

STAFF REPORT 07-26-2017 MEETING
APPLICATION NUMBER 17-5239
ADDRESS: 2060 WABASH
HISTORIC DISTRICT: CORKTOWN
APPLICANT: BECKY NIX

PREPARED BY: J. ROSS

PROPOSAL

The property is an empty lot that is located at 2060 Wabash. The applicant attended the March 11, 2015 Historic District Commission meeting and proposed the construction of a new house and garage. The applicant also proposed to landscape the yard. The Commission approved the proposal, as per the attached COA. Please see the attached drawings and rendering which the Commission approved in 2015.

With the current submittal, the applicant is seeking this body's approval to revise the design which was submitted in 2015. Please see the attached new drawings. Specific difference between the current design and that approved by the HDC include the following:

- Window dimension, number, and type have been changed at front, rear, and side elevations.
- Current design proposes lapped wood siding with areas of metal siding at side elevations. 2015 design proposed wood panel and wood shingle
- Current design proposes a metal roof with skylights. 2015 design proposed asphalt shingle
- At front elevation, integral planter box proposed in 2015 design is no longer present

APPLICABLE ELEMENTS OF DESIGN

1)

Height. Most residential buildings in the district range from one (1) story to two and one-half (2½) stories tall. However, an apartment building on Porter Street and a multi-unit building on Fourteenth Street are comprised of four (4) stories each. Commercial and industrial buildings range in height from one (1) to five (5) stories tall; the Victorian commercial buildings are between two (2) and three (3) stories tall. Institutional buildings range from one (1) to three (3) stories.

(2)

Proportion of buildings' front facades. Proportion varies in the district, depending on the age, style and type of building. One-story workers' cottages are slightly wider than tall to the peak of the gable; two-story pre-1880's residential buildings are generally taller than wide. Side-by-side duplexes are either wider than tall or square in proportion; terraces or attached rowhouses, when grouped together, are substantially wider than tall, although the individual units may appear taller than wide. Queen Anne style residences are generally slightly wider than tall or as tall as wide to the eaves of their roofs. The church buildings in the district are taller than wide, and other institutional buildings are generally wider than tall. Victorian commercial buildings are generally taller than wide, while newer commercial buildings in the district may be wider than tall. Multi-story industrial buildings in the district are usually taller than wide, while one (1) or (2) story industrial buildings are wider than tall. The fire station on Bagley Street at Sixth Street is wider than tall.

(3)

Proportion of openings within the facades. Window openings are usually taller than wide, but there are also square openings and transom window openings which are wider than tall. Several windows are sometimes grouped into a wider than tall combination. Window openings are almost always subdivided, the double-hung sash is the most common window type. Its sashes

are generally further divided by muntins, resulting in lights arranged two-over-two, four-over-four, or six-over-six. There is a great variety of sizes and shapes of window openings in the Queen Anne style buildings, while there is a more regular arrangement in the earlier pre-1880's buildings. Facades have approximately five (5) percent to seventy-five (75) percent of their area glazed; residential buildings generally fall into the thirty (30) to thirty-five (35) percent range.

(4)

Rhythm of solids to voids in front facades. Pre-1880's buildings in the Italianate and Greek Revival styles display a great regularity in the rhythm of solids to voids, with one (1) opening placed directly above the other. The post-1880's Queen Anne style buildings exhibit a greater freedom, with their bay windows and combinations of windows in gables.

(5)

Rhythm of spacing of buildings on streets. The original pattern of spacing of buildings on streets was that of houses placed very close together. Most houses were situated on twenty-five (25) foot lots, the major exceptions being the Lognon Farm where most lots were thirty-three (33) feet wide and where a house was infrequently placed on an undivided fifty-foot (50) lot. Houses on narrow lots were usually placed on or closer to a side property line, providing more space on one side of the building. Rhythm has been interrupted by vacant lots due to demolition of buildings almost throughout the district.

(6)

Rhythm of entrance and/or porch projections. Most houses in the district have projecting front porches, usually on one (1) side of the front facade and sometimes wrapping around to the side, especially on corner lots. Some Victorian houses have a secondary porch at the side.

(7)

Relationships of materials. The great majority of buildings in the district are wood frame structures originally clad in clapboard with wooden skirting or brick foundations. Some have more recently been sheathed in aluminum, vinyl or asphalt siding, and original skirting has often been replaced with metal skirting or concrete block foundations. Window sash and functional and decorative trim are in wood. Wood is frequently the only material below the eaves of a building, except for the window glass. There are some brick residential buildings in the district, the majority of these being duplexes and multi-unit dwellings. The small commercial buildings, the industrial buildings, the fire station, and most of the institutional buildings in the district are brick. Roofing material is primarily asphalt shingles, although a few wood shingle roofs and one (1) slate roof exist in the district.

(8)

Relationship of textures. The most common relationship of textures in the district is that of clapboard to the smooth surface of wood trim. Aluminum or vinyl siding of the same width as the original clapboard siding that does not alter the relationship of the siding to the functional trim and architectural detail of the building can sometimes contribute to textural relationships. Porches are usually in wood, although some have brick piers. Steps are either in wood, which was the original material, or concrete. Where wooden shingles, carvings, or other decorative wooden details exist, they add significantly to the textural interest of the building. Asphalt shingles or rolled asphalt roofs generally have little textural interest, while wood shingles has considerable interest. Detailed brickwork on brick buildings contributes to textural interest when it exists.

(9)

Relationships of colors. Paint colors in the district generally relate to style. Earlier buildings usually

display muted colors, such as earth tones and shades of yellow, while Italianate and Queen Anne style buildings sometimes display richer and darker colors, such as browns, golds, grays, and blues. Common trim colors include; shades of cream, yellow, gray, brown, green, and white. Window sashes are frequently painted white, deep red, brown and gray. Asphalt siding is either red or brown brick color. Wood shingle roofs are a weathered cedar tone, while most asphalt shingled roofs are either in light colors, such as sand, light gray, light brown, or light green, or darker colors, such as dark gray, black, or dark green.

(10)

Relationship of architectural details. These generally relate to style, and the styles in Corktown run from early Victorian to late Victorian and Colonial Revival. The earliest houses in the Greek Revival and Venacular styles contain a minimal amount of architectural detail. Functional detail includes the wood cornerboards, wide cornices with brackets supporting the eaves, and window frames and sills. More ornate details of the Italianate or Queen Anne styles include paired brackets, window and porch hoods, wooden carvings, sunburst patterns, fishscale shingles, and verge-boards in gables, and spindlework on balustraded porches. Some buildings, especially those on Church Street, have leaded glass windows. The late Victorian commercial buildings sometimes have decorative cornice work, corbeltables, and pediments or parapet walls. In general, Corktown is rich in its diversity and quality of architectural styles and detail.

(11)

Relationship of roof shapes. Pitched roofs with frontal gables predominate in the district, although pitched roofs with side-facing gables, hip roofs, and hip roofs with intersecting gables also exist. More complex roof shapes occur primarily on Church Street. Commercial buildings generally have flat roofs. St. Peter's Episcopal Church has a steeply pitched roof with frontal gables. Rear additions to houses, such as kitchens, frequently have shed roofs.

(12)

Walls of continuity. The major wall of continuity is created by the buildings, with their fairly uniform setbacks within blocks. Mature and recently planted trees along the tree lawns create a secondary wall of continuity.

(13)

Relationship of significant landscape features and surface treatments. The typical treatment of individual properties is a shallow flat front lawn area in grass turf, subdivided by a concrete walk leading to the front entrance and sometimes a concrete walk leading to the side entrance. Short concrete walks from the curblines to the public sidewalk are also frequent in the district. Foundation plantings and evergreens are typical plantings in front yards. Hedges are occasionally planted along the side lot lines in the front yards and sometimes along the front lot line; this treatment usually occurs on corner lots when it exists. Chain link fences predominate as rear yard enclosures; few continue into the front yards. Wood posts and rails with wire mesh are also common fence types found in the district, and a few of these fences enclose the front yard as well as the rear. Many rear garages with alley entrances exist. Concrete side driveways, where they exist interrupt the succession of front yards and are not the original treatment of the property. The curbs are cut red-brown stone in the majority of the district, with the primary exceptions of Porter Street, Labrosse Street, Leverette Street, and Michigan Avenue. Alleys in the district are paved in concrete. Vacant lots are either paved-over or gravelled as parking lots or are unkept. Light fixtures are elevated on wooden telephone poles in most parts of the district.

(14)

Relationship of open space to structures. Open space occurs in the form of vacant land, a playground, and parking lots, and frequently occurs on corner lots. Open space in the form of front yards to buildings is generally very shallow. Some buildings are situated on the front lot line or very close to it; this usually occurs on north-south streets east of Rosa Parks Boulevard, and on Porter Street.

(15)

Scale of facades and facade elements. The majority of buildings in the district are small in scale, with the exception of multi-story industrial buildings and apartment buildings, which are medium to large in scale and therefore do not comply with the original scale of the neighborhood. Facade elements, such as bays, steep roofs, gables, and/or verandas, are moderate in scale. Details within these elements are generally small in scale.

(16)

Directional expression of front elevations. One-story residences are usually slightly wider than tall but their directional expression is vertical due to the gable of the steeply pitched roof. Two-story, Italianate and Greek Revival single-family residences are vertical in directional expression, while duplexes in those styles are usually neutral. Two-story Queen Anne buildings are either neutral in directional expression or have vertically expressed front facades, depending on the projection of gables and/or roof slopes. Terraces are horizontal in directional expression, churches are emphatically vertical, and industrial buildings are either vertically or horizontally expressed, depending on the number of stories. Individual Victorian commercial buildings are usually vertical but may form a commercial row that is horizontal.

(17)

Rhythm of building setbacks. Setbacks vary from area to area within the district, although they are usually consistent within blocks. In general, buildings have very shallow front yards, although buildings may relate to the building lines differently due to porch projections and paws where they exist. Buildings on the north-south streets and corners are very close to the front lot lines. Some industrial and commercial buildings are situated directly on the front lot line.

(18)

Relationship of lot coverage. Lot coverage ranges from zero (0) percent to one hundred (100) percent, the average residential coverage being approximately forty (40) percent. Industrial buildings are in the upper range, as are some corner stores and some houses on north-south cross streets.

(19)

Degree of complexity within the facade. Early buildings are simple and straightforward. Queen Anne style buildings are more complex in massing and detail but are not overly complex.

(20)

Orientation, vistas, overviews. In general, buildings East of Rosa Parks Boulevard are oriented toward the east-west streets, with Trumbull Avenue, Eighth Street and Sixth Street being exceptions. Buildings west of Rosa Parks Boulevard are most often oriented toward the north-south streets. Garages are oriented toward the alleys. Commercial buildings are located on corner lots and on Michigan Avenue and sometimes on corner lots within the residential areas. There are vistas of downtown Detroit and Tiger Stadium from the Corktown District. The general overview is that of small-scaled mixed-use neighborhood with major thoroughfares and major landmarks, such as Tiger Stadium, Michigan Central Station, and Most Holy Trinity R.C. Church surrounding the district.

(21)

Symmetric or asymmetric appearance. Most buildings in the district are asymmetrical in appearance, but result in balanced compositions.

(22)

General environmental character. The Corktown Historic District, with its narrow lots, shallow front yards, and small-scaled buildings, has a low-density, urban, mixed use character of a pre-automobile city. Its original cohesiveness has been eroded by housing demolition over the years. Anchored by Tiger Stadium on the north, Michigan Central Station and Roosevelt Park on the west, Most Holy Trinity Church and the John C. Lodge Expressway on the east, and the West Side Industrial Park on the south, the neighborhood is set apart from its surrounding environment, resulting in a definable community in the shadows of Downtown Detroit.

RECOMMENDATION

The proposed revision will not result in a design which is incompatible with the historic district. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work because it meets the Secretary of the Interior's Standards for Rehabilitation standard number 9) *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.* However, staff recommends that this COA be issued with the following conditions:

- HDC staff shall be afforded the opportunity to review and approve the property's final color palette



CURRENT REVISED DRAWINGS FOR REVIEW

NEW SINGLE FAMILY DWELLING AND GARAGE



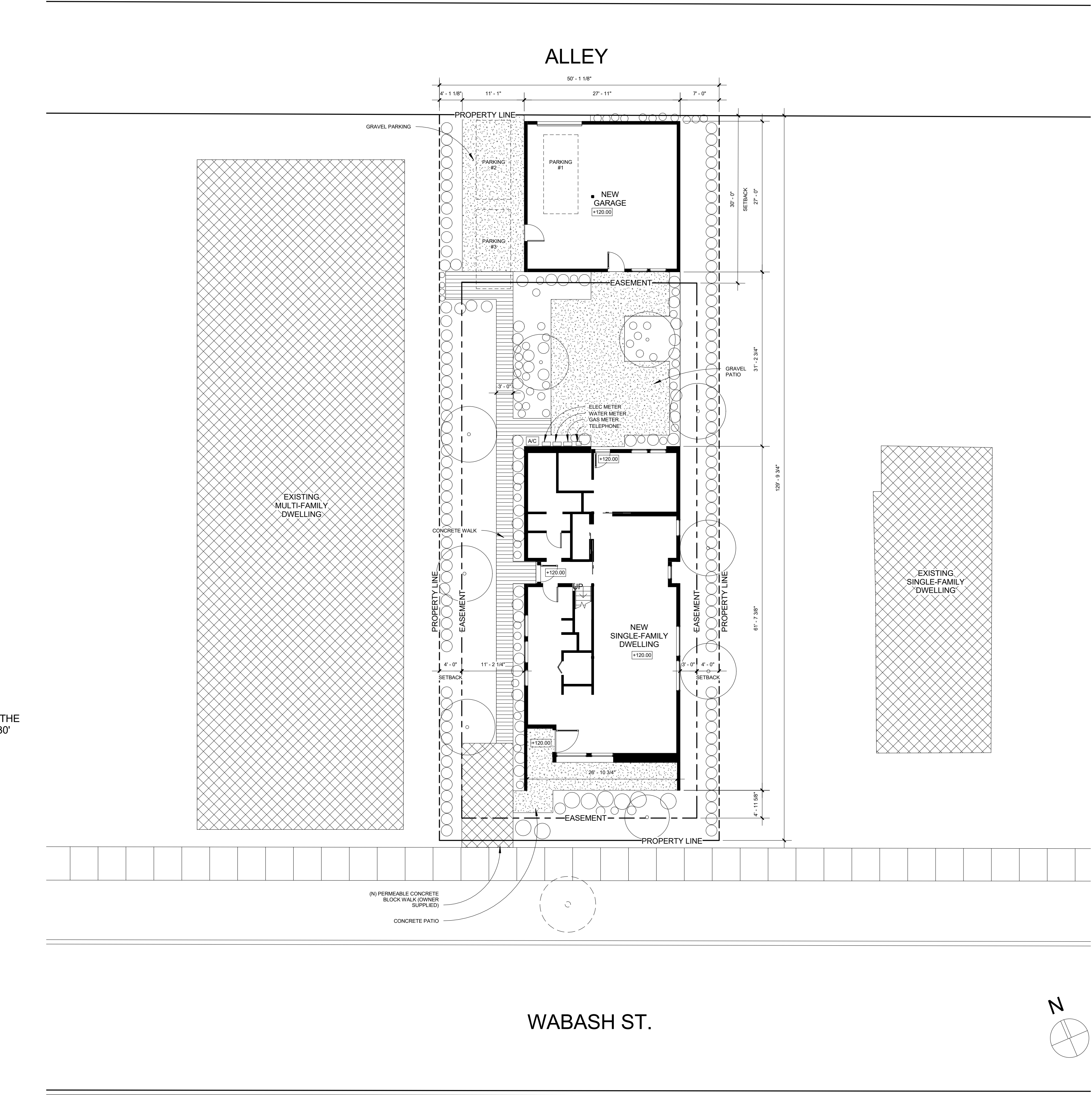
bioLINIA
2021 Marantette St.
Detroit, MI 48216
(313) 330 2443
www.bioLINIA.com

NIX RESIDENCE

2060 Wabash St.
Detroit, MI 48216

- PROJECT DESCRIPTION:** NEW CONSTRUCTION OF A 1.5-STORY SINGLE FAMILY RESIDENCE WITH A DETACHED 1 STORY GARAGE, LOCATED IN THE CORKTOWN HISTORIC DISTRICT.
- LEGAL DESCRIPTION:** E WABASH LOT 41 SUB OF PT O L NO 1 LAFFERTY FARM LI P193 PLATS, W C R 8/21 50X130
- PARCEL ID NUMBER:** W08 I00872A
- PROJECT ADDRESS:** 2060 WABASH ST. DETROIT MI 48216
- ZONE:** R2
- PROPOSED OCCUPANCY:** R2
- ALLOWABLE LOT COVERAGE:** LOT AREA (50'X130') = 6,500 SF
ALLOWABLE LOT AREA (35%) = 2,275 SF
- PROPOSED LOT COVERAGE:** HOUSE AREA (1ST FLOOR) = 1,520 SF
GARAGE/STUDIO AREA (FOOTPRINT) = 747 SF
TOTAL PROPOSED COVERAGE = 2,267 SF
- GROSS BUILDING AREA (HOUSE):** 1ST FLOOR (1,520 SF) + 2ND FLOOR (1,122 SF) = 2,642 SF
- GROSS BUILDING AREA (GARAGE):** 747 SF
- CONSTRUCTION TYPE:** V-B
- OFF-STREET PARKING REQUIRED:** 2 SPACES
- PROVIDED:** 3 SPACES
- REQUIRED SETBACKS:** SIDE = 4 FT. MIN/14' COMBINED, FRONT = 20' OR HALFWAY BETWEEN THE CENTER OF FRONT ELEVATIONS OF ADJACENT BUILDINGS, REAR = 30'
- MAX. HEIGHT ALLOWANCE:** 35'
- FLOOD PLAIN:** NO
- APPLICABLE CODES:** 2012 MICHIGAN BUILDING FIRE CODE
2012 MICHIGAN MECHANICAL CODE
2012 MICHIGAN ELECTRICAL CODE
2012 MICHIGAN PLUMBING CODE
UNIFORM ENERGY CODE
CITY OF DETROIT ZONING ORDINANCE 309-G
- ADDITIONAL AGENCY REVIEW:** DETROIT HISTORIC COMMISSION

SCHEDULE OF DRAWINGS	
A0.00	PROJECT DATA SITE PLAN
A0.02	FOUNDATION, FRAMING, & ROOF PLANS
A1.01	FLOOR & REFLECTED CEILING PLANS
A3.01	ELEVATIONS
A4.01	BUILDING SECTIONS & DETAILS
A5.01	DOOR & WINDOW SCHEDULE
E10.01	ELECTRICAL PLANS & PANEL SCHEDULES
M11.01	MECHANICAL PLANS



PERMIT SET

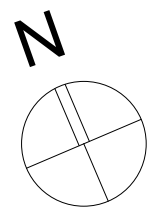
No.	Description	Date
	Addendum 1	05/08/2017
	PERMIT SET	05/19/2017

PROJECT DATA
SITE PLAN

Project number 2016_1000
Date MAY 19, 2017
Drawn by BN
Checked by BN

A0.00

Scale 3/32" = 1'-0"



NIX RESIDENCE

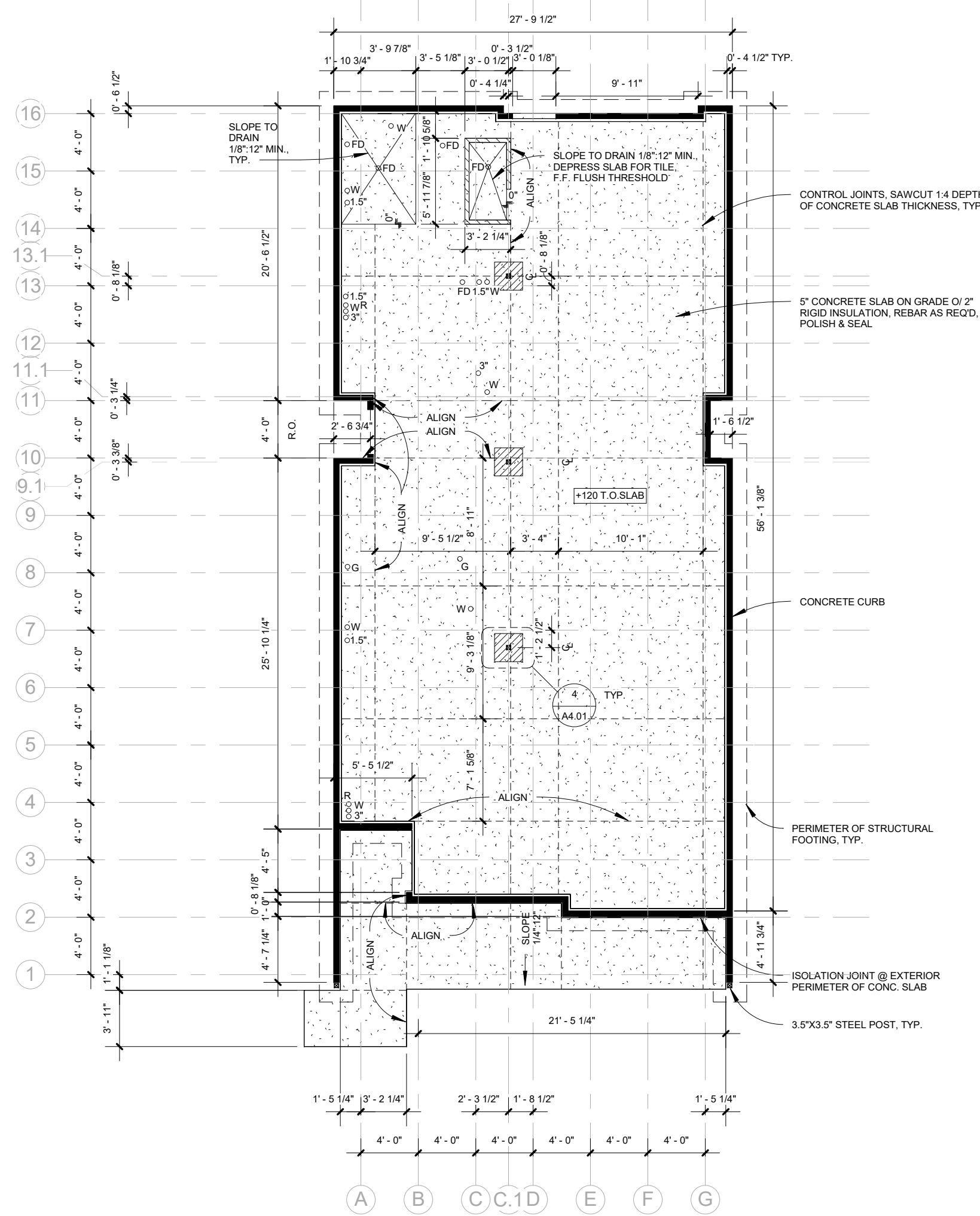
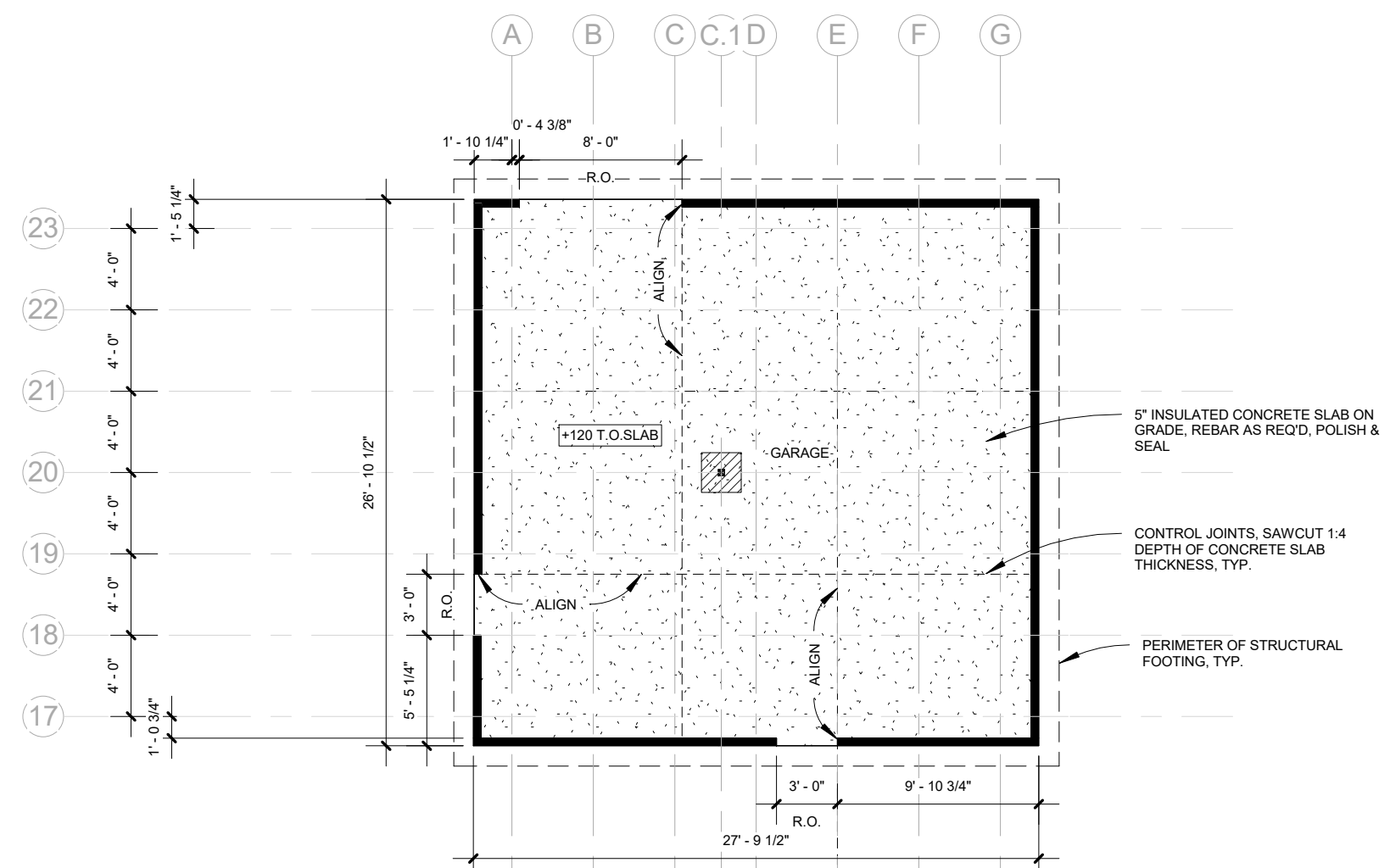
2060 Wabash St.
Detroit, MI 48216

FOUNDATION SYMBOLS

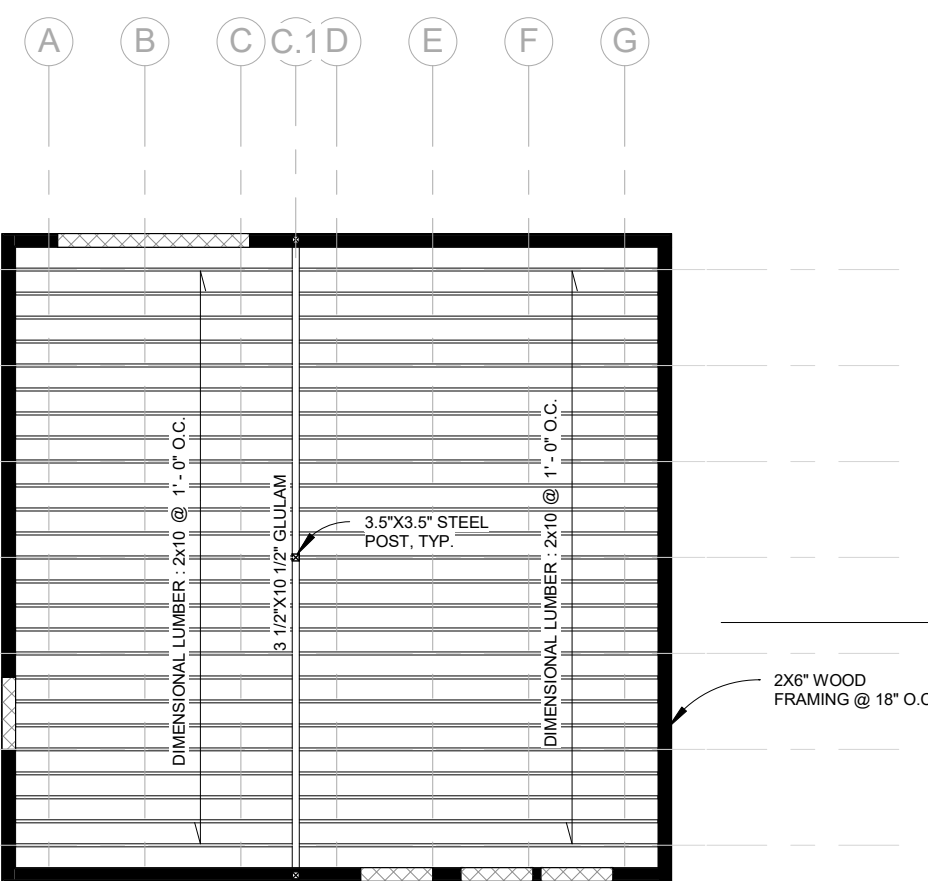
- CONCRETE SLAB
-
-
- ISOLATED FOOTING AT COLUMN 24\"/>
- 3.5\"/>
- SINK DRAIN ROUGH-IN
- SEWAGE DRAIN ROUGH-IN
- FLOOR DRAIN LOCATION
- GAS CONNECTION
- WATER SUPPLY ROUGH-IN

NOTES

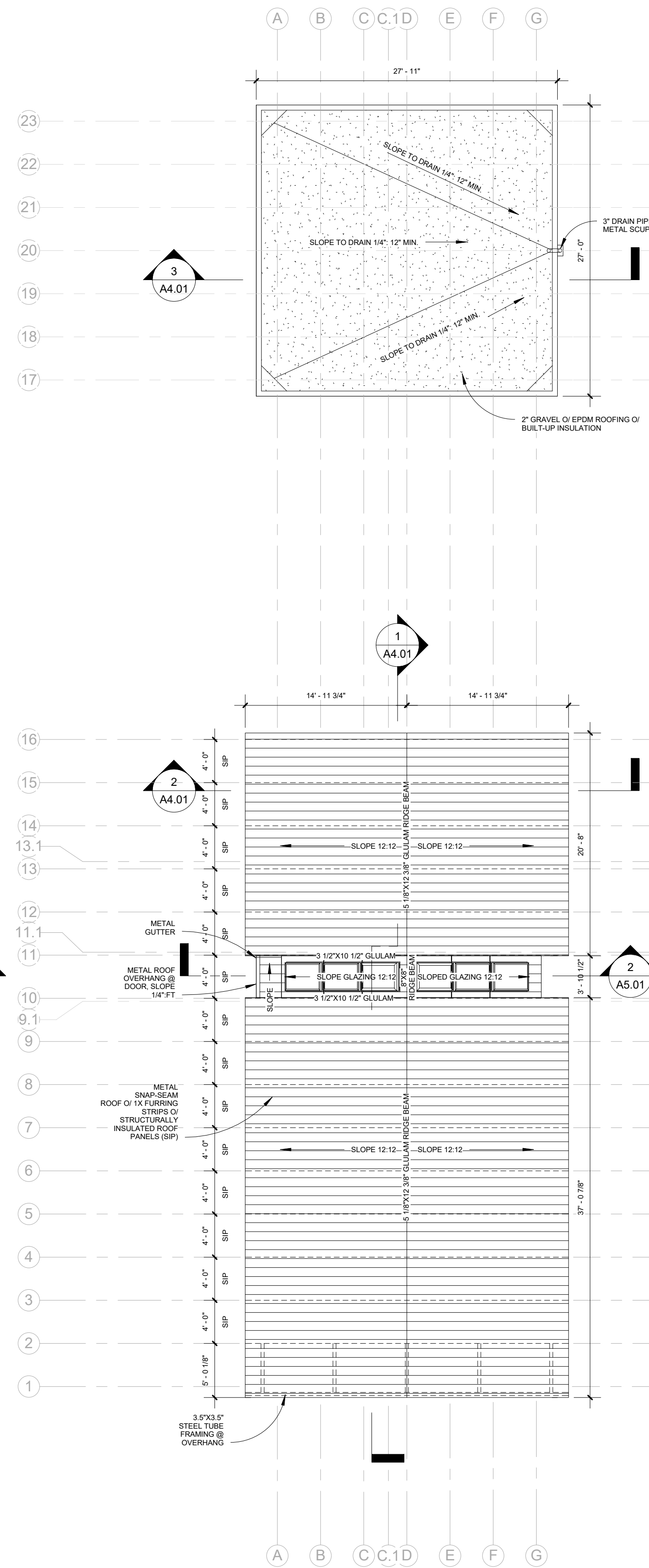
- 1) SOIL BEARING PRESSURE PER SOILS REPORT INDICATES 2,000 LBS/S.F. BELOW A DEPTH OF 3'-6\" @ HOUSE AND 3'-10\" @ GARAGE. ALL FOOTINGS SHALL CONFORM TO SOILS REPORT RECOMMENDATIONS (SEE REPORT FOR SPECIFICATIONS).
- 2) PROVIDE BACK-FLOW PREVENTER ON SEWAGE LINE



1 FOUNDATION PLAN
1/8" = 1'-0"



2 2ND FLOOR HOUSE FRAMING AND GARAGE ROOF FRAMING PLANS
1/8" = 1'-0"



3 ROOF PLAN & FRAMING
1/8" = 1'-0"

PERMIT SET

No.	Description	Date
	PERMIT SET	05/19/2017

FOUNDATION, FRAMING, & ROOF PLANS

Project number 2016_1000
 Date MAY 19, 2017
 Drawn by BN
 Checked by BN

A0.02

Scale 1/8" = 1'-0"

NIX RESIDENCE

2060 Wabash St.
 Detroit, MI 48216

PERMIT SET

No.	Description	Date
	Addendum 1	05/08/2017
	PERMIT SET	05/19/2017

ELEVATIONS

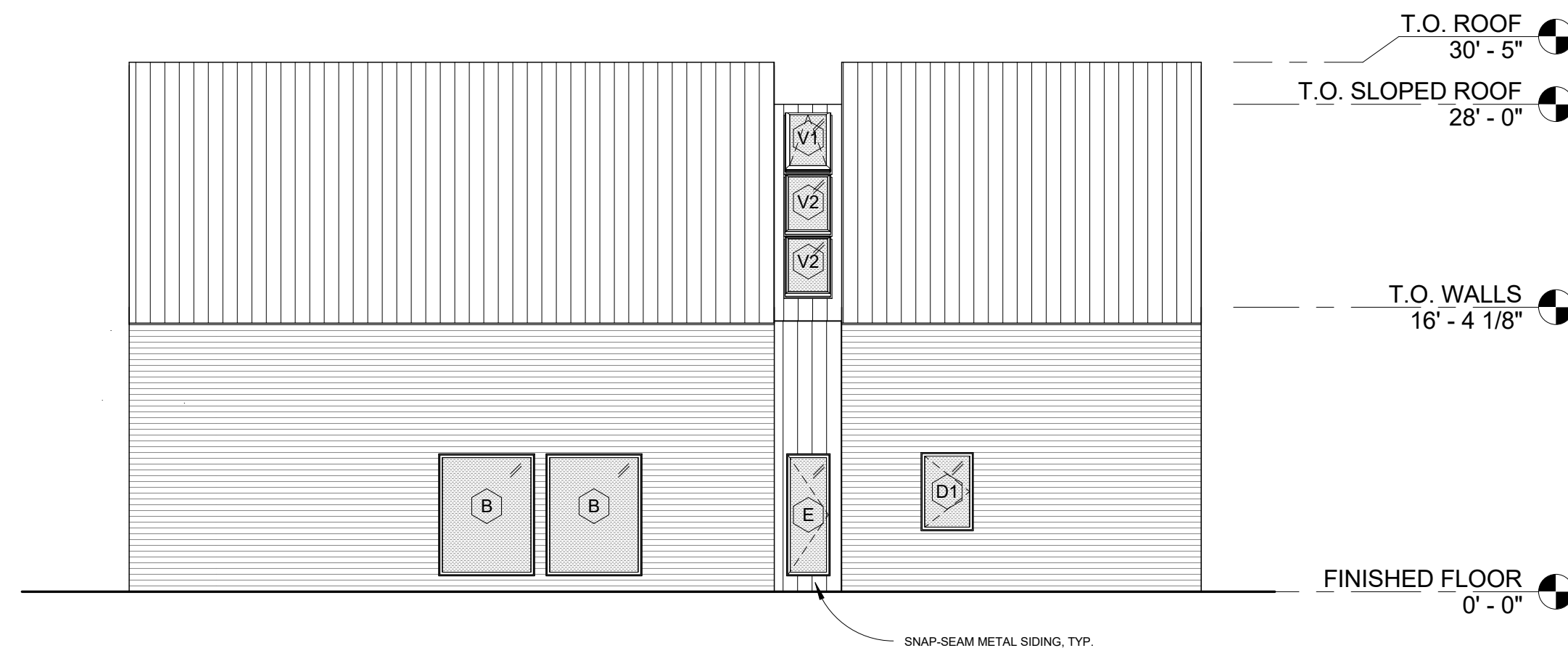
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 Date MAY 19, 2017
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A3.01

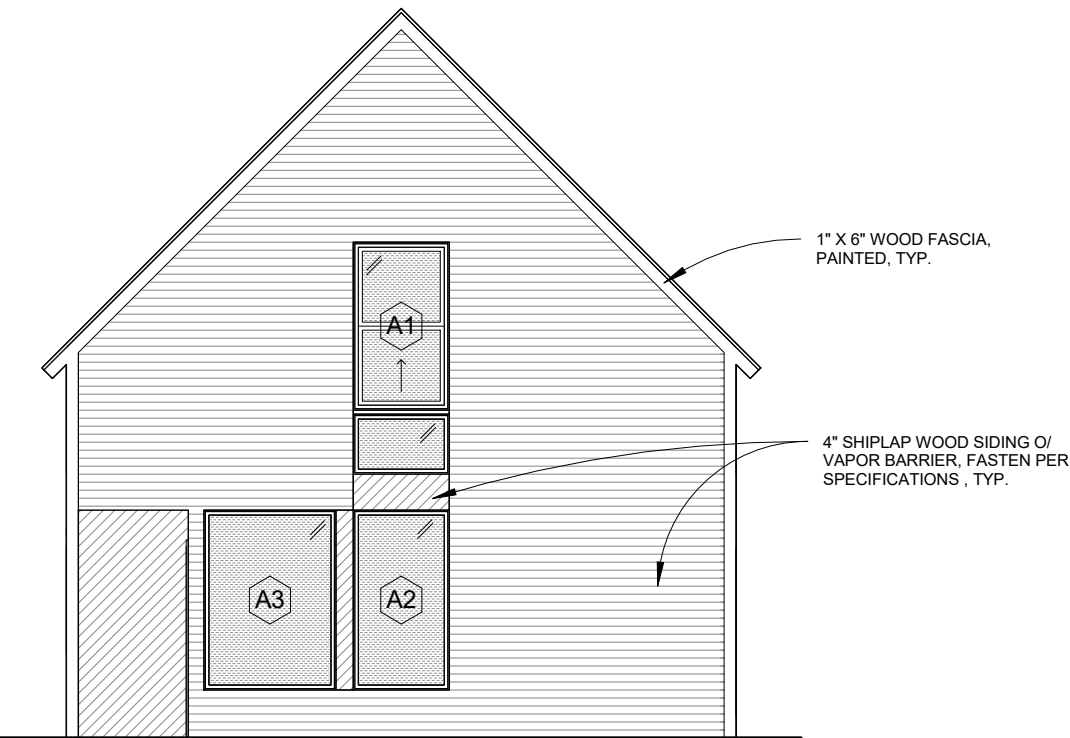
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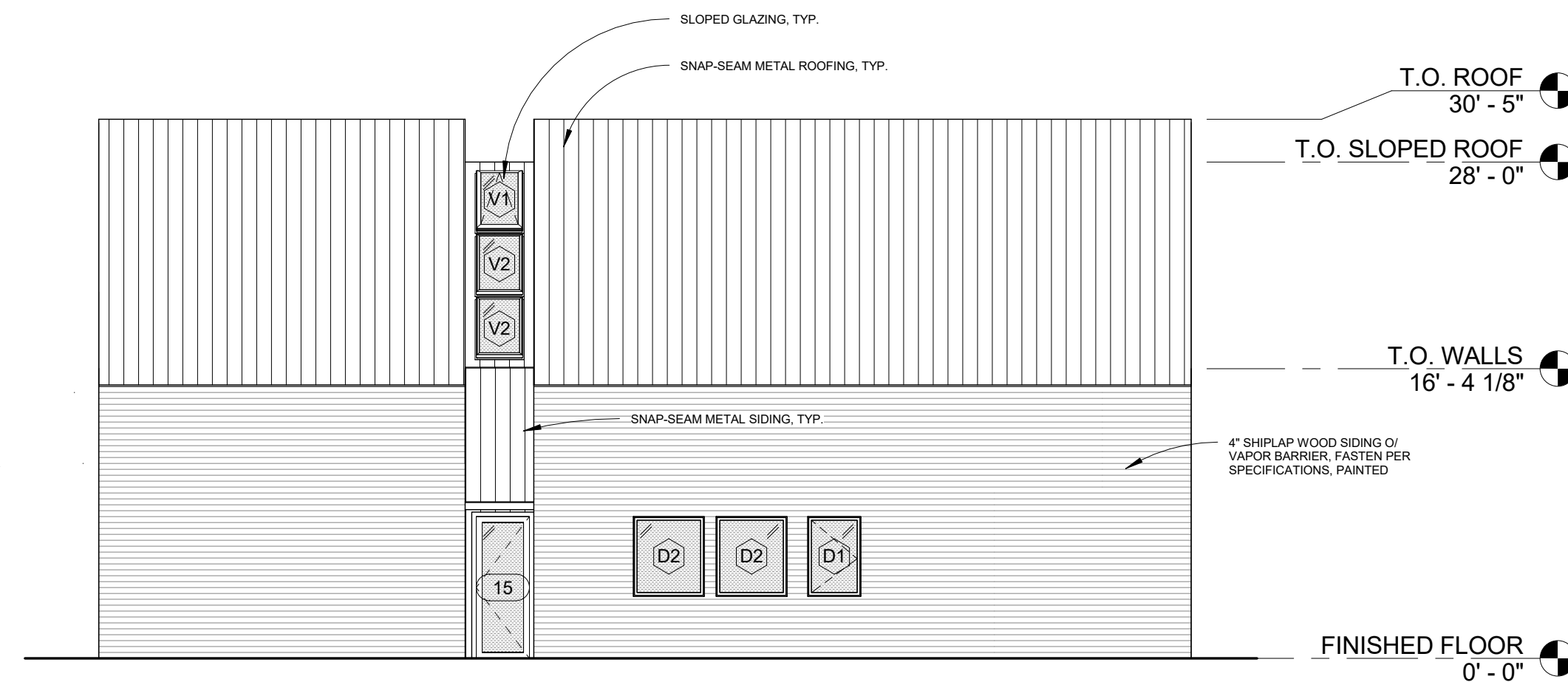
① HOUSE NORTH
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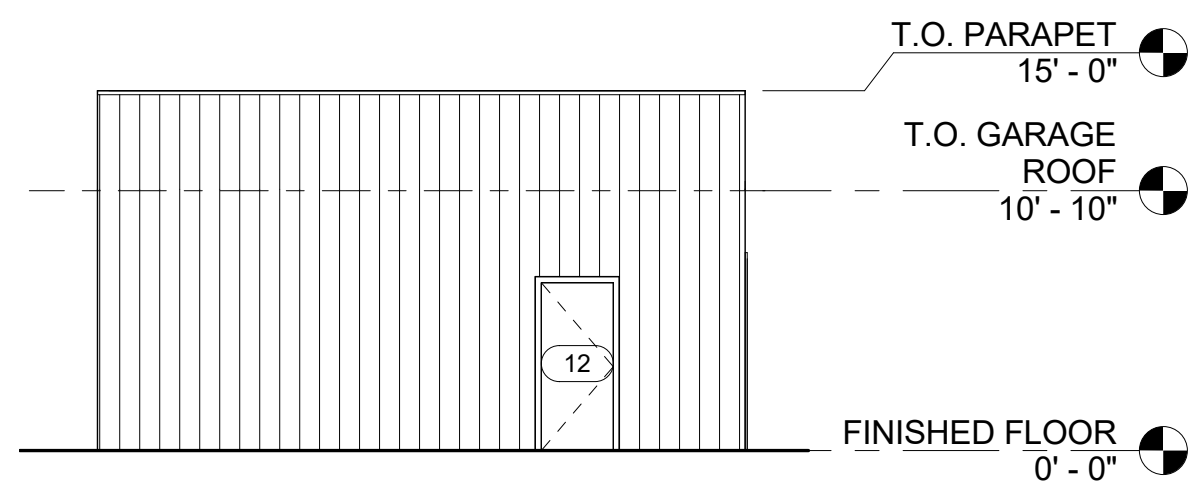
② HOUSE EAST
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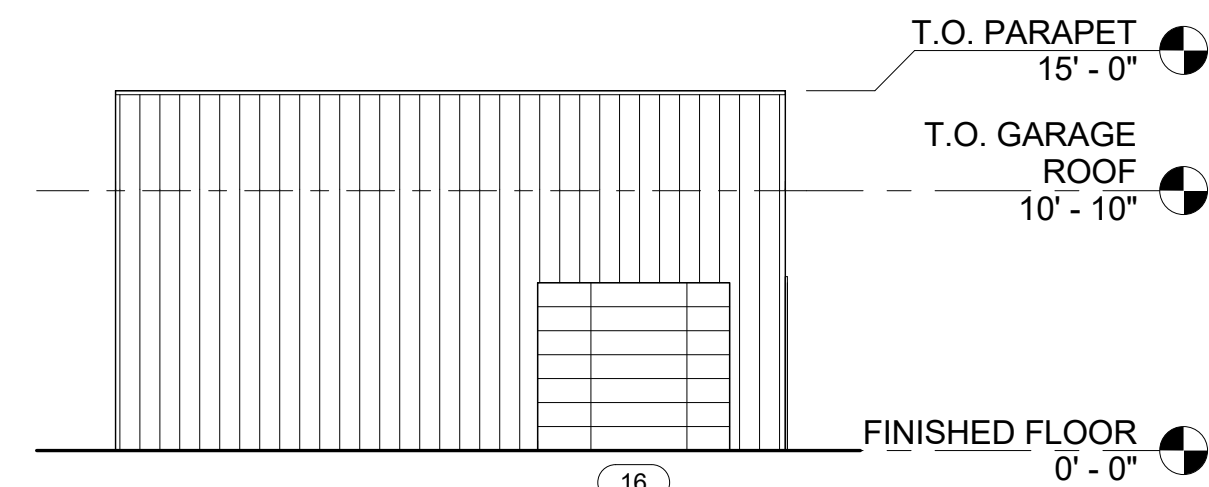
③ HOUSE SOUTH
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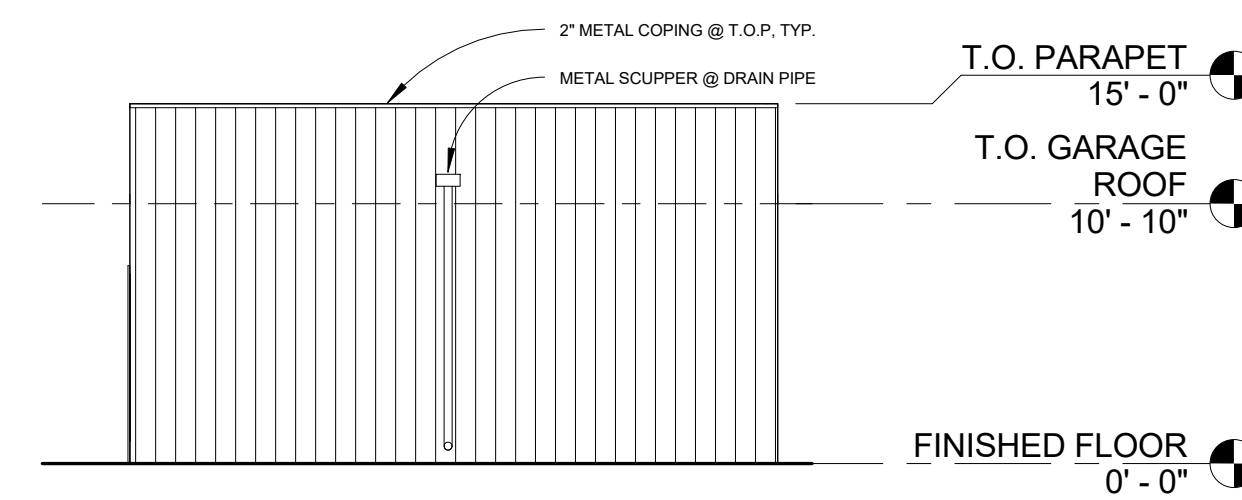
④ HOUSE WEST
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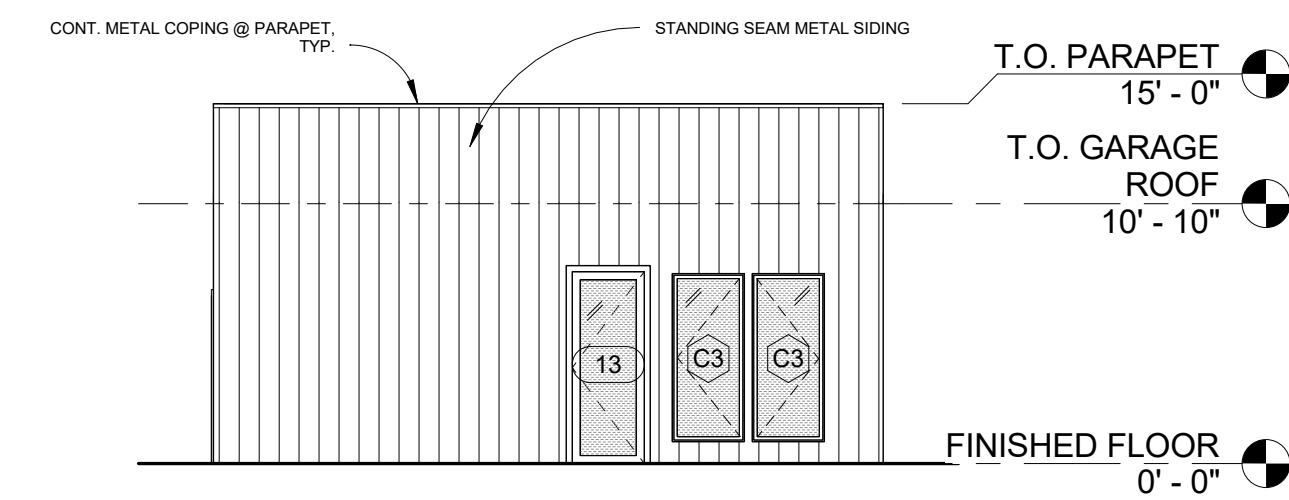
⑤ GARAGE NORTH
 1/8" = 1'-0"



⑥ GARAGE EAST
 1/8" = 1'-0"



⑦ GARAGE SOUTH
 1/8" = 1'-0"

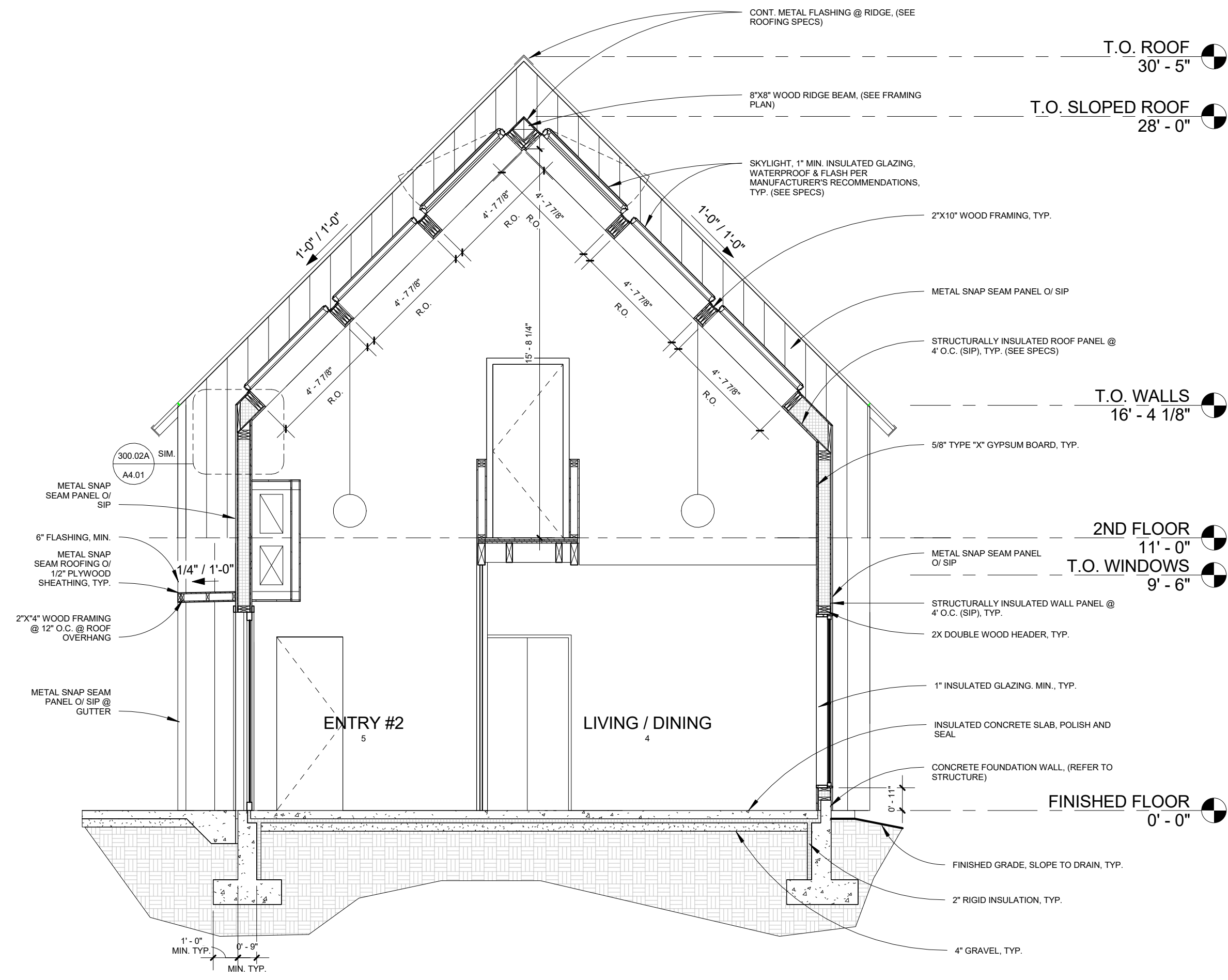


⑧ GARAGE WEST
 1/8" = 1'-0"

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NIX RESIDENCE

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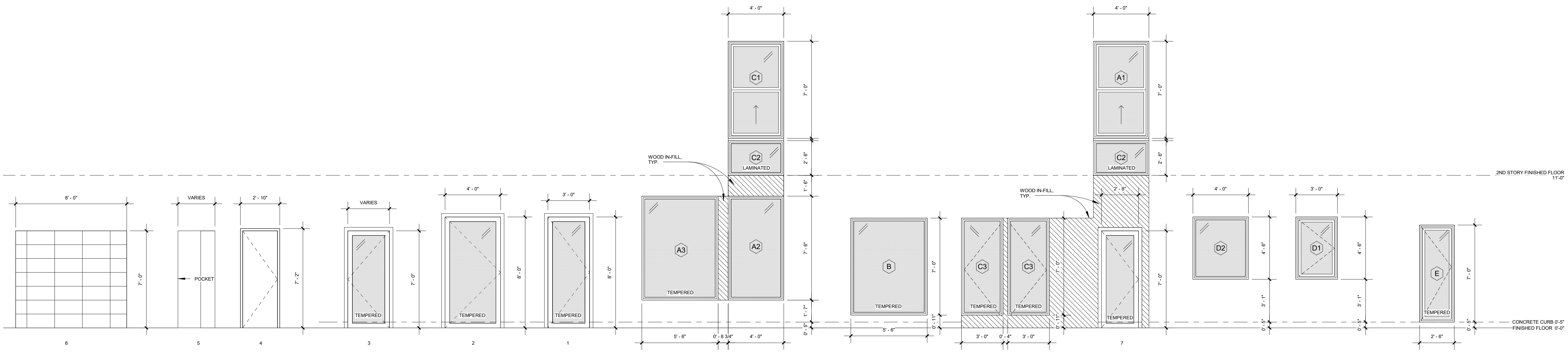


Window Schedule									
Mark	Type	Description	Height	Width	Thickness	Frame Material	Glazing Area	Comments	
1	A1	Operable- Single Hung	7'-0"	4'-0"	61 mm	Aluminum	28 SF		
2	A2	Fixed	7'-6"	4'-0"	61 mm	Aluminum	30 SF		
3	A3	Fixed	7'-6"	5'-6"	61 mm	Aluminum	41 SF		Tempered
4	B	Fixed	7'-0"	5'-6"	61 mm	Aluminum	39 SF		Tempered
5	B	Fixed	7'-0"	5'-6"	61 mm	Aluminum	39 SF		Tempered
5.5	E	Operable	7'-0"	2'-6"	61 mm	Aluminum	18 SF		Tempered
6	C1	Operable- Single Hung	7'-0"	4'-0"	61 mm	Aluminum	28 SF		
7	C3	Operable	7'-0"	3'-0"	61 mm	Aluminum	21 SF		Tempered
8	C3	Operable	7'-0"	3'-0"	61 mm	Aluminum	21 SF		Tempered
9	D2	Fixed	4'-6"	4'-0"	61 mm	Aluminum	18 SF		
10	D2	Fixed	4'-6"	3'-0"	61 mm	Aluminum	14 SF		
11	D1	Fixed	4'-6"	3'-0"	61 mm	Aluminum	14 SF		
12	C3	Operable	7'-0"	3'-0"	61 mm	Aluminum	21 SF		Tempered
13	C3	Operable	7'-0"	3'-0"	61 mm	Aluminum	21 SF		Tempered
14	C2	Fixed	2'-6"	4'-0"	61 mm	Aluminum	10 SF		Laminated
15	C2	Fixed	2'-6"	4'-0"	61 mm	Aluminum	10 SF		Laminated
16	V1	Electric venting deck mounted skylight	4'-8"	2'-7 3/8"			12 SF		Laminated- Velux VSE M08 - SEE SPECIFICATION
17	V1	Electric venting deck mounted skylight	4'-8"	2'-7 3/8"			12 SF		Laminated- Velux VSE M08 - SEE SPECIFICATION
18	V2	Fixed deck mounted skylight	4'-8"	2'-7 1/2"			12 SF		Laminated- Velux FS M08 - SEE SPECIFICATION
19	V2	Fixed deck mounted skylight	4'-8"	2'-7 1/2"			12 SF		Laminated- Velux FS M08 - SEE SPECIFICATION
20	V2	Fixed deck mounted skylight	4'-8"	2'-7 1/2"			12 SF		Laminated- Velux FS M08 - SEE SPECIFICATION
21	V2	Fixed deck mounted skylight	4'-8"	2'-7 1/2"			12 SF		Laminated- Velux FS M08 - SEE SPECIFICATION

Door Schedule										
	Door Type	Family and Type	Description	Height	Width	Thickness	Frame Material	Finish	Fire Rating	Comments
1	2	Single-Glass 1: 48" x 96"		8'-0"	4'-0"	61 mm	Aluminum / Wood	AL/WD		Tempered
2	5	Bifold-2 Panel: 30" x 84"		7'-0"	2'-6"	38 mm	Wood			
3	4	Single-Flush: 32" x 84"		7'-0"	2'-8"	51 mm	Wood			
4	4	Single-Flush: 32" x 84"		7'-0"	2'-8"	51 mm	Wood			
5	5	Sliding Door Pocket door - Wood_8628: 7'-0" x 40"		7'-0"	3'-4"	38 mm	Wood			
6	5	Sliding Door Pocket door - Wood_8628: 7'-0" x 32"		7'-0"	2'-8"	38 mm	Wood			
7	4	Single-Flush: 34" x 84"		7'-0"	2'-10"	51 mm	Wood			
8	4	Single-Flush: 34" x 84"		7'-0"	2'-10"	51 mm	Wood			
9	4	Single-Flush: 34" x 84"		7'-0"	2'-10"	51 mm	Wood			
10	4	Single-Flush: 34" x 84"		7'-0"	2'-10"	51 mm	Wood			
11	4	Single-Flush: 34" x 84"		7'-0"	2'-10"	51 mm	Wood			
12	4	Single-Flush: 36" x 84"		7'-0"	3'-0"	51 mm	Aluminum / Wood	AL/WD		Insulated
13	1	Single-Glass 1: 36" x 96"		8'-0"	3'-0"	61 mm	Aluminum / Wood	AL/WD		Tempered
14	7	Single-Glass 1: 32" x 84"		7'-0"	2'-8"	61 mm	Aluminum	AL/WD		Tempered
15	3	Single-Glass 1: 36" x 8'0"		8'-0"	3'-0"	61 mm	Aluminum / Wood	AL/WD		Tempered
16	6	Overhead-Sectional: 8'x7'		7'-0"	8'-0"	77 mm	Aluminum			

PERMIT SET

No.	Description	Date
	Addendum 1	05/08/2017
	PERMIT SET	05/19/2017

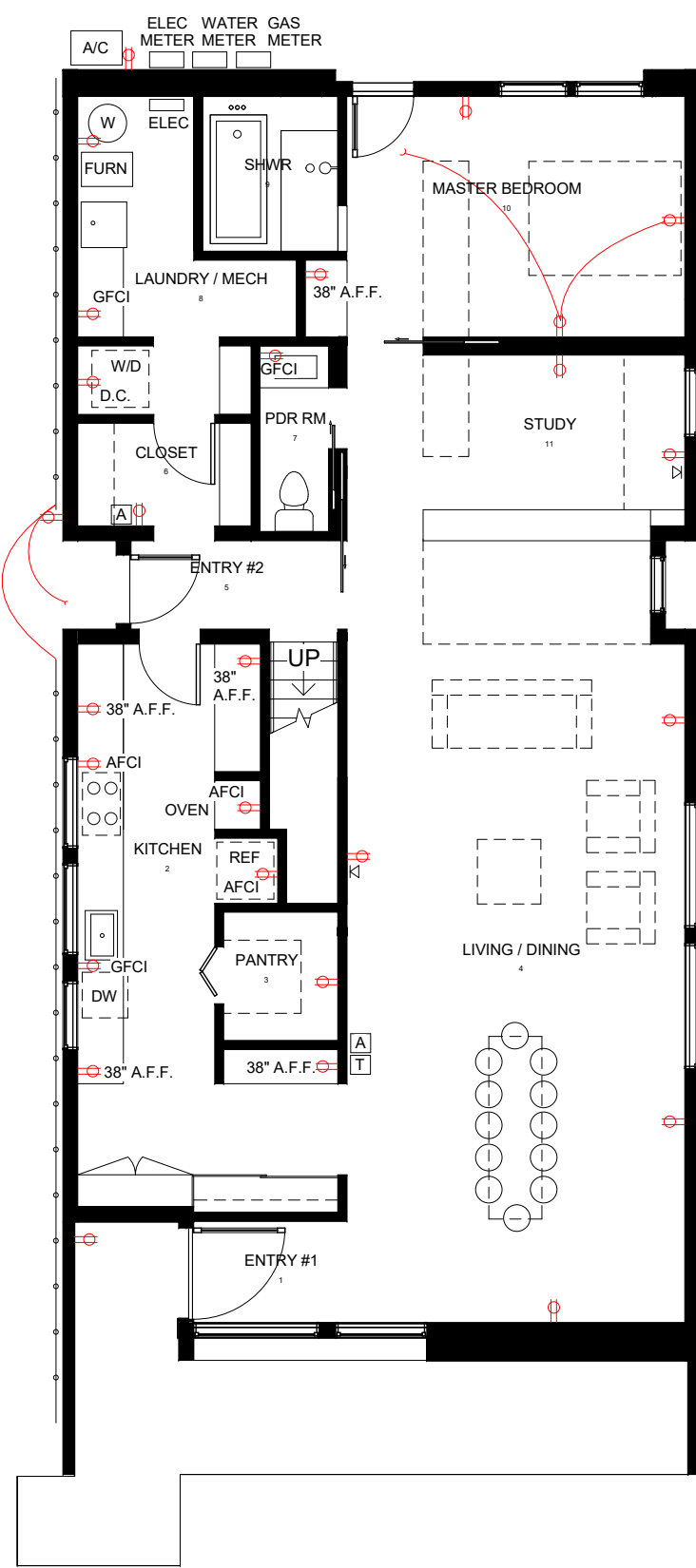


DOOR & WINDOW SCHEDULE

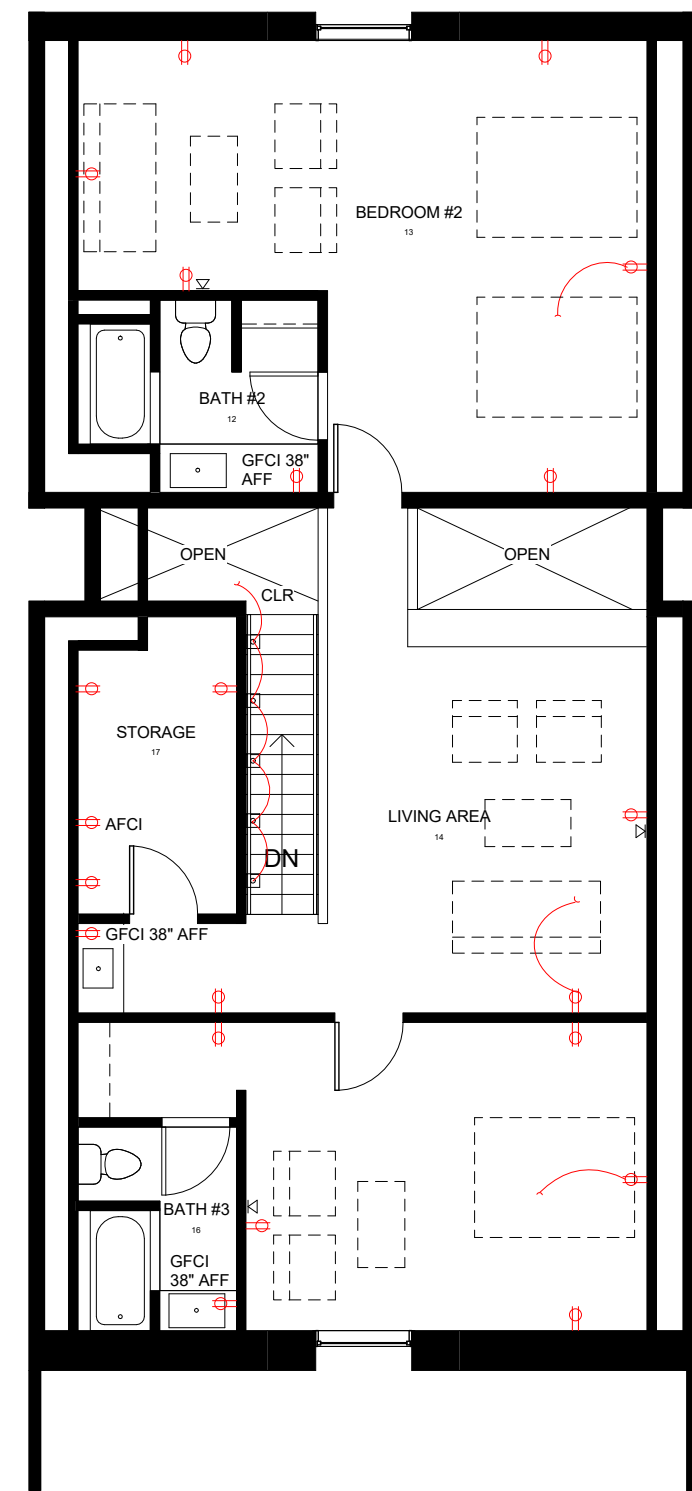
Project number 2016_1000
 Date MAY 19, 2017
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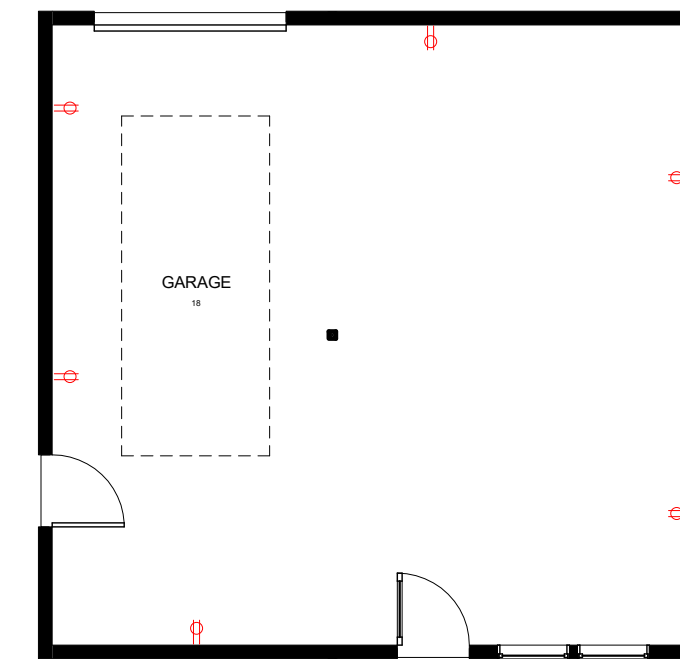
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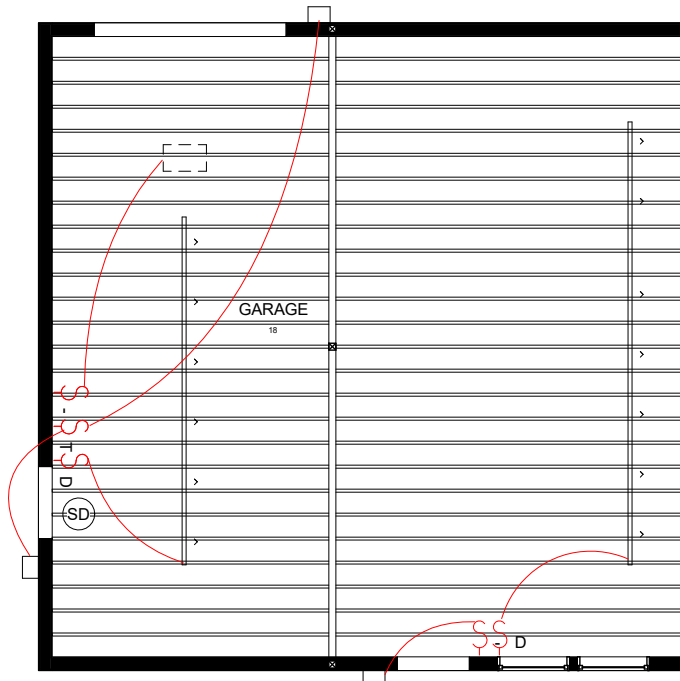
1 1ST FLOOR ELECTRIC PLAN
1/8" = 1'-0"



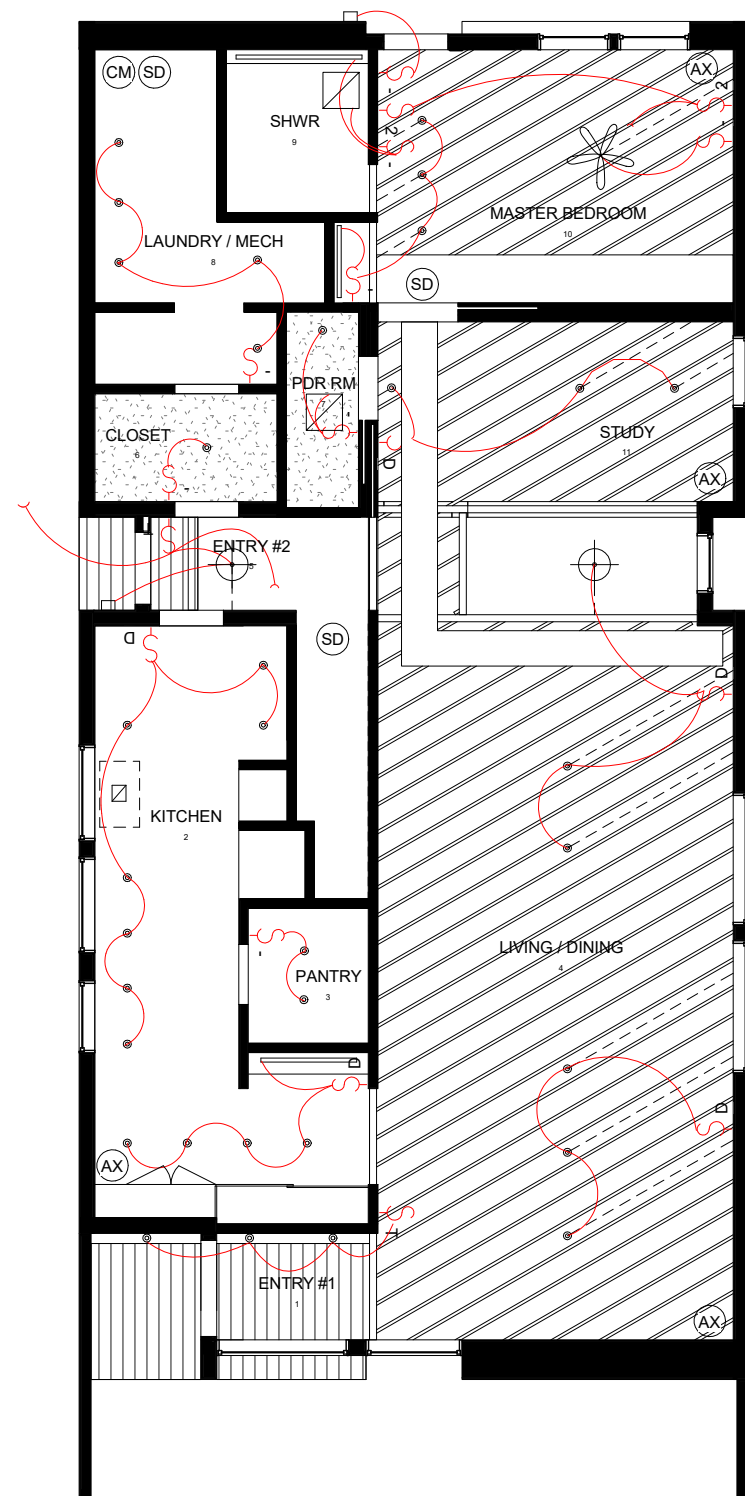
2 2ND FLOOR ELECTRIC PLAN
1/8" = 1'-0"



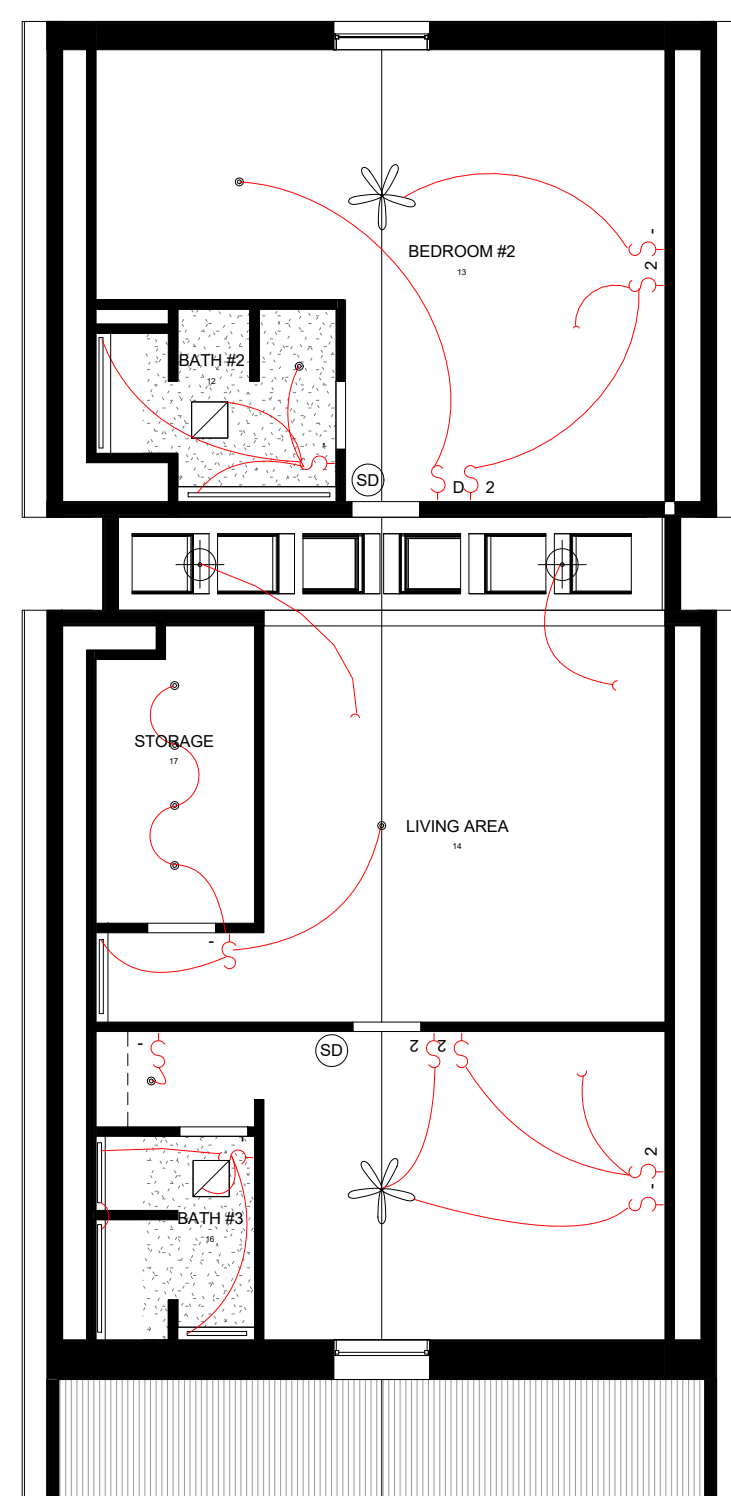
5 GARAGE ELECTRIC PLAN
1/8" = 1'-0"



6 GARAGE ELECTRICAL REFLECTED
CEILING PLAN
1/8" = 1'-0"



3 1ST FLOOR ELECTRIC REFLECTED
CEILING PLAN
1/8" = 1'-0"



4 2ND FLOOR ELECTRIC REFLECTED
CEILING PLAN
1/8" = 1'-0"

ELECTRICAL SYMBOLS

- SURFACE MOUNTED PENDANT LIGHT FIXTURE
- SURFACE MOUNTED FLUORESCENT T5 FIXTURE WITH RECESSED LIGHTCOVER
- 4" RECESSED L.E.D. DOWNLIGHT
- 4" RECESSED L.E.D. WALL WASHER
- L.E.D. STEP/FLOOR LIGHTS
- L.E.D. SURFACE MOUNT EXTERIOR GRADE WALL FIXTURE
- DUPLEX RECEPTACLE
- QUAD RECEPTACLE
- SWITCH
- SURFACE MOUNTED CEILING FAN
- VENTILATION FAN
- GARAGE DOOR OPENER, CEILING MOUNTED
- ALARM
- TELEPHONE / CABLE
- SMOKE DETECTOR
- AUX CABLE
- SMOKE/MONOXIDE DETECTOR
- THERMOSTAT
- RECESSED L.E.D. WALKWAY LIGHT
- SURFACE MOUNTED FIXTURE, ARMORED WIRING, PAINTED BLACK

GENERAL NOTES

- 1) ALL ELECTRICAL RECEPTACLES SHALL BE 12" A.F.F. U.O.N.
- 2) ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED

10 Electrical Panel Schedule

Project Name: 2021 Marquette St. Detroit, MI 48216 (House)
 DCE Project No: _____ Date: _____ Feeder: 40
 Panel: PP1 Fed From: Underground Conduit: 2 inch to pole

<input type="checkbox"/> 120/208-1Ø	<input type="checkbox"/> 120-1Ø	<input type="checkbox"/> 277/480-1Ø	<input type="checkbox"/> Surface	<input type="checkbox"/> MLO or Main Breaker:
<input type="checkbox"/> 120/240-1Ø	<input type="checkbox"/> 120-1Ø	<input type="checkbox"/> 277-1Ø	<input type="checkbox"/> Flush	<input type="checkbox"/> Panel Rating:
<input type="checkbox"/> 240-1Ø	<input type="checkbox"/> 480-1Ø	<input type="checkbox"/> 480-1Ø	<input type="checkbox"/> Semi	<input type="checkbox"/> 300 Fused Lugs
				<input type="checkbox"/> Top Fed
				<input type="checkbox"/> Feed-Through Lugs
				<input type="checkbox"/> Bottom Fed

Description	Bk	Bk	Description
100 Amp Feed to garage	100A	A 2	AFCI / 1st Floor Lights/Receptacles
to Subpanel PP2	100A	B 2	AFCI/ 1st Floor Lights/Receptacles
Kitchen Small Appliance	20A	A 5/4	AFCI/1st Floor Lights/Receptacles
Kitchen Small Appliance	20A	B 5/4	AFCI/2nd Floor Lights/Receptacles
Microwave	20A	A 7/2	AFCI/2nd Floor Lights/Receptacles
Dishwasher	15A	B 7/2	AFCI/2nd Floor Lights/Receptacles
Garbage Disposal	15A	A 10/1	Convection Oven
Laundry	20A	B 10/1	Convection Oven
Furnace	15A	A 11/1	
Bathroom GFCI	20A	B 11/1	

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 Detroit, MI 48216
 (313) 330 2443
 www.bioLINIA.com

NIX RESIDENCE

2060 Wabash St.
 Detroit, MI 48216

PERMIT SET

No.	Description	Date
	Addendum 1	05/08/2017
	PERMIT SET	05/19/2017

ELECTRICAL PLANS & PANEL SCHEDULES

Project number 2016_1000
 Date MAY 19, 2017
 Drawn by BN
 Checked by BN

E10.01

Scale 1/8" = 1'-0"

5/19/2017 1:36:35 PM

MECHANICAL SYMBOLS

- [-] WALL SUPPLY REGISTER
- [+] SUPPLY REGISTER
- [R] RETURN REGISTER
- [X] SUPPLY DUCT
- [\] RETURN DUCT

GENERAL NOTES

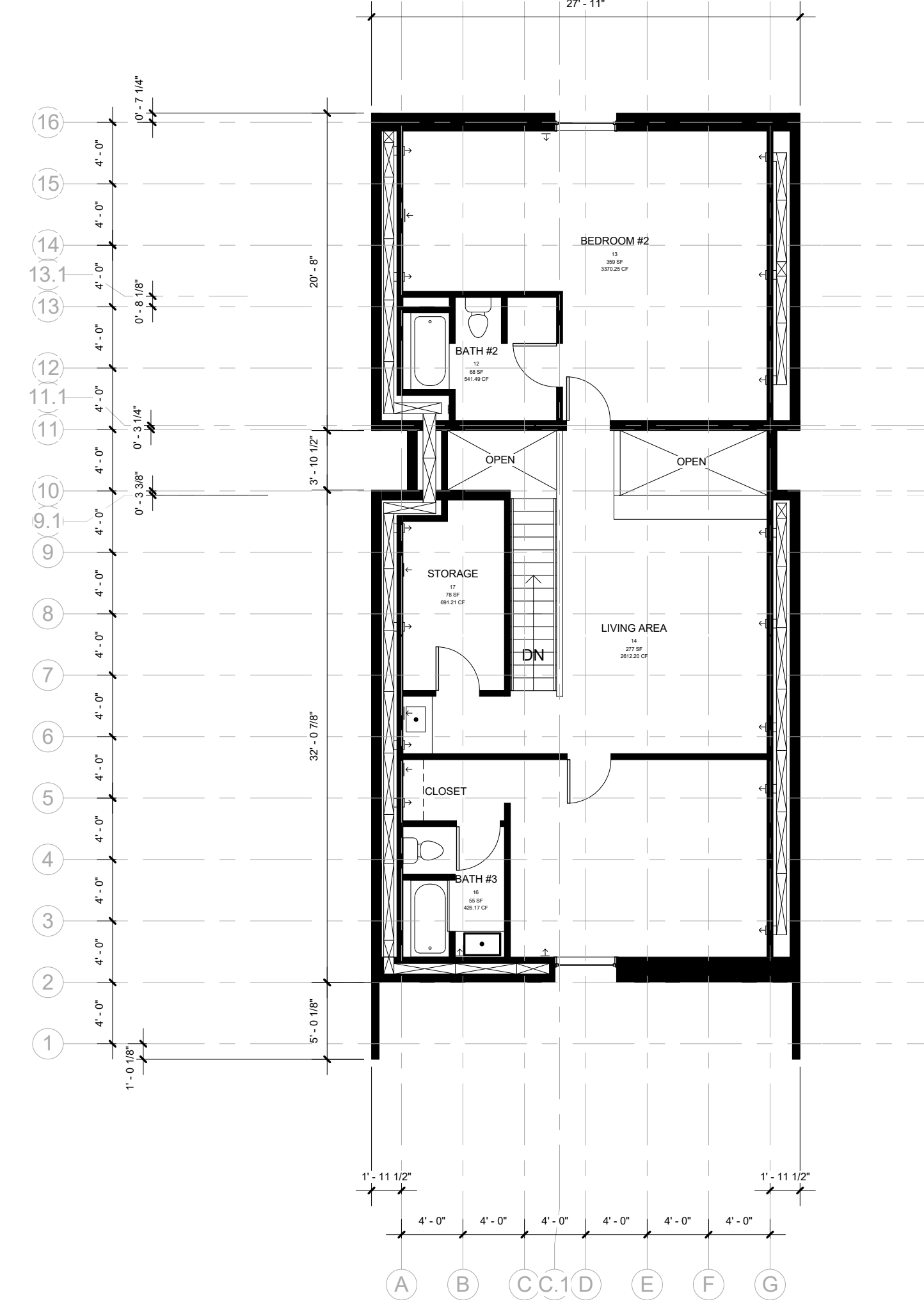
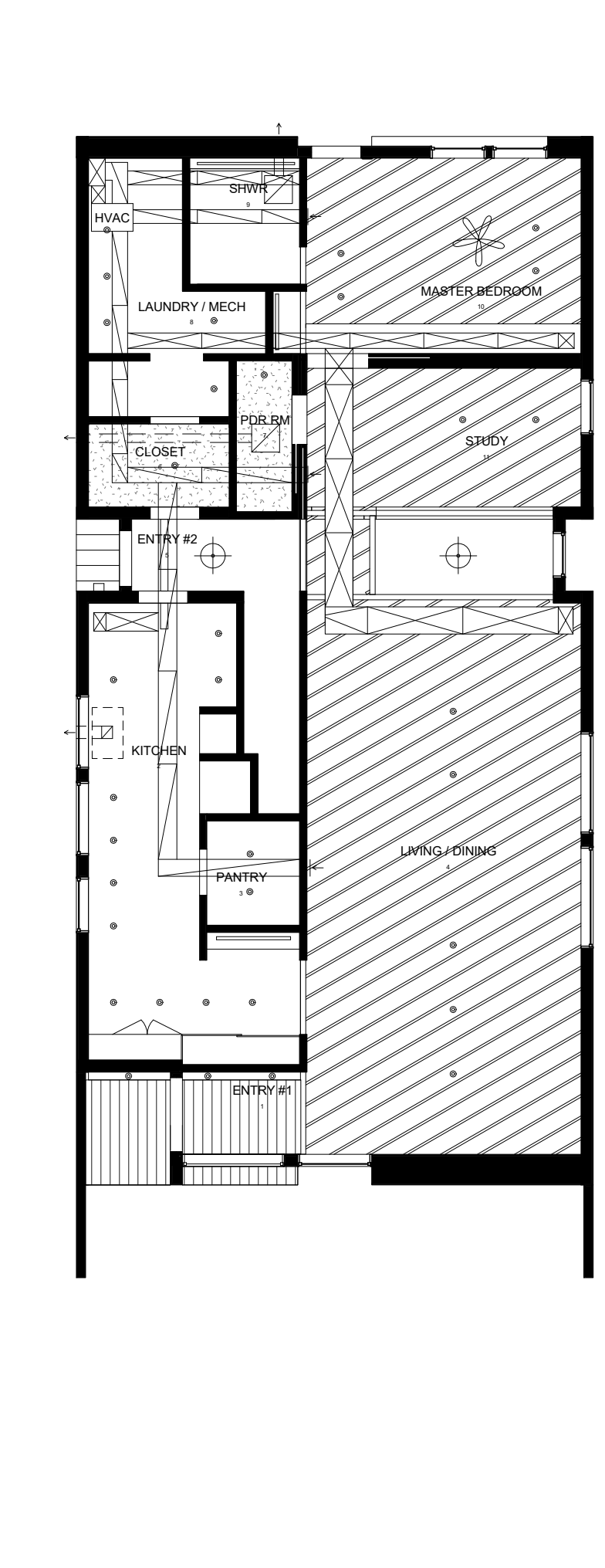
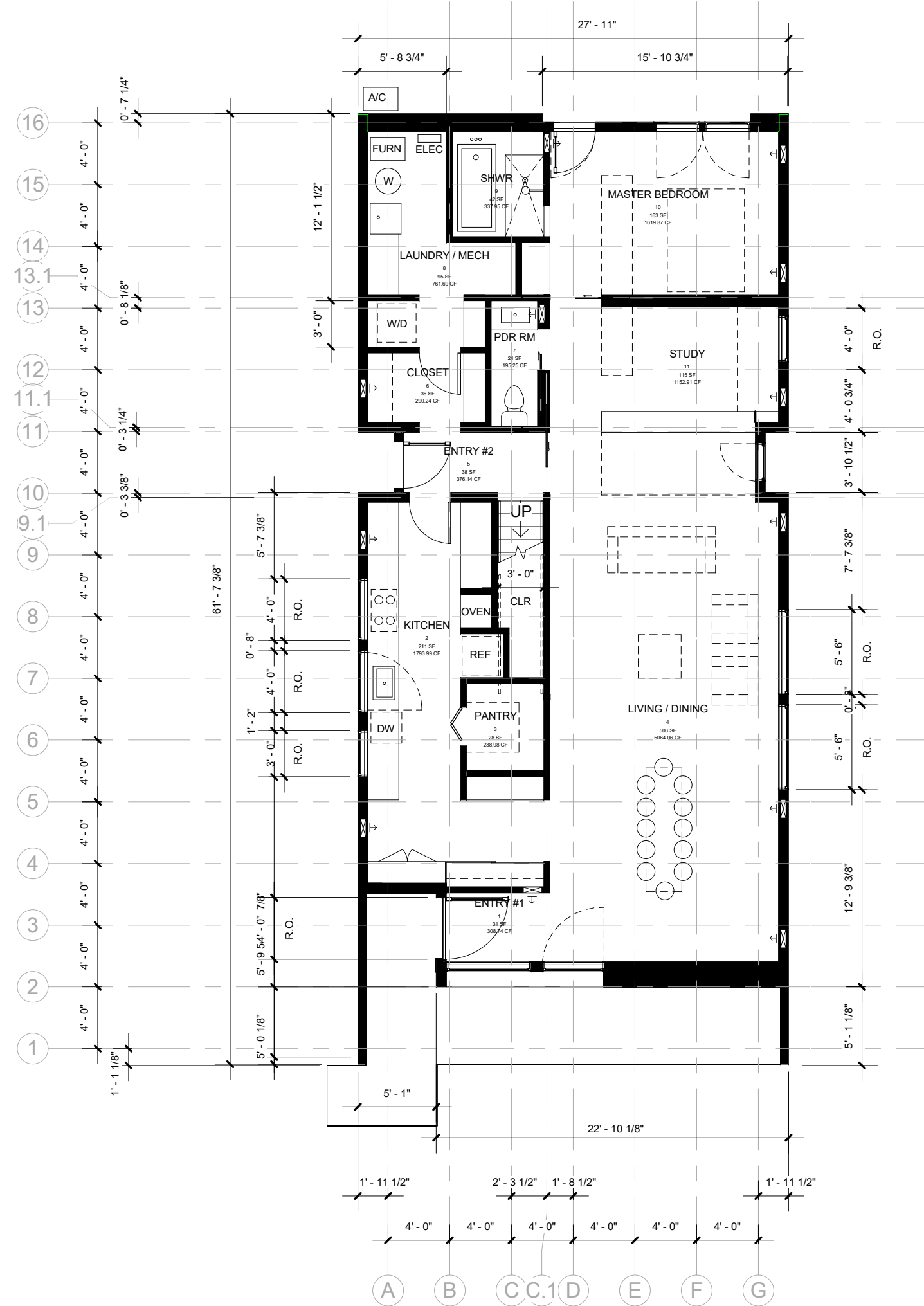
ALL MECHANICAL DUCTWORK SHALL BE RIGID

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NIX RESIDENCE

2060 Wabash St.
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PERMIT SET



1 MECH. 1ST FLOOR PLAN
 1/8" = 1'-0"

3 MECH. 1ST FLOOR REFLECTED CEILING PLAN
 1/8" = 1'-0"

2 MECH. 2ND FLOOR PLAN
 1/8" = 1'-0"

No.	Description	Date
1	Addendum 1	05/08/2017
2	PERMIT SET	05/19/2017

MECHANICAL PLANS

Project number 2016_1000
 Date MAY 19, 2017
 Drawn by BN
 Checked by BN

M11.01

Scale 1/8" = 1'-0"

Helpful Hints for Residential Steel Roofing



Long Lasting
Cost Effective
Energy Efficient

Increases Value
Maintenance Free
Fast Installation

Colors Available



Color chips show approximate tone. Color of actual product may vary. Final color approval should be made with actual material.
*Only available in Premium Products.

Multi-Tone Colors - Available in our Premium Products only



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Advantages, Features, and Benefits

Versatile

Our steel can be installed on roof sheathing or over existing shingles. This saves time and money by eliminating removal and disposal costs of old roofing materials. By using our residential steel roofing, labor costs are minimized when a continuous sheet of steel is used from the peak to the eaves.

Tough

Shingles are often replaced every 10-15 years. Our residential steel roofing panels will provide years of low maintenance service life way beyond any shingle. Hail and windstorms that destroy shingles struggle to damage our full, hard steel panels. This is truly the last roof you will need to install.

Efficient

Most conventional roofing materials absorb energy from the sun. Our residential steel roofing reflects most of the sun's rays which keeps attic space and living space cooler. The energy savings of "Cool Chemistry" steel roofing will save you money.

Home Appreciation

Our steel roofing is one of the top materials used for improving the value of your home. Studies show steel roofing increases the value of most homes.

Energy Savings

Our "Cool Chemistry" steel roofing with advanced resin and pigment technology reflects heat instead of absorbing it like shingles. This can save you up to 40% in summer cooling costs, according to the Cool Metal Roofing Association.

Insurance Savings

Many insurance companies will allow discounts for homeowners who have steel roofing due to the superior protection against hail, wind, and fire.

Question & Answer

Q: Is a steel roof more likely to get hit by lightning?

A: Absolutely not: however, in the unlikely event that it would hit, it will actually disperse the energy safely and resist sparking unlike asphalt shingles which contain a flammable petroleum based material.

Frequently Asked Questions

Why should I use metal on the roof of my house?

- Properly installed metal will survive wind that will devastate asphalt or fiberglass shingles.
- Metal with proper ductility will not show dents when hail decimates asphalt or fiberglass shingles.
- A properly installed and maintained metal roof will have a very long life and can last over 100 years.
- Metal roofs are quick and easy to install.
- Metal roofs are light weight 65 to 85 lbs. per square compared to 225 to 350 lbs. per square for shingles.
- Properly installed metal roofs shed snow and ice easily, and will not absorb or be damaged by water.
- Metal roofs are non-combustible.
- Cool Chemistry steel roofing reflects the sun's heat instead of absorbing it like asphalt and fiberglass shingles, helping to keep your home cooler in the summer, reducing energy costs.

Midwest Manufacturing metal roofing products, exposed fastener panels, have been UL Certified for:

UL 580- Tests for Wind Uplift Resistance	ASTM - A653 - Structural Strength
UL 790- Tests for Fire Resistance	ASTM - A755 - Coil Coating Paint Process
UL 2218- Impact Resistance of Roof	

Exposed fastener panels are IRC and IBC compliant.

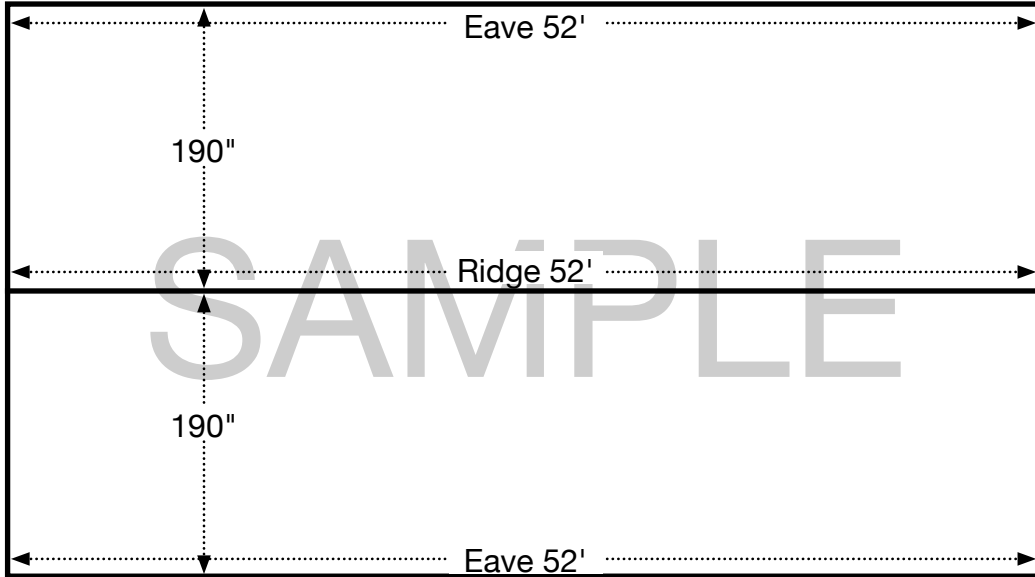
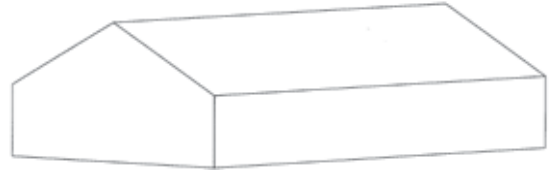
Is metal roofing noisy?

Most of us have been in a building with a metal roof during a rain or hail storm and never noticed any unusual noise. That is because the noise is virtually the same as it would be for asphalt and fiberglass shingles when installed over a roof deck.

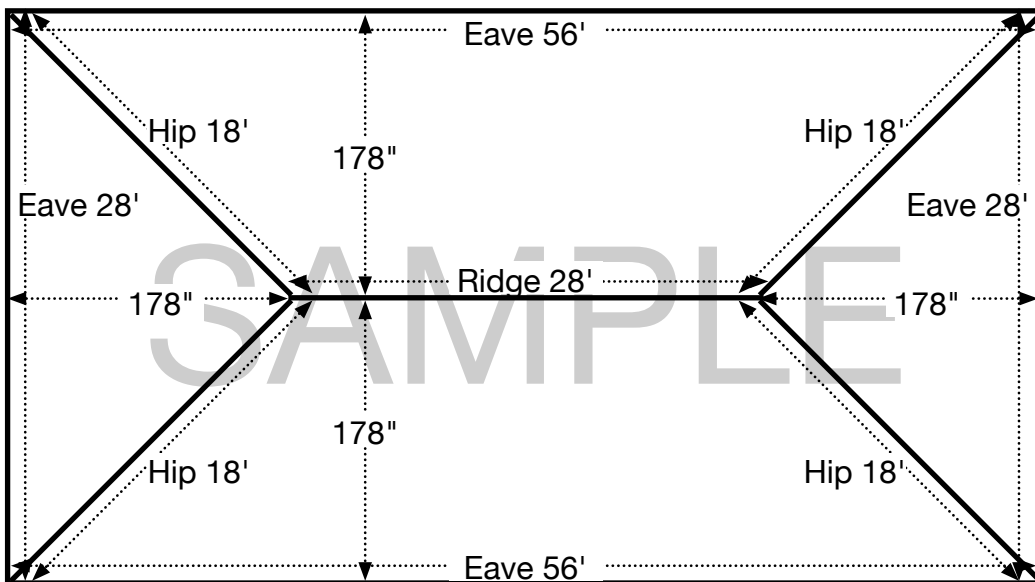
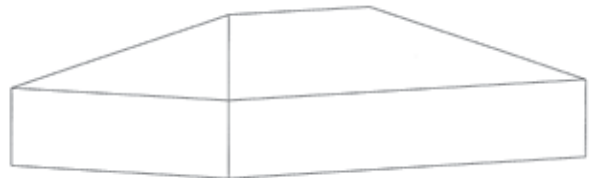
Metal roofing installed on purlins will create noise during rain and hail storms. This is common with post frame buildings. On houses the metal roofing is installed on top of decking with a felt barrier between the metal and the deck (i.e. new construction) or is installed over an existing shingled roof often with a barrier between, such as fan fold insulation. In either case the noise is minimal because the panel is unable to move air as it can with the open spaces between purlins on a post frame building.

Roof Dimensions

Gable Style



Hip Style



Storing Steel Panels

What should I do when the material is delivered?

Check the condition of the material and note any problems on the “Delivery Agreement” or “Bill of Lading” carried by the delivery driver. Compare the bundles of metal with your documents, specifically check quantities, colors and lengths. Note any discrepancies, shortages or problems on the “Delivery Agreement” or “Bill of Lading” carried by the delivery driver.

How long can the material sit on my site before I use it?

It is best to use it **as soon as possible**. Water can get into a sealed bundle by condensation with temperature changes. This can happen without direct exposure to rain or other sources of water. Moisture that is trapped in a bundle for an extended period can damage the paint surface, cause paint failure and even red rust. People often ask how long is too long? This is a hard question to answer because it depends on how much moisture is in the bundle and the warmer the temperature of the bundle the faster the damage occurs.

What is the best way to store metal roofing panels?

Store indoors with the bundle sloped enough so that any moisture that might form inside the bundle can drain out. If the material is kept absolutely dry inside the bundle it could be stored short term in a dry environment. Please keep in mind that condensation in the bundle can happen due to temperature swings or by just sitting in the sun.

What about bare galvanized metal panels?

Bare galvanized panels should be installed immediately and not be stored outside for any period of time, especially in hot weather. There is an acrylic film applied to bare galvanized panels to keep them from turning blotchy black when they are installed and exposed to ultra violet rays from the sun. Properly handled bare galvanized panels will gradually change from the bright silver to a dark gray as time goes by. Bare galvanized panels that are stored wet will develop a white stain known as white rust. This can happen very quickly in hot weather and will take longer when it is cold. Bare galvanized panels that are installed immediately will age correctly even when they are wet. Sitting in the wet pile is where the damage occurs.

Surface Preparation

What about new construction?

Like shingles, sheath the roof, lay roofing felt and install the metal panels. Although there are builders who use 15 lb., 30 lb. felt is recommended. Shingles removed from sheathing would be treated as new construction.

What about metal panel installed over existing shingles?

There are plenty of examples of metal roofing being installed directly on top of shingles. Metal installed directly over shingles will mirror the shape of the shingle creating an appearance problem in the eyes of many. Some builders lay felt directly over the shingles and then lay the metal. If the shingles are very flat this may hide the shingle shape and certainly 30 lb. felt will work better than 15 lb. felt. Fan fold insulation applied directly over the shingles with the metal tends to solve all of the shingle shape issues. If you are using an exposed fastener panel the screws should be installed on top of the rib anytime you install over shingles.

What about stripping the roof with nailers?

This can be done, however the air space created between the nailers should be either insulated or vented. If the air space is not filled with insulation or vented, you will likely have a condensation problem. This can cause mold and mildew under the roof panel and premature metal panel failure.

How do you hide the old shingles under the metal at the edges?

J-Trim is commonly used at both the eaves and the gable ends to cover the old shingles and extending roof edge. Please refer to the diagrams on pages 15 and 17 in this booklet to install J-Trim.

It is always best to check local building codes and regulations before starting your project.

Handling On Site and Cutting Panels

How do I prevent scratching?

Don't slide the panels from end to end in the bundle. Remove each sheet one at a time from the side of the bundle from the underlap side of the panel.

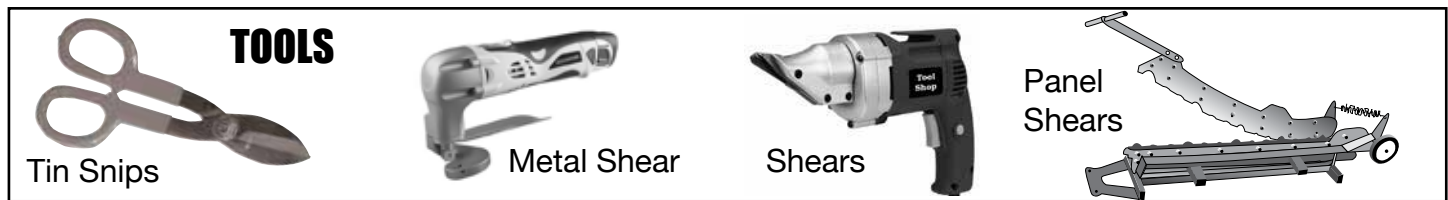
Will scratches cause rust?

The scratch may cause rust only if it is deep enough to cut through the paint and zinc coat. Even then, the zinc coat will only allow a line of rust slightly greater than the width of the scratch, often small enough that it is hard to see.

What should I do about scratches?

Touch up paint is available and is always a good idea. But if you can live with the cosmetics of the scratch, most of the time just leaving it will not shorten panel life.

How do I cut panels?



Large tin snips (12") are best for most cross cutting and small cuts. Left and right handed aviation snips can be useful for tight cutting and some trim work. Electric shears are best for cutting panels from end to end. Electric nibblers will do all kinds of cuts. There are also pneumatic shears and nibblers. If you will be frequently cross cutting panels day after day there are also large guillotine shears available that are fast and easy. A saber saw or jig saw is O.K. and works well for cutting the hidden fastener panels. It is useful to make a jig for those panels. Cut $\frac{3}{4}$ " plywood 15 $\frac{1}{2}$ " x 96". Cut a second piece 20". Screw them together. Place the panel upside down on the jig and cut it with a jig saw. If you are cutting angles for a valley or hip the plywood jig could be cut at the appropriate angles.

What about a circular saw?

This method is frequently used by many, however no manufacturer of metal panels would recommend it regardless of whether the blade is an abrasive metal blade or a cross cut blade turned backwards. Any blade in a circular saw will cause enough heat to cause sparks. This amount of heat will damage the paint coating and the zinc coating. The result will be red rust and a shortened panel life depending on how the panel is installed. The paint often peels near the cut several years after it was heated up. Also, the sparks often land on nearby panels and burn through the coatings, causing pen point rust spots. The cut edge left by a circular saw is also quite jagged.

Cutting metal panels with a circular saw with any blade type is not recommended.

Panel Fasteners

Should I use screws or nails to fasten down the panel?

In most cases woodgrip or residential roofing screws are necessary in residential application for wind uplift protection when fastening panels to a deck that is most often less than 1½" thick. In a ½" deck it would require more than 5 times the nails to equal the uplift restraint provided with woodgrip or residential roofing screws. Properly installed woodgrip or residential roofing screws provide leak free performance for many years, often longer than the useful life of the building. It is not possible for nails to provide similar leak protection.

How long of a screw should I use?

Long enough to penetrate through the sheathing.

Example #1: New Construction with ½" sheathing, 30# felt:

Screws applied in the rib should be a minimum of 2"

Screws applied in the flat should be a minimum of 1"

Example #2: Re-roof over:

2 layers of existing shingles and ¾" sheathing:

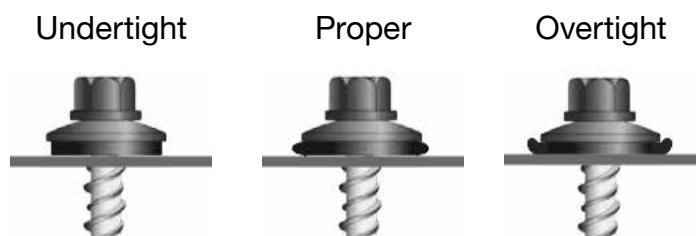
¾" sheathing + ½" Shingles + ⅛" felt + ¼" fanfold + ¾" Steel Panel Rib
= 2½" Woodgrip or 2½" residential roofing screws applied on top the rib.

How should the woodgrip screws be spaced?

On exposed fastener panels there should be one screw for each rib and the rows should not exceed 36" apart and should be 9" on center for proper wind uplift requirements.

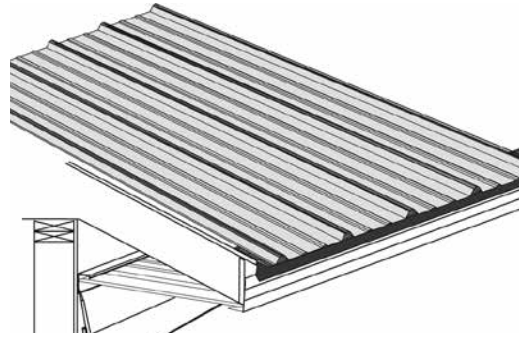
How should woodgrip or residential roofing screws be seated?

The screw should always be perpendicular to the steel panel. The woodgrip or residential roofing screw should not be over or under torqued. There should be pressure on the rubber washer, but not so much that it flattens the washer. (see below)



Panel Installation

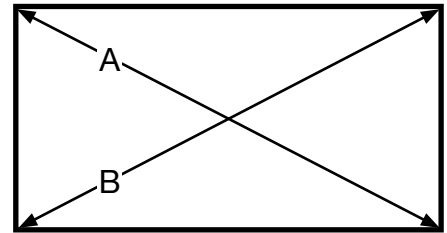
The first panel on the roof should be $\frac{1}{4}$ " in from the rake end and can overhang the roof edge a minimum of $\frac{3}{4}$ " or a maximum of 3". This method is used as long as the roof plane is square.



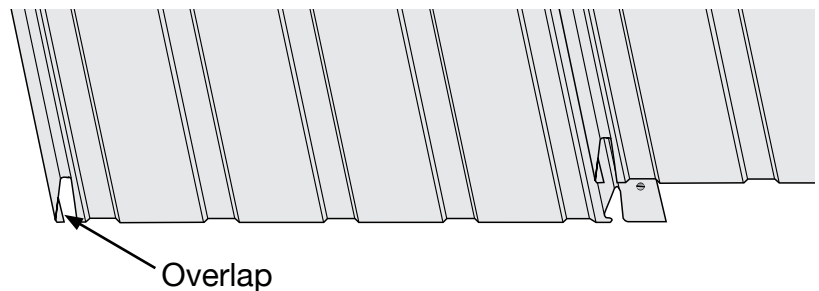
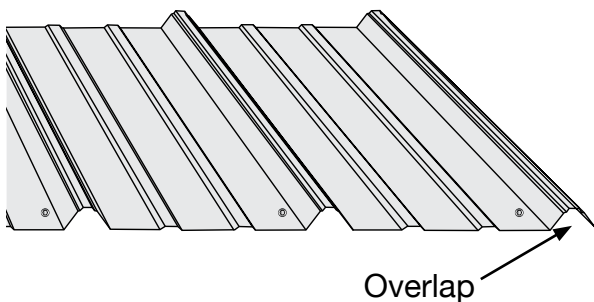
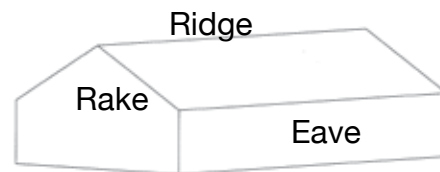
The panels when placed on the roof will run square. If the roof plane is out of square compensation will need to be made in the placement of the steel. Most builders place the panels true to the eaves and not true to the rake to compensate for the lack of squareness.

Running true to the rake means compensation for square has to be made at the eaves line. This is a noticeable step in the panel from sheet to sheet. This usually looks like the panel at the eaves line is $\frac{1}{4}$ " longer or shorter than the previous panel. It also makes the panel look like it has not been cut square at the end.

Measure the diagonals on the roof. If the measurements of "A" and "B" are the same then your roof is square. If the measurements are not the same then adjustments may need to be made to run your steel correctly.



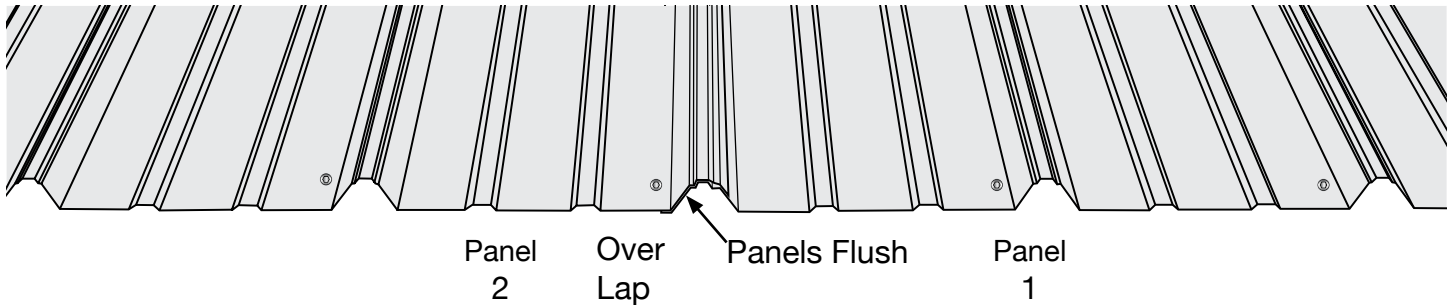
For Pro-Rib® and Premium Pro-Rib® panels, the fasteners at the top and the bottom of the panel should be placed in the flat next to the rib. The first panel should be placed so the overlap side of the panel is towards the rake end of the roof.



Panel Installation

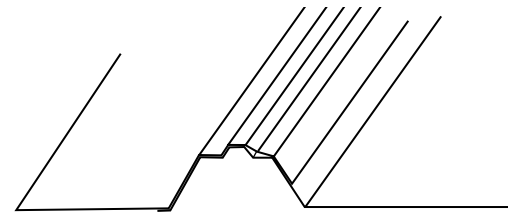
Where does my second panel get placed?

Whether you are using exposed or hidden fastener panels, the next panel should overlap the previous panel and be flush at the eaves end of the panel.



Where do fasteners go on the next panel installed?

On exposed fastener panels the overlap should always be fastened top to bottom to insure a good lap of the panels. Properly seated lap prevents any leakage from capillary action.



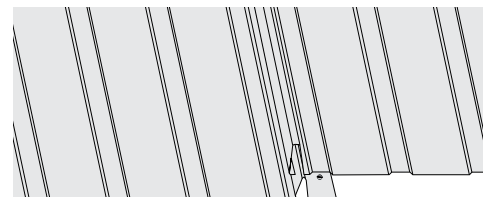
What if my panels are not lapped correct?

A panel that is overlapped too much will cast shadow lines that will be noticed to the point where you can see every panel lap on the roof. A panel that is not lapped enough could show light through the lap. Both cases could result in a leak or aesthetic appearance problems.

What about the Hidden Fastener panel lap?

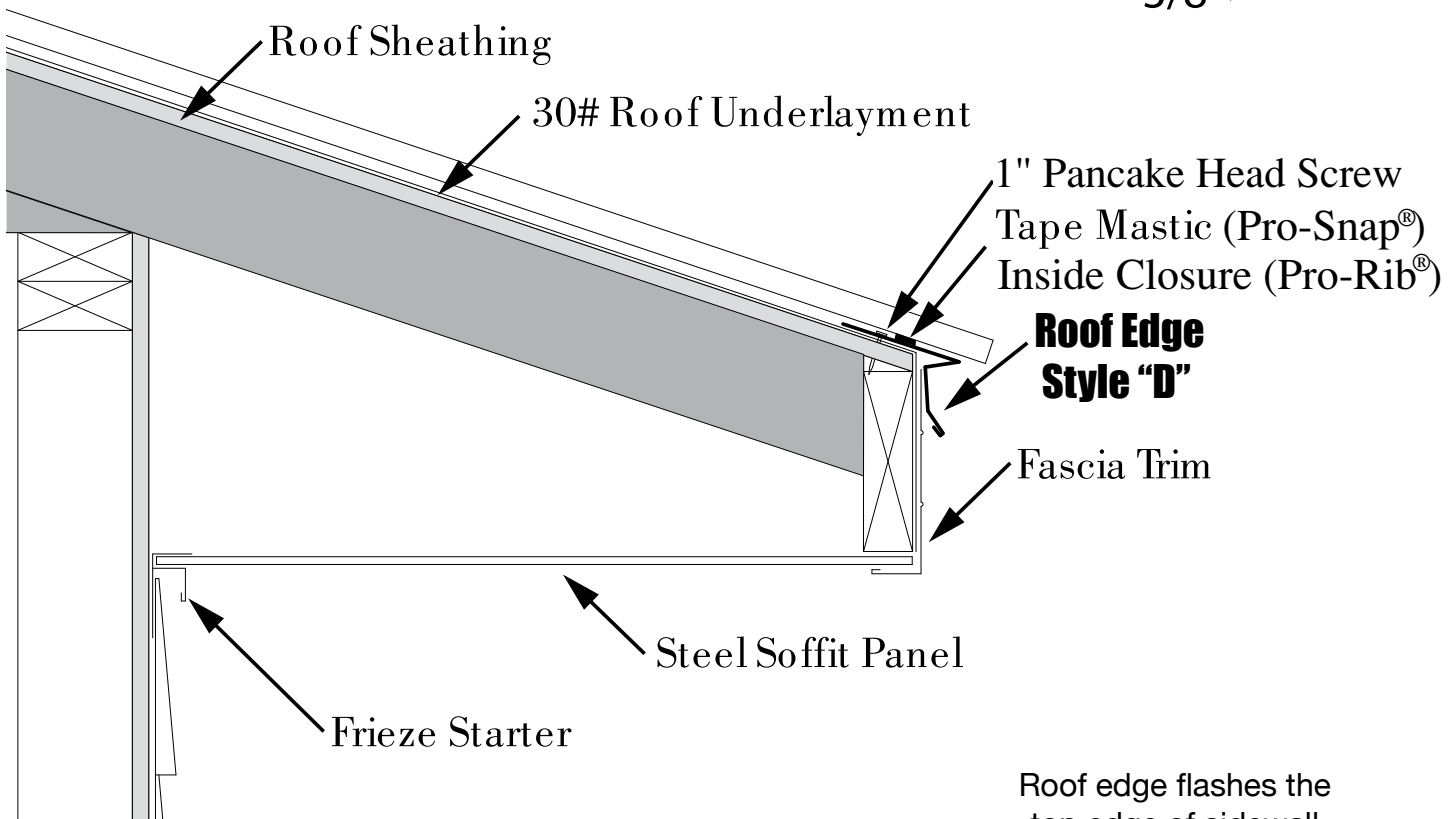
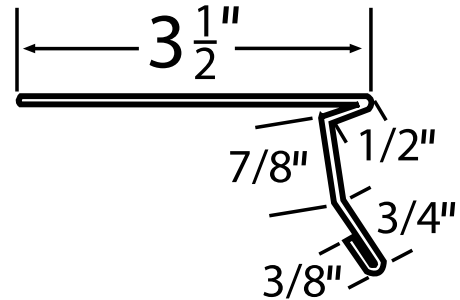
Install your first panel square on your roof. Then while making sure panels are flush at the eaves edge, lightly compress and snap panels together at the seam. Snap the panels from eaves to ridge. Fasteners should not be spaced more than 24" o.c. in the fastening flange. The eaves also need to be fastened between the ribs. Three common methods are:

- 1) 2 residential roofing screws evenly spaced between the Ribs at the Eaves.
- 2) Steel Roof Edge fastened one foot on center with a 1" pancake head screw and Tape Mastic applied to the Roof Edge.
- 3) Notch and cut out both the overlap and underlap of the hidden fastener panel $\frac{3}{4}$ " from the Eaves edge. Bend that Eaves edge of the panel back on the underside and hook it onto the Steel Roof Edge. Fasten with 1" pancake head screws 12" on center.



Roof Edge

156-4095



Roof edge flashes the top edge of sidewall overhangs.

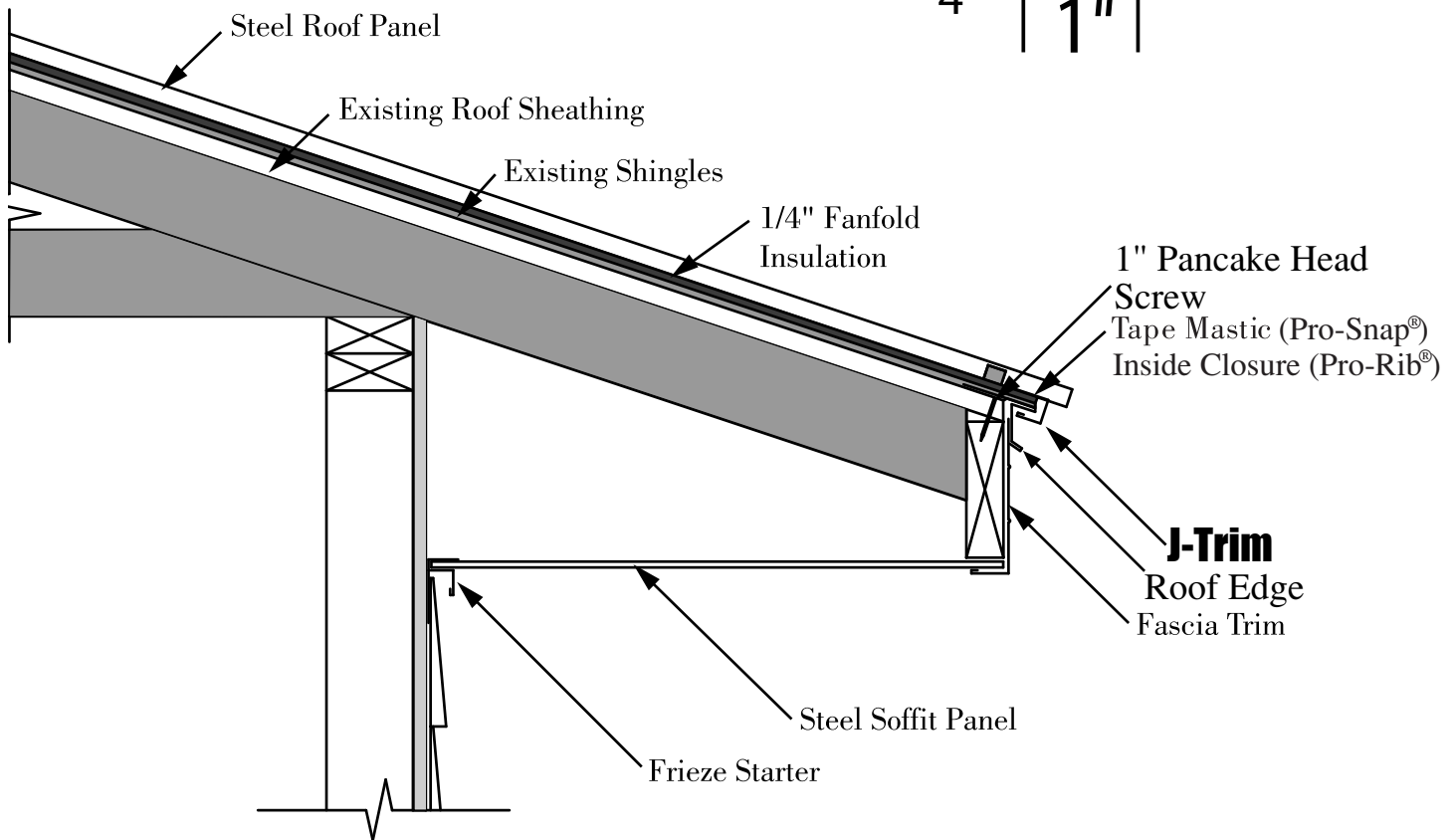
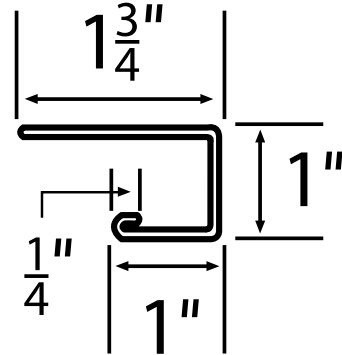
Builders Tips

"D" style roof edge is used as a transition between the roof sheathing and steel roof panels, along the eaves of the roof. Attach the roof edge trim to the eaves using 1" roofing nails, space nails as needed. Tape mastic or inside closure strips can be applied to the top of the roof edge before applying roof steel panels.

Over Existing Shingles

Roof Edge (J-Trim)

156-6404



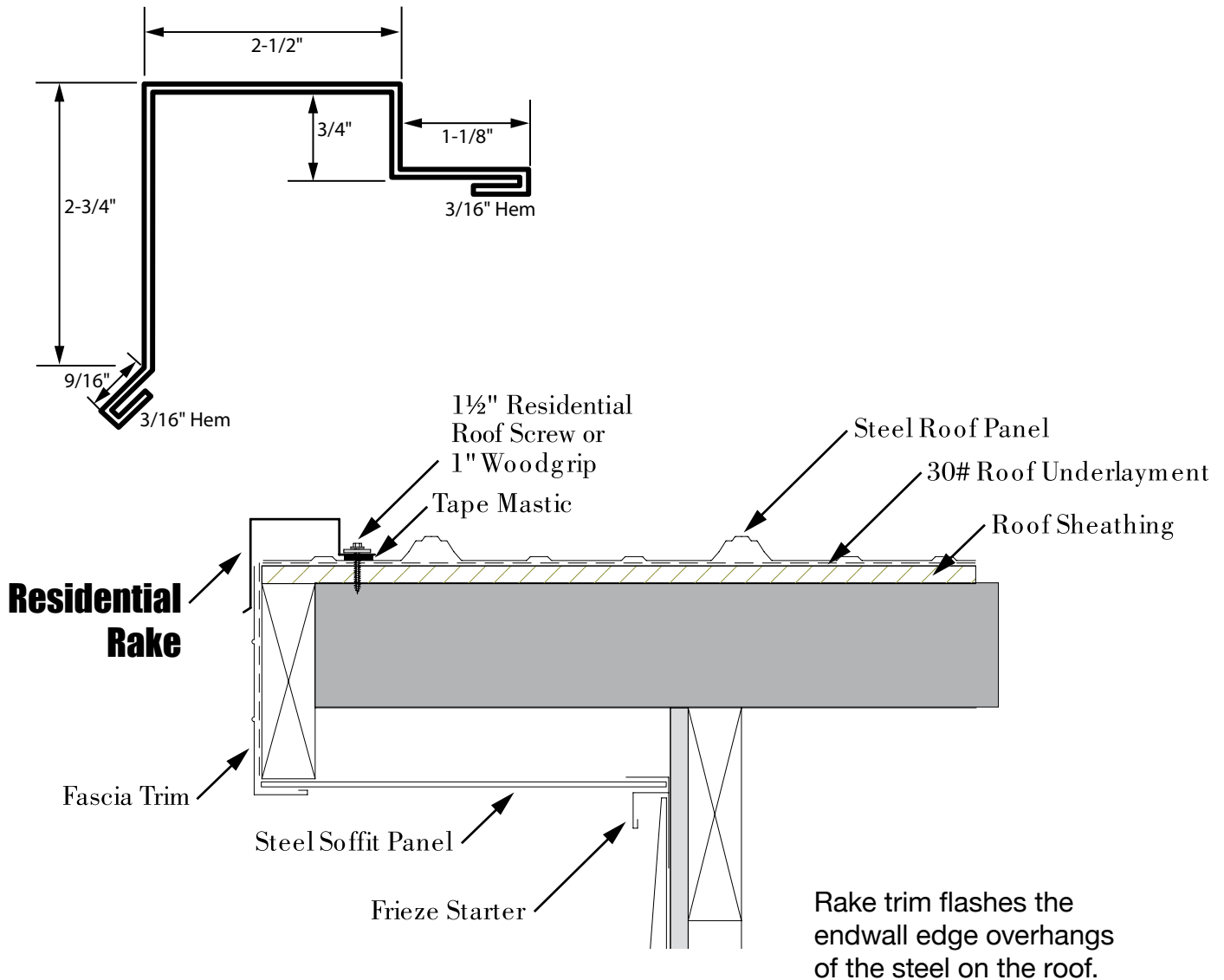
Builders Tips

J-trim is a common trim used for covering the roof edge of an existing shingle roof system. $\frac{1}{4}$ " fan fold Insulation board should be placed over the existing shingles. J-trim is placed over the fan fold insulation, existing shingles and existing roof edge. Secure the J-trim to the roof using $1\frac{1}{2}$ " roofing nails spaced as needed. The steel roof panels are then applied over the J-trim.

New Construction / Tear Off

Residential Rake Trim

156-4040



Builders Tips

Rake trim is installed along the gable edge of the roof, after the steel roof panels have been attached. Apply tape mastic between the roof panel and hemmed edge of the rake trim. Finish attaching the rake trim using color matched 1" woodgrip or 1 1/2" residential roofing screws spaced as needed.

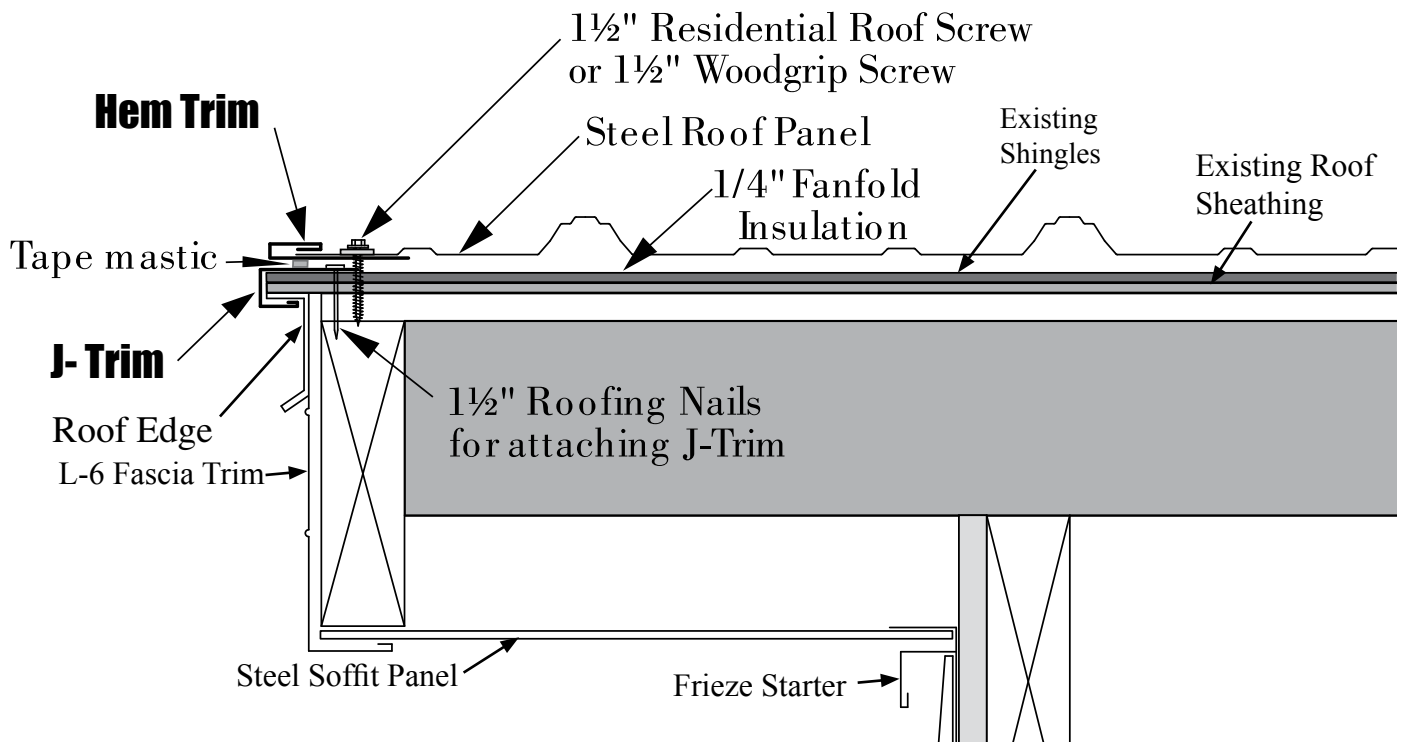
Note: Mastic is recommended between the rake trim and the panel when there is not a rib underneath the rake trim and the panel is not turned up.

Over Existing Shingles

Rake (J-Trim and Hem)

J-Trim 156-6404

Hem 156-6721

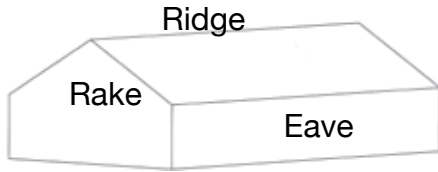


Builders Tips

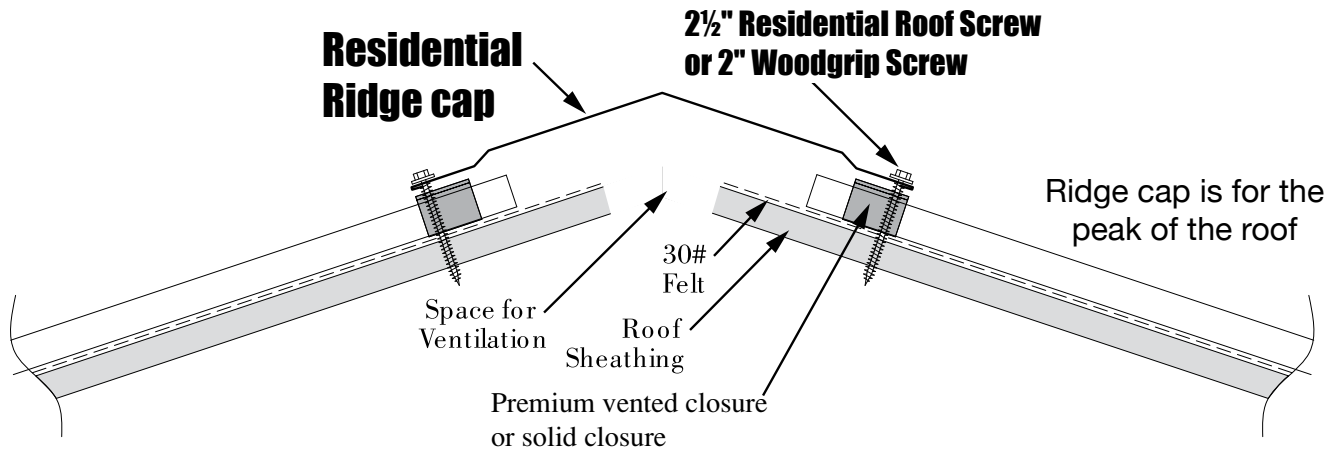
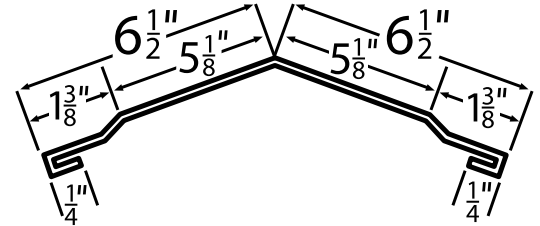
J-trim and hem are used as a two-part trim system along the gable end of an existing shingled roof system. 1/4" fan fold insulation board should be placed over the existing shingles. J-trim is placed over the fan fold insulation, existing shingles and existing roof edge. Secure the new J-trim using 1 1/2" roofing nails. Space nails as needed. Apply tape mastic and hem trim over the cut steel panel and on top of the J-trim that also needs tape mastic applied. The edge of the steel panel and hem trim are secured to the roof deck using 1 1/2" woodgrip or 1 1/2" residential roofing screws. Space as needed. A bead of silicone should be applied to both sides of the hem trim. *Note:* If residential rake trim is the desired look, you can remove the existing roof edge and cut back the shingles.

New Construction / Tear Off

Residential Ridge Cap

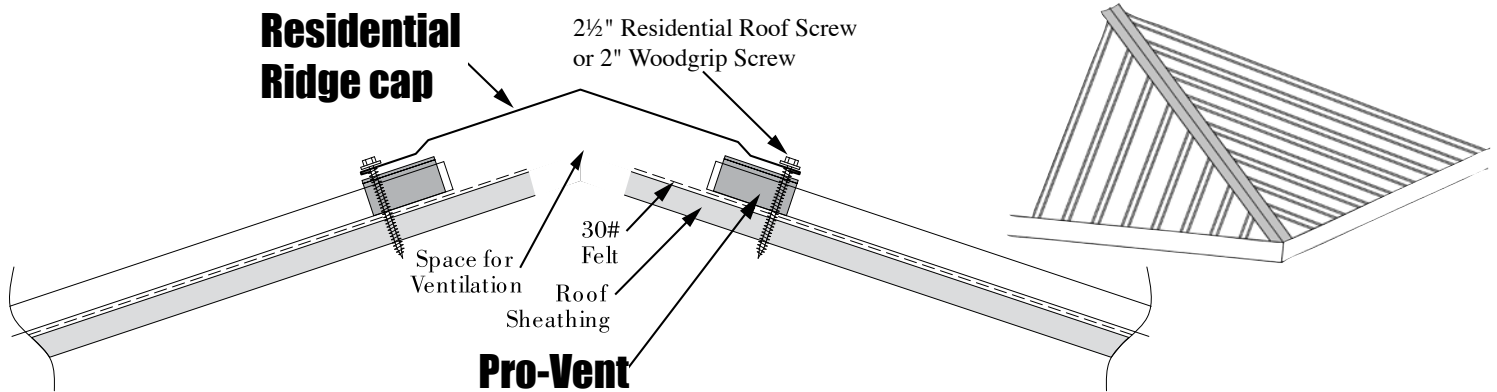


4/12	156-4215
5/12	156-4257
6/12	156-4228
8/12	156-4231
10/12	156-4244



Vented Hip with Residential Ridge Cap

Pro-Vent 155-8600



Builders Tips

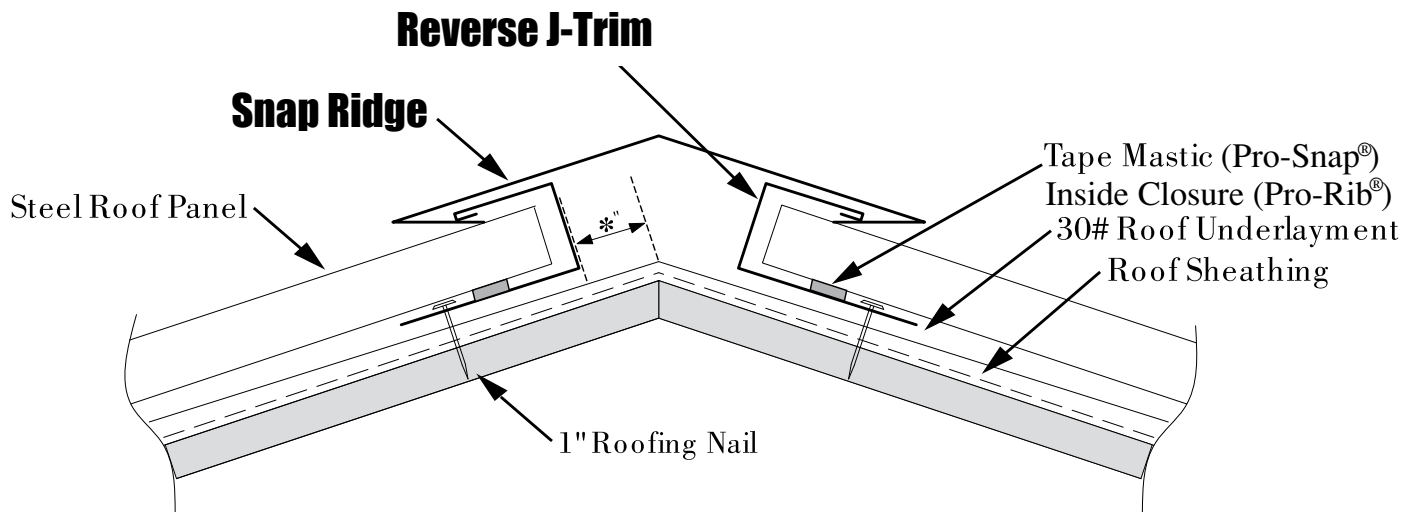
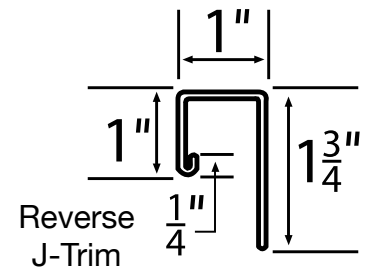
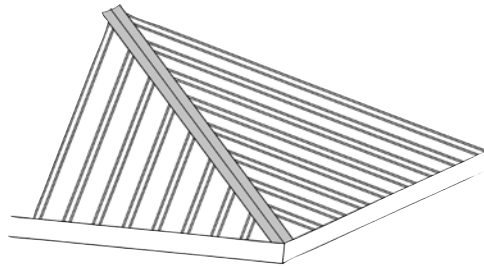
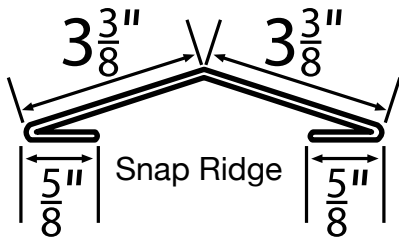
Residential ridge cap is commonly used for your ridge. Pro-Vent or closure strips should be installed under the ridge cap. A space at the peak is common to allow for natural ventilation when vented closure strips are used. Allow a minimum of 1" overlap when splicing two pieces of residential ridge cap. Apply a silicone sealant between the two residential ridge caps. This will allow for a proper seal.

New Construction / Tear Off

Hip Flashing with Snap Ridge

Snap Ridge 156-4163

Reverse J-Trim 156-4150



Snap ridge trim is used on the hip of a roof.

Builders Tips

Snap ridge is a 3 piece trim system utilizing reverse J-trim and snap ridge. The reverse J-trim is placed over the roof sheathing and underlayment before the roof panels are installed. Fasten the reverse J-trim *approximately $1\frac{1}{2}$ " down from the peak using 1" roofing nails, spaced as needed. After the roof panels are installed, place the snap ridge at the ridge. The bottom corners of the snap ridge should snap under the top hem of the reverse J-trim.

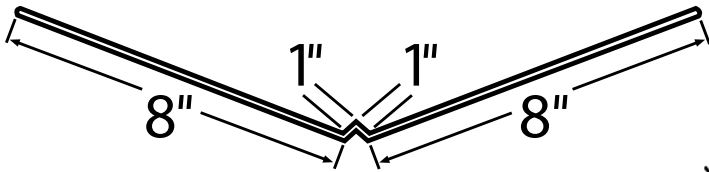
Note: * $1\frac{1}{2}$ " dimension may need to be adjusted depending on individual roof pitch. It is recommended to test fit your snap ridge.

New Construction / Tear Off

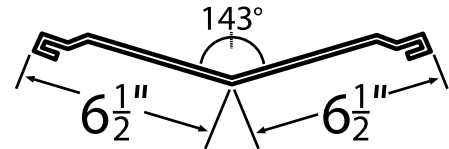
Valley Flashing and Valley Cap

Valley Flashing 155-1037

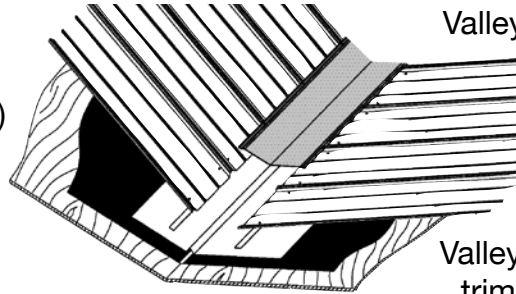
Valley Cap 155-0999



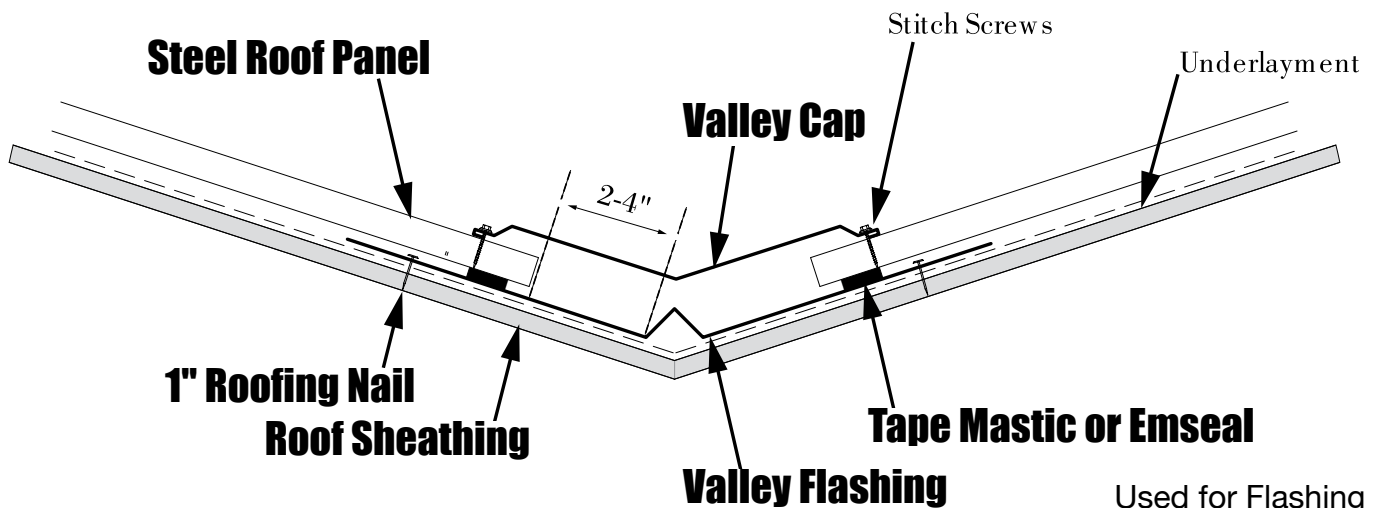
Valley Flashing
(40" wide Valley Flashing is also available.)



Valley Cap



Valley cap is an optional trim used to enhance the look of cut ends



Used for Flashing where Roof Valleys are constructed.

Builders Tips

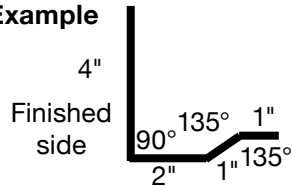
Valley flashing is installed using 1" roofing nails, prior to the steel roof panels. Allow the valley flashing to extend beyond the roof edge at least $\frac{3}{4}$ ". While installing the roof panels, allow 2-4" space from the bottom of the valley flashing and bottom edge of the steel roof panel. The steel roof panel should also overlap the top edge of the valley flashing by a minimum of 4". Tape mastic or Emseal applied between the roof panel and the flashing is a good idea to help prevent moisture from backing up. The valley cap is attached afterwards and is secured using $\frac{3}{4}$ " stitch screws.

Custom Trim Services, Portable Shears

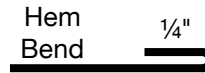
Custom Made trim is Available. You Draw It. We Bend It.

Below is shown an example and characteristics of custom made trim with bends.

Example



A **Hem Bend** is the steel edge folded back onto itself. It cannot exceed $\frac{3}{4}$ " and requires a minimum $\frac{1}{4}$ " of steel. $\frac{1}{4}$ " hems equal 1 bend, larger sizes are counted as 2 bends.



A **Stiffener Bend** or bead is used to strengthen wide flat areas on trims. It is counted as 1 bend per bead, max of 3 per trim.



Add up the dimensions and count the bends required to make your trim design.

In our example: 4" + 2" + 1" + 1" = 8" of steel required. It has 3 bends: 1 bend at 90° + 2 bends at 135°.

In order to manufacture your Custom Trim, we need your diagram and required information: Quantity, Length, Color, Finished Side, Dimensions and Angles. This will help determine your cost. Bring this information to your local **MENARDS** store.

The maximum length of custom made trim is 14'. Any trim with a hem bend cannot exceed 10' in length.

Portable Panel and Soffit Shear



- Does not produce hot metal filings that can damage the finish of the panel like other methods may.
- Unique frame design allows blade sets to be replaced at a fraction of the cost of new shear.
- Long lasting high carbon metal blades give a quick, clean, easy cut.

NOTE: A saber saw or jig saw is okay and works well for cutting the hidden fastener panels. It is useful to make a jig for those panels. Cut $\frac{3}{4}$ " plywood 15 $\frac{1}{2}$ " x 96". Cut a second piece 20" and screw them together. Place the panel upside down on the jig and cut it with a jig saw. If you are cutting angles for a valley or hip the plywood jig could be cut at the appropriate angles.

Pro-Shear™ straight panel shear 155-8630

Pro-Shear™ replacement blades 155-8687

Pro-Shear™ soffit shear 155-8659

Pro-Shear™ 4/12 pitch replacement blades 155-8700

Chimney Flashing Kits

- Flashing for the base of chimneys

Gives your chimney the professional finished look that will provide years of worry free service.

Materials Needed:

- Circular saw with a concrete blade
- Caulk gun and caulk
- Tin snips

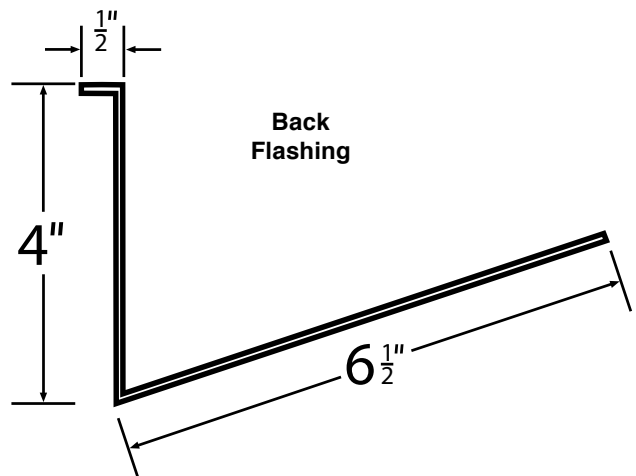
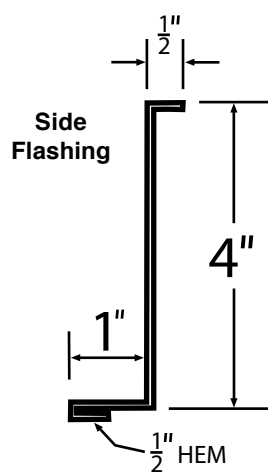
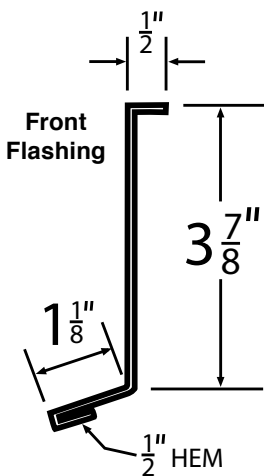
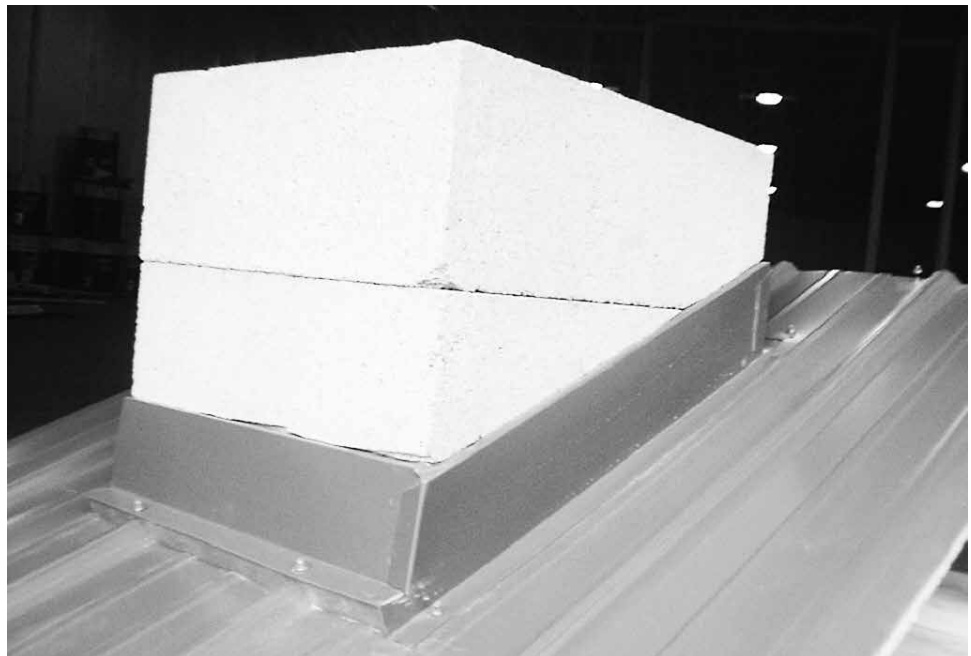
	3' Kit	6' Kit
Pro-Snap®	156-4425	156-4435
Multi-Tone Pro-Snap®	156-4426	156-4436
Pro-Rib®	156-4420	156-4430
Multi-Tone Pro-Rib®	156-4421	156-4431

3' Flashing Kit

- 1 Outside closure strip
- 1 Inside closure strip
- 1 Tube of silicone caulk
- 1-3' Front flashing
- 1-3' Back flashing
- 2-3' Side flashing

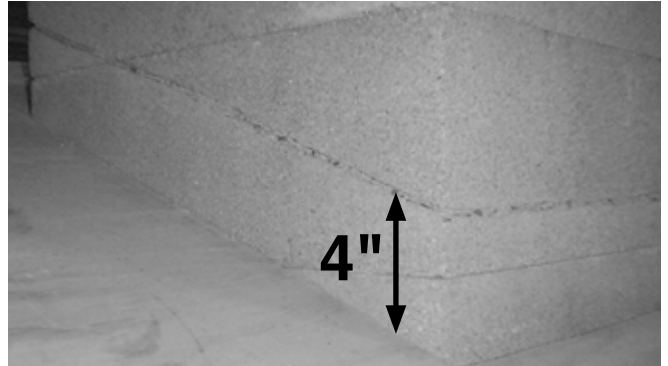
6' Flashing Kit

- 2 Outside closure strips
- 2 Inside closure strips
- 1 Tube of silicone caulk
- 1 - 6' Front flashing
- 1 - 6' Back flashing
- 2 - 6' Side flashing

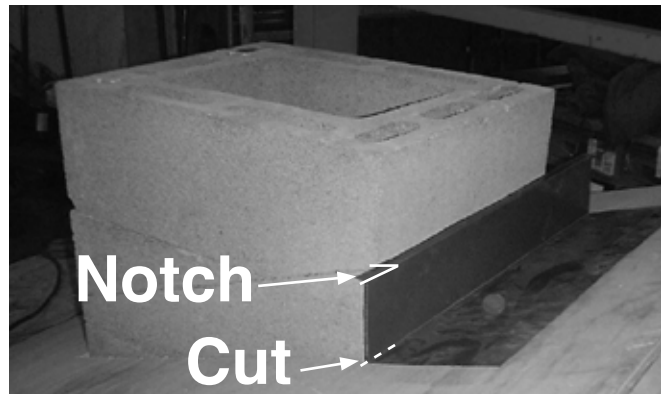


Chimney Flashing Instructions

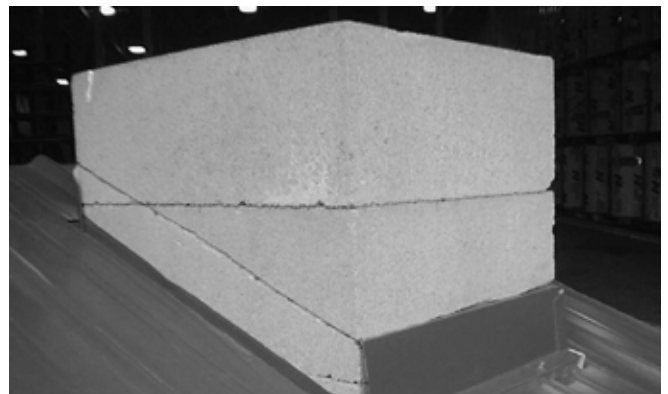
1. Using a circular saw with a concrete blade, make a cut 4" up from the roof deck all the way around the chimney. The depth of the blade should be set at $\frac{3}{8}$ ". You will need to check the depth periodically because as you are cutting the chimney you are also losing blade. Failure to check the depth may allow an inconsistent depth cut.



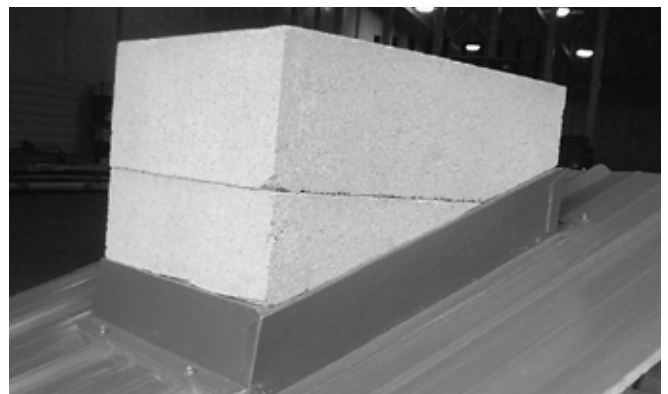
2. Install the back flashing first. Cut the back flashing so it extends 1" beyond both sides of the chimney. Notch the back flashing at the bends where it extends past the chimney so it may be bent around the chimney in the later steps. Make sure the top lip is in the saw cut that was made in the previous step.



3. After the back flashing is set, install the steel roofing around and past the chimney. Apply an inside closure strip on top of the back flashing and under the roof steel. When cutting the steel around the chimney, the steel on the sides of the chimney should be cut to allow for it to be bent up and act as a natural piece of flashing. Install the front flashing with an outside closure strip underneath the flashing and on top of the steel. The front flashing should be the same width as the chimney.



4. Install the side flashing. Cut the ends to match the chimney lines as the trim sits on the roof pitch. The top edge will be flush with the back flashing and the bottom angle will be 1" past the edge of the chimney and bent around the front face. Caulk the 1" leg of the side flashing that sits flat on the roof steel and install. Bend the top flashing around the side flashing and caulk all seams along the saw cut all the way around the chimney. Fasten the steel roof panels.



Trim Coil, Boot Flashings, Pro-Flash

Trim Coil Stock

Width	SKU	Lbs per Ft
4"	155-6773	.22 lbs.
6"	155-6799	.33 lbs.
8"	155-6812	.44 lbs.
10"	155-6838	.55 lbs.
11"	155-6841	.60 lbs.
12"	155-6854	.66 lbs.
13.75"	155-6856	.76 lbs.
15"	155-6860	.83 lbs.
18"	155-6870	1 lb.
20"	155-6867	1.1 lbs.
40.625"	155-6896	2.2 lbs.



This steel is not roll formed and has no ribs. All trim coil stock is .018 inches nominal thickness after painting.

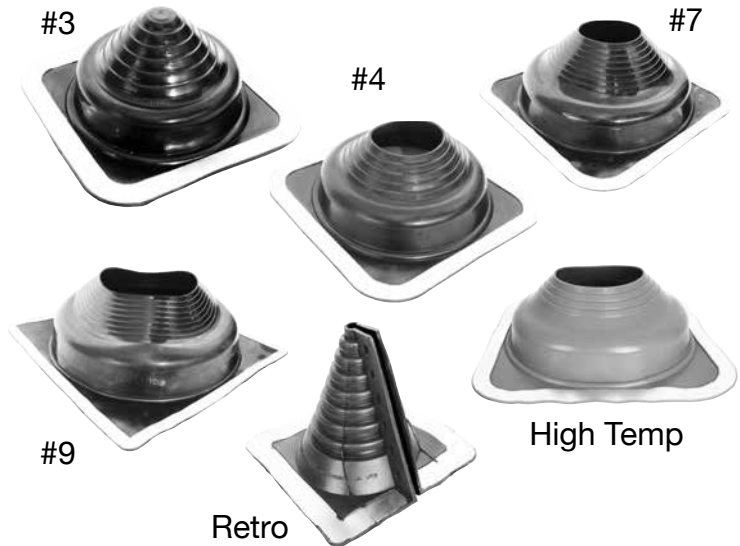
*Multi-Tone and woodgrain trim coils also available

Boot Flashings

It is best to locate pipes in the flat of the panel. If not, Boot Flashings are designed to be formed over the rib. A generous amount of silicone caulk is recommended and 1" woodgrip or 1½" residential roofing screws should be installed 1½" on center.

Boot Size	Pipe Size	Base Dimension	Sku
#3	1-5"	8"	155-4306
#4	3-7"	11"	155-4319
#7	6-12"	18"	155-4322
#9	9-20"	26"	155-4335
Retro Sm	½"-4"	8"	155-4308
Retro Lrg	4"-9"	14"	155-4324
High Temp #7	6"-11"	14"	155-4338

Trim, slide over (or around with Retro fit) pipe, apply silicone, form fit on ribs etc. Fasten for leakproof fit.



Premium Pro-Flash

Premium Pro-Flash is expandable-edge flashing and is the answer to flashing large, curved, or awkward profiles and penetrations. It is ideal for square ducts, chimneys, and skylights and is the fast, easy, and most effective way to flash.

- Flashes Pro-Rib® and Pro-Snap® profiles
- Stretch and form to fit and seal
- Flash between dissimilar materials
- Handles vibration and expansion
- Twenty year limited warranty

Compatible with:

- Brick
- Fiber Cement
- Galvanized Steel
- Concrete



9"×10' Premium Pro-Flash 155-4340

Snow Retention, Outside/Inside Gambrel Break Trim

Snow Jacks /Universal Snow Bar



SNOW JACK

Snow Jacks are located in the flat between the ribs located approximately 1'-2' up from the eave on the roof. Every other Jack should be staggered for maximum effectiveness. The number of pieces and spacing will vary depending on building width.

- Crystal clear Polycarbonate with UV stabilizers
- Added strength due to a three to one base to blade ratio
- Provides maximum protection against roof avalanches and ice damage to gutters, plants, cars and pedestrian walkways.
- Dimensions: 3½" wide x 6" long x 2½" high

Snow Jack	157-2676
Snow Bar 10' Lengths, all colors	156-6740
8' Pro-Snap® Snow Bar	156-6733
8' Pro-Snap® Snow Bar Insert	156-6736
Pro-Snap® Snow Bar Clip	156-6730

Available in 25 Colors!



UNIVERSAL SNOW BAR

Used to prevent snow from sliding off your steel roof around doorways and windows. This is a color matched trim that is a more economical choice than snowjacks.

- Can be used on Pro-Rib®, Premium Pro-Rib® and Pro-Snap® panels
- 10' long



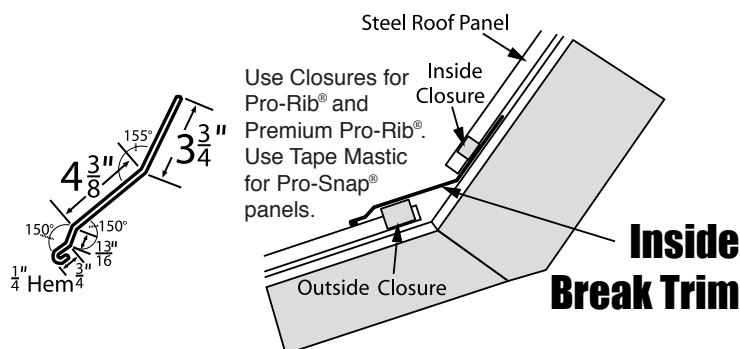
PRO-SNAP SNOW BAR

Used to prevent snow from sliding off your steel roof around doorways and windows. Add a color matched insert to match your steel.

- Aluminum bar pre-punched every 4" to accommodate clips at every major rib on the Pro-Snap® panel
- Used with the Pro-Snap® Snow Clip to prevent snow from sliding off your steel roof around doorways and windows
- 2" x 8' long

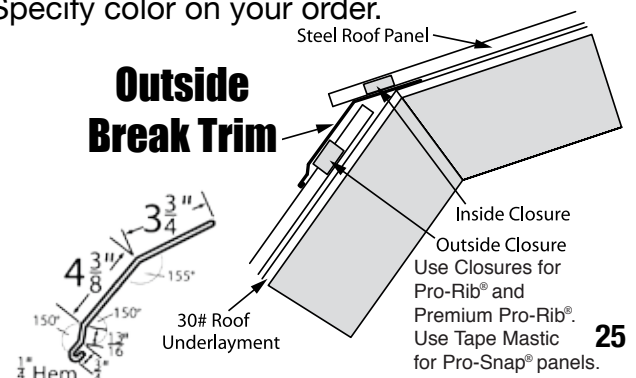
Inside Break Trim

- Used at the flared overhang joint on a gambrel roof.
 - Special order 10' lengths 156-7238
- Specify color on your order.



Outside Gambrel Break Trim

- Used at the hip joint on a gambrel roof.
 - Special order 10' lengths 156-7267
- Specify color on your order.

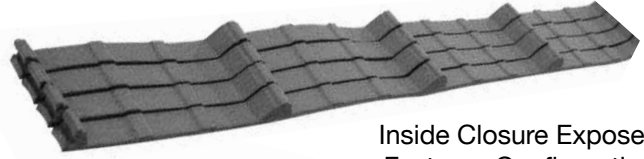


Closure Strips, Sealants

Closure Strips

- Die cut to match panel profiles
- Adhesive strip for fast installation
- Closed cells will not absorb moisture
- Each pack is .16 lbs.

	<i>Special Order</i>	<i>Stock</i>
Exposed Panel Inside -4 pack	155-8616	155-8577
Exposed Panel Outside -4 pack	155-8603	155-8580
Hidden Fastener Outside -8 pack	155-9862	

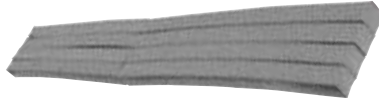


Inside Closure Exposed Fastener Configuration

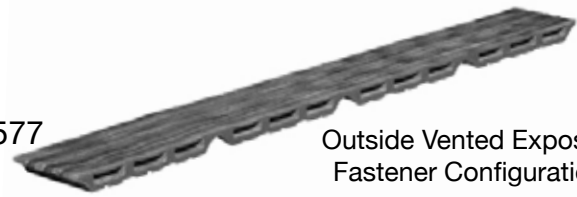


Outside Closure Exposed Fastener Configuration

Outside Closure Hidden Fastener Configuration



Economy Exposed Panel Vented Closure -4 pack 155-8577



Outside Vented Exposed Fastener Configuration

Premium Vented Closure

Exposed Fastener panel configuration	
-4 Panel Pack	155-8595
Hidden Fastener panel configuration	
-8 Panel Pack	155-8597

- 40 year limited warranty
- Matches profile configurations
- Fits under any ridgecap, any pitch 2/12 to 20/12
- Provides ventilation, won't clog
- Prevents snow & insect infiltration
- 100 mph wind driven rain with no leakage



Pro-Vent

- Used as hip or ridge vented closure
- 40 year limited warranty
- Fits any pitch 3/12-20/12
- One person roll-out installation
- Won't crack, dent, or rust during shipping or installation
- Won't scratch panel finish
- Won't clog from airborne dust
- Prevents insect and snow infiltration
- Provides proven roof ventilation
- No waste—use leftovers on next job



2 Rolls 10' Pro-Vent 155-8600

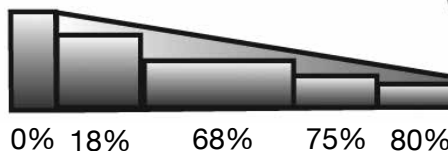
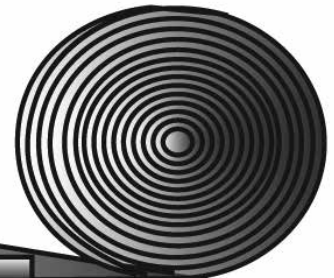
EMSEAL Acrylic Sealant

Higher levels of compression offer greater protection. Watertight up to 5 PSF per ASTM E-331 modified to run 24 hours instead of the standard 15 minutes. This equates to a 1 inch standing head of water for 24 hours with no leakage.

- 1¼" x 1" x 13' Rolls Special Order 155-8565

Compression Levels

- 80% Watertight
- 75% Flowing water
- 68% Air & Acoustic
- 18% Hot, Cold, Dust



Fasteners

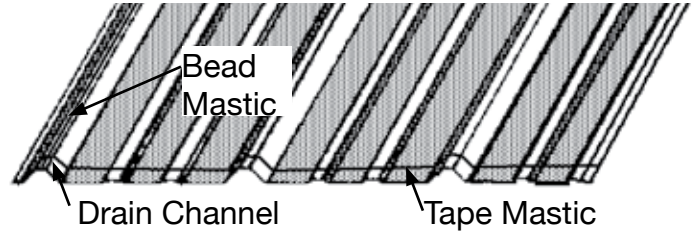
Mastic Tape Sealants

3/16" Bead Mastic 25' roll 155-8551
 3/32" x 3/4" Tape Mastic 45' roll 155-8564
 Bead Mastic

- Used for sidelaps as follows:

Slope	Length
4/12	Greater than 40 ft.
3/12	Greater than 30 ft.
2/12	Greater than 20 ft.
1/12	Greater than 10 ft.

- Mastic sealants help provide a weatherproof seal and stop water from siphoning between sheets.
- Used for multiple sheet end lapping with roof slopes of 2/12 or less.



Hidden Fastener Screws

Size	1 lb.	5 lb.	Screws per lb.
1" Screws	155-9842	155-9850	115
2" Screws	155-9846	155-9854	88
3" Screws	---	155-9855	55

Preferred screw for hidden fastener roofing panels. Use 40 screws/square, 1 screw every 2' of panel.

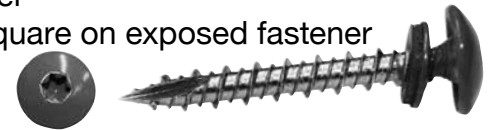


Residential Roofing Screws

Available in 25 Colors Plus Multi-Tone!

Size	1 lb.	Screws per lb.
1½" Screws	230-1595	88
2½" Screws	230-1597	55

- Low profile residential fastener for preferred look
- Recommended trim screws for hidden fastener steel roofing panel
- 75 screws per square on exposed fastener roofing system.

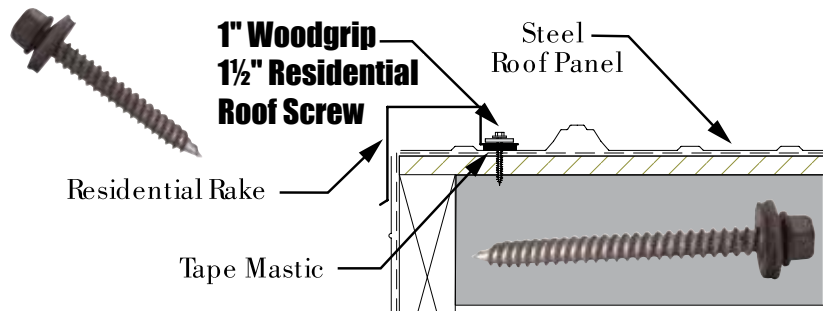


Woodgrip Screws

- Siding & roofing screw used to fasten steel panels to wood structure.

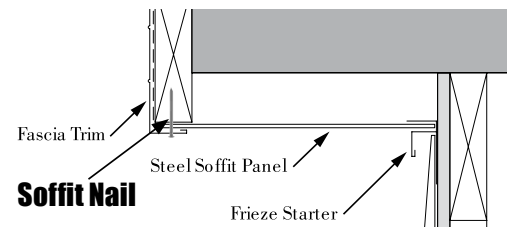
Galvanized	Size	1 lb.	Size	5 lb.	Screws/lb.
1" Screws	230-1493	230-1503	115		
1½" Screws	230-1529	230-1532	95		
2" Screws	230-1558	230-1561	75		
2½" Screws	230-1587	230-1590	65		
3" Screws		230-1591	59		
Painted					
1" Screws	230-1613	230-1626	115		
1½" Screws	230-1642	230-1655	95		
2" Screws	230-1671	230-1684	75		
2½" Screws	230-1707	230-1710	65		
3" Screws		230-1592	59		

- Use 75 fasteners per square
- All screws galvanized for long life
- Neoprene sealing washer for water tight seal
- #10 Diameter ¼" Hex Head **SELF TAPPING**
- Available in 25 Colors!



1¼" Trim Nails

- 1# box covers 150 feet or 112 pieces of soffit
- 1# Box, Specify color 156-4396
- Available in 25 Colors!

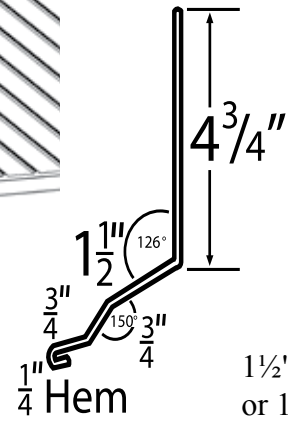
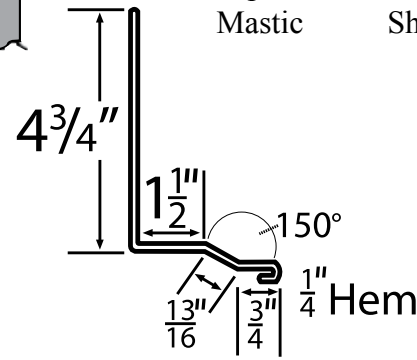
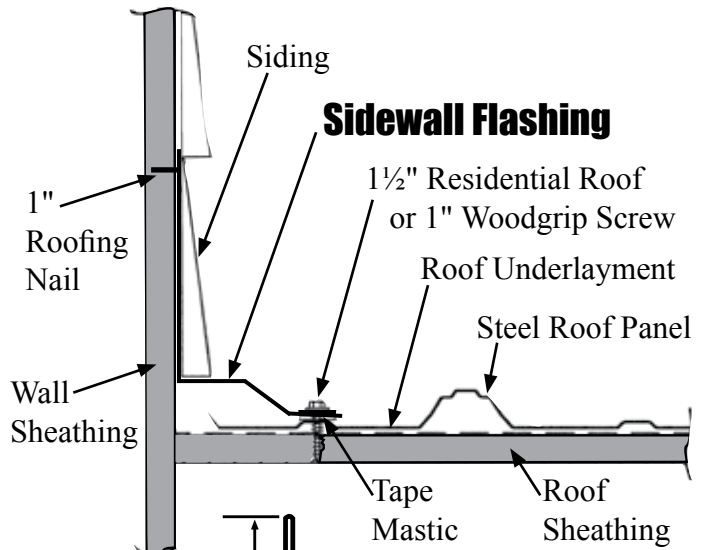
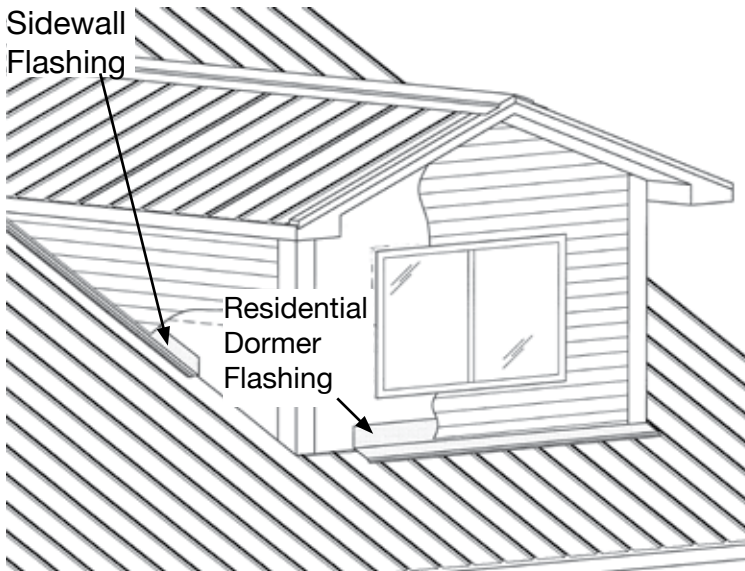


Sidewall/Endwall Flashing

Sidewall Flashing

The lower roof section panels are installed within 2" of the vertical wall. Sidewall flashing is installed over the roof panels with tape mastic applied between the sidewall flashing and the roof panel. The wall panels or siding is then installed over the sidewall flashing 1" minimum above the installed roof. End laps of the sidewall flashing should be caulked.

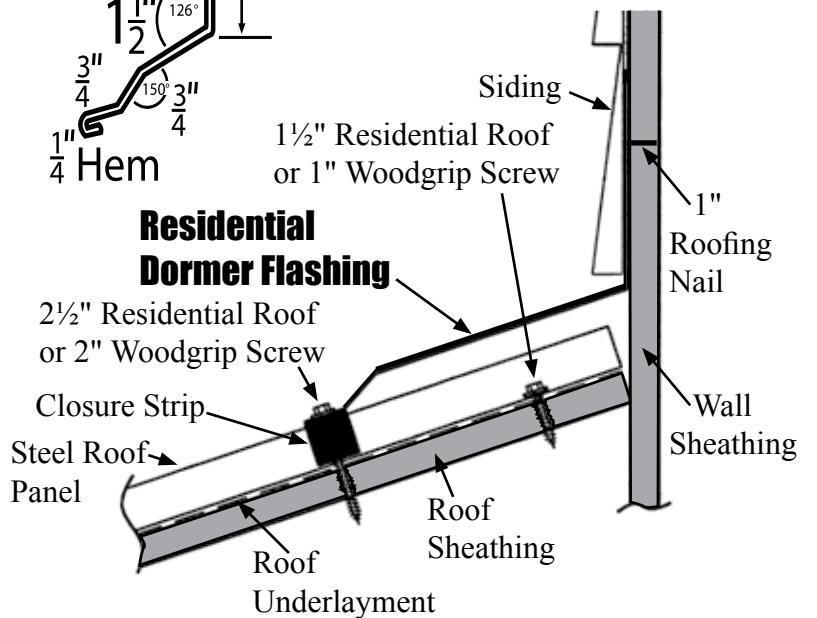
- Special order 10' lengths 156-7173
- Specify color on your order.



Residential Dormer Flashing

The lower roof section panels are installed within 2" of the vertical wall. Endwall flashing is installed over the panels with outside closure strips installed under the flashing and over the roof. The wall panels or siding is then installed over the endwall flashing 1" minimum above the installed roof. End laps of the endwall flashing should be caulked.

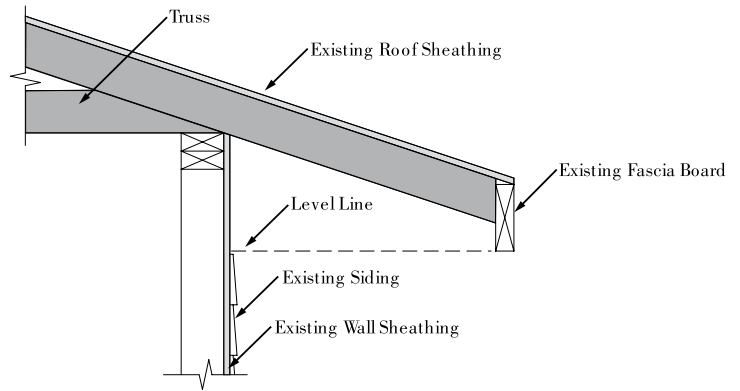
- Special order 10' lengths 156-7175
- Specify color on your order.



Steel Soffit Installation

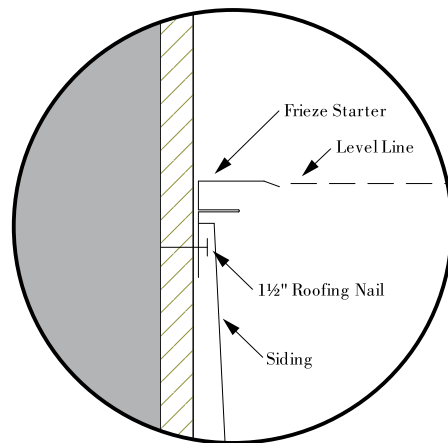
Step 1

To determine the location for frieze starter, begin by placing a level along the bottom of the fascia board and extending towards the wall. Once it is level create a mark along the top side of the level where it meets the wall. This will be the location of the top of your frieze starter.



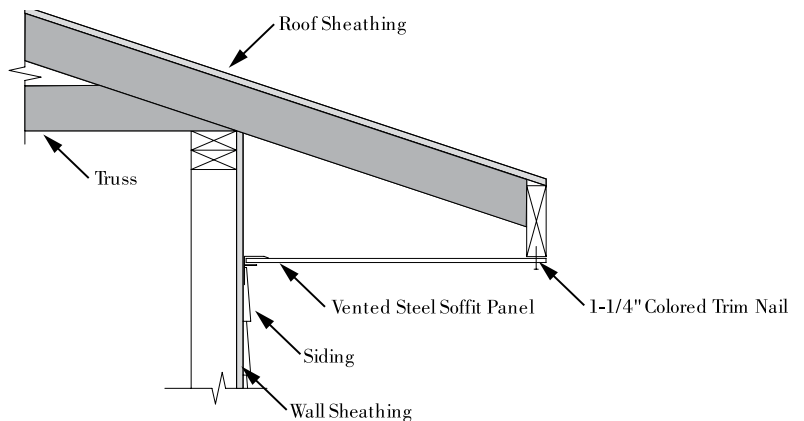
Step 2

To attach the frieze starter, place the frieze against the wall and align the frieze with the mark you made in step 1. Keeping the frieze level with your mark, attach the frieze to the wall sheathing using 1½" roofing nails spaced as needed.



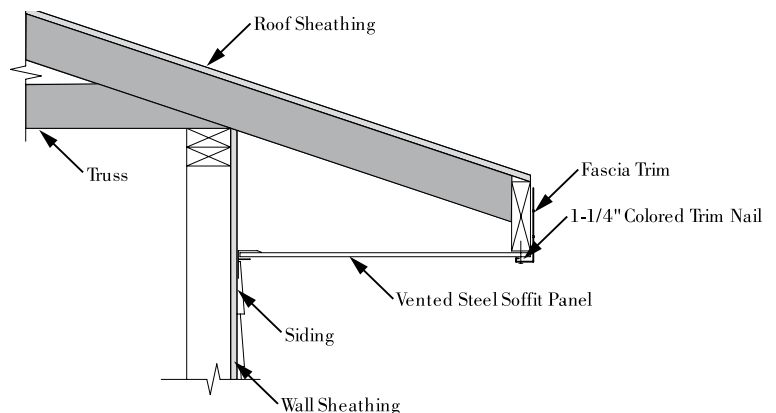
Step 3

Place your solid and/or vented soffit panels into the frieze starter and nail the other end onto the bottom of the fascia board with 1¼" colored trim nails spaced as needed.

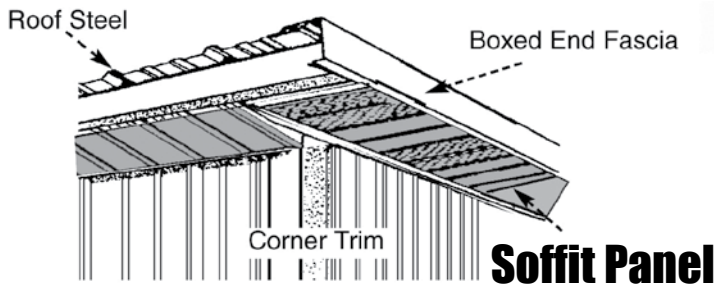
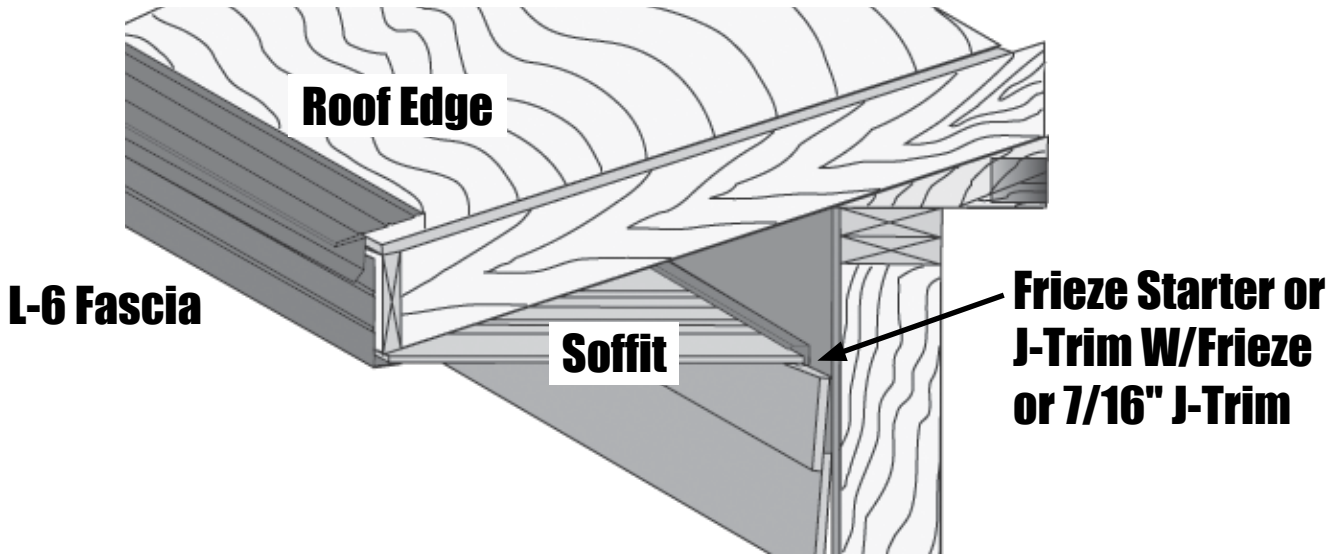


Step 4

To finish off your soffit and fascia, apply fascia trim to the fascia board. Place the top edge of your fascia trim under the bottom lip of the roof edge. Attach the fascia trim on the underside of the fascia board using 1¼" colored trim nails spaced as needed.



Steel Soffit Installation



- Used at the wall top to cover overhangs.
- Precut sizes for fast installation.
- Much heavier than standard soffit panels

Center Vent

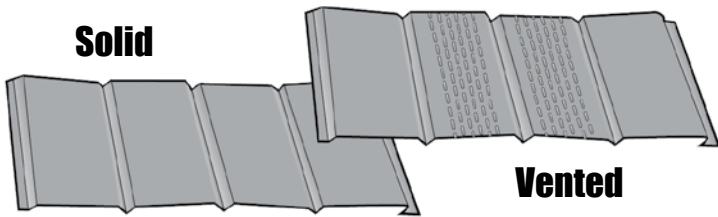
Special order	1' x 16"	156-4309
Special order	2' x 16"	156-4312
Special order	12' x 16"	156-4325

Solid No Vent

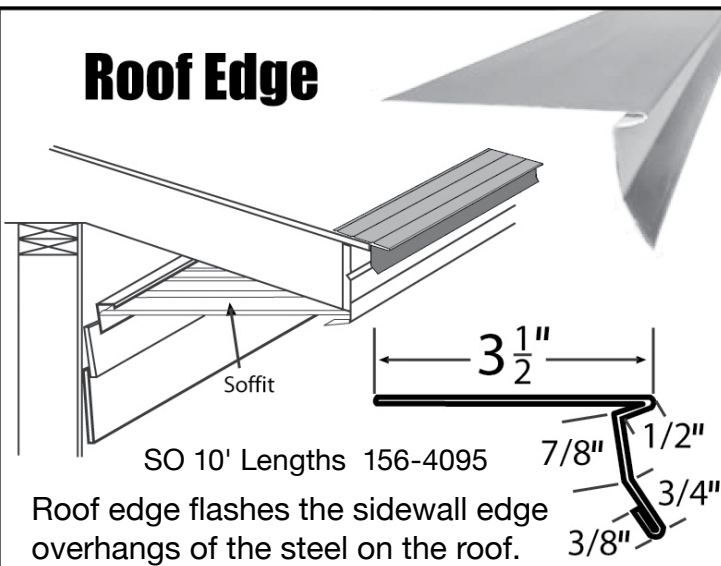
Special order	12' x 16"	156-4406
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Specify color on your order.

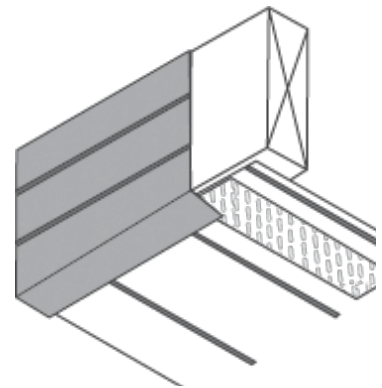
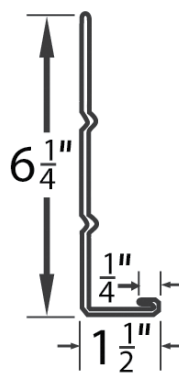
Solid



Roof Edge



L-6 Fascia

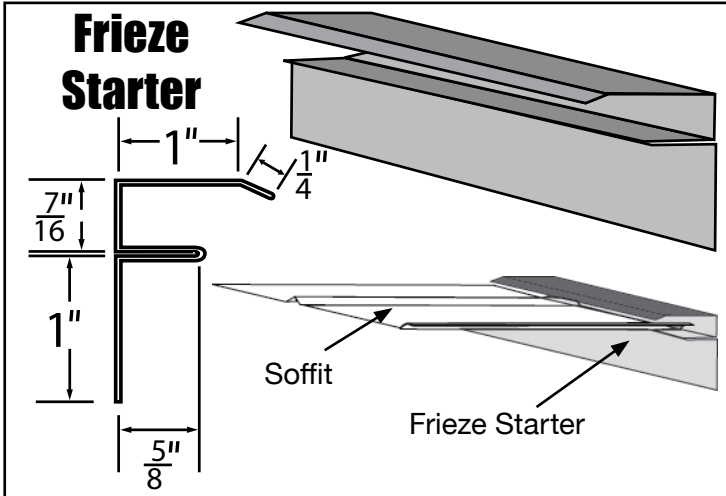


Stock White	12' Lengths	156-6831
Special order	12' Lengths	156-4587

Specify color on your order.

Steel Soffit Installation

Frieze Starter



Frieze Starter

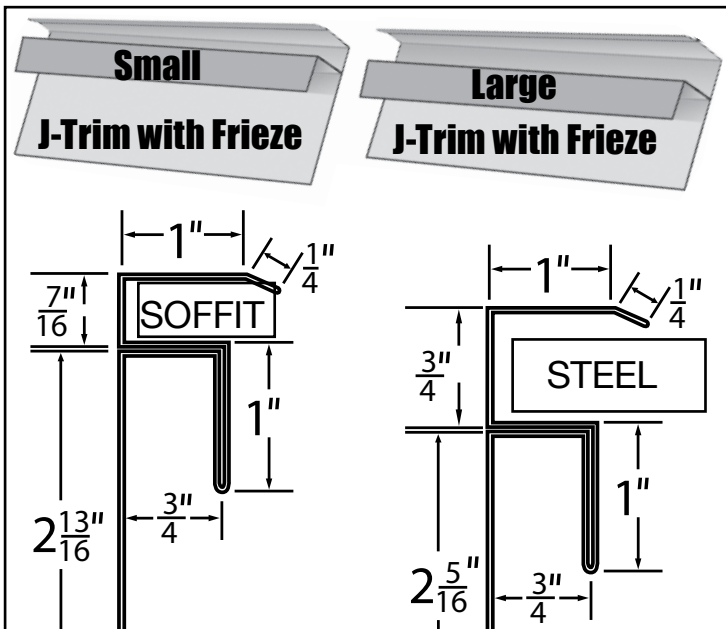
- Used at the top of the wall to support the soffit.
- Special Order 12' Lengths 156-4341
- Specify color on your order.

Small

J-Trim with Frieze

Large

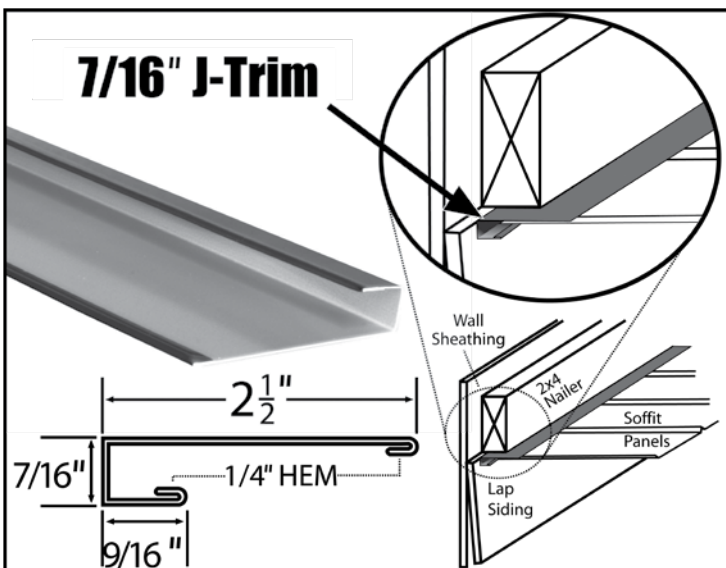
J-Trim with Frieze



Large & Small J-trim with Frieze

- The small is a great time saver when installing an overhang.
- The large is designed for lining inside buildings with steel panels.
- 12' F & J Small 156-4354
- 12' F & J Large 156-4367
- Specify color on your order.

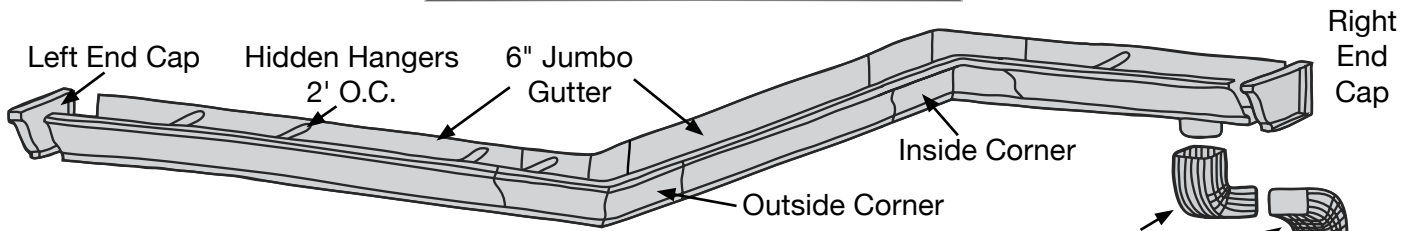
7/16" J-Trim



7/16" J-Trim

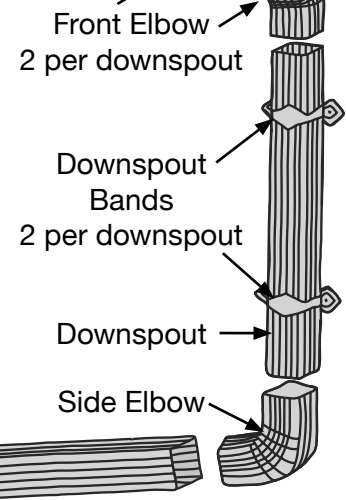
- J-Trim for use in soffit overhangs
- Special Order 12' Lengths 156-4338
- Specify color on your order.

Contractor Grade Jumbo Gutter Systems



Jumbo Gutter & Downspouts Gives You These Advantages:

- Available in all Matching 25 Colors
- Premium Paint System
- Made with Heavy Duty 28 Gauge Steel
- 58% more volume than 5" Gutters
- Quick and Easy to Install
- All the right Accessories Available give the Professional Finished Look
- Downspouts offer twice the volume as standard, Reducing Clogs
- Designed to fit with 6" Fascia
- **Custom Lengths Available**

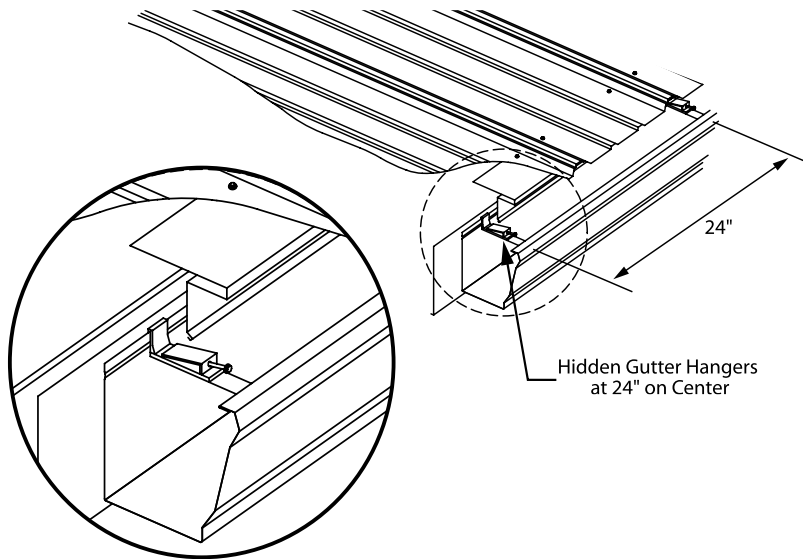
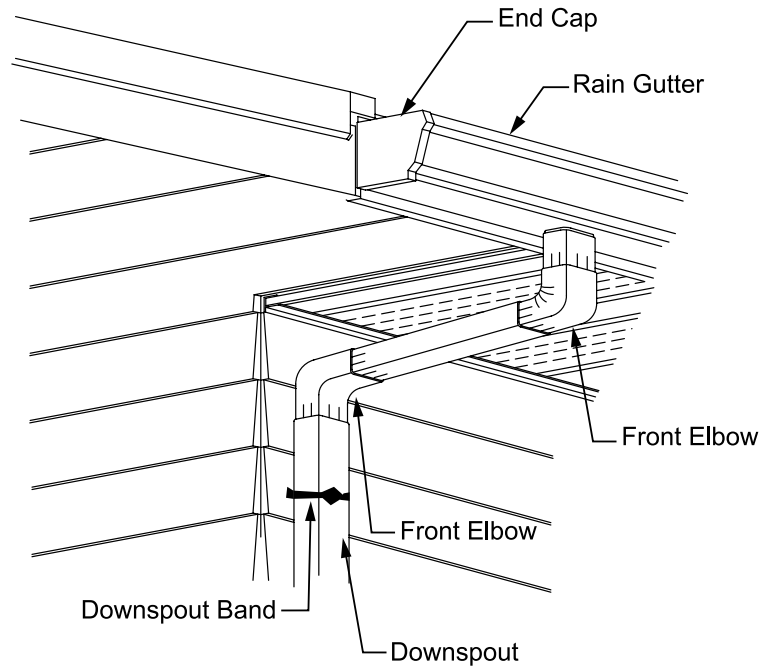


GUTTER SYSTEMS

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Lap Gutter 6" overlap (min.)
(Relief cut up stream section) <ol style="list-style-type: none"> 1. Make relief cut on gutter lap. 2. Bead of silicone in lap joint. 3. Interlock gutter. 4. Pop rivet or screw together. 2. End Caps <ol style="list-style-type: none"> 1. Apply sealant to end cap channel. 2. Attach end cap. 3. Crimp on end cap. 3. Downspout Outlet <ol style="list-style-type: none"> 1. Mark and cut outlet hole. 2. Apply sealant to outlet. 3. Rivet or screw outlet to gutter. | <ol style="list-style-type: none"> 4. Install Gutter <ol style="list-style-type: none"> 1. Place hidden hangers 24" o.c. 2. Place gutter against fascia. 3. Install hex head screw into fascia board. 5. Install Downspout <ol style="list-style-type: none"> 1. Assemble downspout and elbows as required. 2. Rivet or screw assembly together. 3. Attach assembly to gutter and downspout. 4. Attach downspout bands as needed to downspout and wall. |
|--|--|

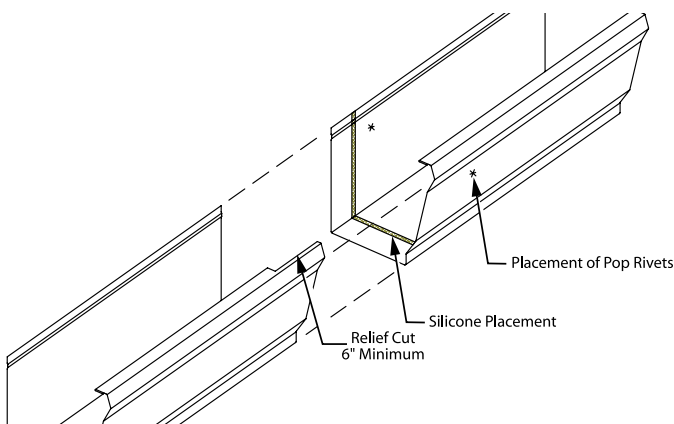
6" Gutter 16' Sections	158-1007	Hidden Hanger, 1/4" Hex Screw	158-1159
6" Inside Corners	158-1036	3"x4" 10' Metal Downspout	158-1188
6" Outside Corners	158-1065	3"x4" Outlet	158-1214
6" Right End Cap	158-1094	3"x4" "A" Elbow (Front)	158-1243
6" Left End Cap	158-1120	3"x4" "B" Elbow (Side)	158-1272
		Downspout Metal Bands	158-1308

Steel Gutter Installation



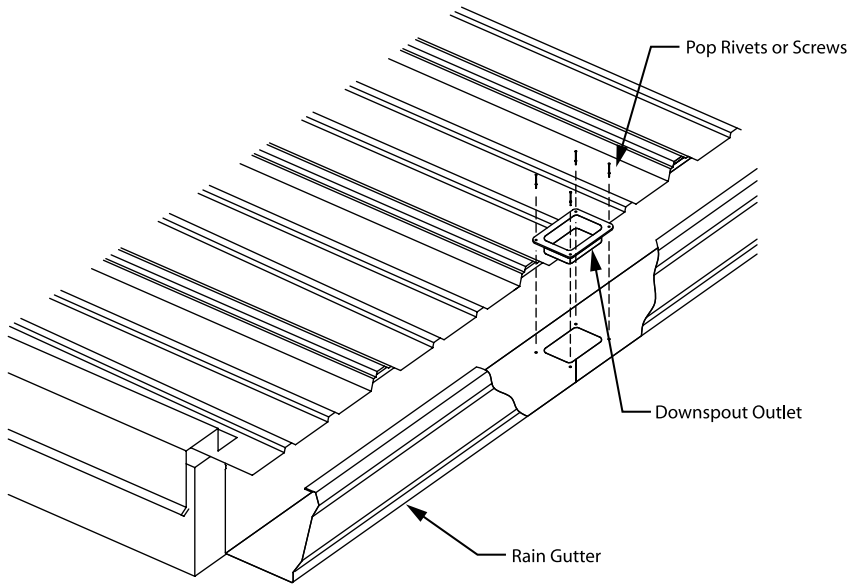
Place hidden hangers 24" on center inside the gutter. Hold the gutter firmly against the fascia. Be sure to allow a slight slope in the gutter to allow for proper water drainage. Install hex head screw on the hidden fastener into the fascia board.

Note: Gutters should be installed low enough to allow sliding snow to pass over the top of the gutter.

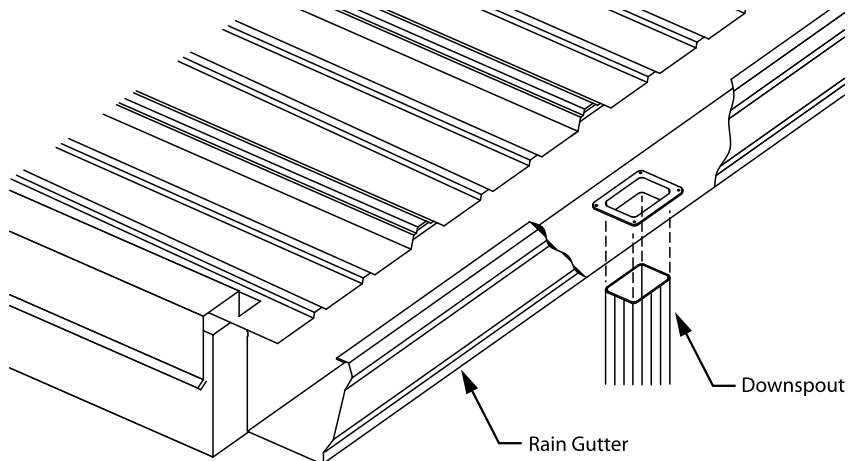


To properly lap 2 pieces of gutter, make a relief cut on the gutter lap. Be sure this relief cut is on the upstream portion of the gutter. Apply a bead of silicone between the overlapped gutter portions. This will prevent the seam from leaking. Finally, apply two pop rivets in the designated locations.

Steel Gutter Installation

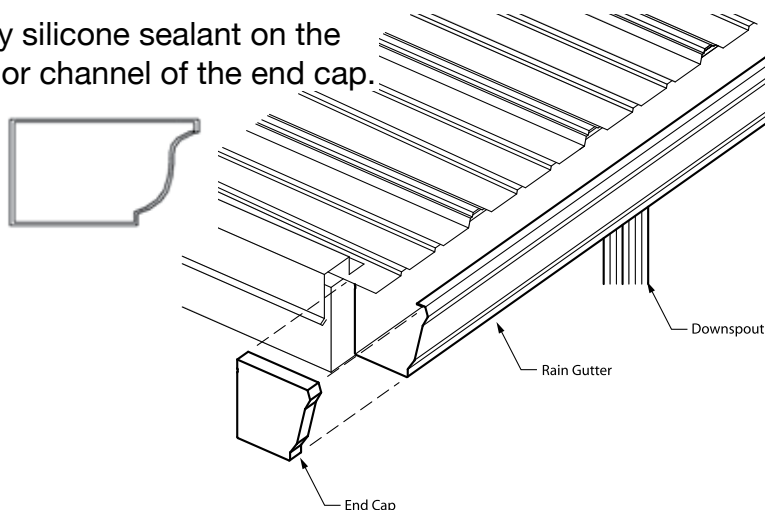


Determine your downspout locations. Mark and cut outlet hole for downspouts outlet. Apply silicone to the bottom side of the downspout outlet. Place the outlet from the top side of the gutter. Using four pop-rivets rivet the downspout outlet to the gutter. It is also possible to install the downspout outlet before attaching your gutter to the fascia board.



To attach the downspout to the outlet, slide the downspout over the bottom of the outlet. Rivet the downspout to the outlet using four rivets.

Apply silicone sealant on the interior channel of the end cap.



To install the end cap to the gutter apply a generous bead of silicone sealant. The cap will slide onto the end of the gutter. It is also possible to install end caps before attaching your gutter to the fascia board.

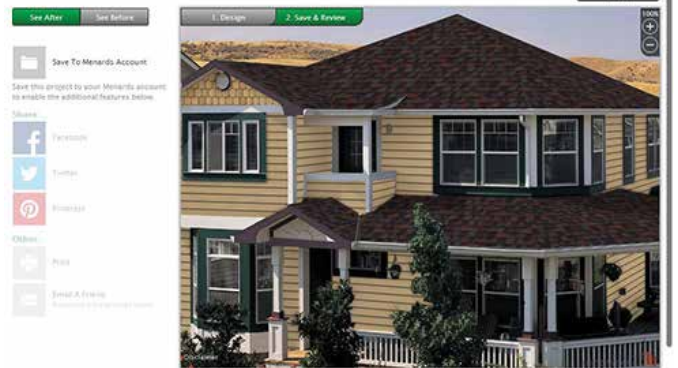
Design-It Center

ROOFING & SIDING VISUALIZER



Visualize Upgrades to your Own House and Share your Project with Friends

Upload a personal photo of your house and visualize it with new roofing and siding. Next, share your finished design with friends and family by email or your preferred social network.



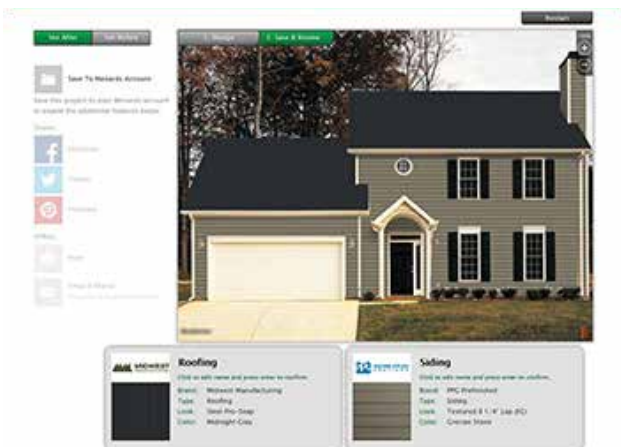
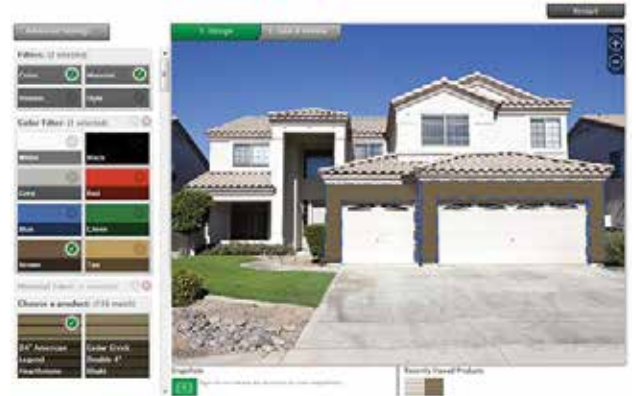
Design with Sample Projects

Choose from sample images and quickly design the perfect exterior renovation. Select from any of the following buildings to get started:

- Houses
- Garages & Sheds
- Post Frame Buildings

Sort by Filters to Achieve the Perfect Look

Sort Roofing & Siding materials by : Color, Material, Vendor or Style!
Adjust shading, perspective, rotation and more...



Save your Projects & View Detailed Item Lists

Save your project for later and view it at your local Menards store to buy any products used in its creation. Products are organized on the item list by:

- Brand
- Color
- Look
- Type

COMPLETE the PROJECT with other great steel products



SOFFIT and FASCIA



STEEL GUTTER SYSTEMS



STEEL SIDING



CUSTOM TRIM - You Draw It, We Bend It!

Sku# 903-0121

Available at **MENARDS**



SITELINE®
WOOD & CLAD-WOOD
WINDOWS & PATIO DOORS



JELD-WEN
WINDOWS & DOORS



GREAT HOMES START WITH JELD-WEN™

Your home is where all the big events happen — where you gather for holiday meals, watch the big game and celebrate birthdays and anniversaries. To be part of your home is something we take very seriously.

We believe that a home is much more than the sum of its parts and that what you put into it really does matter. That's why our Sitaline® wood windows and patio doors are designed to be more than simply beautiful. They're crafted to be reliable and efficient, and they're backed by a warranty that gives you and your family peace of mind.

Every home is different, and JELD-WEN offers Sitaline wood products in a wide variety of styles, colors and finishes to complement your unique style and perform for years.

Because it's not just a house. It's your home.





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WHY BUY JELD-WEN

Siteline® wood and clad-wood windows and patio doors offer more than just beautiful style. This collection is the result of more than a decade of research and development. They're made with care and an uncompromised commitment to quality that you can rely on for years to come. Beautifully made, intelligently built and available in a wide range of styles, colors and finishes, Siteline wood window and patio door products fit your unique style and meet your demand for superior quality.

SUPPORTING SUSTAINABILITY

Responsible Forestry

We recognize that our future success as a wood products manufacturer is dependent upon responsible and sustainable forestland management. With that in mind, we proudly offer Ponderosa Pine wood windows and doors that are either SFI® or FSC® certified. Our dual-certification is testament to a desire to offer products you can feel good about.



The mark of
responsible forestry





AuraLast® wood protects against wood rot for as long as you own and occupy your home. Guaranteed.



Guaranteed Protection Against Wood Rot

JELD-WEN® wood windows and patio doors made with exclusive pine AuraLast wood are guaranteed not to rot for as long as you own and occupy your home. Wood components made from AuraLast wood maintain their structural integrity even in the toughest climates. [Visit jeld-wen.com](http://jeld-wen.com) to view the full warranty.*



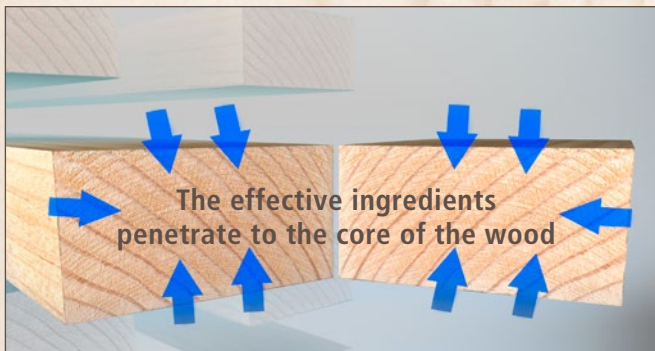
Surface-to-Core Protection

Because of our vacuum/pressure process, AuraLast wood provides virtually 100% penetration of the protective ingredients. Other manufacturers use submersion/dip-treatment methods, which only protect the outer surface of the wood.



Working With AuraLast Wood is Easy

AuraLast offers the strength and beauty of real wood because it is real wood, not a composite. AuraLast wood is colorless, stainable and odorless.

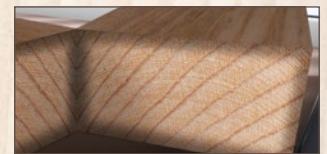


Virtually 100% Surface-to-Core Protection



AuraLast is Safe

AuraLast wood is made by using a water-based solution to deliver the effective ingredients to the core of the wood. Traditional dip-treatments use a solvent-based chemical bath. During production our AuraLast process releases 96% fewer volatile organic compounds than the traditional dip-treatment method.



Traditional treatments only protect the outer surface

A JELD-WEN Exclusive

Only JELD-WEN makes window and door products with natural pine AuraLast wood that are built to last.

Protects Against Water Saturation

AuraLast wood offers superior resistance to water saturation, which protects against swelling that causes windows and doors to stick.

Protects Against Termites

Harmful termites will eat through unprotected wood—not so with AuraLast wood.

[Visit jeld-wen.com/auralast](http://jeld-wen.com/auralast) for more information

***AuraLast Lifetime Limited Warranty Coverage for Wood Decay and Termite Damage**

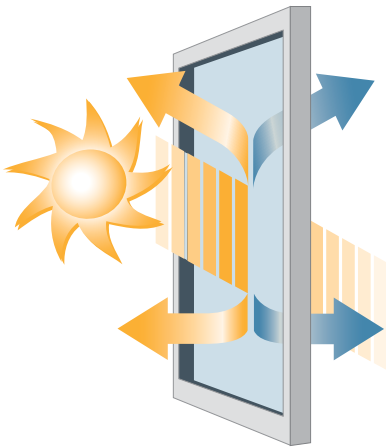
JELD-WEN products made from pine AuraLast wood will not rot.

Engineered for High Performance

A commitment to excellence and innovation inspired our new Sitrine® wood windows and patio doors. Each door and window is designed for ease of operation, low maintenance and beauty that stands the test of time.

Energy Efficiency Designed to Last

Can a door or window be called high-performance? Definitely. Sitrine wood windows and patio doors meet or exceed 2016 ENERGY STAR® 6 requirements and offer increased thermal performance and weather resistance with outstanding energy advantages. Our thermally improved engineered sill and frame designs feature innovative advancements for added energy efficiency and durability.



In warm weather, LoE³-366 glass reflects the sun's energy and prevents it from entering the home.

In cold weather, LoE³-366 glass reduces the amount of heat lost by reflecting it back inside.



With Neat® glass, you gain natural cleaning convenience. Neat glass harnesses the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass so rainwater can easily rinse away the grime. No manual activation is required.

Architectural Enrichment

Whether it's new construction, renovation, traditional or modern, JELD-WEN offers a style that fits your needs. We make it easy to enhance a home with depth and definition that complements your project. Detail updates such as the recessed sash on the casement and our double-hung concealed jamb liner add architectural flair and aesthetic appeal with clean, smooth, contemporary lines. Regardless of the climate where you live, we offer the products you need, with larger unit sizes and expanded design options.

Clearly Better

All Sitrine wood windows and patio doors come with LoE³-366® glass, which blocks infrared rays, so you'll stay cooler in the summer and warmer in the winter. Only JELD-WEN Sitrine wood products come standard with LoE³-366 and Neat® glass. ENERGY STAR® certified versions of Sitrine wood products are available with energy efficient options, including argon-filled or high-altitude glass.

Fit Plus Finish

A wide range of colors, hardware and hardware finishes help you make the statement you want, right down to the last detail. Our many clad color finishes are guaranteed not to chalk or fade for 10 years, even in coastal environments. Optional anodized finishes bring extra durability, and nine interior finish options make it easy to coordinate your Sitaline products with your home's trim, cabinetry and furnishings. Decorative glass choices, divided lites and multiple screen options offer styles ranging from contemporary to classic.

Great Views Inside and Out

Your home is as unique as you are. Sitaline wood windows and patio doors offer many ways to help you save energy without compromising on design and style. JELD-WEN wood products provide the beauty, options and long-lasting performance that you and your family deserve. We wouldn't have it any other way.



CASEMENT WINDOWS

This clean, modern design is a simple and beautiful way to accent different rooms in your home in addition to maximizing ventilation. This type of window can be hinged on either the left or right so that the sash opens outward in a swinging motion. The streamlined design of the profile detail complements historic, traditional, Craftsman and contemporary architecture.

A great choice for new construction or replacement, JELD-WEN® casement windows offer multiple sizes, colors and glass options. See dealer for additional product details and ordering information.



Streamlined profile complements a variety of architectural styles.





AWNING WINDOWS

A versatile option for many architectural styles, the awning window provides an intriguing look alone or when grouped with other window types. It is hinged at the top and opens out from the bottom in an outward swing for a unique light and ventilation source.



Ease of operation and greater energy efficiency with standard LoE³-366[®] insulated glass make JELD-WEN[®] awning windows a great addition to any room. See dealer for additional product details and ordering information.



PUSH-OUT CASEMENT AND AWNING WINDOWS

Simplicity is at the core of these stylish window options. They open like our other casement windows (hinged at the side) and awning windows (hinged at the top) yet they do so without a hardware crank. Just unlatch the lock to open for ventilation.

SWINGING SCREEN

Historically detailed swinging screen matches wood and hardware finishes

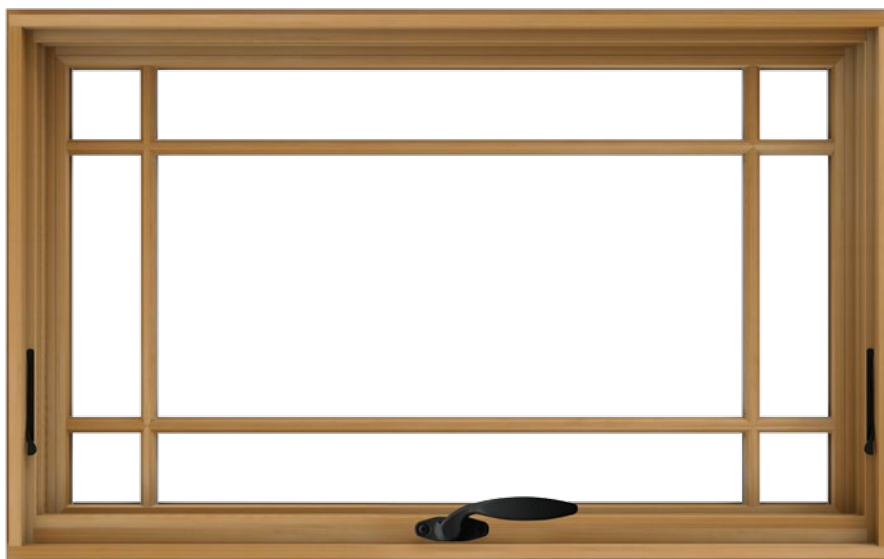
PUSH-OUT HANDLE

Simple and secure, this handle is reminiscent of old world charm but with the added benefits of modern security



HIDDEN MAGNETIC CLOSURES

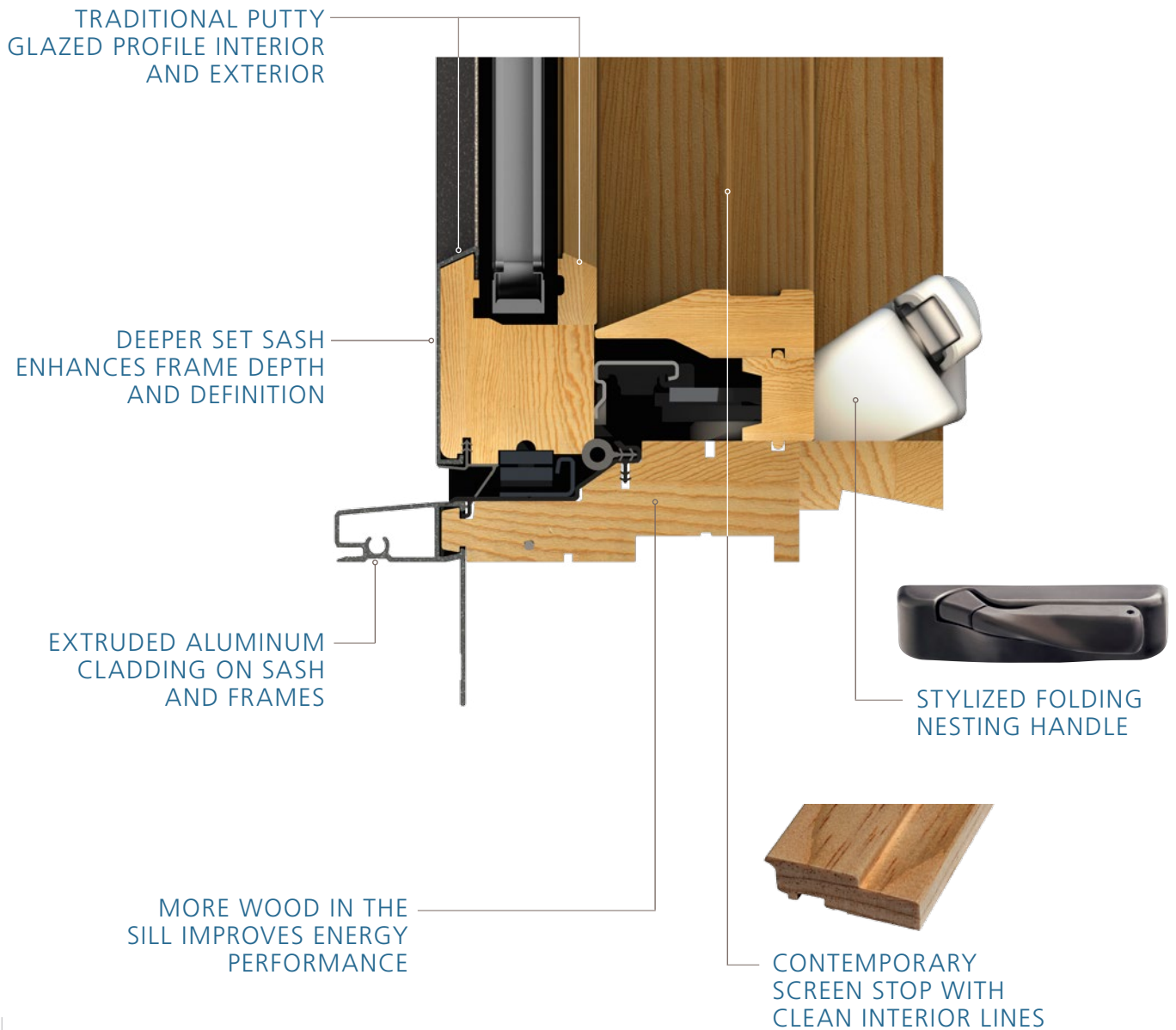
For a clean unobstructed look.



Clean lines, proven operation and multiple options for screens, finishes and hardware make these windows a great choice for your home. See dealer for additional product details and ordering information.

CASEMENT AND AWNING HIGH PERFORMANCE FEATURES

Our goal of achieving a window design that meets the 2016 ENERGY STAR® 6 criteria has allowed us to take advantage of the latest in high performance engineering and design. The new Sitrine design includes heavier hardware and greater thermal performance. The traditional putty glaze and deeper set sash features give this window an architecturally enriched appearance that works well in modern, historical, new construction, historical renovation and light commercial.

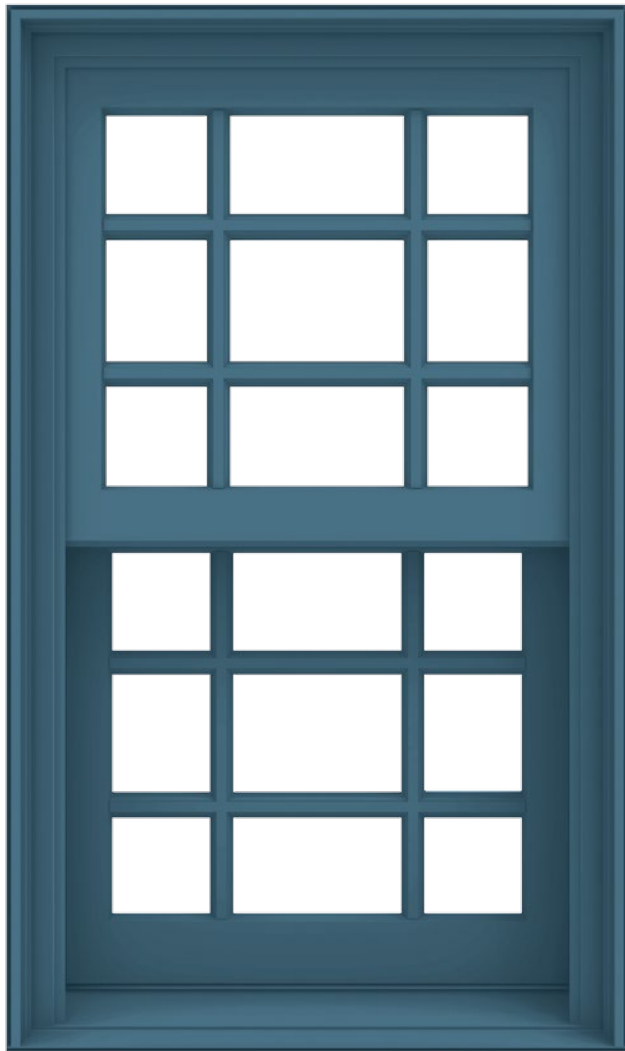




DOUBLE-HUNG WINDOWS

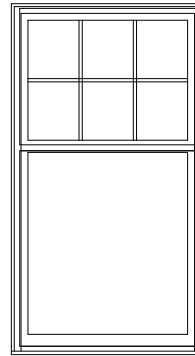
JELD-WEN double-hung windows offer a traditional style. They feature an upper and lower sash that can slide vertically past each other in a single frame and have a concealed jamb liner, providing a clean and architecturally focused look. Both sash tilt in for convenient cleaning.

These windows feature an optional 3-1/2" bottom rail with optional finger plow and a top rail with optional finger routes.

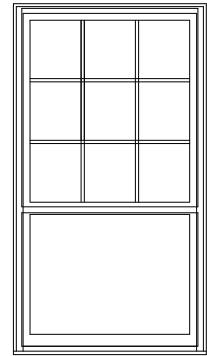


Beneath the low-profile exterior are several engineering and design cues that will keep these windows operating smoothly for years to come. See dealer for additional product details and ordering information.

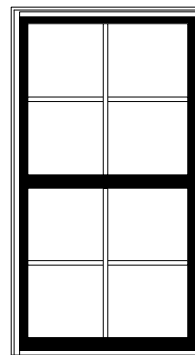
OPTIONAL DESIGNS



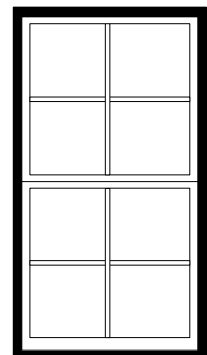
COTTAGE



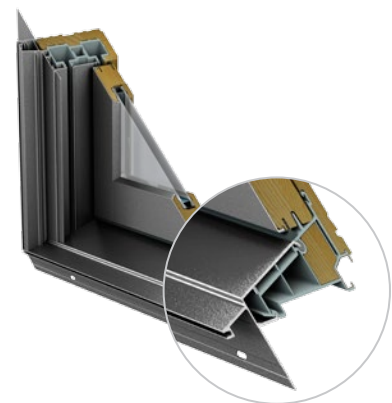
REVERSE
COTTAGE



HYBRID
WOOD FRAME/
CLAD SASH



HYBRID
CLAD FRAME/
WOOD SASH



CHAMBERED COMPOSITE INTERIOR SILL

- Added strength
- Space in chambers acts as thermal break

Concealed Jamb Liner provides a clean uniform appearance



TILT FEATURE

Ease of maintenance is built right into our double-hung windows. Simply slide in the tabs and tilt the sash in. No more climbing ladders to wash the windows.

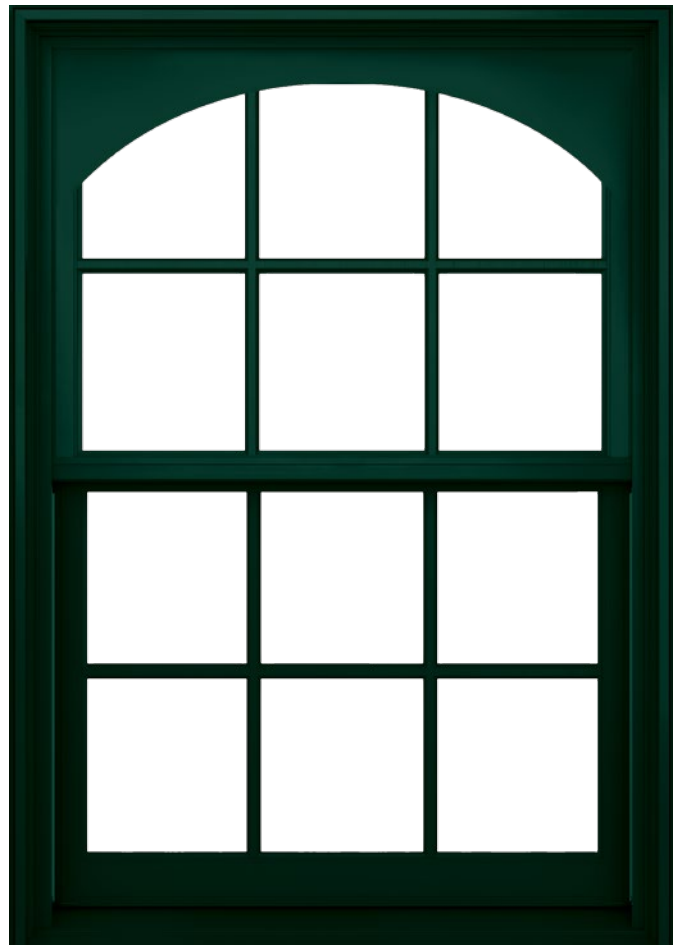




SEGMENT TOP AND RADIUS TOP RAIL WINDOWS

Some rooms call for more than a typical window configuration. A JELD-WEN® segment top window offers a unique shape to accent any home and has an operating bottom sash. On the radius top rail window, both sashes easily slide up and down to provide ventilation.

A variety of styles, colors and hardware add to the elegance of this window. See dealer for additional product details and ordering information.



DOUBLE-HUNG SASH REPLACEMENT KIT*

Upgrade old, single-pane sash windows using our sash replacement kit with energy efficient insulated glass. When you use your existing frame and our sash and jamb liners, you'll be enjoying beautiful, energy efficient windows in no time.



Includes all of the necessary parts and hardware for replacing existing windows while keeping trim and frame intact. Plus, there is no need to replace existing siding, mouldings or stucco.

DOUBLE-HUNG POCKET REPLACEMENT WINDOWS*

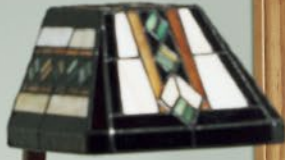
Replacing drafty, old windows with new, JELD-WEN® pocket replacement double-hung windows is an easy way to make a big impact in your home. You'll retain the beauty of natural wood, plus save money on heating and cooling bills while giving your home added security. These windows will give any renovation project years of reliability and beauty.



Add style and efficiency to your home in no time with our easy-to-install pocket replacement windows.

* Featuring Tradition Plus profile, new Sitrine profile coming soon





HORIZONTAL SLIDING WINDOWS*

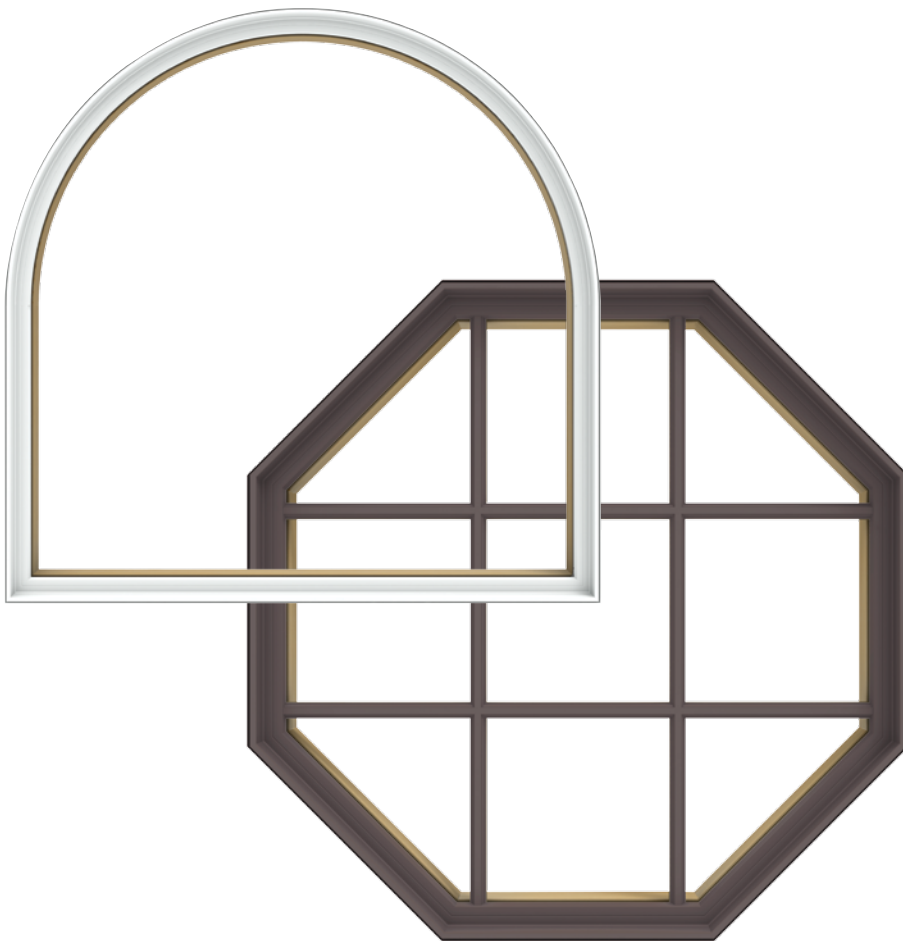
Beauty, versatility and practicality come together in this clean, streamlined style. The sash slide horizontally, offering varied ventilation options. Smooth operation and durable design make this a smart, functional choice for any home that will last for years.



The JELD-WEN® horizontal sliding window offers multiple hardware options to match your style. See dealer for additional product details and ordering information.

FIXED, RADIUS AND GEOMETRIC WINDOWS

Add an air of distinction to any home, showcase beautiful views and create an intriguing look with other window types. Radius and geometric in-sash windows are available as fixed or operating units in a variety of half-round and rectangular shapes and sizes.



Multiple shapes, styles and sizes ensure that you'll enjoy these windows for years to come. See dealer for additional product details and ordering information.



SWINGING PATIO DOORS

Create a dramatic entrance to your home on as grand of a scale as you like. Our swinging patio doors are available with one to four panels that swing either out or in on side hinges. This includes French doors, which open in the middle with no center mullion. Optional venting sidelites are hinged to let in the breeze and can help with cleaning.



With beautiful hardware options and a variety of colors available, these doors truly make a statement. See dealer for additional product details and ordering information.

CONFIGURATIONS



4-PANEL (INTERIOR VIEW)



2-PANEL WITH TRANSOMS
(INTERIOR VIEW)



2-PANEL WITH VENTING
SIDELITES (INTERIOR VIEW)



WIDE STILE



NARROW STILE

REDESIGNED SILL, FRAME & WEATHER-STRIP SYSTEM

We have completely redesigned the sill, frame and weather-strip systems. The new high performance and energy efficient fiberglass sill allows water to drain away from the door, but also prevents high winds and rain from entering. This feature, along with silicone injected corner keys and a double weather-strip system, contribute to its enhanced air and water infiltration performance. Sills can be designed at PG 35 (standard), PG 50, or ADA ratings.

Optional ADA-compliant sill for wheelchair accessibility on inswinging and outswinging patio doors.

Check with your local JELD-WEN representative for specific sizes.





SLIDING PATIO DOORS

These doors open by sliding along horizontal tracks at the head and sill, which do not take up any floor space. With both narrow and wide stiles and rails, these sliding patio doors can be configured to fit most any space as well as architectural style. And that can open up even greater ideas when you consider designing matching windows in the rest of your home.



WIDE STILE



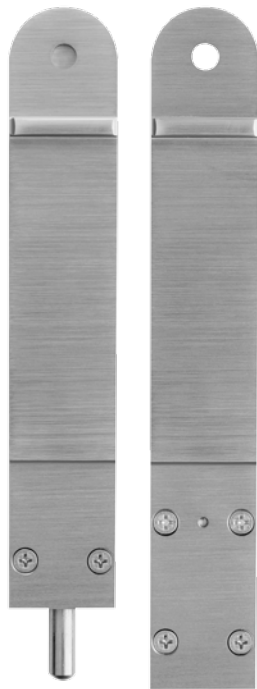
NARROW STILE

Simple, elegant and built to last. JELD-WEN® sliding doors can make a big impression in new or existing homes. See dealer for additional product details and ordering information.

FOLDING DOORS

The latest innovation in JELD-WEN® folding doors offers clean lines, modern style and versatility, opening new possibilities for any home. Because these are bottom load units, no support beams are needed for the doors. This unique design helps bring the outdoors inside and can be configured in a number of ways including 2-, 3- and 4-panel configurations. For new construction or in an existing home, you can create a one-of-a-kind look.

FLUSH BOLTS



STAINLESS*

MAGNETIC DOOR STOPS



STAINLESS**



These new doors offer multiple design, color and hardware options to help open up spaces as well as your imagination. See dealer for additional product details and ordering information.

* Flush Bolts also available in Bronze and Brass

** Magnetic Door Stops also available in Bronze



INTERIOR OPTIONS

Let's start on the inside. Here, you can choose your wood type, finish and trim options.

INTERIOR WOOD OPTIONS

Increase a home's sense of visual harmony by choosing one of our interior wood options to coordinate with trim, cabinetry and furnishings. In addition to AuraLast® wood pine or primed we offer mixed grain Douglas fir, or alder, a grain that blends well with cherry, maple or birch.



AURALAST®
WOOD PRIMED
OR PINE



MIXED GRAIN
DOUGLAS FIR



ALDER

STANDARD INTERIOR FINISHES*

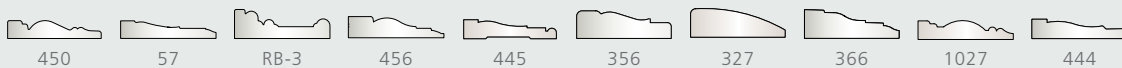
Custom options available.

- | | |
|--------------------|--------------|
| 1. BRILLIANT WHITE | 6. CIDER |
| 2. IVORY | 7. FRUITWOOD |
| 3. DESERT SAND | 8. CORDOVAN |
| 4. CLEAR LACQUER | 9. WALNUT |
| 5. WHEAT | |



INTERIOR TRIM

Interior radius casings are available in pine for radius windows and patio doors. These casings come in several patterns.



INTERIOR GLAZING STOPS

Our Traditional sash profile replicates the look of an historical putty glazed window. The optional Contemporary profile brings a simple clean line for modern interior design.



CONTEMPORARY



TRADITIONAL

EXTERIOR OPTIONS

This is where you decide what your door or window will look like from the outside of your home. Custom colors are available or upgrade your standard color to include PVDF protection against color fade with a 10-Year Limited Warranty.

STANDARD CLAD COLORS



OPTIONAL CLAD COLORS



ANODIZED FINISH COLORS*



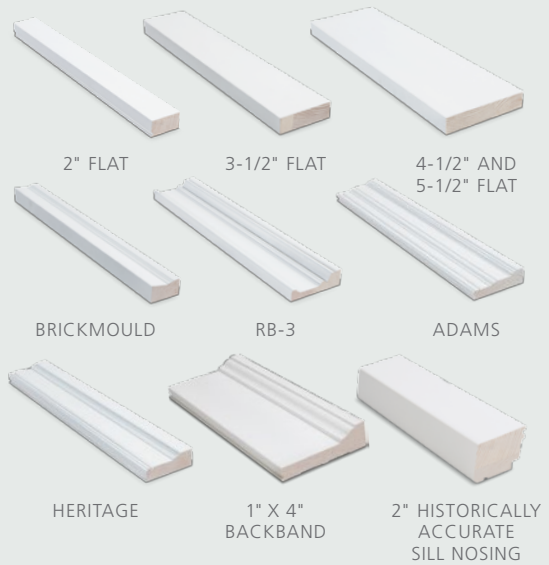
EXTERIOR WOOD OPTIONS



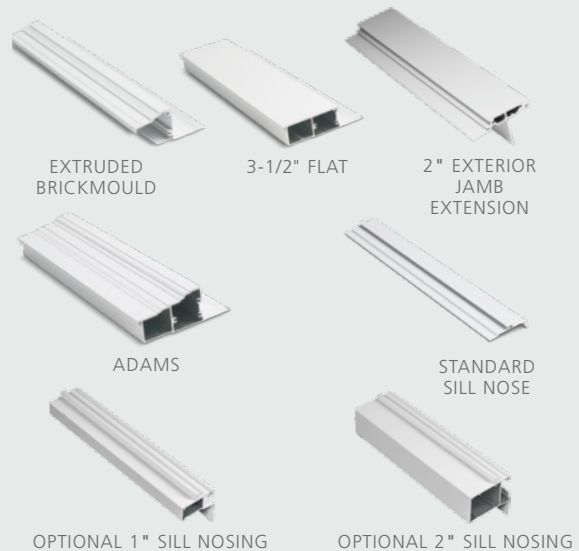
AURALAST® WOOD
PINE OR PRIMED

EXTERIOR TRIM

PRIMED WOOD



CLAD



GLASS OPTIONS

Here you can choose from a variety of styles to make glass much more than just transparent.

TINTED GLASS

Tinted glass reduces glare, and is ideal for areas that get a lot of direct sunlight in the summer. We offer green, grey, bronze, reflective grey and reflective bronze tinted glass.



GREEN

GREY



BRONZE

REFLECTIVE
GREY



REFLECTIVE
BRONZE

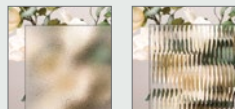
TEXTURED GLASS

Let light in while maintaining privacy with textured glass. We offer a wide range of textures to meet your aesthetic preferences. Five of our most popular choices are shown here.



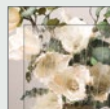
GLUE CHIP

RAIN



OBSCURE

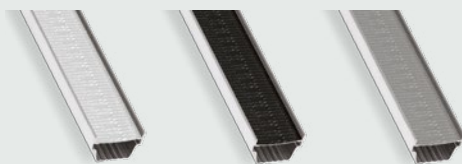
NARROW
REED



SEEDY REAMY

SPACER BAR

For even more versatility spacer bar color options enhance the appearance of your windows.



STAINLESS
STEEL

BLACK

GRAY

ENERGY SAVING GLASS OPTIONS

LoE³-366® AND LoE EC INSULATING GLASS

Our standard high-performance LoE³-366 insulating glass enhances energy conservation by helping homes stay cooler in the summer and warmer in the winter. LoE³-366 provides more protection against solar heat gain, reduces condensation and helps limit fading of interior furnishings. For even more protection choose LoE EC. It improves thermal performance and is the optimal solution for ENERGY STAR® in certain regions of the country.

NEAT® GLASS

This is a natural cleaning convenience that comes standard for all Sitaline wood and clad-wood windows and patio doors. By harnessing the sun's UV rays to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required.



ENERGY STAR®

Many JELD-WEN® windows and doors are ENERGY STAR certified, which means they exceed the minimum energy efficiency criteria for the climate region in which you live. JELD-WEN has been a proud ENERGY STAR partner for over a decade.

PRESERVE® PROTECTIVE FILM

Standard for all Sitaline® wood and clad-wood windows and patio doors, this film is factory-applied to both sides of the glass. It protects against debris and scratches during shipping and handling or at a construction site. It's easy to remove and saves cleanup time after installation.

TEMPERED GLASS

This type of glass is treated with heat, so it can withstand greater force or pressure on its surface, and it will not break into sharp pieces. This is mostly used on patio doors or windows that are installed near floor level.

DECORATIVE GLASS

With multiple design options, you can add elegance and personal style to your JELD-WEN® Sitrine wood and clad-wood windows and patio doors. Choose from glass and coming options here, or we'll work with you to create your one-of-a-kind design. We can build nearly anything you can imagine.



CLASSIC
COLLECTION

This elegant collection adds a distinct and timeless design element to any home.



CRAFTSMAN
COLLECTION

Tried and true designs represent a theme that has stood the test of time.



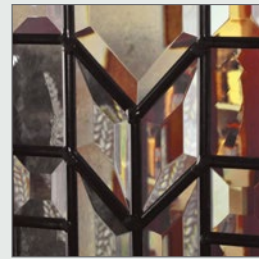
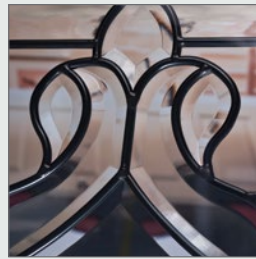
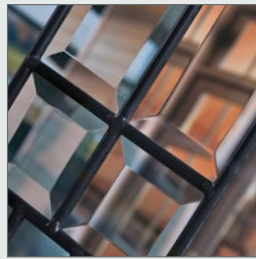
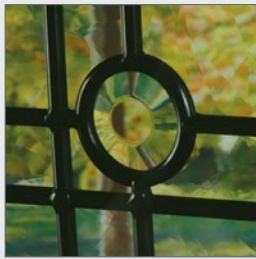
ESTATE
COLLECTION

Fits many types of architecture and has straight bold lines that add to the decor of any home.



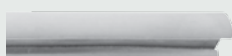
CONTEMPORARY
COLLECTION

Modern and bold with a unique look certain to complement modern-day homes.



CAMING SELECTIONS

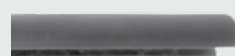
Choose one of our five coming selections to determine how your glass design will appear.



SATIN NICKEL



COPPER



DARK PATINA



BRASS



ZINC

HARDWARE OPTIONS

WINDOW HARDWARE



JELD-WEN® WOCD MERGE FORM AND FUNCTION

Windows add so much to our daily lives - daylight, ventilation and views. They can also be necessary for emergency escape and rescue, so the building codes in your area may require certain windows to fully open. This means homeowners should take measures to prevent window falls. Factory-installed Window Opening Control Devices (WOCD) from JELD-WEN are designed to meet the ASTM F2090-10 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than 4 inches, unless it is deliberately disengaged, allowing the sash to fully open. The streamlined design of the JELD-WEN® WOCD won't obstruct views and preserves the beautiful appearance of your windows, unlike many after-market window guards. Available on double-hung, casement and sliding windows.

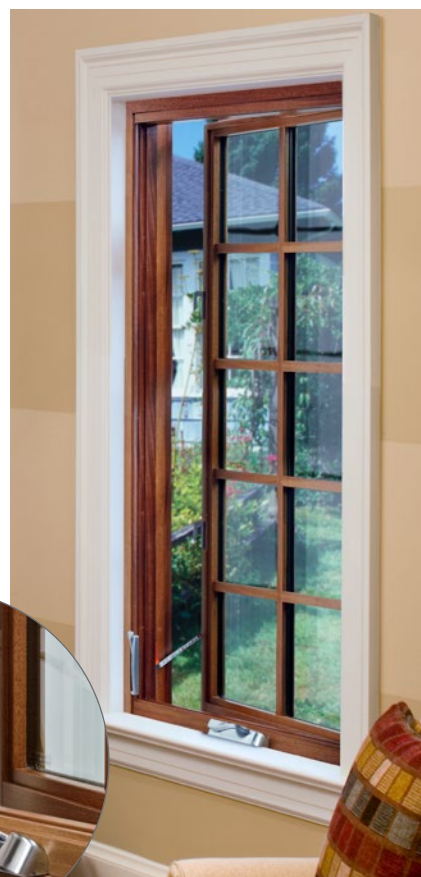
CASEMENT AND DOUBLE-HUNG WOCD



WINDOW OPEN



WINDOW CLOSED







INTERIOR VIEW. WOCD LIMITS THE SASH OPENING TO LESS THAN 4 INCHES

FEATURES & BENEFITS

- » Streamlined design won't obstruct views like many after-market options
- » Automatically limits sash opening to less than 4 inches
- » Manual override for full operation and for emergency escape and rescue
- » Device automatically resets by closing the window
- » Meets the ASTM F2090-10 standard
- » Potential alternative to minimum sill height requirement (consult local building codes)

HARDWARE OPTIONS

SLIDING PATIO DOOR HARDWARE

	<p>ASHLAND (MULTI/SINGLE-POINT)</p> <p>Available in keyed and keyed-alike.</p> <p>Colors: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Powder-Coat Black, Powder-Coat White, PVD Satin Nickel[†], PVD Polished Brass and Satin Nickel</p>
	<p>LEGACY (DUAL)</p> <p>Available in keyless, keyed and keyed-alike.</p> <p>Colors: Oil-Rubbed Bronze and Satin Nickel</p>
	<p>OLYMPUS (DUAL)</p> <p>Available in keyless, keyed and keyed-alike.</p> <p>Colors: Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Powder-Coat Black, Powder-Coat White and Satin Nickel</p>
	<p>CONTEMPORARY* (MULTI-POINT)</p> <p>Available in keyless, keyed and keyed-alike.</p> <p>Colors: Brushed Chrome, PVD Satin Nickel</p>

* Coming in Summer 2015



SWINGING AND FOLDING DOOR HARDWARE



CLASSIC (MULTIPOINT)

Available in keyed and keyed-alike.

Colors: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Chestnut Bronze, Satin Nickel, Powder-Coat Black, Powder-Coat White, PVD Satin Nickel[†], and PVD Polished Brass[†]



CONTEMPORARY (MULTIPOINT)

Available in keyed and keyed-alike.

Colors: Brushed Chrome, PVD Satin Nickel[†]



RUSTIC (MULTIPOINT)

Available in keyed and keyed-alike.

Colors: Oil-Rubbed Bronze



TRADITIONAL (MULTIPOINT)

Available in keyed and keyed-alike.
Folding door only.

Colors: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Polished Chrome, Satin Nickel, Powder-Coat Black, Powder-Coat White, PVD Oil-Rubbed Bronze[†], and PVD Satin Nickel[†]

DOOR HARDWARE FINISHES*



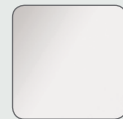
ANTIQU
BRASS



POWDER-
COAT BLACK



BRUSHED
CHROME



POWDER-
COAT WHITE



OIL-RUBBED
BRONZE



SATIN
NICKEL



POLISHED
BRASS



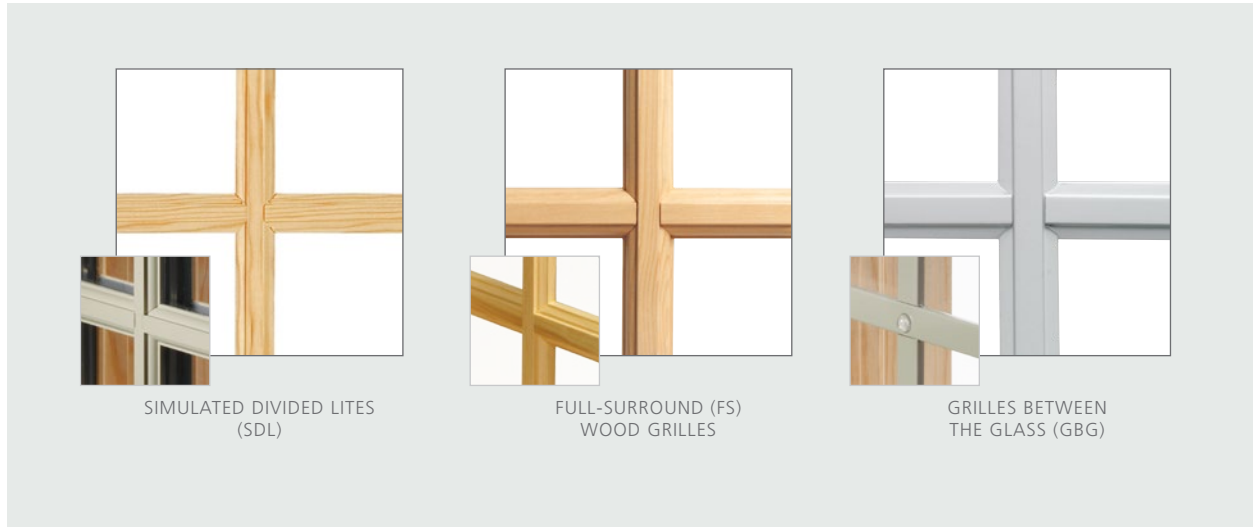
POLISHED
CHROME



CHESTNUT
BRONZE

DIVIDED LITES

Add architectural interest to your JELD-WEN® Sitaline® wood and clad-wood windows with one of our decorative grille options. These options include Simulated Divided Lites (SDL) for an authentic look, Full-Surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free Grilles Between the Glass (GBG).



SIMULATED DIVIDED LITES (SDL)

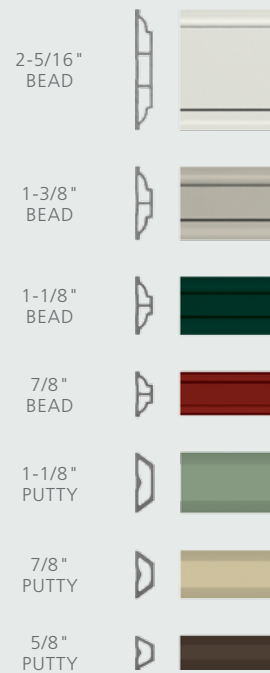
Our permanently attached wood grilles create a truly authentic look. Grilles are adhered to the interior glass while exterior grille options include aluminum for clad wood or wood for primed wood. The optional light brown or silver shadow bars are placed between the two panes of insulating glass to complete the effect. Interior and exterior SDLs are available in decorative beaded or subtle putty profiles (shown to the right).

FULL-SURROUND (FS) WOOD GRILLES

Enjoy low-maintenance beauty with our full-surround wood grilles that can be removed for easy cleaning. Choose from 7/8", 1-1/8" or 1-3/8" grilles that are positioned on the interior glass surface.

GRILLES BETWEEN THE GLASS (GBG)

This option provides style without the upkeep. Select 5/8" flat or 23/32" or 1" contour metal grilles in many of our clad colors.



Decorative grilles are also available in woodgrain finishes.

SCREEN TECHNOLOGY

Today's screen options are capable of much more than keeping out insects. Here you'll find an option that's right for you.

PHANTOM SCREENS® TECHNOLOGY

These retractable screens provide wide-open views when you want them or breezy protection from the outdoors when you need it. They're durable and easy to operate. Phantom Screens are available on awning, casement and double-hung windows. Screens for double-hung windows also have a removable track that allows the sash to tilt in for easy cleaning.

SCREEN OPTIONS*

Let the natural light flood in while keeping insects at bay. With a fine, black fiberglass mesh and light gloss finish, BetterVue® insect screens are now standard for awning, casement, double-hung and horizontal sliding windows. UltraVue®, fiberglass, and aluminum mesh screens are available in charcoal or silver finishes.

PATIO DOOR SCREENS

As on our windows, BetterVue screens are standard on patio doors. However, you can also choose from bottom rolling extruded (both regular and heavy-duty), or a top-hanging screen.



SWINGING SCREEN

Historically detailed swinging screen for push-out casement and awning windows matches wood and hardware finishes. See image on page 13.



REGULAR SCREEN

VIEW THROUGH REGULAR FIBERGLASS INSECT SCREEN

BETTERVUE® SCREEN

VIEW THROUGH BETTERVUE® INSECT SCREEN (STANDARD)

ULTRAVUE® SCREEN

VIEW THROUGH OPTIONAL ULTRAVUE® INSECT SCREEN

*Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.

JELD-WEN® WINDOW & PATIO DOOR LIMITED WARRANTY

JELD-WEN® products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN window and patio door Products (except United Collection products) manufactured on or after **February 1, 2014** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

WHAT THIS WARRANTY COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor² (where deemed necessary by us) to repair or replace any component is provided as specified below.

	WOOD & CLAD WOOD	VINYL	ALUMINUM (EXCEPT SUMMIT)	SUMMIT ALUMINUM
BASIC PRODUCT COVERAGE Owner-Occupied Single-Family Residence	20 years	As long as you own and occupy your residence	10 years	1 year
BASIC PRODUCT COVERAGE Commercial (Other than Owner-Occupied Single-Family Residence)	20 years	10 years	2 years	1 year
SKILLED LABOR ² COVERAGE	2 years	2 years	1 year	No coverage
TRANSFERABILITY This length of coverage applies if you sell your residence or it becomes occupied by someone other than the original owner	10 years	10 years	Non-transferable	Non-transferable

SPECIAL COVERAGES (APPLIES TO BOTH OWNER-OCCUPIED AND COMMERCIAL)

The following Special Coverages apply to special product features and options; not all options are available on all products or in all regions.

GLASS OPTIONS	COVERAGE	NOTES
Triple-Glazed Glass Units	20 years	Includes the glass panes and the insulating seal.
ImpactGard® Glass Units	10 years	
Special Glazings	5 years	Includes laminated glass units other than ImpactGard, and glass options not listed in our product literature, e.g., leaded or decorative glass.
Blinds/Shades between the Glass	10 years	Includes the seal, external control mechanism and operation of the shade/blind.
Spontaneous Glass Breakage	1 year	Applies to sealed glass units installed in windows and patio doors. Laminated glass and special glazings are excluded. Coverage includes replacement glass and skilled labor ² necessary to replace the glass for one year. (Spontaneous breakage occurs when the glass develops a crack without sign of impact.)
Accidental Glass Breakage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to vinyl Products ordered with the "RS" glass package. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.

FINISH OPTIONS	COVERAGE	NOTES
Clad Finish on Wood Products	Kynar®: 20 years Polyester: 10 years Anodized: 5 years	Coverage is for peeling, checking, cracking or exhibiting excessive chalk, fade or color change ³ .
Factory applied Select Finish™ exterior finish on Wood Products	10 years; 5 years at 100%, 50% thereafter	Coverage is for failure of adhesion, peeling, checking, flaking, cracking or blistering.
	5 years	Coverage is for exhibiting excessive chalk, fade or color change ³ .
Factory Interior Finish on Wood Products	1 year	Coverage is for peeling, checking or cracking. Should the factory interior finish be proven defective within this time period, we will at our option, replace or refinish the component or product, or offer a refinish credit up to \$50 per opening for windows or \$100 per opening for patio doors. This coverage applies to factory-applied finish coat options only; standard factory-applied primer is not a finish coat.
Colored Exterior and Laminated Interior on Vinyl Products	10 years	Coverage is for peeling, blistering or flaking and excessive color change ³ . This coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

OTHER SPECIAL COVERAGES	COVERAGE	NOTES
AuraLast® Protection for Wood Products	Owner-Occupied Single-Family Residence: as long as you own and occupy your residence	Coverage is for wood decay and/or termite damage in pine wood components. Warranty coverage outside Canada, the contiguous 48 states and Alaska is contingent upon approval from the JELD-WEN Customer Care Department. Please contact us.
	Commercial: 20 years	
Custom Fiberglass Door Slabs	As long as you own and occupy your residence	
Factory Prefinish on Custom Fiberglass Doors	5 years	Should the factory prefinish be proven defective, we will at our option refinish the door or pay up to \$350.00 per opening to the current owner.
Electric Operators	1 year	Coverage includes replacement parts and skilled labor necessary to replace the operator for one year.
Retractable Roll Screens	5 years	
Accidental Screen Damage	Same as the Basic Product Coverage above (Owner-Occupied or Commercial)	Applies to Bravo, Primo and Ipex Replacement window and patio door product lines. Not covered: damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage or handling.

HOW TO GET ASSISTANCE

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

IN THE UNITED STATES:	IN EASTERN CANADA:	IN WESTERN CANADA:	IN ONTARIO CANADA
JELD-WEN Customer Care Attn: Warranty Claims P.O. Box 1329 Klamath Falls, OR 97601	JELD-WEN Service Department 90, rue Industrielle Saint-Apollinaire, Quebec Canada G0S 2E0	JELD-WEN Service Department 550 Munroe Avenue Winnipeg, Manitoba Canada R2K 4H3	JELD-WEN Service Department 90 Stone Ridge Road Vaughan, Ontario Canada L4H 3G9
PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954	PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954	PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954	PHONE 888-JWHelpU 888-594-3578 FAX 800-436-5954
EMAIL jeldwenwarranty@jeldwen.com		EMAIL wpgservice@jeld-wen.com	
www.jeld-wen.com/contact-us			

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected and d) a description of the apparent problem and the product (photographs are helpful).

WHAT WE WILL DO

Upon receiving your notification, we will send out an acknowledgment within three business days to the contact, which you have provided. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your warranty claim is denied, we may charge an inspection fee for an on-site inspection that is required or requested by you.

If your claim is accepted and we choose to repair or replace the product or a component of the product, the replacement product/component will be provided in the same specification as the original product. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer.

If the claimed nonconformity is warp of a door slab, we may defer repairing or replacing the door slab for a period up to twelve (12) months from the date of claim. It is not uncommon for a temporary warp condition to occur as the door slab adjusts to local humidity and temperature conditions. This deferral will not be counted against the warranty period.

WHAT THIS WARRANTY DOES NOT COVER

JELD-WEN is not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, including normal wear and tear of weatherstrip; natural weathering of surfaces. Variance in color or texture of natural wood parts and natural tarnishing of copper cladding are not considered defects.
 - Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
 - Exposure to chemicals (e.g., brick wash) or a harsh environment (e.g., salt spray or airborne pollutants) unless otherwise stated above.
 - Misuse, abuse or failure to properly finish and provide maintenance.
 - Alteration or modification to the Product (e.g., customer applied tints or films, paint finishes, security systems).
 - Any cause beyond the reasonable control of JELD-WEN (e.g., fire, flood, earthquake, other acts of third parties outside of our control).
 - Failure to provide an adequate overhang for fiberglass doors; damage caused by extreme temperature buildup where storm doors are present. For general guidelines, see our "Appropriate Protection for Exterior Doors" in our product literature or at www.jeld-wen.com/resources;
- for specific information pertaining to your structure, consult your contractor or other building professional.
- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
 - Installation into a condition that exceeds product design standards and/or air certified performance specifications and/or is not in compliance with building codes.
 - Extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present.)
 - Hardware or inserts that are not provided by us, such as locksets, door handles, strikes, etc.
 - Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help.)

- Wood decay in wood components other than of pine species and any components (including pine) that come in direct contact with soil. Note: superficial mold/mildew does not indicate wood decay.

JELD-WEN IS ALSO NOT LIABLE FOR:

- Glass breakage (except as covered above).
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity (except as specifically covered above).
- Slight expansion or contraction due to varying environmental conditions; slab movement (shrinkage or swelling) of 1/4" or less due to temperature and humidity, consult the Homeowner's Manual on how to work with this natural movement.
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g., related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.

- Hairline cracks in factory-applied finishes; surface cracks that do not compromise the underlying material are not a defect.
- Damage or distortion to other property, including but not limited to, vinyl siding, building components or landscaping caused in whole or in part by reflection of light or heat from JELD-WEN windows or doors.
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

IMPORTANT LEGAL INFORMATION — PLEASE READ THIS CAREFULLY. IT AFFECTS YOUR RIGHTS.

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

Any dispute, controversy or claim arising out of or relating to this warranty, any alleged breach thereof, or the use or sale of the products to which this warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Original purchaser agrees that they may assert claims against JELD-WEN in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. Rejection of these dispute resolution provisions must be sent to JELD-WEN at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this warranty applies.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

¹ "JELD-WEN Products" shall refer to window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

² "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related problems.

³ "Chalking" of the exterior finish is not a defect unless it exceeds a numerical rating of eight (8) when measured in accordance with the standard procedures specified in ASTM D4214. Fading or changing in color of the exterior finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed area of finish that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed area of finish. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

ABOUT JELD-WEN

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and worry-free. It's the result of innovation as the driving force in all that we do.

It begins in the forests where we harvest our premium lumber. In addition to responsible reforestation practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function flawlessly for years to come.

Our extensive product offering is available globally through multiple distribution channels, including retail home centers, wholesale distributors and building products dealers. Whether it's a modern or classic style, a unique hardware option or an advance in the way our products operate — Great Homes Start with JELD-WEN.™





Made in USA



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11-93329 05/15 (HPS 05/15 15M)



CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

COA FROM 2015 HDC APPROVAL

65 CADILLAC SQ., SUITE 1300
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

March 17, 2015

CERTIFICATE OF APPROPRIATENESS

Becky Nix
2021 Marantette St.
Detroit, MI 48216

RE: Application Number 15-38: 2060 Wabash; Corktown Historic District

Dear Ms. Nix,

At the regular scheduled meeting that was held on March 11, 2015, the Detroit Historic District Commission reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of March 11, 2015. A COA has been issued for the following work as per the submitted plan set because it meets the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Building's standards number 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment:*

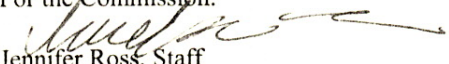
- Erect a new house and garage at the current empty lot as per the attached specs. Either of the two submitted color schemes shall be appropriate

Please note that this COA has been issued with the following conditions:

- The proposed landscaping must conform to the district's Elements of Design. The applicant must provide the final site plan to HDC for review and approval *before* the permit is pulled for the work and the project commences
- The color for the roof shingles at the house and garage must conform to the district's Elements of Design. The applicant must provide the final product specs to HDC staff for review and approval *before* the permit is pulled for the work and the project commences
- HDC staff shall be afforded the opportunity to review and approve the final window and door specs (to include finish color and material) *before* the permit is pulled for the work and the project commences
- Any concrete added at the site must either be tinted grey or composed of an exposed aggregate so that it does not appear "bright white."
- HDC staff shall be afforded the opportunity to review and approve the project's final drawings *before* the permit is pulled for the work and the project commences
- The fascia *shall not* be wrapped with aluminum

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at (313) 224-8907.

For the Commission:


Jennifer Ross, Staff
Detroit Historic District Commission

DESIGN APPROVED BY HDC IN 2015

2060 WABASH ST.

DETROIT, MI 48216



ALUMINUM TRIM, PAINTED

CEMENT BOARD SHINGLE, PAINTED

MAPLE VENEER PLYWOOD, WHITE WASHED & SEALED

WOOD GLASS DOOR, CHERRY

WOOD PLANTER, PAINTED

WOOD DECKING, WEATHERED FINISH

POURED IN PLACE CONCRETE STEP



SW 6228 REFUGE



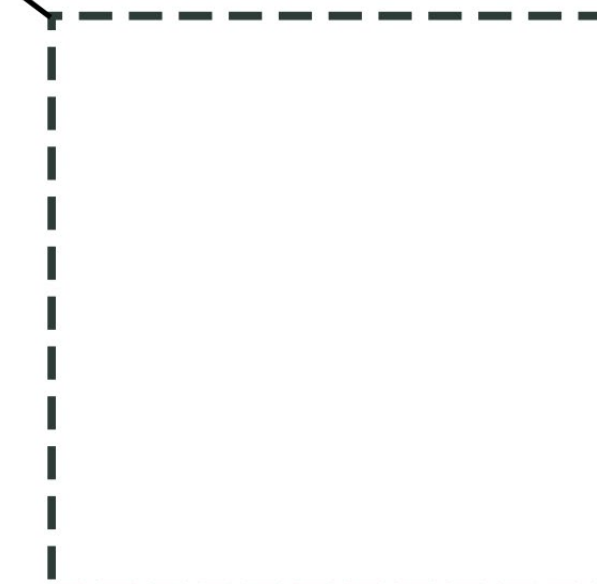
BLACK



SHASTA WHITE ASPHALT ROOFING SHINGLE

SHINGLED WEATHERED WOOD SIDING

LOW MAINTENCE, DROUGHT TOLERANT GROUND COVER



2060 WABASH

