

BRUSH PARK ELEMENTA - KIPLING DEVELOPMENT

HISTORICAL DISTRICT COMMISSION SUBMISSION

APPENDIX

Elements of Design: Elementa Development

(1) Height. Height varies in the district from one (1) to eleven (11) stories. In the area between Woodward and Brush, the original development was almost exclusively two and one-half (2 1/2) story houses. Later changes included the construction of apartment buildings among the houses, the majority of which are three (3) stories in height. The tallest building, the former Detroit Hotel, is located on Woodward Avenue in the commercial strip. All other buildings more than four (4) stories in height are located between Woodward and John R., and generally on or immediately adjacent to buildings on those streets. East of Brush, the original development ranged from one (1) to two and one-half (2 1/2) stories. Later redevelopment includes apartment buildings not more than four (4) stories tall, most often located on Brush. In the case of the nineteenth century houses located between Woodward and Brush, the two and one-half (2 1/2) story height implies more height in feet than usual, since ceiling heights in these houses are unusually high.

Townhomes

- The Townhomes are four stories to achieve a desirable density along the street, yet appropriately scaled in relation to adjacent historic homes.
- Strategic material changes and subtle setbacks allow the 4 story building to relate to adjacent historic homes

Carriage Homes

- Carriage Homes are two and three stories.
- Height is consistent with existing carriage homes with the City Modern development to the South
- The 3 story Carriage Homes are integrated into the 2 story massing for variety.

(2) Proportion of building's front facade. Buildings in the district are usually taller than wide; horizontal proportions exist only in incompatible later buildings, except for row house buildings.

Townhomes

- Townhome massing is consistent with traditional row houses and new townhomes of the neighborhood, as a series of connected vertical homes
- verticality is reinforced with material and color changes, window groupings, and multi-story bays

Carriage Homes

- Connected Carriage Homes are broken into individual units through alternating heights
- Overall horizontal mass is divided into vertically-stacked individual units
- verticality is reinforced with material and color changes, vertical material orientation, window groupings, and massing

(3) Proportion of openings within the facade. Areas of void generally constitute between fifteen (15) percent and thirty-five (35) percent of the total facade area, excluding roof. Proportions of the openings themselves are generally taller than wide; in some cases, vertically proportioned units are combined to fill an opening wider than tall.

Townhomes

- Areas of void - windows, entries,- constitute approximately 24% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically – sometimes combined with other vertical windows.

Carriage Homes

- Areas of void - windows, entries, and storefronts - constitute approximately 33% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically – taller than wide.

(4) Rhythm of solids to voids in front facade. Victorian structures in the district often display great freedom in the placement of openings in the facades, although older examples are generally more regular in such placement than later examples. In later apartments, openings tend to be very regular.

Townhomes

- Openings tend to be regular in placement, but have some instances where placement has a bit more freedom, adding rhythm and visual quality to a repetitive unit type.

Carriage Homes

- Openings are generally regular in placement.

(5) Rhythm of spacing of buildings on streets. The area between Woodward and Brush appears to have been developed in a very regular spacing, with fifty (50) foot lots. This regularity has been disrupted by the demolition of many of the houses, and the vacant land resulting, as well as the occasional combination of lots for larger structures, particularly close to Woodward. East of Brush, smaller lots were used in subdividing, but many buildings stand on more land than one lot, and the parcel sizes are now quite irregular, as is the placement of buildings.

Townhomes

- The townhomes occupy three combined vacant parcels along Watson aiding in re-establishing the rhythm of the street wall on the block. The spacing of the townhomes to its most adjacent neighbor is 12'-15' similar to other historic homes in the neighborhood

Carriage Homes

- The Carriage Homes form a continuous alley edge, stretching across three parcels and displays similar street-wall continuity common of townhomes, rowhomes, and other walk-ups

(6) Rhythm of entrance and/or porch projections. Most buildings have or had a porch or entrance projection. The variety inherent in Victorian design precludes the establishment of any absolute rhythm, but such projections were often centered. On Woodward, the commercial nature of most buildings and the widening of Woodward has effectively eliminated such projections.

Townhomes

- The townhomes are articulated at the street level with projected stoop entries as well as on-grade porch entries for accessibility. Entries are off-center from their individual units, but typically spaced regularly from one another.

Carriage Homes

- The Carriage Homes' entries are on grade, and are defined by a series of recessed porches similar to new developed residential carriage homes in the neighborhood.

(7) Relationship of materials. By far the most prevalent material in the district is common brick; other forms of brick, stone and wood trim are common; wood is used as a structural material only east of Brush. Some later buildings have stucco wall surfaces. Originally, roofs were wood or slate with an occasional example of tile; asphalt replacement roofs are common.

Townhomes

- The Townhomes are primarily brick in response to the prevalence of brick in the district. A warm and contemporary palette references adjacent historic homes. Areas of metal panels and smooth vertical wood accents are interspersed for variety and scale. Windows are metal clad.

Carriage Homes

- Warm brick anchors the base of the Carriage Homes. The upper levels have a vertically oriented corrugated metal with a warm tone that references the colors of adjacent homes. There are wood accents in balcony recesses and rooftop decks. Windows are metal clad.

(8) Relationship of textures. The most common relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces of stone or wood trim. Slate, wood, or tile roofs contribute particular textural values where they exist, especially in the case of slates or shingles of other than rectangular shape.

Townhomes

- The low relief of brick provides contrast to the smooth inset metal panels as well as to the profile of the metal standing seam accents and sloped roofs. Wood siding accents also provide variety that is sympathetic to the historic textural variety of the district.

Carriage Homes

- The low relief of brick, corrugated metal panels and accent wood siding provide variety that is sympathetic to the historic textural variety of the district. The horizontality of the brickwork at the base provides contrast to the vertically oriented corrugated metal on upper floors.

(9) Relationship of colors. Brick red predominates, both in the form of natural color brick and in the form of painted brick. Other natural brick and stone colors are also present. These relate to painted woodwork in various colors, and there is an occasional example of stained woodwork. Roofs of other than asphalt are in natural colors; older slate roofs are often laid in patterns with various colors of slate. Original color

schemes for any given building may be determined by professional analysis of the paint layers on the building, and when so determined are always appropriate for that building.

Townhomes

- Warm brown brick relates to brick and stone hues of the district. Warm dark gray metal panels at accent areas and at slope roofs relate to the hue of dark slate roofs.

Carriage Homes

- Warm tan brick relates to brick and stone hues of the district. Maroon metal panels at upper levels relate to the predominant hue of the district and match historic Moderate Reddish Brown.

(10) Relationship of architectural detail. On the buildings of the Victorian period, elaborate detail in wood, stone, or sheet metal was common; areas treated include porches, window and door surrounds, cornices, dormers, and other areas. Later buildings are generally simpler, but include less elaborate detail in similar areas.

Townhomes

- Details responding to historic structures of the neighborhood include balconies with metal rails and entry canopies. Selected windows are surrounded by a projecting window frame for emphasis creating depth and show lines on the facade. The interplay of windows and strategic alignment, placement, and connection of materials is in line with the spirit of the architectural detail of the district.

Carriage Homes

- Details responding to historic structures of the neighborhood include balconies with metal rails and the strategic alignment, placement, and connection of materials at windows and doors.

(11) Relationship of roof shapes. Examples of many roof shapes, including pitched gable roofs, hip roofs, mansard roofs, and gambrel roofs are present. Different types are sometimes combined in a single structure, and tower roofs, cupolas, lanterns, belvideres, monitors, conical roofs are used on various Victorian houses. Flat roof areas in the center of hip or mansard roofs are frequent. Later apartment and commercial buildings generally have flat roofs not visible from the ground. The generally tall roofs add height to the houses of the Victorian period.

Townhomes

- The Townhomes have a predominantly flat roof; however, there are sloped roofs strategically designed at the ends of the building. These sloped roofs are inspired by the mansard roofs of the adjacent historic buildings. Aggregating these sloped roofs with the rest of the building achieves a similar effect of Victorian homes' tower roof and mansard relationship.

Carriage Homes

- The Carriage Homes have a dynamic roof-scape that plays on the pitched and sloped roofs of the district.
- The roofline achieves variation with articulated higher living space volumes. This is responsive to historic homes where different roof types were sometimes combined in a single structure.
- This playful spirit of the roof-scape is similar to newer developed carriage homes in the district.

(12) Walls of continuity. Between Woodward and Brush, the houses originally honored common setbacks which provided for front lawns. Some of the later apartments have not been set back to the same line as the houses amongst which they were built, thus disturbing the original line of continuity. On Woodward, the commercial development is typically at the sidewalk, creating a wall of continuity; this is not entirely continuous due to parking lots and some buildings set well back. On John R. and Brush, and east of Brush, buildings are typically placed at or near the sidewalk with little or no front yard. Where buildings are continuous, a wall of continuity is created.

Townhomes

- The Townhomes maintain the setback of the historic homes on Watson. Like the neighboring historic homes, this line is activated with front yards, entry walks, steps, stoops, and recessed and projecting entries.

Carriage Homes

- The Carriage Homes maintain a setback appropriate to historic garages along an alley. And as a series of contiguous residential units, a wall of continuity is formed at the ground floor – punctuated with recessed entrances with balconies above.

(13) Relationship of significant landscape features and surface treatments. The major landscape feature of the district is the vacant land, which creates a feeling that buildings are missing in the district. Some houses have more than the standard fifty (50) foot lot, and have wide side yards. Individual houses have front lawns often subdivided by walks leading to the entrance; lawns are exceedingly shallow or non-existent in the area between Beaubien and Brush. Side drives are rare, access to garages or coach houses being from the alleys. The closing of Watson and Edmund Place between John R. and Brush has created landscaped malls uncharacteristic to the district. Some walks of stone slabs have survived; others have been replaced in concrete. Sidewalks are characteristically close to the curb.

Townhomes

- The Townhomes have front yards with entry walkways for individual units that regularly break the front lawn. Raised planters and planting beds are integrated with entry stoops and porches which add interest to the street character. Vehicular access is maintained from the rear alley and internal circulation.

Carriage Homes

- Because they follow historic typologies, Carriage Homes front alleys and have little opportunity for landscaping. To the rear of the Carriage Homes, individual courtyards have brick pavers that transition to landscaped section of shrubs, grass, perennials, and trees.
- These individual courtyards also provide a green buffer between the Carriage Homes and the internal vehicular circulation drive.

(14) Relationship of open space to structures. There is a large quantity of open space in the area, due to demolition of buildings. The character of this open space is haphazard as it relates to buildings, and indicates the unplanned nature of demolitions due to decline. The feeling created is that buildings are missing and should be present. On Watson and Edmund between John R. and Brush, the streets have

been removed and replaced with landscaped malls. The traditional relationship of houses to street has thus become a relationship between houses and landscaped strip open space.

Townhomes

- The Townhomes build on the density and variety of homes once existing on Watson Street, aiding in re-establishing the historical relationship of open space to structures in the district.

Carriage Homes

- The Carriage Homes expand on the density of alleys and define the alley as a shared public and pedestrian-friendly space
- The Carriage Homes have private internal courtyards, balconies, and rooftop decks

(15) Scale of facades and facade elements. In the large houses between John R. and Brush, the scale tends to be large, and the facade elements scaled and disposed to emphasize the large size of the houses. Towers, setbacks, porches and the like divide facades into large elements. On Woodward, the scale ranges from very large, and emphasized by many small window openings, as in the former Detroit Hotel, and very large, made up of large architectonic elements, such as the churches, down to quite small, with large windows emphasizing the small size, as in some commercial fronts. East of Brush, the scale is smaller and the detail less elaborate, creating a more intimate setting with the buildings closer to the street. Later apartments are large in scale with simple but large elements near the ground and repetitive window openings above, frequently capped by a substantial cornice.

Townhomes

- Facades relate to the prominently scaled houses between John R and Brush with towers, recesses and other features composed to divide the long street facade into smaller scaled groupings.
- A variety of opening types (window surrounds, projected windows, front doors) divide facade into human-scale elements

Carriage Homes

- The base of the Carriage Homes is divided into front doors and garages
- The upper levels have both large and small repetitive window openings

(16) Directional expression of front facades. A substantial majority of the buildings in the district have front facades vertically expressed. Exceptions are some commercial buildings on Woodward, row houses on John R. or Brush, and some duplexes or row houses east of Brush.

Townhomes

- Expressed vertically overall through stacked, individually expressed units and unit groupings and multi-story setbacks that create tower-like volumes.

Carriage Homes

- The Carriage Homes' strong horizontal base is balanced with vertical alignments of window openings and in some cases, entries with balconies above. The vertical orientation of the corrugated metal also

expresses verticality. Three-story units are strategically located at the center for additional vertical emphasis.

(17) Rhythm of building setbacks. Buildings on the north-south streets generally have little or no setback, while older houses on the east-west streets between Woodward and Brush have some setback, which varies from street to street, though generally consistent in any one block. Later apartments and commercial structures in that area often ignore the previously established setback. Between Brush and Beaubien, setback is generally very limited, only a few feet, if any, lawn space being provided between sidewalk and building.

Townhomes

- **The Townhomes maintain the setback of the adjacent historic homes on Watson. Like the neighboring historic homes, the building has recessed and projecting entries that vary from that line.**

Carriage Homes

- **The Carriage Homes maintain a minimal setback appropriate to historic garages along an alley.**

(18) Relationship of lot coverage. Older single family houses between Woodward and Brush generally occupy about twenty-five (25) to thirty (30) percent of the building lot, not including coach houses or garages. Later apartments and commercial buildings often fill a much higher percentage of the lot, sometimes approaching or reaching complete lot coverage. Between Brush and Beaubien, lot coverage for residential structures is generally about forty (40) percent, with commercial and later apartment buildings again occupying larger percentage of their lots.

Townhomes

- **lot coverage is similar to the historic row houses of the district and new developments with small front yards and parking in the rear.**

Carriage Homes

- **The Carriage Homes build on the density of alleys that were designed for car storage access. Connected units cover the lot similar to district row houses and new developments that meet the street, but smaller in scale.**

(19) Degree of complexity with the facades. The older houses in the district are generally characterized by a high degree of complexity within the facades, with bay windows, towers, porches, window and door hoods, elaborate cornices, and other devices used to decorate the buildings. Newer houses in the northern end of the district and older houses in the southern end tend to be somewhat simpler than high Victorian structures between them; later apartments and commercial buildings tend to more classical decorative elements of a simpler kind.

Townhomes

- **Although more contemporary in character, the Townhomes facade shares the same spirit of complexity with its historic neighbors through a playful composition of different materials, recesses, projections, dormers, and occasional tower-like volumes.**

Carriage Homes

- **The Carriage Homes facades relate most to the simpler post Victorian structures, but express variety with taller units, deeper setbacks and pitched roofs.**
- **A visual complexity is created through massing and organization of facade elements despite relative lack of ornamentation**

(20) Orientation, vistas, overviews. Houses are generally oriented to the east-west streets, while apartments and commercial structures are more often oriented to the north-south streets. The construction of the Fisher Freeway has created an artificial public view of the rear yards on Winder between Woodward and Brush. The vacant land in the area, largely the result of demolition, creates long-distance views and views of individual buildings from unusual angles which are foreign to the character of the neighborhood as an intensely developed urban area. Garages and coach houses are located in the rear of residential properties, and are generally oriented to the alley.

Townhomes

- **In similar fashion as the adjacent homes on each side, the Townhomes are oriented to Watson Street with individual entries, porches, windows, facing the street to capture street activity, the neighborhood, and Downtown.**
- **Townhouse parking will be in the rear of residential properties shielded from the street view with the building, landscape, and screens.**
- **Restores portion of traditional vistas and reduces expansive viewshed along the street closer to Brush Street.**

Carriage Homes

- **Typical to the historic district, Carriage Homes are oriented East to West with garages and entries oriented to the alley.**
- **Courtyards, balconies, and roof decks are oriented south with some offering views to the Downtown skyline**

(21) Symmetric or asymmetric appearance. In the Victorian structures, examples of both symmetric and asymmetric design occur; symmetry is more characteristic of the earlier houses, while the high Victorian examples are more likely to assemble elements in a romantic, asymmetric composition. Later houses to the north are more often symmetrical, especially when derived from classical precedent.

Townhomes

- **The Townhomes have both symmetrical and asymmetrical elements. Unit groupings are organized in a repetitive pattern, but the composition of window placement, change of material, and mirroring create an asymmetric, but balanced design.**

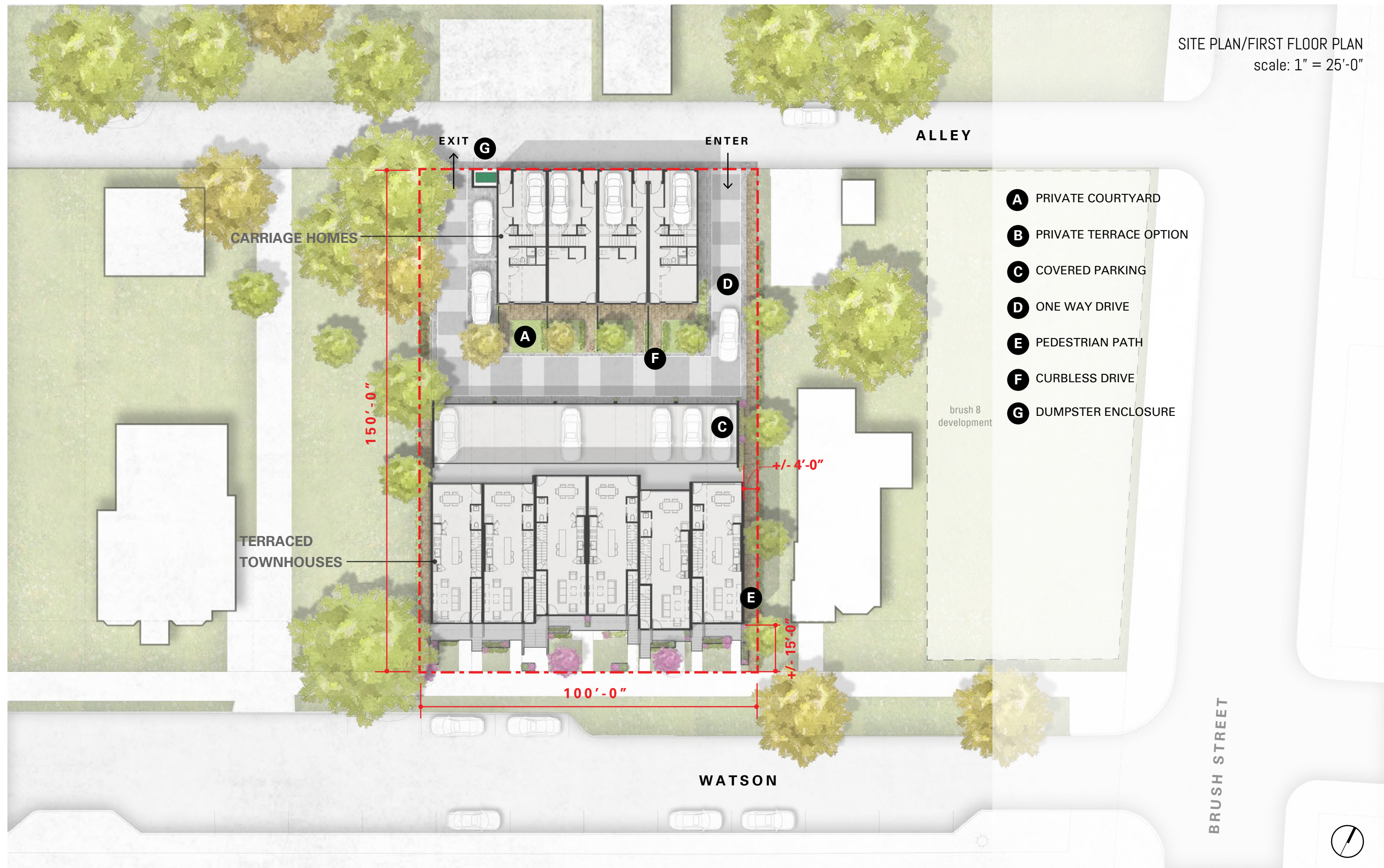
Carriage Homes

- **The Carriage Homes have both symmetrical and asymmetrical elements. They combine repetitive and mirrored units in a playful strategy of symmetry and repetition.**

(22) General environmental character. The environmental character is of an old urban neighborhood which has undergone, and is undergoing, considerable change. The original development, reflected in the Victorian period houses, has been altered by the provision of more intensive residential development in the early twentieth century, the change in character of Woodward from residential to commercial at about the same time, and a long period of decline.

General Elementa Development

- **The proposed development builds on aspects of recent developments in the district that promote contemporary, high quality-innovative design, walkability, and a shared sense of community while still being highly sensitive to the historical importance of the district.**



- A** PRIVATE COURTYARD
- B** PRIVATE TERRACE OPTION
- C** COVERED PARKING
- D** ONE WAY DRIVE
- E** PEDESTRIAN PATH
- F** CURBLESS DRIVE
- G** DUMPSTER ENCLOSURE

CARRIAGE HOMES

TERRACED TOWNHOUSES

ALLEY

WATSON

BRUSH STREET

150'-0"

100'-0"

+/- 4'-0"

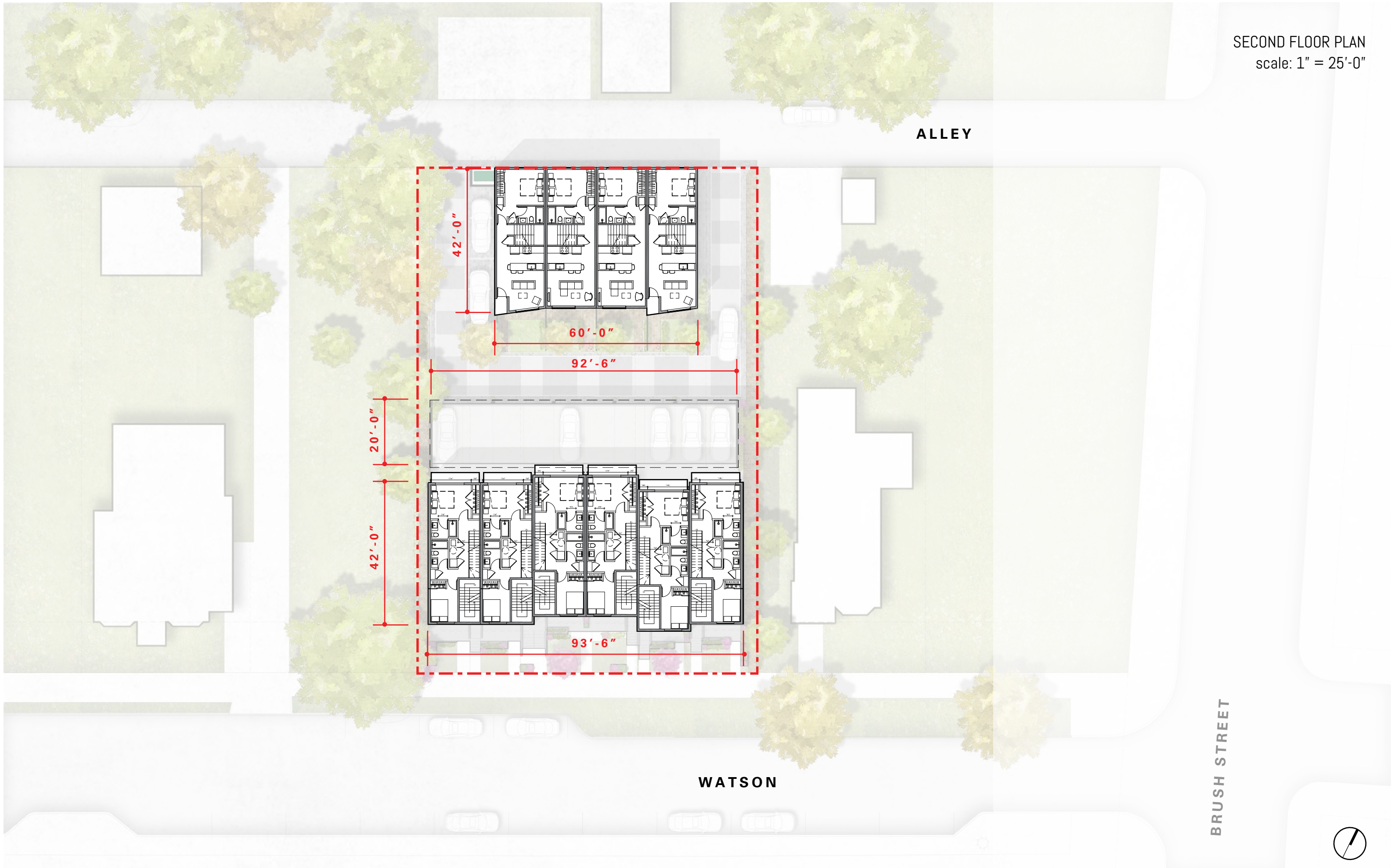
+/- 15'-0"

EXIT **G**

ENTER

brush 8 development





ALLEY

42'-0"

60'-0"

92'-6"

20'-0"

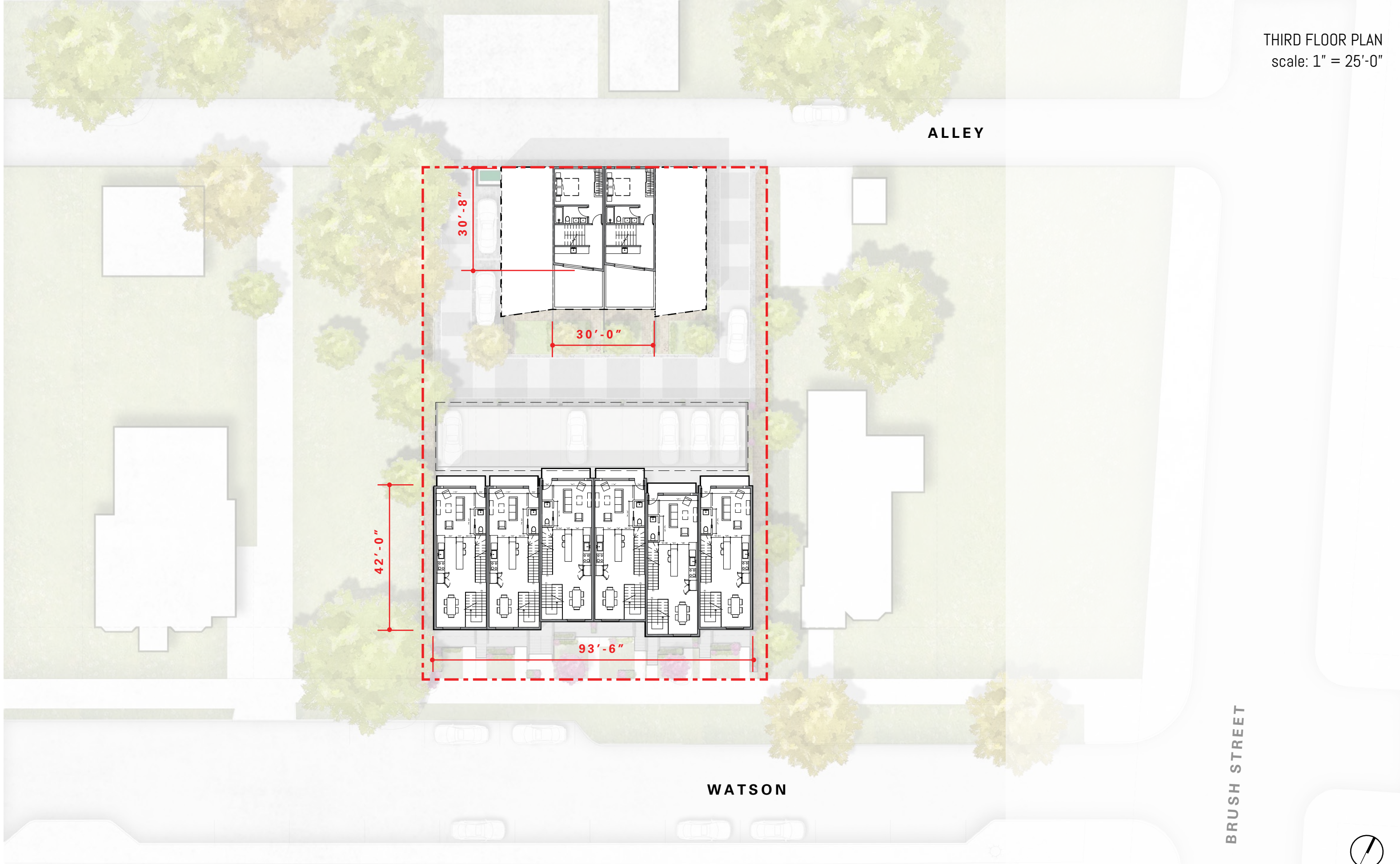
42'-0"

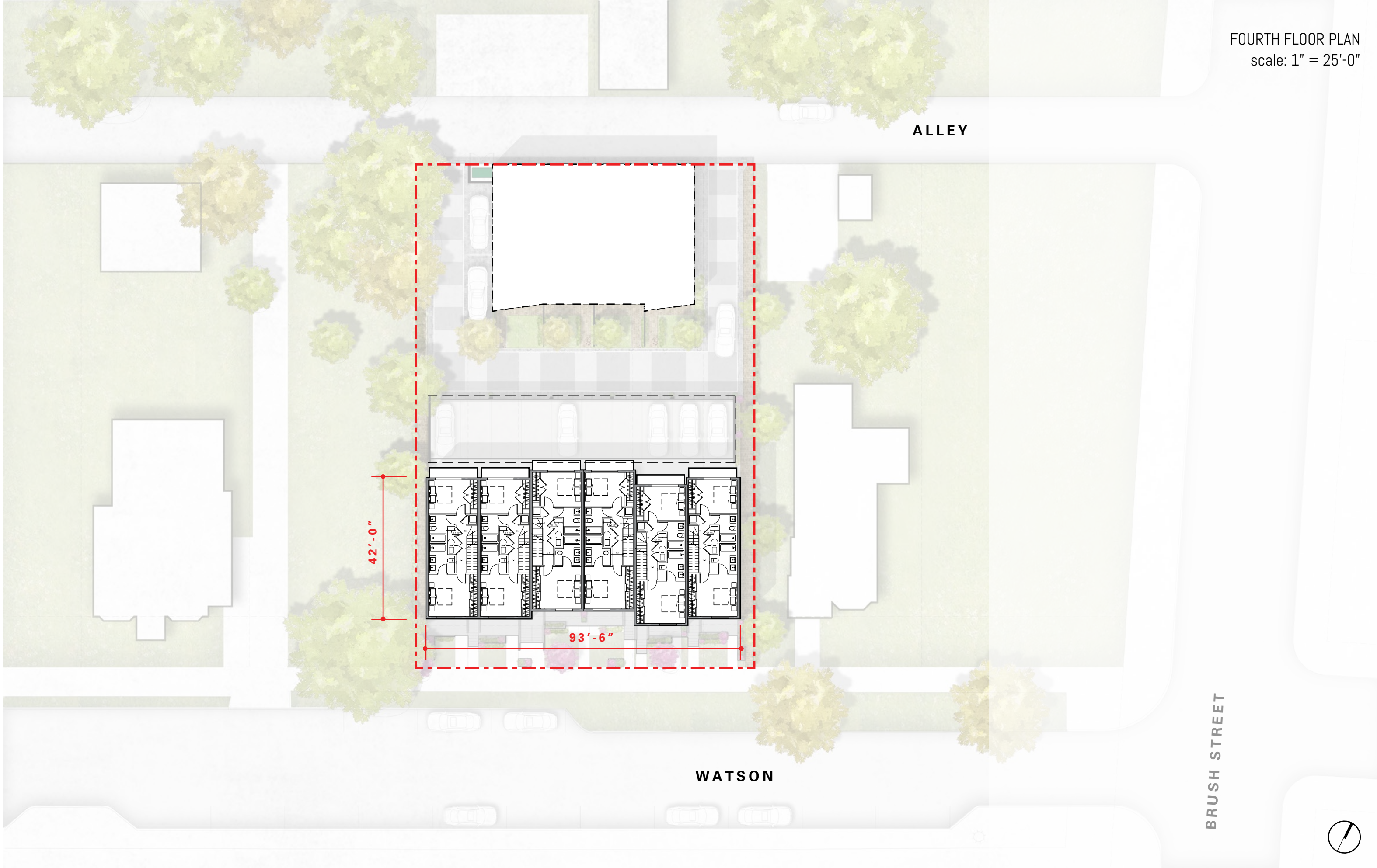
93'-6"

WATSON

BRUSH STREET





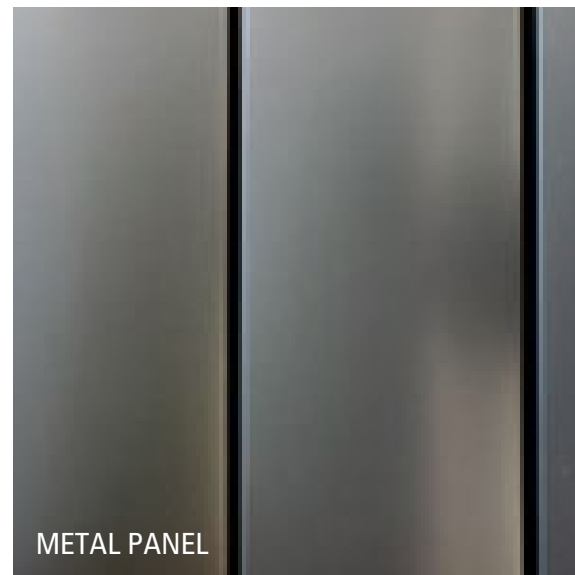
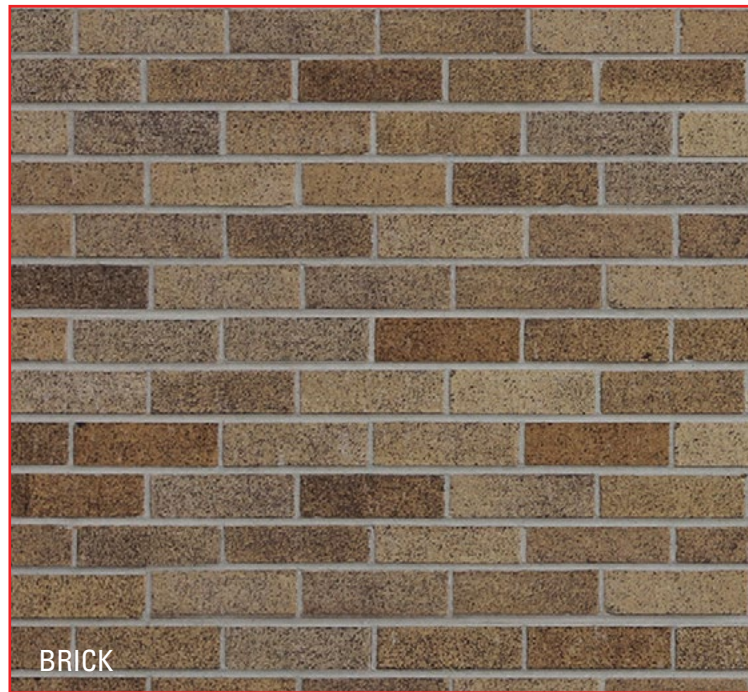
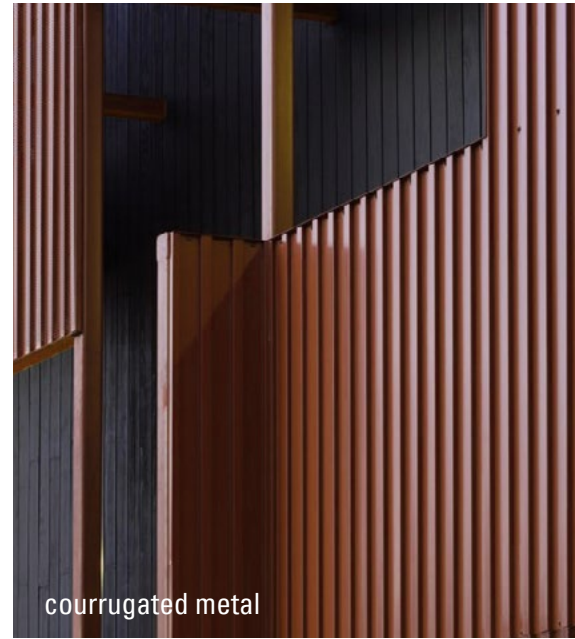
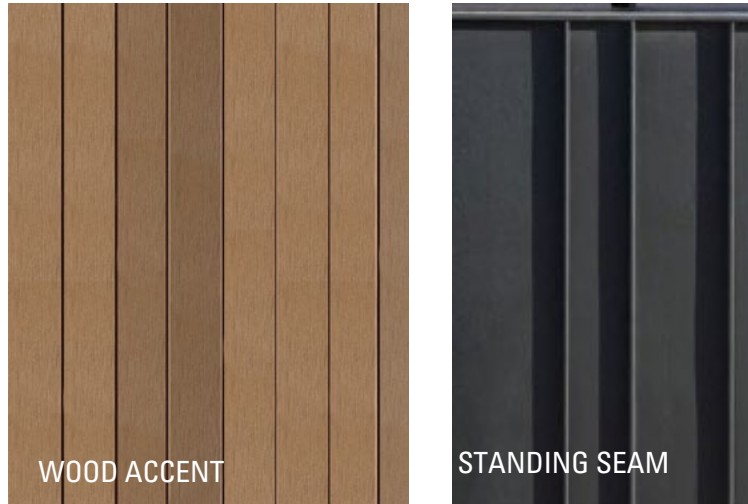


ALLEY

WATSON

BRUSH STREET





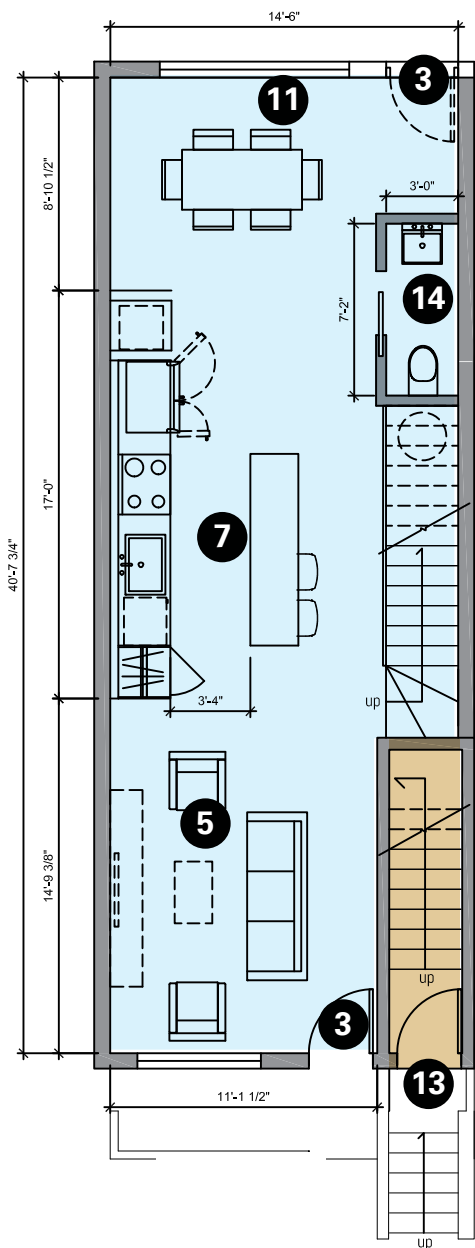
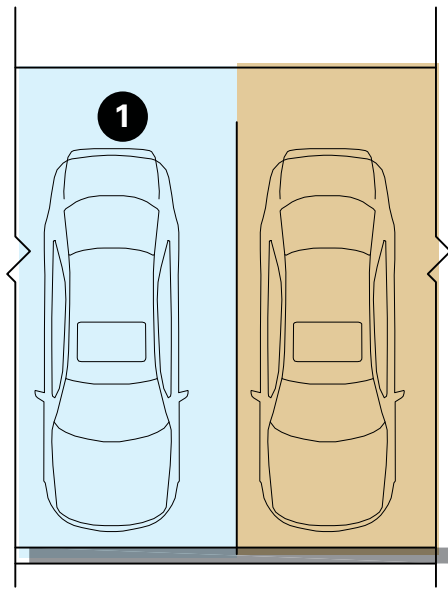
MAIN MATERIALS



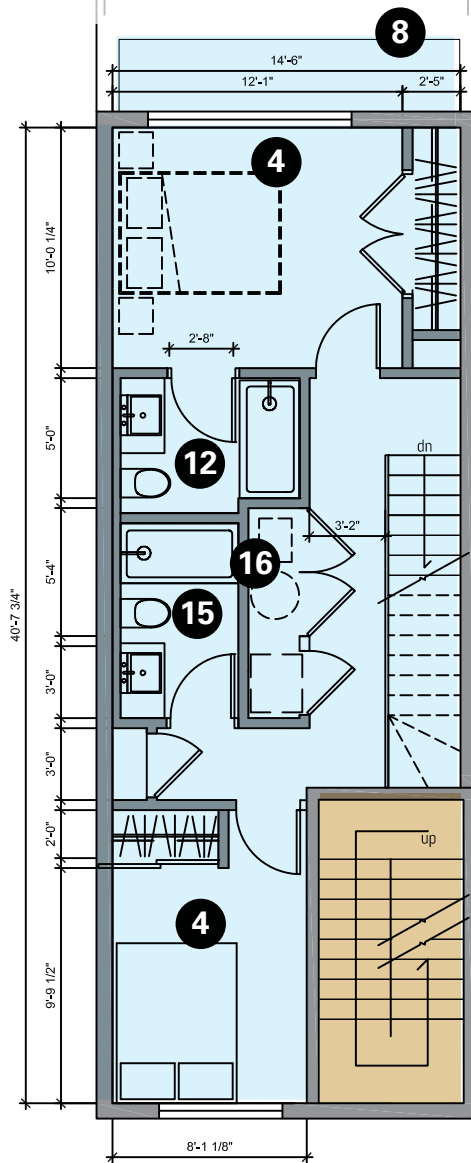
HISTORIC COLORS

TERRACED TOWNHOUSE PLANS
scale: 1/8" = 1'-0"

- 1 CAR PORT
- 2 FLEX ROOM/BEDROOM
- 3 LOWER UNIT ENTRY
- 4 BEDROOM
- 5 LIVING AREA
- 6 ROOF DECK
- 7 KITCHEN
- 8 BALCONY
- 9 FLEX ROOM
- 10 PATIO
- 11 DINING
- 12 ENSUITE
- 13 UPPER UNIT ENTRY
- 14 POWDER ROOM
- 15 BATHROOM
- 16 MECHANICAL

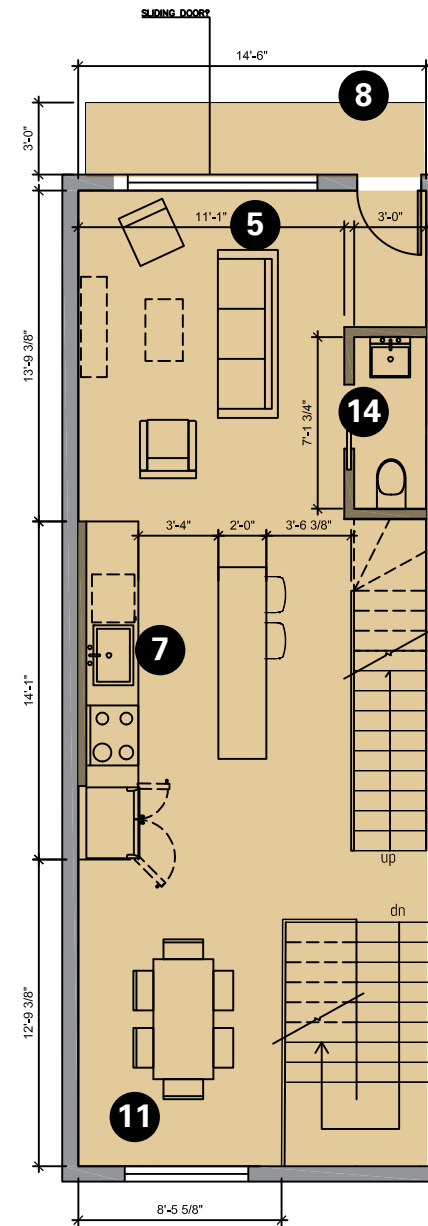


GROUND FLOOR - LOWER UNIT
543 SF



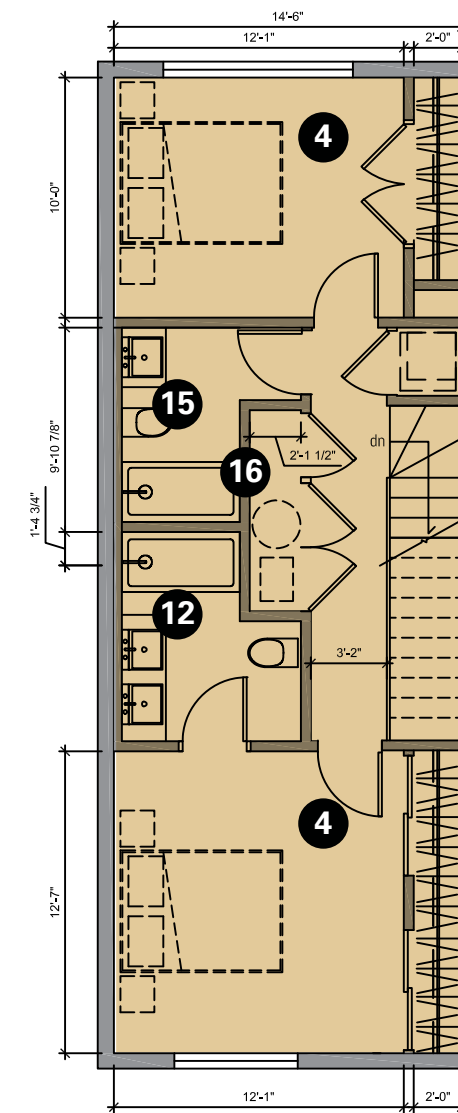
SECOND FLOOR
LOWER UNIT
459 SF

LOWER UNIT
1003 SF



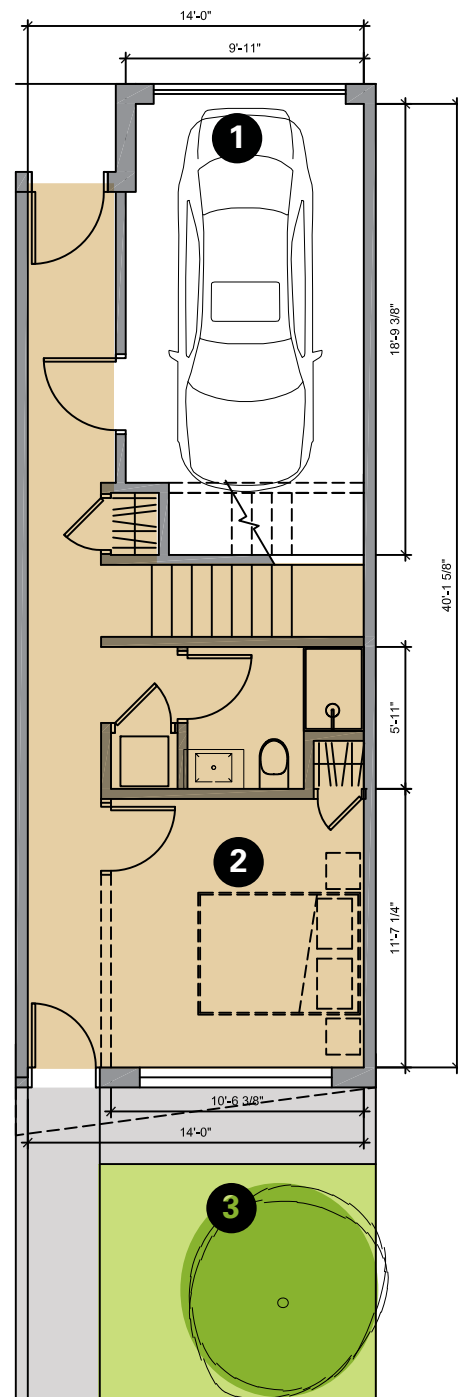
THIRD FLOOR
UPPER UNIT
591 SF

UPPER UNIT
1180 SF

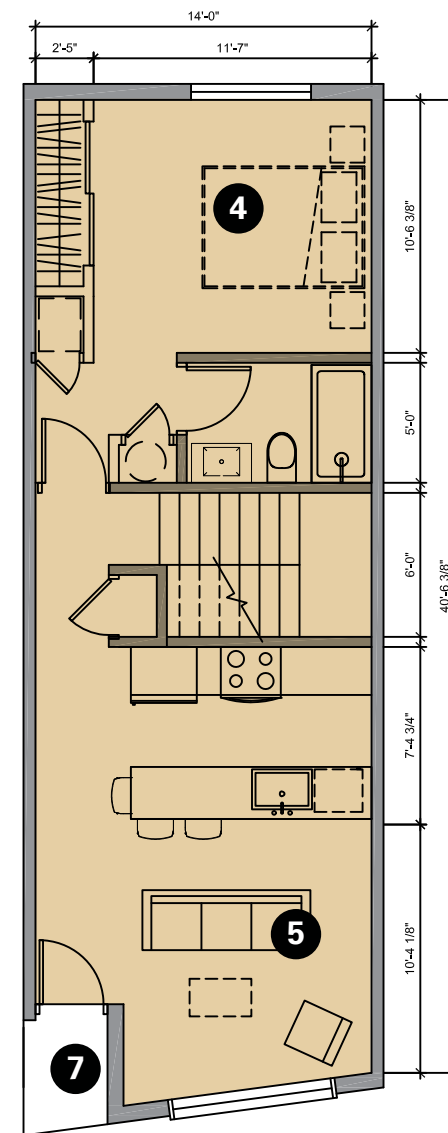


FOURTH FLOOR
UPPER UNIT
589 SF

UNIT TYPE 1

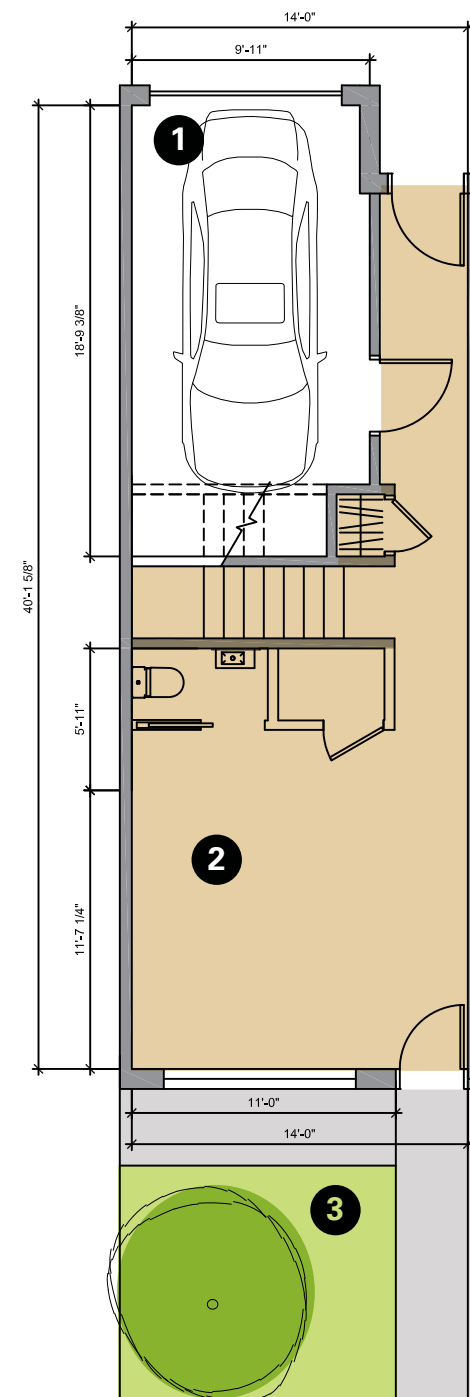


GROUND FLOOR
 GARAGE: 186 SF
 INTERIOR: 363 SF
 549 SF

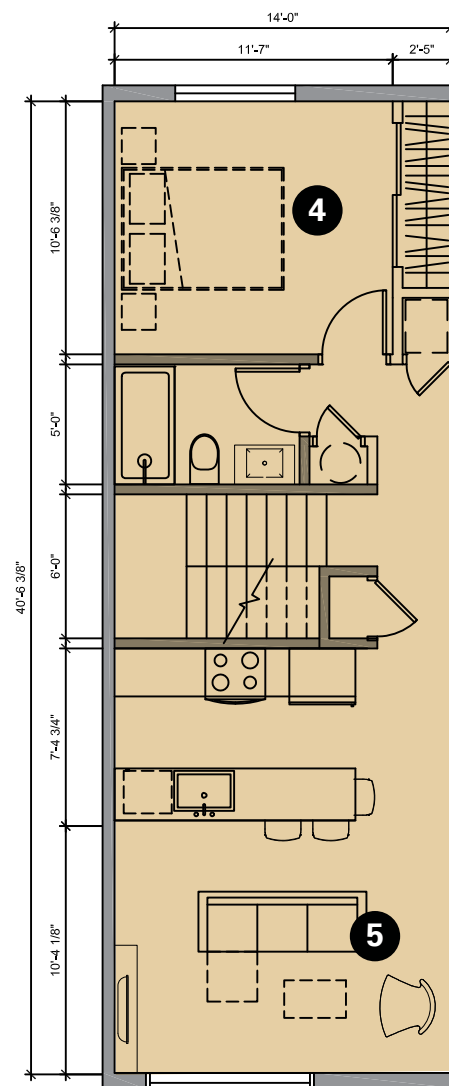


SECOND FLOOR
 580 SF

- 1** GARAGE
- 2** FLEX ROOM/BEDROOM
- 3** PRIVATE COURTYARD
- 4** BEDROOM
- 5** LIVING AREA
- 6** ROOF DECK
- 7** ROOF DECK

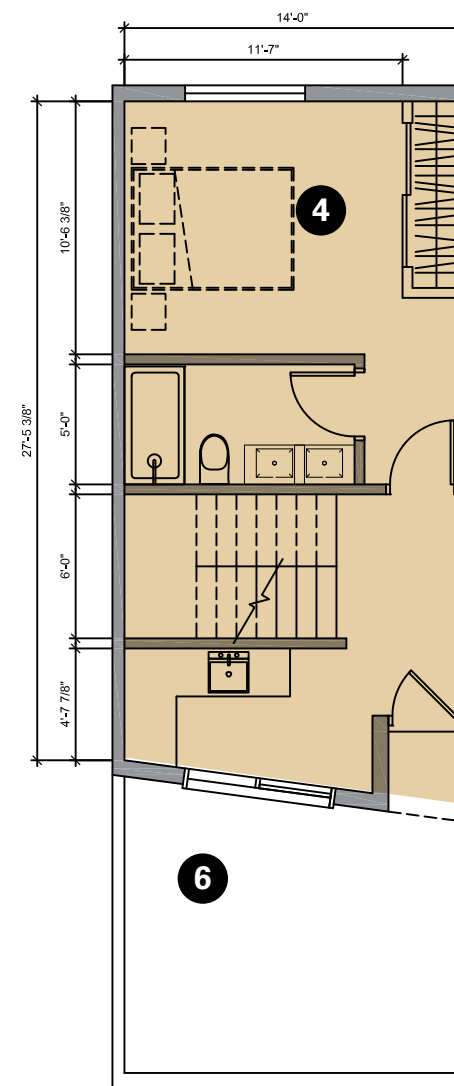


GROUND FLOOR
 GARAGE: 186 SF
 INTERIOR: 363 SF
 549 SF



SECOND FLOOR
 580 SF

- 1** GARAGE
- 2** FLEX ROOM/OFFICE
- 3** PRIVATE COURTYARD



THIRD FLOOR (OPTION)
 397 SF

- 4** BEDROOM
- 5** LIVING AREA
- 6** ROOF DECK



1 ONE WAY DRIVE

2 CURBLESS SIDEWALK

3 PRIVATE COURTYARD

4 PRIVATE ROOF DECK

5 PEDESTRIAN PATH

6 TERRACED TOWNHOUSE CAR PORT

Pinnacle Select Casement & Awning

Benefits of Pinnacle Select

- [1]** Extruded aluminum in 22 standard colors, 20 feature colors and eight anodized finishes; custom colors also available
- [2]** All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments
- [3]** Clear Select Pine, Douglas Fir, Natural Alder or primed interior finishes
- [4]** Constructed with 2-5/16" wide stiles and rails that add structural stability and provide a more massive architectural appearance
- [5]** Robust 2-3/16" thick sash adds dimension and strength

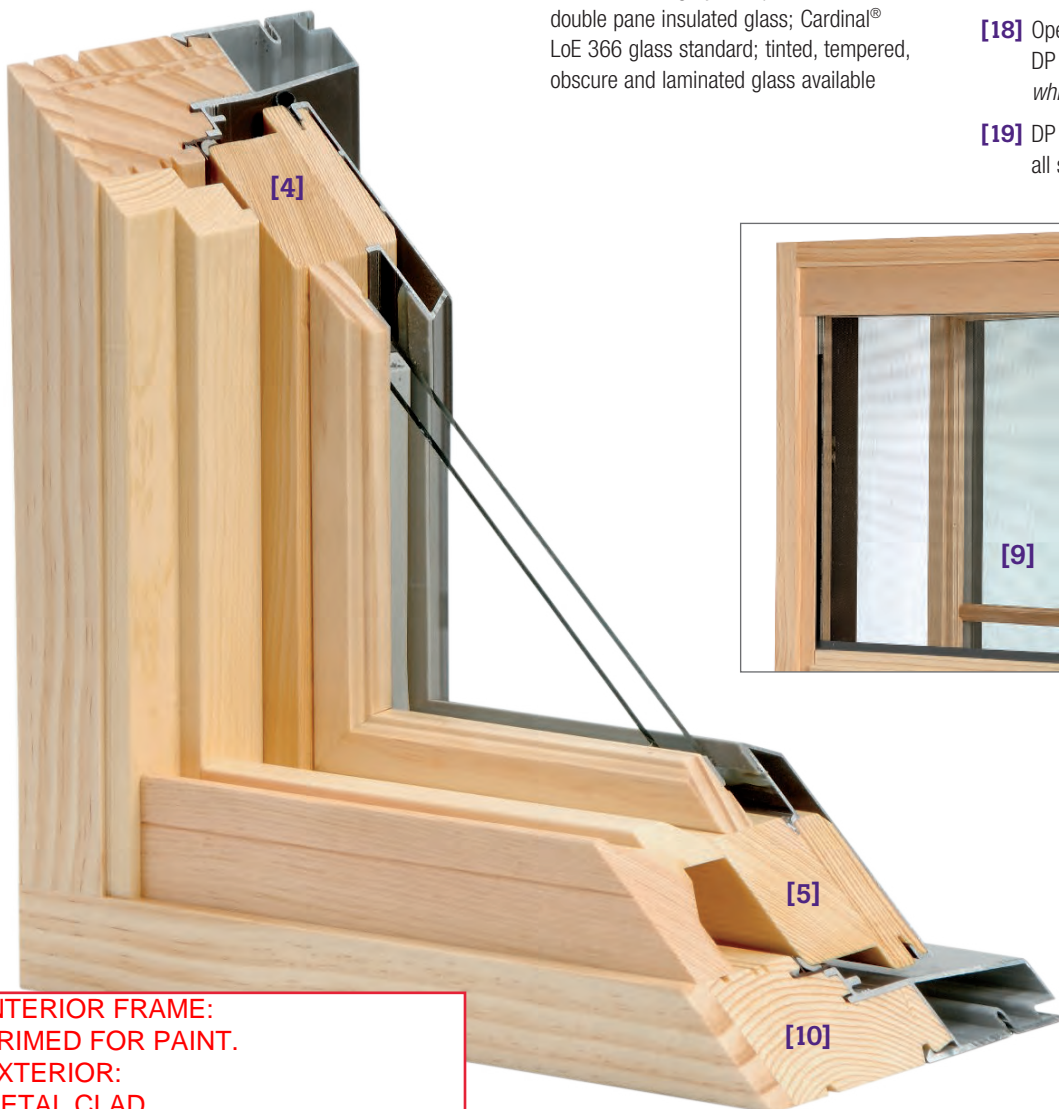
- [6]** Double mortise and tenon sash joints fastened with screws for strength and stability
- [7]** Select casement and awning available in larger sizes
 - Crank-out: up to 3678 or 3096
 - Push-out: up to 3678
 - Venting awning: up to 6060
- [8]** Select casement and awning available in two styles
 - Operating: standard crank
 - Push-out: lever handle
- [9]** Retractable screens available on operating and push-out products; pull bar, cartridge case and frame of screen produced from same wood species as window
- [10]** Full-width extension jambs standard
- [11]** Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available

Features of Push-out Units

- [12]** Push-out hardware consists of an easy-to-operate lever with cam rollers and keepers; this mechanism provides a multi-point locking system that is standard
- [13]** Push-outs equipped with adjustable friction hinges and lock rollers in both casement and awning
- [14]** Friction device on larger push-out awning maintains sash opening
- [15]** Push-out casement provides an impressive DP rating of 50 for all sizes
- [16]** DP rating of push-out awning range from 40 up to 70

Features of Operating Units

- [17]** Operating casement uses adjustable hinges
- [18]** Operating casement provides an amazing DP rating of 70 (*except for the 3678, which has a DP rating of 50*)
- [19]** DP rating of operating awning is 50 for all sizes



**INTERIOR FRAME:
PRIMED FOR PAINT.
EXTERIOR:
METAL CLAD**

The Wonders of Wood

Strength and beauty shine through in Windsor's Pinnacle products. We use only the finest pine, alder and fir so you can create only the finest homes. The many sizes and shapes available allow you to make a statement – from contemporary looks to classic lines.

No matter what design you have in mind, Windsor allows you to achieve it in style. With each Pinnacle product, you get the rugged durability and traditional appeal of real wood.

See What Sets Pinnacle Apart

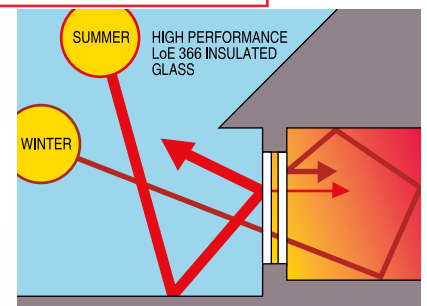
[1] PREMIUM WOOD CONSTRUCTION Natural wood serves as one of the most energy efficient materials available. Windsor uses only the finest wood interiors of Clear Select Pine, Natural Alder or Douglas Fir.

[2] CARDINAL® LoE 366 GLASS Windsor products feature LoE 366 glass with a coating that alters the way glass transmits visible and invisible light. LoE 366 decreases heat loss in the winter and heat gain in the summer. Reduced ultraviolet light penetration also helps prevent your furniture, drapes and carpet from fading.

A triple-glazed IG option is available for Pinnacle Select and Pinnacle clad direct set and radius units. Triple IG consists of 1-1/4" OA thickness and two LoE coatings. The LoE 366 coating on surface #2 and the LoE 180 coating on surface #5 provides superior U-value thermal performance.

[3] EXTRUDED ALUMINUM We use only heavy-duty .050 extruded aluminum cladding, versus thin roll form aluminum. It is sturdier and more resistant to exterior damage, including dents and chips. The powder coat used in our paint application is the extremely durable 2604 finish. The 2605 finish is available when your project requires an even stronger defense against the elements.

NO SIMULATED DIVIDED LITES

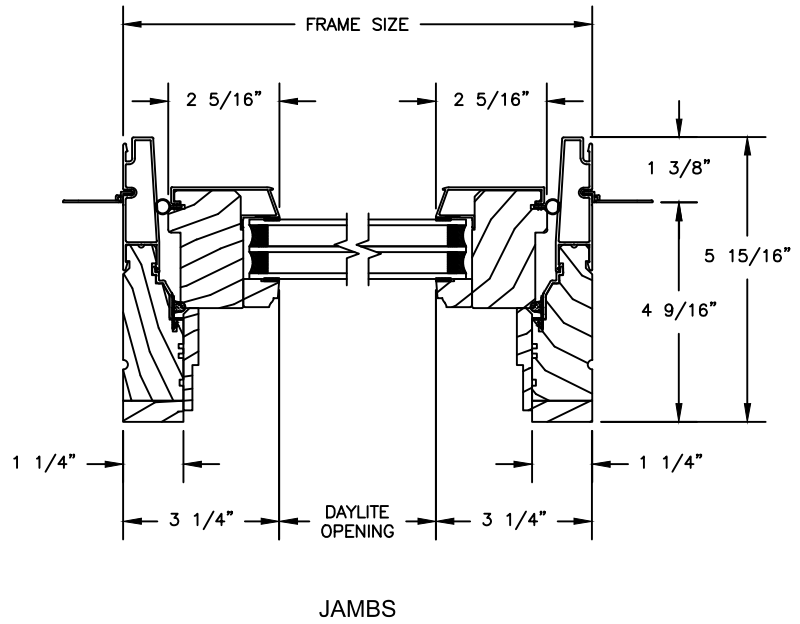
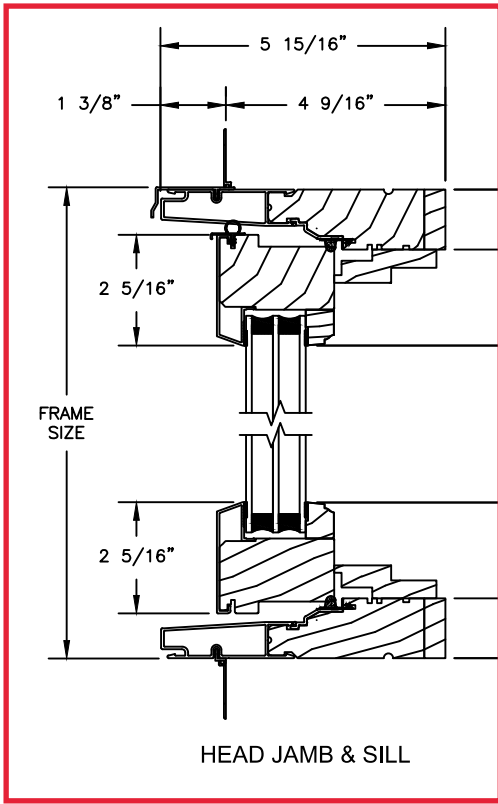


Pinnacle Select Series

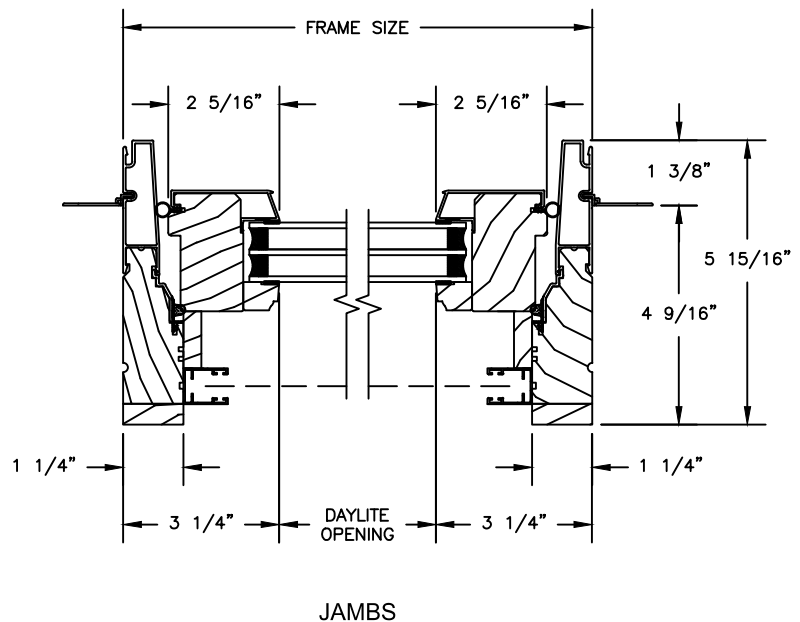
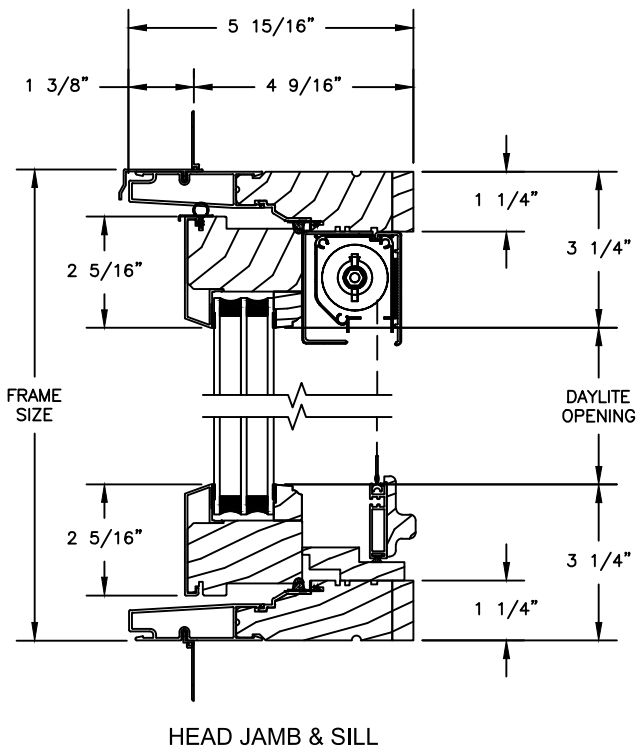
CLAD PUSH-OUT CASEMENT

SECTION DETAILS : 1 1/4" TRIPLE IG OPERATING

PUSH-OUT



PUSH-OUT WITH RETRACTABLE SCREEN



Pinnacle Sliding Patio Door

Features and Benefits

- [1] Wood parting stops and absence of screws provide a warm, clean look
- [2] Integral nail fin on clad doors
- [3] Heavy-duty interlock improves air and structural performance
- [4] Standard two-point lock for added security
- [5] One-piece, fiberglass pultruded sill minimizes cold conduction
- [6] Aluminum jamb covers at the head and strike jambs hide exposed screws and provide a smoother, more attractive surface
- [7] Doors slide on two tandem, heavy-duty, end-adjustable, ball bearing rollers for years of smooth, trouble-free operation
- [8] Improved breakaway force of panel (10 lbs) and operating force (6 lbs) provide effortless operation
- [9] Taller sill provides excellent water performance and design pressure ratings
- [10] Foam-backed glazing bead prevents paint and stain from bleeding
- [11] All stiles constructed of an LVL core for a stronger, straighter, more durable door
- [12] Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance

Sizes

- Five standard heights: 6'8", 6'10", 8'0", 9'0" and 10'0" (9'0" and 10'0" doors available in French slider only)
- Custom sizes available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Interior stop glazed with silicone sealant
- Custom and special glass types available

Exterior Trim

- Clad doors available with WM 180 brickmould or Williamsburg casing; primed doors available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing

Weatherstripping

- Flexible, weatherable PVC and foam seal at the head and jambs with a pile fin-seal weatherstripping at the interlocks; pile weatherstripping also used at the bottom of the operating panel and at the ends of the interlock

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" perimeter grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL (*primed*)
- 5/8" and 7/8" short putty WDL
- 7/8", 1-1/4" and 2" contemporary WDL (*interior only*)
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail (*primed*)
- Standard and custom grille patterns available

Finishes

- Interior – Clad doors available in Clear Select Pine, Douglas Fir, Natural Alder, primed or painted white interior finishes; primed doors available in Clear Select Pine, primed or painted white interior finishes; narrow-style doors not available in Douglas Fir or Natural Alder
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 20 feature colors; custom colors available
- 8 anodized finishes

Hardware

D-shaped handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, bright brass, antique brass, faux bronze, oil rubbed bronze and black

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



SLIDING PATIO DOORS TO BE METAL CLAD EXTERIOR - COLOR TO MATCH WINDOW FRAME AND/OR STANDING SEAM

Custom Creations

Finishing touches to perfect your vision. Windsor does more than just create durable, high-performance windows and doors. We pay attention to every detail and offer a wide array of options and finishes to match any décor. Flashy and eye-catching or simple and understated, our hardware, finishes, grille options, cladding colors, glass options and trim options complete the perfect window and door package.

See the difference paint can make. Windsor's in-house powder paint application can help you make a statement with your windows and doors. Choose from over 40 shades in our standard and feature color palettes, or make it truly unique with custom color matching. All paints are protected with the highly durable 2604 finish, or you can upgrade to 2605 for even stronger defense against the elements.¹

Standard Clad Colors



Feature Clad Colors

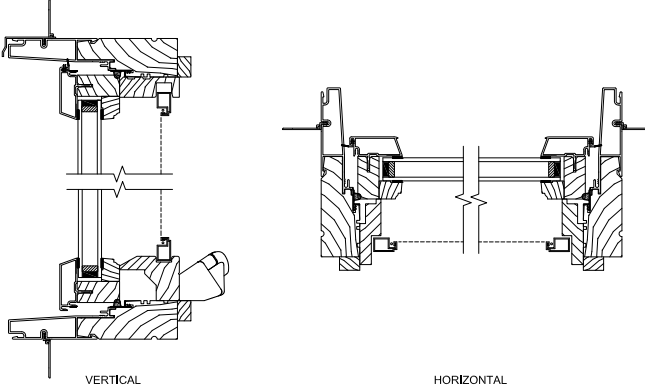
Custom color matching is also available.



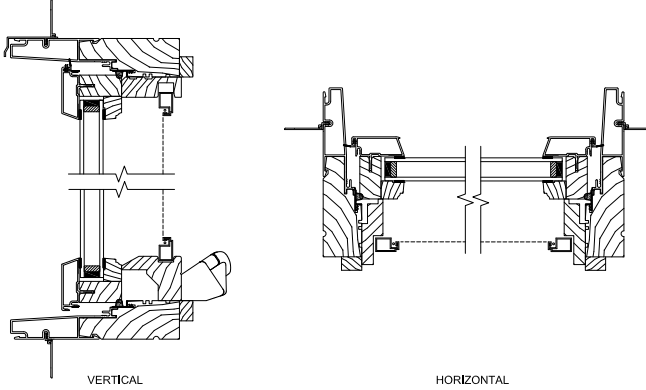
¹2604 finish backed by a 20-year* warranty; 2605 finish backed by a 30-year* warranty; applications within one mile of the coast carry a 10-year warranty. For specific warranty details, please refer to the complete warranty document posted on our website, www.windsorwindows.com.

Pinnacle Clad Casement & Awning Technical Drawings

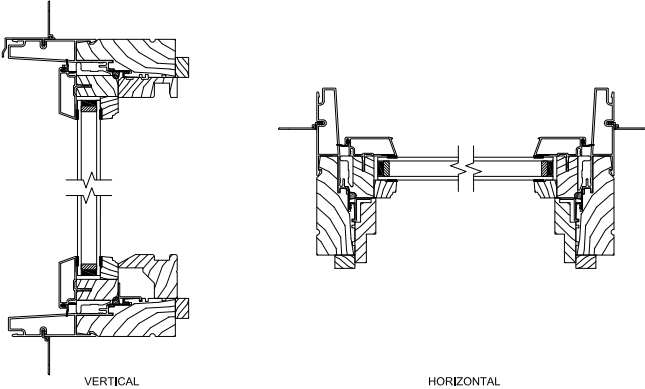
Pinnacle Clad Casement – Operating



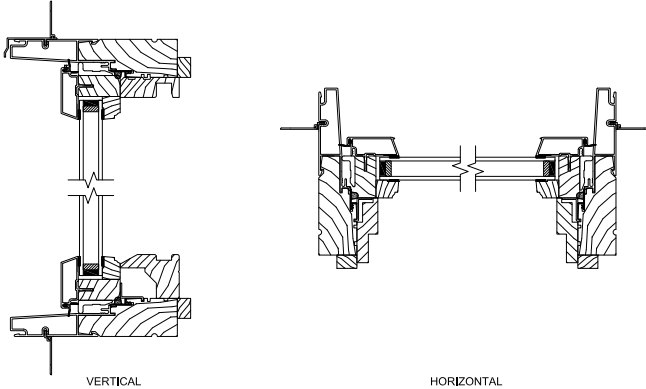
Pinnacle Clad Awning – Operating



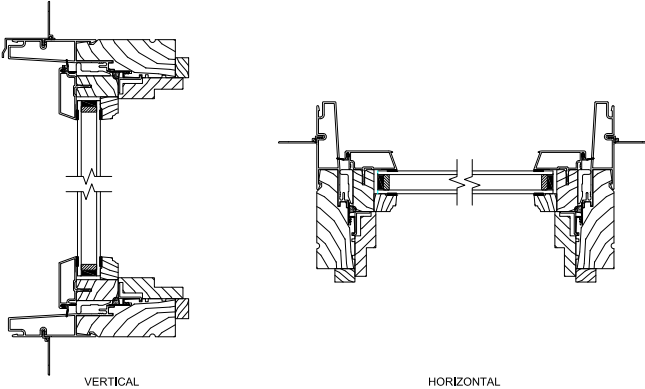
Pinnacle Clad Casement – Stationary

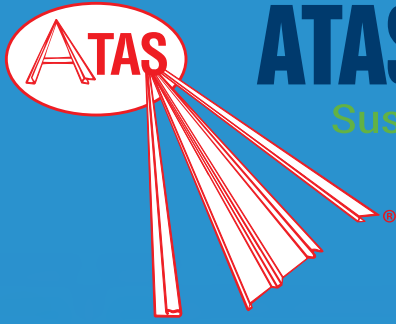


Pinnacle Clad Awning – Stationary



Pinnacle Clad Casement – Transom and Picture





ATAS International, Inc.

Sustainable Building Envelope Technology



STANDING SEAM • BATTEN SEAM

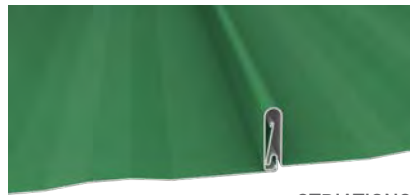
VERTICAL SEAM
ROOF SYSTEMS

Private Residence
Santa Ysabel, CA
Dutch Seam in Acrylic Coated Galvalume®





STIFFENING RIBS[†]



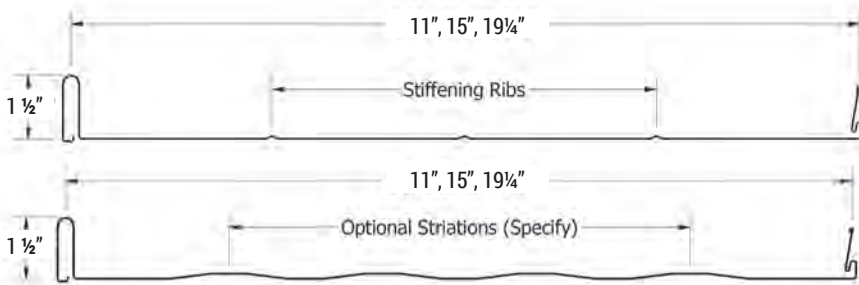
STRIATIONS[†]



SMOOTH



EMBOSSÉD



Optional Sealant Available

[†]Stiffening ribs or striations reduce the potential of visible oil canning

SKU:

MRD110, MRD150, MRD194

Material:

.032, .040 aluminum;
24, 22* ga. metallic coated steel;
24 ga. 55% Al-Zn alloy coated steel with acrylic coating;
16, 20 oz. copper*;
.8 mm zinc* (MRD110 only)

Panel Coverage:

11", 15", 19 1/4"
(stiffening ribs standard, specify without ribs or with striations)

Minimum Panel Length:

2'-0"

Seam Height:

1 1/2"

Texture:

Smooth or Embossed

Minimum Slope:

2:12

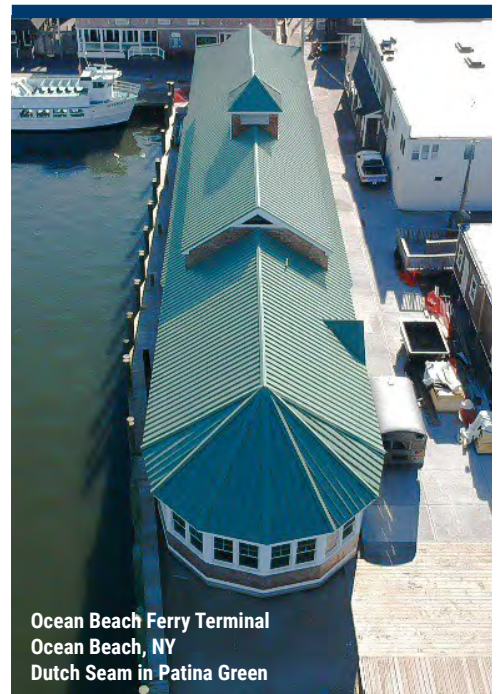
* Subject to minimum quantities and longer lead time. Inquire for availability.

Application:

- Lock and seam are an integral part of the panel with no seam caps to install
- Can be fastened directly to purlins or solid substrate
- Does not require mechanical field seaming
- After completing panel interlock, panels can be easily moved into cleats at valley and eave conditions
- Precision leveling prior to forming
- Fasteners and clips allow panels to float without causing stress
- Crating for job site handling/staging

Performance Standards:

- Tested in accordance with UL 790/ASTM E 108, UL 580, TAS 125, ASTM E 1592, ASTM E 330, ASTM E 283, ASTM E 331, TAS 100, AAMA 501.1, UL 2218, ASTM E 84 Flame Spread, ICBO AC 166 Penetration
- FBC Approval
- High reflectivity of panels which increases energy efficiency



Ocean Beach Ferry Terminal
Ocean Beach, NY
Dutch Seam in Patina Green



For more information: Visit www.atas.com/dutchseam

COLOR CHART

Stock Colors | 70% PVDF Finish

Black (02)	Classic Bronze (01)	Medium Bronze (03)	Hartford Green (27)	Forest Green (11)	Teal (19)
Hemlock Green (30)	Patina Green (12)	Chocolate Brown (04)	Boysenberry (25)	Redwood (07)	Mission Red (08)
Sierra Tan (09)	Rawhide (15)	Concord Cream (05)	Almond (36)	Sandstone (06)	Regal Blue (18)
Slate Blue (21)	Siam Blue (14)	Rocky Grey (16)	Charcoal Grey (62)	Slate Grey (20)	Dove Grey (13)
		Oxide Series			
Ascot White (10)	Bone White (26)				
		Copper Brown (42)	Tarnished Red (47)		

Premium Colors | 70% PVDF Finish

Antique Patina (24)	Brite Red (17)	Champagne (31)	Coppertone (23)	Silversmith (28)	Titanium (35)

Natural Metals

Clear Satin Anodized (70)	Dark Bronze Anodized (71)	Acrylic Coated Galvalume® (97)	Copper (49)*	Classic Stainless Steel (40)*	Terne Coated Stainless Steel (41)*
Grey Zinc (91)*	Dark Zinc (92)*	Brown Zinc (89)*	Blue Zinc (94)*	Red Zinc (95)*	Green Zinc (96)*

For additional color offerings, visit www.atas.com/colors. For current SRI values and agency listings refer to our Color and Reference Guide: www.atas.com/sri.

*Special material. Pricing and availability dependent upon project specifics. Color chips available upon request.

www.atas.com | ATAS International, Inc.
800.468.1441 | Allentown, PA | Mesa, AZ



*Subject to minimum quantities and extended lead time. Inquire for material and panel width availability. Dutch Seam® is a registered trademark of ATAS International, Inc. Colors are as close to the actual colors as modern printing allows. Exact color chip on request; this is a requirement for all premium colors. If you have requirements or preference for colors or finishes other than shown, contact ATAS. Color availability varies by material, gauge and profile. ATAS is not responsible for colors selected from color chart. ATAS reserves the right to modify, eliminate and/or change its products without prior notification. Contact ATAS for more information. Every project is different. To the full extent permissible by law, ATAS disclaims all warranties, express or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose. A qualified engineer, architect or contractor should review suitability of use. Please visit www.atas.com for the most up-to-date information.



ATAS International, Inc.

Sustainable Building Envelope Technology



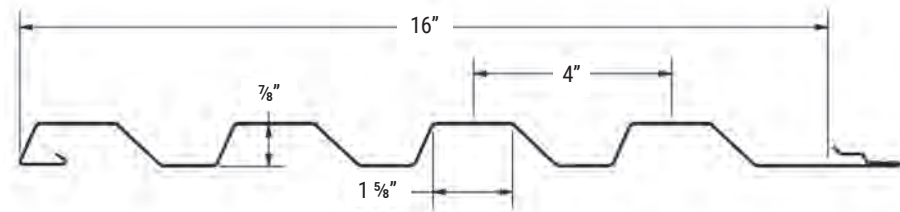
CONCEALED FASTENER • MIX AND MATCH

CONCEALED FASTENER
WALL PANELS

Rockville Pike
Rockville, MD
Rigid Wall in Black



FOR CARRIAGE HOMES-
COLOR TO MATCH MODERATE
REDDISH BROWN OF HISTORIC
COLORS



SKU:

MFR160

Material:

.032, .040, .050 aluminum;
24, 22, 20*, 18* ga. metallic coated steel;
24, 22, 20*, 18* ga. 55% Al-Zn alloy coated
steel with acrylic coating;
1.0 mm zinc*

Panel Coverage:

16"

Minimum Panel Length:

6'-0"

Panel Depth:

7/8"

Texture:

Smooth or Embossed

* Subject to minimum quantities and extended lead time.
Inquire for availability.

Application:

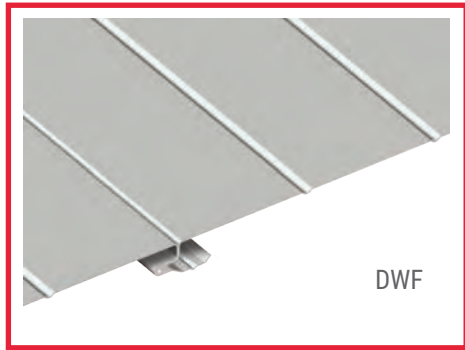
- Suitable for mansards, equipment screens, and walls
- Installed horizontally or vertically
- Can be installed over solid decking or open framing

Performance Standards:

- Tested in accordance with ASTM E 283, ASTM E 331, UL 790/ASTM E 180



For more information: Visit www.atas.com/rigidwall

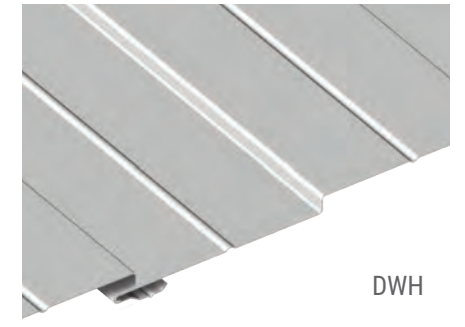


DWF

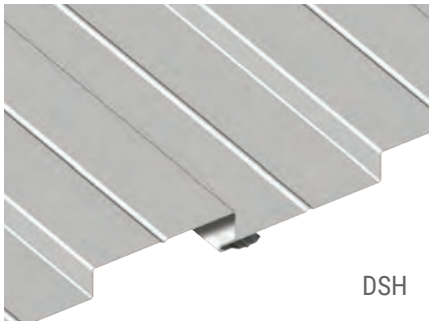
FOR TOWN HOMES- INSET METAL PANEL AND REAR FACADE- COLOR TO MATCH WINDOW FRAMES AND STANDING SEAM



DSF



DWH



DSH

SKU:

DSF, DWH, DSH

Material:

32, .040, .050 aluminum;
24, 22*, 20* ga. metallic coated steel;
24, 22* ga. 55% Al-Zn alloy coated steel with acrylic coating

Panel Coverage:

12"
(stiffening ribs standard, specify without ribs or with striations)

Minimum Panel Length:

3'-0"

Panel Depth

1 3/4", 1 1/8"

Texture:

Smooth or Embossed

* Subject to minimum quantities and extended lead time. Inquire for availability.

Application:

- Typical applications include walls, soffits, fascias, or equipment screens
- Installed horizontally or vertically
- Optional louvered style venting
- Design Wall panels consist of 12" wide panels in two distinct profiles: a flush panel and a "board" or plank style panel

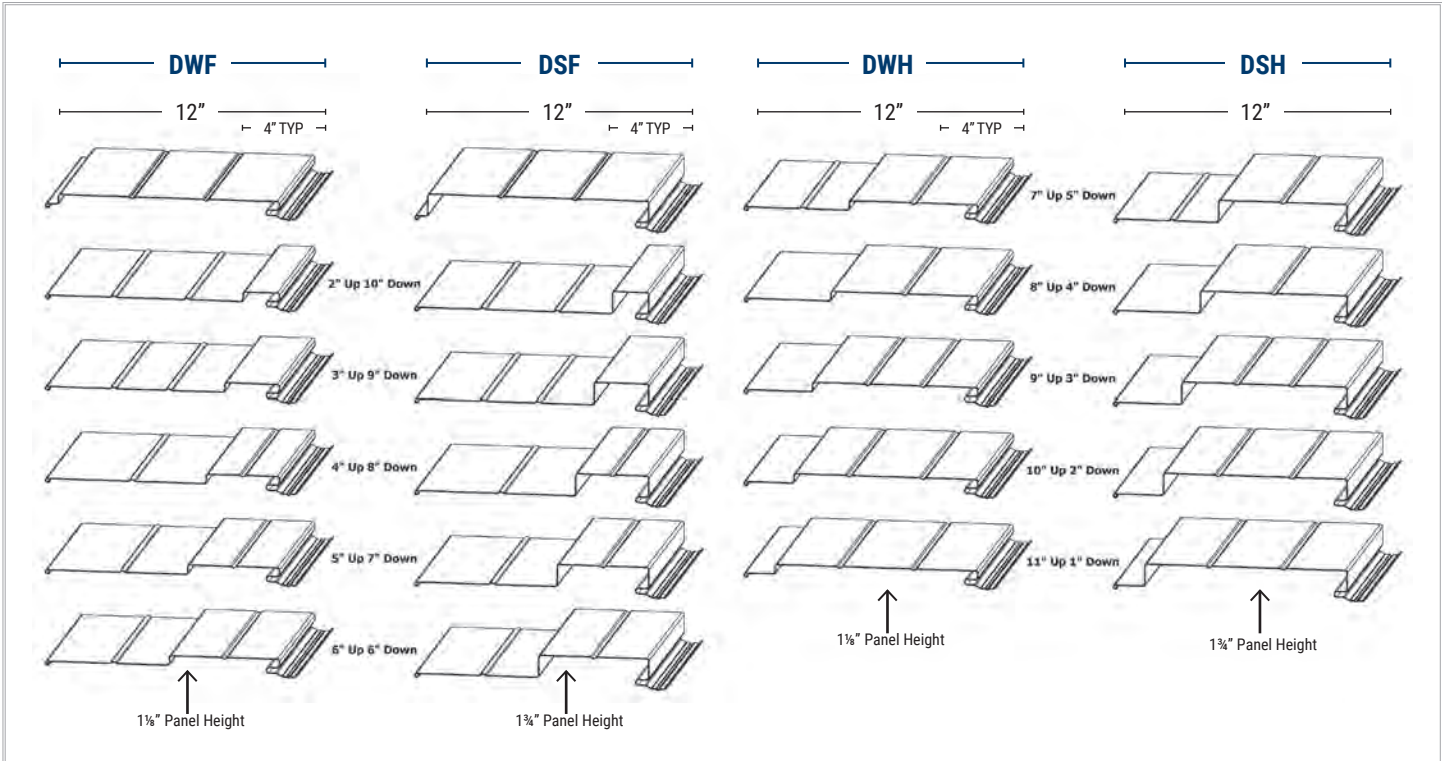
Performance Standards:

- Tested in accordance with UL 790/ASTM E 108, ASTM E 283, ASTM E 331, ASTM E 84 Flame Spread
- Easily integrated into drainage plane wall construction for energy performance



Galvan at Twinbrook
Rockville, MD
Design Wall in
Silversmith, Titanium, and
Champagne

Pine Grove Middle School
 East Syracuse, NY
 Design Wall in Custom Color Shifting 70% PVDF



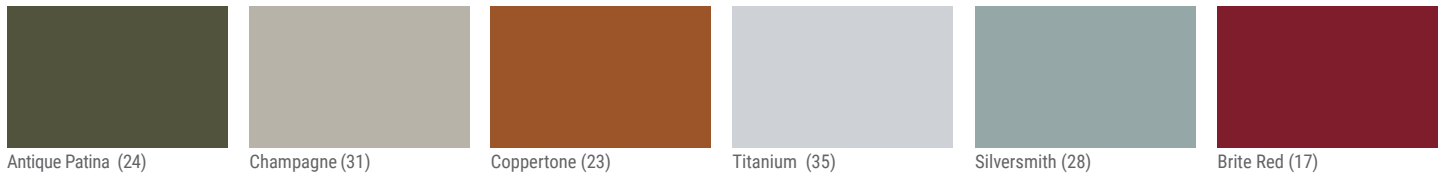
For more information: Visit www.atas.com/designwall

COLOR CHART

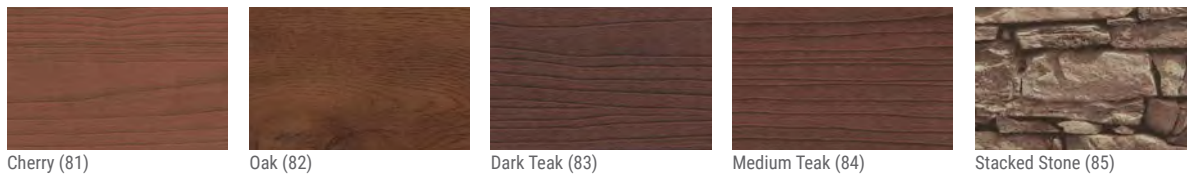
Stock Colors | 70% PVDF Finish



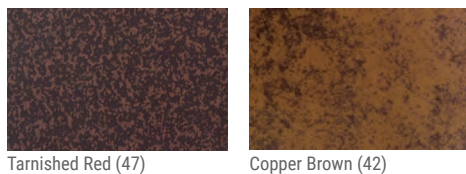
Premium Colors | 70% PVDF Finish



Laminates



Oxide Series



For additional color offerings, visit www.atas.com/colors.
 For current SRI values and agency listings refer to our
 Color and Reference Guide: www.atas.com/sri.



Geolam®


Architectural Eco-Technology

PREMIUM
WOOD HYBRID
& COMPOSITES

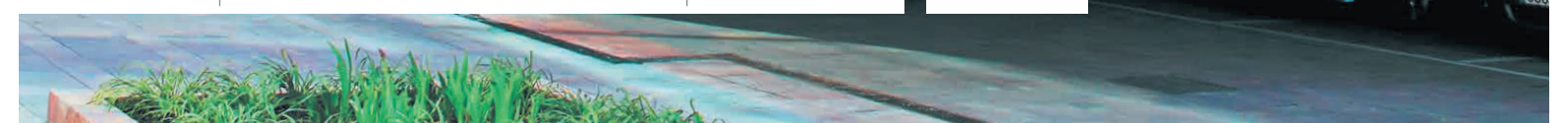
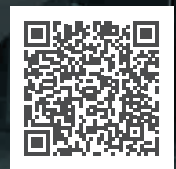


University - Laboratories

Mondragon,
Spain

2011 | Type: **Vertigo 5010** 

Colour: **Teak**





High-tech

WHS HYBRID TECHNOLOGY

Leading edge, a flair for engineering.

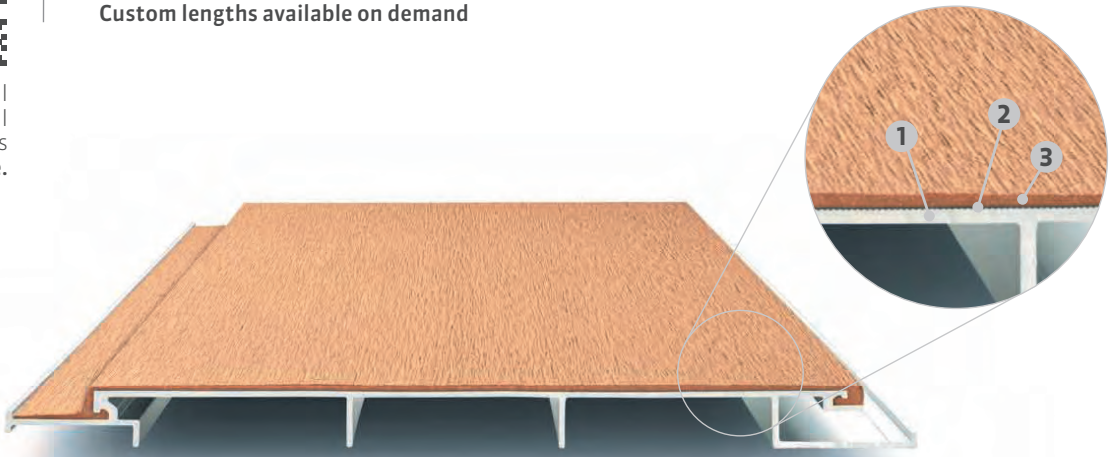
EASY IMPLEMENTATION, SIMILAR TO ALUMINUM PROFILES

Standard length for all types: 3000 mm | 9 ft 10 in

Custom lengths available on demand



Detailed technical specifications as well as build examples on our website.



As the first and only provider, Geolam offered its Wood Hybrid Systems (WHS) for façades, decks and roofs to the global marketplace in 2012. These WHS profiles are the result of an innovative hybrid technology, which enables heterogeneous materials to be successfully extruded together under heat.

Three layers of different materials undergo our patented triple extrusion process. Light, stable aluminum makes up the core. The connecting intermediate layer is made of a copolymer resin. The protective layer, lends the profiles the characteristics of tropical wood. This innovative combination of materials gives our profiles exceptionally superior features. They are three times lighter, four times more stable and eight times more rigid than WPC profiles. In addition, one single Geolam WHS profile can be bent to different radii and in different directions. Wood, on the other hand, has to be bent in the direction of the fibre only.

1. RECYCLED ALUMINUM (6063T5)

As the core of the material, aluminum gives lightness and stability. The light metal allows safe and grid-free mounting options, which significantly expands the span between 2 points of attachment.

2. COPOLYMER RESIN

In the triple extrusion process, the intermediate layer of copolymer resin inseparably merges the aluminum core with the outer layer. This resin is very strong and so firmly connected to the two materials that the hybrid profiles can be bent into different radii (smallest radius: 400 mm or 16 in).

3. OUTER SKIN

The outer layer in WPC is available in many colours, but especially in different finishes, too. The base colour does not change over time, even without maintenance. The dimensional stability of this hybrid material is remarkable, even when exposed to extreme temperatures and weather conditions. Even when exposed to humidity, its dimensional stability outclasses all types of composite wood.



COLOURS

Just like tropical hardwood.



Teak



Wenge



Rosewood



Blackwood



Limba



Ramin



Birch - For specific applications



Walnut - For specific applications

```
preloadImages(['images/images/parchment.gif']);
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Instant Curb Appeal.



The 700 Series Residential Garage Doors from Haas Door are made with heavy gauge galvanized steel and embossed with a deep wood grain. Combined with 1 3/4" thick, CFC free polyurethane, the 700 series is engineered for maximum energy efficiency and years of maintenance free use.

A full range of color and window options, plus Limited Lifetime Warranty make the 700 series the ideal choice to add beauty and value to your home.

700 Series Garage Door Models

Features



Flush

All Colors Except Oak, Cherry & Walnut

Model 710: [Window Options](#)



V-Groove

All Colors Except Walnut

Model 712: [Window Options](#)



Ribbed Short Panel

All Colors

Model 760: [Carriage Windows](#)

All Colors Except Walnut

Model 772: [Ranch Windows](#)

Model 782: [Standard Windows](#)



Recessed Short Panel

All Colors

Model 761: [Carriage Windows](#)

All Colors Except Walnut

Model 771: [Ranch Windows](#)

Model 781: [Standard Windows](#)



Recessed Long Panel

All Colors

Model 763: [Carriage Windows](#)

All Colors Except Walnut

Model 773: [Ranch Windows](#)



Ribbed Long Panel

All Colors

Model 764: [Carriage Windows](#)

All Colors Except Walnut

Model 774: [Ranch Windows](#)



Ranch Panel

All Colors Except Walnut

Model 770: [Ranch Windows](#)



Raised Panel

All Colors Except Walnut

Model 780: [Standard Windows](#)



Sculptured Raised

All Colors Except Walnut

Model 790: [Standard Windows](#)

Color Options

Standard Colors



Polar White



Almond



Sandstone

Lifetime Warranty
16.18 Calculated R-Value

Full Thermal Break

1-3/4" Thick CFC FREE

Insulation

Heavy Vinyl Bottom Seal

Embossed Wood Grain Steel

Durable Polyester Finish Coat

17 Color Choices

Downloads

700 Series Brochure (.pdf)

Window Options (.pdf)

American Walnut Brochure

(.pdf)

Optional Hardware



Hinges
Optional



Handles
Standard on 760



Gray



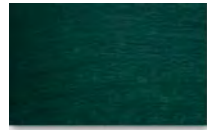
Sahara Tan



Bronze



Charcoal



Hunter Green

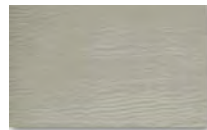


Brown

Premium Colors



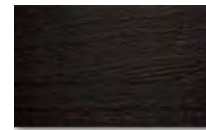
Trinar® White*



Trinar® Beige*



Trinar® Brown*



Cool Black**

Premium Woodgrain



Smooth Cherry***



Smooth Oak***



Embossed Mahogany



Embossed Ash

Premium Bi-Directional Woodgrain



[American Walnut](#)

(Only available in models 760, 761, 763 & 764)



Create the perfect garage door for your home in just a few steps, with the HaasCreate Visualizer. Simply upload a photo of your home, and outline the location of your existing garage door. HaasCreate will help you create your new garage door, with every option in Haas Door's collection at your fingertips!

[learn more](#)

Color Matching



Need to match your trim to your garage door?

Haas Door colors are available at Sherwin Williams

[locate a store](#)

[Click here for printable color codes to take to the store.](#)

Colors are not exact due to the differences in monitors. For accurate color samples, contact a Haas Door dealer for a color selector.

*Trinar® colors carry a 35 year finish warranty, making them ideal for projects that require lasting durability and beauty. Trinar Colors are only available in 21" & 24" section heights.

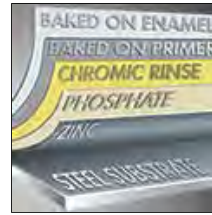
**Cool Black includes a cool chemistry paint finish but is not recommended for projects with extreme exposures to heat and light.

***Smooth Cherry & Oak not available in models 710, 763 & 773.

Technical Information



The 700 Series series provides maximum energy efficiency with CFC FREE, polyurethane insulation with a calculated R-Value of 16.18, resulting in doors that provide more than six times the insulating value of wood or non-insulated doors.



All 700 series doors includes a three-tier, corrosion-resistant protective finish with a polyurethane primer and a durable polyester finish coat on the interior and exterior. Haas Door's paint thickness is one of the highest in the industry.



700 series doors are 1 3/4" thick. A Full Thermal Break is used in the tongue-and-groove construction of all 700 series doors. These rigid vinyl top and bottom caps seal the joints and eliminates metal-to-metal contact, which limits the transfer of temperature.



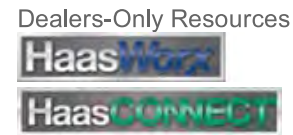
Exterior & interior skins are made from galvanized steel to assure protection from warping, rotting, and rusting. Heavy 20-gauge galvanized back-up plates extend the full height of each section to give superior hardware support.



The 700 Series is also available in a wide range of design pressures for wind load requirements. Contact your local Haas Door dealer for more information about wind load requirements in your area.



A heavy vinyl bottom weather seal that flexes to fit the contour of the floor is included on all of our 700 series doors. This combination of protection seals out the elements and repels the most hostile weather conditions.



Haas Door © 2014
320 Sycamore
Wauseon, Ohio USA
info@haasdoor.com

