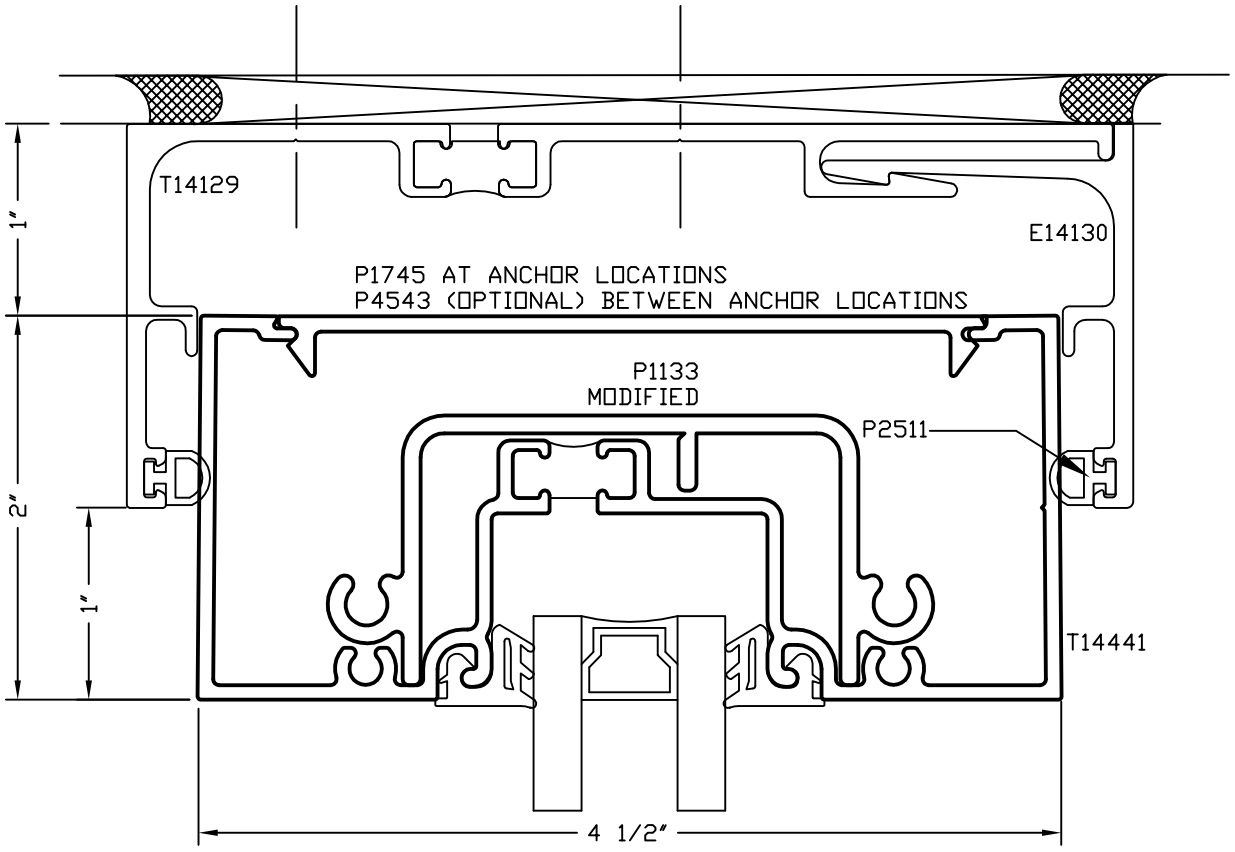
14.39
T14000 Series Flush Glaze
Head Receptor

CAD DETAIL FILE NO.
180HEAD4



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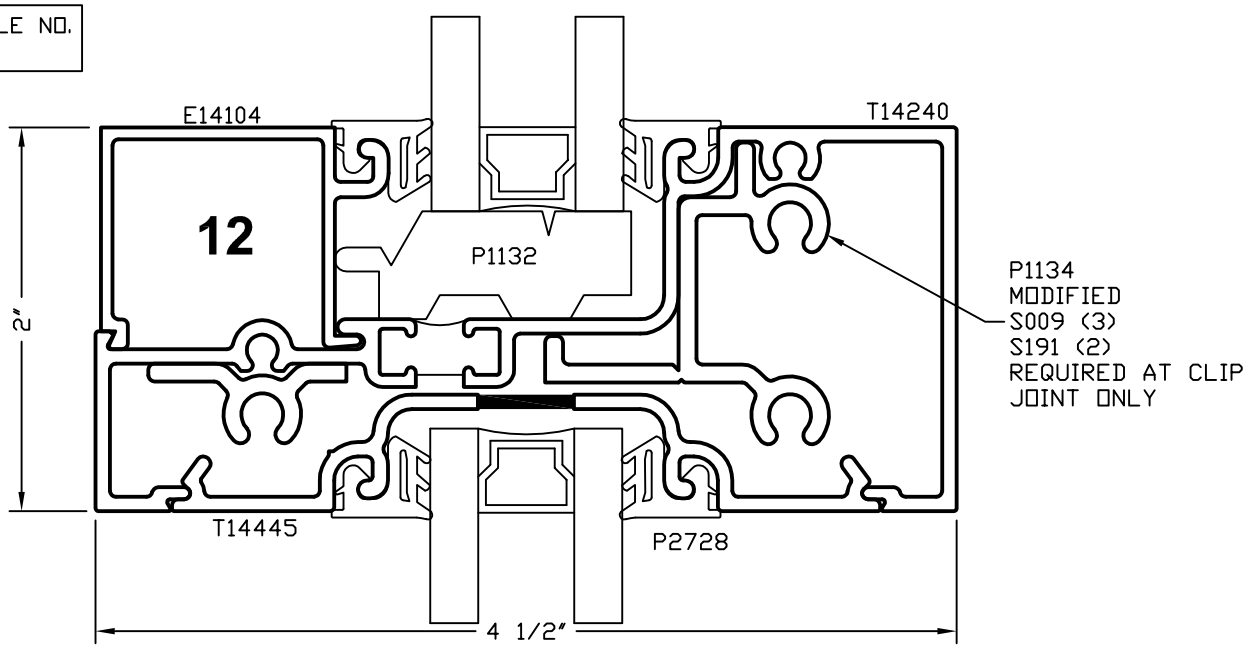
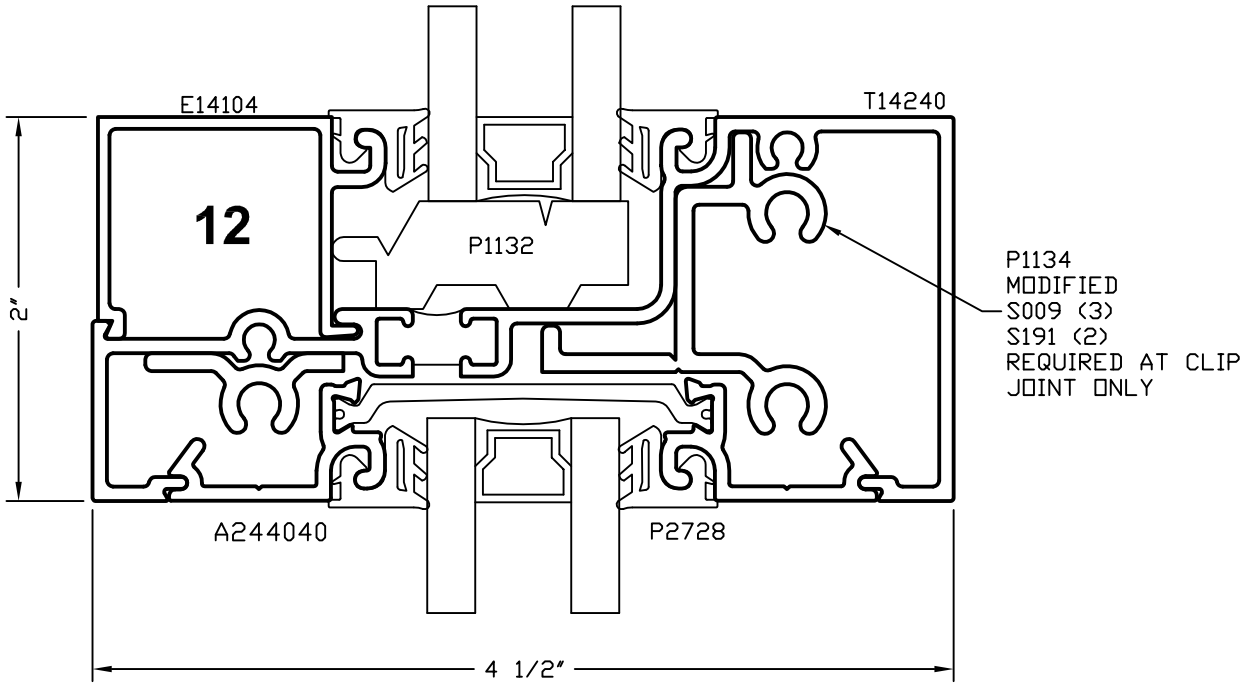
14.40
T14000 Series Flush Glaze
Standard and Alternate Intermediate Horizontal

CAD DETAIL FILE NO.
180HORZ7





CAD DETAIL FILE NO.
180HORZ17

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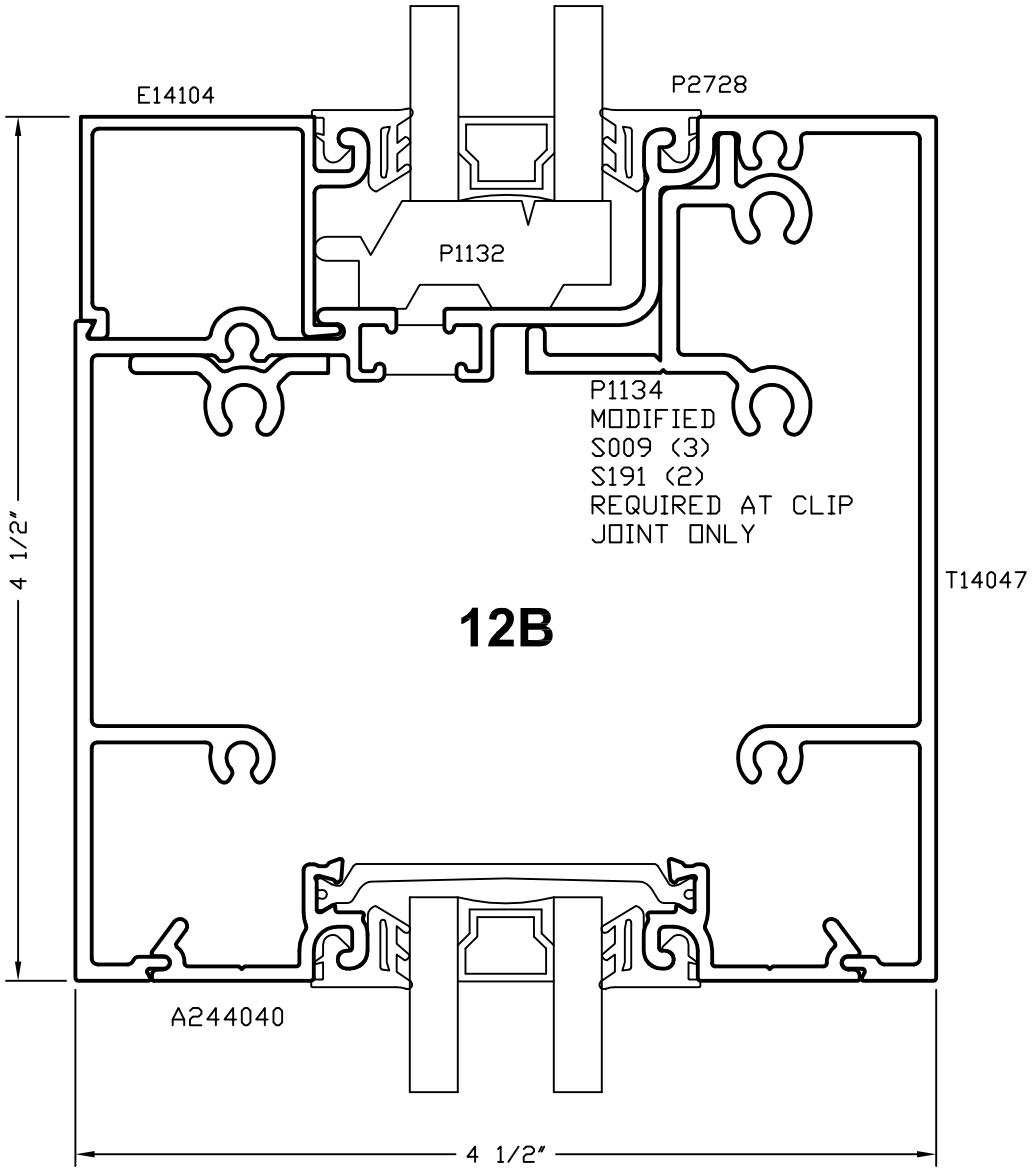
14.41
T14000 Series Flush Glaze
4 1/2" x 4 1/2" Alternate Intermediate Horizontal

CAD DETAIL FILE NO.
180HORZ5



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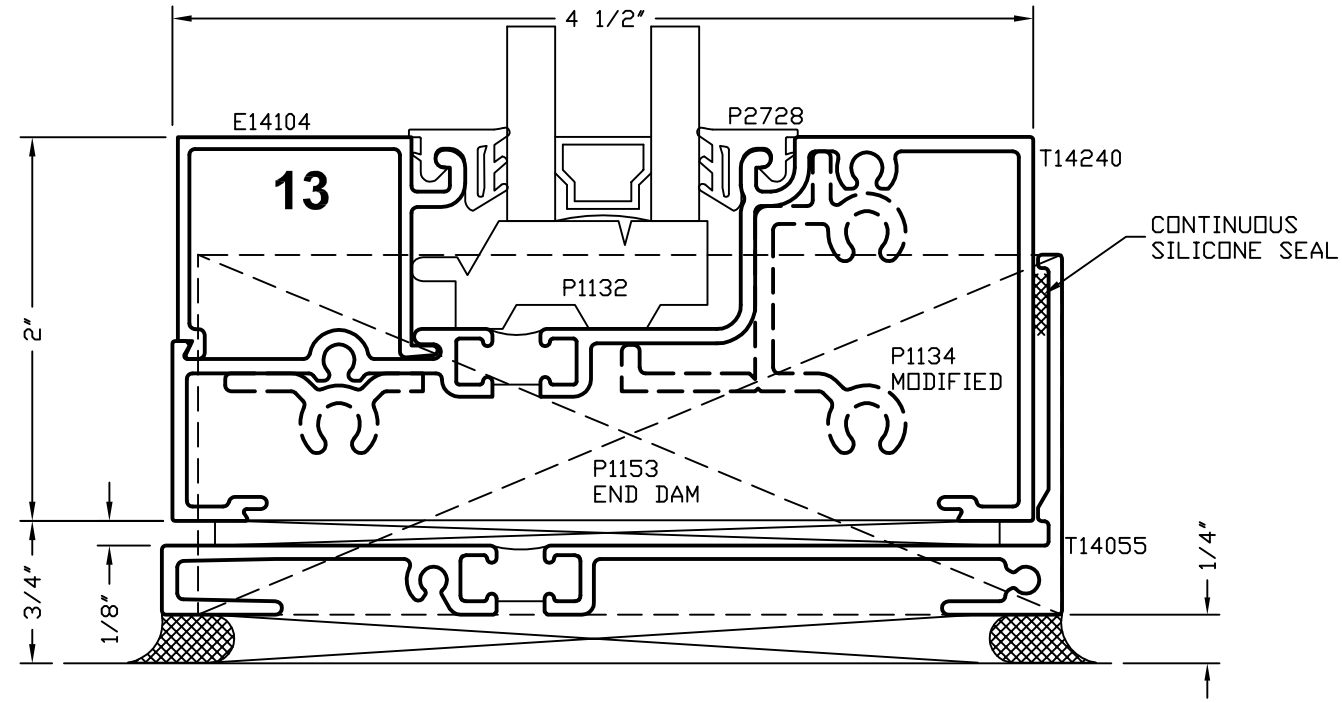
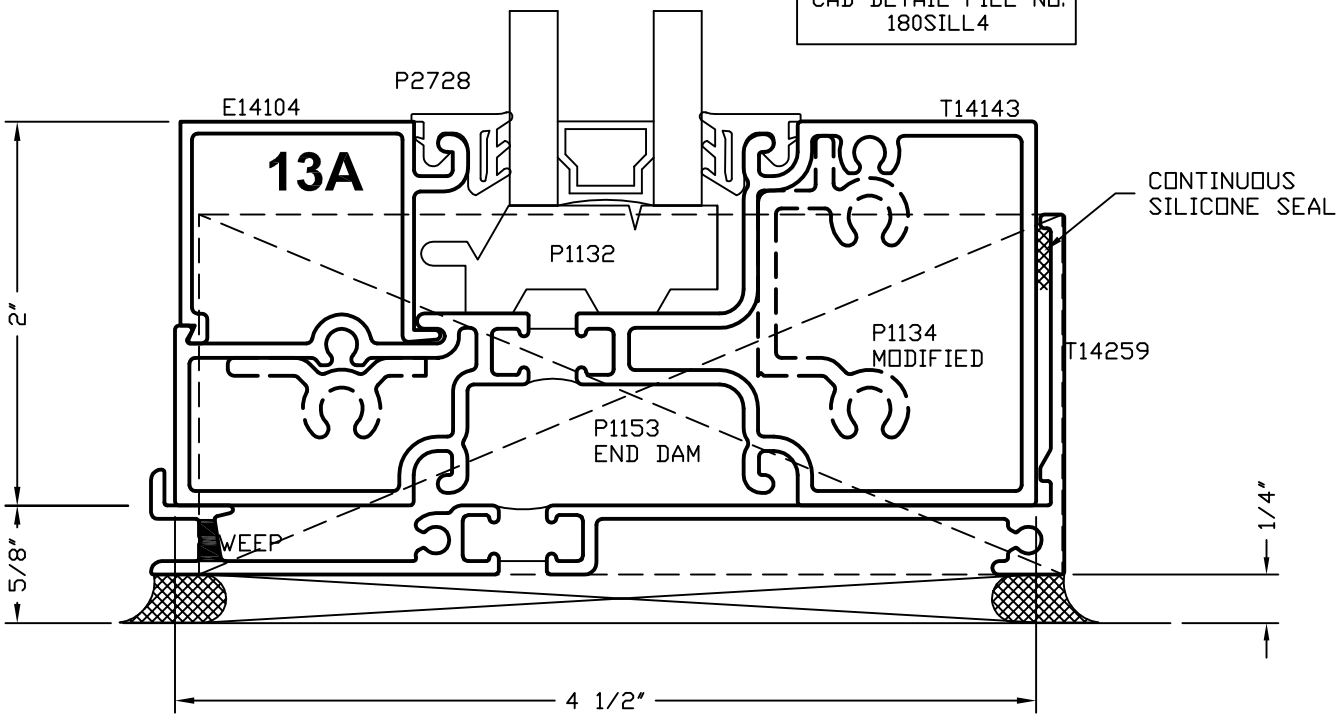
14.42
T14000 Series Flush Glaze
Standard and Alternate Sills

CAD DETAIL FILE NO.
180SILL3



CAD DETAIL FILE NO.
180SILL4



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2014

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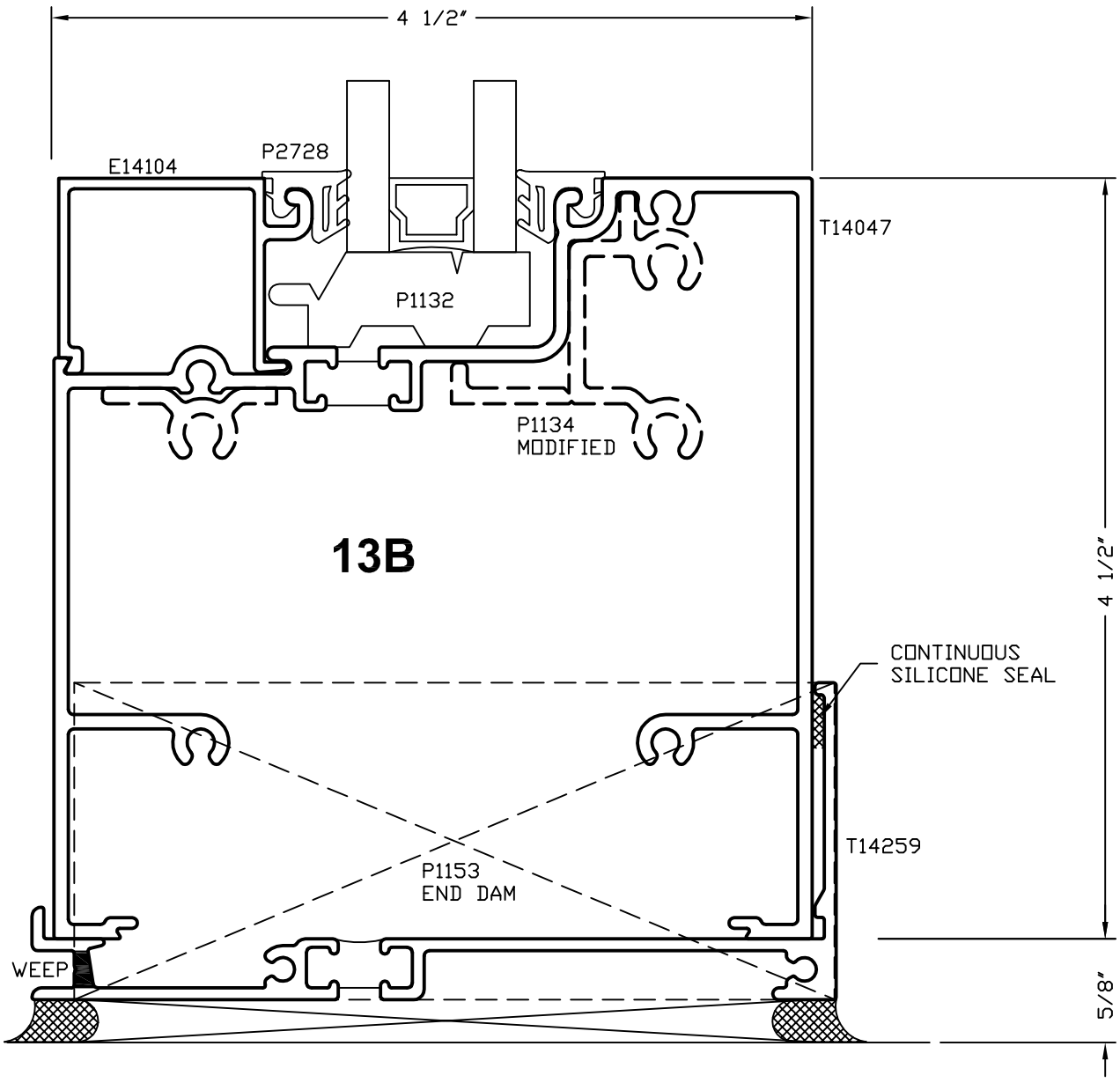
14.43
T14000 Series Flush Glaze
4 1/2" x 4 1/2" Sill

CAD DETAIL FILE NO.
180SILL5



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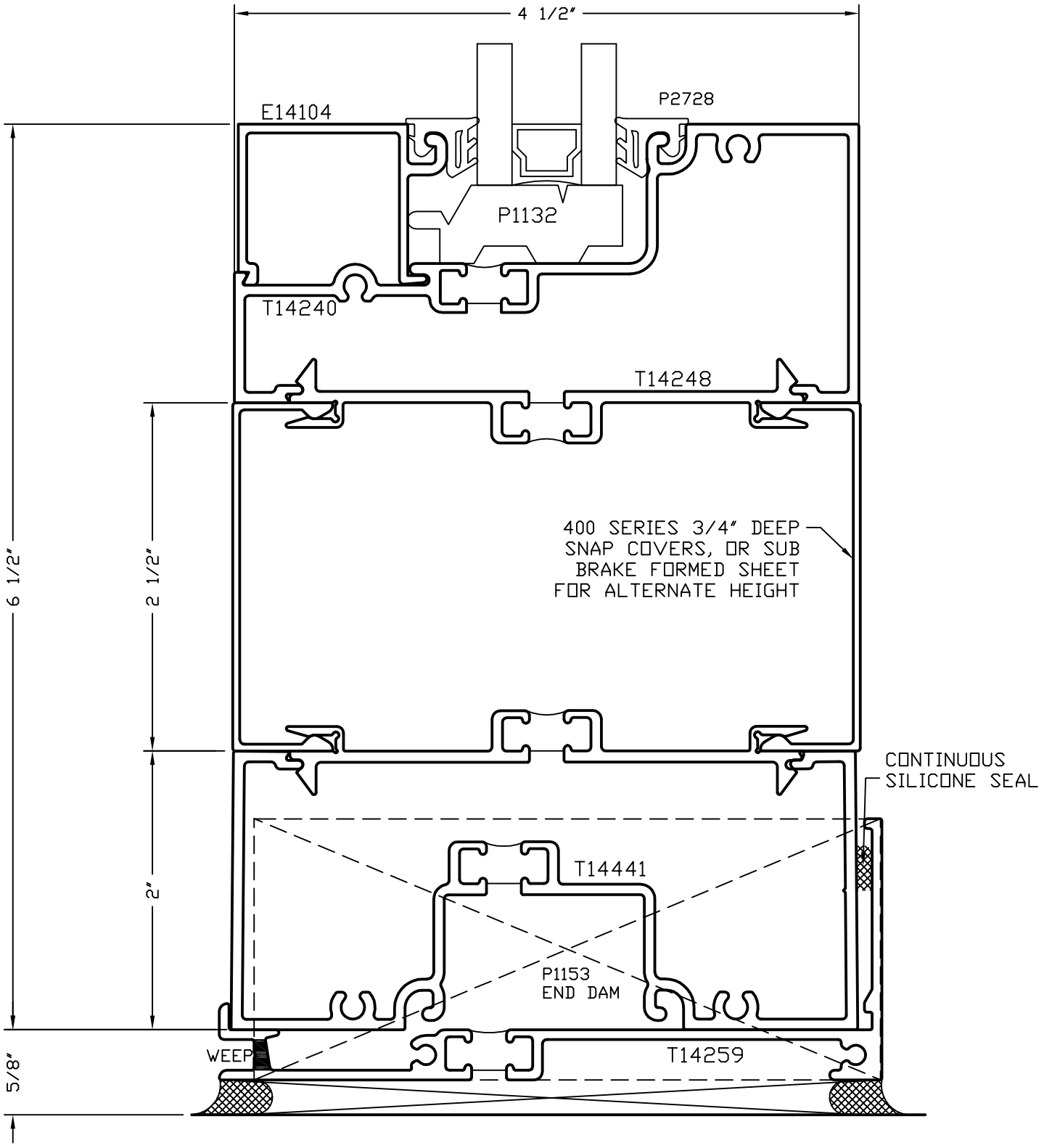
2014

14.43a
T14000 Series Flush Glaze
Sill with Sidelight Base Adapter

CAD DETAIL FILE NO.
180SILL12



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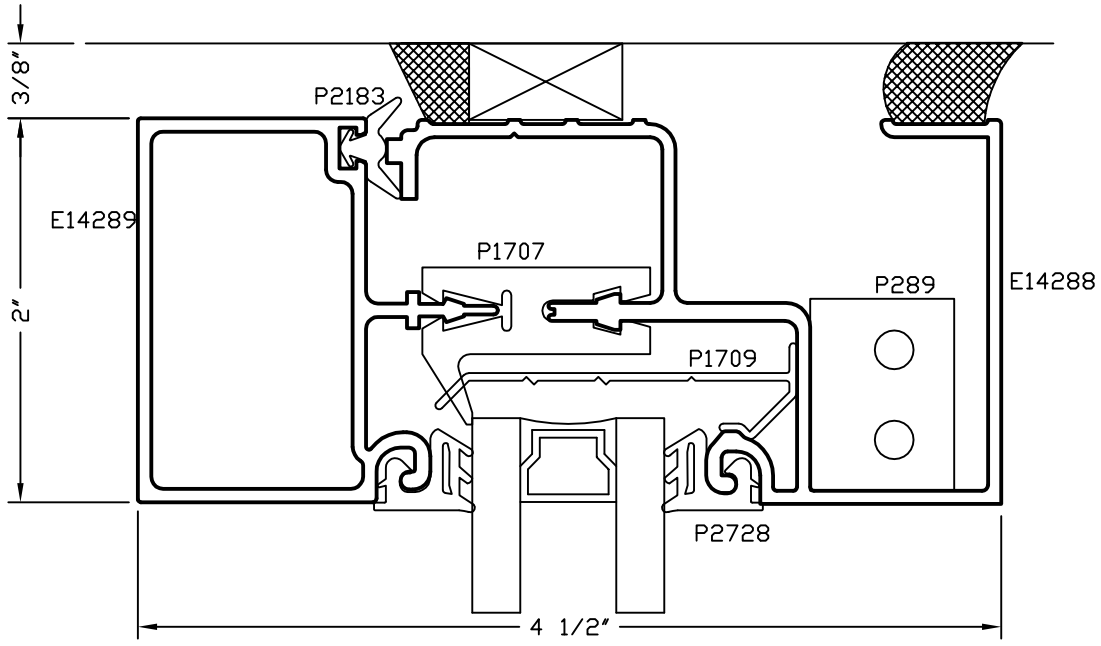
Page 14.43b
T14000 Series Flush Glaze
Two-Piece Curvable Header

CAD DETAIL FILE NO.
180HEAD17



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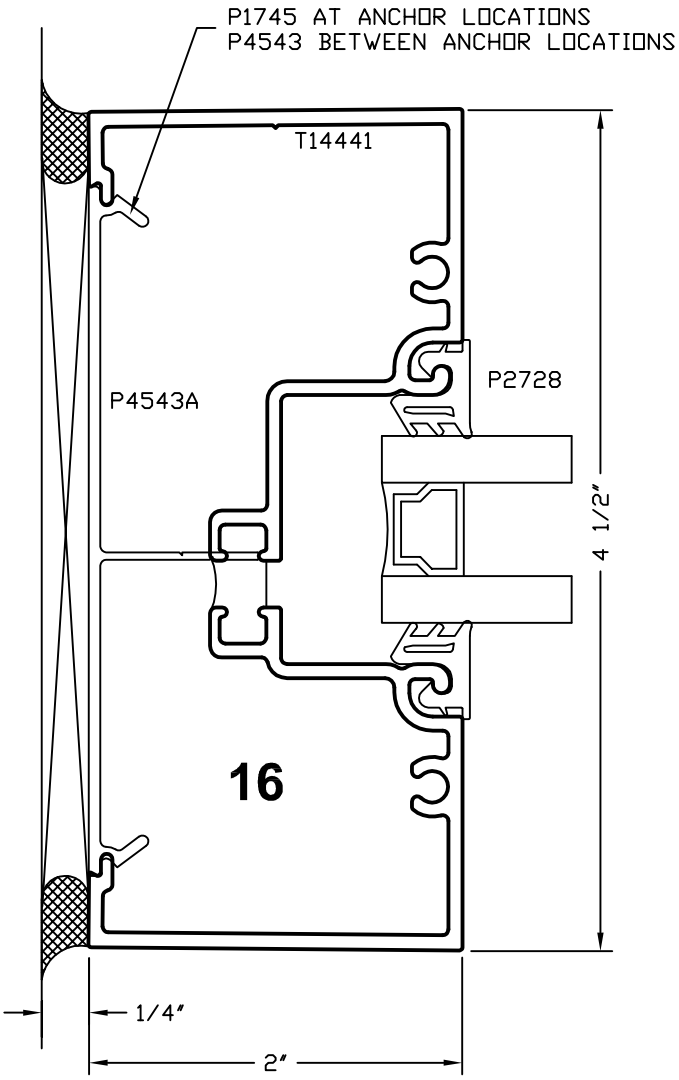
14.44
T14000 Series Flush Glaze
Jamb

CAD DETAIL FILE NO.
180JAMB3



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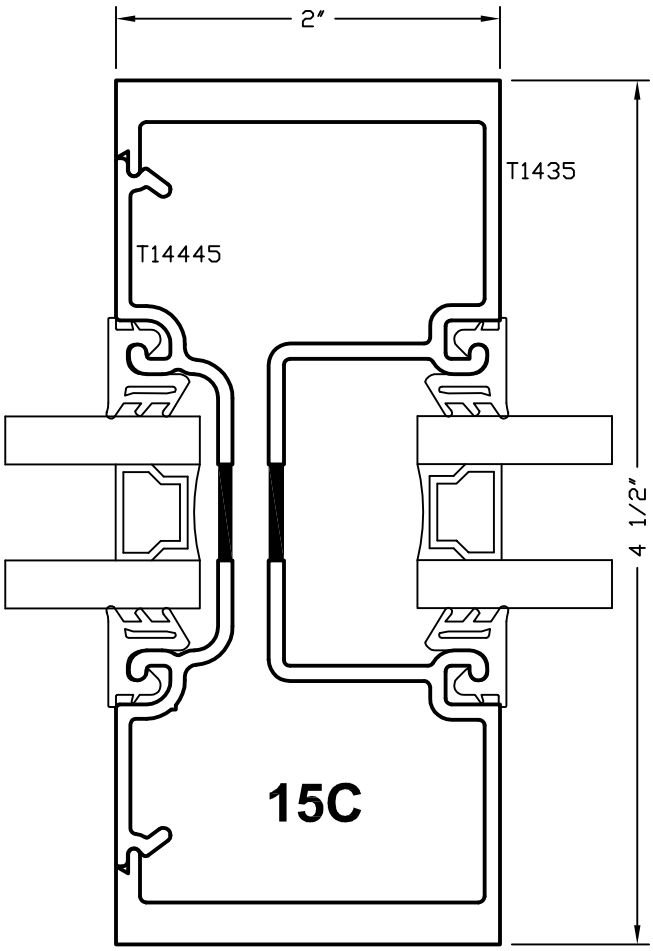
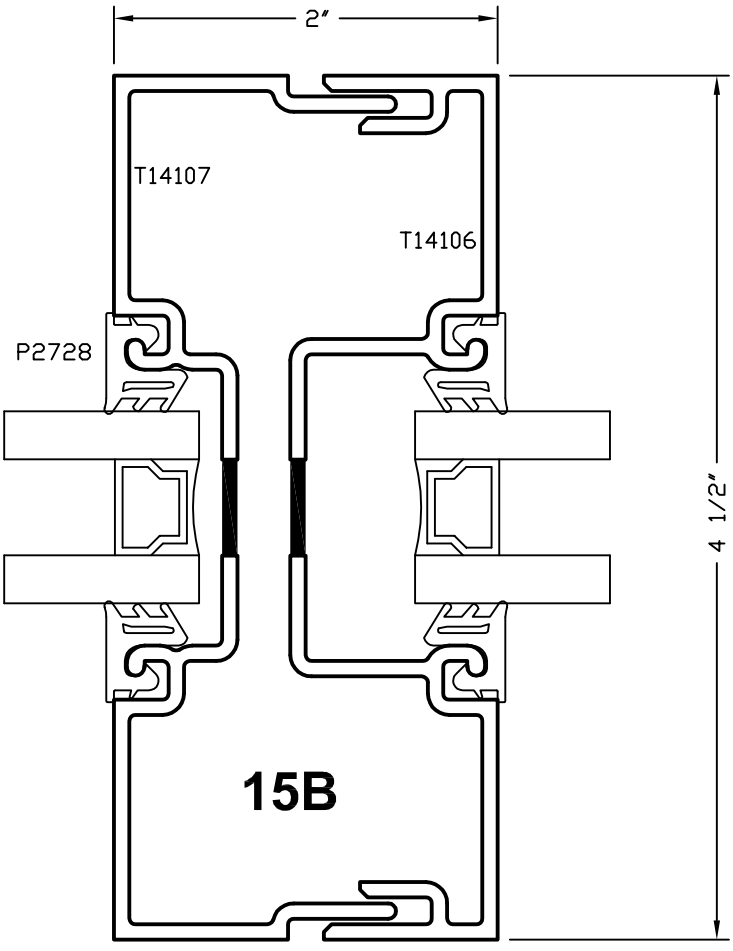
14.45
T14000 Series Flush Glaze
Heavy Duty and Expansion Verticals

CAD DETAIL FILE NO.
180HSVT2



CAD DETAIL FILE NO.
180XVRT2



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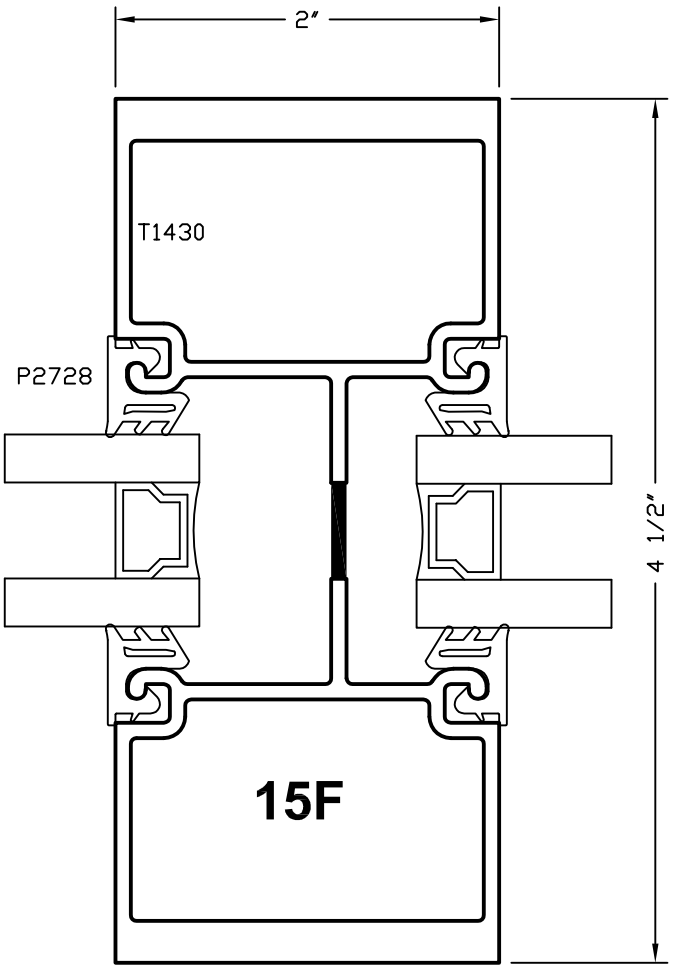
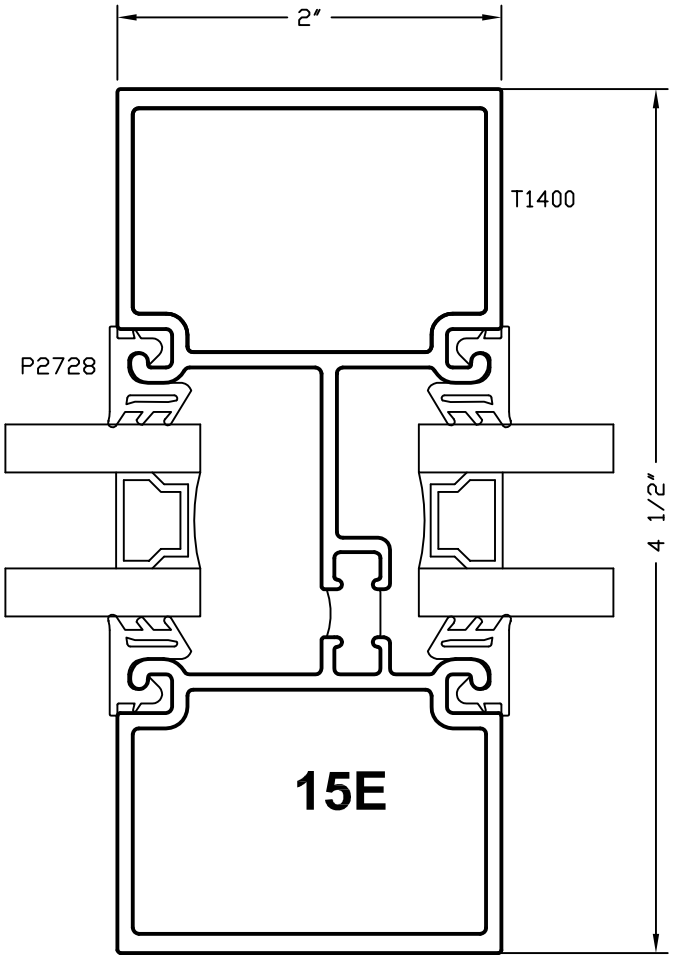
14.46
T14000 Series Flush Glaze
Intermediate Verticals For Clip Joinery

CAD DETAIL FILE NO.
180HVRT2



CAD DETAIL FILE NO.
180VERT2



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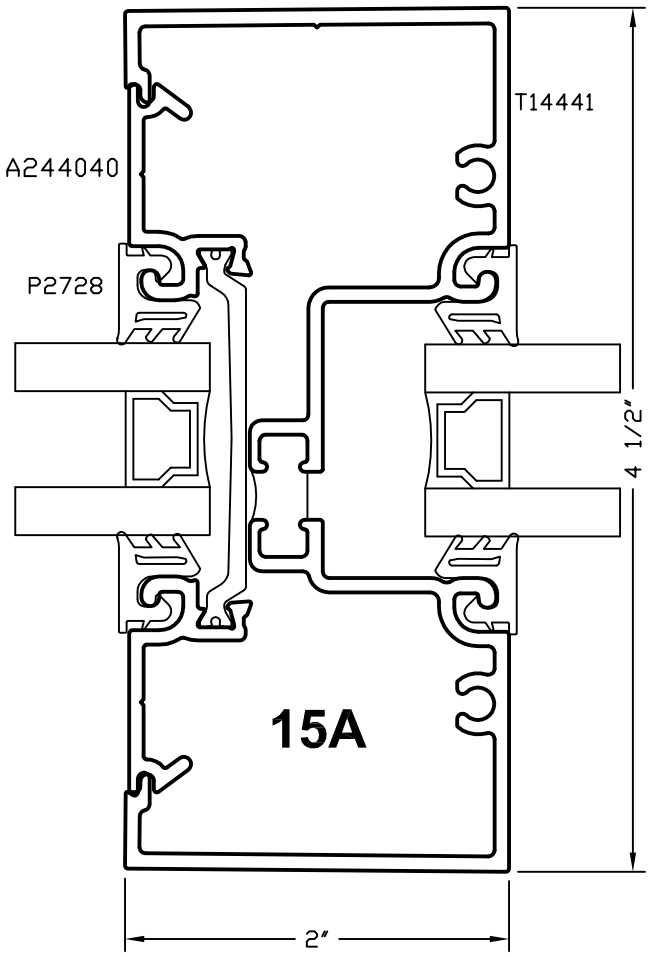
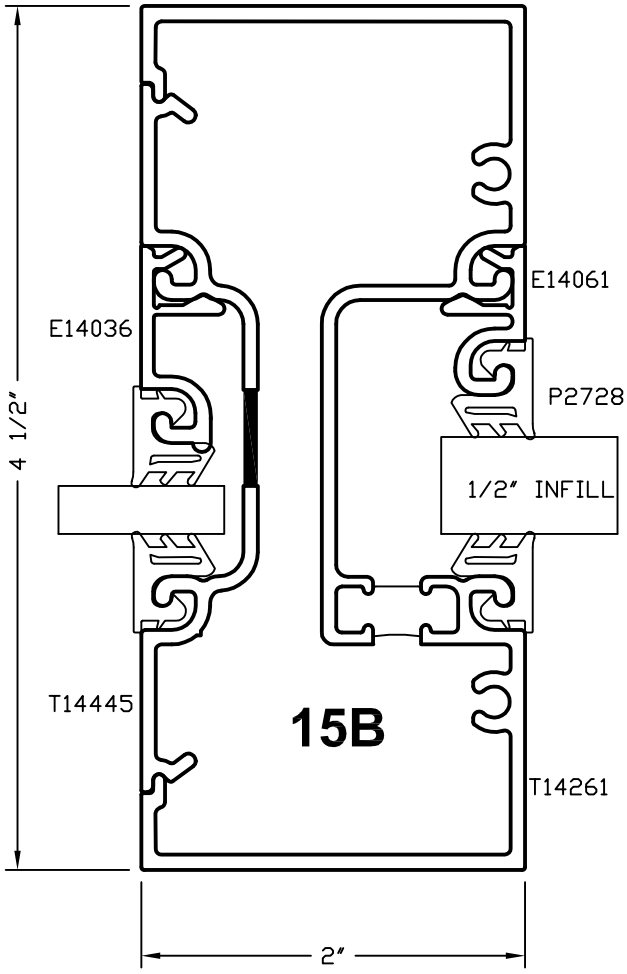
14.47
T14000 Series Flush Glaze
Alternate Intermediate Vertical

CAD DETAIL FILE NO.
180VERT



CAD DETAIL FILE NO.
180VERT8



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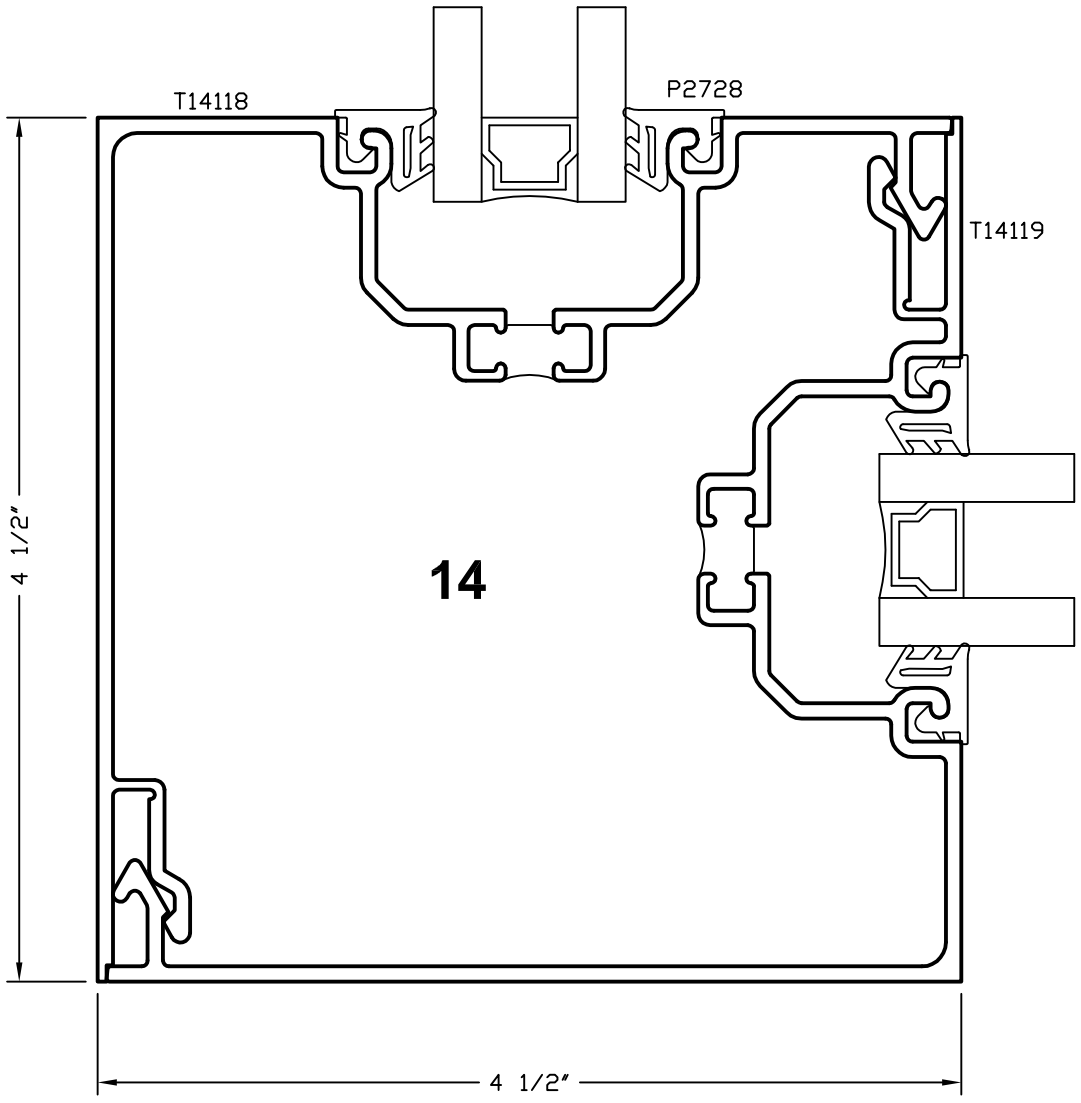
14.48
T14000 Series Flush Glaze
4 1/2" x 4 1/2" - 90° Corner

CAD DETAIL FILE NO.
180CORN2



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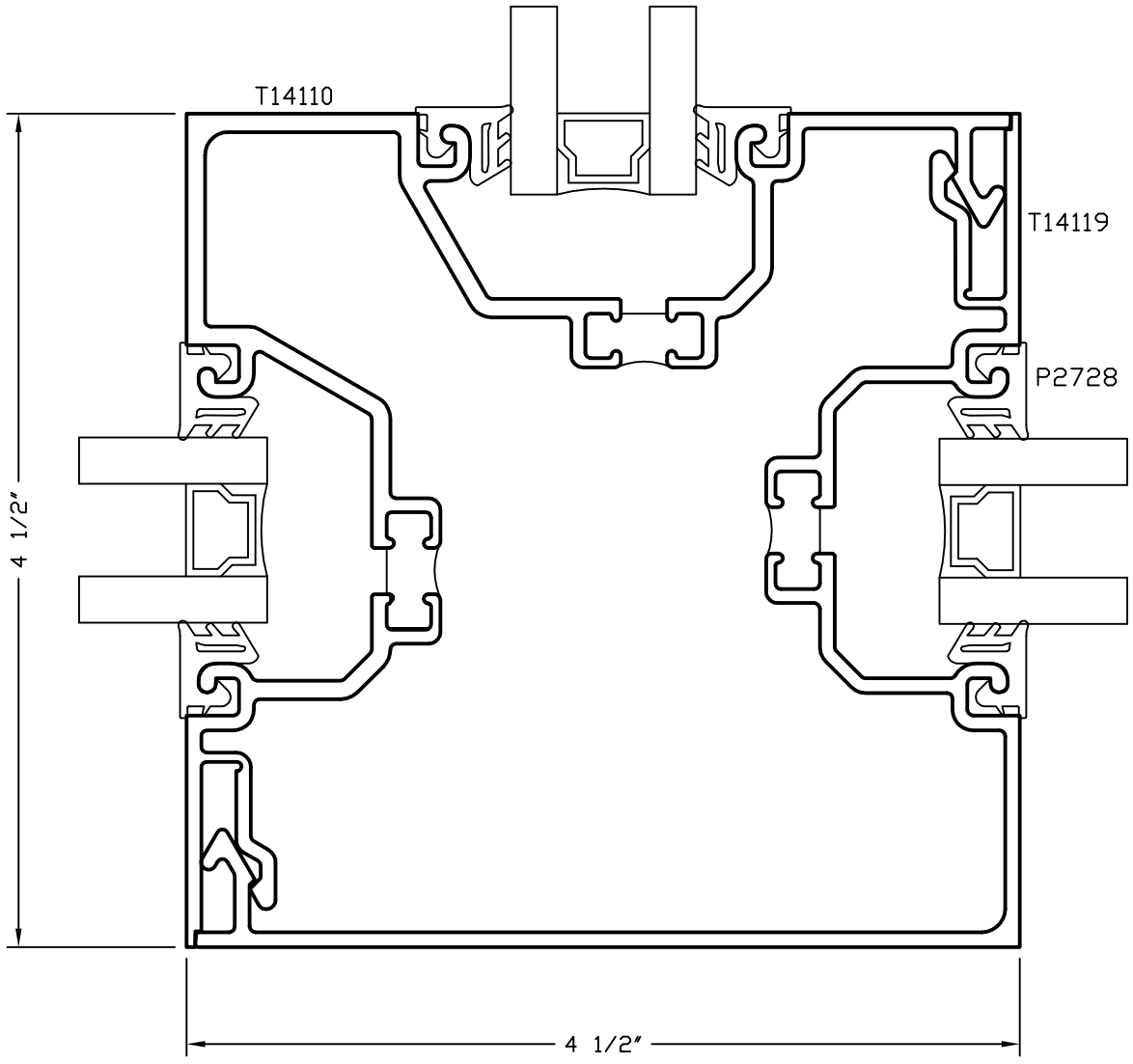
14.48a
T14000 Series Flush Glaze
4 1/2" x 4 1/2" - Three Way Corner

CAD DETAIL FILE NO.
180CORN2



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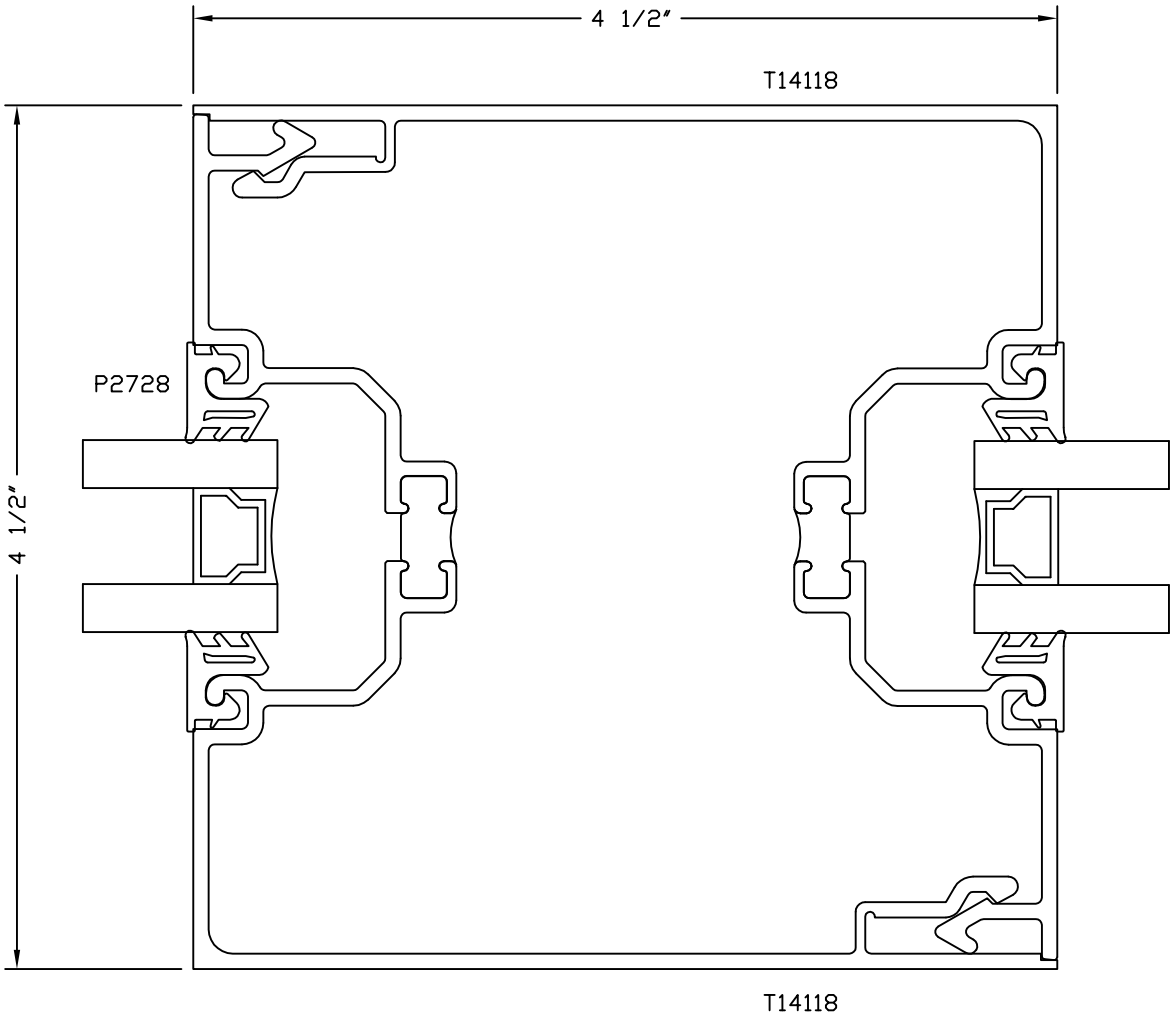
14.49
T14000 Series Flush Glaze
4 1/2" x 4 1/2" Intermediate Vertical

CAD DETAIL FILE NO.
180C□RN3



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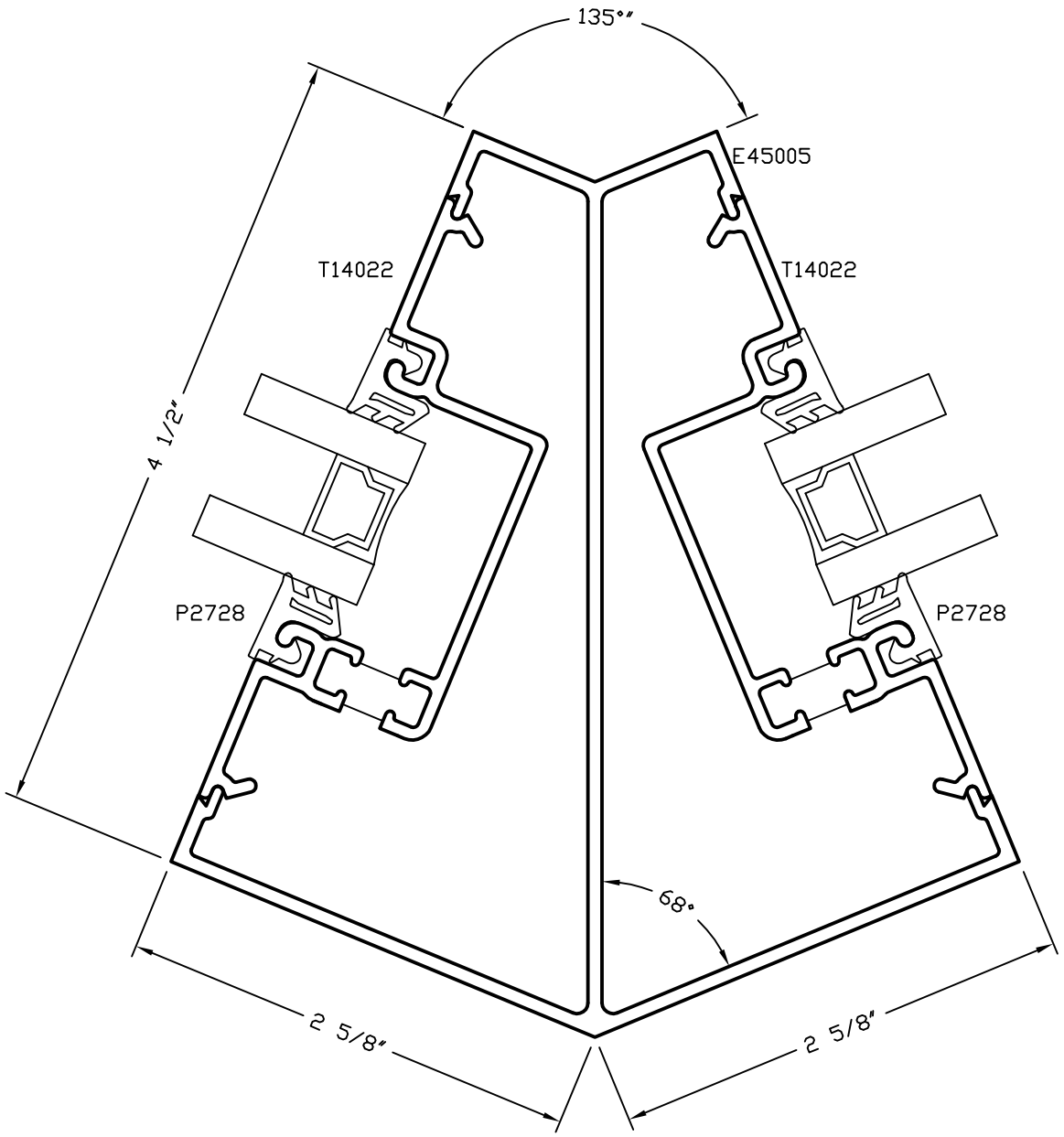
2013

14.50
T14000 Series Flush Glaze
135° Corner Standard

CAD DETAIL FILE NO.
180CORN4



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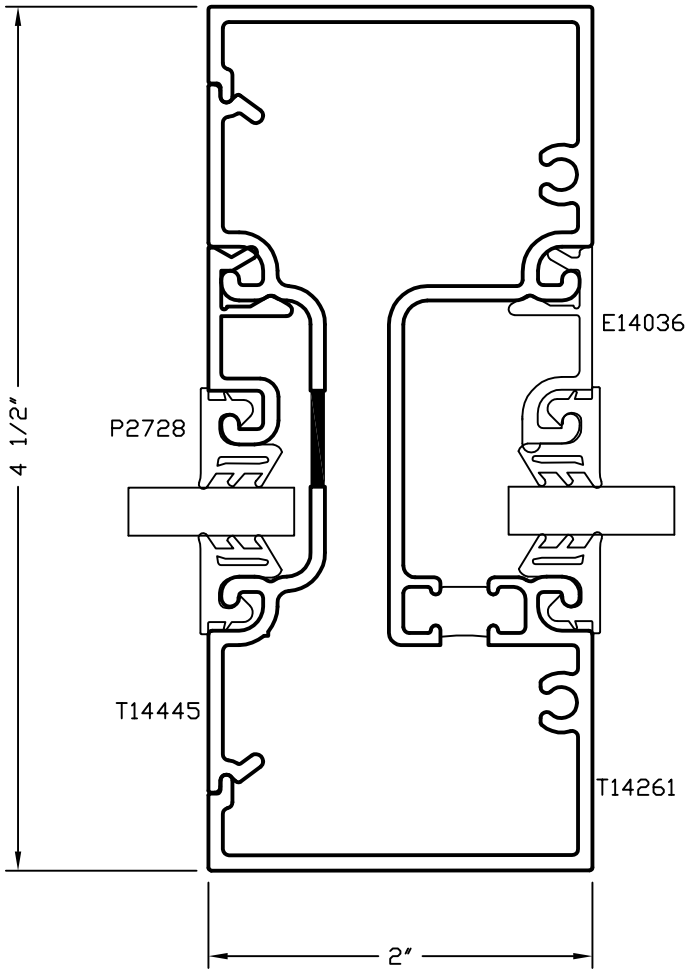
14.51
T14000 Series Flush Glaze
Alternate Intermediate Vertical

CAD DETAIL FILE NO.
180VERT6



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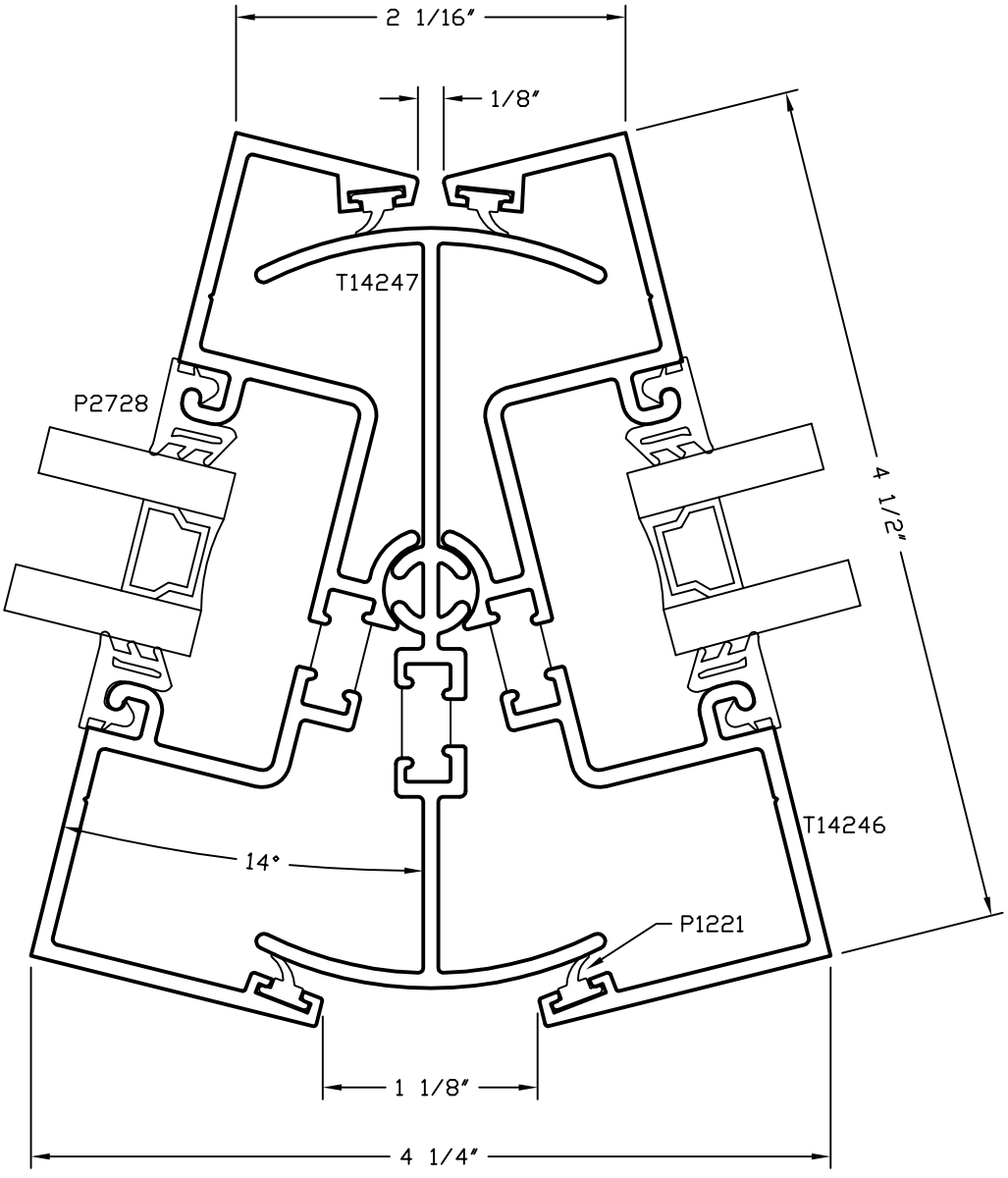
2010

14.52
T14000 Series Flush Glaze
Rotational Mullion

CAD DETAIL FILE NO.
180CORN5



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T14000 Series Flush Glaze Structural Values

Shape	Description	Area	Ixx	Sxx	Iyy	Syy
T1400	Vertical Mullion	1.309	3.267	1.452	0.652	0.645
T1430	Heavy Duty Vertical Mullion	1.743	5.165	2.296	0.775	0.769
T1435	Open Back Heavy Duty Vertical	1.435	4.821	2.142	0.550	0.477
T14022	Snap-In Filler With Deep Pocket	0.459	0.538	0.292	0.066	0.100
T14047	4 1/2" x 4 1/2" Open Back Horiz	*	*	*	*	*
T14054	6" x 4 1/2" Self Mating Horiz	*	*	*	*	*
T14106	Expansion Mullion (Female Half)	0.744	1.766	0.785	0.091	0.138
T14107	Expansion Mullion (Male Half)	0.676	1.796	0.798	0.102	0.097
T14108	Corner Mullion - Single Pocket	0.975	2.278	0.757	1.832	0.566
T14109	Corner Mullion - Single Pocket	0.975	2.155	0.701	1.960	0.618
T14110	Corner Mullion - Double Pocket	1.132	2.218	0.727	2.108	0.678
T14141	Open Back Vertical	0.962	2.604	1.157	0.378	0.290
T14142	Snap-In Filler - Shallow Pocket	0.394	0.500	0.271	0.018	0.048
T14143	Horizontal Mullion	*	*	*	*	*
T14240	Open Back Horizontal	*	*	*	*	*
T14241	Open Back Vertical With Pocket	*	*	*	*	*
T14242	Snap-In Filler With Pocket	*	*	*	*	*
T14243	2 1/8" x 4 1/2" Open Back Vert	*	*	*	*	*
T45005	Open Back 135 Degree Corner Mull	1.173	3.834	1.221	1.373	0.568

*** Consult Factory For Section Properties**

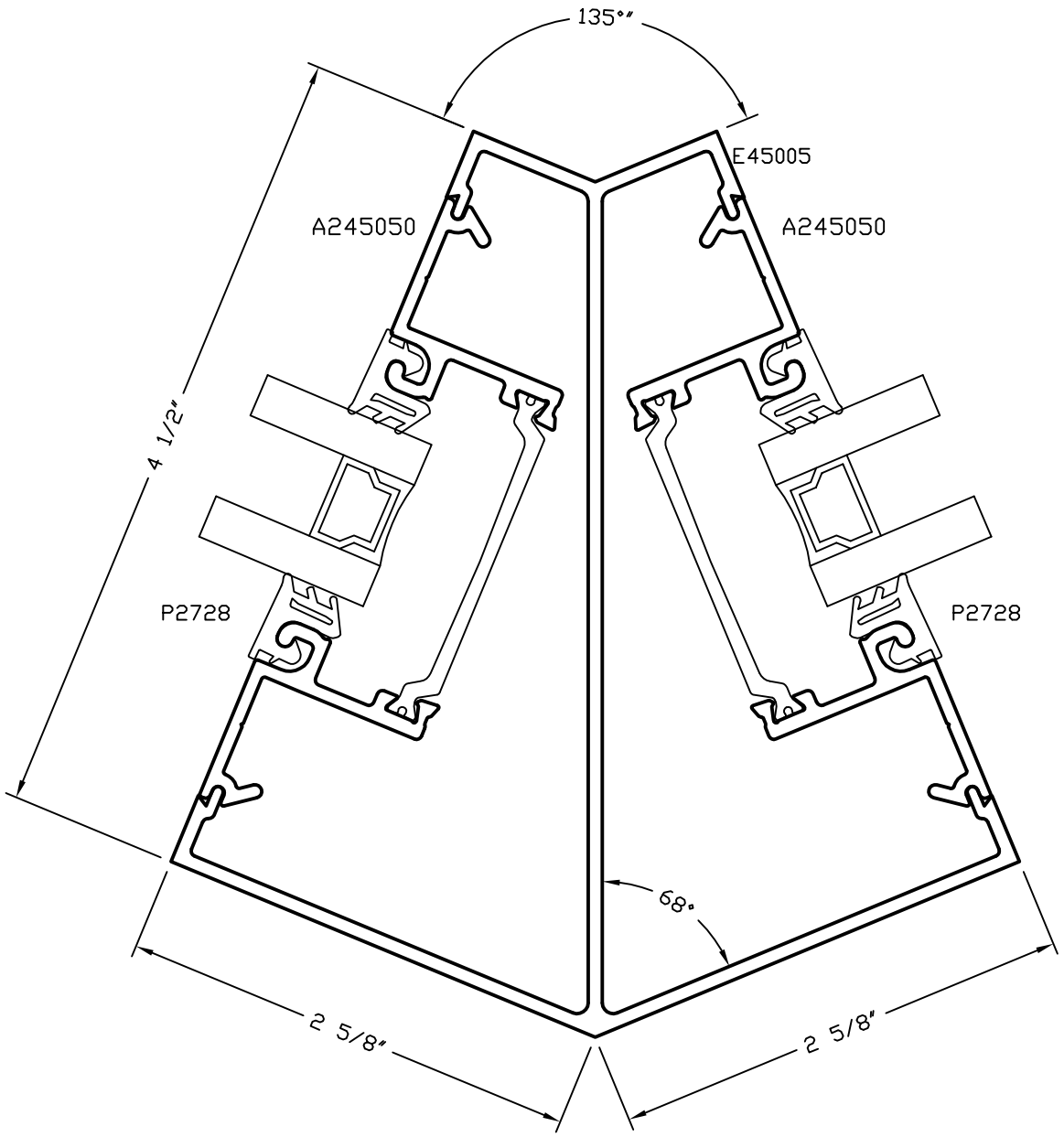
14.54
E14000 Series Flush Glaze Structural Values

Shape	Description	Area	Ixx	Sxx	Iyy	Syy
E1400	Vertical Mullion	1.349	3.267	1.452	0.653	0.643
E1403	Horizontal Mullion	1.375	2.822	1.085	0.577	0.463
E1430	Heavy Duty Vertical Mullion	1.783	5.166	2.296	0.776	0.767
E1435	Open Back Heavy Duty Vertical	1.475	4.821	2.143	0.554	0.484
E1438	Open Back Door Jamb - No Pocket	0.957	2.795	1.242	0.447	0.303
E1451	2" x 4 1/2" Slick Tube	1.563	3.993	1.774	1.102	1.102
E14021	Door Jamb With Two Pockets	1.409	3.031	1.301	0.741	0.672
E14022	Snap-In Filler With Deep Pocket	0.497	0.539	0.292	0.080	0.129
E14047	4 1/2" x 4 1/2" Open Back Horiz	1.548	4.806	1.937	2.918	1.172
E14054	6" x 4 1/2" Self Mating Horiz	1.129	2.659	0.912	3.845	0.972
E14080	4" x 4 1/2" Slick Tube	2.063	6.386	2.838	5.323	2.662
E14103	Horizontal Mullion	1.192	2.559	1.005	0.474	0.408
E14106	Expansion Mullion (Female Half)	0.784	1.767	0.785	0.106	0.168
E14107	Expansion Mullion (Male Half)	0.716	1.797	0.799	0.104	0.100
E14108	Corner Mullion - Single Pocket	1.015	2.304	0.774	1.834	0.565
E14109	Corner Mullion - Single Pocket	1.015	2.182	0.717	1.961	0.617
E14110	Corner Mullion - Double Pocket	1.212	2.252	0.742	2.143	0.693
E14124	Door Header - Single Pocket	1.463	3.754	1.641	0.889	0.847
E14125	Door Header - No Pocket	1.511	3.914	1.739	1.000	0.950
E14140	Open Back Horizontal	0.865	2.136	0.812	0.302	0.286
E14141	Open Back Vertical	0.999	2.605	1.157	0.382	0.296
E14142	Snap-In Filler - Shallow Pocket	0.431	0.501	0.272	0.022	0.064
E14143	Horizontal Mullion	1.180	2.394	0.964	0.452	0.390
E14144	Open Back Door Jamb With Pocket	1.001	2.801	1.245	0.414	0.287
E14145	Door Jamb - Back To Back Doors	1.543	3.496	1.554	0.992	0.992
E14240	Open Back Horizontal	0.875	2.015	0.797	0.292	0.280
E14241	Open Back Vertical With Pocket	1.073	2.610	1.150	0.400	0.319
E14242	Snap-In Filler With Pocket	0.510	0.531	0.275	0.036	0.065
E14624	2" x 6" Door Header	2.031	9.566	1.378	2.819	1.35
E14640	2" x 6" Open-back Sill	1.289	5.951	0.49	1.699	0.403
E14641	2" x 6" OB Head, Jamb or Vertical	1.487	7.478	0.538	2.222	0.390
E14642	2" x 6" Snap-in Filler with	0.689	1.708	0.045	0.559	0.074
E14644	2" x 6" Open-back Door Jamb	1.260	7.179	0.507	2.103	0.344
E14659	2" x 6" Open-back Door Jamb	1.015	5.619	0.148	1.420	0.098
E45005	Open Back 135 Degree Corner Mull	1.220	3.882	1.252	1.373	0.568

T14000 Series Flush Glaze

135° Corner Alternate

CAD DETAIL FILE NO.
180CORN10



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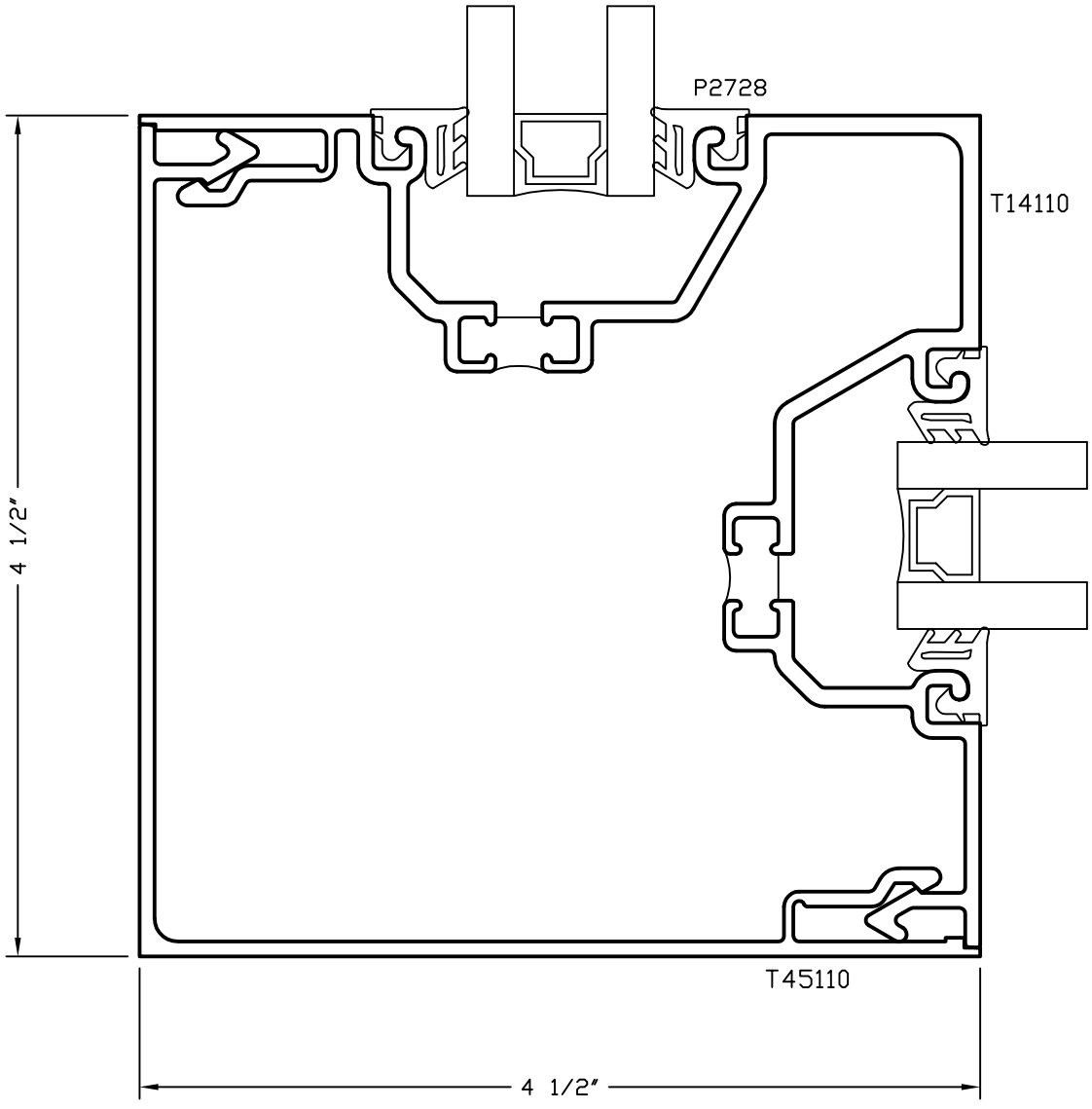
T14000 Series Flush Glaze

4 1/2" x 4 1/2" Alternate 90° Corner

CAD DETAIL FILE NO.
180CORN6



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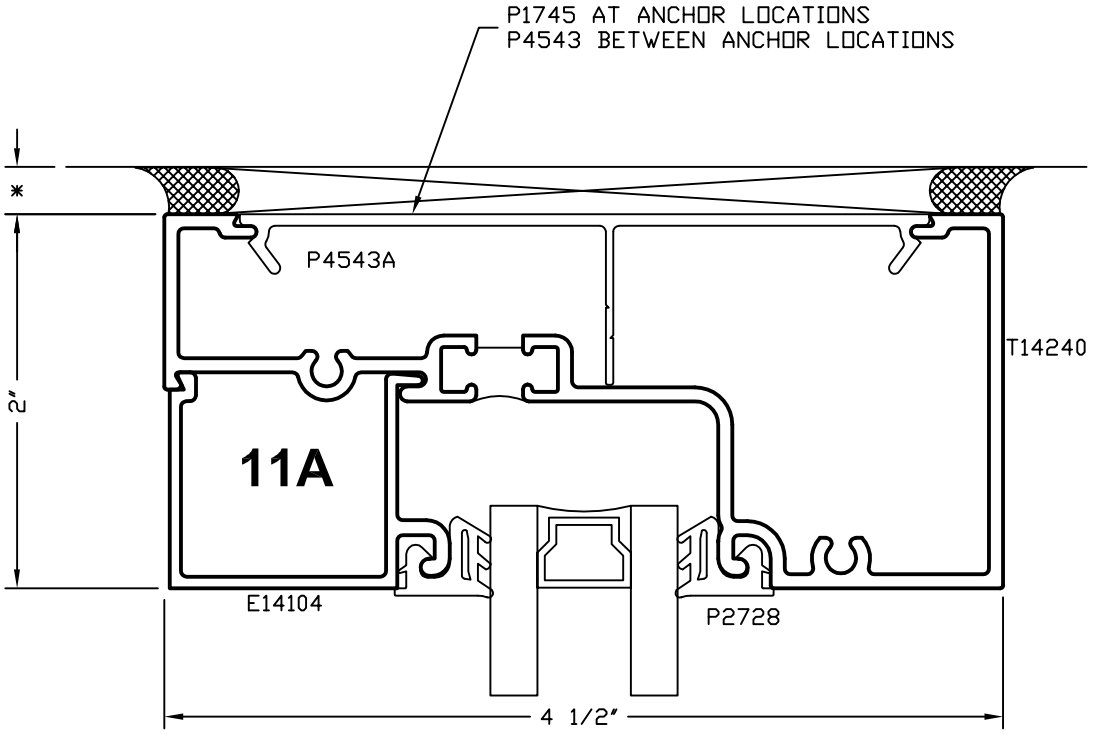
T14000 Series Flush Glaze
Alternate Head

CAD DETAIL FILE NO.
180HEAD9

* 1/2" WHEN USING E-14259 FLASHING
* 1/4" WHEN USING E-45159 FLASHING



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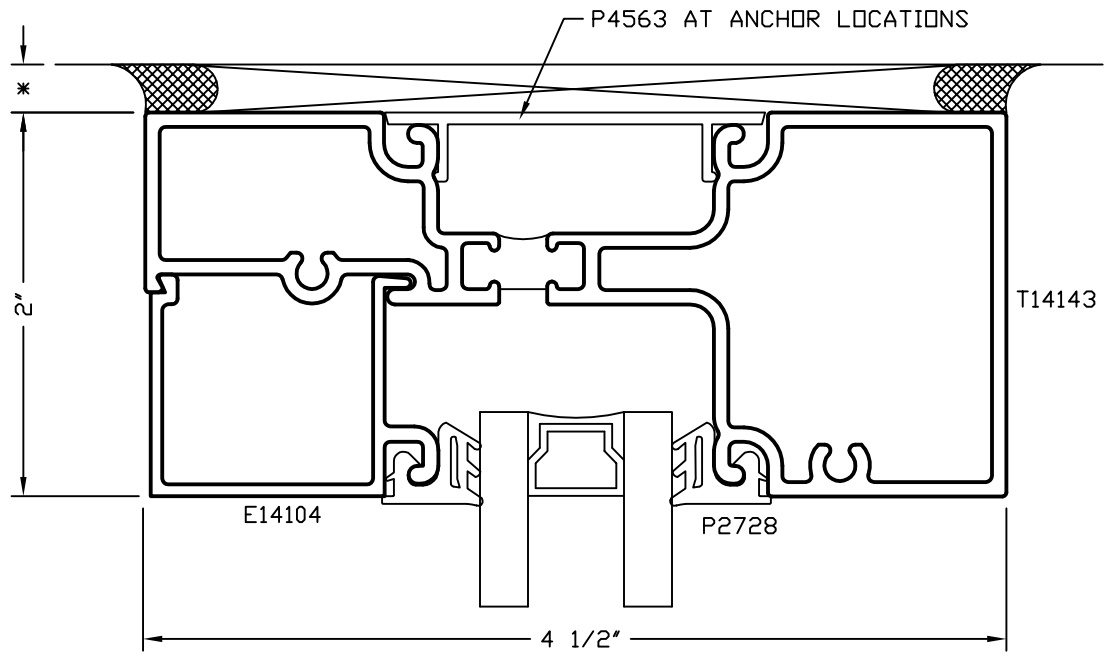
T14000 Series Flush Glaze

Alternate Head Member

CAD DETAIL FILE NO.
180HEAD3

* 1/2" WHEN USING E-14259 FLASHING
* 1/4" WHEN USING E-45159 FLASHING



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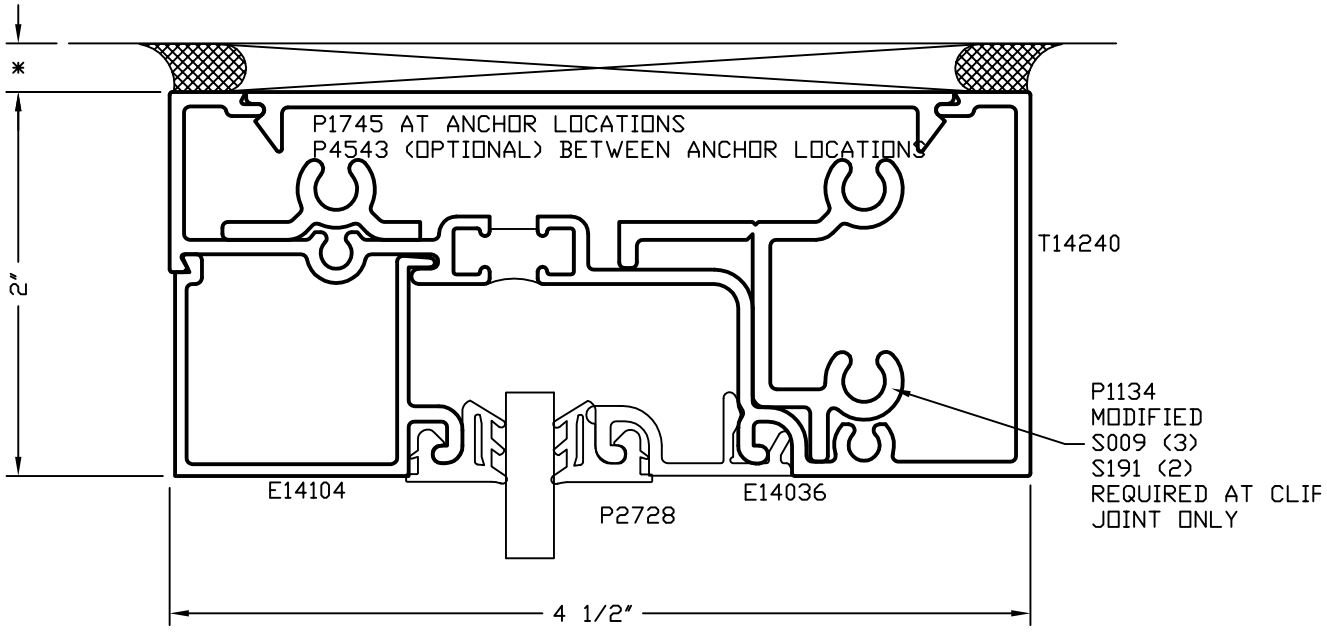
T14000 Series Flush Glaze

Head With Glazing Reducer

CAD DETAIL FILE NO.
180HEAD6

* 1/2" WHEN USING E-14259 FLASHING
* 1/4" WHEN USING E-45159 FLASHING



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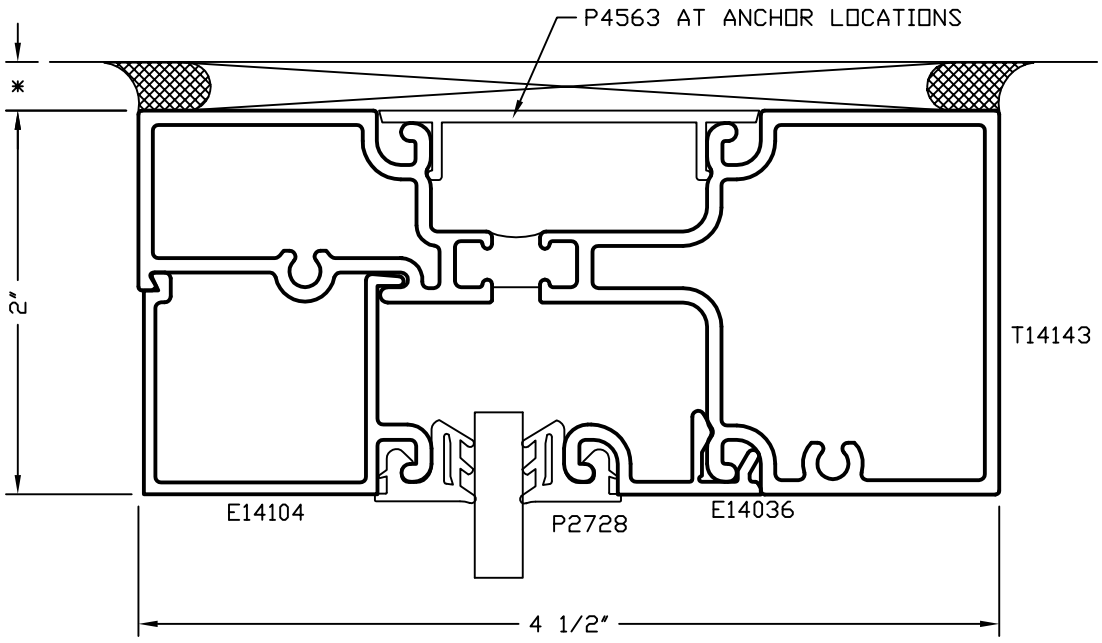
T14000 Series Flush Glaze

Head With Glazing Reducer

CAD DETAIL FILE NO.
180HEAD7

* 1/2" WHEN USING E-14259 FLASHING
* 1/4" WHEN USING E-45159 FLASHING



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2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

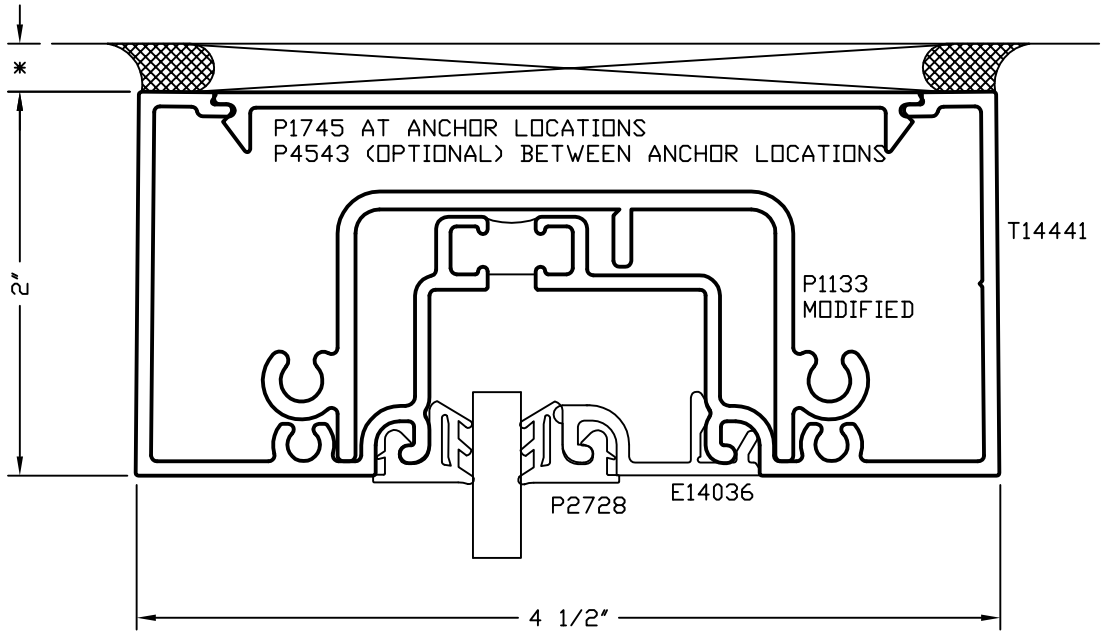
T14000 Series Flush Glaze

Alternate Head With Glazing Reducer

CAD DETAIL FILE NO.
180HEAD8

* 1/2" WHEN USING E-14259 FLASHING

* 1/4" WHEN USING E-45159 FLASHING



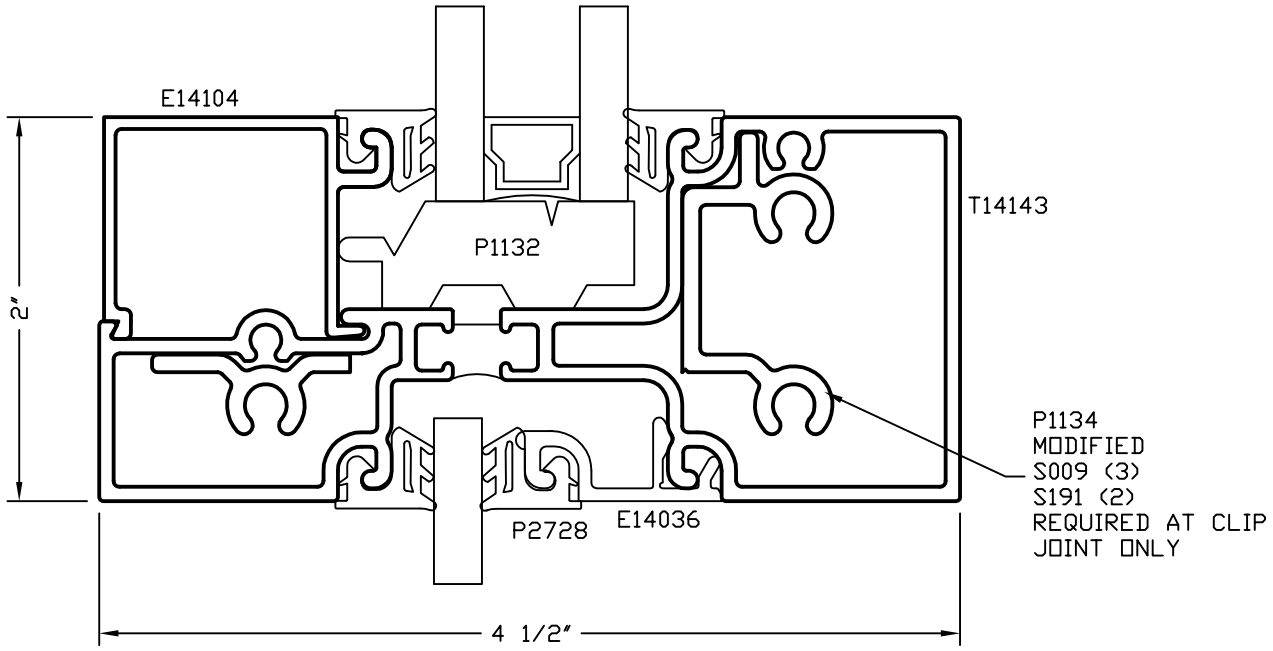
TUBELITE
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze

Horizontal With Glazing Reducer

CAD DETAIL FILE NO.
180HORZ3



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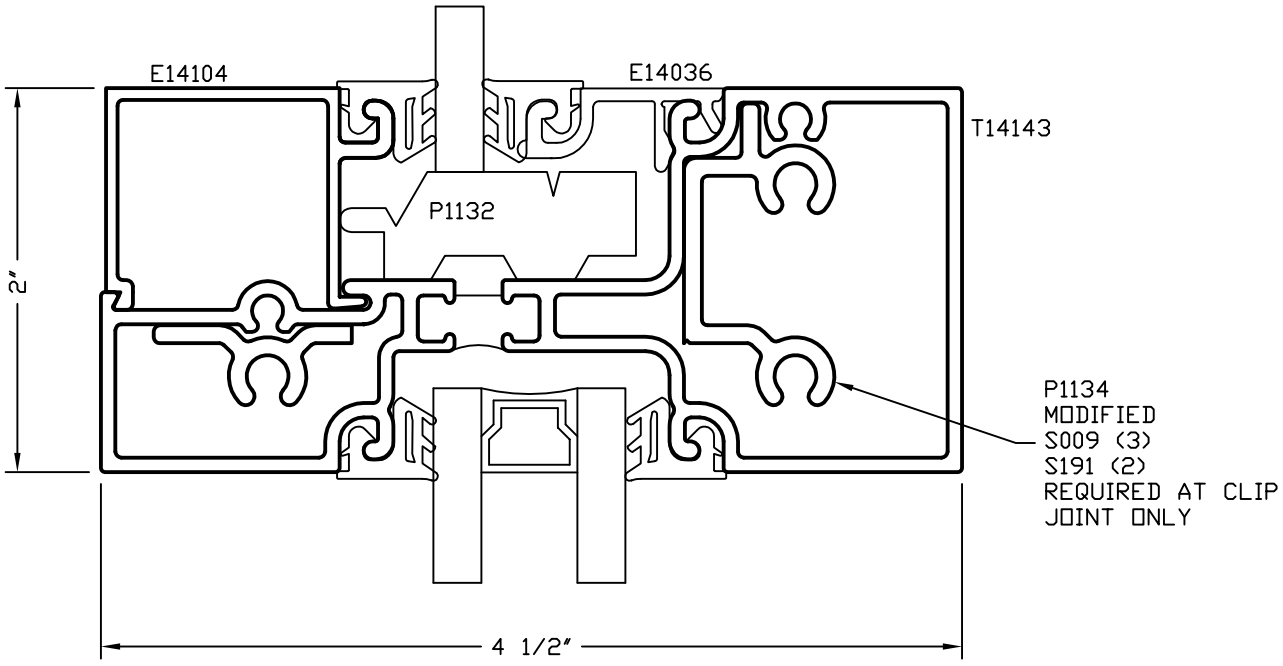
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze

Horizontal With Glazing Reducer

CAD DETAIL FILE NO.
180HORZ4



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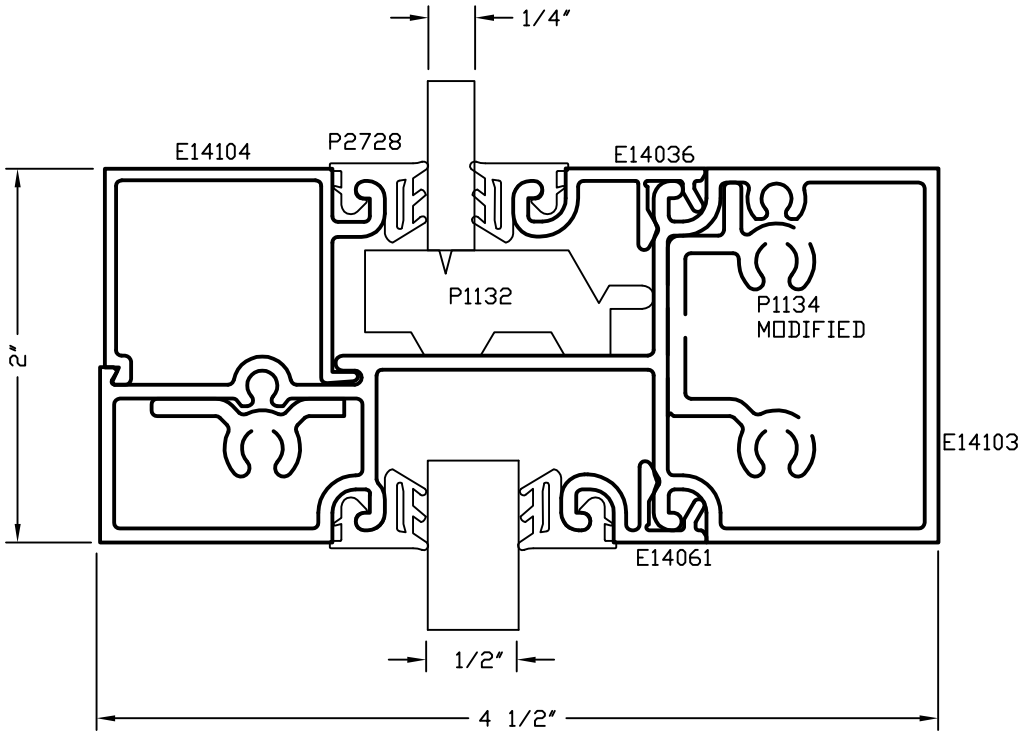
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

E14000 Series Flush Glaze

Intermediate Horizontal With Glazing Adapters - 1/4" & 1/2" Infill

CAD DETAIL FILE NO.
190HORZ7



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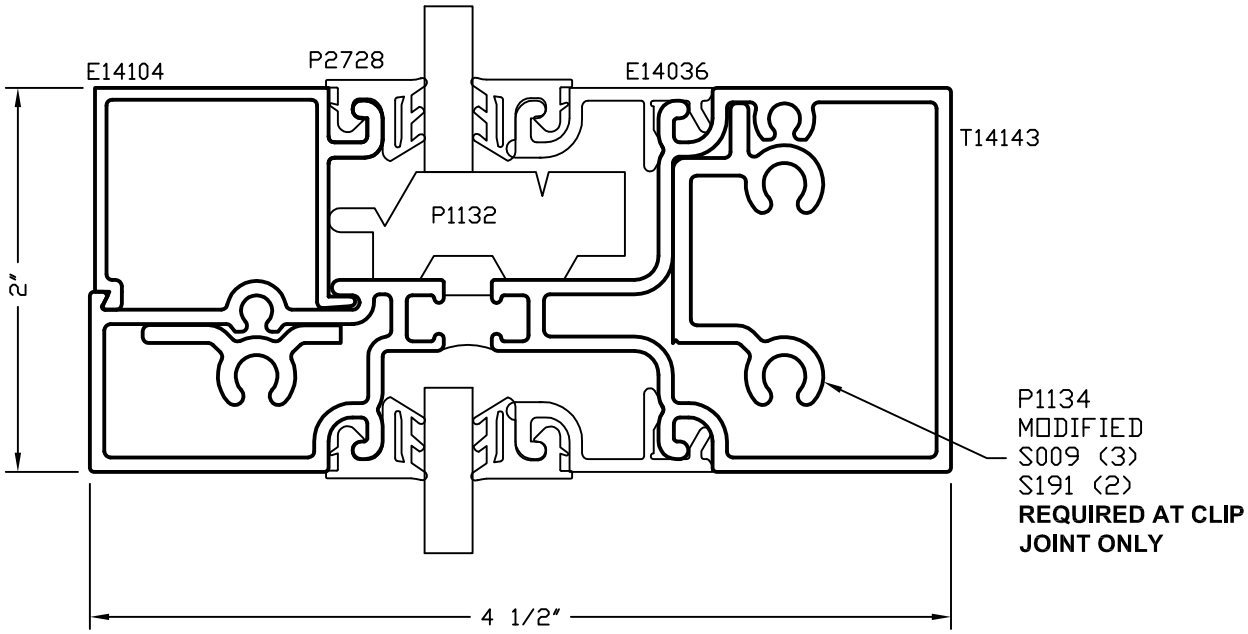
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2016

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze

Horizontal With Glazing Reducer

CAD DETAIL FILE NO.
180HORZ8



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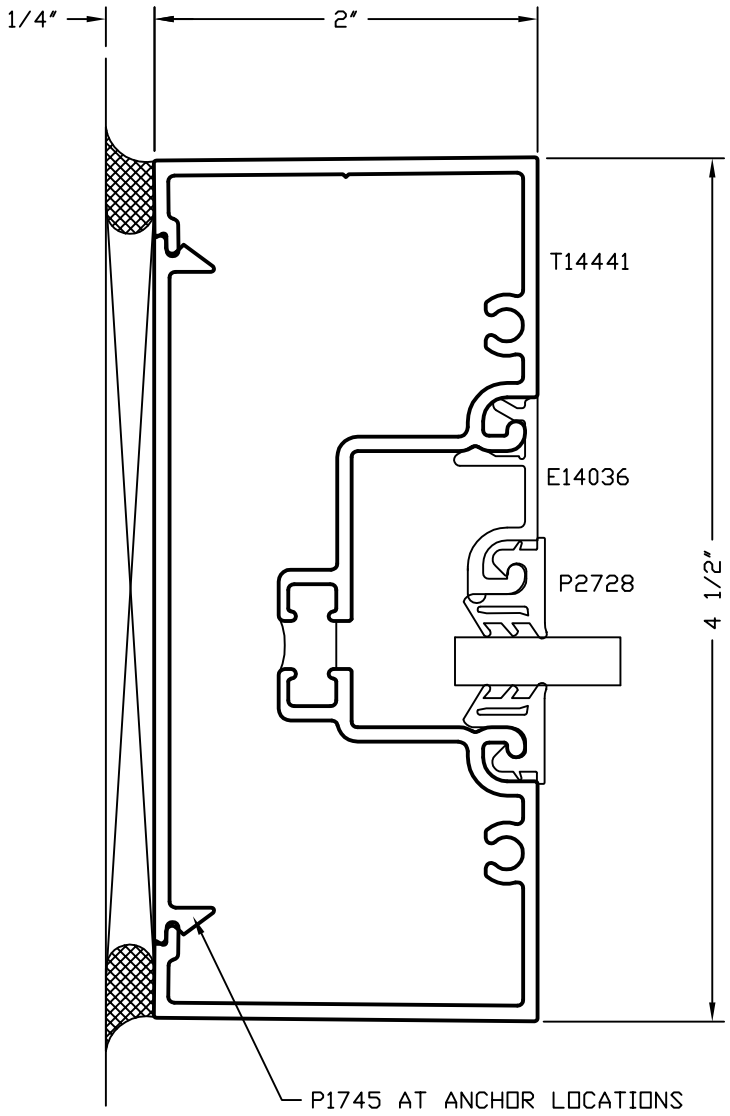
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze

Jamb With Glazing Reducer

CAD DETAIL FILE NO.
180JAMB2



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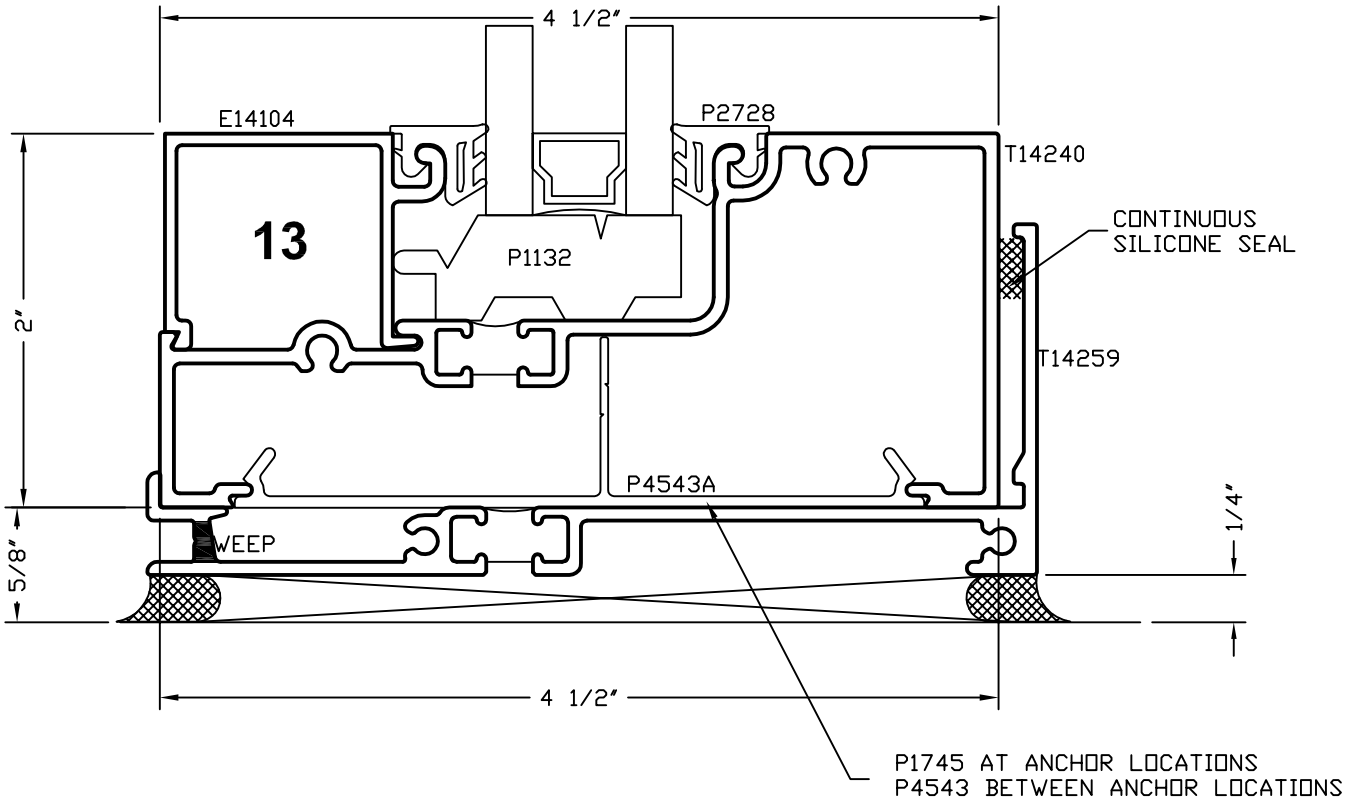
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze
Alternate Sill

CAD DETAIL FILE NO.
180SILL8



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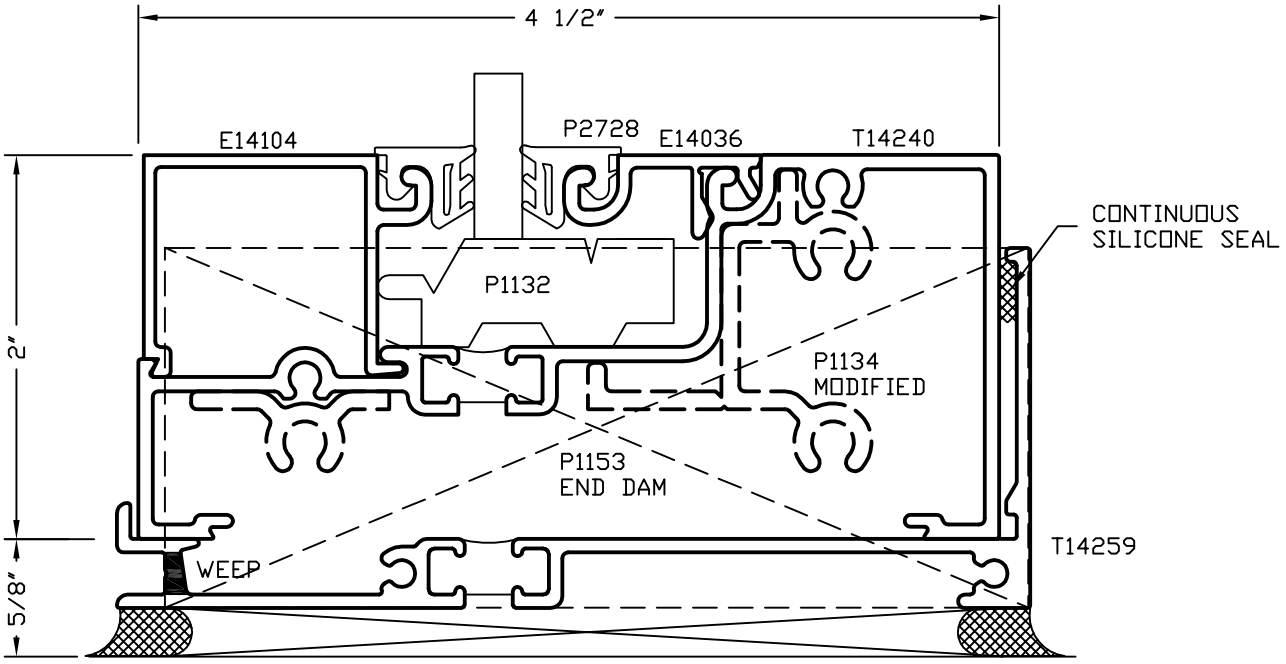
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2015

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze

Alternate Sill With Glazing Reducer

CAD DETAIL FILE NO.
180SILL6



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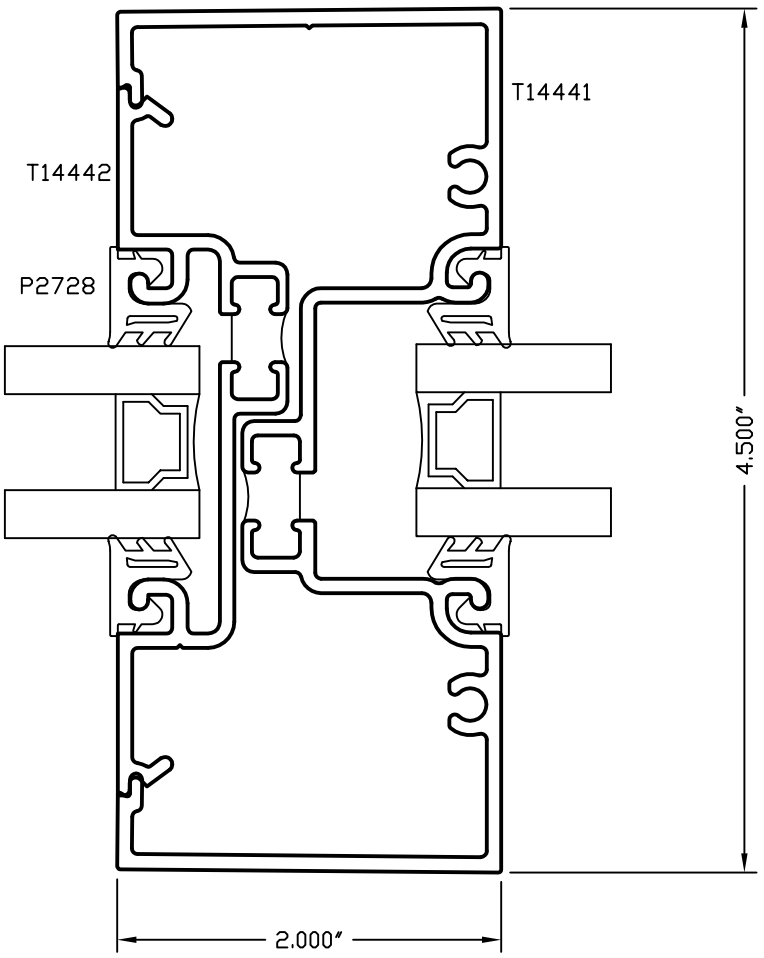
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2014

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze

Alternate Intermediate Vertical

CAD DETAIL FILE NO.
180VERT1



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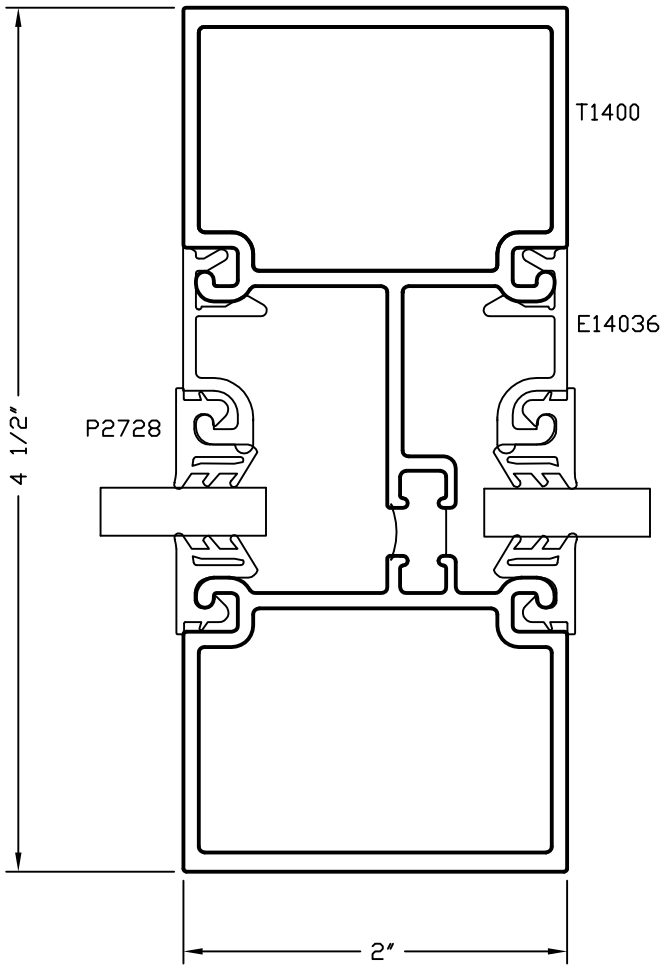
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze

Intermediate Vertical With Glazing Reducer

CAD DETAIL FILE NO.
180VERT3



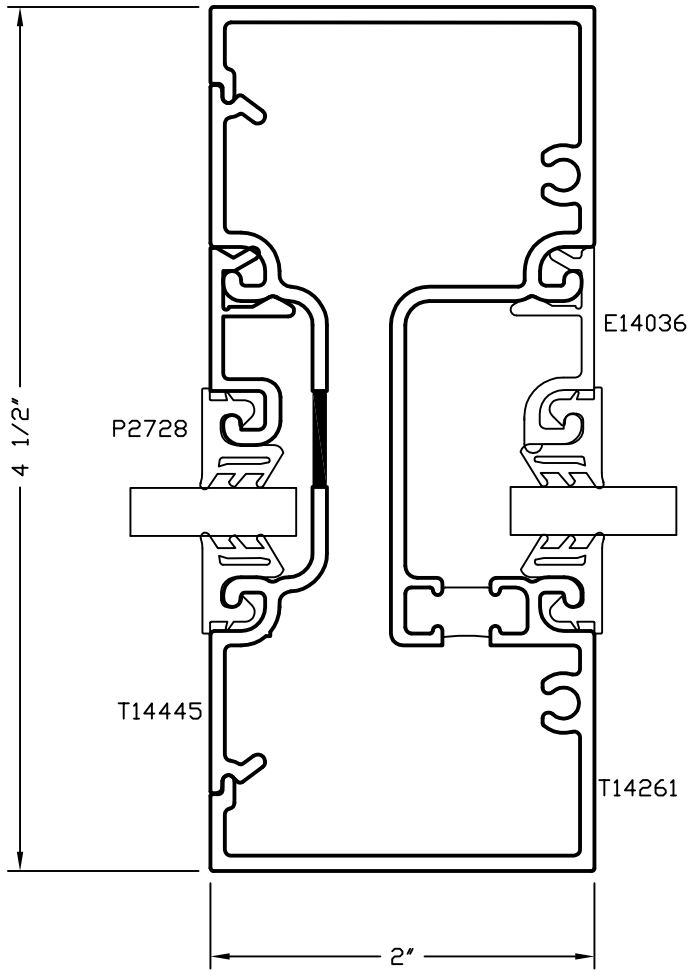
TUBELITE
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze

Intermediate Vertical With Glazing Reducer

CAD DETAIL FILE NO.
180VERT5



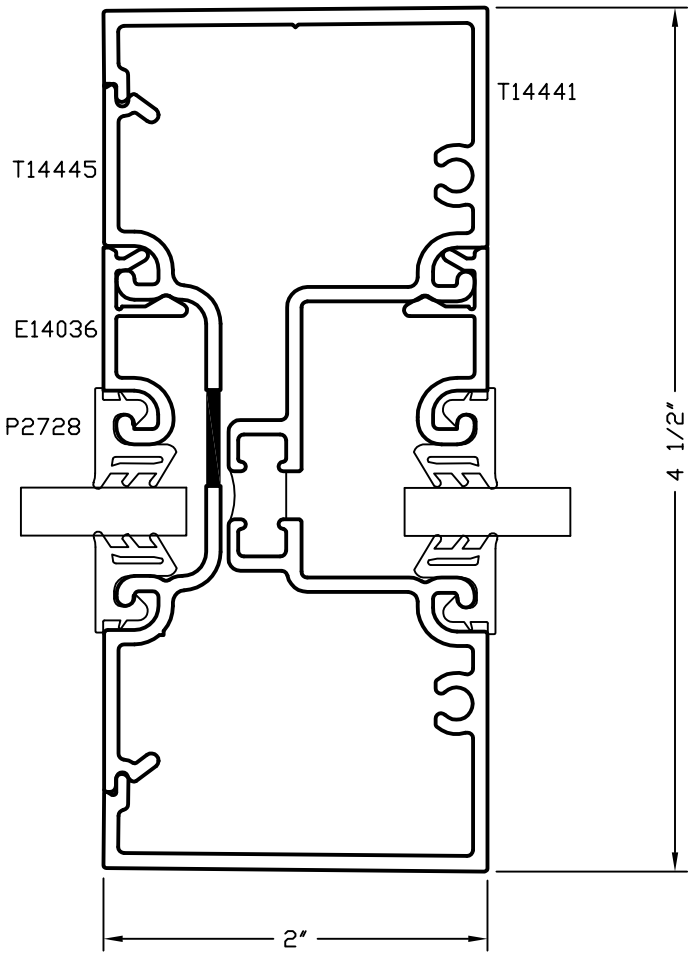
TUBELITE
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze

Intermediate Vertical With Glazing Reducer

CAD DETAIL FILE NO.
180VERT7



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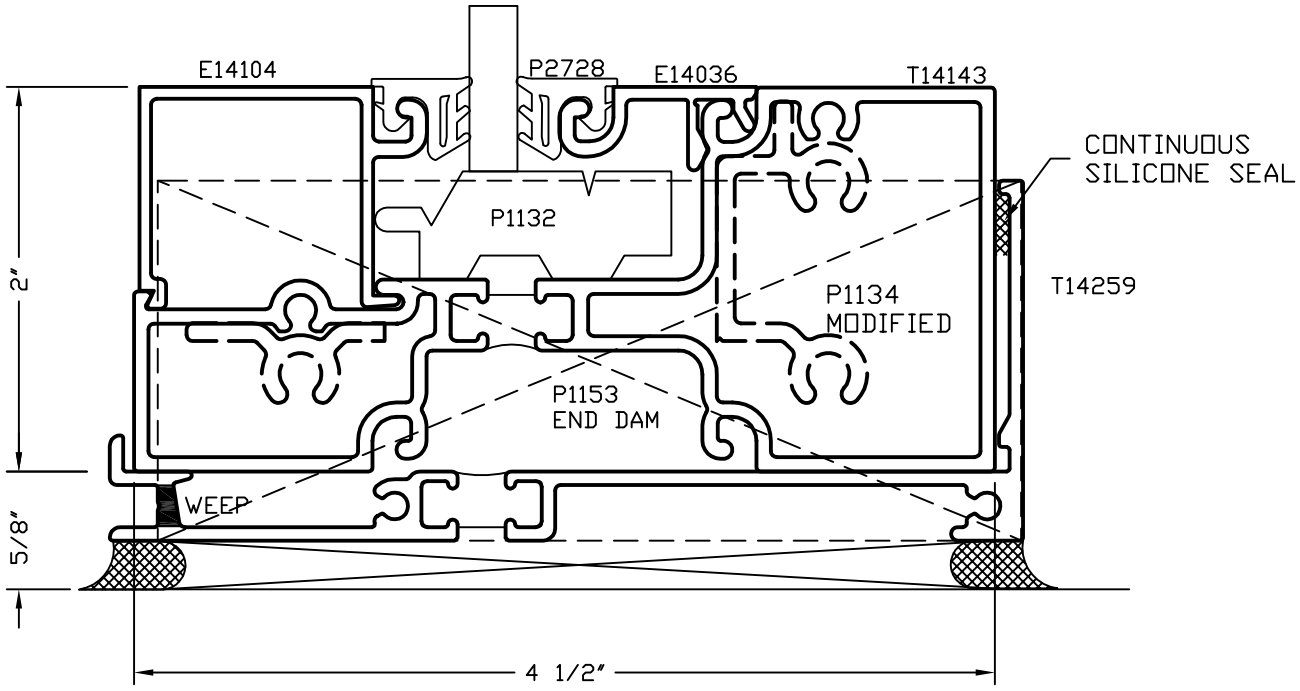
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze

Alternate Sill With Glazing Reducer

CAD DETAIL FILE NO.
180SILL7



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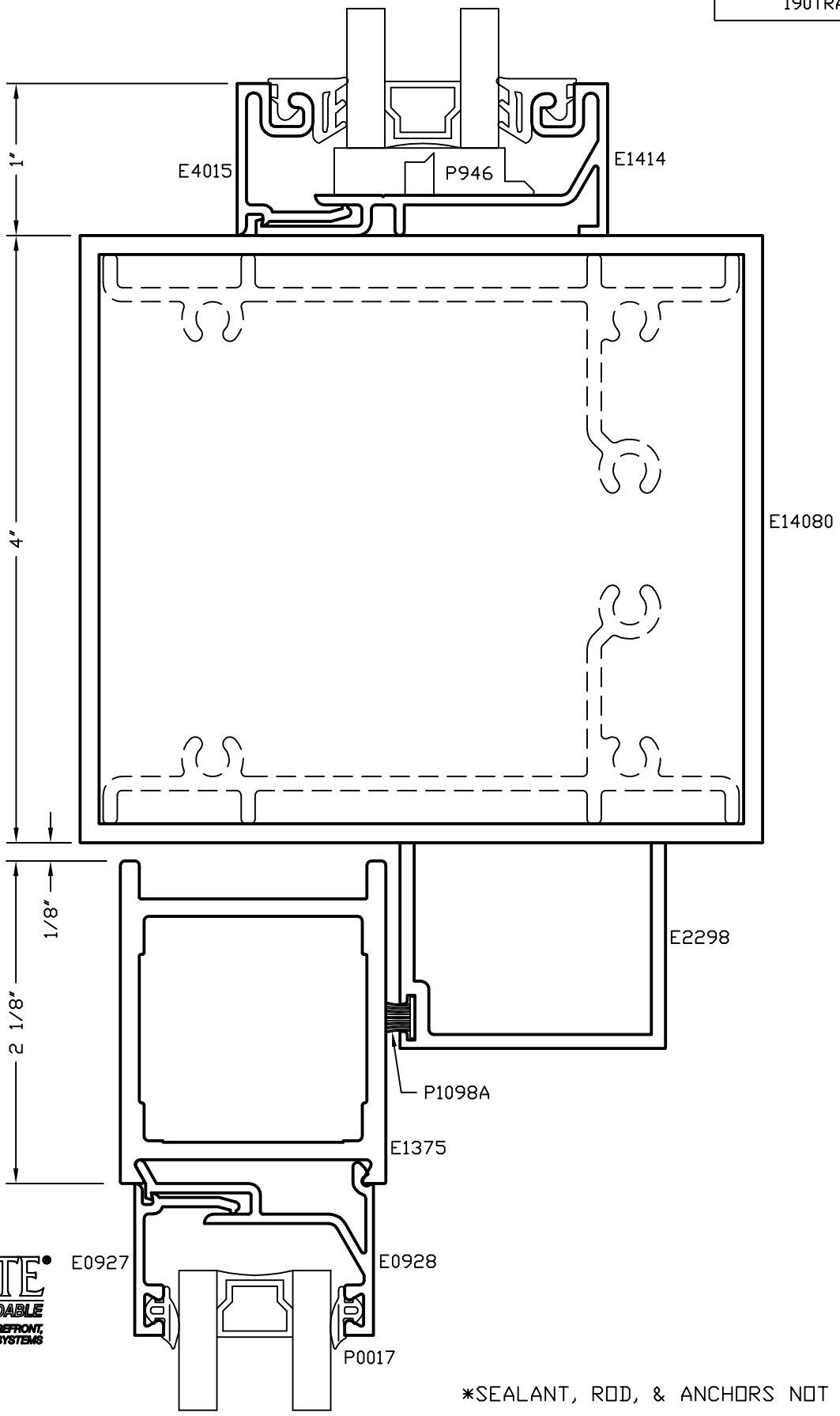
2014

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

E14000 Series Flush Glaze

Alternate Door Header With Transom

CAD DETAIL FILE NO.
190TRAN3



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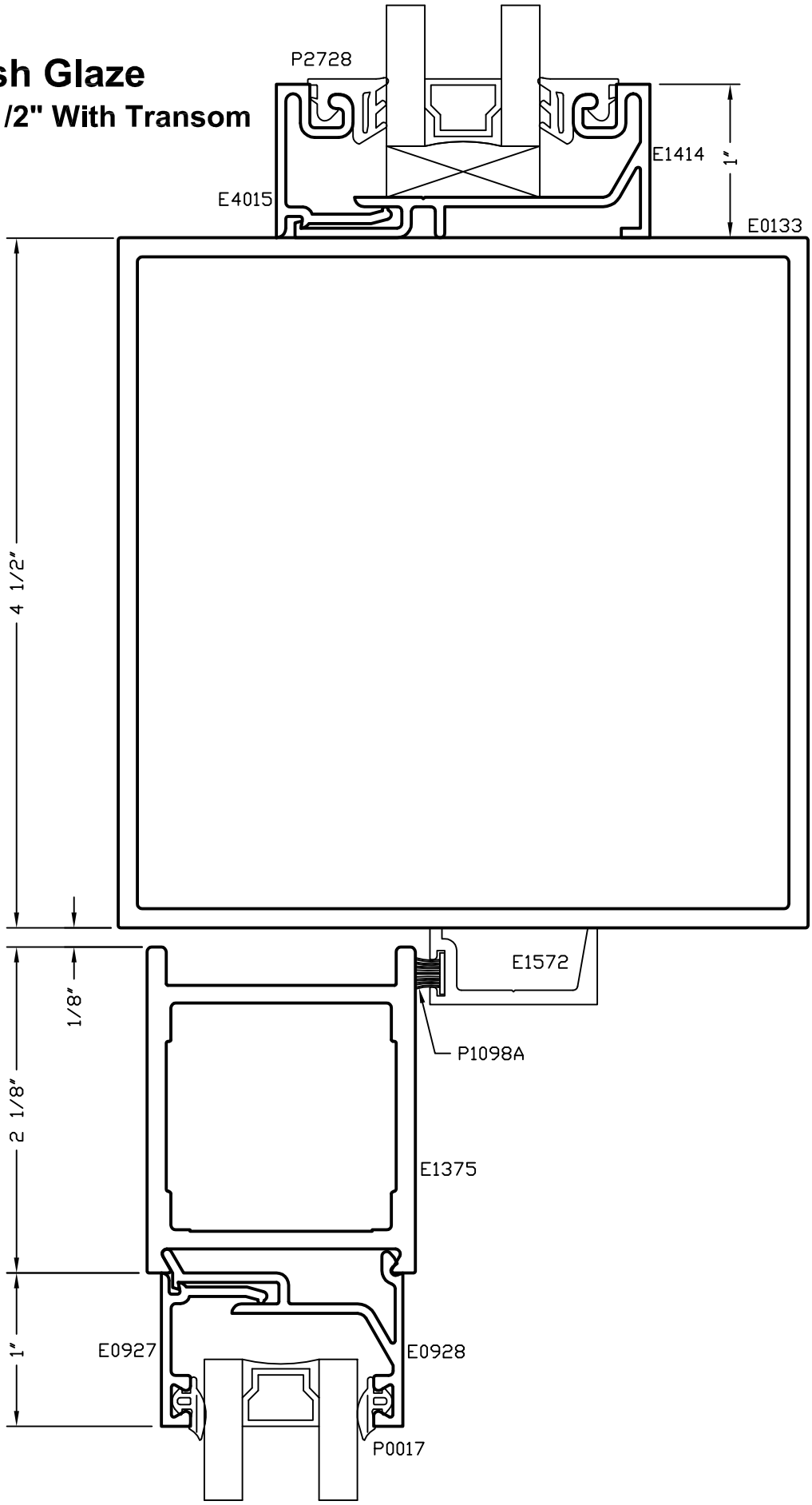
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

E14000 Series Flush Glaze

Door Header 4 1/2" x 4 1/2" With Transom

CAD DETAIL FILE NO.
190TRAN9



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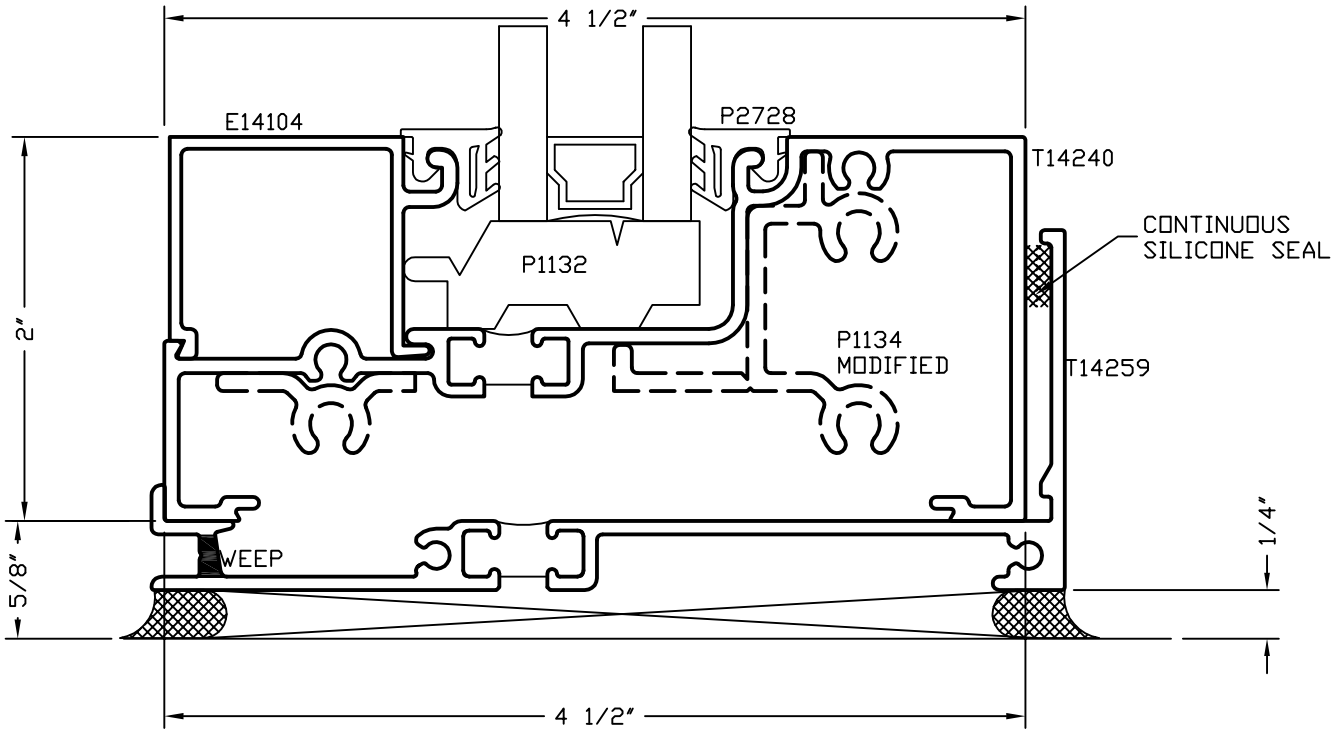
2013

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

T14000 Series Flush Glaze
Sill

CAD DETAIL FILE NO.
180SILL2



TUBELITE®
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS
2014

*SEALANT, ROD, & ANCHORS NOT BY TUBELITE

Standard Medium Stile Entrances

Our Standard Medium Entrances are designed for moderate to heavy use in commercial applications. Standard Medium Stile has 4" vertical stiles and top rail, and 6-1/2" bottom rail – optional up to 10" for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor.

Durable Tie-Rod Construction

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.

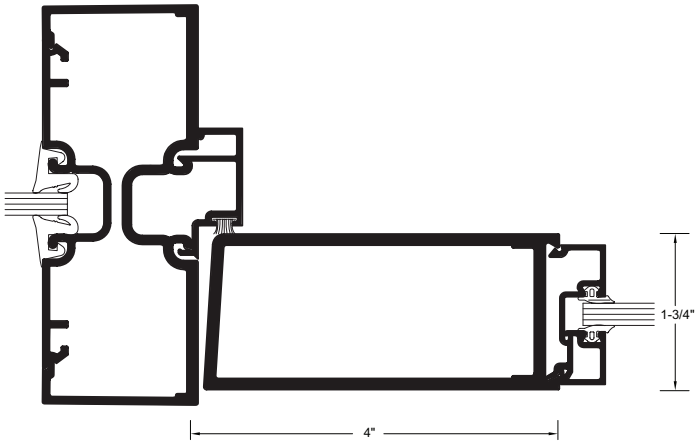
400 Series Curtainwall

ALSO USED WITH

14000 Series Storefront

TUBELITE®
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS

Standard Medium Stile Entrances



System Features:

- Standard 4" (101.6Mm) sight line on verticals and top rail
- Deadbolt lock
- 1" dia. push bar and offset pull handle
- Standard infill options 1" (25.4mm), and 1/4" (6.35mm), other infills available
- 3'0" and 3'6" width single doors, 6"0" width pairs of doors
- 7'0" height door leaves

Optional Features:

- 6" (152.4Mm) and 10" (254mm) bottom rails
- Mortised butt hinges, offset pivots, continuous hinges, center pivots
- Latch locks, cvr & rim panics, electric strikes
- Hardware by others
- 1-3/4" or 2" x 4-1/2" sight line frame member
- Intermediate horizontal or vertical mid-rails
- 7 anodized and 19 painted standard finishes
- Custom height and width doors

Note: Dimensions do not include 1/2" glass stops.

Standard Entrance Series	Medium Stile
Traffic	Moderate to Heavy
Vertical Stile 1-3/4" x	4"
Top Rail 1-3/4" x	4"
Bottom Rail 1-3/4" x	6-1/2" (opt. up to 10")

Standard Medium Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Retail Stores, Museums, Hotels
Description: 4" vertical stiles and top rail, and 6-1/2" bottom rail – optional up to 10" for ADA compliance

Glass:	Air Infiltration:	Structural:	U-Value Single Door:	U-Value Double Door:
1" std (1/8" – 1")	1.0 CFM / Ft.2 @ 1.57 PSF	30 PSF – Design 45 PSF – Overload	Medium: 0.72	Medium: 0.68

3056 Walker Ridge Drive NW, Suite G, Walker, MI 49544

Clear-Vue Custom Designed Doors

WILSON INDUSTRIAL DOORS

Clear-Vue custom doors from Wilson bring creativity and functionality together for unique openings in a range of applications. Combining glass with aluminum framing, Clear-Vue doors add architectural interest most people wouldn't expect from commercial rolling doors.

Wilson is the preferred manufacturer of custom commercial doors among contemporary American architects, specifiers and building professionals.

IDEAL FOR COMMERCIAL AND RESIDENTIAL INSTALLATIONS

- Open Air Restaurants and Bars
- Retail Store Fronts
- Greenhouses
- Pool Houses
- Residential Patios
- Garages

Completely Customizable

Wilson Clear-Vue doors are completely customizable to provide the aesthetic your design demands. The doors can be covered with essentially any material (provided by others), and you can choose your preferred door configuration. Let your imagination run wild!

Style with Function

Clear-Vue doors are constructed of 1/4" thick 6061-T6 Aluminum Alloy tubing. The aircraft grade aluminum frame resists corrosion and maintains a crisp, clean raw aluminum finish for years to come.

Clear-Vue Custom Designed Doors
Specifications:

POWER OPERATOR – All electrical controls are designed to meet National Electrical Code Section 513. The gear motor is equipped with an electric brake and will hold the door in any position during its travel. A magnetic starter with momentary pushbutton controls is standard. Heavy-duty rotary limit switch is weather proof. All controls are factory tested.

CONTROL BOX – Momentary contact, 3-button controls (Up/Down/Stop) standard. All electrical components are pre-wired and tested at the factory.

LIFT CABLES – Galvanized steel cables are sized and numerous enough to provide a 5:1 safety factor.

DRIVE SHAFT – The drive shaft is mounted above the door on the header and runs continuously along the entire width of the door. The cable drums are an integral part of the drive shaft, ensuring an even lift of the door at all times. The shaft and drums are heavy-duty galvanized tubing.

MATERIAL CONSTRUCTION – 6061-T6 aircraft aluminum alloy construction is lighter, yet stronger than steel, reducing the need for shoring up the building structure. Simple bolt-together, modular construction.

SEALS – Doors are furnished with full perimeter seals: a soft rubber top seal, neoprene side seals and a bottom loop that hugs the contour of the ground and center seal.

COMPONENTS – Hinges are extruded aluminum. All glazing and covering is provided by others.

LOCKING MECHANISM – A dual handle manual locking mechanism is standard. A "lock switch" is standard and shuts off the power to the motor until the door is unlocked, eliminating the risk of damage. Optional auto-locks lock and unlock the door with a push of a button.

OVER TRAVEL SWITCH – This back-up switch stops the door to ensure the door never exceeds its upper limit.

PROGRAMMABLE DRIVE WITH DOOR CONTROLLER – The variable speed drive provides for a smooth start and stop, which minimizes wear on the motor and components. Features Up/Down/Stop buttons.

Please note: Wilson Industrial Doors, does not supply sheathing or framing for the door opening. Wilson Industrial Doors reserves the right to change door specifications without notice.

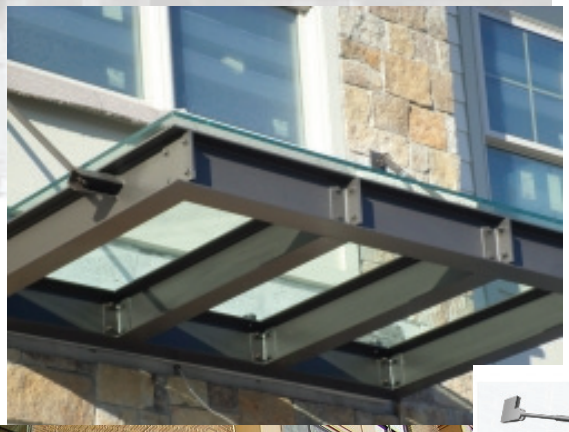
Wilson Bi-Fold Door Comparison	Premier™	Clear-Vue
CONSTRUCTION		
Aluminum	•	•
STANDARD FEATURES		
Auto locks	•	OPTION
Manual Jamb Locks	OPTION	•
Lift Cable & Drive Mechanism	•	•
Cable Guards	•	
Full Width Drive Shaft	•	•
Weather Seal	•	•
Photo Eye	•	OPTION
Over Travel Switch	•	•
Radio Control	•	OPTION
Programmable Drive w/Controller	•	•
3 Button Controller	•	•
Installation Services Available		•
SIZE/WIDTH LIMITATIONS		
Up to 30 ft.		•
Up to 70 ft.	•	

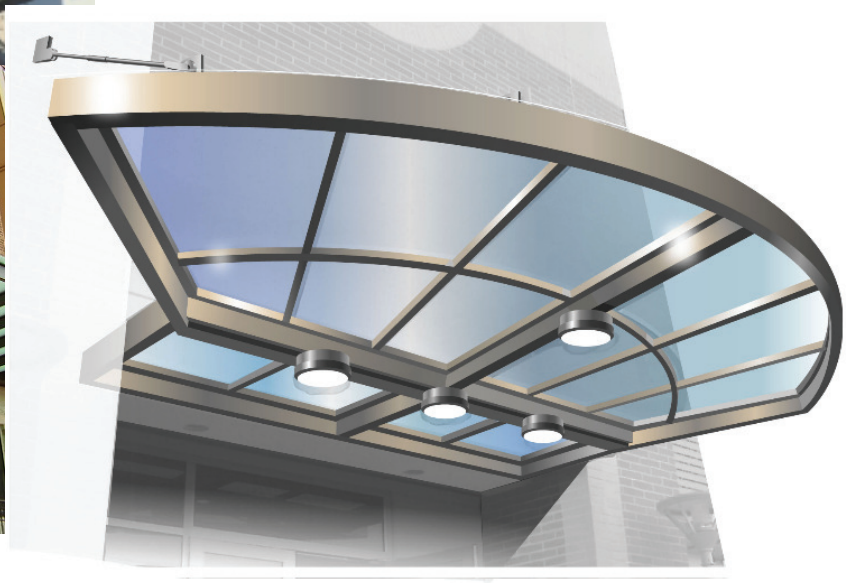
Wilson Industrial Doors • PO Box 246, Franksville, WI 53126 • info@wilsondoors.com
www.wilsondoors.com • 800-558-5974 • Fax: 262-835-2660

Scan to request a quote.

Vision™ series

Glass and Perforated Metal Canopies.





Vision® is a custom canopy system with your choice of glass, acrylic panels or perforated metal. Assembled in any combination you desire. You can showcase your "brand" signature with this in-house designed and built canopy system.

Features and Benefits:

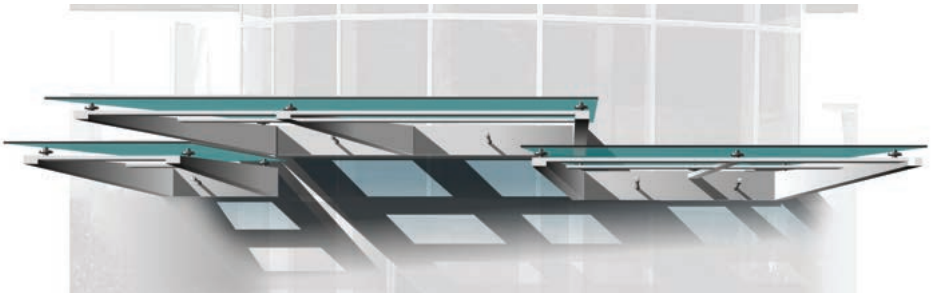
- Free-form design opportunities
- Endless selection of glass finishes and metal patterns.
- Custom designed to exact specifications
- Can be designed to match other building elements
- Create a lasting focal point.

Innovative environmental control through creative design

MSA ARCHITECTURAL CANOPIES

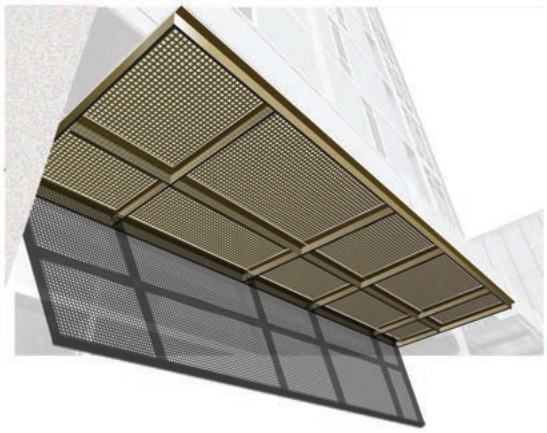
Vision™ series

Glass and Perforated Metal Canopies.



Floating Glass Canopy

Perforated Metal Canopy



Applications: Windows / Curtain Walls / Doorways / Bland Facias

Technical Data:

- All extrusions meet criteria for ASTM B221 and ASTM B429
- All products are engineered to meet standards of ASCE for design loads
- All framing materials are T5/T6 high strength extruded aluminum
- Temp/Lami Glazing • MASA G7 Panel System • Perforated Metal

For PDF or AutoCAD Drawings go to: www.architecturalcanopies.com and click on downloads

Finishes:

- Standard finish super-durable Tiger Drylac Series 39 or 49 polyester resin based powder coating.

Other Finishes Available:

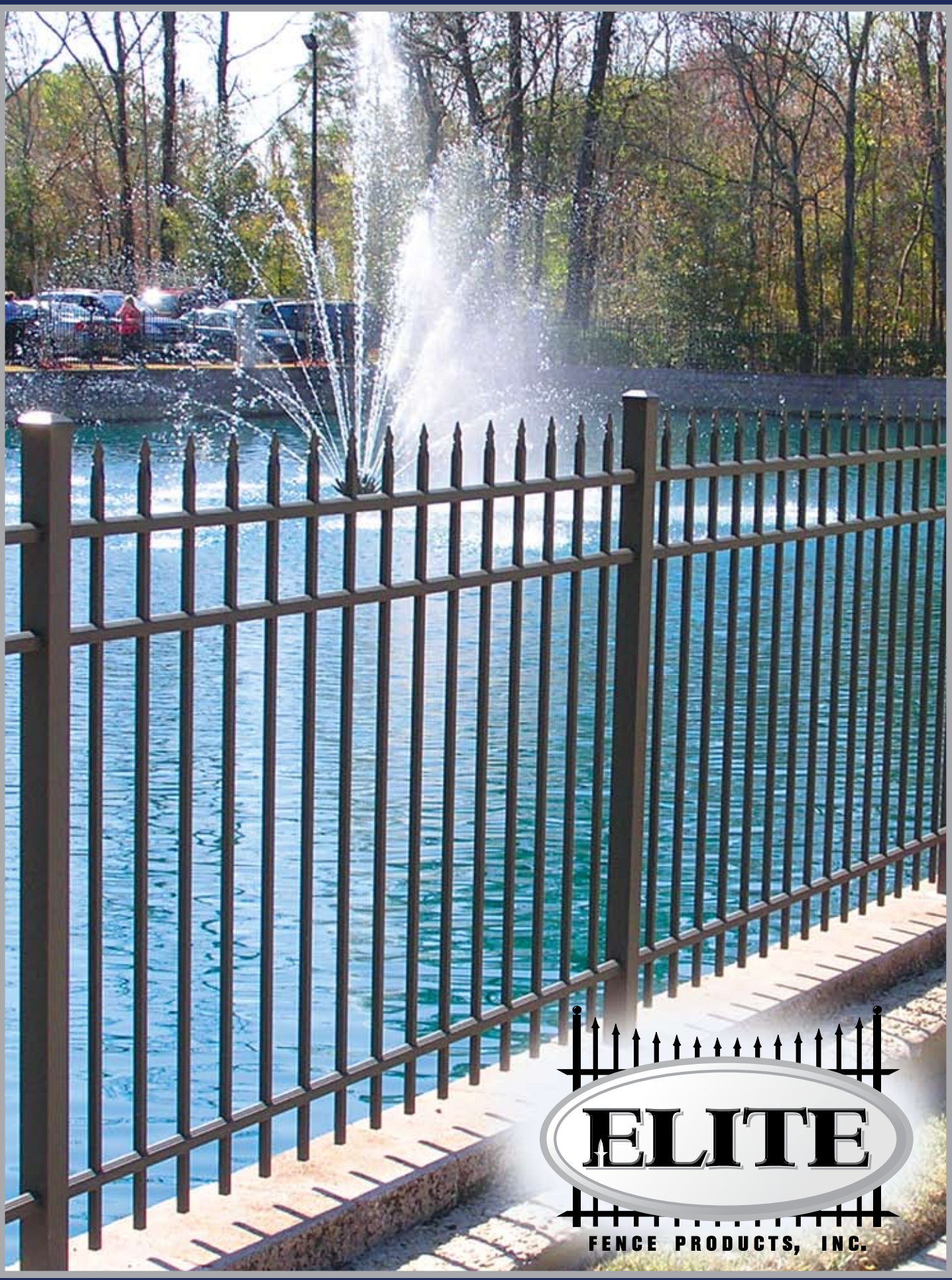
- Kynar Liquid Flouropolymer
- Duranar/PPG

Full color palettes are also available for download at **www.architecturalcanopies.com**

All finishes are AAMA rated for excellent outdoor durability

Contact your Authorized Dealer

MASA ARCHITECTURAL CANOPIES


ELITE
FENCE PRODUCTS, INC.

ELITE
FENCE PRODUCTS, INC.

Glass Panel Railing w/1-5/8" Round Top Cover

Elite Fence Products was established in 1986 and is family owned and operated. Elite manufactures aluminum fencing, gate and railing products utilizing only the highest quality materials available. The management and sales staff is comprised of individuals that are highly experienced in all aspects of the fence installation and manufacturing industry. Elite's goal is to offer a superior product with unsurpassed customer service and reliability. All aluminum fencing and gate systems carry a limited-lifetime warranty, backed by a manufacturing company that is located in Harrison Twp., Michigan and bound to the standards the people of the United States expect and demand. These fencing systems offer a solution to your project needs by enhancing the appearance of your property while protecting it at the same time. Elite continues to design and engineer unique fencing, gate and railing products that are built to last.

Buy American, Be American™

Residential Grade

1-1/8" x 1" Rails with 5/8" x 5/8" Pickets

EFS-10

EFF-25 w/Optional Welded No Brace Gate

EFF-20 w/Optional Circles

EFF-20

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FENCE PRODUCTS, INC.

We are environmentally responsible

WWW.ELITEFENCE.COM

VISIT OUR WEBSITE FOR MORE IMAGES AND INFORMATION

PROUDLY MADE IN AMERICA
EXTRUDED & ASSEMBLED

Accent Your Landscaping

EFF-25

Standard features of Elite Fence Products:

+ *Constructed of specially designed aluminum extrusions using Alloy 6061-T6 and 6063-T5*
+ *Maintenance-Free Finish*
+ *Limited Lifetime Warranty*
+ *Super Durable Polyester powder coat finish*
  **In certified testing, this finish has been proven to meet or exceed AAMA 2604-05 specifications.*

EFF-20

EFS-35

EFS-15 w/Optional Short Spears

POWDER COATED TOUGH®
AAMA 2604 COMPLIANT

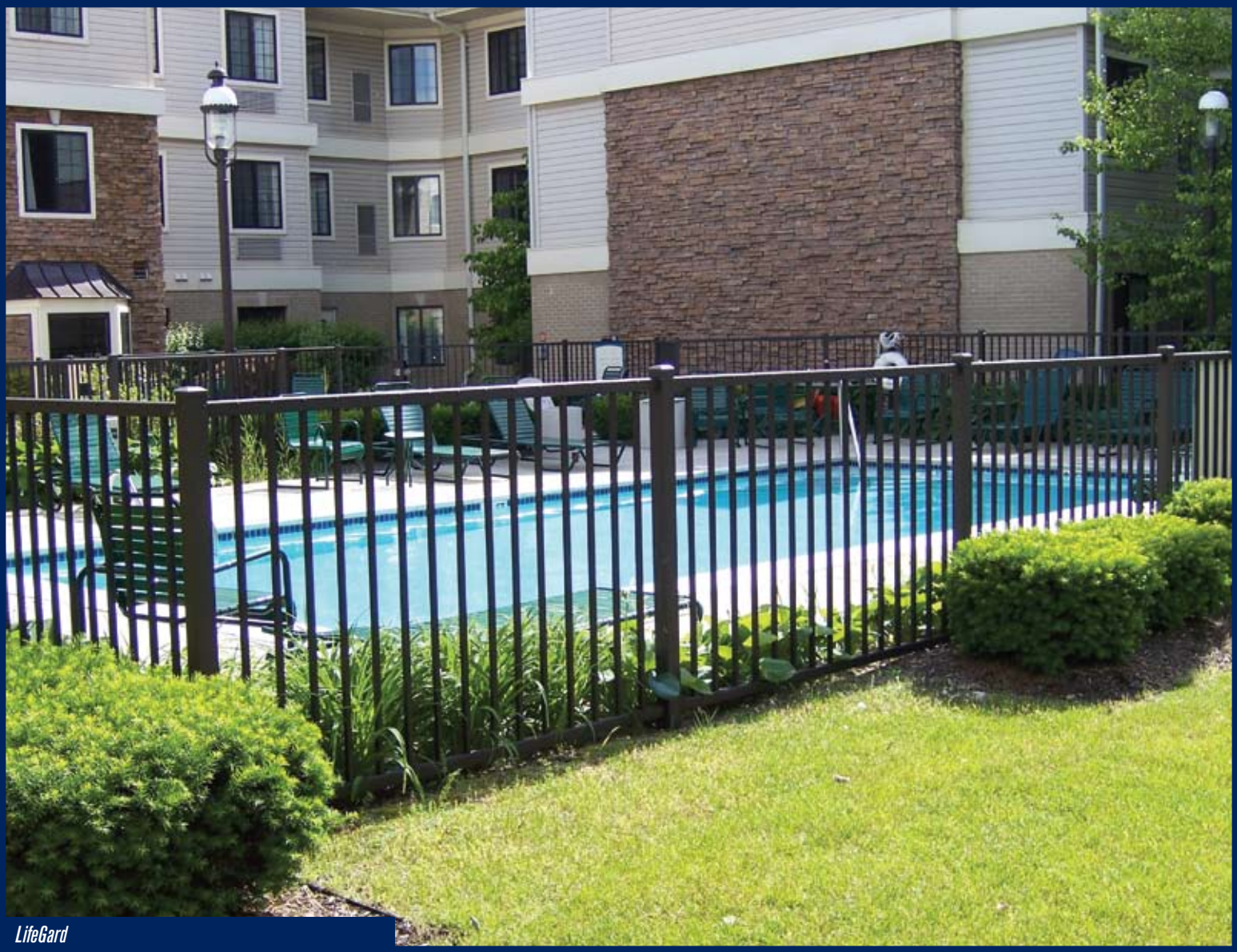
+ *Available in seven sensational colors:*

- Black
- White
- Quaker Bronze
- Walnut Brown
- Beige
- Sandstone
- Hartford Green

Colors shown are simulated and may vary.

ELITE FENCE PRODUCTS, INC.

Pool Fences



LifeGard

EFF-20

EFF-20 w/1 5/8" Spacing

EFS-10

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FENCE PRODUCTS, INC.

We are environmentally responsible

WWW.ELITEFENCE.COM

VISIT OUR WEBSITE FOR MORE IMAGES AND INFORMATION

PROUDLY MADE IN AMERICA
EXTRUDED & ASSEMBLED

We offer a variety of styles and heights to meet national pool codes including BOCA.

EFF-25

EFF-20 w/Optional Circles

EFF-20 4' High Modified for BOCA

EFF-20

D&D Technologies
Hi-Performance Hardware

AUTHORIZED STOCKING DISTRIBUTOR

ELITE
FENCE PRODUCTS, INC.

Custom & Estate Gates

EFF-20 Custom Estate Gate, w/Optional Circles at Bottom & Custom Insert

EFS-10 Curve Top Gate w/Optional Circles Top & Bottom

EFS-10 Estate Gate w/Optional Tri's and Circles

EFS-10 Estate Gate w/Optional Gold Quads

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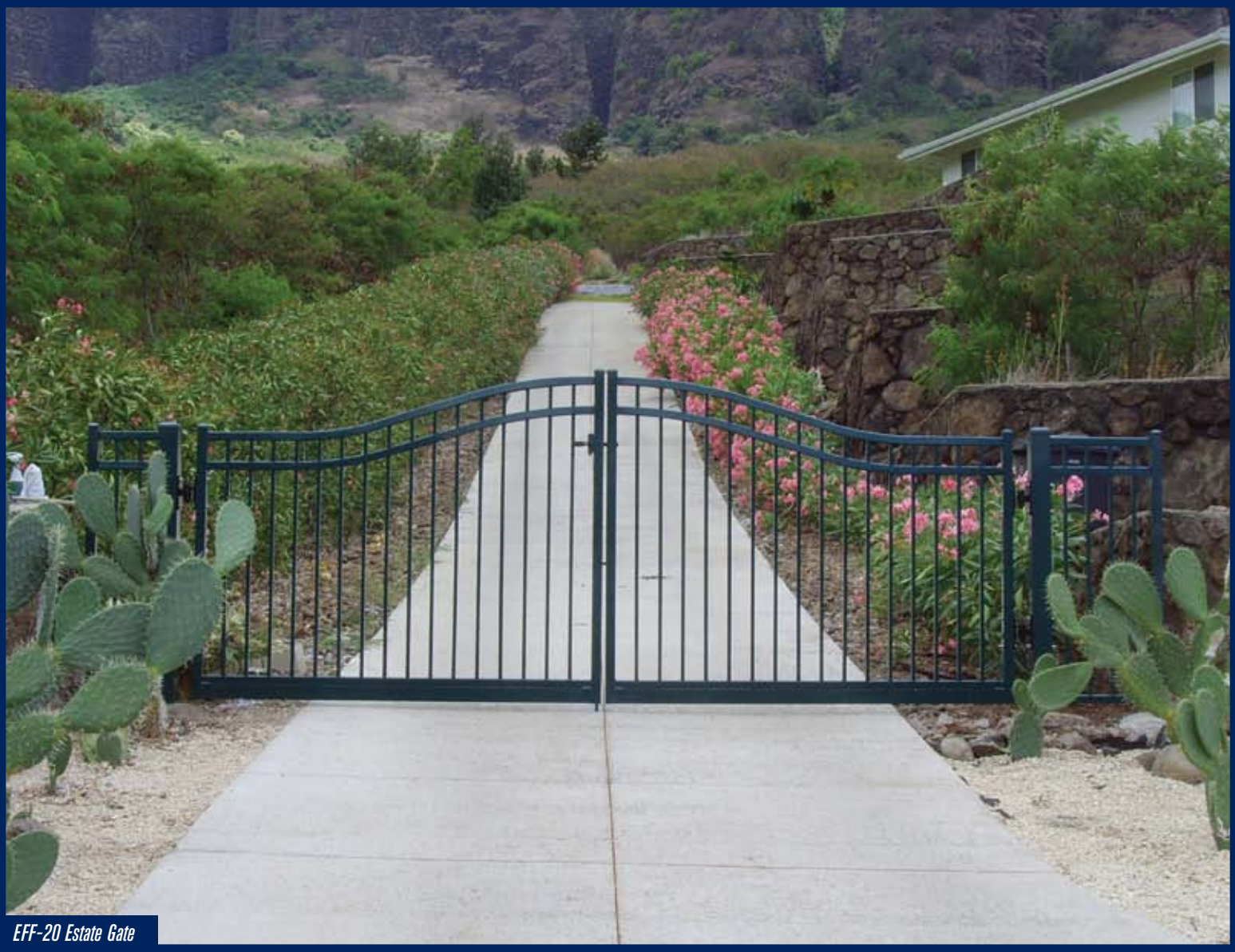
EXTRUDED & ASSEMBLED

Protection & Privacy



EFF-20 Estate Gate

EFF-20 Estate Gate w/Optional Bracing

EFF-25 Curve Top Gate w/Optional Tri's

EFS-10 Estate Gate w/Custom SS, Circles & Quads

Gates can be customized to match any dècor and fit any opening

ELITE FENCE PRODUCTS, INC.

Commercial Grade

1-1/8'' x 1-3/4'' Rails with 3/4'' x 3/4'' Pickets

EFS-10

EFS-55

EFF-20, No Picket Through Bottom

EFS-10 w/Optional Quads & Circles

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PROUDLY MADE IN AMERICA
EXTRUDED & ASSEMBLED

Security For Your Assets

EFF-20

LifeGard

EFF-20 Custom Rail Spacing, No Picket Through Bottom

EFF-20

POWDER COATED TOUGH®

AAMA 2604 COMPLIANT

+ Available in seven sensational colors:

- Black
- White
- Quaker Bronze
- Walnut Brown
- Beige
- Sandstone
- Hartford Green

Colors shown are simulated and may vary.

ELITE FENCE PRODUCTS, INC.

Industrial Grade

1-5/8" x 1-5/8" Rails with 1" x 1" Pickets

EFF-20 No Picket Thru Bottom

EFS-66

EFF-20

EFS-10

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FENCE PRODUCTS, INC.

We are environmentally responsible

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PROUDLY MADE IN AMERICA
EXTRUDED & ASSEMBLED

Exclusive Cantilever Gate Design

EFS-10 w/Optional 2-Rail Estate Top

Frame Only w/Barbed Wire Dual Track ZipTrack™

EFF-20 ZipTrack™

Frame Only w/Barbed Wire ZipTrack™

- Gates available to secure any opening
- Tubular diagonal bracing, so no truss rods or cables to break or adjust
- 5-Year limited warranty

ZipTrack™
Aluminum Cantilever Gates
Elite Fence Products, Inc.

Custom Accents & Accessories

Ball Cap

Quad Finial

Tri-Finial

EFS-10 w/Optional Quads & Circles Top & Bottom

Fleur-De-Lis

Circles

Butterfly Scrolls

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EFF-20 Custom Blue

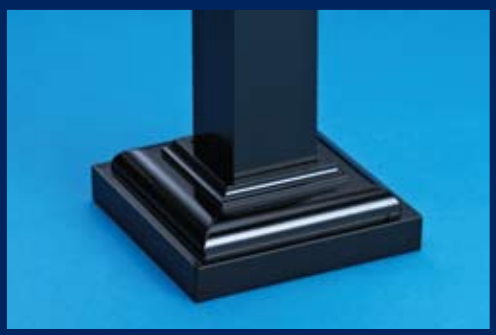
Rail End

Swivel Rail End

2 Piece Wedge Type | Welded Plate | Screw Boss

Elite Lock Box

Gorilla Hinge



Decorative 2 Piece Flange Cover

A VARIETY OF FENCE INSTALLATION
AND MOUNTING OPTIONS ARE AVAILABLE.

CUSTOM COLORS ARE AVAILABLE
ON ALL FENCES, GATES AND ACCESSORIES.

ELITE
FENCE PRODUCTS, INC.

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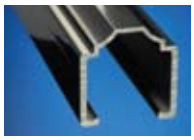
FENCE PRODUCTS, INC.

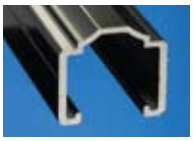
	Residential	Avalanche Series™	Commercial	Industrial/Heavy Ind.
Post	2" x 2" x .060 Wall*	2" x 2" x .060 Wall*	2" x 2" x .060 Wall*	2-1/2" x 2-1/2" x .075 or .100 Wall
	2" x 2" x .080 Wall	2" x 2" x .080 Wall	2" x 2" x .080 Wall	3" x 3" x .125 Wall
	2" x 2" x .125 Wall	2" x 2" x .125 Wall	2" x 2" x .125 Wall	4" x 4" x .125 or .250 Wall
	2-1/2" x 2-1/2" x .075 or .100 Wall	2-1/2" x 2-1/2" x .075 or .100 Wall	2-1/2" x 2-1/2" x .075 or .100 Wall	6" x 6" x .125 or .250 Wall
Horizontal Rails	1-1/8" x 1"	1-1/8" x 1" for Residential 1-3/8" x 1-1/4" for Commercial	1-1/8" x 1-3/4"	1-5/8" x 1-5/8"
Enclosed Bottom	N/A	N/A	N/A	Heavy Industrial Only
Side Walls	.082	.082	.082	.100
Top Walls	.062	.062	.062	.070
Pickets	5/8" x 5/8" x .050 Wall or 5/8" x 1" x .050 Wall	5/8" x 5/8" x .050 Wall or 5/8" x 1" x .050 Wall For Residential 3/4" x 3/4" x .050 Wall or 3/4" x 1" x .062 Wall For Commercial	3/4" x 3/4" x .050 Wall or 3/4" x 1" x .062 Wall	1" x 1" x .062 Wall
Picket Spacing	3-13/16" or 1-5/8"	3-13/16" or 1-5/8" for Residential 3-3/4" or 1-1/2" for Commercial	3-3/4" or 1-1/2"	3-3/4" or 1-3/8"
	3" Picket Spacing Available in Most Grades and Styles, Please Call for Details.			
Heights	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet	3, 3 1/2, 4, 5, 6, 7, 8 & 10 Feet
Panel Length	6'	6' for Residential 6' or 7' 6" for Commercial	6' or 7' 6"	6' 3" or 8'

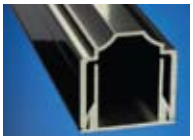
Panels come fully assembled in above Heights & Lengths. Custom Heights available please call for details.
Screws: 410 Stainless Steel corrosion resistant. The heads are coated with zinc and yellow chromate, then painted to match the color of the fence.
Colors Available: Black, Quaker Bronze, White, Walnut Brown, Beige, Sandstone & Hartford Green. Custom colors available upon request.
Not available in Walnut Brown, Beige, Sandstone or Hartford Green

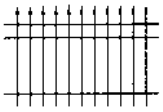

Residential

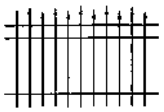
Avalanche Series™
No Exposed Screws
(Patent Pending)


Commercial


Industrial


Heavy Industrial
No Exposed Screws


EFS-10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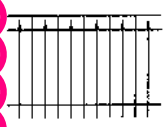
EFF-20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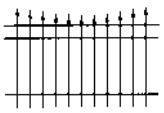
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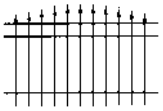
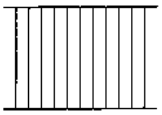

EFS-55


LifeGard

SIM

Buy American, Be American™

Manufactured by:

Elite Fence Products, Inc.
25551 Joy Blvd.
Harrison Twp., MI 48045
Phone (586) 468-4448
Toll-Free 1-800-783-1331
Fax (586) 468-4884
www.elitefence.com

POWDER COATED TOUGH®

AAMA 2604 COMPLIANT

PROUDLY MADE IN AMERICA
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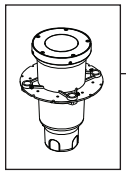


Precision² — BIGGSL SOLID STATE LIGHTING

Integral Driver

THE POWER OF

HP²

LDC
3720 Chestnut Street
Issue Date: 10-29-2018

FX8

SK - IL003

NOTES:

CATALOG NUMBER LOGIC

	HP2	-	LED	-	TR	-		-		-		-
Example	HP2	-	LED	-	TR	-	x58	-	NFL	-	SAP	-

	-		-		-		-		-		-
	11/12	-	D12INC	-	MT	-	AH				

Material

Blank - Aluminum **B** - Brass **S** - Stainless Steel

Series

HP2 - Precision2® In-grade with Flush Mounted Faceplate

OptiLock®

LED - 'X' Technology with Chip on Board Construction

Housing

TR - Integral Housing

LED Type

x58 - 12WLED/2.7K
x59 - 12WLED/3K
x60 - 12WLED/4K
x61 - 20WLED/2.7K
x62 - 20WLED/3K
x63 - 20WLED/4K
x43 - 34WLED/2.7K **only available with NFL and WFL optics*
x44 - 34WLED/3K **only available with NFL and WFL optics*
x45 - 34WLED/4K **only available with NFL and WFL optics*

Optics

SP - Spot (15°) **For use with x58, x59, x60, x61, x62 and x63*
FL - Flood (35°) **For use with x58, x59, x60, x61, x62 and x63*
NFL - Narrow Flood (25°) **For use with x43, x44 and x45*
WFL - Wide Flood (60°)

Finish

Aluminum & Brass Faceplates

Powder Coat Color	Satin	Wrinkle
Bronze	**BZP**	**BZW**
Black	**BLP**	**BLW**
White (Gloss)	**WHP**	**WHW**
Aluminum	**SAP**	—
Verde	—	**VER**

Brass Faceplates

Machined	**MAC**
Polished	**POL**
Mitique™	**MIT**

Stainless Faceplates

Machined	**MAC**
Polished	**POL**
Brushed	**BRU** *Interior use only.*

Premium Finish

ABP	Antique Brass Powder	**CMG**	Cascade Mountain Granite	**RMG**	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	**CRI**	Cracked Ice	**SDS**	Sonoran Desert Sandstone
AQW	Antique White	**CRM**	Cream	**SMG**	Sierra Mountain Granite
BCM	Black Chrome	**HUG**	Hunter Green	**TXF**	Textured Forest
BGE	Beige	**MDS**	Mojave Desert Sandstone	**WCP**	Weathered Copper
BPP	Brown Patina Powder	**NBP**	Natural Brass Powder	**WIR**	Weathered Iron
CAP	Clear Anodized Powder	**OCP**	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Accessory *Select up to 2. Requires Accessory Holder.*

11 - Honeycomb Baffle
10 - Spread Lens
12 - Soft Focus Lens
13 - Rectilinear Lens

Driver Type *(Driver Wattage must match Fixture Wattage)*

D12INC - 12W Dimming Driver *(for use with Incandescent Dimmer. 120V only)*
D20INC - 20W Dimming Driver *(for use with Incandescent Dimmer. 120V only)*
D34INC - 34W Dimming Driver *(for use with Incandescent Dimmer. 120V only)*

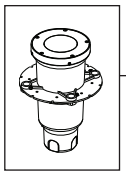
Input Voltage

MT - 120-277 VAC Input

Option

AH - Accessory Holder *(Accommodates up to 2 Media)*
DG - Dome Glass Lens *(Replaces Flat Glass. Not Driveover Rated)*
GM-R - Round Grout Mask
GM-S - Square Grout Mask
GS - Glare Shield**
HD - Half Dome**
RG - Rock Guard**
RO - Rock Guard with Optical Opening*
TC - Traction Control Lens *(Replaces Flat Glass)*

***Furnished in copper free aluminum. Finish to Match Faceplate. Dome lens included.*



Precision²

BKSSL® SOLID STATE LIGHTING

Integral Driver

THE POWER OF

HP²

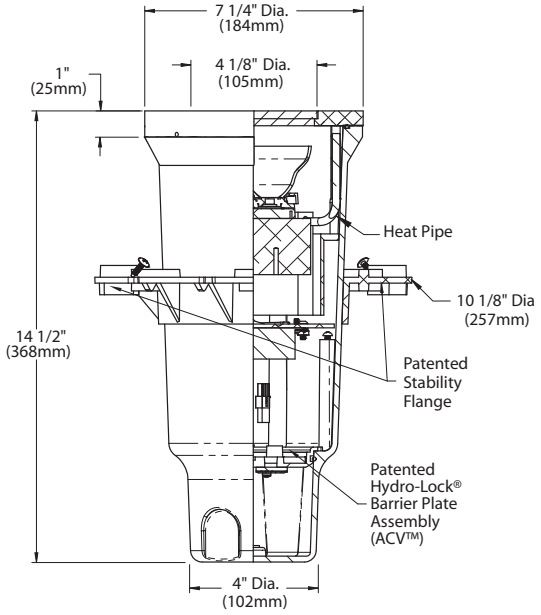
PROJECT:	
TYPE:	

LDC
3720 Chestnut Street
Issue Date: 10-29-2018

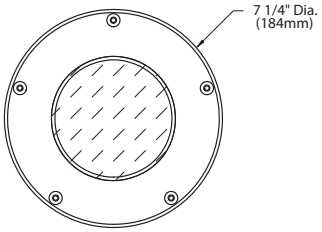
FX8

SK - IL003

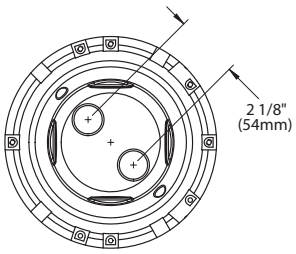
SIDE VIEW



TOP VIEW



BOTTOM VIEW



DRIVER ELECTRICAL DATA

TYPE	AC INPUT RANGE	FREQUENCY HZ	DIMMING	POWER FACTOR AT FULL LOAD	THD	OPERATING AMBIENT TEMPERATURE	DIMMER TYPE	DIMMER RANGE	IN RUSH CURRENT
D12INC	105-305	50/60	YES	≥0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D20INC	105-305	50/60	YES	≥0.94	≤5%	-30°C to 50°C (-22°F to 122°F)	Incandescent	10-100%	<250mA
D34INC	105-305	50/60	YES	≥0.94	≤5%	-30°C to 50°C (-22°F to 140°F)	Incandescent	10-100%	<250mA

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Fixture Housing
Corrosion-free composite, made from high strength, thermo-formed, sheet molded polyester compound. Glass reinforced, flame retardant and UV stabilized. (2) bottom-entry, 3/4" NPT female conduit entries with knockout plugs and (4) side flats for 1/2" or 3/4" conduit adapters.

Patented Stability Flange
Corrosion-free composite flange projects into installation sub-strate to reinforce housing stability. Integral REBAR saddles simplify installation onto concrete form. (4) Orthogonal bosses permit use of 1/2" PCV conduit or EMT to simplify vertical position and leveling of housing. Pre-set self-tapping screws anchor housing at proper elevation.

Aiming
Dual axis heat sink system rotates 360° and provides vertical adjustment up to 15° from nadir. Positive lock action ensures optical orientation.

BKSSL®
Integrated solid state system with 'X' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance.

LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL® technology provides long life, significant energy reduction and exceptional thermal management.

Color Management
Corrected cold phosphor technology delivers near-perfect natural white light. Long term phosphor maintenance over product life. Exact color point conformity exceeds ANSI C78.377 standard. Provides uniform beam with no color variation over angle. Module exceeds 80 CRI (RA>80, R9>16).

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution.

Installation
Integral, copper-free aluminum concrete pour collar (CPC), furnished in Black finish, permits for direct burial installation in soil or concrete. Consult Drainage Installation Guide for In-Grade Fixtures (DIG-IT) for compliance with proper soil preparation and drainage requirements prior to installation.

Driver Assembly
For use with [1] 700mA (D12INC and D20INC) / 1.05A (D34INC), Class A, constant current driver. 120-277VAC (nominal) primary input voltage. 50/60Hz. >0.94 Power Factor, <250mA in-rush current, 0.25A input current, ≤20%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto recovery. EMC: FCC47CFR Part 15 Class B compliant. Dimming driver for use with standard incandescent dimmers. 10-100% range.

Dimming driver for use with standard incandescent dimmers. 10-100% range.

Heat Management
Patent pending heat sink system with Heat Pipe technology. Utilizes copper heat pipes that actively accelerate the heat transfer away from the LED with pure conduction to the exterior of the housing without compromising lumen output. Ensures longer extended lifetime performance of LED. Heat pipe technology adjustable 20W and 34W only. 12W not required.

Wiring / Connectors
Teflon® coated wire, 18 gauge, 600V, 250°C rated and certified to UL1659 standard. Features OptiLock® and gear tray quick disconnects. Patented HydroLock® with anti-siphon valve (ASV™) wireway. (3) Water-Tight connectors supplied for line connection. Maximum (2) #10 & (1) #18. Minimum (1) #12 & (1) #18.

Water Management
Self Evacuating Airtight Lamp Module (S.E.A.L.™). IP-68 rated, vacuum sealed enclosure. Patented Anti-Condensation Valve (ACV™) eliminates condensation from optical chamber. High temperature silicone 'O' Ring at faceplate. Patented HydroLock® technology provides fail safe water barrier between junction box and interior components. Anti-siphon valve (ASV™) prevents "wicking" through conductor insulation.

Lens
High heat, shock resistant, tempered 1/4" borosilicate flat glass lens. Suitable for walk-over and drive-over applications to 35,000 lbs.

Faceplate
Solid, 1/2" machined 6061T6 aluminum with (5) black oxide, captive, stainless steel mounting screws. Faceplate options include solid, 1/2" machined brass and solid, 1/2" machined stainless steel.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Listings
UL Listed. Certified to CAN/CSA/ANSI Standards. IP68 Rated.
Made in the USA.

c UL us LISTED RoHS MADE IN THE USA

**Teflon is a registered trademark of DuPont Corporation*

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED	DRAWING NUMBER
11-7-17	SUB-2405-00

LAMP & DRIVER DATA

x58, x59, x60, x61, x62, x63, x43, x44, x45

LDC
3720 Chestnut Street
Issue Date: 10-29-2018

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DRIVER ELECTRICAL DATA

Type	AC Input Range	Frequency Hz	Power Factor At Full Load (Efficiency)	THD	InRush Current	Operating Current	Operation Ambient Temperature	Dimmer Type	Dimmer Range
D12INC	105-305Vac	50/60	> 0.94	≤5%	< 250mA	700mA	-30° C ~ 50°C	Incandescent	10-100%
D20INC	105-305Vac	50/60	> 0.94	≤5%	< 250mA	700mA	-30° C ~ 50°C	Incandescent	10-100%
D34INC	105-305Vac	50/60	> 0.94	≤5%	< 250mA	700mA	-30° C ~ 50°C	Incandescent	10-100%

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
x58	2700K	80	12W
	2700K	80	12W
	2700K	80	12W
x59	3000K	80	12W
	3000K	80	12W
	3000K	80	12W
x60	4000K	80	12W
	4000K	80	12W
	4000K	80	12W
x61	2700K	80	20W
	2700K	80	20W
	2700K	80	20W
x62	3000K	80	20W
	3000K	80	20W
	3000K	80	20W
x63	4000K	80	20W
	4000K	80	20W
	4000K	80	20W
x43	2700K	80	34W
	2700K	80	34W
x44	3000K	80	34W
	3000K	80	34W
x45	4000K	80	34W
	4000K	80	34W

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
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50,000
50,000
50,000
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50,000

OPTICAL DATA

Angle	CBCP	Delivered Lumens
15°	3877	724
35°	1498	663
60°	629	625
15°	4059	758
35°	1568	694
60°	659	655
15°	4561	851
35°	1762	780
60°	740	736
15°	7098	1306
35°	2621	1124
60°	1048	1063
15°	7488	1378
35°	2765	1186
60°	1106	1121
15°	7800	1435
35°	2880	1235
60°	1152	1168
25°	5435	1915
60°	2697	1860
25°	5672	1998
60°	2814	1941
25°	5908	2081
60°	2931	2022

FOR USE WITH

HP2	HP2 Series™
CO2	CO2 Series™

OPTICS

Optic	Angle
Spot	15°
Narrow Flood	25°
Flood	35°
Wide Flood	60°

LP Xperi / Alu col text / 3000K 33.0W 3567 / Ø 60 POLE / 108 lm/W / 5747400971

Design
Christian Flindt

Weight
Min: 7.546 kg Max: 9.472 kg

Finish
Alu col text

Finish
Aluminium coloured with textured surface, powder coated.

Materials
Lower shade: Injection moulded clear polycarbonate. Housing die-cast aluminium.

Mounting
Pole dimension: Ø 60mm or Ø 76mm. Transition piece available for pole Ø 115mm. Installation cable: 9m 5x1,5mm² DAC (Class I), 9m 4x1,5mm² DAC (Class II), 9m 3x1,5mm² DPC (Class I), 9m 4x1,5mm² DPC (Class II). Terminal block: 1x5x2.5mm² (Class I) or 1x4x2.5mm² (Class II). Terminal block positioning: In fixture head. LED Driver: In fixture head.

Sizes and weights
Width x Height x Length (mm)
350 x 105 x 756 Max 9.5 kg

Class
Electric shock protection I w. ground, II w/o ground. IK class 10. IP class 66.

Light source & energy class
Light source LED 3000K 33W

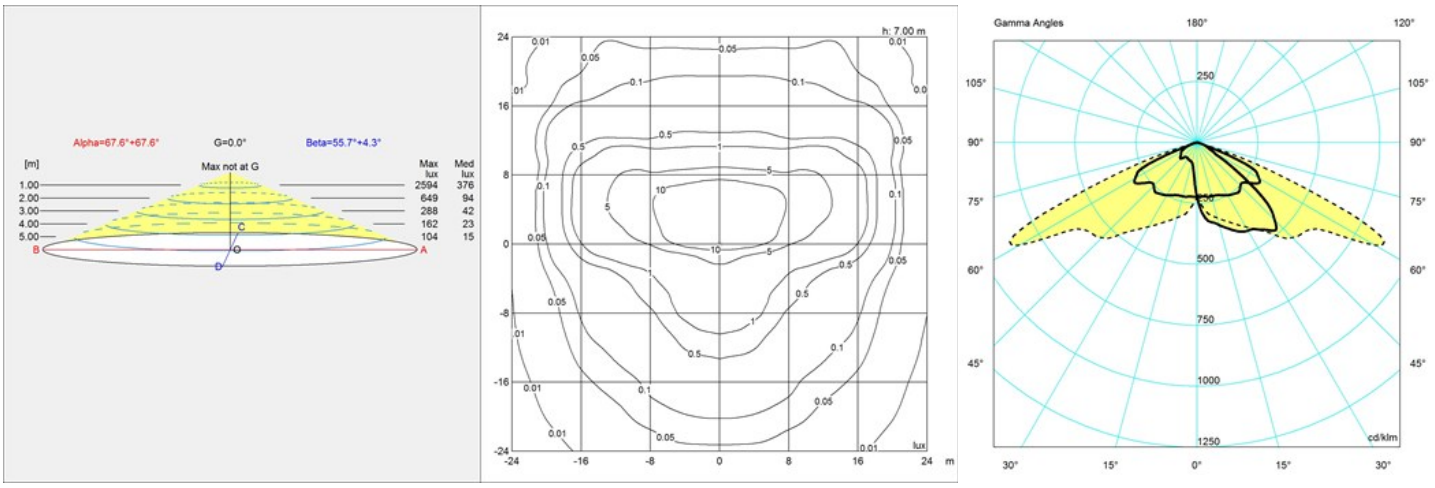
Data specifications

Class	**II**
Kelvin	**3000**
Power factor	**0,99 / 0,95**
Width	**350**
Length	**756**
Height	**105**
Net Weight	**7.79**
CRI	**80**
Light source	**LED 3000K 33W**
Lumen	**3567**
Watt	**33.0**
Efficacy	**108**
Bug Rating	**B1 U1 G1**
IP class	**66**
Dim	**7**
UGR Transversal / Axial	**31.8/20.6**
IK class	**10**
SDCM	**04**
In rush	**6 A / 800 µs**
Wind	**7**

Standby (W)	**0,8**
L80B50	**100000**
L80B10	**>90.000**
Surges	**8 kV**

Light distribution diagrams

Cartesian **Isolux** **Polar**



Spareparts & accessories

XPERI TOP SHIELD N/UP KIT
5747401938

4.- COMMUNITY ENGAGEMENT REPORT

440 Burroughs Ste. 122
Detroit, MI 48202
(313) 405.9035
getinvolve@511Design.com

Hubbard Vernor Mixed Use Participatory Design Project

Community Engagement Summary Report

Community Engagement Methods: how the community was involved

The project's partners used a variety of outreach methods to include the community in the project's planning process. An intentional effort was to engage property/home owners and community stakeholders who live and work within 300 feet of the project. First, meetings were offered in both Spanish and English, with translators and/or translation equipment available at every meeting. The project went to locations in the community, so they are easy to access by community members. The project partners also addressed barriers related to childcare and food, offering both at every meeting. To obtain even more community feedback and participation, the project sent out a link to an online survey and went door to door in the community. Invitations were sent through the Hubbard Farms Neighborhood Association (HFNA) listserv.

The following outreach methods occurred between September 2018 to January 2019: 4 community meetings, 4 affinity group meetings, door-to-door canvassing, and online polling. Project partners also met with the HFNA housing committee twice, each time 3 HFNA members were present.

Community & Affinity Group Meetings	Attendees*
1st meeting at First Latin American Baptist Church	44
2nd meeting at Cristo Rey	23**
3rd meeting at First Latin American Baptist Church	18
4th meeting at Armando's Restaurant	46
1st affinity group meeting at La Sed	40
2nd affinity group meeting at El Club	18
3rd affinity group meeting at HFNA meeting	11
4th affinity group meeting at HFNA meeting	11
5th affinity group meeting at Holy Redeemer / Cristo Rey	22
6th affinity group meeting at Western High School	28
TOTAL Duplicated (Unduplicated)	**261 (224)**
*These totals are not including all the staff from project partners, which ranged from 10 to 15 at each meeting. **Including one councilwoman	

440 Burroughs Ste. 122
Detroit, MI 48202
(313) 405.9035
getinvolve@511Design.com

Results: the community is in support of project

The community is in favor of the Hubbard Vernor Project.

Number of Support Letters Signed	
In Support of Project	Not in Support of Project
16	**1**

Participation: demographics of community members who participated

The demographics of community meetings and door-to-door canvassing include:

- 91% of those surveyed (200 surveys completed) live in the project impact area.
- Almost half (46%) of those surveyed have lived in the area for more than 7 years.
- Most participants (28%) are in their 30's.
- More than half (54%) are female.
- 39% are Hispanic / Latino and 35% are African American.
- 46% own their home versus 54% who rent.

How the Community Engagement influenced the Design

Community engagement influences the project design in several ways. Initially the community was concerned with just low-income housing. The current design is 45% market rate 55% low income. This reflects the communities concerns that not having a mixed income neighborhood would concentrating the poor in one location. Secondly the community provided feedback on features and design materials. Residents wanted brick, vibrant colors and architectural elements that will reflect the historic nature and cultural heritage of the area.

The current design incorporates all of these elements. The community also wanted a space to gather referencing the Town central plaza where residences could reach neighbors, share space and sell and buy products. The current design offers a central open community space as well as Streetfront retail spaces on adjacent sides of the building to invite locally-based businesses. An area where maybe a coffee shop might be, where people could gather was also a frequent request by residents. Another initial resident concern was parking. The current Design provides off street parking behind the building.

Finally, the communities concern regarding the building's height was addressed. The building height changes and sets back from the street allowing for a better integration to the existing buildings along Vernor and provides a more human scale as you walk along the sidewalk.

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(313) 405.9035
getinvolve@511Design.com

5.- SUPPORT LETTERS

Hubbard Farms Neighborhood Association
Detroit, MI
board_hfna@googlegroups.com

January 25, 2019

Attention:
Development team of Hubbard-Vernor Development Project
Historic District Commission, City of Detroit

Care of:
Greg Mangan
Southwest Detroit Business Association
7752 West Vernor Highway
Detroit, MI 48209

Re: Letter of Opinion Regarding the Hubbard-Vernor Development Project

The HFNA Board has been asked to provide a letter of support or letter of opinion to the Historic District Commission by January 24th, 2019 regarding the Hubbard-Vernor development project. The design was first presented to the neighborhood on January 14th.

Many on the board are amenable to this development as long as affordability of apartments and retail space is central to it. The opinion is that affordability is of utmost importance to the future of the neighborhood, and for many the idea that this project would be somewhat affordable weighs against objections to the size and modern design of the project, as well as the very idea of new construction in a neighborhood with so many vacant buildings and storefronts, objections which are shared by many on the Board and in the community.

However, as of this date, the development team has not been able to provide clear and detailed commitments to affordability, which are apparently several months away from being finalized.

Therefore, we cannot support the project at this time. More broadly, the Board objects to a design development timeline and City approval process that asks a community to formally and irrevocably support a project before the developer is themselves ready to commit to the affordability and community-focused details, which are its main selling points.

We would like to ask for a meeting with the development team and representatives from the City. This should not be a presentation by the development team about the project, but rather a back and forth discussion about the following points of concern:

1. Building height and size: We are concerned about the four story height of the building, and feel that it is out of character with the neighborhood. We would like to know if approval of this project will make it easier for future developments to get variances. We would also like to understand the future zoning change being planned for the street, whether four story buildings will be allowed under that zoning, and the possibility of making it permanent policy to only allow four story development if it contains a percentage of affordable units.

2. Building character in a historic neighborhood: We are concerned about the building not matching the historic character and detailing of other buildings in the neighborhood. We would like to know more detailed design concepts for harmonizing with the character of historic buildings. The building looks modern from the renderings; can the design team provide examples of modern buildings that in their details reflect the handcrafting, curvilinear forms and human scale found in buildings in historic neighborhoods?

3. Affordability commitments: As stated above, we would like to see formal commitments to the affordability of the building. For example, we have faith in the good intentions behind the retail stores, which are supposed to be rented at a reduced rate to start up local businesses, but would like to see this in writing, so we know what guarantees this affordability. What if the market units don't perform as well as expected and cash flow is an issue? What if SDBA has to sell the building in 10 years? Will the retail units still stay below market value then?

4. Participatory Process: Finally, we feel that the most important decisions regarding this project were made without public input or engagement. We would like a commitment from ID and SDBA that they will meet and work with us to develop a robust participatory process, where public opinion guides the investment of tax credits and government grants towards projects that are deemed important by the community.

Thank you very much and we look forward to a productive meeting to work through the issues above.

Sincerely,

Hubbard Farms Neighborhood Association Board

SER
METRO-DETROIT
JOBS FOR PROGRESS, INC.

January 25, 2019

9215 Michigan Avenue
Detroit, MI 48210
(313) 945-5200
Fax (313) 945-1566

Main Office

9301 Michigan Avenue
Detroit, MI 48210
(313) 846-2240
Fax (313) 846-2247

MICHIGAN WORKS!
A Michigan Works! Affiliate

Historic District Commission
City of Detroit
CAYMC
2 Woodward Avenue, Suite 208
Detroit, MI 48226

RE: Hubbard-Vernor Project – Letter of Support

To the Members of the Historic District Commission:

SER Metro-Detroit is writing in support of the Hubbard-Vernor Project to be built on West Vernor between Hubbard and Palms. The Project is designed to be a new building with 1st floor retail and community space, and upper floor apartments.

The Project will provide a minimum of 50% affordable apartments that will make it accessible to current residents and their adult children to stay living in the neighborhood. The Project will provide a community room on the first floor, accessible to tenants and residents for special meetings or events. The Project will have wheelchair accessible apartments. The first floor will offer retail space to local entrepreneurs at a reduced rate to help them get established.

SER Metro-Detroit is pleased to support a project that will offer job opportunities to graduates of SER metro-Detroit programming. Through our construction training programs, graduates will have access to employment opportunities with subcontractors of the Hubbard-Vernor project. SER Metro-Detroit looks forward to providing space for job fairs, interview assistance and workforce readiness supportive services for Detroit residents that are eligible for these construction jobs.

For all of these reasons, SER Metro-Detroit supports the Hubbard-Vernor Project and we look forward to working closely with their team as the project comes to fruition.

Sincerely,

Eva G. Dewaelsche

Eva Garza-Dewaelsche
President and CEO
SER Metro-Detroit

LA SED

Latin Americans for Social & Economic Development, Inc.

Administrative Building
4138 W. Vernor
Detroit, MI 48209
Tel.: (313) 554-2025 • Fax: (313) 554-2242

www.lasedinc.org
Serving the Southwest Detroit Community
Since 1965

January 25, 2019

Historic District Commission
City of Detroit
CAYMC
2 Woodward Avenue, Suite 208
Detroit, MI 48226

RE: Hubbard-Vernor Project – Letter of Support

To the Members of the Historic District Commission:

On behalf of Latin Americans for Social & Economic Development (LA SED) I am writing in support of the Hubbard-Vernor Project to be built on West Vernor between Hubbard and Palms. The Project is designed to be a new building with 1st floor retail and community space, and upper floor apartments.

The Project will provide a minimum of 50% affordable apartments that will make it accessible to current residents and their adult children to stay living in the neighborhood. The Project will provide a community room on the first floor, accessible to tenants and residents for special meetings or events. The Project will have wheelchair accessible apartments. The first floor will offer retail space to local entrepreneurs at a reduced rate to help them get established. Although there have been concerns voiced regarding vehicle parking for both residents and commercial customers, LA SED believes that these concerns will be addressed and benefit both current and future community members.

LA SED is the oldest Latino advocacy agency in Southwest Detroit and is proud to support wise growth in our community that translates into jobs and homes for our residents.

For all of these reasons, we are stating our support of the Hubbard-Vernor Project as an enhancement to our neighborhood.

Sincerely,

Mary Carmen Muñoz
Operations Manager
LA SED