STAFF REPORT: 7/14/2021 MEETING **PREPARED BY**: J. ROSS
APPLICATION NUMBER: #21-7359
ADDRESS: 119 GARFIELD STREET
HISTORIC DISTRICT: SUGAR HILL MUSIC AND ART
APPLICANT: JOHN SKOK (ARCHITECT/MCINTOSH PORIS)
OWNER: OREN BRANVAIN (POAH DD SUGAR HILL LLC)
DATE OF PROVISIONALLY COMPLETE APPLICATION: 7/22/2021
DATE OF STAFF SITE VISIT: 6/30/2021

SCOPE: REVISION OF PREVIOUSLY APPROVED, MIXED-USE BUILDING DESIGN (WORK COMPLETE)

EXISTING CONDITIONS
The current project area occupies three parcels which are located at the northwest corner of the intersection of Garfield and John R streets. A newly erected, five-story building currently occupies the project area. The building features commercial storefronts at the first story, residential spaces at stories 2-5, and an interior parking deck. Exterior walls are clad with composite panels and metal siding, the roof is flat, and windows are vinyl. A three-story, ca. 1920 apartment building is located west of the project area, while a three-story ca. 1900 single-family dwelling and a number of surface parking lots are to the south, across Garfield Street. A 2 ½ -story ca. 1890 single-family dwelling (4635 John R) sits directly northeast of the project site A sprawling modern medical complex is located to the east of the project area, across John R, outside of the district's boundaries. Note that commercial uses predominate within the district.

PROPOSAL
Note that the applicant initially presented the project to the Commission at the 2/14/2018 meeting for approval. Specifically, the initial application outlined a proposal for a new 6-story parking garage which would have been concealed by an outer "liner" that would house retail on the 1st floor and residential/apartments on stories 2-6. The Commission approved the application. The applicant subsequently appeared in front of this body at the 6/12/2019 regular meeting with a proposal to revise the design which had been approved in 2019. Proposed revisions of note included the following:

- The height was reduced from six to five stories
- The size of the windows was reduced and inset composite panels were proposed for installation above windows at the front and side elevations
- The application proposed the change the window materiality from aluminum to composite (Fibrex)
- Hardi/composite panel siding with staggered joints on much of the building's body was proposed as an alternative to the previously approved ribbed metal siding.

Please see the 2019 staff report (located on the website's property page), which includes the design that was approved in 2018 and the approved 2019 revisions.

While conducting a recent field visit, staff viewed the property and noted that the current siding was not installed per the Commission's 2019 approval or the approved permit/construction

drawings. Staff therefore reached out to the applicant to discuss the issue and they did confirm that the siding was not installed as per the approved design. Staff further noted that the windows are vinyl, which is also not in keeping with the approved proposal. Finally, the applicant did note that the team needed to revise the approved landscape elements to the west of the building.

Therefore, the **current** application has been submitted to allow this body the opportunity to address the elements of the building and landscape design which deviate from the approved construction/permit drawings. Specific elements which have been revised from the approved design/permit drawings include the following per the submitted bulletin:

- Install commercial combo fixed and awning vinyl (Quaker V300 series) windows (work completed).
    - The 2019 approved permit drawings allowed for the installation of composite/Fibrex windows
- Install vertical fiber cement siding (typically regular 9”x12’ panels). Paint areas above windows at the front and side elevation a color which contrasts the reddish color of the cement panel siding at the body of the building (work completed).
    - The 2019 approved permit drawings called for the installation of cement fiber siding at the body which was composed of panels of slightly varied widths with staggered joints. Inset cement fiber panel detailing was also proposed for installation above front and site elevation windows.
- Install landscaping per attached bulletin

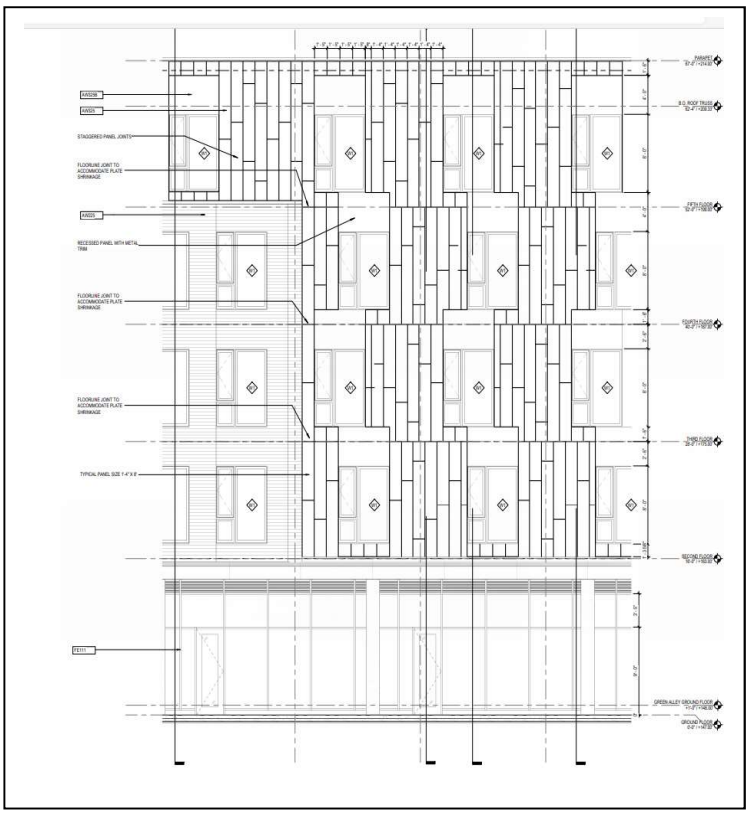
119 Garfield, staff photo of current appearance

119 Garfield (detail of current siding and windows), staff photo of current appearance

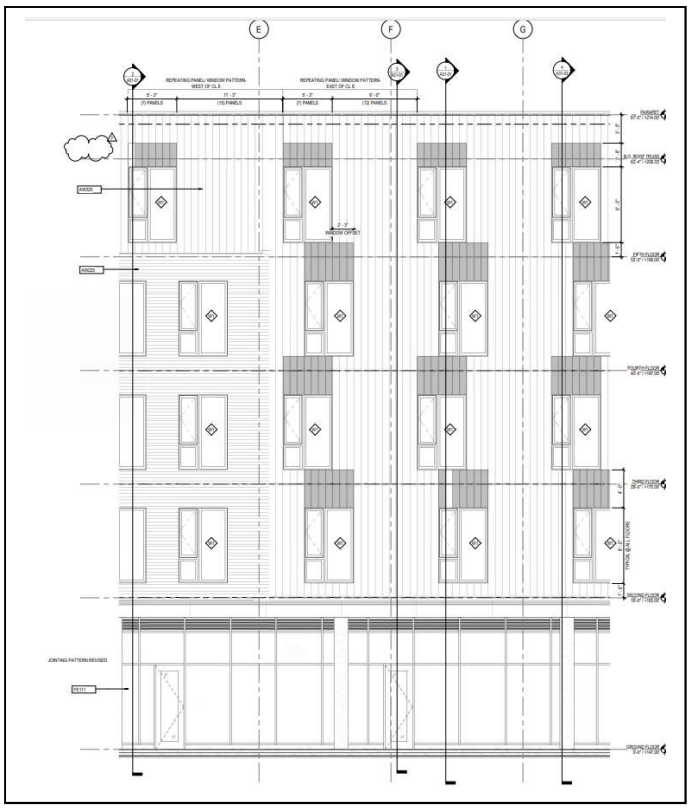
STAFF OBSERVATIONS AND RESEARCH

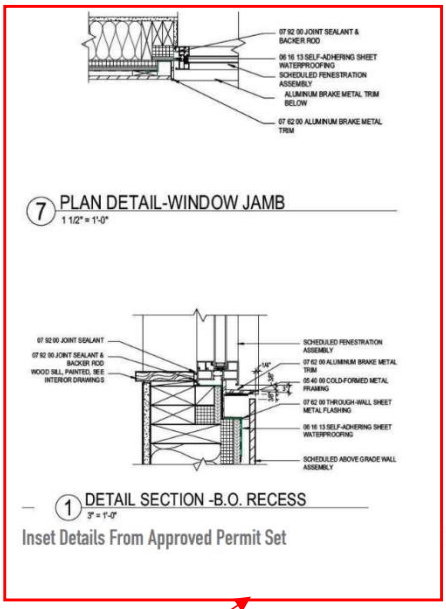
- The applicant has provided a narrative around the manner in which they feel that their proposed design meets the district's Elements of Design.
- The applicant has provided a narrative which explains why the approved exterior cladding design and window product were revised
- The applicant has provided a narrative which addresses their desire to revise the previously-approved landscaping proposal.
- The decision to remove the inset panels and not recess the windows as required by the approved details has removed substantial depth and shadow from the building's façade, yielding large expanses of flat façade
- The proposed commercial vinyl windows (Quaker brand, V300 series) is a higher quality product than residential vinyl replacement windows. Also, note that the Commission approved a similar product on another recent new construction large commercial project.

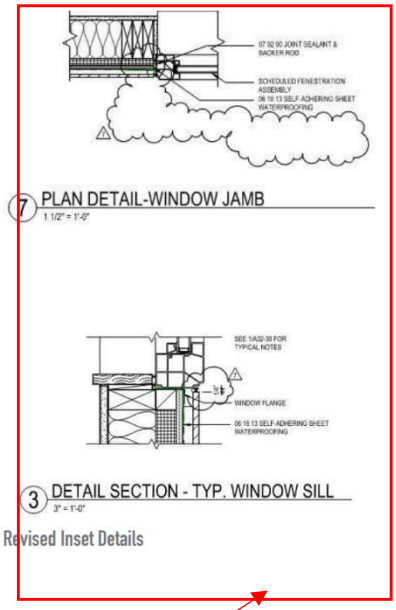
Siding and window treatment approved in 2019, south elevation



Current/unapproved siding and window treatment







Approved windows

Current unapproved windows

ISSUES

- The design which was proposed in 2019 originally included cement panel siding with staggered joints and inset panels above the front and side elevation windows. Also, see the typical sill and jamb detail drawings (below) which indicate that the Fibrex windows which were approved in 2019 were recessed within the wall. The design team had selected these details in order to provide textural variation and depth to the building envelope in conformance to the district's Elements of Design. It is staff's opinion that the change to the articulation of the siding, the removal of the inset panels, and the installation of the unapproved vinyl units, which sit flush with the exterior wall surface, serve to flatten the façade in the areas that are clad with cement panels. Staff does recommend that new detailing be added to the exterior wall surface which might provide moments of textural variation/relief and/or reintroduce shadow lines to remedy the uniformly flat appearance of the cement panel sided areas of the building.
- Staff is concerned about/has questions re: the appearance of the painted panels detail over the front and side elevation windows over time and the potential maintenance issues which this element might pose.

RECOMMENDATION

Section 21-2-73. Certificate of Appropriateness (COA)

Staff recommends that the Commission issue a Certificate of Appropriateness for the project because it conforms to the district's Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation. However, staff does recommend that this approval be issued with the condition that the applicant install new detailing to the exterior wall surface which might create shadow lines or moments of textural variation/relief from the uniformly flat appearance of the cement panel sided areas of the building. Staff shall be afforded the opportunity to review and approve the proposed new detailing prior to the issuance of the COA.

SUGAR HILL MIXED-USE DEVELOPMENT

PROJECT ADDRESS:

119 Garfield Street
Detroit, MI 48201

PROJECT TEAM:

Owner / Developer:
Develop Detroit
535 Griswold St., Suite 1600
Detroit, MI 48226

Owner / Developer:
Preservation of Affordable Housing
1 North LaSalle, Suite 1750
Chicago, IL 60602

Architect of Record:
McIntosh Poris Associates
36801 Woodward Avenue, Suite 200
Birmingham, MI 48009

Design Architect & Landscape Architect:
Perkins + Will
411 Chapel Hill St., Suite 200
Durham, NC 27701

Parking Consultant:
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

INDEX

PROJECT NARRATIVE

This project is a public RFP from the city of Detroit that we were awarded. The development proposes an apartment building with 85 units and parking structure, both with retail at the ground level. The parking structure will serve the residents and retail users and excess parking will be provided for neighborhood users. We have undergone three community engagement meetings and one Historic Design Committee Concept Meeting, all of which have informed the proposed design.

The Sugar Hill Mixed-Use Development will create an intense concentration of urban vitality in one of Detroit's most dynamic emerging districts, reflecting Detroit's rebirth as a pedestrian-oriented urban destination that is increasingly desirable for businesses, residents, and visitors. The development builds upon and reinforces the concept of creating a highly walkable micro urban environment within the Sugar Hill Arts District featuring a tightly woven network of pedestrian streets and alleys.

Housing, parking, and retail strategies contained in the program support continuing investment in the arts and culture, education, and wellness assets of the community, while implementing proven strategies of inclusion and equity to help the neighborhood remain attainable and welcoming to all Detroiters.

The design maximizes ground level retail opportunities, activating the sidewalks on both public street frontages as well as the alley connecting Garfield Street with N'Namdi Center and other destinations on E Forest Avenue.

The apartment building fronts on both Garfield and John R Streets, with highly articulated facades and continuous storefront to support retail, community spaces and other active uses.

The parking structure is located on the interior of the site and shielded from view by the apartment building from John R and Garfield Streets.

HDC PRESENTATION - 7.14.21

Develop Detroit · Preservation of Affordable Housing · McIntosh Poris Associates · Perkins + Will

ZONING & CODE INFORMATION

Zoning District: PD, Planned Development

Overlay/ Historic Districts: Sugar Hill / John R Music & Art Historic District

Parking Requirements:

Residential parking required: 68 units x 1 =	1 per dwelling unit 68 parking spaces
Retail parking required: 12,350 gsf / 200 sf =	1 per 200 gsf 62 parking spaces
Total parking required:	130 parking spaces
Total parking provided:	160 parking spaces

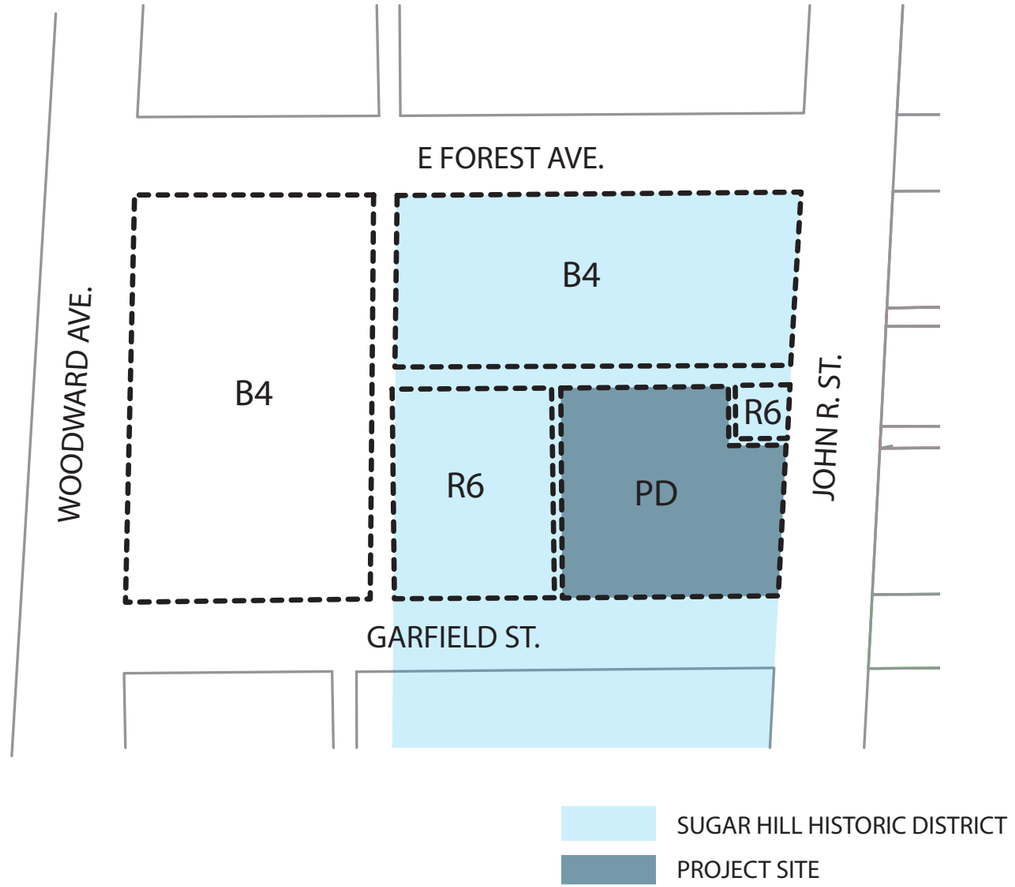
Gross Area & Height:

Parking Structure:	71,980 gsf 4 stories
Residential:	62,270 gsf 4 stories
Retail:	11,761 sf 1 story

Residential Program:

Studios	24 units
One Bedrooms	36 units
Two Bedrooms	8 units
Total	68 units

ZONING MAP



Develop Detroit
PRESERVATION OF AFFORDABLE HOUSING
MCINTOSH PORIS ASSOCIATES
PERKINS+WILL

SUGAR HILL HISTORIC DISTRICT

The Sugar Hill/ John R Music & Art Historic District is a two-block district in Midtown Detroit containing 14 structures constructed between 1885 and 1936, including single-family houses, apartment buildings, a church, and commercial buildings. The district is the largest portion remaining of a flourishing 1940s and 1950s neighborhood which had apartments, hotels, a large concentration of black-owned or operated jazz venues and other commercial enterprises, making it a thriving arts and entertainment district.

Develop Detroit · Preservation of Affordable Housing · McIntosh Poris Associates · Perkins+Will

4600 WOODWARD AVE. - THE GARFIELD BUILDING
RESIDENTIAL + COMMERCIAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)

71 GARFIELD ST. - GARFIELD ARTIST STUDIOS
RESIDENTIAL + COMMERCIAL

87 CANFIELD ST. MID-MED LOFTS
RESIDENTIAL + COMMERCIAL

4413 JOHN R ST. - LAY THORNE APARTMENTS
RESIDENTIAL

4635 JOHN R ST. - McCOLLESTER HOUSE
VACANT

92 E. FOREST AVE. - CHURCH OF THE NEW JERUSALEM
PLANS FOR FUTURE CULTURAL CENTER

SEVA
RESTAURANT

52 E. FOREST ST. - N'NAMDI CENTER FOR CONTEMPORARY ART
CIVIC / INSTITUTIONAL

4454 WOODWARD AVE - MUSEUM OF CONTEMPORARY ART DETROIT
CIVIC / INSTITUTIONAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)

4454 WOODWARD AVE - MUSEUM OF CONTEMPORARY ART DETROIT
CIVIC / INSTITUTIONAL (ADJACENT TO SUGAR HILL HISTORIC DISTRICT)

SUGAR HILL HISTORIC DISTRICT - ELEMENTS OF DESIGN

Revised text in blue

(1) Height.

Buildings in the district range from one to four stories; the buildings at the higher range are usually apartment buildings that sit on high basements; the single-story buildings are commercial storefronts and garages; the mid-height buildings were originally 2½ single-family residences, the one-half story within the roof. The one-story garage at 99 East Canfield Avenue has an added story set back behind its parapet.

The apartment building contains one (1) story of commercial, including neighborhood retail and restaurants, and (4) stories of residential above, five (5) stories total. The parking structure contains five (5) levels of parking with the west side of the ground floor containing part of the day care center. The architectural articulation of the apartment building modulates the visual mass of the project, creating a gradation in scale from John R Street opposite the John P. Dingle VA Medical Center down along Garfield Street with the lower scale development to the west toward Woodward Avenue. This will create a prominent architectural corner feature at the intersection of John R and Garfield Streets. Although the development is (1) story taller than other apartment buildings in the district, the height is at an appropriate scale when looking at the nearby context of the VA Medical Center to the east, Garfield Lofts to the west, and Williams Pavilion to the north.

(2) Proportion of building's front facades.

Commercial buildings on the corner of John R and East Canfield Avenue are wider than tall; apartment buildings are generally taller than wide or as wide as tall. Single-family residences are slightly taller than wide or as tall as wide to their eaves; if including the roofs, they are taller than wide. The church on East Forest Avenue is taller than wide at its front façade, while its side elevations are much wider than tall. Commercial automobile garages are slightly wider than tall but, considered with the buildings abutting them, appear as part of a wider row.

Due to the nature of the site and mixed-use program, the proposed commercial and apartment building as a whole is wider than tall. Above the plinth, the façade of the upper residential levels is articulated with a series of projecting bays and window/spandrel arrangements that introduce verticality into the massing, relating to the existing apartment buildings in the district. The parking structure is located on the interior of the site, shielded from view by the apartment building from Garfield and John R Streets.

(3) Proportion of openings within the façade.

Storefront windows on commercial buildings and at the ground floor of the apartment building at 87-89 East Canfield Avenue are generally composed of large panes of plate glass above a concrete apron wall and beneath a transom Entrance openings occupy a variety of positions among the storefronts. Each of the three storefronts, at 109-113-117 East Canfield Avenue, has a transomed three-part window configuration and a recessed doorway. Its southwest corner entry is on the diagonal, located behind a brick pier. The transom windows are visually subdivided by attached mullions and muntins. The transoms of the rehabilitated, former garage at 99 East Canfield Avenue are filled in with metal louver-like forms, while its central entrance is flanked by a storefront window. On apartment buildings with commercial uses on the first story, such as the Carver Hotel at 87-89 East Canfield Avenue, the residential units are accessed through a central entrance. Apartment buildings generally have individual window units above the ground floor that are often horizontally arranged by floor in a regular fashion, frequently in groups. Double-hung sash windows are twice as tall as they are wide and are sometimes arranged in groupings of two or three per opening. Casement windows with divided lights and steel frame windows also exist in the district. The arched window opening above the first floor of the front façade, and four arched nave windows in its sides. Single-family houses feature a variety of window shapes and sizes. The percentages of openings ranges from 35 percent to 60 percent of the front façade areas of contributing buildings.

The John R and Garfield Street frontage of the commercial plinth is a continuous storefront, maximizing transparency for flexibility, visibility and safety. The storefront glazing and entrances are recessed behind support piers and levels above, creating clearly demarcated street entrances, similar to other commercial buildings in the district. The residential units are accessed through a central lobby entrance off Garfield Street and the parking structure.

The apartment building upper levels have individual windows that are proportional to the other apartment building windows in the district, approximately twice as tall as wide, and are arranged in vertical bays and a syncopating pattern recalling jazz rhythms and modes that are part of the cultural heritage of the Sugar Hill District. The projecting bays feature vertical proportioned windows that are arranged in a regular horizontal and vertical fashion, relating to The Garfield Building nearby. The percentage of openings on the front facades above the ground floor is approximately fifty (50) percent of the building façade area, which fits within the thirty-five (35) to sixty (60) percent range of the district.

(4) Rhythm of solids to voids in the front facades.

Openings within the façades are generally regularly arranged, horizontally by floor and vertically by bay, due to the classical stylistic derivation of most of the buildings and/or their steel frame and curtain wall construction. Where buildings with similar arrangements abut, the horizontal flow extends to the next building. A rhythm of storefronts at ground level adds to the flow of the buildings on the street level, as on the corner of John R Street and East Canfield Avenue. Both apartment buildings on John R Street between East Canfield and Garfield Avenues feature three-part bays extending the height of the buildings with one double-hung sash window per face, creating an undulating rhythm. The buildings constructed as single-family dwellings have greater variety in the placement of solids to voids, window sizes, and proportions. Windows are arranged in bays, dormers, towers,

Above the plinth of the apartment building, the façade of the upper levels is articulated with a series of projecting bays and vertical window/ spandrel arrangements, relating to the projecting bays of the nearby apartment buildings at 4413 and 4425 John R Street.

(5) Rhythm of spacing of buildings on streets.

Gaps caused by building demolition alter any regular rhythm of spacing of buildings on streets that might have existed at a previous time. Most of the multi-unit apartment buildings occupy the full width of their lots. Where buildings abut, particularly at the corner of East Canfield Avenue and John R Street, a continuous flow of façades is created. Other, smaller-scale buildings often have small side lots, but, because gaps exist throughout the district, there is no identifiable rhythm.

The apartment building occupies the full width of its lot, similar to the other buildings in the district. Adjacent to our lot on the west side, and between the neighboring 71 E Garfield Artists' Studios, is an existing alley with planting. Our development will be improving this alley with trees, planting, paving, and outdoor furnishings.

(6) Rhythm of entrance and/or porch projections.

centered on and flush with their façades; single-family houses have steps leading to the front porch. Concrete slab balconies supported on metal beams have recently been created in the light wells along the sides of the apartment building at 87-89 East Canfield Avenue.

Commercial entrances are recessed behind and placed in between a colonnade, creating a strong rhythm to the storefront entries, complimenting the rest of the district. A continuous canopy exists above the storefront glazing.

(7) Relationship of materials.

The major materials in the district are brick and cast stone. Other major materials include concrete, metal, and glass. Face brick on the fronts of buildings often extends into the side elevations but changes to common brick for the majority of the sides and rear. The Palmetto Garage at 62 East Forest Avenue is faced with a limestone veneer in poor condition. The apartment buildings at 71 and 74 Garfield Avenue have decorative glazed terra cotta and 71 Garfield Avenue has a granite water table and foundation. Window frames, sash, and mullions are of wood or metal. Metal tie rods are visible on the façade of the apartment building at 87-89 East Canfield Avenue. Doors on revitalized commercial buildings tend to be aluminum-framed glass.

Exterior building materials include high-quality terra cotta-colored fiber cement panels, dark-colored metal panels, and glass. While most of the buildings in the district are brick, apartment buildings that once stood at 71 and 74 Garfield contained decorative glazed terra cotta. The canopy and colonnade of the ground floor of the apartment building will be metal and concrete, complementing the metal and concrete found in other buildings in and near the district. The parking structure will contain fabric mesh panels with art graphics designed by local artists on the west façade facing the green alley, relating to the artist designed façade of the Museum of Contemporary Art Detroit nearby and strengthening the art culture in the district.

(8) Relationship of textures.

A variety of textural relationship exists in the district, the most common being face brick or tapestry brick with mortar joints juxtaposed with cast stone trim and/or raised brick trim. Smooth glazed terra cotta tile and granite, where it exists, creates contrast with the brick. Side and rear elevations of apartment buildings generally change to common brick. Rich detailing in limestone or cast stone creates textural interest. Subdivided windows and repetitious window arrangements also contribute to textural effects. In general, the district is rich in textural interest.

The exteriors of the development are rich and varied in texture. The tight horizontal corrugations of the projecting bay finish contrast with the slightly larger scale vertical and smoother textures of the vertical fiber-cement joints; at the street level the smooth canopy and glass storefront contrast with the rough rubbed-finish exposed concrete colonnade. Like other building in the district the development uses materials of the age in varied textural patterns.

SUGAR HILL HISTORIC DISTRICT - ELEMENTS OF DESIGN

(9) Relationship of colors.

Natural brick colors, red, burnt orange, brown, light brown, buff, and beige, are major façade colors in the district. Light cast stone trim and concrete, where they exist, provide contrast to the darker materials. The York Apartments at 74 Garfield Avenue features multi-colored terra cotta panels. Color applied to window frames, sash, and mullions range from green, brown, gray, putty and black. The district is generally rich in the variety of coloristic effects. Green awnings, gray metal frames of storefront windows, light gray cladding, and black fencing and/or metal railings are recent features of the district.

The apartment building and parking structure's primary color will be burnt orange-red, similar to the district's overall color pallet. Dark-colored highlights will contrast the orange-red color, similar to the contrasting colors in the existing buildings in the district. The parking structure's west façade facing the green alley will contain a variation of colors as the panels will be designed by local artists. These colors will complement the bold blue of the adjacent restaurant building and the varied colors on the Museum of Contemporary Art Detroit nearby the district.

(10) Relationship of architectural details.

Architectural details are generally determined by the date, style and function of the buildings in the district. The single-family residential structures reflect the care in ornamentation and craftsmanship of middle-class homes built in the Late Victorian to Edwardian eras. Most apartment and commercial buildings, built in the early decades of the 20th Century, have details reflecting either simplified Classical Revival styles such as keystones, rosettas, fan windows, twisted columns and quoins; or Medieval substyles, including the Palmetto Garage at 62 East Forest Avenue with its sculpted Tudor motifs, and the church at 92 East Forest Avenue with simple Neo-Gothic features. Parapet walls of commercial buildings on the corner of East Canfield Avenue and John R Street feature raised pediments and corners, and decorative cresting and brickwork. The one building at 66 East Forest Avenue was designed in a minimalist International style. Many buildings throughout the district bear a nameplate with the name of the building integrated with its architectural design.

The architectural details of the development, like other buildings in the district, are likewise determined by period-specific styles and uses, although the architectural character of the building does references historic structures in and near the district, such as 71 E Garfield Artists' Studios and the Garfield Building. The articulated base and top, windows arrayed in vertical bays and high quality exterior materials create an architectural presence that reinforces the diversity of architectural styles found in the district while avoiding stylistic mimicry or pastiche.

(11) Relationship of roof shapes.

Most roofs in the district are flat and therefore generally not visible from the street, with the exceptions of the one religious structure that has a gable roof and single-family residences that may have various roof shapes depending on style with the main roof being hipped. The former garage at 92 West Forest is covered by a shallow barrel-vaulted wood truss roof structure.

The proposed roof will be flat and not visible from the street, similar to the other apartment and commercial buildings in the district.

(12) Walls of continuity.

Walls of continuity are created by the continuous flow of abutting buildings along the front lot lines, particularly as this occurs in the half-block extending north and east from the corner of East Canfield Avenue and John R Street. Continuity is broken where buildings have been demolished and vacant land exists. Lesser walls of continuity are created by modern street furniture, including steel lighting poles, parking meters, and trees along the tree lawn, where they exist.

The apartment building abuts the front and side property lines, creating a continuous flow, complementing the rest of the district. The green alley in between our site and neighboring 71 E Garfield Artists' Studios breaks this continuity between the two sites, connects Garfield Street with the N'Namdi Center and other destinations on E Forest Avenue., and activates the ground floor programs.

(13) Relationship of significant landscape features and surface treatments.

Where buildings are sited at their front lot lines, particularly on East Canfield Avenue and the southwest end of the district on East Forest Avenue, there are no landscape features between the buildings and the concrete public sidewalks. Where tree lawns exist between the public sidewalk and the street curb, they are planted with trees. Where apartment buildings are set back slightly from the public sidewalks, a shallow area of grass turf front lawn exists. Buildings originally constructed as single-family dwellings generally have shallow front lawns with plantings. Most of the curbs lining the streets are concrete, except for those on Garfield Avenue, which are brownstone. Where vacant lots are used for parking adjacent or across the street from the historic district, they are paved with black asphalt and sometimes fenced with tall black metal picket fencing. Other vacant lots in the surrounding area are fenced with chain-link.

The existing tree lawn on Garfield Street located between the sidewalk and street curb will be improved and planted with trees. No tree lawn exists nor is planned at John R Street, keeping with the rest of the district. Concrete sidewalk paving will be located between the property line and recessed retail storefront. The green alley will also contain a plaza that connects the 71 E Garfield Artists' Studios with the site and Garfield Street with destinations on E Forest Avenue.

(14) Relationship of open space to structures.

Open space generally exists in the form of public rights-of-way in the fronts of buildings, and the sometimes large expanses of open space resulting from building demolition. Where an adjacent building is no longer extant, the vacant lot is used as parking or is left unimproved. Lots along the rear property lines and alleys are frequently fenced with chainlink of varying heights. Above storefronts, on East Canfield Avenue at John R Street, modern awnings extend over the public sidewalks and new storefront lighting hangs over the awnings. The common area for retail signage is in a panel above the storefront openings.

The design maximizes ground level commercial opportunities, activating the sidewalks on both public street frontages as well as the green alley connecting Garfield Street with the N'Namdi Center for Contemporary Art and other destinations on E Forest Avenue.

(15) Directional expression of front.

Most front elevations of single-story buildings express horizontality, an impression reinforced by the repetition of similar storefronts along the street and the low height of the buildings. The front elevation of the single religious structure is emphatically vertical; the apartment buildings are generally vertical or neutral in directional expression, and single-family residential buildings are generally neutral in directional expression to their eaves.

In order to compliment the generally vertical directional expression of the existing apartment buildings in the district, the projecting bays and proportion and arrangement of windows in vertical bays introduce a vertical directional expression into the overall horizontal massing of the building.

(16) Rhythm of building setbacks.

Most buildings in the district are set directly on their front lot lines, the exception being two single-family dwellings that have setbacks for front yards. The Pandora Hotel, at 92 Garfield Avenue, is also set back since it was converted from a large single-family residence. Any rhythm that previously existed in the district, except for the concentration of the buildings on the north side of the block of East Canfield Avenue and the west side of John R Street, has been altered by mixed-use development and building demolition.

The building is set directly on its front property lines, similar to most buildings in the district, though the ground floor of the retail enclosure is set back slightly behind a colonnade and the levels above.

(17) Relationship of lot coverage.

Most buildings in the district are set directly on their front lot lines, the exception being two single-family dwellings that have setbacks for front yards. The Pandora Hotel, at 92 Garfield Avenue, is also set back since it was converted from a large single-family residence. Any rhythm that previously existed in the district, except for the concentration of the buildings on the north side of the block of East Canfield Avenue and the west side of John R Street, has been altered by mixed-use development and building demolition.

The development occupies most of its lot, similar to the other buildings in the district. Projecting bays and vertical staggered window/spandrel arrangements are introduced to modulate the visual mass of the project.

(18) Scale of façade and façade elements.

The scale of façade elements is appropriate to the style, size, and function of the buildings, and ranges greatly from building to building. The district is composed of small-scale commercial buildings with large expanses of storefront windows, single-family houses with moderately-scaled architectural elements and small-scaled details, and moderately scaled multi-unit apartment buildings with small to moderately scaled elements and details. In general, large elements, such as pilasters, embellished cornices, and window units, are often balanced with ornamental, repetitive small-scaled detail throughout the district. The church is moderately scaled for a religious structure.

SUGAR HILL HISTORIC DISTRICT - ELEMENTS OF DESIGN

The architectural articulation of the building- varied scales of projecting volumes, windows and cladding panels- modulates the visual mass of the project, creating a gradation in scale. This balance of large and small scaled detail is found in the other buildings in the district.

(19) Degree of complexity within the facades.

> *The degree of complexity ranges from the simple to moderately complex. Arrangements of windows, elements, and details within are generally regular and repetitive in nature.*

The apartment building fronts on both Garfield and John R Streets, with highly articulated facades and continuous storefronts to support retail or restaurant uses, community spaces and other active uses. The articulated base and top, clearly demarcated street entrances, windows arrayed in vertical bays and high quality exterior materials create an architectural presence that reinforces the diversity of the architectural styles found in the district while avoiding stylistic mimicry or pastiche.

(20) Orientation, vistas, overviews.

> *The primary orientation of the buildings is towards the east-west side streets between Woodward Avenue and John R Street, with the exception of the two apartment buildings that front on John R Street and the commercial building entrance on the northwest corner of East Canfield Avenue and John R Street. Vistas towards the John D. Dingell Veterans Administration Medical Center to the east of the district and Wayne State University housing to the west terminate the vistas from the district facing east and west; Downtown Detroit to its south and Detroit's Cultural Center to the north place the Sugar Hill/John R Music and Art Historic District in an architecturally diverse and historic setting.*

The proposed apartment building has a primary orientation on both John R Street and particularly Garfield Street, the east-west side street, since the green alley is accessed and visible from this street. This aligns with the primary orientation of the buildings in the district towards the east-west side streets between Woodward Avenue and John R Street.

(21) Symmetric or asymmetric appearance.

> *While most building façades above the first story are symmetrical, the district as a whole is asymmetrical in appearance due to the differences in architectural treatments, building scale, and major gaps in the streetscapes*

In the district, most building facades above the first story are symmetrical, although the district as a whole is asymmetrical. The apartment building contains projecting bays that are somewhat symmetrical in appearance, yet the overall building is generally asymmetrical since the organization of the functional elements of the design is based on the specifics of the site, programmatic relationships and contextual cues.

(22) General Environmental character.

> *The small, two-block area of mixed use, sparsely occupied property consisting of 14 primary buildings (several empty), and vacant lots (many overgrown with weeds), shows signs of revitalization. At the corner of East Canfield Avenue and John R Street, commercial buildings and apartment buildings are newly back in use. Situated in Midtown, the Sugar Hill/John R Music and Art Historic District is a pocket of an area that has seen more recent development, such as that within the Detroit Medical Center and Wayne State University, and the adaptive reuse of older buildings, such as the Garfield Building and the David Whitney House, as well as the establishment and renewal of major cultural institutions, such as the Detroit Institute of Arts and MoCAD. Sandwiched between the Medical Center and the Cultural Center, the district is poised to undergo its own transformation as part of a revitalized Midtown.*

As noted in the Final Report of the Historic District Advisory Board, the criteria for the creation of the historic district was that is was associated with important historic events- the culture that once thrived there- rather than specific physical architectural artifacts. Buildings in the district are noble yet simple structures, built by a community that did not have the resources for extravagant architectural expression but gave important purpose to those buildings: development of community and culture, as well as providing quality homes for the nurses, auto workers and service workers who often had limited housing options.

The Sugar Hill Mixed-Use Development is appropriate in this District because it will carry forward the community and cultural heritage of the neighborhood. It will create an new concentration of urban vitality in one of Detroit's most dynamic emerging districts, reflecting Detroit's rebirth as a pedestrian-oriented urban destination that is increasingly desirable for businesses, residents, and visitors. Housing, parking, and retail program elements support continuing investment in the arts and culture, education, and wellness assets of the community, while implementing proven strategies of inclusion and equity to help the neighborhood remain attainable and welcoming to all Detroiters.

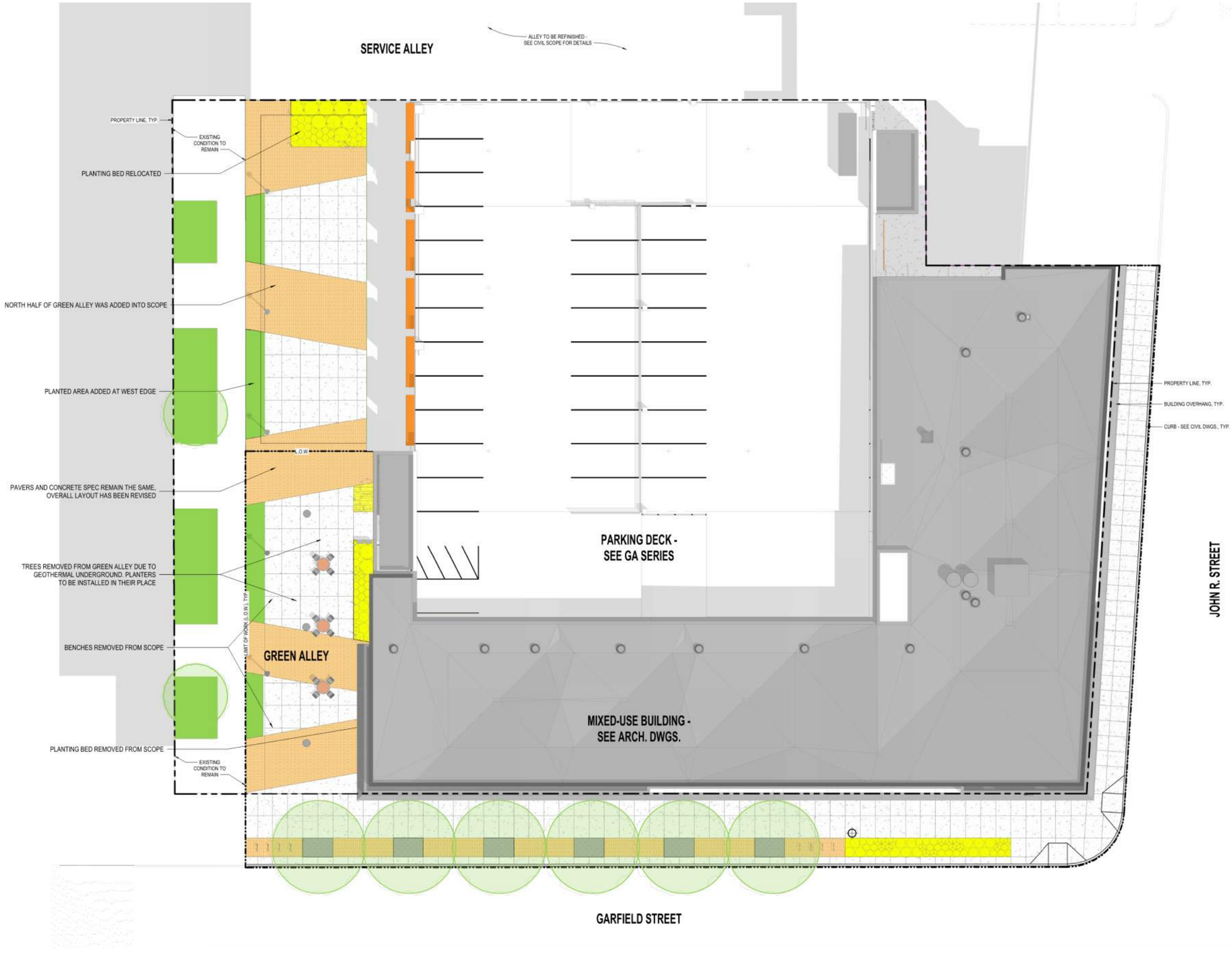
BUILDING + CONTEXT - AERIAL VIEW FROM SOUTHEAST

Develop Detroit
PRESERVATION OF AFFORDABLE HOUSING
MCINTOSH PORIS ASSOCIATES
PERKINS+WILL

BUILDING + CONTEXT - AERIAL VIEW FROM NORTHWEST

Develop Detroit
PRESERVATION OF AFFORDABLE HOUSING
MCINTOSH PORIS ASSOCIATES
PERKINS+WILL

- North half of the Green Alley included in scope as flexible for multiple uses for community, residence, and future tenant.
- South half has trees removed that conflicted with geothermal discovered while excavating. Tress along Garfield to remain. Planters to be located at proximate locations of the previously planned trees.
- Direct connection to amenities North of the site
- Large Benches removed from scope. Tables, lights, and bike racks remain unchanged
- Planting bed area remains consistent but they are relocated based on the increased area being developed
- Design along John R. and Garfield remain unchanged
- Trees and planting beds West of site to remain
- Plant selections, pavers, and concrete spec to remain the same



LANDSCAPE - SITE PLAN

Develop Detroit · Preservation of Affordable Housing · McIntosh Poris Associates · Perkins+Will

2 EAST ELEVATION- JOHN R. STREET
1/8" = 1'-0"

1 SOUTH ELEVATION- GARFIELD STREET
1/8" = 1'-0"

Revisions

- SIDING SPEC FINALIZED
  - Hardie artisan 5/8" cement board rainscreen siding
  - Uses hardie support furring and trim components
  - Full warranty on siding system, not just the panel boards
  - Factory applied finish color - Foxy
- INSET PANEL REMOVED ABOVE WINDOWS
  - Painted hardie siding to match pattern
  - Panelized wood framing delays - in field framing of 2x4
  - Loss of wall insulating performance - NGBS Certification
  - Escalating wood prices
  - Hardie would not warranty the detail at "shoulders"
  - Hardie horizontal joint must occur at floor line
- ANDERSON 100 SERIES WINDOWS CHANGED
  - Andersen window sizes could not be customized
  - Andersen windows could not be mulled prior to shipping in field
  - Upgraded to commercial Quaker extruded vinyl windows
  - Higher quality commercial window
  - Steel reinforced frames and sashes
  - Finished, glazed and pre-assembled by Quaker

ELEVATIONS

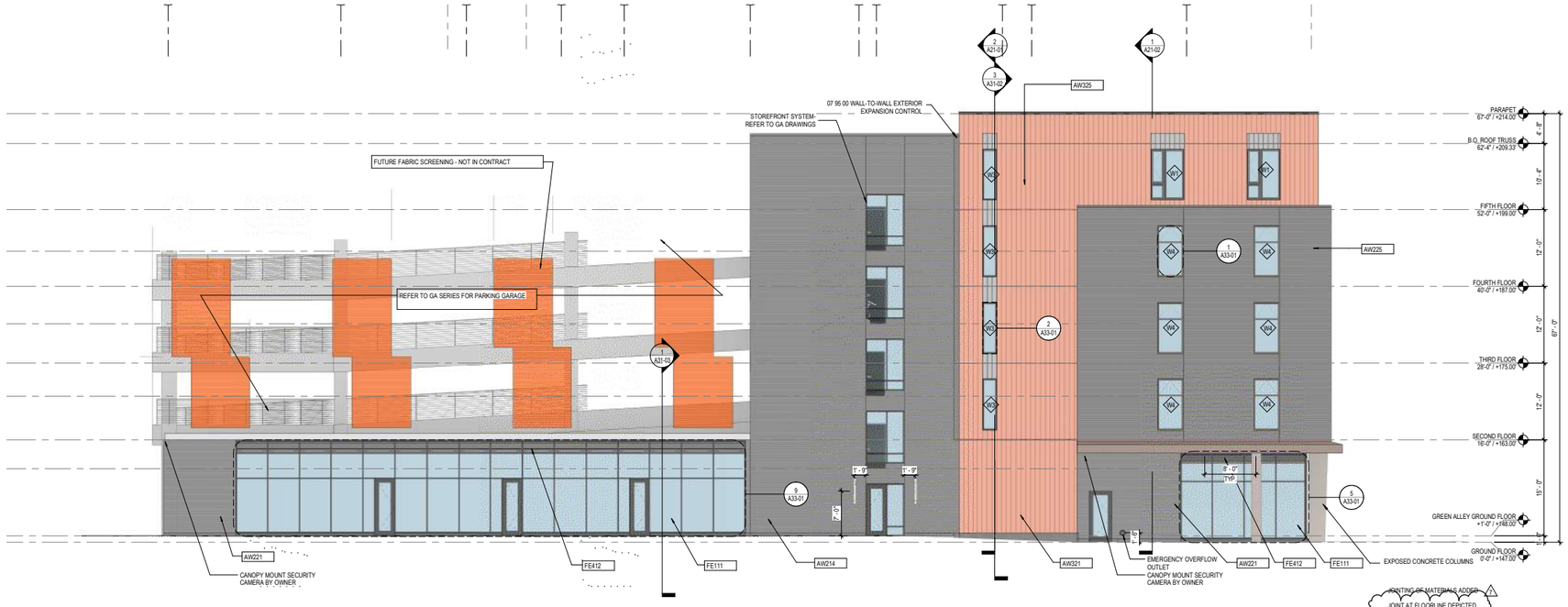
Develop Detroit
PRESERVATION OF AFFORDABLE HOUSING
MCINTOSH PORIS ASSOCIATES
PERKINS+WILL

Revisions

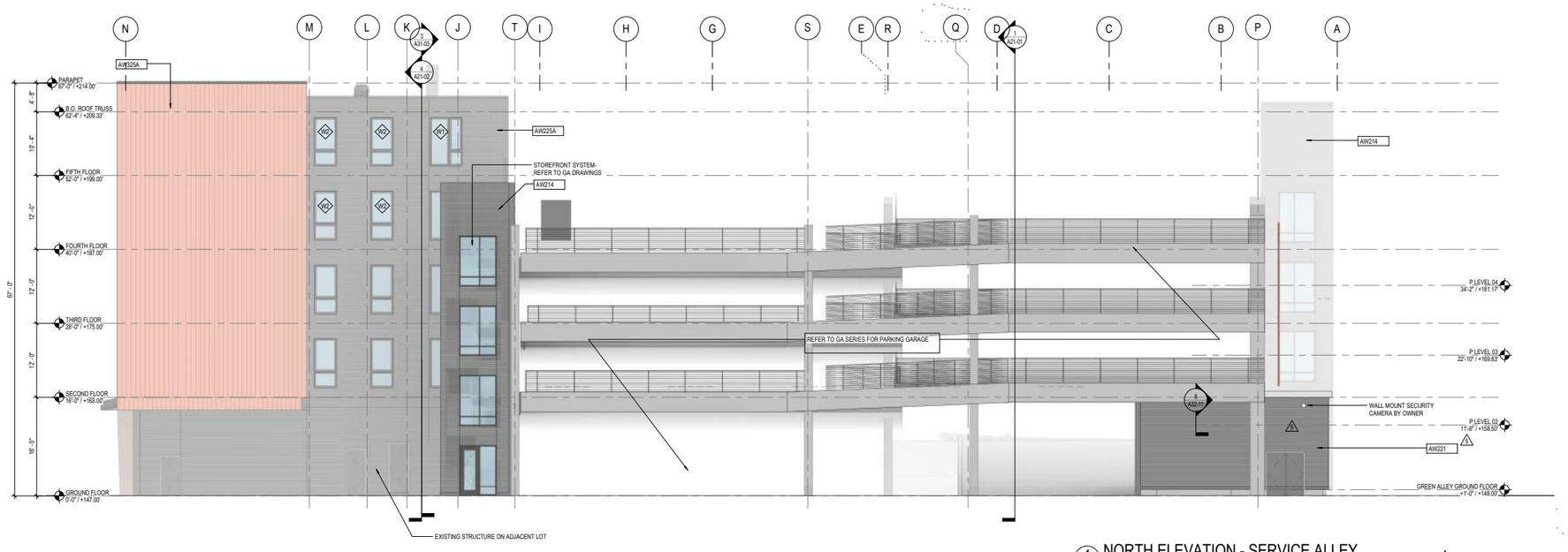
- SIDING SPEC FINALIZED
  - Hardie artisan 5/8" cement board rainscreen siding
  - Uses hardie support furring and trim components
  - Full warranty on siding system, not just the panel boards
  - Factory applied finish color - Foxy

- INSET PANEL REMOVED ABOVE WINDOWS
  - Painted hardie siding to match pattern
  - Panelized wood framing delays - in field framing of 2x4
  - Loss of wall insulating performance - NGBS Certification
  - Escalating wood prices
  - Hardie would not warranty the detail at "shoulders"
  - Hardie horizontal joint must occur at floor line

- ANDERSON 100 SERIES WINDOWS CHANGED
  - Andersen window sizes could not be customized
  - Andersen windows could not be mulled prior to shipping in field
  - Upgraded to commercial Quaker extruded vinyl windows
  - Higher quality commercial window
  - Steel reinforced frames and sashes
  - Finished, glazed and pre-assembled by Quaker



2 WEST ELEVATION- GREEN ALLEY
1/8" = 1'-0"

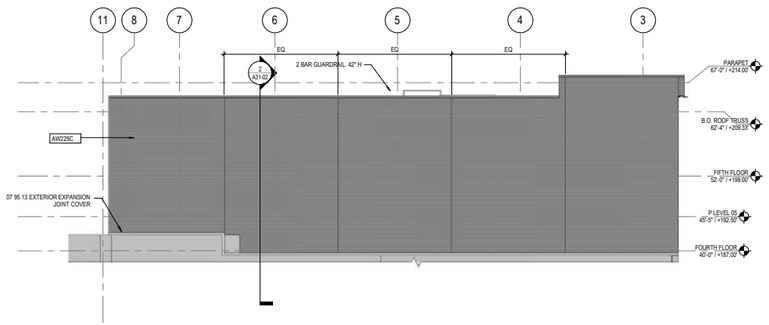


1 NORTH ELEVATION - SERVICE ALLEY
1/8" = 1'-0"

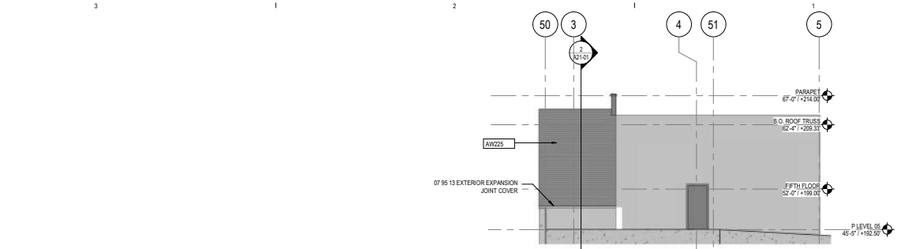
ELEVATIONS REVISED FOR VERTICAL SIDING REVISION- INCLUDING WINDOW REVISIONS

ELEVATIONS

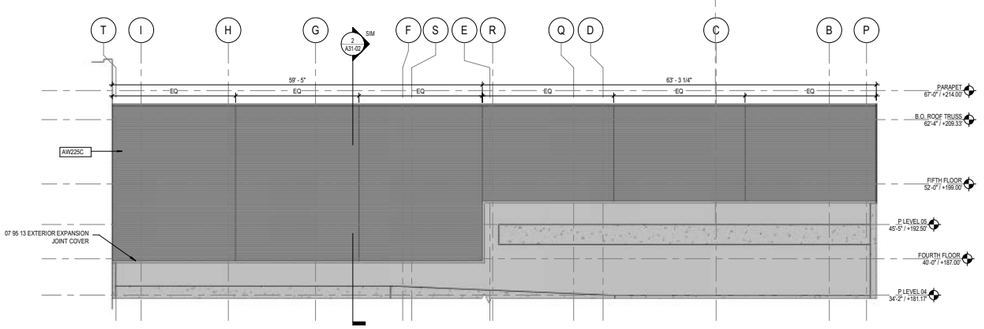
Develop Detroit · Preservation of Affordable Housing · McIntosh Poris Associates · Perkins+Will



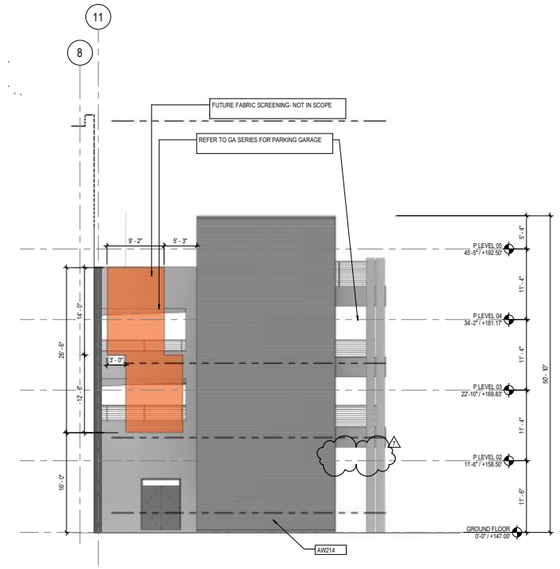
5 EAST ELEVATION - APT WALL @ PRECAST
1/8" = 1'-0"



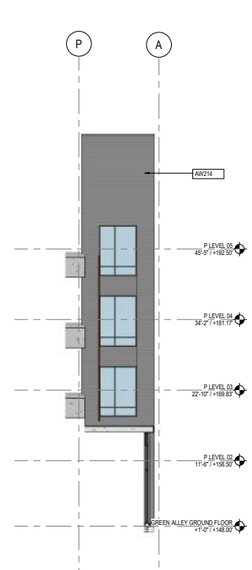
6 WEST ELEVATION - APT WALL @ PRECAST
1/8" = 1'-0"



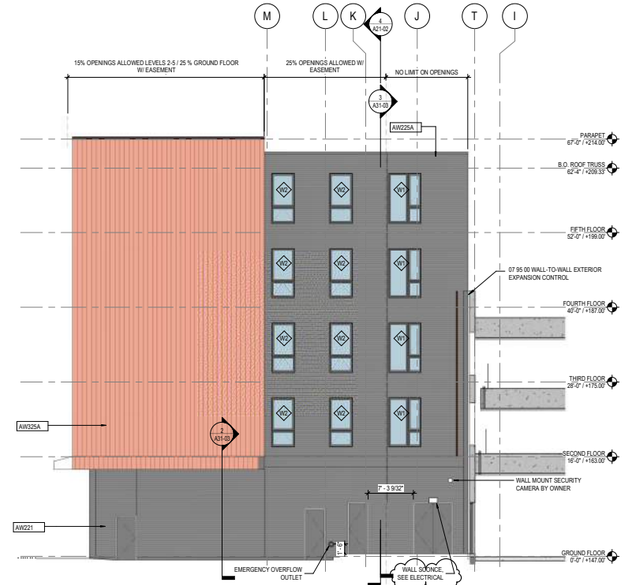
2 SOUTH ELEVATION - APT WALL @ PRECAST
1/8" = 1'-0"



4 EAST ELEVATION - PARKING DECK
1/8" = 1'-0"



3 NORTH ELEVATION - STAIR C
1/8" = 1'-0"



1 NORTH ELEVATION - APT END
1/8" = 1'-0"

Revisions

- SIDING SPEC FINALIZED
  - Hardie artisan 5/8" cement board rainscreen siding
  - Uses hardie support furring and trim components
  - Full warranty on siding system, not just the panel boards
  - Factory applied finish color - Foxy
- INSET PANEL REMOVED ABOVE WINDOWS
  - Painted hardie siding to match pattern
  - Panelized wood framing delays - in field framing of 2x4
  - Loss of wall insulating performance - NGBS Certification
  - Escalating wood prices
  - Hardie would not warranty the detail at "shoulders"
  - Hardie horizontal joint must occur at floor line
- ANDERSON 100 SERIES WINDOWS CHANGED
  - Andersen window sizes could not be customized
  - Andersen windows could not be mulled prior to shipping in field
  - Upgraded to commercial Quaker extruded vinyl windows
  - Higher quality commercial window
  - Steel reinforced frames and sashes
  - Finished, glazed and pre-assembled by Quaker

ELEVATIONS

Develop Detroit · Preservation of Affordable Housing · McIntosh Poris Associates · Perkins+Will

RENDERING - SOUTH EAST CORNER VIEW FROM JOHN R STREET

Develop Detroit
PRESERVATION OF AFFORDABLE HOUSING
MCINTOSH PORIS ASSOCIATES
PERKINS+WILL

VIEW LOOKING NORTHWEST AT THE CORNER OF JOHN R & GARFIELD

Develop Detroit
PRESERVATION OF AFFORDABLE HOUSING
MCINTOSH PORIS ASSOCIATES
PERKINS+WILL

VIEW LOOKING SOUTHWEST ALONG JOHN R

Develop Detroit
PRESERVATION OF AFFORDABLE HOUSING
MCINTOSH PORIS ASSOCIATES
PERKINS+WILL

VIEW LOOKING NORTHEAST ALONG GARFIELD

Develop Detroit
PRESERVATION OF AFFORDABLE HOUSING
MCINTOSH PORIS ASSOCIATES
PERKINS+WILL

RESIDENTIAL

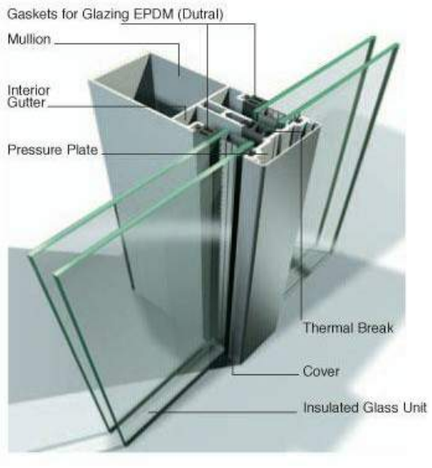
RETAIL

QUAKER V300 CASEMENT WINDOW

PAC-CLAD 7/8" INSULATED
CORRUGATED METAL CLIP SYSTEM

HARDIE ARTISAN VERTICAL SIDING
FIBER CEMENT PANEL SYSTEM

STOREFRONT ENTRANCE SYSTEM



STOREFRONT SYSTEM WITH
INSULATING GLASS UNIT

MATERIALS

Develop Detroit · Preservation of Affordable Housing · McIntosh Poris Associates · Perkins+Will

6.12.19 - HDC Presentation

7.14.21 - Revised and updated rendering illustrating the built condition

Revisions

- SIDING SPEC FINALIZED
  - Hardie artisan 5/8" cement board rainscreen siding
  - Uses hardie support furring and trim components
  - Full warranty on siding system, not just the panel boards
  - Factory applied finish color - Foxy
- INSET PANEL REMOVED ABOVE WINDOWS
  - Painted hardie siding to match pattern
  - Panelized wood framing delays - in field framing of 2x4
  - Loss of wall insulating performance - NGBS Certification
  - Escalating wood prices
  - Hardie would not warranty the detail at "shoulders"
  - Hardie horizontal joint must occur at floor line
- ANDERSON 100 SERIES WINDOWS CHANGED
  - Andersen window sizes could not be customized
  - Andersen windows could not be mulled prior to shipping in field
  - Upgraded to commercial Quaker extruded vinyl windows
  - Higher quality commercial window
  - Steel reinforced frames and sashes
  - Finished, glazed and pre-assembled by Quaker windows
  - Higher quality commercial window
  - Steel reinforced frames and sashes
  - Finished, glazed and pre-assembled by Quaker exterior finish is black, interior finish is white
- higher energy and waterproofing performance

Develop Detroit · Preservation of Affordable Housing · McIntosh Poris Associates · Perkins+Will

EAST ELEVATION (JOHN R)

6.12.19 - HDC Presentation

Revisions

- SIDING SPEC FINALIZED
  - Hardie artisan 5/8" cement board rainscreen siding
  - Uses hardie support furring and trim components
  - Full warranty on siding system, not just the panel boards
  - Factory applied finish color - Foxy
- INSET PANEL REMOVED ABOVE WINDOWS
  - Painted hardie siding to match pattern
  - Panelized wood framing delays - in field framing of 2x4
  - Loss of wall insulating performance - NGBS Certification
  - Escalating wood prices
  - Hardie would not warranty the detail at "shoulders"
  - Hardie horizontal joint must occur at floor line
- ANDERSON 100 SERIES WINDOWS CHANGED
  - Andersen window sizes could not be customized
  - Andersen windows could not be mulled prior to shipping in field
  - Upgraded to commercial Quaker extruded vinyl windows
  - Higher quality commercial window
  - Steel reinforced frames and sashes
  - Finished, glazed and pre-assembled by Quaker

EAST ELEVATION (JOHN R)

7.14.21 - Revised and updated elevation illustrating the built condition

ELEVATION COMPARISON

ELEVATION COMPARISON

Revisions

- SIDING SPEC FINALIZED
  - Hardie artisan 5/8” cement board rainscreen siding
  - Uses hardie support furring and trim components
  - Full warranty on siding system, not just the panel boards
  - Factory applied finish color - Foxy

- INSET PANEL REMOVED ABOVE WINDOWS
  - Painted hardie siding to match pattern
  - Panelized wood framing delays - in field framing of 2x4
  - Loss of wall insulating performance - NGBS Certification
  - Escalating wood prices
  - Hardie would not warranty the detail at “shoulders”
  - Hardie horizontal joint must occur at floor line

- ANDERSON 100 SERIES WINDOWS CHANGED
  - Andersen window sizes could not be customized
  - Andersen windows could not be mulled prior to shipping in field
  - Upgraded to commercial Quaker extruded vinyl windows
  - Higher quality commercial window
  - Steel reinforced frames and sashes
  - Finished, glazed and pre-assembled by Quaker

SOUTH ELEVATION (GARFIELD)

6.12.19 - HDC Presentation

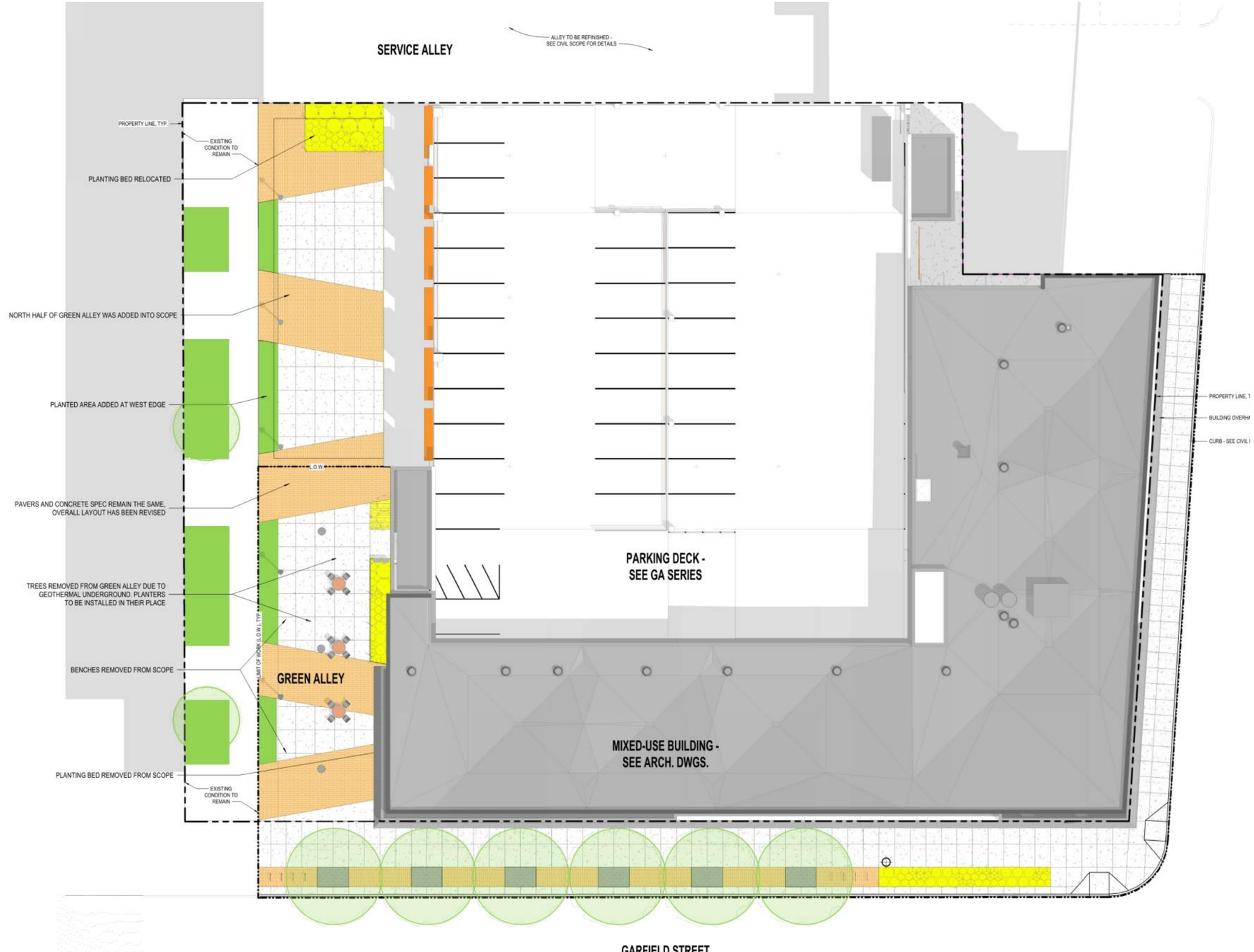
SOUTH ELEVATION (GARFIELD)

7.14.21 - Revised and updated elevation illustrating the built condition

Develop Detroit
PRESERVATION OF AFFORDABLE HOUSING
MCINTOSH PORIS ASSOCIATES
PERKINS+WILL

Revisions

- North half of the Green Alley included in scope as flexible for multiple uses for community, residence, and future tenant.
- South half has trees removed that conflicted with geothermal discovered while excavating. Tress along Garfield to remain. Planters to be located at proximate locations of the previously planned trees.
- Direct connection to amenities North of the site
- Large Benches removed from scope. Tables, lights, and bike racks remain unchanged
- Planting bed area remains consistent but they are relocated based on the increased area being developed
- Design along John R. and Garfield remain unchanged
- Trees and planting beds West of site to remain
- Plant selections, pavers, and concrete spec to remain the same



SITE PLAN

7.14.21 - Revised and updated site plan

LANDSCAPE - SITE PLAN 7.14.21

Develop Detroit · Preservation of Affordable Housing · McIntosh Poris Associates · Perkins+Will

SITE PLAN

6.12.19 - HDC Presentation

Revisions

- North half of the Green Alley was reserved for future day care facility - differed submission
- South half includes trees that conflicted with geothermal discovered while excavating
- No direct connection on this property to the amenities North of the site

LANDSCAPE - SITE PLAN 6.14.19

Develop Detroit · Preservation of Affordable Housing · McIntosh Poris Associates · Perkins+Will

SUGAR HILL MIXED USE DEVELOPMENT

119 GARFIELD STREET
DETROIT, MI 48201

BULLETIN 3
OCTOBER 23, 2020

OWNER:

DEVELOP DETROIT

535 GRISWOLD STREET, DETROIT, MI 48226
313.960.7700

OWNER:

PRESERVATION OF AFFORDABLE HOUSING

1 N LASALLE STREET #1750, CHICAGO, IL 60602
312.283.0031

ARCHITECT OF RECORD:

MCINTOSH PORIS ASSOCIATES

36801 WOODWARD AVE. STE 200, BIRMINGHAM, MI 48009
248.258.9346

DESIGN ARCHITECT:

PERKINS + WILL

CIVIL ENGINEER:

STONEFIELD

607 SHELBY STREET, SUITE 200, DETROIT, MI 48226
248.247.1115

LANDSCAPE ARCHITECT:

PERKINS + WILL

411 W. CHAPEL HILL STREET, SUITE 200, DURHAM, NC 27701
919.433.5300

PARKING CONSULTANT:

RICH & ASSOCIATES

26877 NORTHWESTERN HWY, SUITE 208, SOUTHFIELD, MI 48033
248.353.5080

STRUCTURAL ENGINEER:

SDI STRUCTURES

275 EAST LIBERTY, ANN ARBOR, MI 48104
734.213.6091

MEP ENGINEER:

CLARK TROMBLEY RANDERS

504 S. CREYTS ROAD, SUITE B, LANSING, MI 48917
517.886.0550

G00-00
COVER SHEET

2 EAST ELEVATION- JOHN R. STREET

1/8" = 1'-0"

1 SOUTH ELEVATION- GARFIELD STREET

1/8" = 1'-0"

4 ELEVATIONS REVISED FOR VERTICAL SIDING REVISION- INCLUDING WINDOW REVISIONS

EXTERIOR ELEVATION GENERAL NOTES

1. MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.

EXTERIOR ELEVATION LEGEND

A — EXTERIOR GLAZED OPENING TYPE: REFER TO A33 SERIES

AW101 — ASSEMBLY TYPE: REFER TO A01 SERIES FOR DESCRIPTIONS

PERKINS + WILL
411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES
36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS

CIVIL
Stonefield Engineering and Design
28454 Woodward Ave,
Royal Oak, MI 48067

STRUCTURAL
SDI-Structures
275 East Liberty
Ann Arbor, MI 48104

MEP
Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917

LANDSCAPING
Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701

PARKING
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

<<CONS 2 SPARE>>

OWNER
Develop Detroit / Preservation of Affordable Housing

CONTRACTOR
Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
7	Bulletin 3	10/23/20
5	Bulletin 2	03/06/20
4	Bulletin 1	03/06/20
1	Addendum 1	10/14/19

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

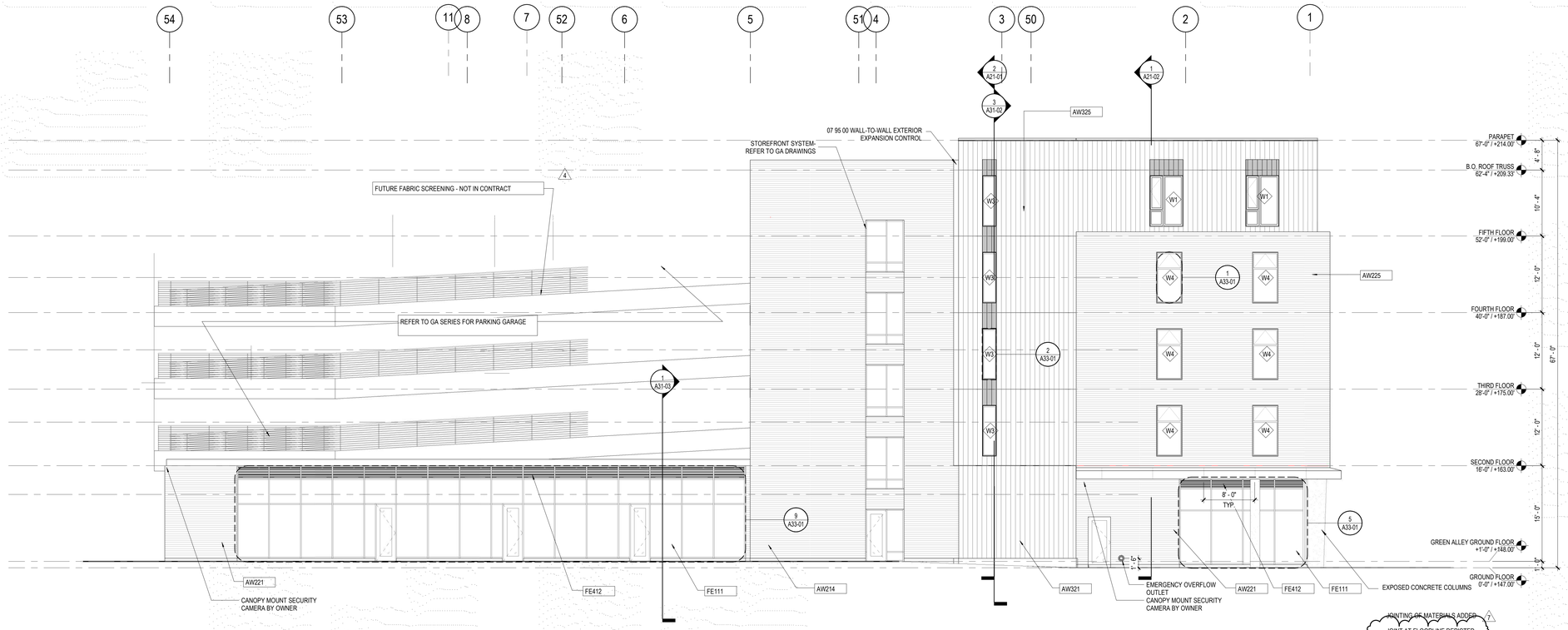
TITLE

EXTERIOR ELEVATIONS

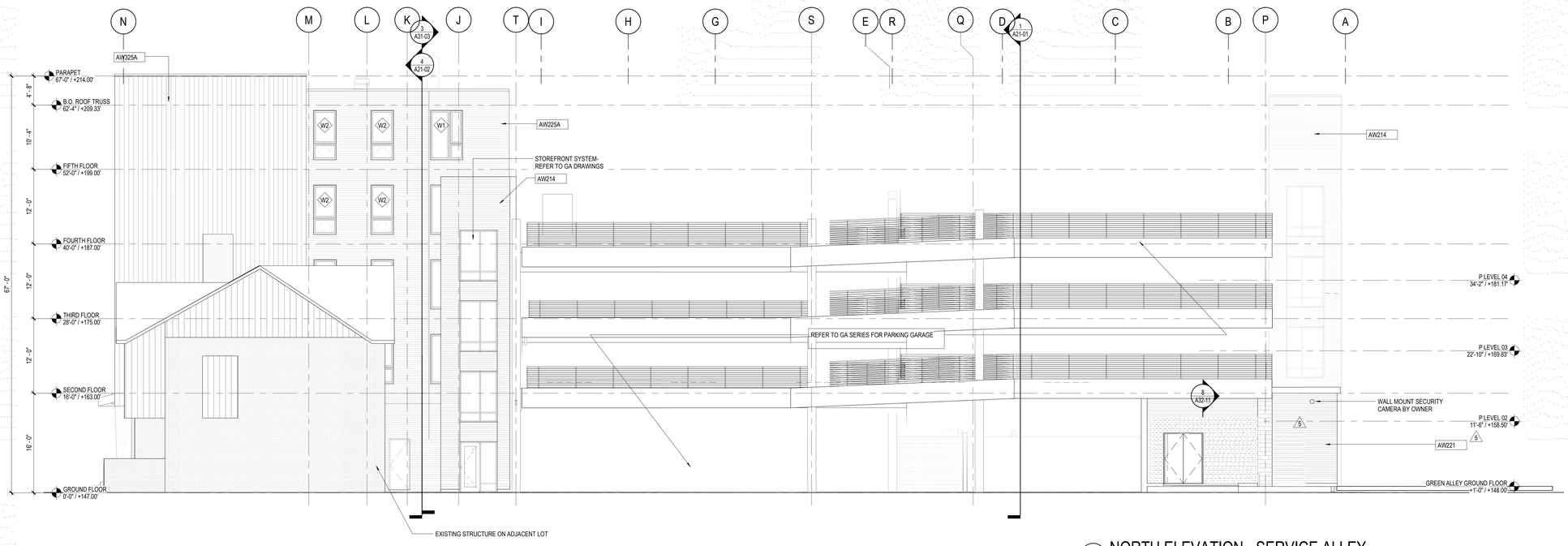
SHEET NUMBER

A20-01

10/26/2020 9:26:02 PM C:\Temp\830489_SugarHill_2018_wric.hsdl.rvt



2 WEST ELEVATION- GREEN ALLEY
1/8" = 1'-0"



1 NORTH ELEVATION - SERVICE ALLEY
1/8" = 1'-0"

4 ELEVATIONS REVISED FOR VERTICAL SIDING REVISION- INCLUDING WINDOW REVISIONS

PERKINS + WILL
411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES
36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS

CIVIL
Stonefield Engineering and Design
28454 Woodward Ave,
Royal Oak, MI 48067

STRUCTURAL
SDI-Structures
275 East Liberty
Ann Arbor, MI 48104

MEP
Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917

LANDSCAPING
Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701

PARKING
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

<<CONS 2 SPARE>>

OWNER
Develop Detroit / Preservation of Affordable Housing

CONTRACTOR
Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
7	Bulletin 3	10/23/20
5	Bulletin 2	03/06/20
4	Bulletin 1	03/06/20
1	Addendum 1	10/14/19

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

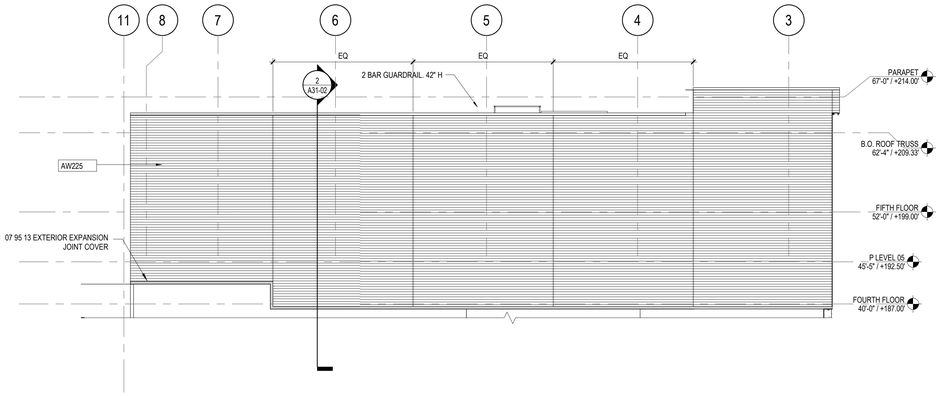
TITLE

EXTERIOR ELEVATIONS

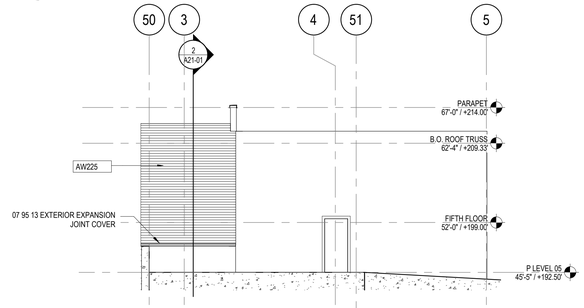
SHEET NUMBER

A20-02

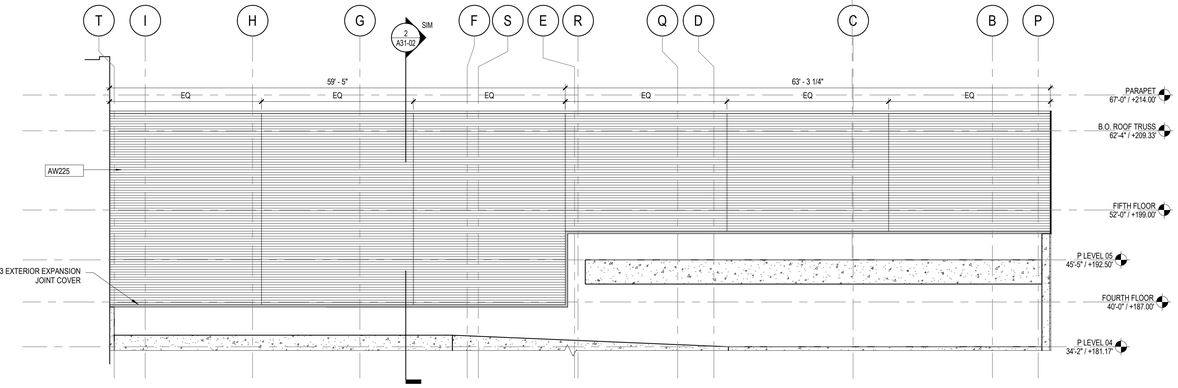
10/26/2020 9:26:53 PM C:\Temp\830489_SugarHill_2018_eric.hedit.rvt



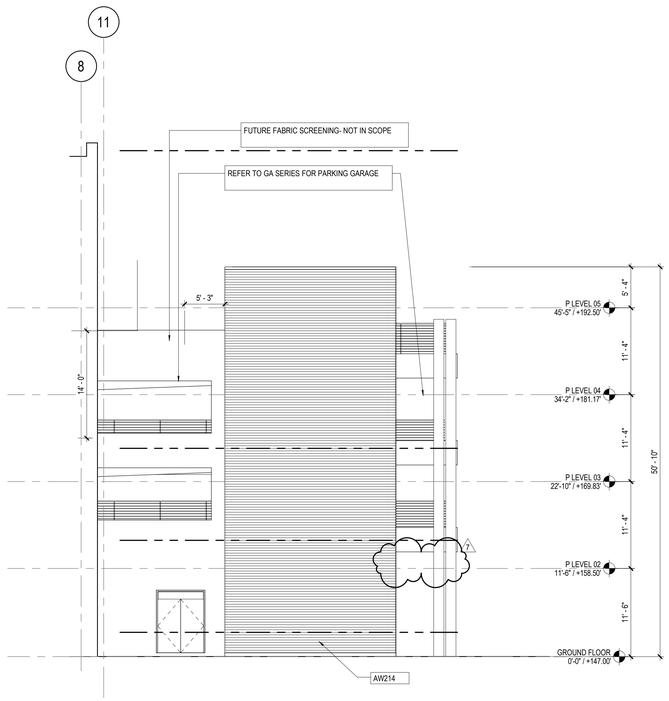
5 EAST ELEVATION - APT WALL @ PRECAST
1/8" = 1'-0"



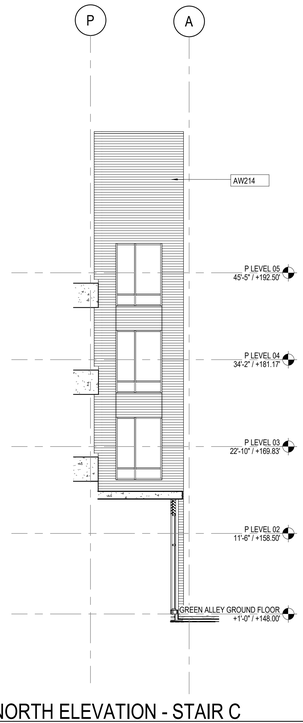
6 WEST ELEVATION - APT WALL @ PRECAST
1/8" = 1'-0"



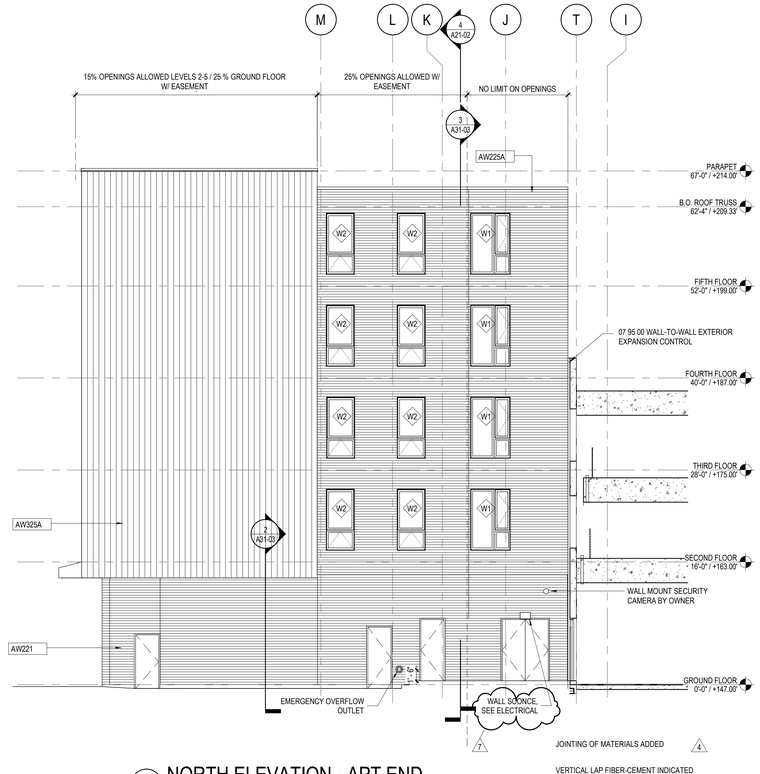
2 SOUTH ELEVATION - APT WALL @ PRECAST
1/8" = 1'-0"



4 EAST ELEVATION - PARKING DECK
1/8" = 1'-0"



3 NORTH ELEVATION - STAIR C
1/8" = 1'-0"



1 NORTH ELEVATION - APT END
1/8" = 1'-0"

PERKINS + WILL
411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES
36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS
CIVIL
Stonefield Engineering and Design
28454 Woodward Ave.
Royal Oak, MI 48067
STRUCTURAL
SDI-Structures
275 East Liberty
Ann Arbor, MI 48104
MEP
Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917
LANDSCAPING
Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701
PARKING
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033
<<CONS 2 SPARE>>

OWNER
Develop Detroit / Preservation of Affordable Housing

CONTRACTOR
Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
7	Bulletin 3	10/23/20
4	Bulletin 1	03/06/20
1	Addendum 1	10/14/19

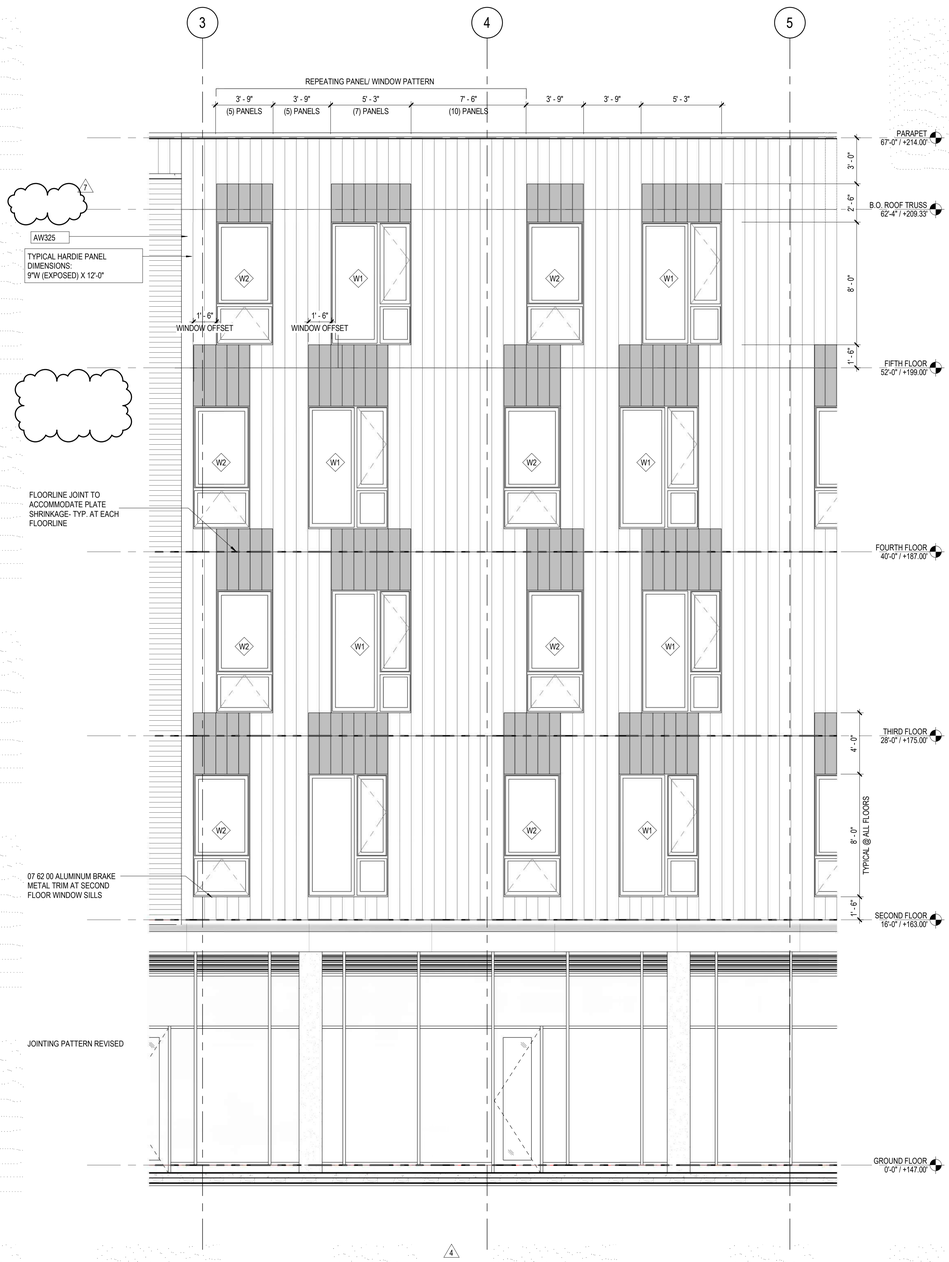
Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

EXTERIOR ELEVATIONS

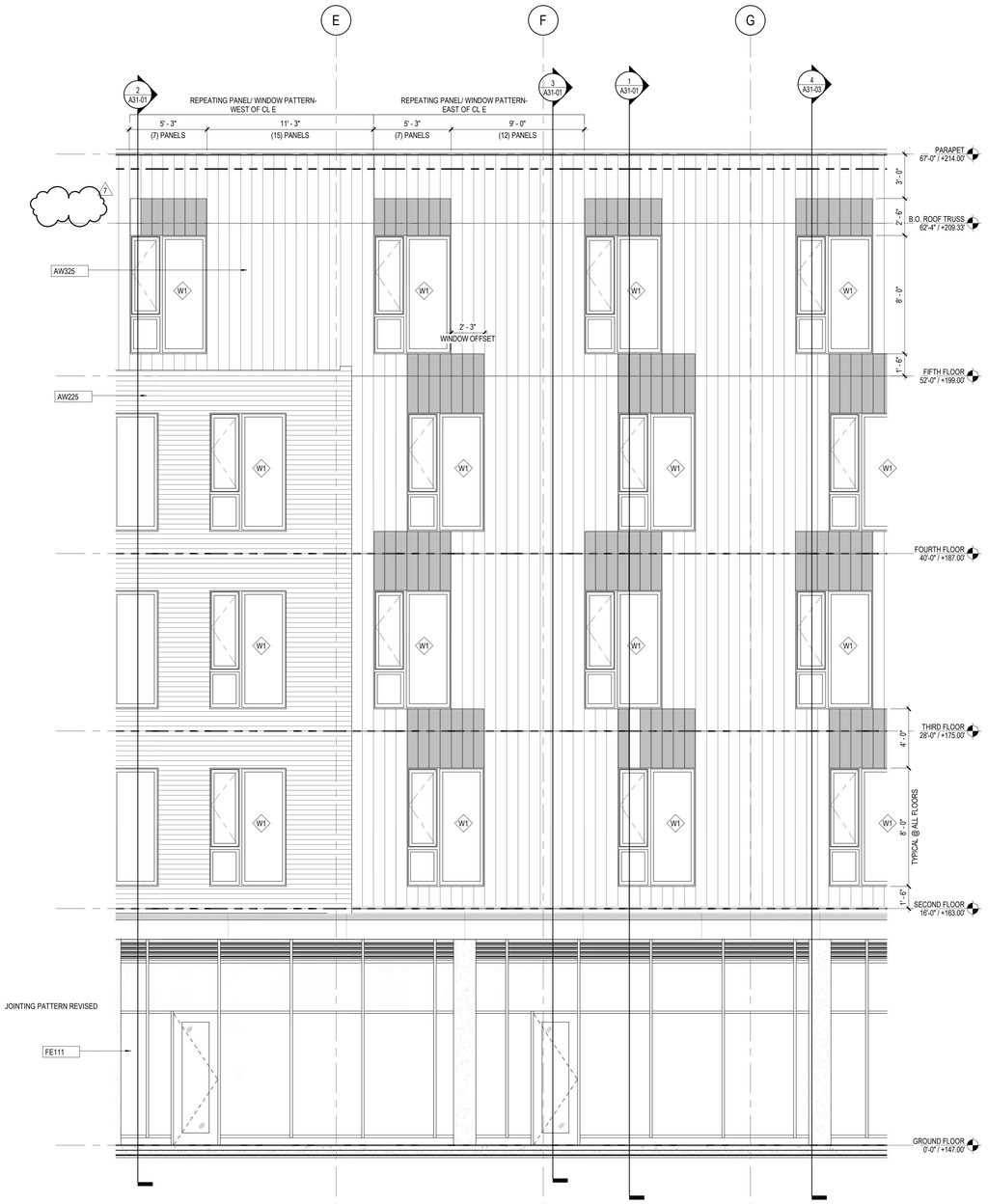
SHEET NUMBER

A20-03



2 ENLARGED ELEVATION- JOHN R. STREET

1/4" = 1'-0"



1 ENLARGED ELEVATION- GARFIELD STREET

1/4" = 1'-0"

PERKINS + WILL

411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES

36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS

CIVIL

Stonefield Engineering and Design
28454 Woodward Ave,
Royal Oak, MI 48067

STRUCTURAL

SDI-Structures
275 East Liberty
Ann Arbor, MI 48104

MEP

Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917

LANDSCAPING

Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701

PARKING

Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

<<CONS 2 SPARE>>

OWNER

Develop Detroit / Preservation of Affordable Housing

CONTRACTOR

Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
7	Bulletin 3	10/23/20
4	Bulletin 1	03/06/20
1	Addendum 1	10/14/19

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

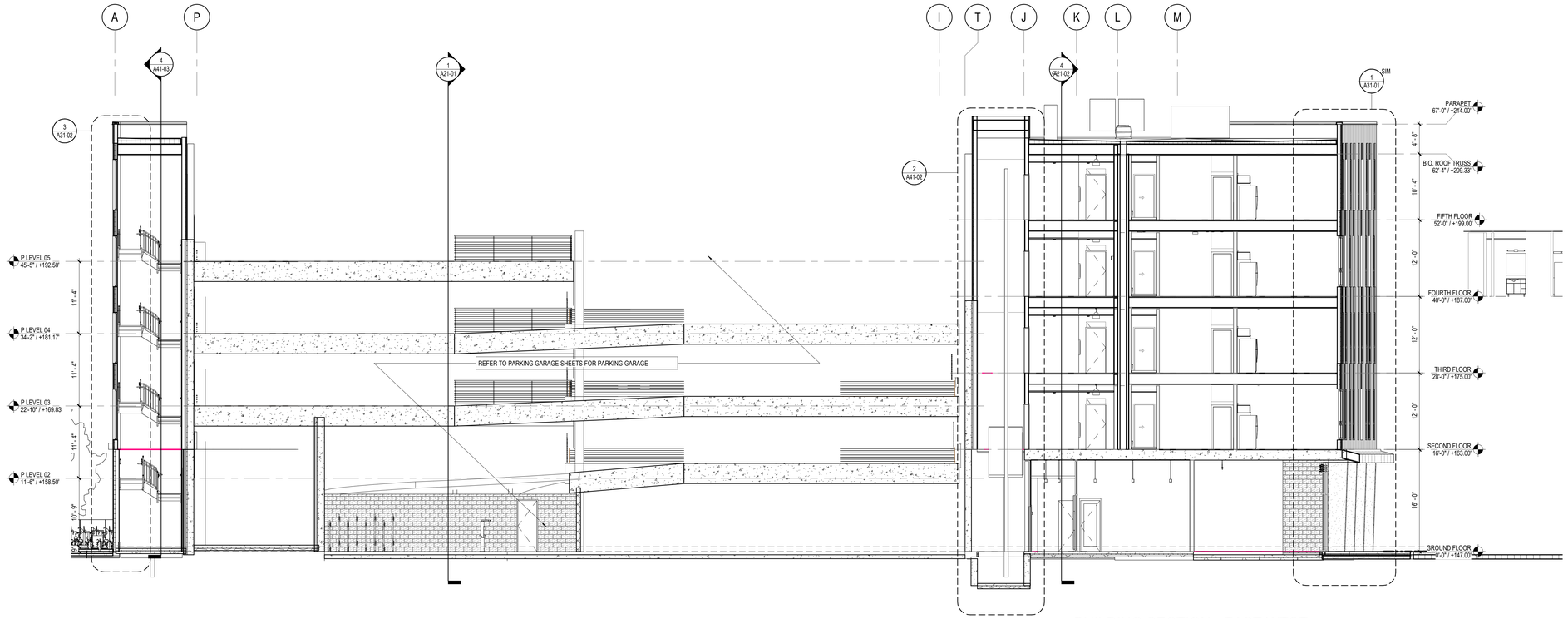
TITLE

EXTERIOR ELEVATIONS - HARDIE PANEL OPTION

SHEET NUMBER

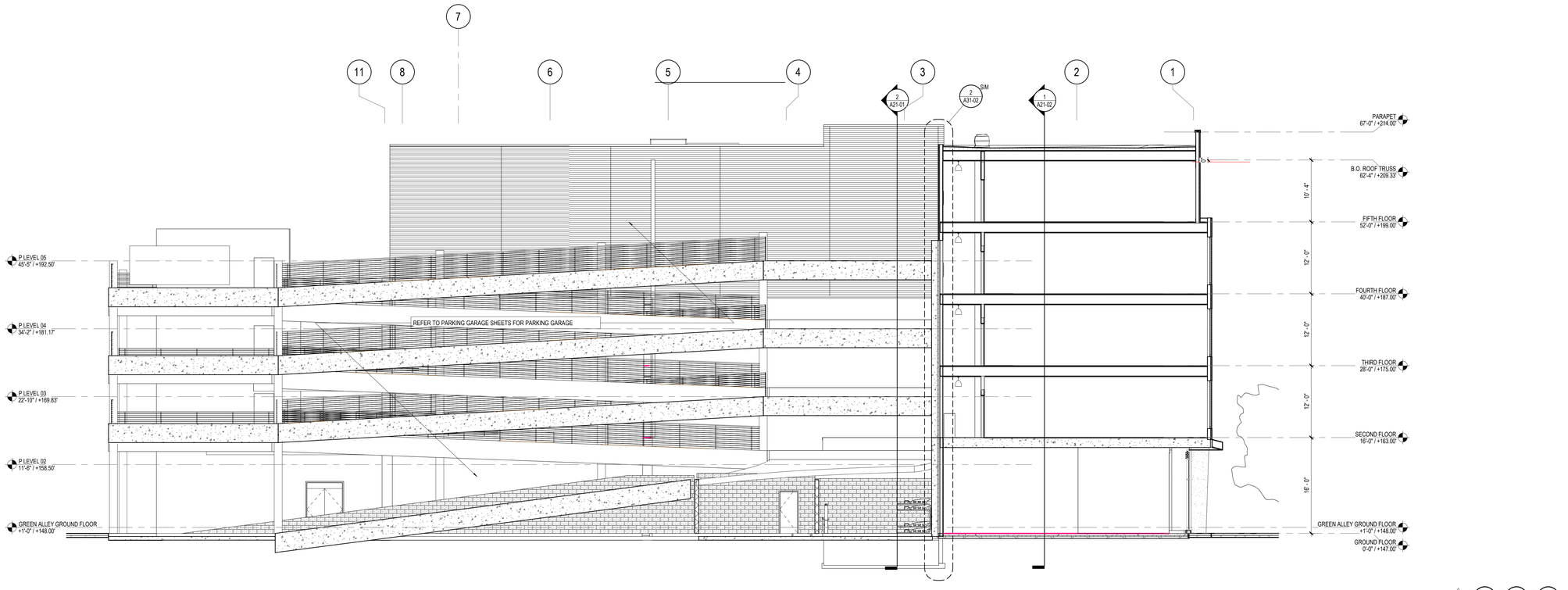
A20-04

10/26/2020 9:27:21 PM C:\Temp\830489_SugarHill_2018_arlc.hsdt.rvt



2 BUILDING SECTION - EAST/WEST

1/8" = 1'-0"



1 BUILDING SECTION NORTH/SOUTH

1/8" = 1'-0"

5 WALL SECTION CALLOUTS ADDED

PERKINS + WILL

411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES

36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS

CIVIL

Stonefield Engineering and Design
28454 Woodward Ave,
Royal Oak, MI 48067

STRUCTURAL

SDI-Structures
275 East Liberty
Ann Arbor, MI 48104

MEP

Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917

LANDSCAPING

Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701

PARKING

Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

<<CONS 2 SPARE>>

OWNER

Develop Detroit / Preservation of Affordable Housing

CONTRACTOR

Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

STATE OF MICHIGAN
MICHAEL PORIS
ARCHITECT
NO. 41366
REGISTERED ARCHITECT

PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
5	Bulletin 2	03/06/20

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

BUILDING SECTIONS

SHEET NUMBER

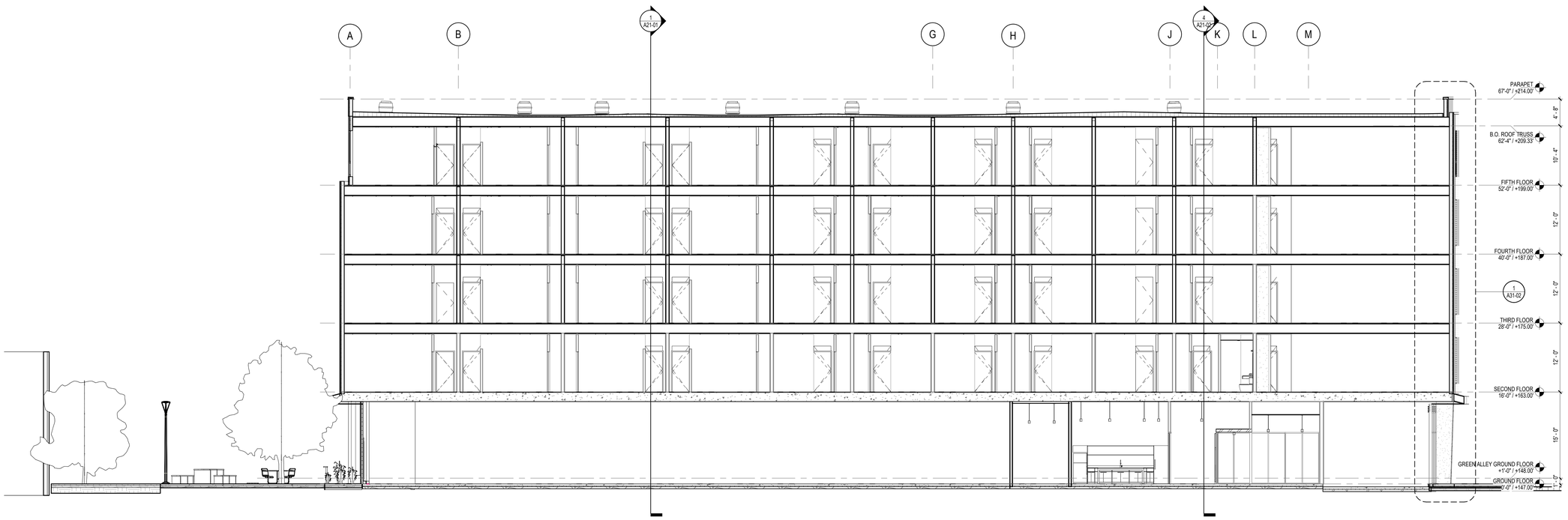
A21-01

BULLETIN 1 & 2 MARCH 6, 2020

3/6/2020 8:23:32 AM C:\Temp\830489_SugarHill_2018_hedbe.rvt

4 BUILDING SECTION - NORTH/ SOUTH

1/8" = 1'-0"



1 BUILDING SECTION - EAST/WEST

1/8" = 1'-0"

5 WALL SECTION CALLOUTS ADDED

PERKINS + WILL

411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES

36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS

CIVIL

Stonefield Engineering and Design
28454 Woodward Ave.
Royal Oak, MI 48067

STRUCTURAL

SDI-Structures
275 East Liberty
Ann Arbor, MI 48104

MEP

Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917

LANDSCAPING

Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701

PARKING

Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

<<CONS 2 SPARE>>

OWNER

Develop Detroit / Preservation of Affordable Housing

CONTRACTOR

Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

STATE OF MICHIGAN
MICHAEL PORIS
ARCHITECT
NO. 41388
REGISTERED ARCHITECT

PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

BULLETIN 1 & 2 MARCH 6, 2020

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
5	Bulletin 2	03/06/20

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

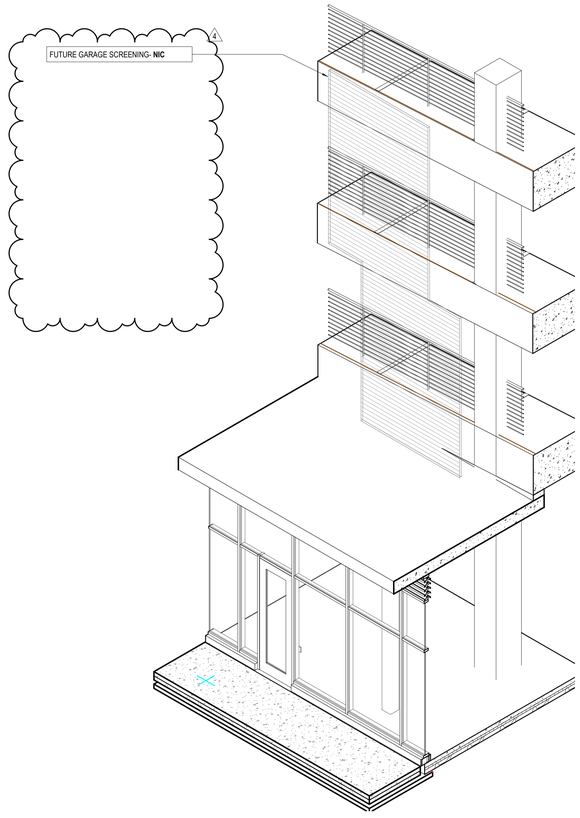
TITLE

BUILDING SECTIONS

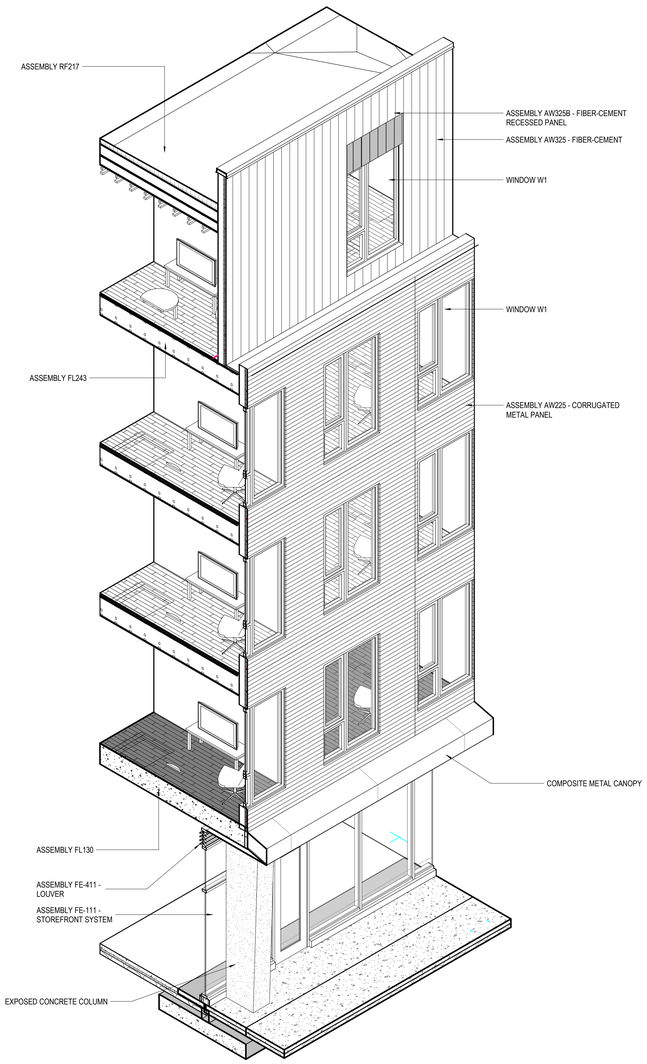
SHEET NUMBER

A21-02

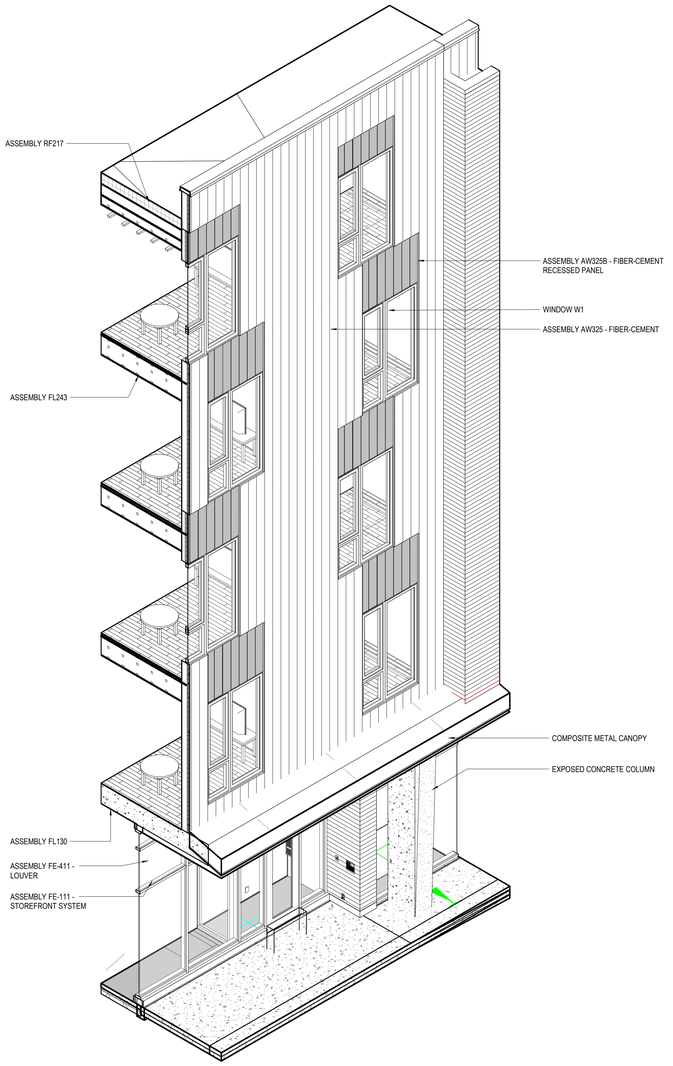
3/9/2020 8:23:39 AM C:\Temp\830489_SugarHill_2018_hedtle.rvt



3 GARAGE SCREENING AXON



2 WALL SECTION AXON - GARFIELD STREET



1 WALL SECTION AXON - GARFIELD STREET

PERKINS + WILL
411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES
36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS

CIVIL
Stonefield Engineering and Design
28454 Woodward Ave.
Royal Oak, MI 48067

STRUCTURAL
SDI-Structures
275 East Liberty
Ann Arbor, MI 48104

MEP
Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917

LANDSCAPING
Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701

PARKING
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

<<CONS 2 SPARE>>

OWNER
Develop Detroit / Preservation of Affordable Housing

CONTRACTOR
Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

STATE OF MICHIGAN
MICHAEL PORIS
ARCHITECT
NO. 41366
REGISTERED ARCHITECT

PROJECT

BULLETIN 1 & 2 MARCH 6, 2020

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
4	Bulletin 1	03/06/20

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

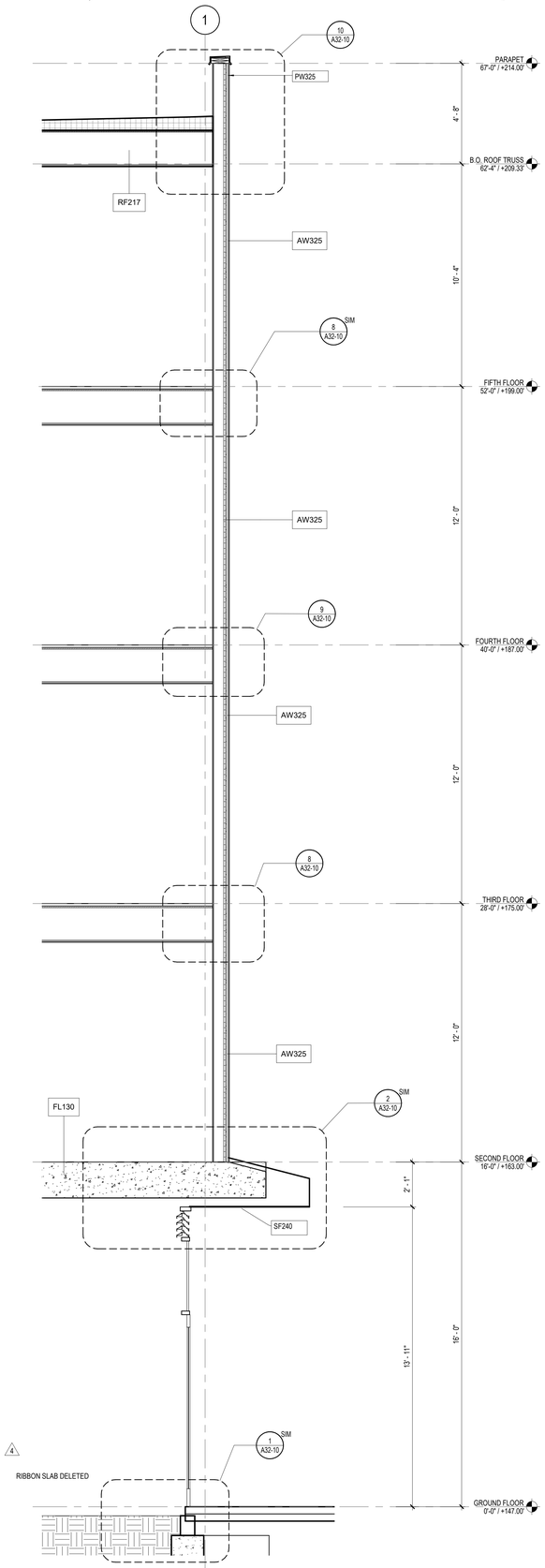
TITLE

WALL SECTION/ AXONS TYPICAL

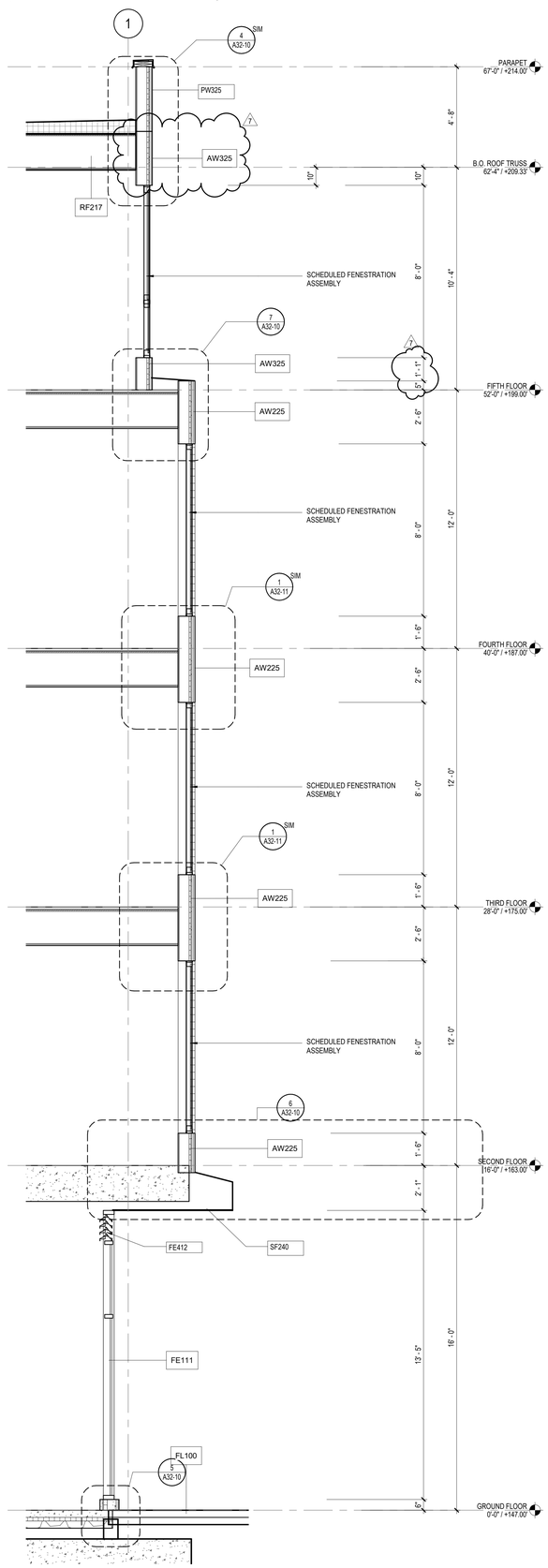
SHEET NUMBER

A30-01

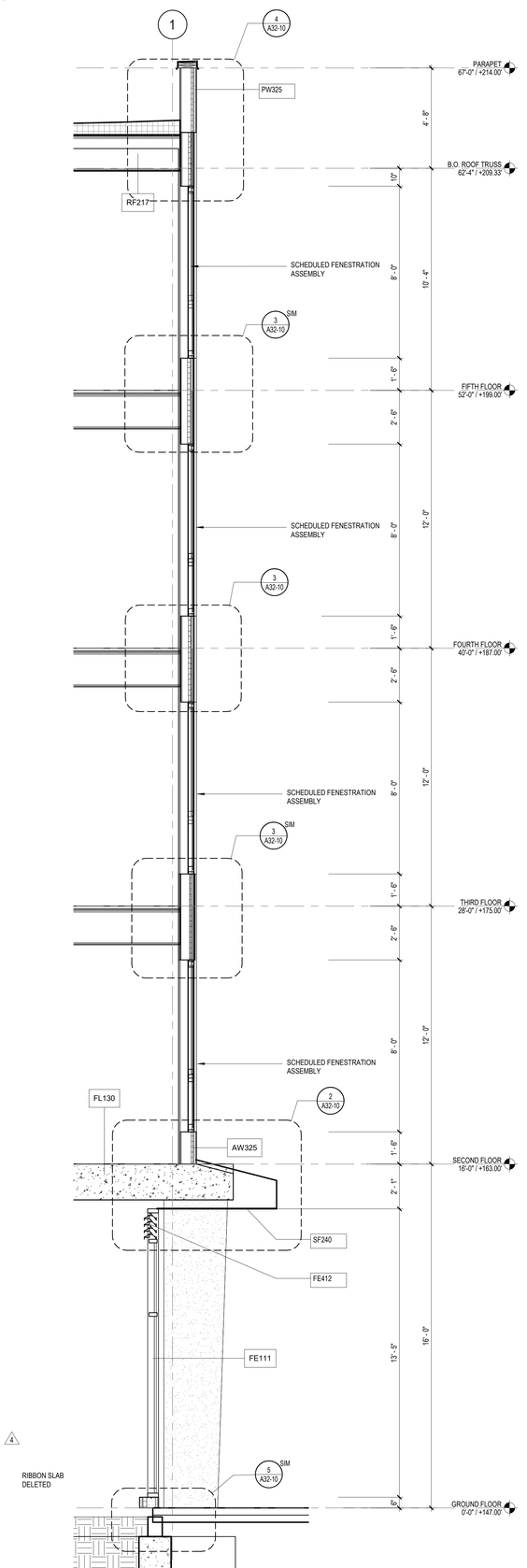
3/9/2020 8:23:45 AM C:\Temp\830489_SugarHill_2018_hedlfix.rvt



3 WALL SECTION - SOUTH ELEVATION
3/8" = 1'-0"



2 WALL SECTION - SOUTH ELEVATION
3/8" = 1'-0"



1 WALL SECTION - SOUTH ELEVATION
3/8" = 1'-0"

PERKINS + WILL
411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES
36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS

CIVIL
Stonefield Engineering and Design
28454 Woodward Ave.
Royal Oak, MI 48067

STRUCTURAL
SDI-Structures
275 East Liberty
Ann Arbor, MI 48104

MEP
Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917

LANDSCAPING
Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701

PARKING
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

<<CONS 2 SPARE>>

OWNER
Develop Detroit / Preservation of Affordable Housing

CONTRACTOR
Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
7	Bulletin 3	10/23/20
4	Bulletin 1	03/06/20

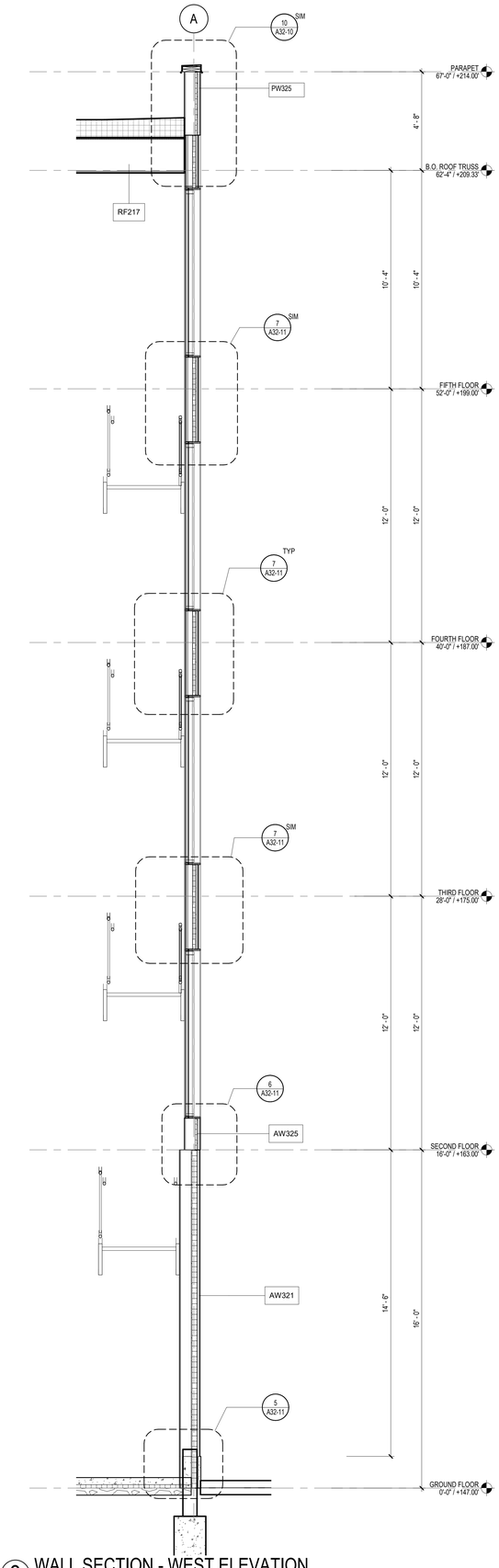
Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

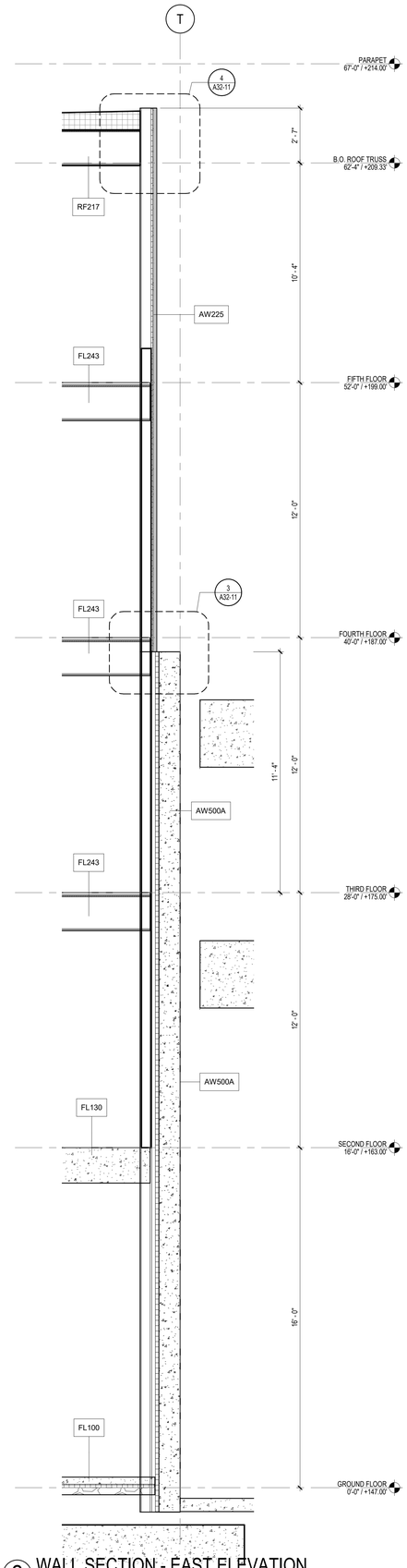
WALL SECTIONS

SHEET NUMBER

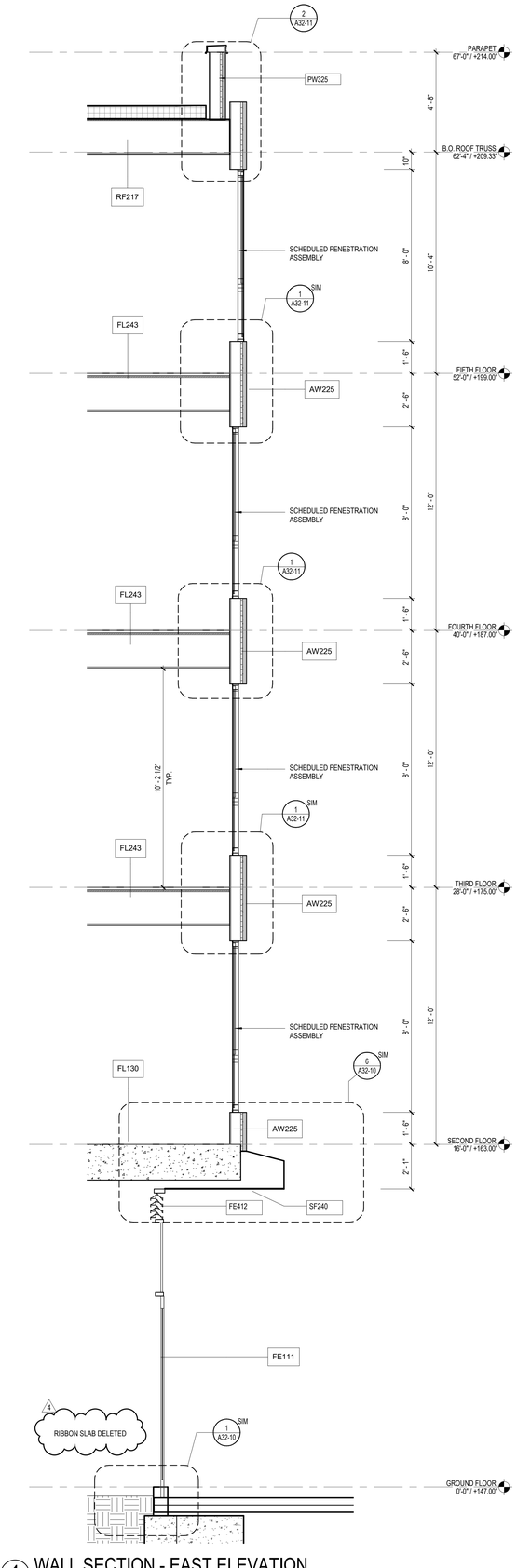
A31-01



3 WALL SECTION - WEST ELEVATION
3/8" = 1'-0"



2 WALL SECTION - EAST ELEVATION
3/8" = 1'-0"



1 WALL SECTION - EAST ELEVATION
3/8" = 1'-0"

PERKINS + WILL
411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES
36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS

CIVIL
Stonefield Engineering and Design
28454 Woodward Ave.
Royal Oak, MI 48067

STRUCTURAL
SDI-Structures
275 East Liberty
Ann Arbor, MI 48104

MEP
Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917

LANDSCAPING
Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701

PARKING
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

<<CONS 2 SPARE>>

OWNER
Develop Detroit / Preservation of Affordable Housing

CONTRACTOR
Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

STATE OF MICHIGAN
MICHAEL PORIS
ARCHITECT
NO. 41388
REGISTERED ARCHITECT

PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
4	Bulletin 1	03/06/20

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

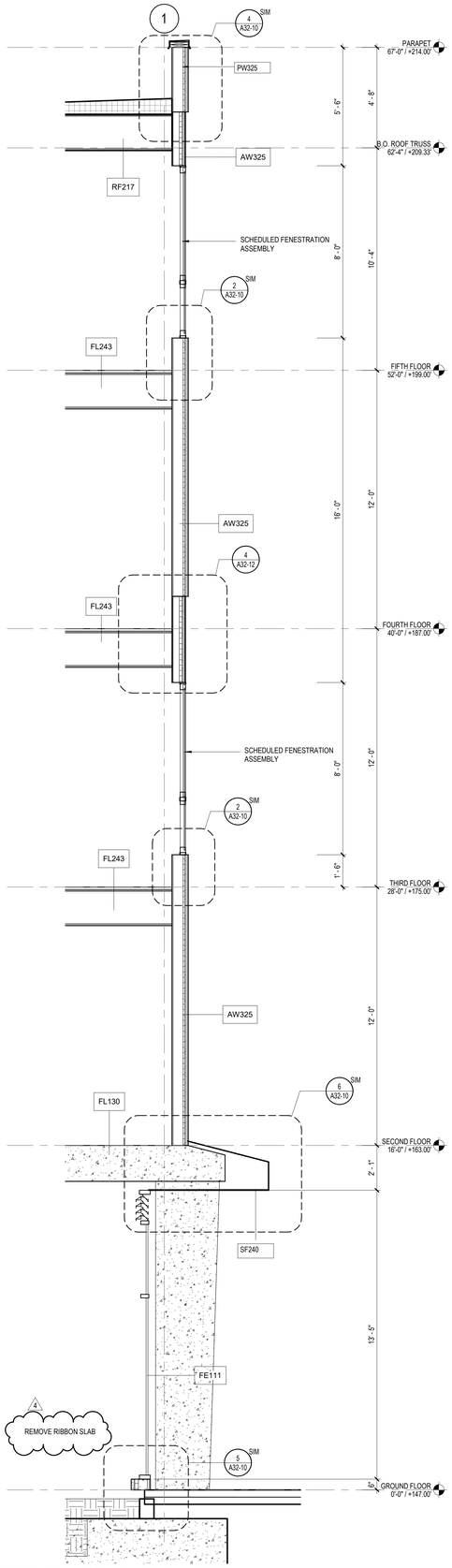
WALL SECTIONS

SHEET NUMBER

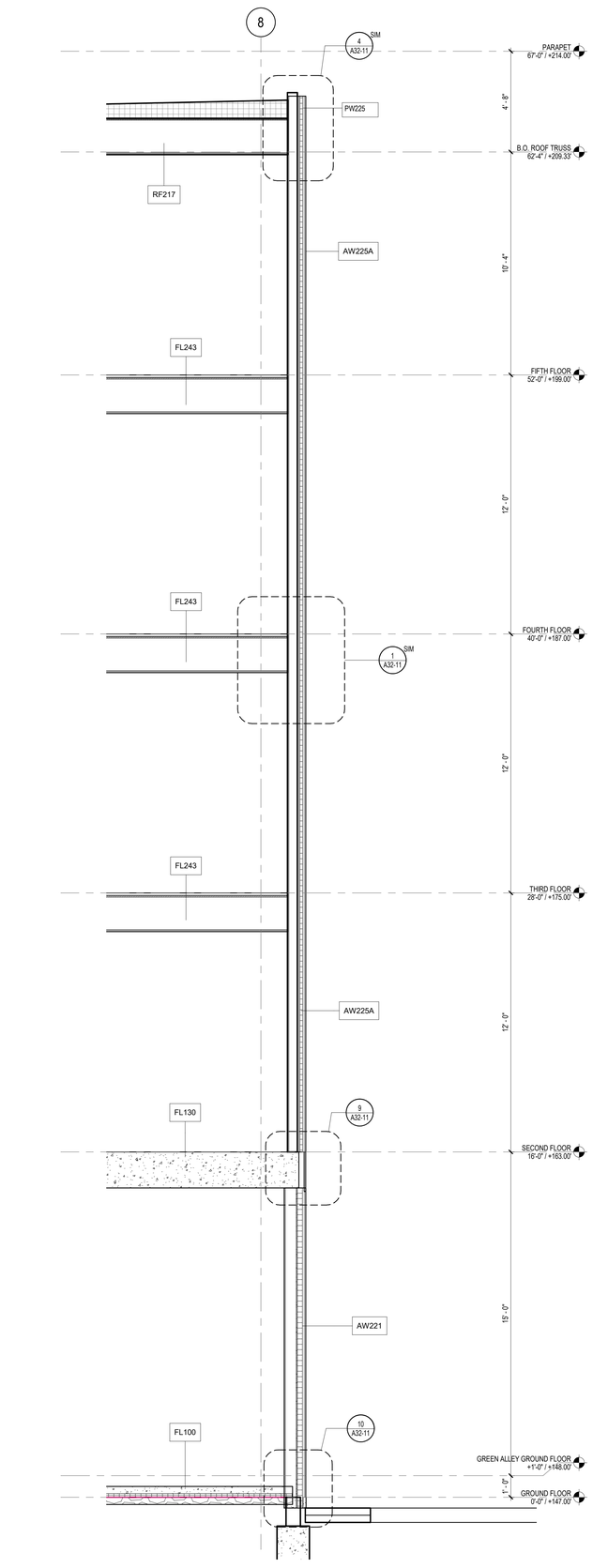
A31-02

BULLETIN 1 & 2 MARCH 6, 2020

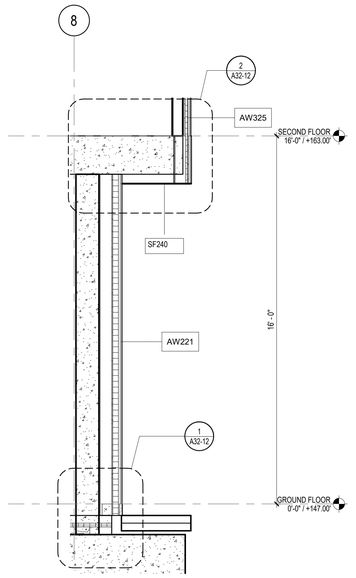
3/9/2020 8:23:54 AM C:\Temp\830489_SugarHill_2018_hwdte.rvt



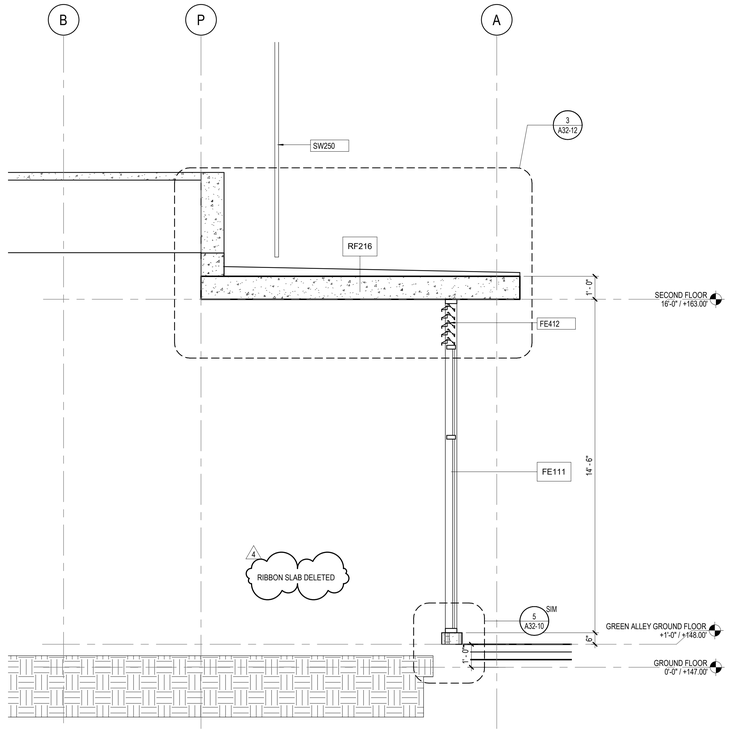
4 WALL SECTION - SOUTH ELEVATION
3/8" = 1'-0"



3 WALL SECTION - NORTH ELEVATION
3/8" = 1'-0"



2 WALL SECTION - NORTH ELEVATION
3/8" = 1'-0"



1 WALL SECTION - WEST ELEVATION
3/8" = 1'-0"

PERKINS + WILL
411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES
36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS

CIVIL
Stonefield Engineering and Design
28454 Woodward Ave.
Royal Oak, MI 48067

STRUCTURAL
SDI-Structures
275 East Liberty
Ann Arbor, MI 48104

MEP
Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917

LANDSCAPING
Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701

PARKING
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

<<CONS 2 SPARE>>

OWNER
Develop Detroit / Preservation of Affordable Housing

CONTRACTOR
Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

STATE OF MICHIGAN
MICHAEL PORIS
ARCHITECT
NO. 41388
REGISTERED ARCHITECT

PROJECT

BULLETIN 1 & 2 MARCH 6, 2020

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
4	Bulletin 1	03/06/20

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

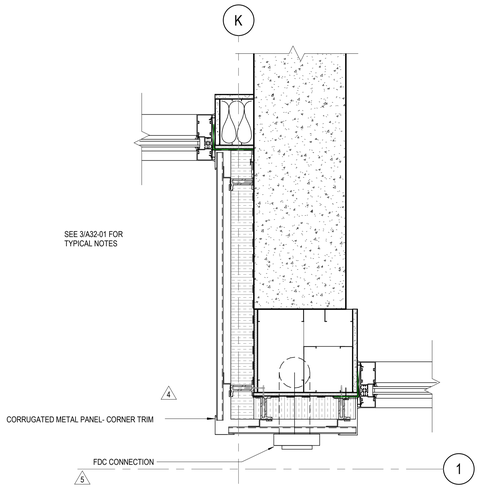
TITLE

WALL SECTIONS

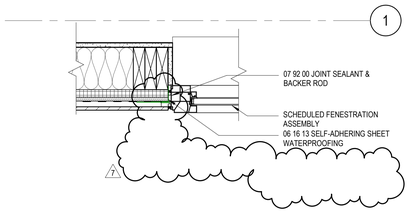
SHEET NUMBER

A31-03

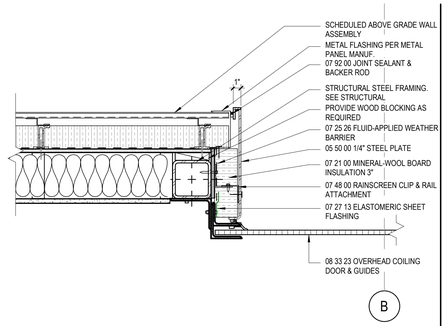
3/9/2020 8:23:59 AM C:\Temp\830489_SugarHill_2018_hwolfe.rvt



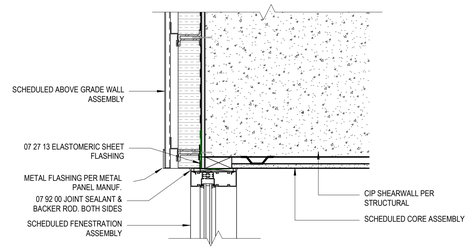
10 PLAN DETAIL- FDC CONNECTION
1 1/2" = 1'-0"



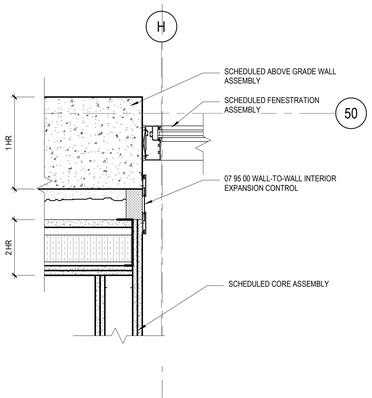
7 PLAN DETAIL-WINDOW JAMB
1 1/2" = 1'-0"



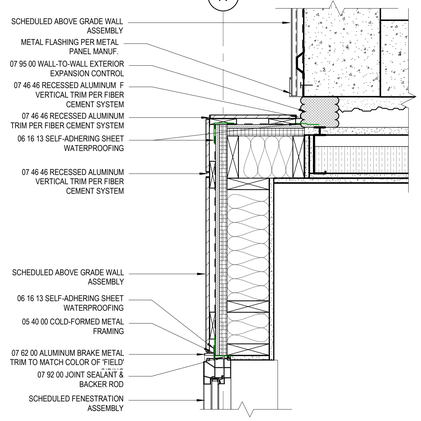
4 PLAN DETAIL- COILING DOOR
1 1/2" = 1'-0"



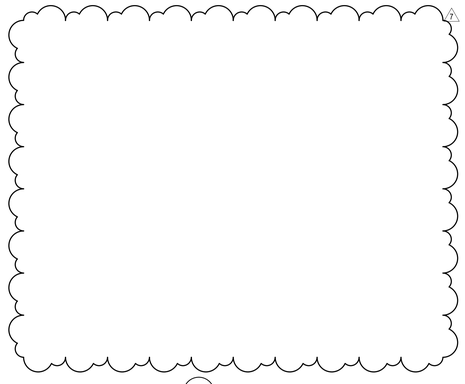
3 PLAN DETAIL- STOREFRONT/ SHEARWALL
1 1/2" = 1'-0"

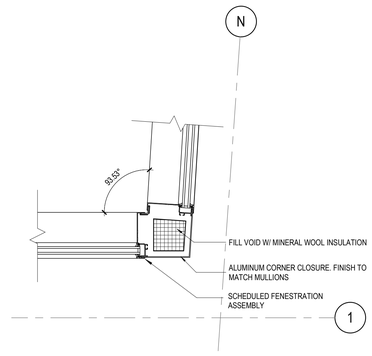


12 PLAN DETAIL- SF JAMB AT PASSAGE
1 1/2" = 1'-0"

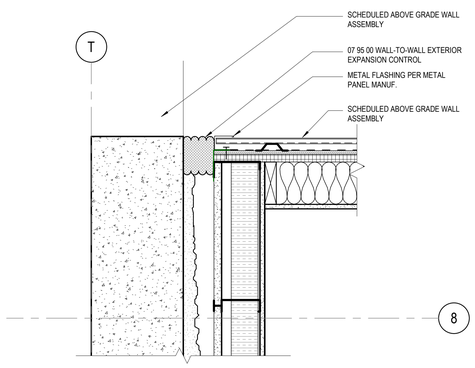


9 PLAN DETAIL- EJ AT STAIR C
1 1/2" = 1'-0"

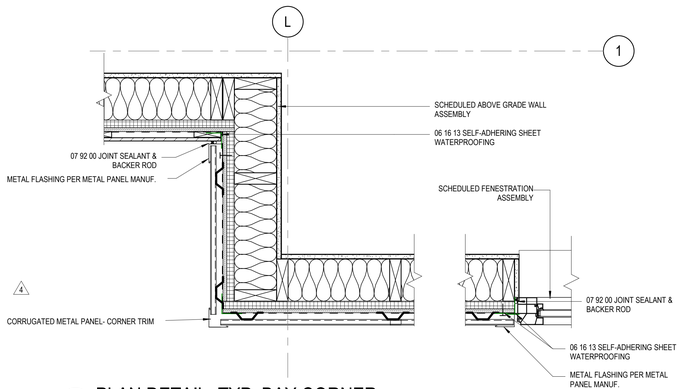




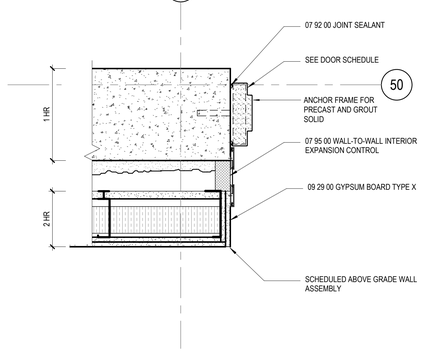
2 PLAN DETAIL- STOREFRONT CORNER
1 1/2" = 1'-0"



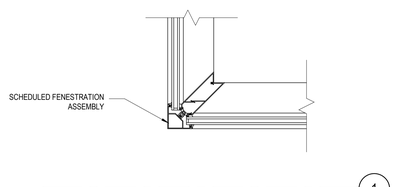
11 PLAN DETAIL- EJ AT N. EXT WALL
1 1/2" = 1'-0"



8 PLAN DETAIL- TYP. BAY CORNER
1 1/2" = 1'-0"



5 PLAN DETAIL- DOOR AT GARAGE
1 1/2" = 1'-0"



1 PLAN DETAIL- STOREFRONT CORNER
1 1/2" = 1'-0"

PERKINS + WILL
411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES
36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS

CIVIL
Stonefield Engineering and Design
28454 Woodward Ave.
Royal Oak, MI 48067

STRUCTURAL
SDI-Structures
275 East Liberty
Ann Arbor, MI 48104

MEP
Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917

LANDSCAPING
Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701

PARKING
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033

<<CONS 2 SPARE>>

OWNER
Develop Detroit / Preservation of Affordable Housing

CONTRACTOR
Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
7	Bulletin 3	10/23/20
5	Bulletin 2	03/06/20
4	Bulletin 1	03/06/20

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

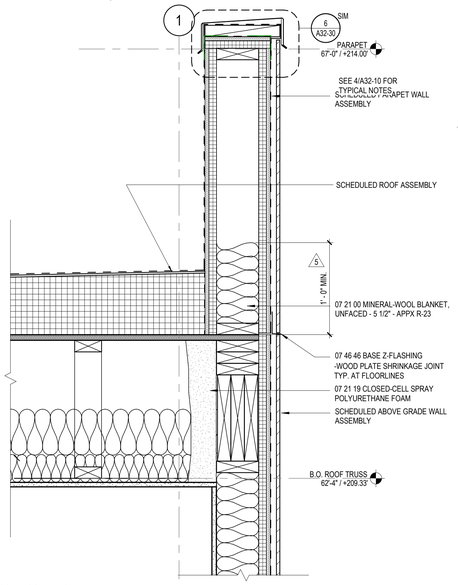
TITLE

PLAN DETAILS

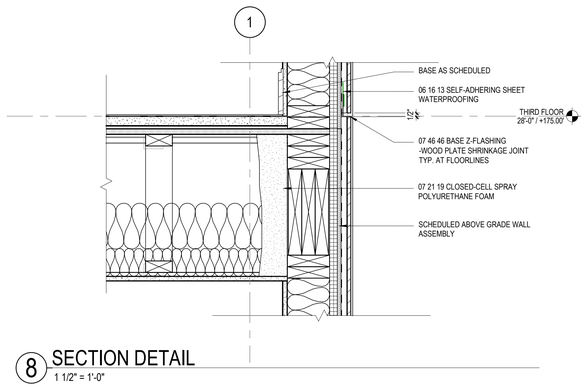
SHEET NUMBER

A32-01

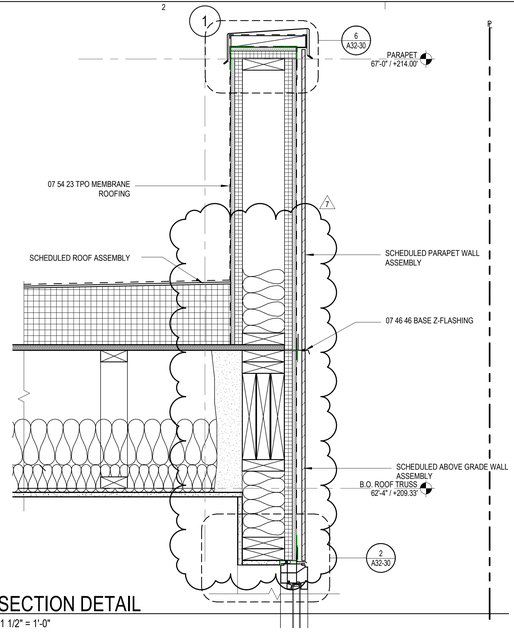
10/26/2020 9:27:32 PM C:\Temp\830489_SugarHill_2018_arch_hedit.rvt



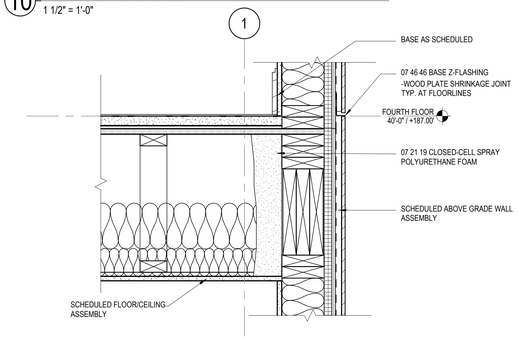
10 SECTION DETAIL
1 1/2" = 1'-0"



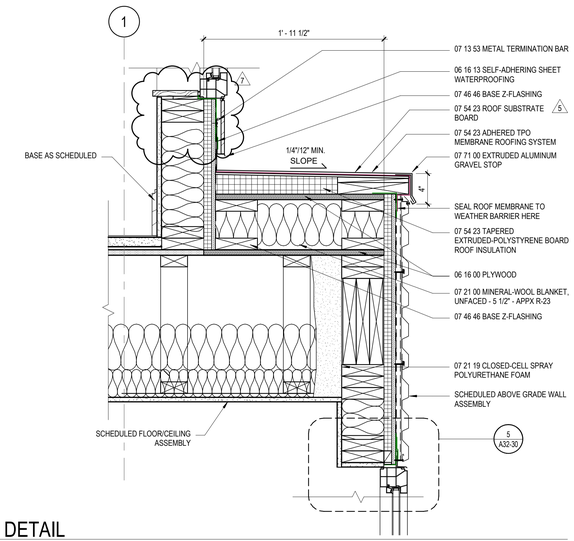
8 SECTION DETAIL
1 1/2" = 1'-0"



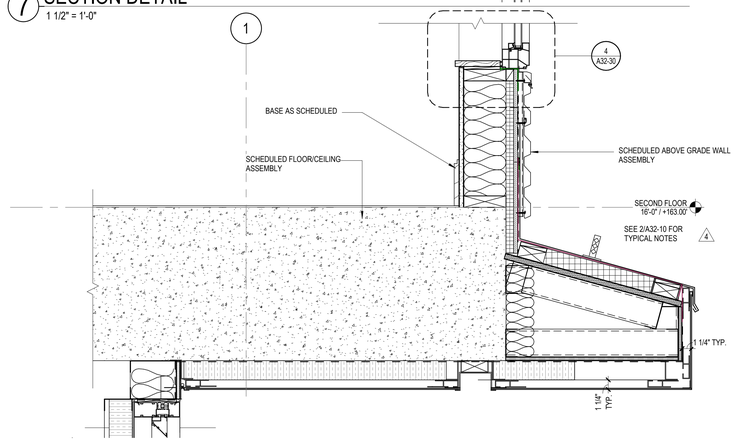
4 SECTION DETAIL
1 1/2" = 1'-0"



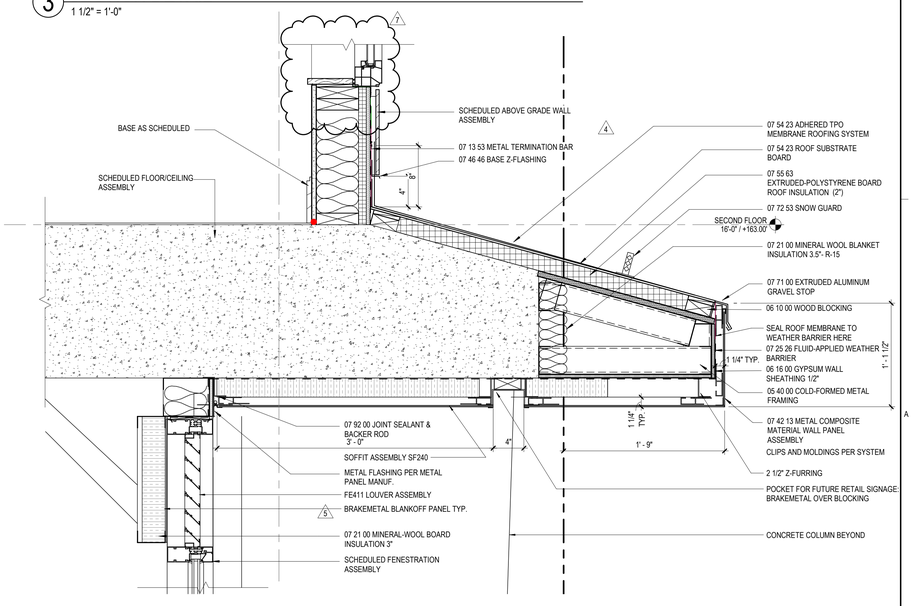
9 SECTION DETAIL
1 1/2" = 1'-0"



7 SECTION DETAIL
1 1/2" = 1'-0"

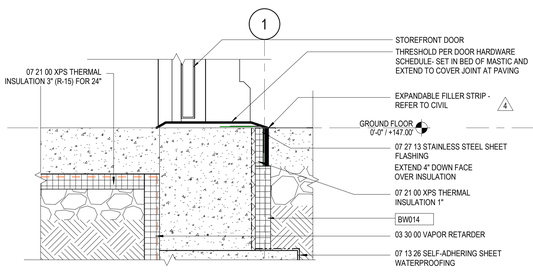


6 SECTION DETAIL
1 1/2" = 1'-0"

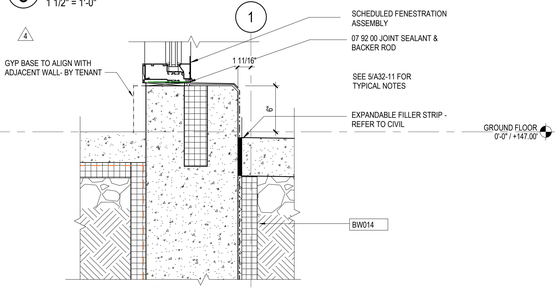


3 SECTION DETAIL
1 1/2" = 1'-0"

2 SECTION DETAIL
1 1/2" = 1'-0"



1 SECTION DETAIL
1 1/2" = 1'-0"



5 SECTION DETAIL
1 1/2" = 1'-0"

PERKINS
+ WILL
411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH
PORIS ASSOCIATES
36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS
CIVIL
Stonefield Engineering and Design
28454 Woodward Ave,
Royal Oak, MI 48067
STRUCTURAL
SDI-Structures
275 East Liberty
Ann Arbor, MI 48104
MEP
Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917
LANDSCAPING
Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701
PARKING
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033
<<CONS 2 SPARE>>

OWNER
Develop Detroit / Preservation of Affordable Housing

CONTRACTOR
Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
7	Bulletin 3	10/23/20
5	Bulletin 2	03/06/20
4	Bulletin 1	03/06/20

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

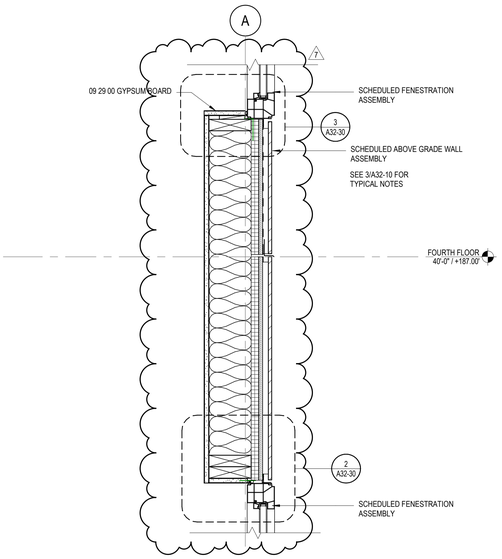
TITLE

SECTION DETAILS

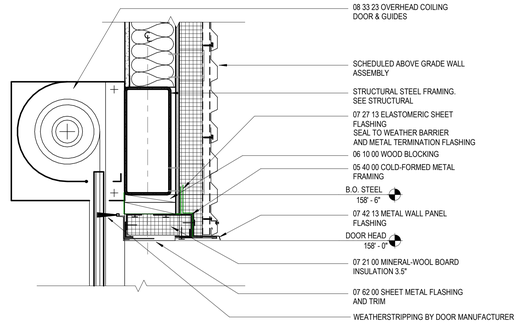
SHEET NUMBER

A32-10

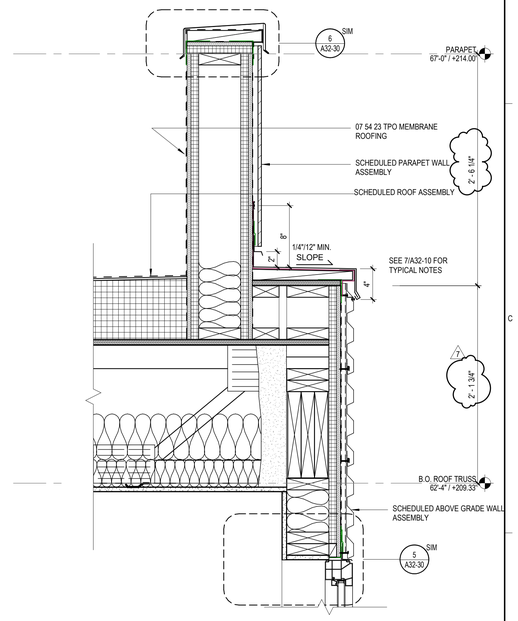
10/26/2020 9:27:39 PM C:\Temp\830489_Sugarhill_2018_eric.heidt.rvt



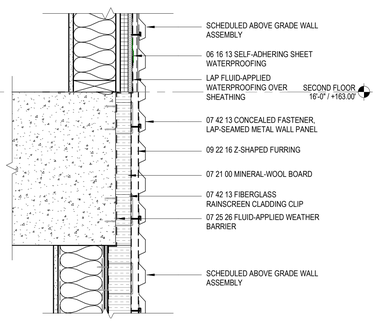
7 SECTION DETAIL
1 1/2" = 1'-0"



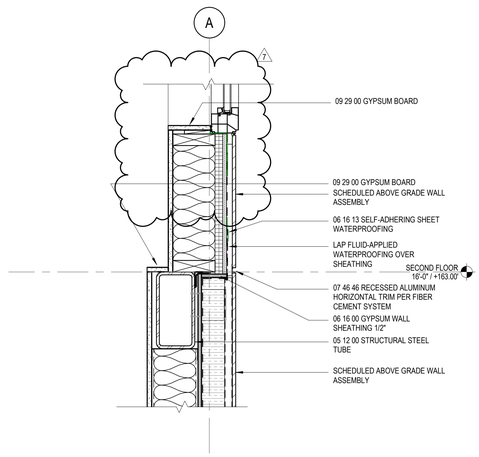
8 SECTION DETAIL @ COILING DOOR
1 1/2" = 1'-0"



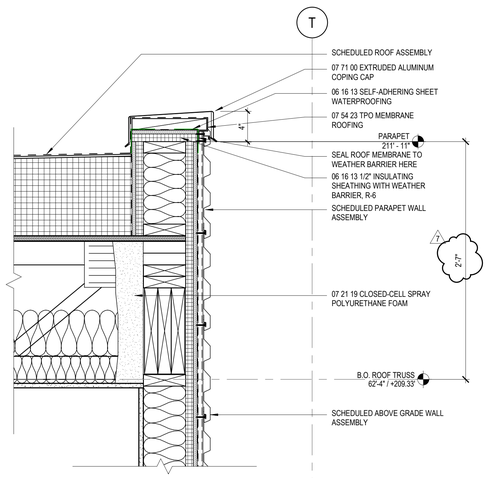
2 SECTION DETAIL @ BAY ROOF
1 1/2" = 1'-0"



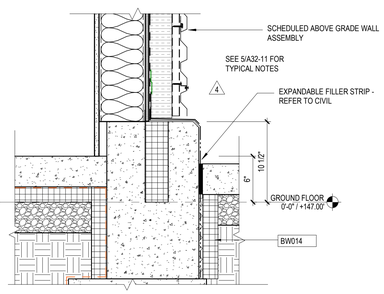
9 SECTION DETAIL @ PODIUM EDGE
1 1/2" = 1'-0"



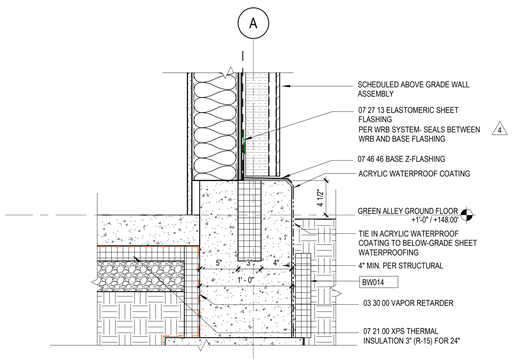
6 SECTION DETAIL- STAIR B
1 1/2" = 1'-0"



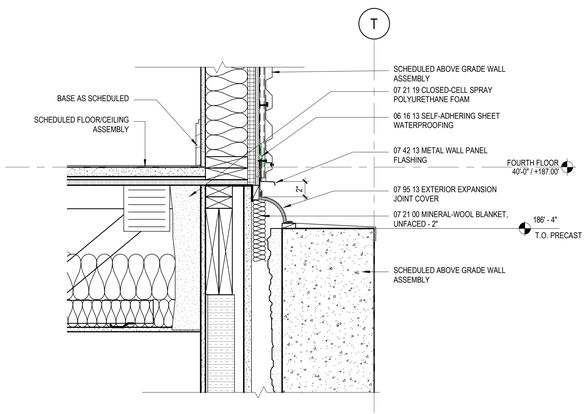
4 SECTION DETAIL @ PARAPET
1 1/2" = 1'-0"



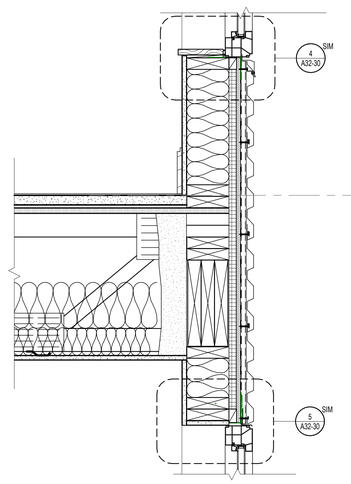
10 SECTION DETAIL- SILL @ CORRUGATED METAL WALL
1 1/2" = 1'-0"



5 SECTION DETAIL- TYP. SILL @ WALL
1 1/2" = 1'-0"



3 SECTION DETAIL- GARAGE/ RESIDENTIAL JOINT
1 1/2" = 1'-0"



1 SECTION DETAIL @ BAY
1 1/2" = 1'-0"

PERKINS + WILL
411 W. Chapel Hill Street, Suite 200,
Durham, NC 27701
t 919.433.5300
f 919.433.5301
www.perkinswill.com

MCINTOSH PORIS ASSOCIATES
36801 Woodward Ave, Ste 200
Birmingham, MI 48009
t 248.258.9346
www.mcintoshporis.com

CONSULTANTS
CIVIL
Stonefield Engineering and Design
28454 Woodward Ave.
Royal Oak, MI 48067
STRUCTURAL
SDI-Structures
275 East Liberty
Ann Arbor, MI 48104
MEP
Clark Trombley Randers
504 S. Creyts Road, Suite B
Lansing, MI 48917
LANDSCAPING
Perkins + Will
411 W. Chapel Hill St, Suite 200
Durham, NC 27701
PARKING
Rich & Associates
26877 Northwestern Hwy, Suite 208
Southfield, MI 48033
<<CONS 2 SPARE>>

OWNER
Develop Detroit / Preservation of Affordable Housing

CONTRACTOR
Whiting-Turner
407 East Fort Street, Suite 101
Detroit, MI 48226

PROJECT

SUGAR HILL MIXED USE DEVELOPMENT
119 GARFIELD STREET
DETROIT, MI 48201

DEVELOP DETROIT / PRESERVATION OF AFFORDABLE HOUSING

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
7	Bulletin 3	10/23/20
4	Bulletin 1	03/06/20

Job Number	830489.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

SECTION DETAILS

SHEET NUMBER

A32-11

10/26/2020 9:27:46 PM C:\Temp\830489_SugarHill_2018_arch.bedt.rvt


ASPYRE
COLLECTION
by JamesHardie ®
Distinctive design engineered to last
Product Catalog

INTRODUCING THE ASPYRE COLLECTION BY JAMES HARDIE®

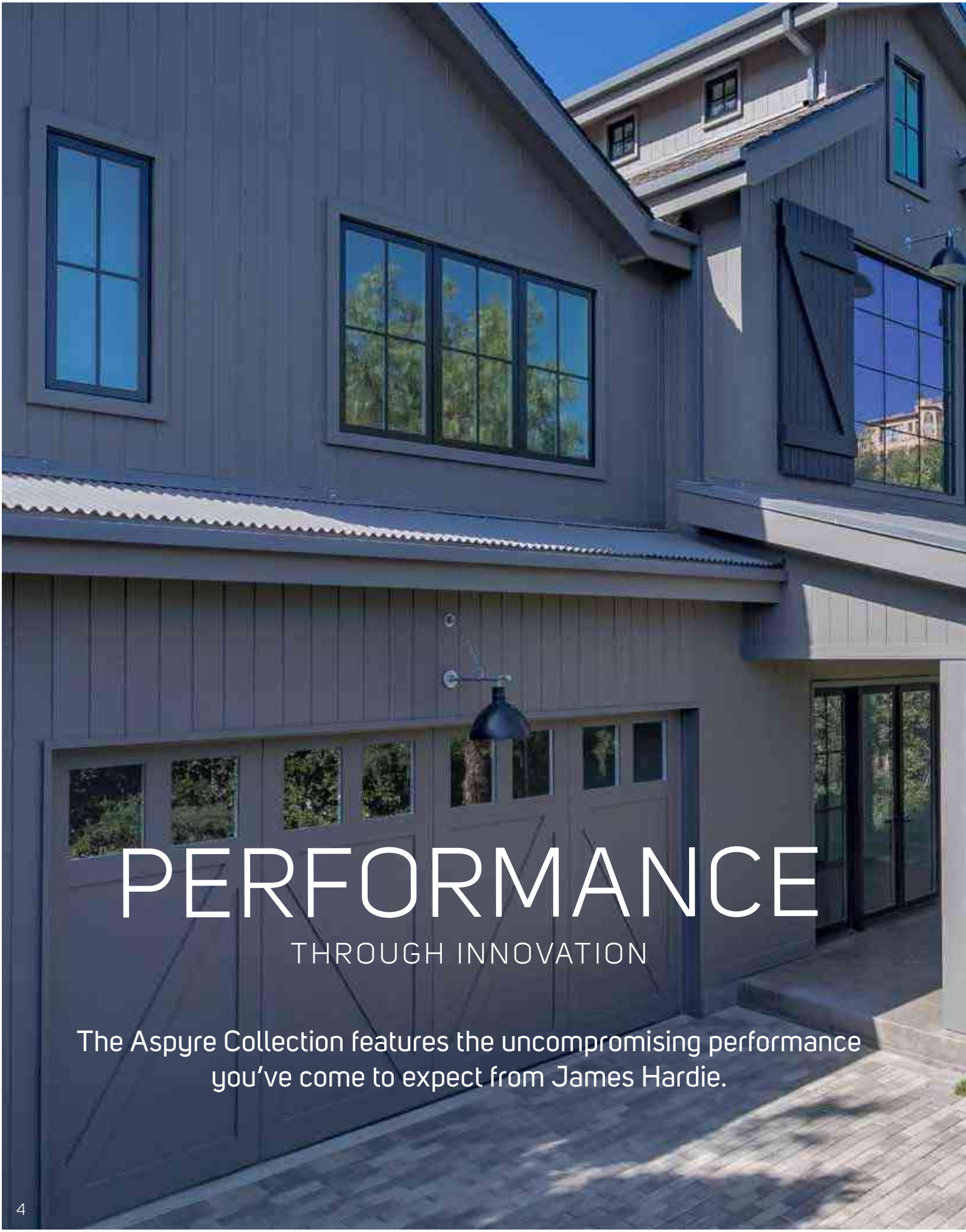
Artisan Shiplap Siding and Reveal Panel with Reveal Surround Trim

ASPYRE
COLLECTION
by JamesHardie®

artisan Siding | Trim™ + REVEAL Panel System™

Craft one-of-a-kind homes by integrating contrasting elements using the Aspyre Collection by James Hardie®. Ever-changing shadow lines cast by Artisan® siding add warmth to the fixed geometry of smooth Reveal® Panels.

Contents



PERFORMANCE

THROUGH INNOVATION

The Aspyre Collection features the uncompromising performance you've come to expect from James Hardie.

JAMES HARDIE® FIBER CEMENT IS TOUGHER THAN THE ELEMENTS

Artisan® and Reveal® products are uniquely Engineered for Climate®– specifically designed to resist the effects of your local weather conditions.

Stands up to storms and harsh weather

Water resistant to help protect against swelling

Won't be eaten by animals or insects

Fire resistant

Artisan® V-Groove Siding

artisan

Siding | Trim™

Artisan® V-Groove Siding

RETHINK
THE CLASSICS

Thick Artisan® siding
casts gorgeous shadow lines, recreating milled cedar profiles with lower maintenance.

Tongue and Groove System
helps enable faster, cleaner installation. Orient vertically, horizontally or use as soffit.

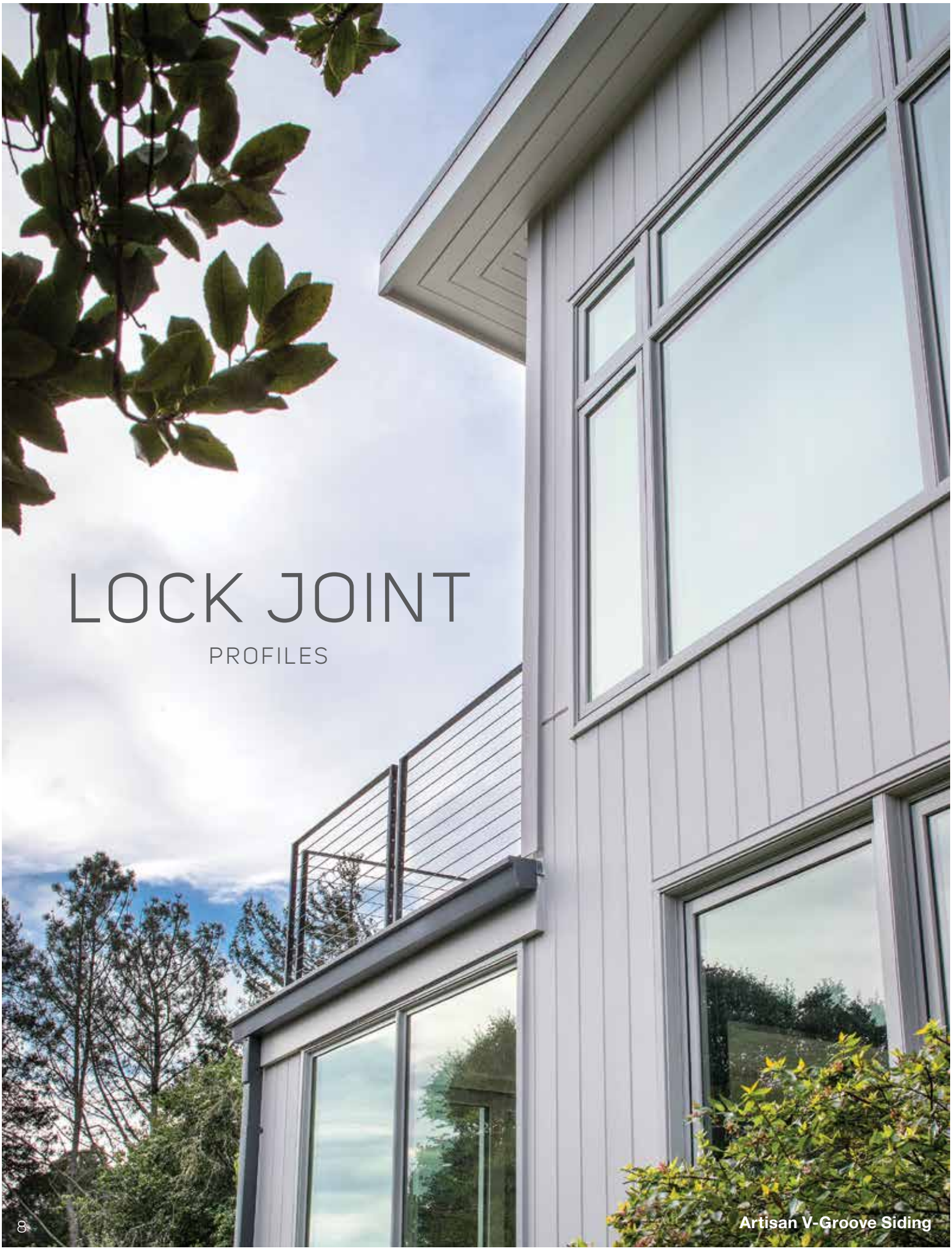
Mitered corners
add sophistication to your design and can be crafted on-site with any Artisan® profile.


Tongue and Groove System


Mitered Corners

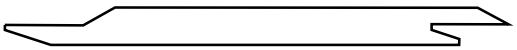
LOCK JOINT

PROFILES



Artisan V-Groove Siding

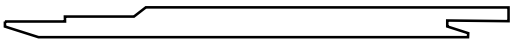
ARTISAN®
V-GROOVE SIDING



- Deep v-shaped channels
- Great for vertical, horizontal and soffit applications

WIDTH	THICKNESS	TEXTURE	FINISH	PROFILE
8.25 in (7.0 in Exposure)	5/8 in	Smooth	Primed	WIDTH x DEPTH 0.5 in x 0.263 in

ARTISAN®
BEVEL CHANNEL SIDING



- Chiseled lines emphasize its deep channels
- Adds an upscale accent to every home

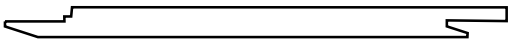
WIDTH	THICKNESS	TEXTURE	FINISH	PROFILE
10.25 in (9.0 in Exposure)	5/8 in	Smooth	Primed	WIDTH x DEPTH 1.68 in x 0.263 in

LOCK JOINT

PROFILES

Artisan Shiplap Siding

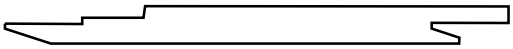
ARTISAN®
SHIPLAP SIDING



- Brings charm to any home
- Design flexibility from modern to rustic

WIDTH	THICKNESS	TEXTURE	FINISH	PROFILE
10.25 in (9.0 in Exposure)	5/8 in	Smooth	Primed	WIDTH x DEPTH 0.15 in x 0.263 in

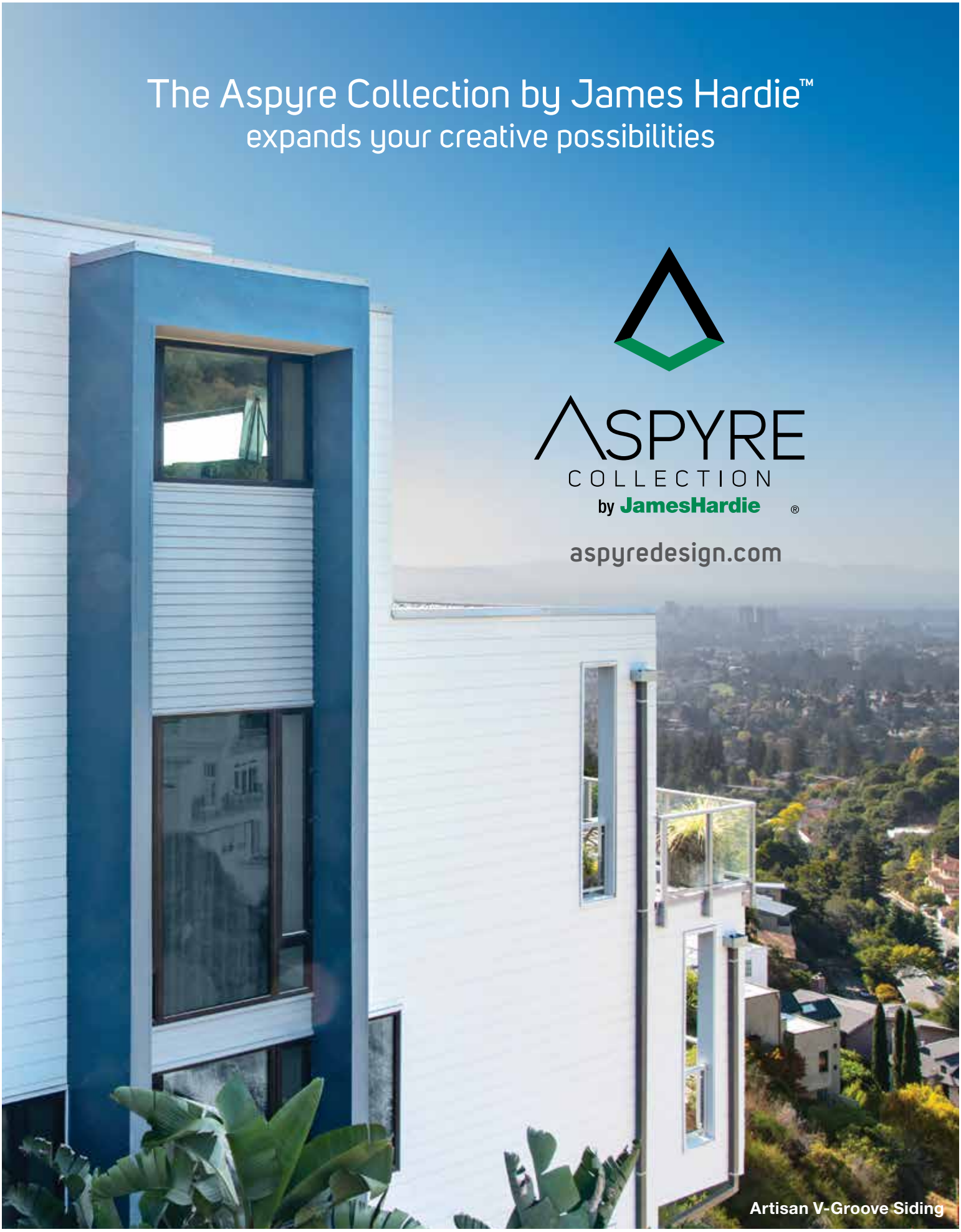
ARTISAN®
SQUARE CHANNEL SIDING



- Defined right-angle cuts
- Uniquely wide channel exposure

WIDTH	THICKNESS	TEXTURE	FINISH	PROFILE
10.25 in (9.0 in Exposure)	5/8 in	Smooth	Primed	WIDTH x DEPTH 1.0 in x 0.263 in

The Aspyre Collection by James Hardie™
expands your creative possibilities



artisan
Siding | Trim.

TECHNICAL DATA SHEET

Effective April 2018

Artisan® Siding with Lock Joint System

All national, state, and local building code requirements must be followed and where they are more stringent than the Artisan® Lap Siding installation requirements, state and local requirements will take precedence.

Document Scope

This document applies to the following Artisan® Siding products with the Lock Joint System: Artisan V-Groove, Artisan Square Channel, Artisan Bevel Channel, Artisan Cove, and Artisan Shiplap. The use of these products are limited to buildings (residential, commercial, and multifamily) not exceeding 85 feet in height.

General Description

Artisan Siding with Lock Joint System is noncombustible fiber-cement siding, manufactured by James Hardie Building Products Inc.

Product Dimension

Thickness – 5/8 inch Length – 12 feet Width – Available in 8¼ or 10 ¼ inches

Product Composition

Artisan Siding with Lock Joint System is a *Grade II, Type A,* fiber-cement flat sheet as defined by ASTM C 1186. The siding is manufactured by the Hatschek process and cured by high pressure steam autoclaving.

Code Compliance

Artisan Siding with Lock Joint System complies with:

- *The 2006, 2009, 2012, and 2015 International Building Code® (IBC) Section 1404.10 and 2006, 2009, 2012, and 2015 International Residential Code® (IRC) Table R703.4 and SectionR703.10.1 as ASTM C 1186 Grade II, Type A (ISO 8336, Category A, Class 2) Fiber Cement.*

Wind Design:

- Design Tables 2 and 3 provide allowable capacity in mph for transverse load conditions for Artisan Siding with Lock Joint System attached to either wood or metal framing, tested in accordance to ASTM E 330.
- Wood framing and furring shall have a s.g. of 0.42 or greater unless otherwise stated.
- Metal framing and furring shall be a minimum of 20 gauge structural (33 mil) to a maximum of 16 gauge (54 mil).

Fire Characteristics:

- Artisan Siding with Lock Joint System is classified as noncombustible when tested in accordance with ASTM E136.
- Artisan Siding with Lock Joint System may be used in ASTM E119 fire resistance rated assemblies as listed by Warnock Hersey (for more information, contact James Hardie at 1-888 J-HARDIE (1-888 542-7343) or info@JamesHardie.com): 60 minute design JH/FCS 60-01, JH/FCS 60-02, and JH/FCS 60-04.
- Artisan Siding with Lock Joint System are Class A material according to 2006, 2009, 2012, and 2015 IBC Section 803.1.1. Surface burning characteristics in accordance with ASTM E 8 4: Flame Spread Index = 0 and Smoke Developed Index ≤ 5.
- The building official reserves the right to approve alternate materials, design and methods of construction based on research reports and/or tests based on 2006, 2009, 2012, and 2015 IBC Section 104.11, 2006, 2009, 2012, and 2015 IRC Section R104.11.
- Test reports can be furnished to the building official upon request, contact your local James Hardie sales representative.

Installation Requirements

- Artisan Siding with Lock Joint System shall be installed on exterior walls braced in accordance with the applicable building code.
- A water-resistive barrier complying with Section 1403.2 of the IBC or Section R703.2 of the IRC is required to be installed.
- Install Artisan lap siding in accordance with this report and the James Hardie's published installation requirements. For a copy contact your local James Hardie sales representative or visit www.AspyreDesign.com or www.JamesHardie.com.

Table 1. Artisan Siding with Lock Joint System ASTM C 1186 Physical Properties and Supplementary Requirements

Warnock Hersey
AUTHORIZATION TO MARK

ETL LISTED US

Intertek
LISTED

Client # 8518, 17832

Intertek

	ASTM Test Method	General Property	Unit or Characteristic	Requirement	Result
Physical Attributes	ASTM C1185	Dimensional Tolerances	Length	± 0.5% or ±1/4 in	Pass
			Width	± 0.5% or ±1/4 in	
			Thickness	± 0.04 in	
			Squareness	<1/32 in/ft of length	
			Edge Straightness	<1/32 in/ft of length	
	ASTM C1185	Density, lb/ft³		As reported	<75
	ASTM C1185	Water Tightness	Physical Observations	No drop formation	Pass
	ASTM C1185	Flexural Strength	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
Durability	ASTM C1185	Warm Water Resistance, Observations	Physical Observations	No visible cracks or structural alteration	Pass
	ASTM C1185	Heat/Rain Resistance	Physical Observations	No visible cracks or structural alteration	Pass
	ASTM C1185	Freeze/Thaw Resistance	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	ASTM G23	UV Accelerated Weathering Test	Physical Observations	No cracking, checking, or crazing	Pass
Fire Characteristics	ASTM E84	Surface Burning Characteristics	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤5
			Fuel Contributed		0
			NFPA Class	As reported	A
			Uniform Building Code Class		1
			International Building Code® class		A
	ASTM E136	Noncombustibility	Noncombustible		Pass

insite.
Building design. Streamlined.

OCTOBER 2018

JamesHardie

Artisan® Siding with Lock Joint System

Submittal Form

05

Submitted to: .....

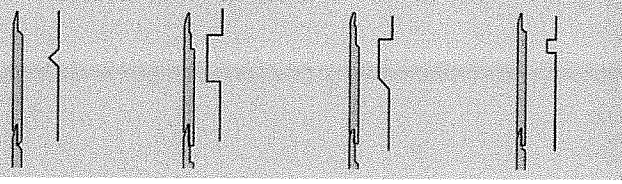
Project Name: .....

Submitted by: .....

Date: .....

☐ HZ10® Product Zone ☐ HZ5® Product Zone

Joint Style: ☐ V-Groove® ☐ Square Channel® ☐ Bevel Channel® ☐ Shiplap®



Artisan® Siding with Lock Joint System

Specification Sheet

05

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

Manufacturer

James Hardie Building Products Inc

The products are manufactured at the following locations, with quality control inspections by Intertek:

- Reno, Nevada

Compliance with the following codes

- 2015, 2012, 2009 and 2006 International Building Code® (IBC)
- 2015, 2012, 2009 and 2006 International Residential Code® (IRC)

Features

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant

Use

James Hardie Artisan® Siding with Lock Joint System is used as exterior wall covering. The product complies with IBC Section 1404.10 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

Description

Artisan® Siding with Lock Joint System is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Artisan® Siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

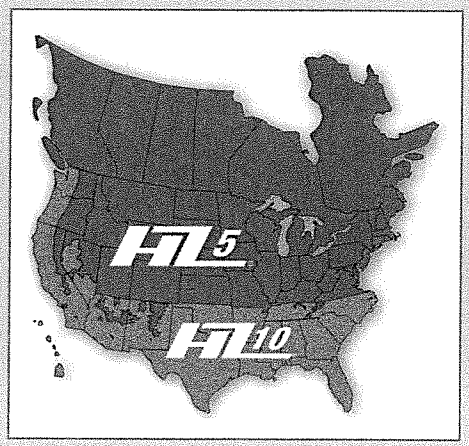
Product	Width (inches)	Exposure (inches)	Length (feet)	Thickness (inches)
V-Groove	8-¼	7	12	5/8
Shiplap	10-¼	9	12	5/8
Square Channel	10-¼	9	12	5/8
Bevel Channel	10-¼	9	12	5/8

Panel Texture & Finish

Artisan® Siding with Lock Joint System comes in smooth texture, and primed for field paint only.

Engineered for Climate®

Artisan® Siding with Lock Joint System is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.05 in	
			Squareness	<1/32 in/ft of length	
			Edge Straightness	<1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	<75
	Water Tightness	ASTM C1185	Visual Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
DURABILITY	Warm Water Resistance, Observations	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Visual Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Non-combustibility	ASTM E136	Non-combustible	Pass/fail	Pass

Installation

Install Artisan® Siding with Lock Joint System in accordance with:

- Artisan® Siding with Lock Joint System Installation Instructions
- Artisan® Siding with Lock Joint System Technical Data Sheet
- Requirements of authorities having jurisdiction

Warranty

Artisan® Siding with Lock Joint System: 30-year, Non-Prorated, Limited Warranty
ColorPlus Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

JamesHardie

Product warranties, safety information and additional installation information are available at jameshardiepros.com

1 866 442 7343 | www.jameshardie.com

IMPORTANT: Failure to follow James Hardie written installation instructions and comply with applicable building codes may violate local laws, affect building envelope performance and may affect warranty coverage. Failure to comply with all health and safety regulations when cutting and installing this product may result in personal injury.

DESIGN ADVICE: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

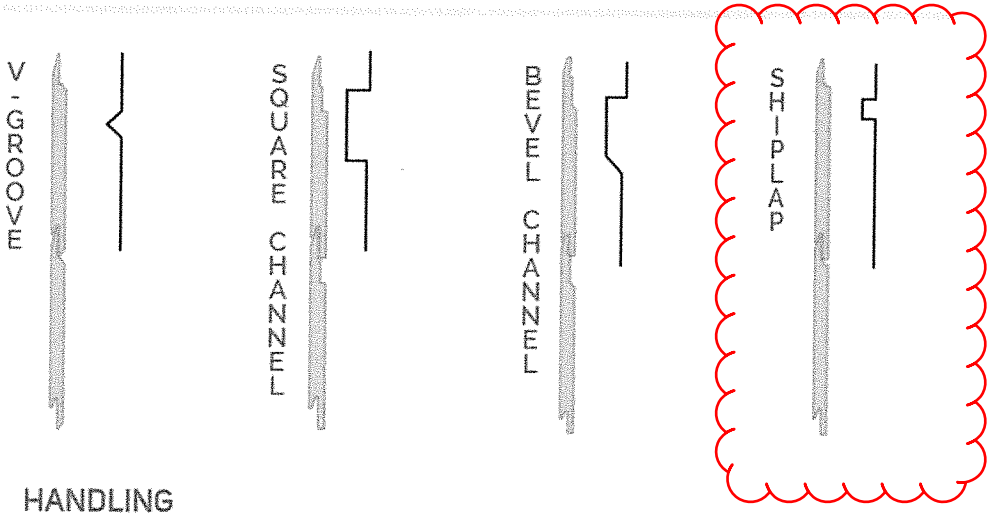
Artisan® Siding with Lock Joint System

MULTIFAMILY / COMMERCIAL INSTALLATION REQUIREMENTS

EFFECTIVE MAY 2019

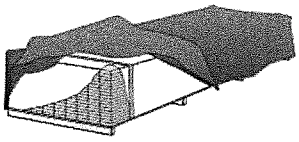
IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE).

All profiles can be installed horizontally, vertically, and as soffit.



STORAGE

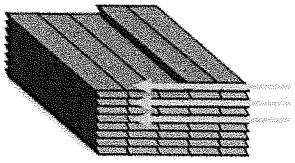
Store flat and keep dry and covered prior to installation.Installing siding wet or saturated may result in shrinkage at joints. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product



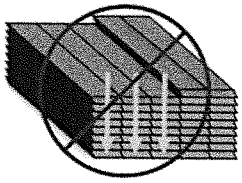
HANDLING

To prevent damage to edges, extra care should be taken when removing planks from the pallet, while handling, and when installing. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.

PULL FROM ACROSS THE STACK



DO NOT GO DOWN THE STACK



CUTTING INSTRUCTIONS

1. Position cutting station so that wind will blow dust away from user and others in working area.
2. Use one of the following methods:
   - a. **Best:** Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system
   - b. **Better:** Circular saw equipped with a HardieBlade saw blade and a dust collection feature (e.g. Roan® Saw)
   - C. **Good:** Circular saw equipped with a HardieBlade saw blade

For maximum dust reduction, James Hardie recommends using the "Best" cutting practices.
For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade saw blades.

NOTE: James Hardie makes no representation or warranty that use of a particular cutting option will assure your compliance with applicable laws and safety requirements. If you are unsure which cutting option is best for your jobsite, consult a qualified industrial hygienist or safety professional, or contact your James Hardie representative for assistance.

- **NEVER** grind or cut with a power saw indoors.
- **NEVER** dry sweep dust; use wet dust suppression or vacuum to collect dust.

ASPYRE COLLECTION by JamesHardie

V-GROOVE | SQUARE CHANNEL | BEVEL CHANNEL | SHIPLAP

GENERAL REQUIREMENTS

- Refer to table 1 for multifamily/commercial drainage requirements for Artisan with Lock Joint System siding.
- Artisan® siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam,etc.) can be located in JH Tech Bulletin 19 at www.jameshardiepros.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap, which complies with building code requirements.
- When installing James Hardie® products all clearance details in figs. 10-22 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in in the first 10 ft
- Do not use Artisan® siding in Fascia or Trim applications.
- Artisan siding may be installed on vertical wall applications only.
- Do not install James Hardie® products such that they may remain in contact with standing water.
- The designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. This information can be found in the Technical Bulletin #8 "Expansion Characteristics of James Hardie Siding Products at www.aspyredesign.com.
- Consult Artisan Siding with Lock Joint System Technical Data Sheet at www.aspyredesign.com.
- James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

TABLE 1: EXTERIOR WALL DRAINAGE REQUIREMENTS

	Building Height (Stories)	With a Minimum 12-inch Eave Overhang	Without a Minimum 12-inch Eave Overhang
James Hardie flat wall products > 30% of Building's Total Exterior Wall Covering	7 6 5 4 3 2 1	Rainscreen (min. 3/8 in air gap)[3] WRB[1]	
James Hardie flat wall products ≤ 30% of Building's Total Exterior Wall Covering	7 6 5 4 3 2 1	Rainscreen (min. 3/8 in air gap)[3] Drainage Plane (e.g. drainable WRB) with 90% drainage efficiency[2] WRB[1]	

[1] Water-resistive Barrier and drainage requirements as defined by building code.

[2] Water-resistive Barrier as defined by local building code that is manufactured in a manner to enhance drainage; must meet minimum 90% drainage efficiency when tested in accordance with ASTM E2273 or other recognized national standards.

[3] Water-resistive Barrier (WRB) as defined by building code and a minimum 3/8 in (10mm) air space between the WRB and the flat wall siding (formed by minimum 3/8 in furring).

WATER RESISTIVE BARRIER CONDITION

Figure 1

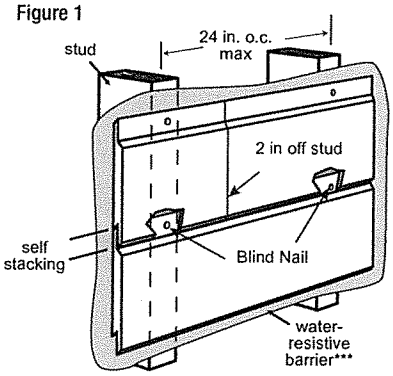


Figure 2

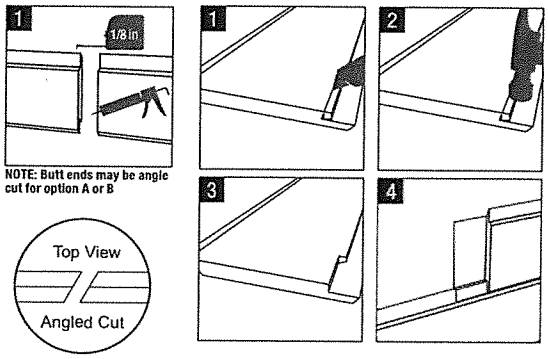
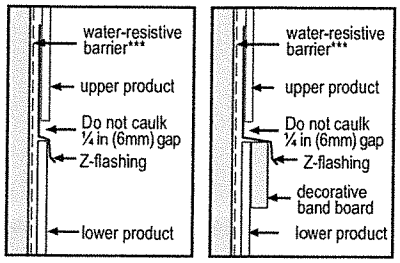


Figure 3



DRAINAGE PLANE/WRAP CONDITION

Figure 4

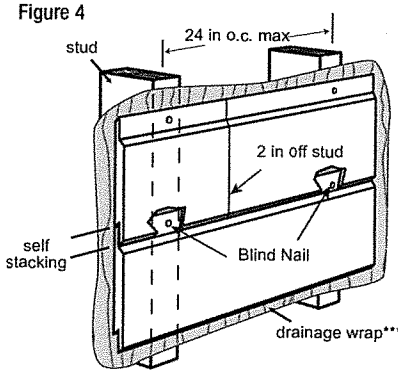


Figure 5

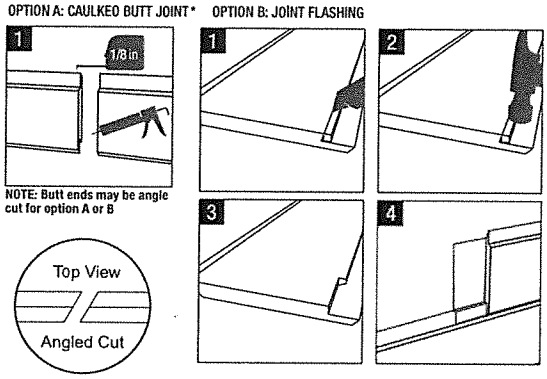
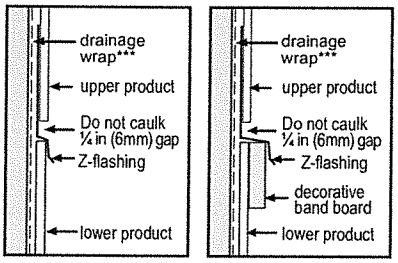


Figure 6



FURRING/RAINSCREEN CONDITION

Figure 7

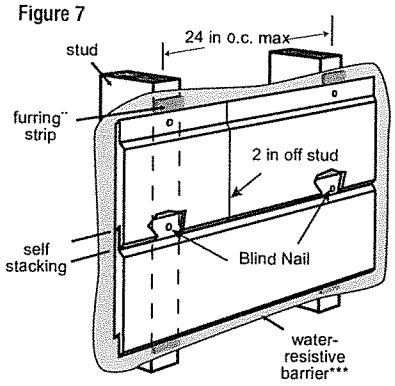


Figure 8

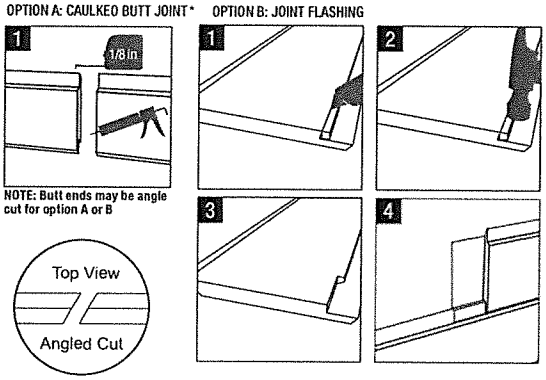
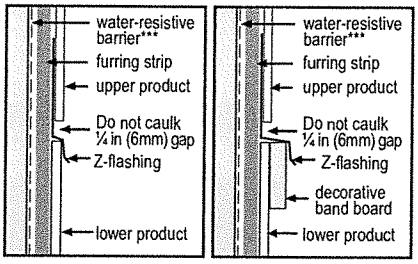


Figure 9



* Apply caulk in accordance with caulk manufacturer's written application instructions.
** Furring as prescribed in Table 1.
*** WRB or Drainage Plane as prescribed in Table 1.

CLEARANCE AND FLASHING REQUIREMENTS

Figure 1
Roof to Wall

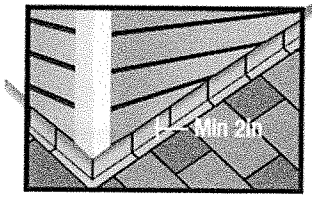


Figure 2
Horizontal Flashing

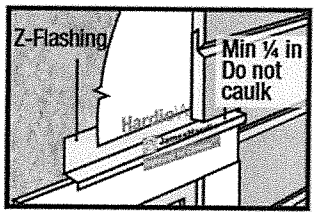


Figure 3
Kickout Flashing

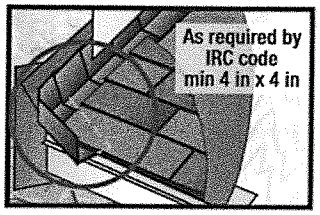


Figure 4
Slabs, Path, Steps to Siding

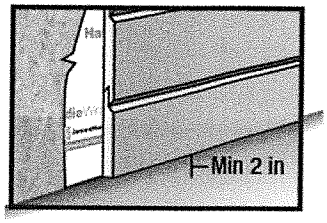


Figure 5
Deck to Wall

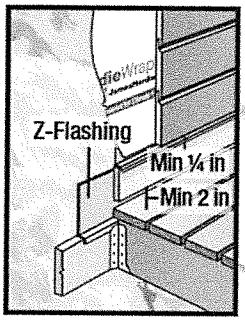


Figure 6
Ground to Siding

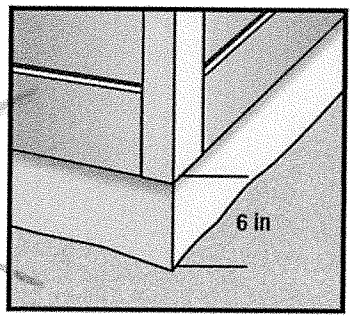


Figure 7
Gutter to Siding

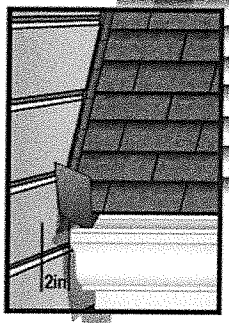


Figure 8
Sheltered Areas

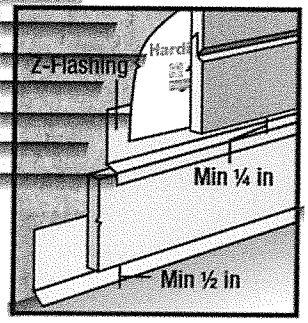


Figure 9
Mortar/Masonry

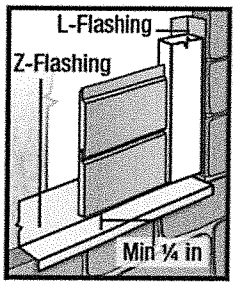


Figure 10
Drip Edge

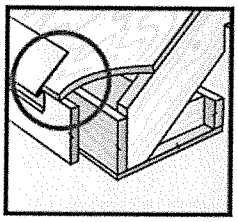


Figure 11
Block Penetration

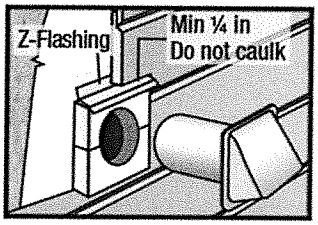


Figure 12
Valley/Shingle Extension

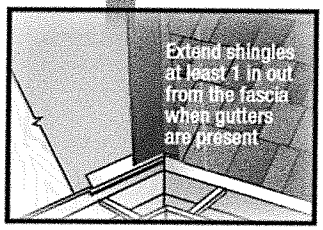
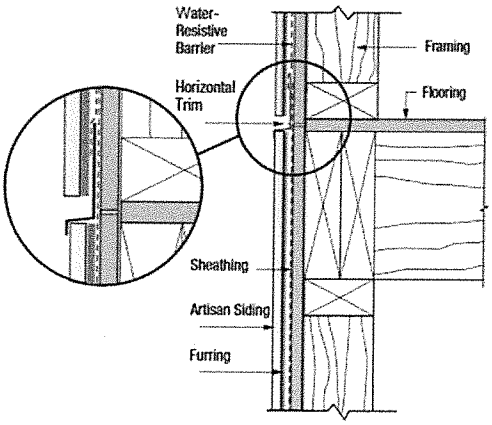


Figure 13
Bridging Floors



INSTALLATION

A. Follow all clearance requirements.

B. A starter strip is not needed.

C. Level and install starter course.

Tip: Use a small scrap piece of siding to use as a block to seat the siding into the course below.

D. Artisan® siding butt joints shall land a minimum 2 in. off stud (fig. 1, 4, or 7)

E. Artisan siding can now be installed by stacking the siding onto the course below. This can be completed by one person without the need of a lap gauge.

F. Measure occasionally to ensure siding is level and has proper reveal.

G. In areas such as gables, under windows, or other areas where stacking may be difficult use one of the following methods

1. Cut the material in sections, install first section into place. Take remaining section and slide into place, then fasten both sections.
2. Using a utility knife, cut the bottom lip from the siding and install in the traditional method.

JOINT TREATMENT

- Vertical Joints - Artisan with Lock Joint System siding butt joints can be treated with either caulk figures 2, 5, 8) or by removing minimum 3 in of locking lip from both ends of siding then place a joint flashing.
- Horizontal Joints - Provide positive slope Z-flashing at all required horizontal joints: between floors; window heads; door heads; belly bands; etc. (figures 3, 6, 9).

ARTISAN SIDING INSTALLED VERTICALLY

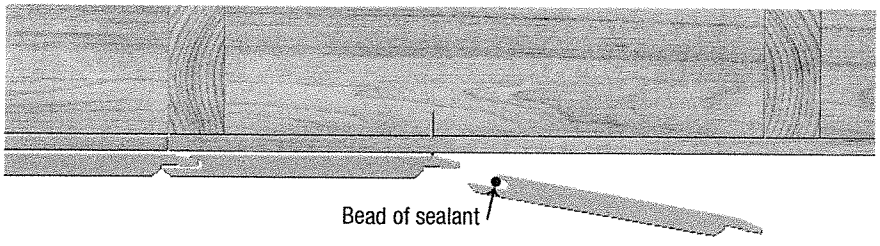
The vertically installed Artisan siding with Lock Joint System shall not bridge floors. A horizontal joint shall be created between floors, and z-flashing shall be provided at each horizontal joint.

- A thru-wall flashing tying the z-flashing back to the drainage plane should be provided every other floor.

Only full length pieces shall be used per each floor section, except where abutting wall openings and penetrations. Do not create horizontal butt joints between planks.

A bead of sealant must be placed along the entire length inside each groove of the lock joint about to be installed on the wall. (see Fig. 23).

FIGURE 23



Fastening to Furring (when siding installed vertically)

Where James Hardie wall drainage guidelines require installation over furring, only a steel hat channel furring may be used. The steel furring must be 20 gauge (33 mil) minimum to 16 gauge (54 mil) maximum.

Hardie Furring is 18 Gauge

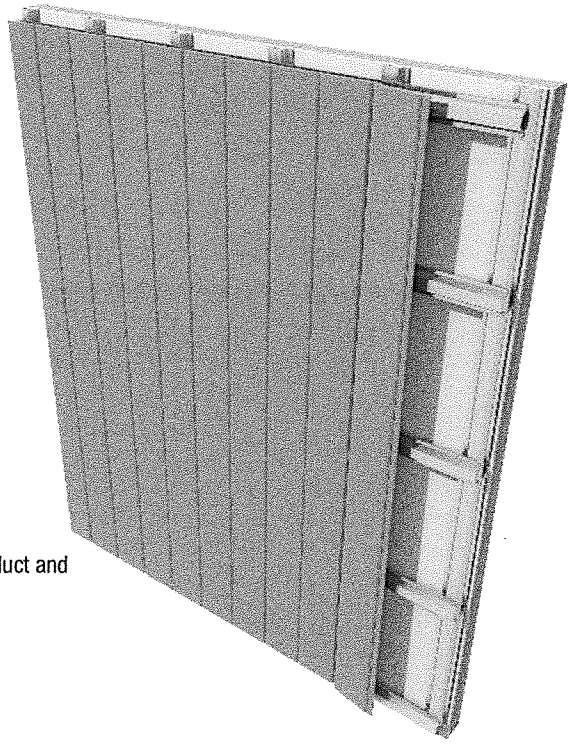
The furring directly behind the Artisan siding shall be oriented horizontally and spaced at either 16 in or 24 in on center.

- The wind resistance values for 16 in and 24 in o.c steel framing can be found in the relevant technical data sheet or product evaluation report are applicable to the horizontal furring

Sealant is not required if ventilation is created behind the cladding. This can be achieved via a double-layer furring system (fig. 24) or single-layer furring with ventilation features.

It is the responsibility of the design professional to design the furring system and its attachment to structural members such that the entire assembly can withstand all applicable loads (e.g. product and furring weight, wind loads, deflection limitations, thermal, etc.).

FIGURE 24



FASTENER REQUIREMENTS

- Do not nail within 2 in of the end of planks.
- For proper fastener selection and wind load table, refer to the product Technical Data Sheet at www.aspyredesign.com

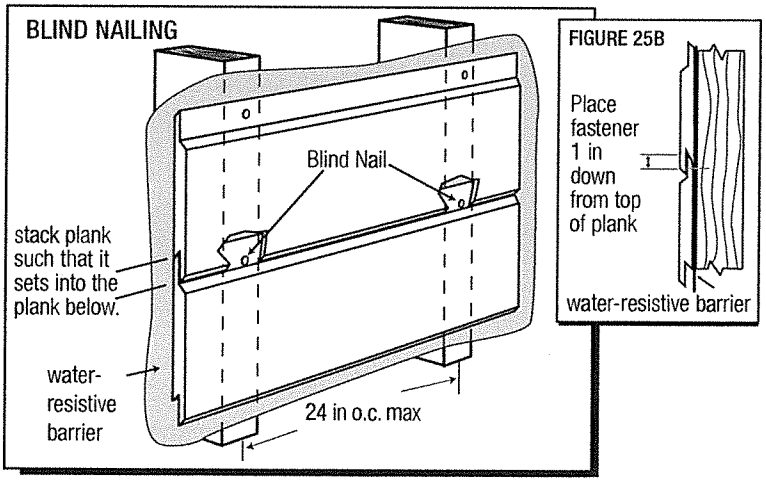


FIGURE 25A

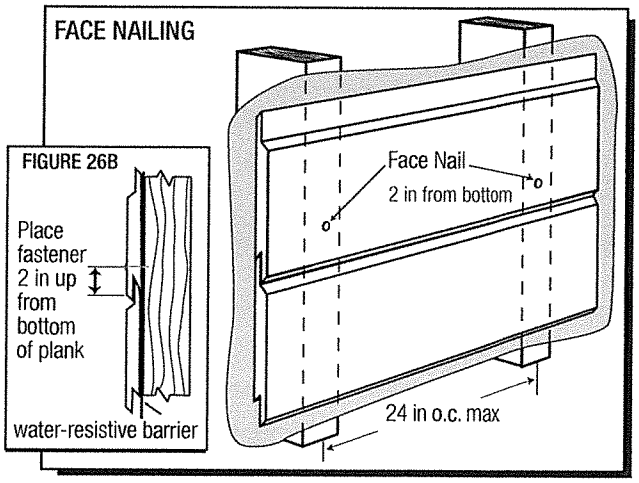


FIGURE 26A

DIRECT FASTENING TO WSP

Fastening directly to sheathing is allowed when James Hardie's installation and water management requirements (refer to Table I) do not require the use of a rainscreen behind the siding. The requirements for this application are below:

- A minimum 7/16 in Wood Structural Panel (WSP), attached per code, is available as the outer most layer directly behind the siding.
- Siding is fastened directly to the minimum 7/16 in WSP over a standard Water Resistive Barrier (WRB) or drainable housewrap.

ARTISAN SIDING PRODUCTS AS SOFFIT

- Artisan siding with Lock Joint System may be installed in soffit applications over wood or steel framing spaced a maximum of 24 inches on center.
- Refer to product Technical Data Sheet for wind load and fastening information.
- Additional framing may be needed to ensure proper fastening.
- Artisan siding can be installed in the long direction (fig. 28) or the short direction (fig. 29)
- Plan and cut out for any venting requirements prior to installation of Artisan siding.
- Artisan siding butt joints are to land off stud (fig. 28). Install butt joints in moderate contact in soffit applications (caulking, H covers, and battens are also acceptable)

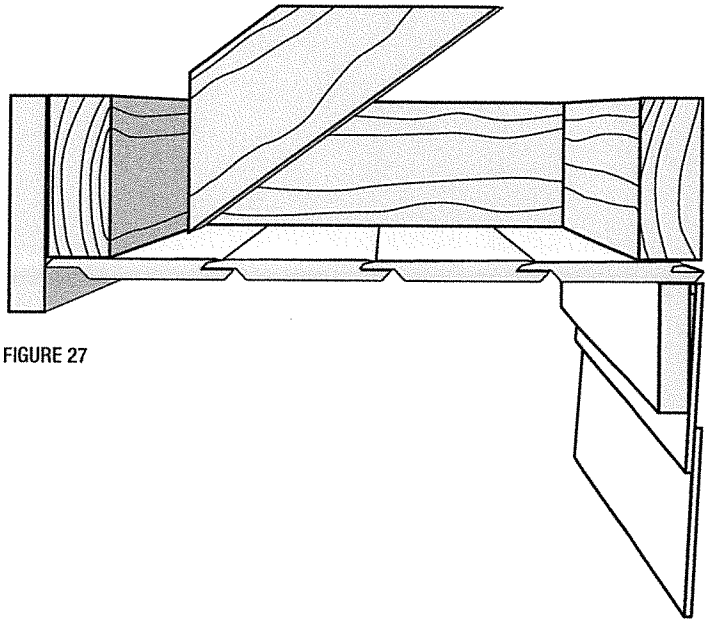


FIGURE 27

FASTENING

- BLIND NAILING: Place fastener no closer than 1 in from Artisan siding ends and 1 in. down from top of Artisan siding.
- FACE NAILING: Place fastener no closer than 1 in from Artisan siding ends and 2 in from bottom of Artisan siding.

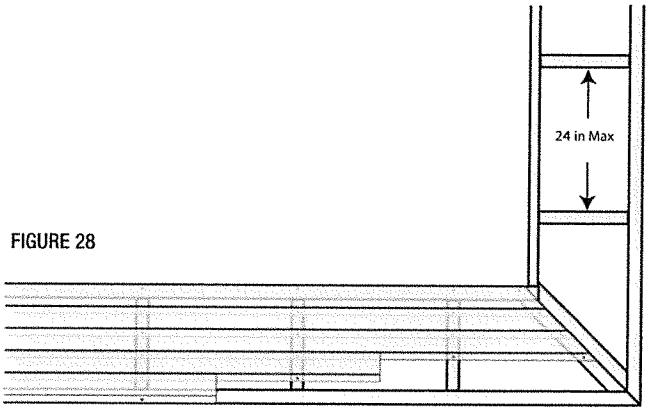


FIGURE 28

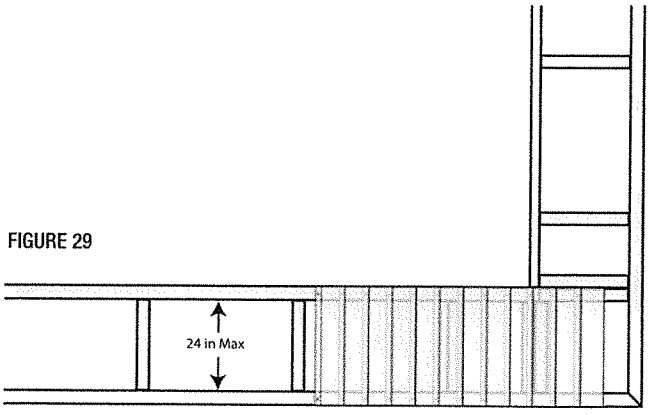


FIGURE 29

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie products near the ocean, large bodies of water, or in very humid climates.

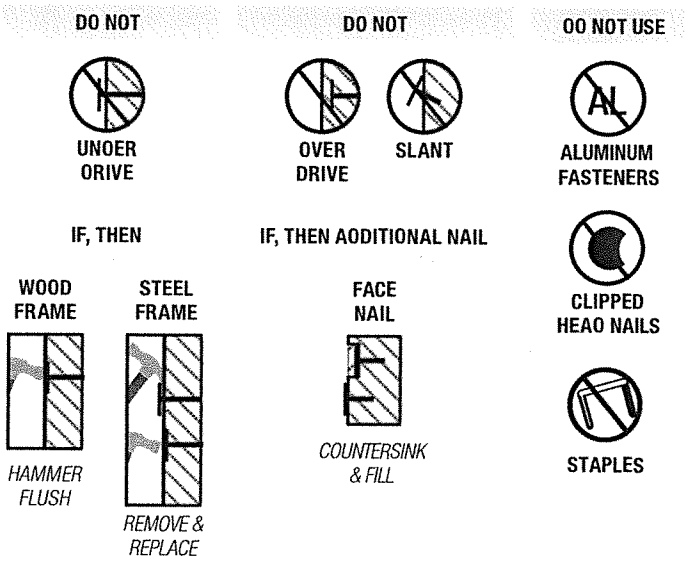
Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel.

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space). (fig. A)
- Do not over-drive nail heads or drive nails at an angle.
- If nail is countersunk, fill nail hole and add a nail. (fig. B)
- For wood framing, under driven nails should be hit flush to the plank with a hammer (For steel framing, remove and replace nail).
- Do not use aluminum fasteners, staples, or clipped head nails.

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).

SNUG FLUSH



CAULKING & PAINTING

Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: Some caulking manufacturers do not allow tooling.**

DO NOT use stain, oil/alkyd based paint, or powder coating on James Hardie® Products. Factory-primed James Hardie Products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturer's specifications. Back-rolling is recommended if the paint is sprayed.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges.

CARE & MAINTENANCE

As a guide, it is recommended that normal maintenance tasks shall include but not be limited to:

- Washing down the exterior surfaces every 6 to 12 months with a garden hose or low pressure water spray to remove dirt and debris.*
- Re-applying of exterior finishes.*
- Maintaining the exterior envelope and connections including joints, penetrations, flashings, and sealants (caulking) that may provide a means of moisture entry beyond the exterior cladding.
- Cleaning out gutters, blocked pipes, and overflows as required.
- Pruning back vegetation that is touching the building. Clearance between the siding and shrubs is recommended.
- Ensuring required external ground clearances and drainage slopes are maintained.

*Refer to your paint manufacturer for washing and recoating requirements related to paint performance.

WARNING

High pressure water blast and sand blasting may damage the surface of the fiber cement product. Low pressure water spray, a soft medium bristle (nonmetal) brush is most suitable for cleaning fiber cement products. Acid washing can damage the fiber cement surface and is not recommended.
Note: If using a pressure washer, care must be taken to ensure that the water stream does not damage the surface of the siding. Damage to siding arising from improper cleaning or maintenance may not be covered by the James Hardie warranty. Using wide fan tips that are kept a minimum of 6 feet from the wall and at pressures under 1500 psi will minimize the chance of damaging the siding.

COVERAGE CHART / ESTIMATING GUIDE

Number of 12 ft planks,Includes 5% waste factor.

Coverage Area Less Openings 1 SQ = (100sq ft)	Plank Width Exposure 7	Plank Width Exposure 9
1	15	12
2	30	24
3	45	35
4	60	46
5	75	59
6	90	70
7	105	82
8	120	94
9	135	105
10	150	117
11	165	129
12	180	140
13	195	152
14	210	164
15	225	175
16	240	187
17	255	199
18	270	210
19	285	222
20	300	234

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

⚠ WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: Artisan® Siding with Lock Joint System complies with ASTM C1186 and meets the Fiber-Cement Siding code requirements in the 2006, 2009, 2012, 2015 & 2018 International Building Code® Sections 1404.10,1405.16, and 1405.16.2 (Sections 1403.10, 1404.16 & 1404.16.2 in 2018); and the 2006, 2009, 2012, 2015 & 2018 International Residential Code® for One- and Two-Family Dwellings Table R703.4 (Table R703.3 in 2015 & 2018 IRC) and section R703.10.2. Supplementary code compliance details are found the Artisan® Siding with Lock Joint System Technical Data Sheet.

Product warranties, safety information and additional installation information are available at jameshardiepros.com

ASPYRE COLLECTION by JamesHardie

V300 Series

Commercial Vinyl Window Series

QUAKER
COMMERCIAL WINDOWS AND DOORS

V300 Series

Commercial Vinyl Window Series

The V300 Series has been designed and engineered for low to mid-rise buildings where energy efficiency, durability, ease of maintenance and design flexibility are key requirements. The V300 offers a vinyl alternative to design professionals, builders and glazing contractors whose only options have been aluminum and wood. Quaker's new V300 Vinyl Series provides greater design flexibility, energy savings and budget advantages.

The Quaker Difference

Structurally Enhanced Frame Design

The V300 windows have been designed with a 3-1/4" metal reinforced multi-chambered vinyl frame that is fusion welded for enhanced structural performance and durability. Because of its superior design, the V300 Series has achieved a commercial Performance Grade rating of CW50.

Large Window Sizes

The V300 Series windows were not just tested to a standard gateway size, but achieved their CW50 rating based on their designed maximum size and weight. This means the Awnings (60"x32" and 32"x60"), Casements (36"x78") and Fixed (78"x78") will perform to the highest standard to meet your project needs.

Structural Mulling System

Quaker not only offers a reinforced mulling option, but also 1/2" and 2" structural mulling options that allow you to combine larger window combinations while maintaining the structural strength and performance of the windows on much taller buildings than ever before with vinyl.

Impact Tested

The V300 has been Impact Tested, so you can use it with confidence as part of commercial projects in coastal and high wind regions of the country.

Deep Glass Pocket

The V300 Series has been designed with a standard 1" – 1-1/4" glass pocket, as well as an optional 1-3/8" glass pocket to support thicker panes of glass to enhance thermal and sound "STC" performance.

GBGs and SDLs

The V300 Series' larger glass pocket allows for a variety of internal *Grids Between the Glass* (GBG) options, as well as offering a large variety of *Simulated Divided Lite* (SDL) combinations to create the perfect look for your building.

Commercial Grade Hardware

The V300 Series uses only heavy-duty architectural hardware that is mounted into structural reinforced metal. This ensures that the V300 has the strength, aesthetics and durability you need and expect in every window.

Contemporary Design / Exterior and Interior Colors

The V300 was designed with a squared off narrow site line to create a clean, contemporary look. In additional to a variety of popular exterior colors, Quaker can also match any color your project requires. Select a color for the exterior and a different color for the interior for architectural design flexibility.

Nailing Flange / Subsill System

The V300 offers both integral nailing flange and subsill options, as well as a variety of interior and exterior trim packages to enhance project flexibility.

Factory Installed Extension Jambs

The V300 Series also offers factory applied wood, primed, pre-finished white and composite extension jamb options for easy jobsite installation, saving both time and money.

V300 Performance

AAMA/WDMA/CSA 101/I.S.2/A440-08 Rating

Awning	Casement	Fixed
CW-PG50-AP	CW-PG50-CA	CW-PG50-FW

Test Size

Awning	Casement	Fixed
60"x32"/32"x60"	36"x78"	78"x78"

Structural Load

Awning	Casement	Fixed
75.19 PSF	75.19 PSF	75.19 PSF

Air Infiltration Rate @50MPH

Awning	Casement	Fixed
.01 cfm/ft^2	.01 cfm/ft^2	.01 cfm/ft^2

Water Test Pressure

Awning	Casement	Fixed
7.5 PSF	7.5 PSF	7.5 PSF

Units with Standard Low E and Argon

	Awning	Casement	Fixed
CR	57-59	61-62	60-62
U Value	0.27	0.26-0.27	0.26-0.27
SHGC	0.27	0.26-0.27	0.34-0.35

Units with MAX Low E and Argon

	Awning	Casement	Fixed
CR	46-47	48-50	48-50
U Value	0.23-0.24	0.23	0.21-0.22
SHGC	0.17	0.17	0.23

A History of American Innovation

Since 1949 the Quaker Difference has been represented by a standard of quality, engineering, craftsmanship and innovation that Quaker builds into every commercial window and door. It is that attention to detail and manufacturing excellence that distinguishes Quaker from all other window and door companies in America.

Glass Systems to Satisfy Your Requirements

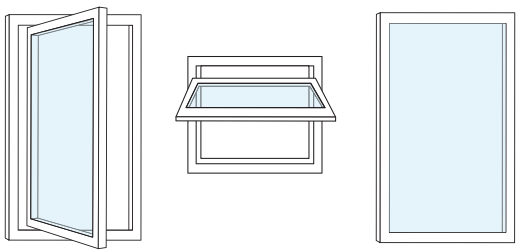
Select from a variety of Quaker Glass Packages to maximize energy savings, reduce STC, as well as add a distinct style to any building façade.

Quaker Glass Packages — EnergyBasic, Energy3S, EnergyPlus, EnergyMAX, Bronze and Grey

Additional Available Glass — Tempered, Obscure, Tinted and Clear

Architectural Paint Coatings and Finishes

Quaker's high-performance, heat reflective exterior paint meets the AAMA 615-13 performance requirements. That is highest performance standard for vinyl paint. The finish is flawless thanks to adhesion-promoting additives and heat deflecting pigments that ensure fade-resistance and long lasting appearance.



Outswing Casement *Projected Awning* *Fixed*

Above illustration outside looking in.

QUAKER Windows & Doors

ENERGY STAR PARTNER

WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA AAMA

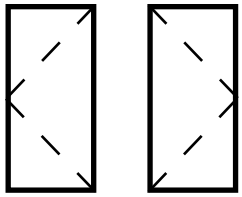
Learn More About the V300
www.V300Windows.com

QUAKER
COMMERCIAL WINDOWS AND DOORS

www.QuakerCommercialWindows.com
www.QuakerWindows.com
Phone: (800) 347-0438
Fax: (573) 469-4151

Proudly made in America with Quaker Windows Innovation. Since 1949

QUAKER
COMMERCIAL WINDOWS AND DOORS



V300 Series
CW-50
3 ¼" Frame Depth
Casement (Project-Out)

V300 SERIES CASEMENT (PROJECT-OUT)

The Quaker V300 Series Casement window is ideal for a variety of applications including - Energy Efficient, Apartments, Assisted Living and Housing Authority.

FEATURES

◊ **Commercial Framing System**
- 3 ¼" main frame

◊ **Enhanced Design**
- Mitered and welded corners

◊ **Glazing**
- 1" insulated glass

◊ **Integral Nailing Fin**

◊ **Hardware**
- Multi-point locking system with fold-down handle to avoid interference with window blinds
- Heavy commercial 4-bar arms
- Low profile flat lock

◊ **Screen**
- Extruded aluminum screen frame with BetterVue™ mesh

BENEFITS

◊ The capacity to match exterior colors for unique project facades

◊ The ability to facilitate large sizes for taller and wider window openings

OPTIONS

◊ **Available Configurations**
- Project-out casement

◊ **Muntin Choices**
- Internal or simulated divided lites available

◊ **Limited Travel Hardware**

◊ **Screen**
- Extruded aluminum screen frame with aluminum wire mesh
- Extruded aluminum screen frame with sunscreen mesh
- Extruded aluminum screen frame with stainless steel 0.009" thickness mesh

◊ **Glazing**
- Capillary tubes
- Argon gas

◊ **Panning & Trim Choices**
- Wide variety of panning, receptor and trim available

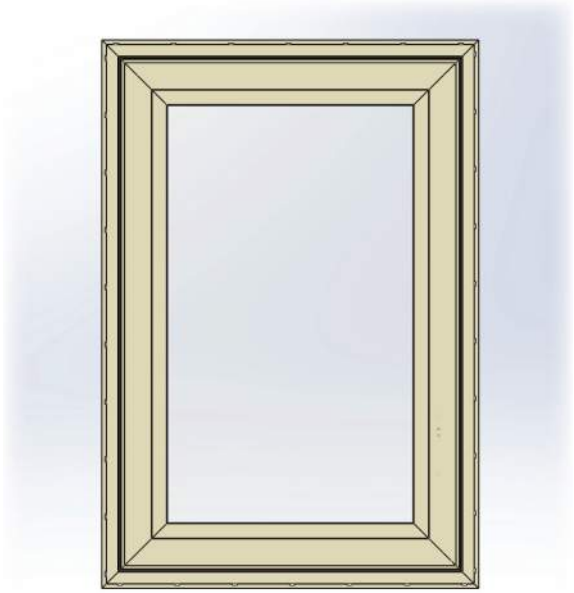
◊ **Mulling**
- Wide variety of structural mulls

PERFORMANCE

◊ Structural & Thermal (test reports or thermal simulations available upon request)

Model	Casement (Project-Out)
AAMA/WDMA/CSA 101/I.S.2/A440-08 Rating	CW-50
Structural Load P.S.F.	75.19
Air at 50 MPH (cfm/ft²)	0.01
Water (No Penetration) P.S.F.	7.5
U-Value (with Low-E and Argon)	0.23-0.27
SHGC (with Low-E and Argon)	0.11-0.27

Window test size: 36" × 78"



Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.

WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA MEMBER

QUAKER COMMERCIAL WINDOWS AND DOORS

VINYL COLORS AND ARCHITECTURAL EXTERIOR PAINT COATINGS AND FINISHES

◊ Solid Vinyl Colors (interior & exterior)

White | Sandstone | Beige

◊ Optional Painted Colors (exterior only)

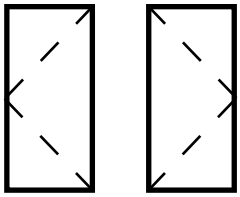
Holly Green | Redwood | Chestnut | Satin Creme | Dark Bronze | Toffee | Earthone | Black | White | Sandston | Beige

◊ Optional Unlimited Custom Painted Colors (exterior only)

* Printed colors shown here may not accurately depict actual vinyl or painted colors. Color samples are available upon request.

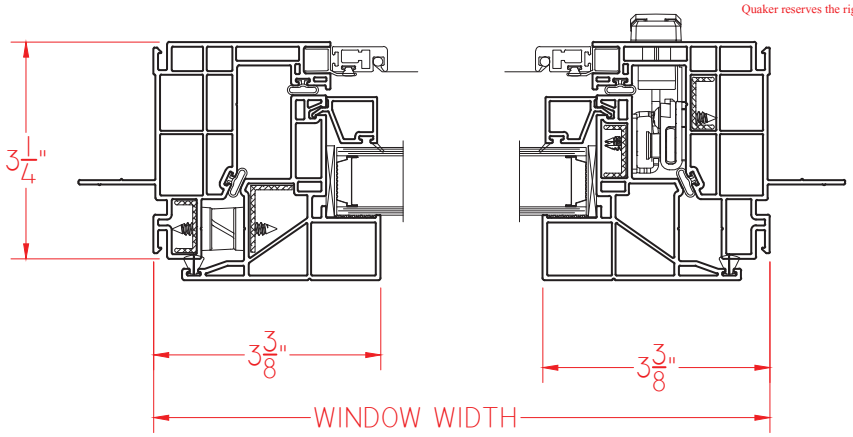
Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.

QUAKER
COMMERCIAL WINDOWS AND DOORS



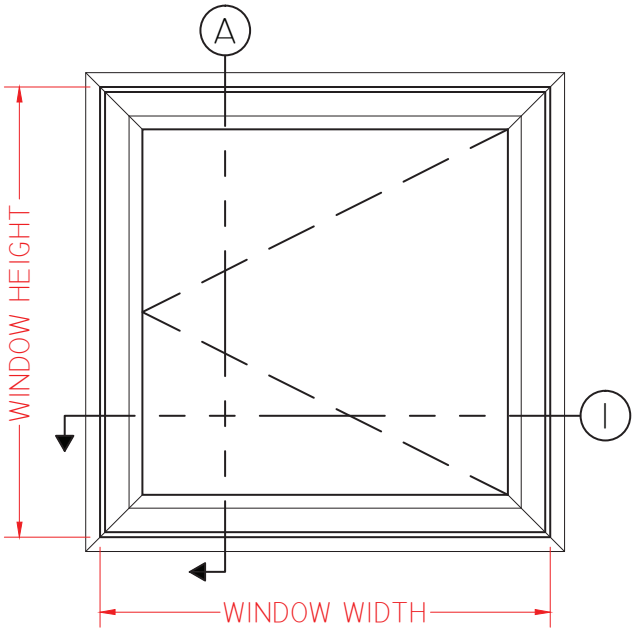
V300 Series
CW-50
3 ¼" Frame Depth
Casement (Project-Out)

V300 CA

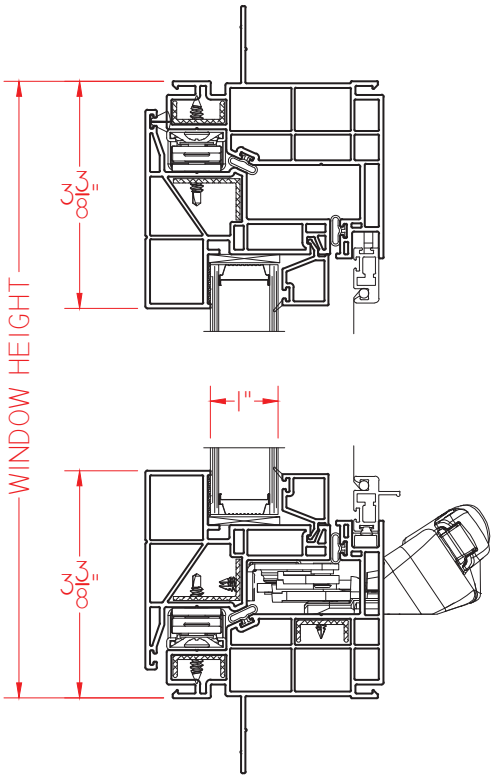


1 HORIZONTAL CROSS SECTION

A VERTICAL CROSS SECTION



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



V300 CASEMENT 01.21.2016 VERSION 1

SCALE 1:3

Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.

WINDOW & DOOR MANUFACTURERS ASSOCIATION WDMA MEMBER

QUAKER COMMERCIAL WINDOWS AND DOORS