

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 316 South Main Street, Application Number HDC17-226

DISTRICT: Main Street Historic District

REPORT DATE: November 16, 2017

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, November 13, 2017

	OWNER	APPLICANT
Name:	The Ark	Richard Mitchell
Address:	316 S. Main Street Ann Arbor, MI 48104	113 S. Fourth Avenue Ann Arbor, MI 48104
Phone:		(734) 417-9722

BACKGROUND: This storefront occupies the northern end of a two-story building containing 312, 314, and 316 South Main Street. The three-bay building was built by 1925. (It does not appear on 1916 Sanborn Maps.) Schumacher's Hardware was located at 312 (the northernmost storefront) from at least 1899 until 1940. Schumacher's probably built the current building. Sears Roebuck & Co. took over the three storefronts in 1941 after extensive remodeling. Kline's department store took over the building in the mid-1970s until the 1990s. (See photos at end of report.) In January 1996, the Historic District Commission approved plans for the remodeling of the façade to its current appearance.

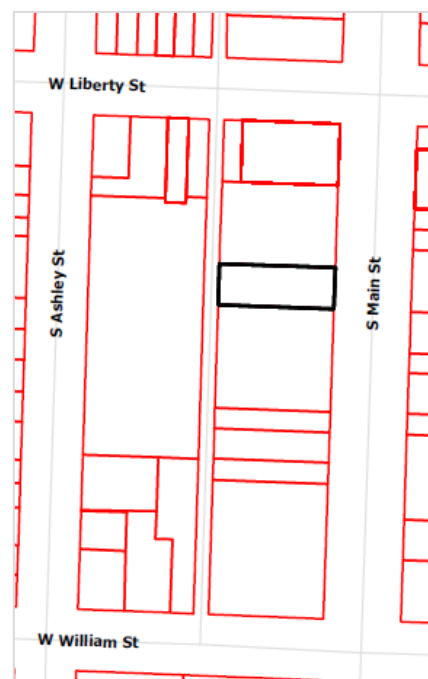
Note that the current occupant of the 312 S. Main storefront, the Ark, uses the address 316 S. Main. Melange, the southernmost storefront at 316 S. Main, uses the address 312 S. Main.

LOCATION: The site is on the west side of South Main Street in the middle of the block, between West Liberty and West William Streets.

APPLICATION: The applicant seeks HDC approval to replace the entire storefront. This includes: remove an awning and install a suspended canopy; remove the existing EIFS cladding on the first floor and install stone or precast stone; remove the oak entry/exit doors and separate easement door, and install four main entry doors with minimal framing and a glass/aluminum easement door; install three signs on the canopy and one changeable message sign beneath it, with additional signage on the glass doors.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:



- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (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.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Storefronts

Recommended: Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended: Introducing a new design that is incompatible in size, scale, material, and color.

Building Site

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Storefronts

Appropriate: Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or may be a new design that is compatible with the size, scale, and material of the historic building. New designs should be flush with the façade and be kept as simple as possible.

Signs

Appropriate: Installing signage in the historic sign band area of the building, typically the area above the transoms or just above the storefront.

Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

Placing signs to align with others along the commercial block face.

Installing signage that is subordinate to the overall building composition.

Not Appropriate: Installing signs that are too large or that are made from a material that is incompatible with the historic building or district.

Installing signs that are overly complex, use more than three or four colors or use fluorescent colors.

STAFF FINDINGS:

1. The official status of the building in the Downtown Historic Districts Survey is contributing. Should the question arise, staff feels that the status is more appropriately non-contributing. The only similarity between the current building and the c.1925 building is the massing. The entire front façade has been replaced twice, and no remnant of the c.1925 building is apparent.
2. The Ark is a condominium unit within the larger building. It includes the second floor and the northern storefront. Staff has cited the design guidelines for storefronts, but the use is theater, which has different features and design elements. The historic use of the building is retail, but since few historic design elements are left, a design suited to a theater is appropriate. Also note that this block of South Main Street featured the Wuerth Theater and Orpheum Theater (now Gratz restaurant) a few doors to the south, and The Bird of Paradise jazz club was located in the basement of this building.
3. *Storefront.* The current 23' wide storefront was approved by the HDC in 1996. The proposed storefront features a large amount of glazing with stone or cultured stone cladding surrounding. The doors are inset, and lighted display cases flanking both sides (facing inward). The materials and design are appropriate for a theater and compatible with the storefront to the south while not detracting from the ornate Crescent Works building to the north. The proportions are compatible, especially the alignment of the band above the canopy with the horizontal cornice and column bands to the north.
4. *Canopy.* A fixed canopy is appropriate for a theater use. The canopy is clad in metal with a wood ceiling and minimal LED cove lights beneath. It extends 8' over the sidewalk and is attached to the façade with two suspension rods.
5. *Signage.* Four signs are proposed – one neon “the Ark” sign mounted on the front of the canopy, two smaller “the Ark” neon or halo-lit on the sides of the canopy, and one changeable message sign beneath the canopy to display that day’s performer. The theater presents roughly 330 shows a year, and the 16” tall by 154” wide changeable message sign will serve as the theater’s marquee. This sign is partially obscured by the canopy when viewed from the street. The side signs are described as “neon or backlit” on the drawings, but during the pre-submission meeting the architect described them as halo-lit. This is clarified in the motion, which specifies all three as neon or halo-lit, to be reviewed by staff at the permitting stage.
6. Staff believes that all of the work proposed on this building’s modern façade is appropriate and meets the *Ann Arbor Historic District Design Guidelines*. The work will give the Ark a more noticeable presence on South Main Street, and not be detrimental to surrounding historic resources.

POSSIBLE MOTIONS: (Note that the motions are only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 316 S. Main Street, a contributing property in the Main Street Historic District, to replace the current storefront with a suspended canopy, stone or precast stone cladding, four main entry doors with minimal framing and a glass/aluminum easement door, three signs on the canopy and one changeable message sign beneath it, and additional signage on the glass doors, on the following conditions: that the canopy signs are neon or halo-lit, and reviewed by staff at the building permit stage. The work as proposed is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* for storefronts and signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, and 9 and the guidelines for storefronts and building site.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 316 S Main Street in the Main Street Historic District

___ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, drawings, photos.

312-316 S Main Street, 1939 (Ann Arbor News photo, courtesy Old News)



312-316 S. Main, December 1940 (Ann Arbor News photo, courtesy Old News)



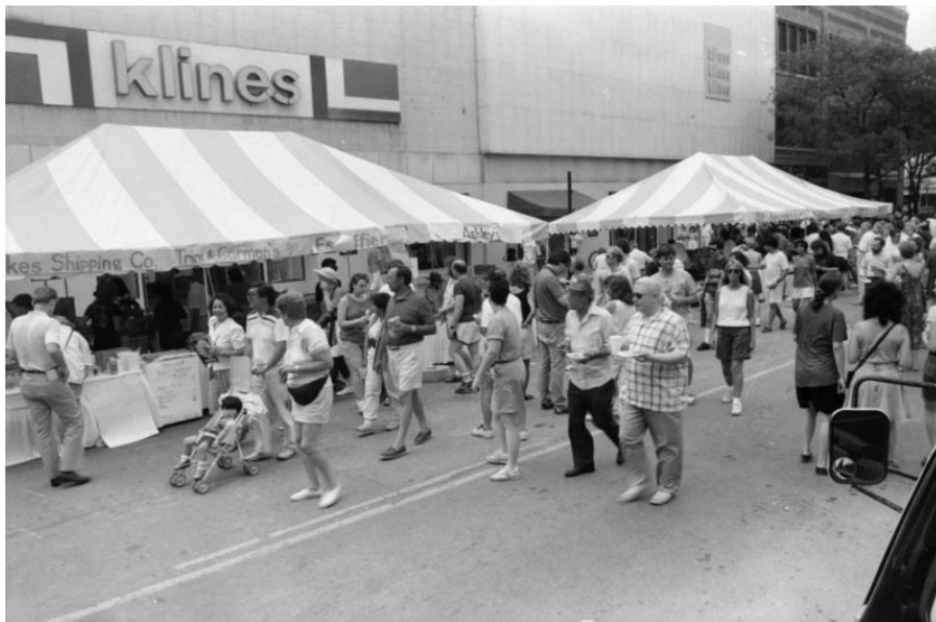
312-316 S Main Street, August 1950 (Ann Arbor News photo, courtesy Old News)



312-316 S Main Street, July 4, 1971 (Ann Arbor News photo, courtesy Old News)



312-316 S Main Street ("Klines" at left), June 17, 1990 (Ann Arbor News photo, courtesy Old News)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120

Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647

Phone: 734.794.6265 ext. 42608

jthacher@a2gov.org

Fax: 734.994.8460

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER THE ARK		HISTORIC DISTRICT MAIN ST.
PROPERTY ADDRESS 316 S. MAIN ST.		CITY ANN ARBOR
ZIP CODE 48104	DAYTIME PHONE NUMBER ()	EMAIL ADDRESS
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 117 N. FIRST ST.		CITY ANN ARBOR STATE, ZIP MI. 48104

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME MARIANNUS F. JAMES	DATE 10-19-17
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APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) RICHARD MITCHELL			
ADDRESS OF APPLICANT 113 S. FOURTH AVENUE			CITY ANN ARBOR
STATE 48104	ZIP CODE MICH.	PHONE / CELL # (734) 417-9722	FAX No ()
EMAIL ADDRESS RMITCHELL@MITCHELLANDMOUAT.COM			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME x RICHARD MITCHELL	DATE 10-19-17
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BUILDING USE - CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
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PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

PLEASE SEE ATTACHED

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

PLEASE SEE ATTACHED

For Further Assistance With Required Attachments, please visit www.a2gov.org/hdc

Historic District Commission Application
Attachment

The Ark is a well-known music club in downtown Ann Arbor. It is located in part of the former Sears Building, occupying the entire second level (performance venue, concessions and support spaces) and the first floor (street level) of the eastern portion of the northern bay of three bays (main entry and ticket sales).

Phase I of The Ark renovations was completed in 2016 and included interior work on the upper level. The proposed renovation that is the subject of this application is confined to the entry “storefront” at street level and the ticketing lobby, which that storefront serves.

Proposed Work

Describe in detail each proposed exterior alteration, improvement and/or repair:

Describe conditions that justify the proposed changes:

Main Street Canopy:

Existing condition:

The existing canopy is stretched vinyl over a tubular aluminum frame, projecting 4’ over the sidewalk.

Proposed alteration:

The existing canopy will be removed entirely and replaced by a new suspended canopy projecting the allowed 8’ over the sidewalk. The new canopy will be a steel frame sheathed by metal side panels (north, east and south) and a finished wood ceiling.

Conditions that justify the proposed change:

The canopy has reached the end of its useful life. This is an opportunity for The Ark to upgrade the quality and longevity of the canopy. Plus, The Ark would like to provide more overhead cover for guests waiting to enter the club.

East Façade Wall:

Existing Condition:

The existing façade wall is an exterior insulation finishing system (EIFS). This is the same material that covers the east façade of all three bays of the building.

Proposed Alteration:

The existing EIFS system will be removed from the east facade approximately 22’-11” wide and 15’-6” tall. The EIFS will be replaced by a stone or precast stone system that projects 4” and frames the new entry system. One approximate 4’-0” X 7’-0” section of EIFS will be replaced as EIFS over the “easement” door (discussed below).

Conditions that justify the proposed change:

EIFS, in general, is not a compatible material choice in the Main Street Historic District.

Ark Entry Doors:

Existing Condition:

The existing four entry doors to The Ark are 3’-0” X 6’-8” stained oak doors with glass borrowed lites that are covered with adhered screening.

Proposed Alteration:

The proposed four entry doors are proposed to be 3'-0" X 8'-4" glass doors with a minimal stainless steel or oil rubbed bronze frame. The doors will include translucent fritting that depicts musicians, produced from photographs of performances at The Ark (see A7).

Conditions that justify the proposed change:

Guidelines regarding the commercial area of Main Street speak to transparency and discourage translucent or tinted glass allowing for pedestrian views into the space and daylighting. The proposed design greatly increases the amount of glass between the sidewalk and lower lobby of The Ark. Roughly 35% of the glass is clear (upper area), 40% of the glass is translucent (mid area figures) and 25% of the glass (lower "find your folk" area). is similar to the translucency of the existing doors.

Easement Door:

Existing Condition:

The southern-most approximate 4' of the entry lobby is an easement that provides access to a shared elevator. Guests to both The Ark and the business to the south (currently Rush Street) have use of this space to provide ADA access to the lower level (Rush Street) and to the upper level (The Ark). Currently, guests of Rush Street access the elevator through space that is shared with the box office of The Ark, presenting security issues.

Proposed Alteration:

It is proposed to offer a higher level of separation between guests of The Ark and guests of Rush Street. Guests of The Ark will enter the lower lobby via one of the proposed four primary entry doors discussed above and, if elevator access is desired, such access is gained via an automated sliding door between The Ark lobby and the elevator easement. Guests of Rush Street may gain access to the elevator via an automated sidewalk easement door without entering The Ark lobby. This is proposed to be an aluminum door with a clear glass vision panel.

Conditions that justify the proposed change:

The reason for the change is a mutual desire of the two businesses to separate the pathways taken by their guests seeking ADA access since hours of operation of the two businesses are not the same.

Signage:

Existing Condition:

The existing canopy includes "The Ark" logo message units on the north, east and south sides that are white vinyl in a field of black vinyl. The canopy is back-lit by florescent fixtures and the message units glow at night. The message unit facing east was elongated by mistake during production.

Each of the four entry doors also have "The Ark" screened into the glass screening.

A 6'-4" wide enclosed (glass on three sides) display booth houses posters of performers and schedules of coming events.

Proposed Alteration:

The new canopy will also display "The Ark" message unit signs on its north, east and south sides. The east facing sign will be smaller in area than the existing and will be a neon sign. The north and south signs on the canopy will be either neon or pin-mounted components that are back-lit. None of the canopy signs will be equipped to blink or provide motion.

The four entry doors will include screened message units (“find your folk”) in a low position.

The messaging provided by the front-facing existing display booth will be replaced by two side wall display cabinets that will house posters and schedules for pedestrian visual access.

A new electronic sign is proposed to be located over the four main entry doors, in the shadow of the canopy.

Conditions that justify the proposed change:

As a non-profit theater that provides live entertainment on roughly 330 nights every year, the Ark has a need that is unique to the Main Street historic district. The Ark needs to inform guests and properly represent performers in order to fill seats and remain a viable component of downtown.

Care and significant thought have been devoted to satisfy that need in balance with discretion. The intent is to avoid messaging that “shouts” at pedestrians. For example, during discussions of how to best deliver the message of each night’s performer, consideration was given to use the three faces of the canopy. Instead, the electronic sign is proposed to be moved to a position under the canopy at the entry wall. The message on this sign will not change on a frequent basis, will not blink, will not travel, etc. It is intended to be a static reminder of each night’s performance.



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to "City of Ann Arbor"

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

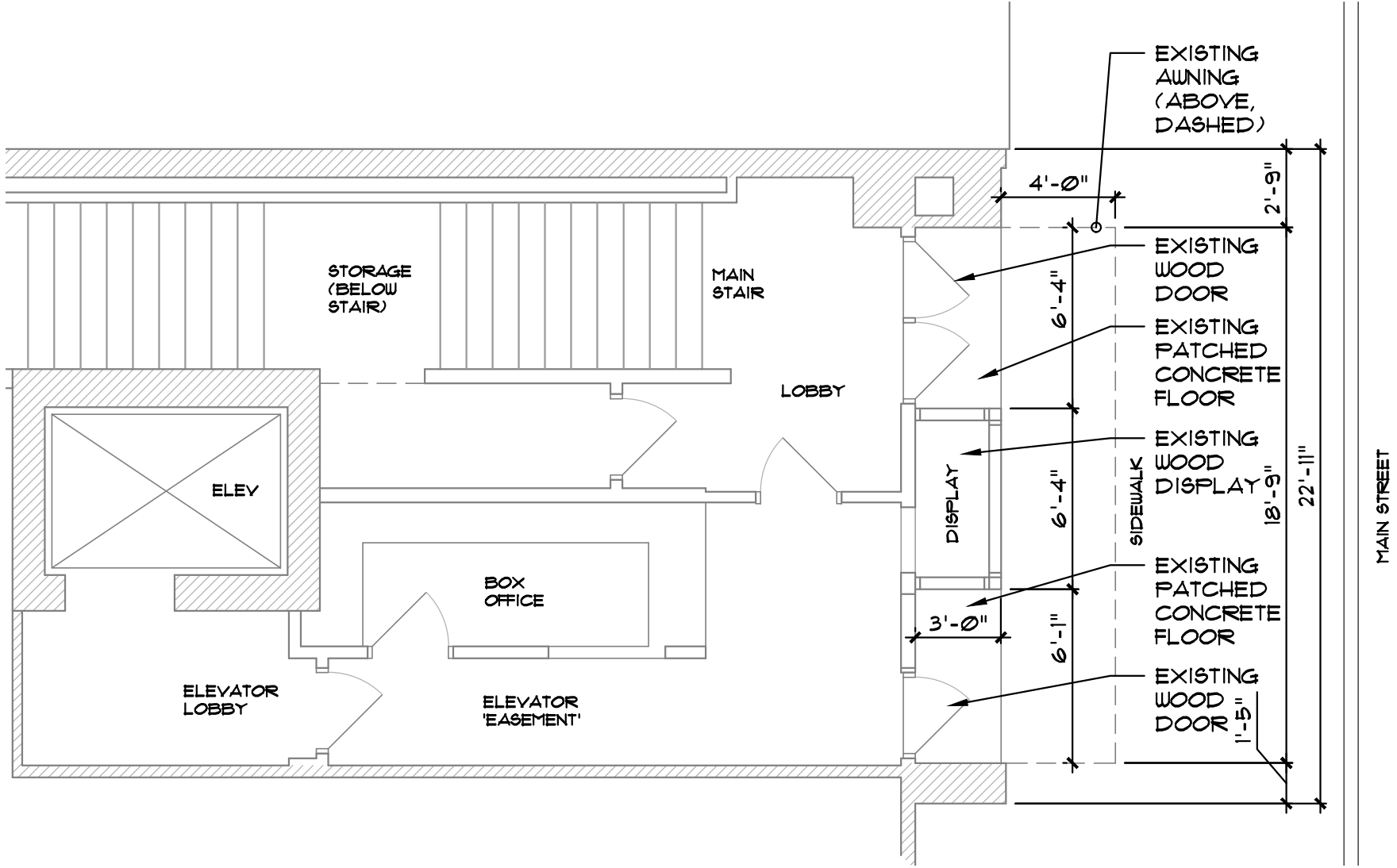
APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	

NOTE: ALL DIMENSIONS ARE APPROXIMATE



SCALE: 3/16" = 1'-0"



Date:	10.20.17
Issued For:	HDC Hearing

The ARK, Phase 2
 316 South Main Street
 Ann Arbor, Michigan
 Project No. 1724

Existing Conditions -
 Entry Plan

A1



SCALE: 3/32" = 1'-0"

Existing -
Elevation
(Composite)

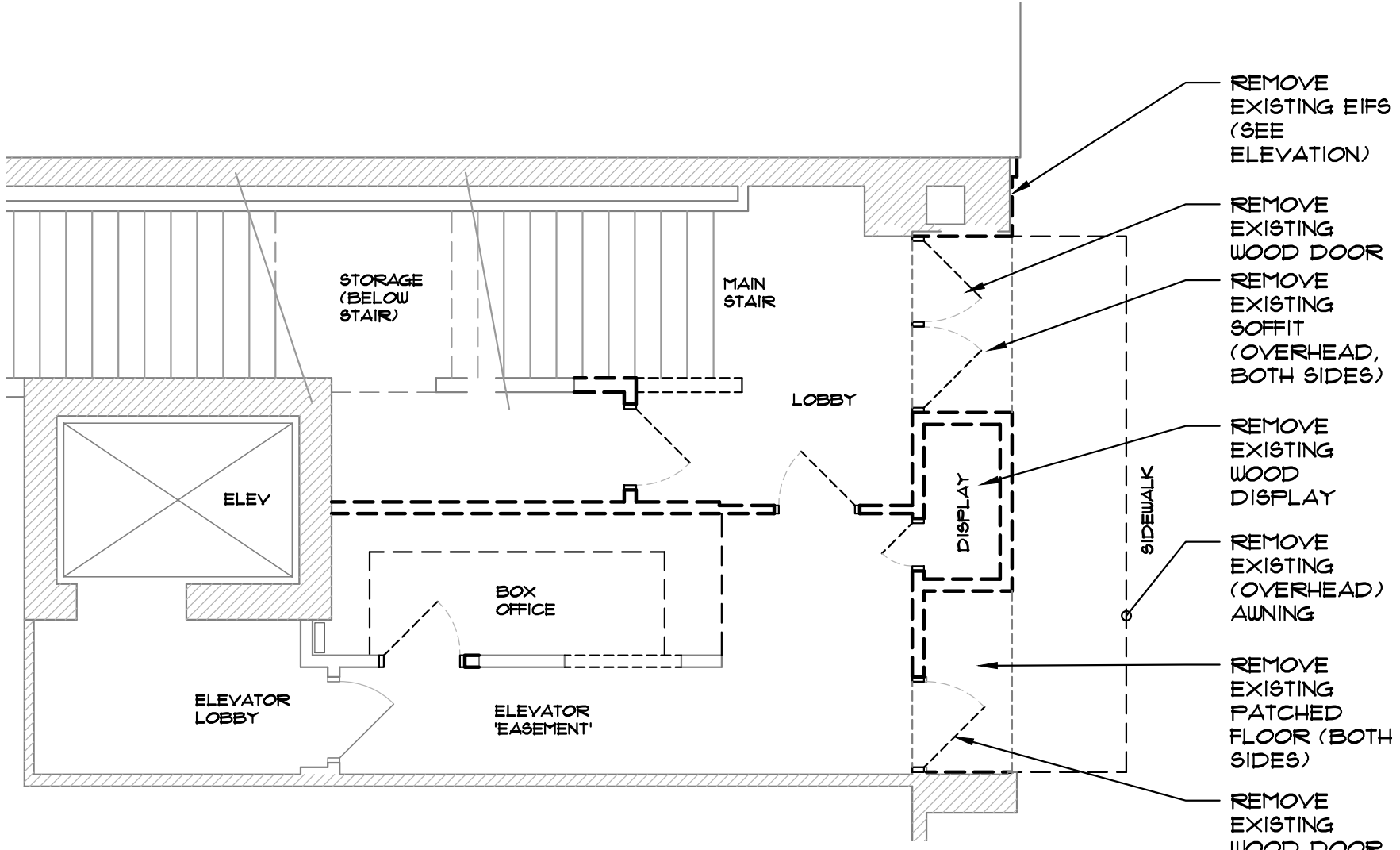
A2

The ARK, Phase 2
316 South Main Street
Ann Arbor, Michigan
Project No. 1724

Date:	Issued For:
10.20.17	HDC Hearing

Mitchell
and Mouat
architects
312 S. State Street, 4th Floor
Ann Arbor, MI 48106
734.769.1100
www.mitchellandmouat.com

NOTE: ALL DIMENSIONS ARE APPROXIMATE



REMOVE EXISTING EIFS (SEE ELEVATION)

REMOVE EXISTING WOOD DOOR

REMOVE EXISTING SOFFIT (OVERHEAD, BOTH SIDES)

REMOVE EXISTING WOOD DISPLAY

REMOVE EXISTING (OVERHEAD) AWNING

REMOVE EXISTING PATCHED FLOOR (BOTH SIDES)

REMOVE EXISTING WOOD DOOR

SCALE: 3/16" = 1'-0"

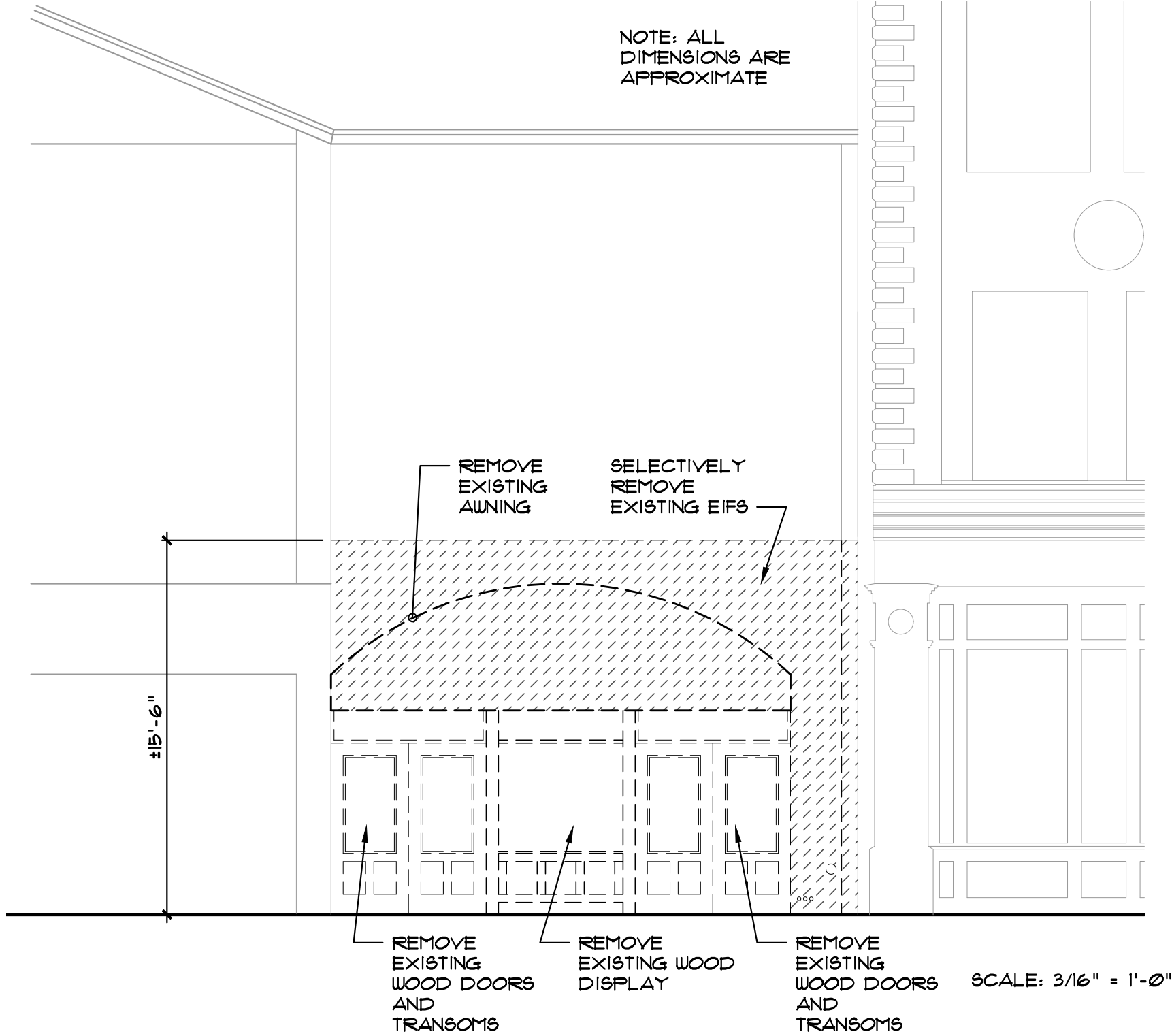


Date:	10.20.17
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The ARK, Phase 2
 316 South Main Street
 Ann Arbor, Michigan
 Project No. 1724

Demolition -
 Entry Plan

A3



NOTE: ALL DIMENSIONS ARE APPROXIMATE

±15'-6"

REMOVE EXISTING AWNING

SELECTIVELY REMOVE EXISTING EIFs

REMOVE EXISTING WOOD DOORS AND TRANSOMS

REMOVE EXISTING WOOD DISPLAY

REMOVE EXISTING WOOD DOORS AND TRANSOMS

SCALE: 3/16" = 1'-0"



Date:	10.20.17
Issued For:	HDC Hearing

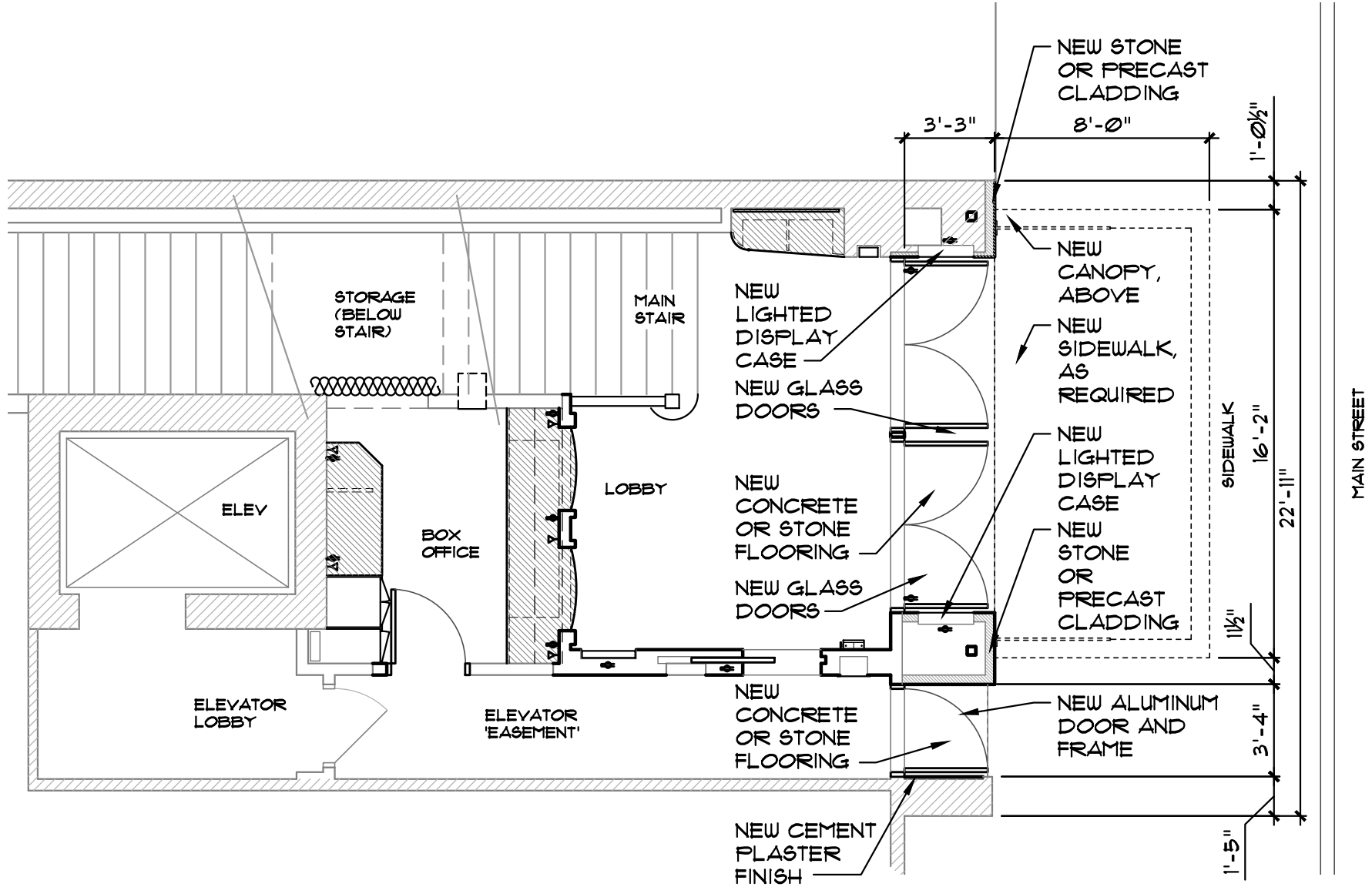
The ARK, Phase 2
316 South Main Street
Ann Arbor, Michigan
Project No. 1724

Demolition -
Elevation
(Enlarged)

A4

NOTE: GLASS DOORS SHALL BE EQUIPPED WITH STAINLESS STEEL OR OIL-RUBBED BRONZE FRAMING ELEMENTS

NOTE: ALL DIMENSIONS ARE APPROXIMATE



SCALE: 3/16" = 1'-0"



Date:	10.20.17
Issued For:	HDC Hearing

The ARK, Phase 2
 316 South Main Street
 Ann Arbor, Michigan
 Project No. 1724

Proposed -
 Entry Plan

A5



SCALE: 3/32" = 1'-0"

Date:	10.20.17
Issued For:	HDC Hearing

The ARK, Phase 2
316 South Main Street
Ann Arbor, Michigan
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Proposed -
Elevation
(Composite)

A6

NOTE: COLOR RENDITIONS
MAY VARY FROM THE
ORIGINAL DEPENDING ON
PRINTER AND/OR MONITOR
SETTINGS

NOTE: 'ALL GLASS' GLASS
DOORS ARE DEPICTED IN
THIS IMAGE



SCALE: 3/32" = 1'-0"

Date:	10.20.17
Issued For:	HDC Hearing

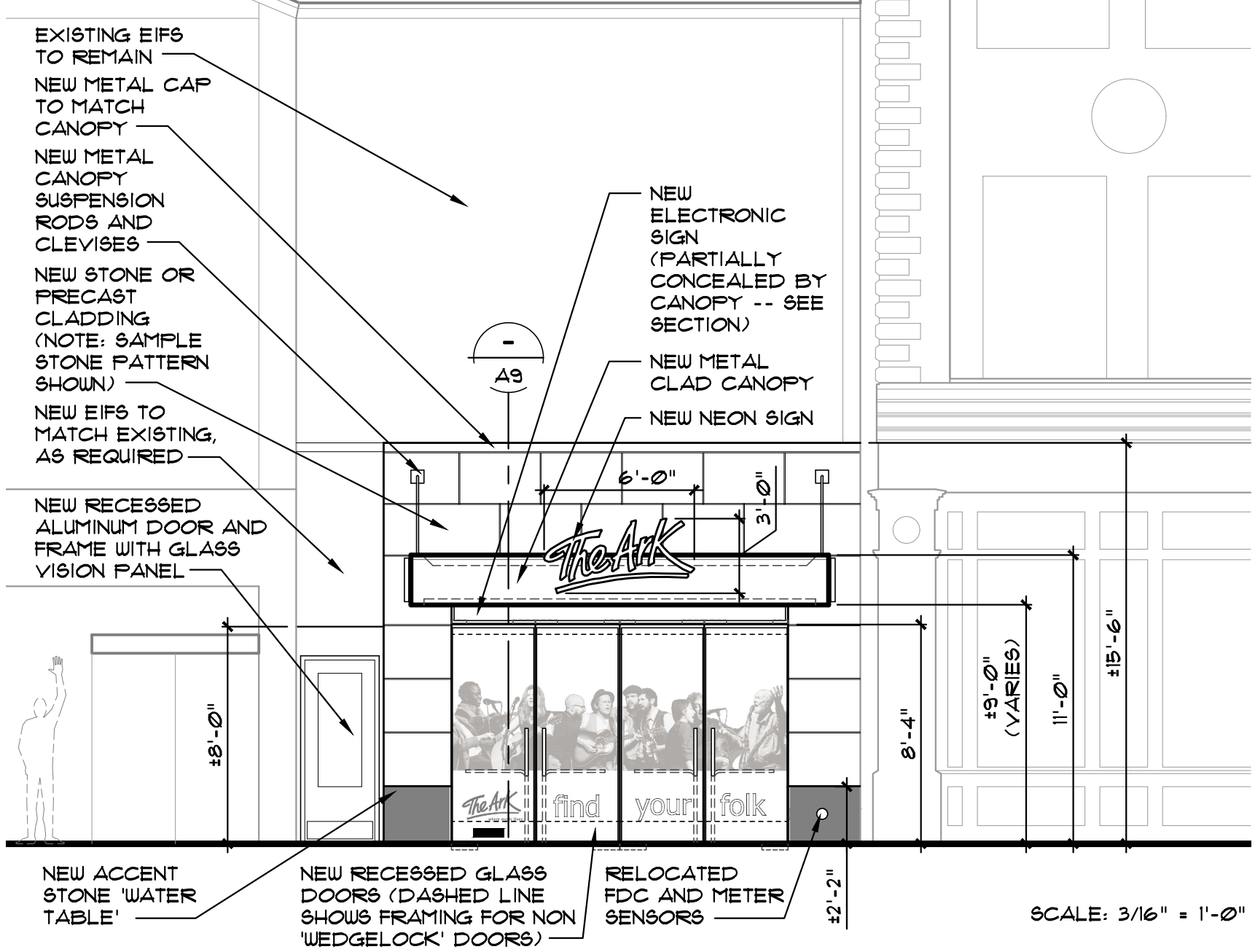
The ARK, Phase 2
316 South Main Street
Ann Arbor, Michigan
Project No. 1724

Proposed -
Elevation
(Rendering)

A6a

NOTE: GLASS DOORS SHALL BE EQUIPPED WITH STAINLESS STEEL OR OIL-RUBBED BRONZE FRAMING ELEMENTS

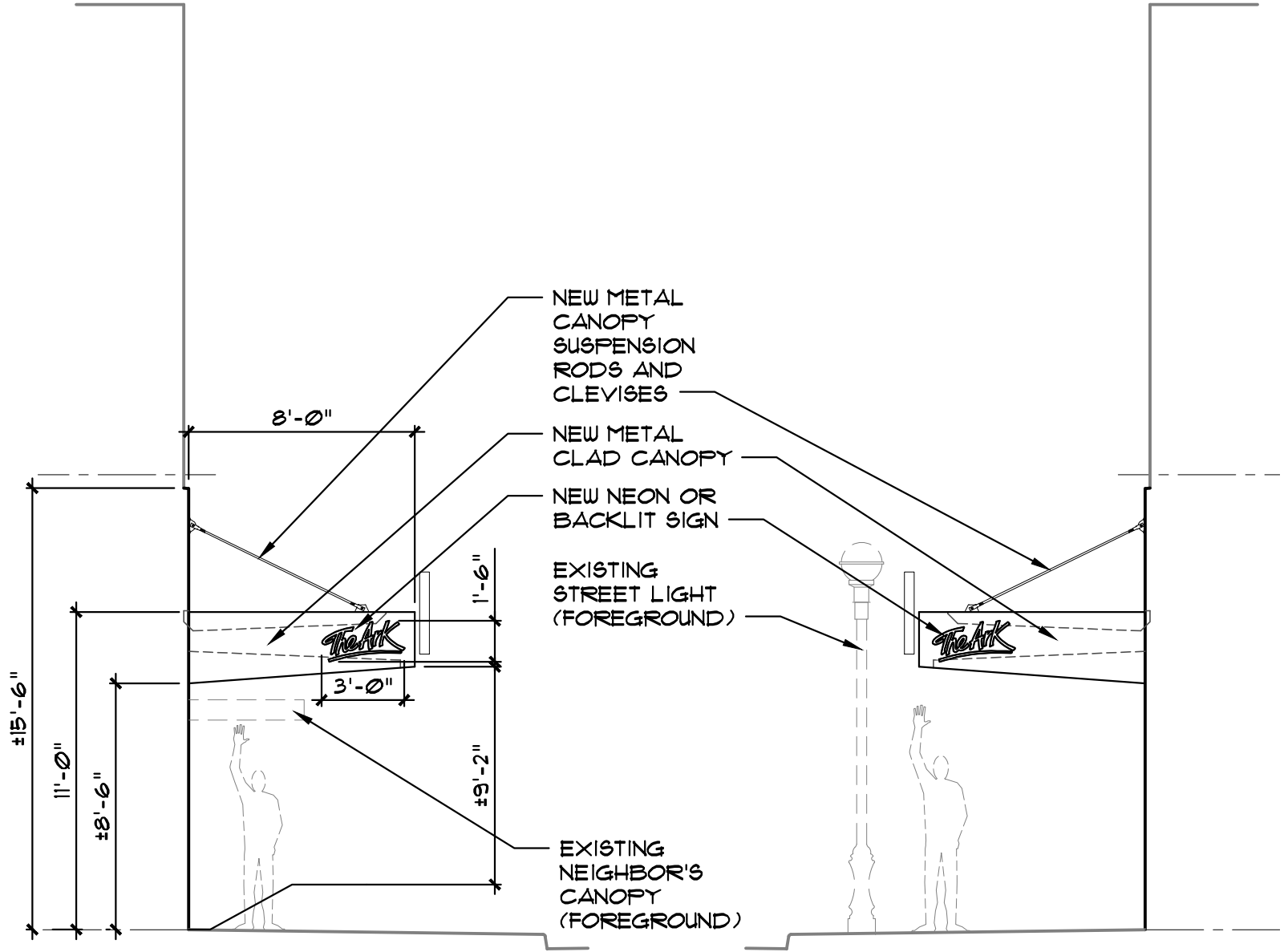
NOTE: ALL DIMENSIONS ARE APPROXIMATE



Date:	10.20.17
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The ARK, Phase 2
 316 South Main Street
 Ann Arbor, Michigan
 Project No. 1724

Proposed - Elevation (Enlarged)



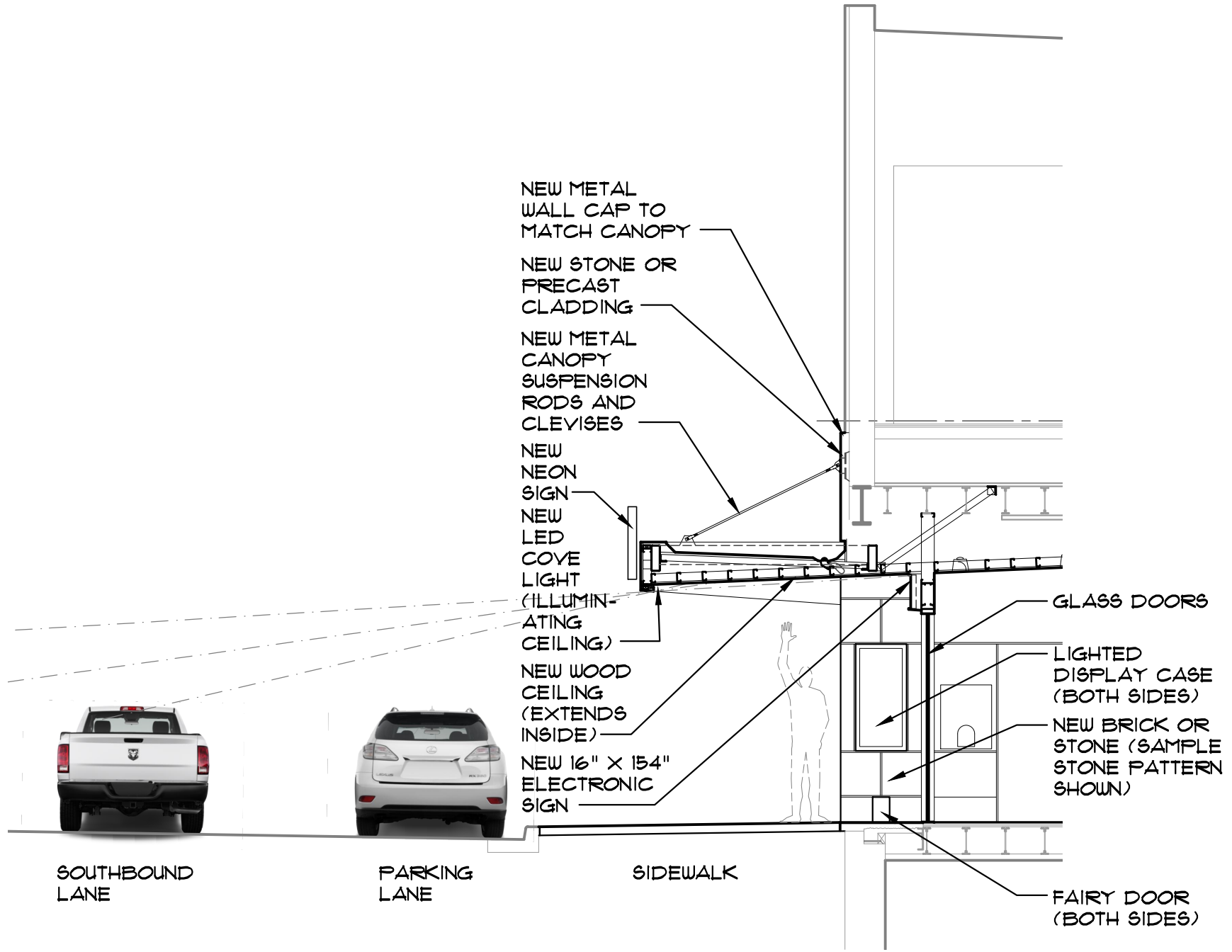
SCALE: 3/16" = 1'-0"

Proposed -
Side Elevations
(Enlarged)

A8

The ARK, Phase 2
316 South Main Street
Ann Arbor, Michigan
Project No. 1724

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Date:	10.20.17
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The ARK, Phase 2
 316 South Main Street
 Ann Arbor, Michigan
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Proposed -
 Section
 (Enlarged)

SIGNAGE AREA

STREET FRONTAGE = 21'-6"
ALLOWABLE SIGNAGE AREA = 21.5' X 2 SF = 43 SF
ALLOWABLE 'THEATER SIGNAGE' INCREASE = 200 SF

TOTAL SIGNAGE AREA ALLOWED = 243 SF

ACTUAL SIGNAGE AREA PROPOSED = 67 SF
COMPRISED OF:

- 18 SF FOR DISPLAY CASES
- 17 SF FOR THE ELECTRONIC SIGN
- 12 SF FOR THE LARGE NEON SIGN
- 8 SF FOR THE (2) SMALLER NEON / BACKLIT SIGNS
- 12 SF FOR DOOR SIGNAGE
- 67 SF TOTAL

SIGNAGE MESSAGE UNITS

10 MESSAGE UNITS ARE ALLOWED (NOTE MESSAGE UNITS SMALLER THAN 4" ARE NOT COUNTED)

TOTAL MESSAGE UNITS PROPOSED = 9
COMPRISED OF:

- (3) 'THE'
- (3) 'ARK'
- (1) 'FIND'
- (1) 'YOUR'
- (1) 'FOLK'

THIS MAKES USE OF THE EXCEPTION IN THE DEFINITION OF MESSAGE UNITS WHICH STATES THAT 'WHEN A BUSINESS HAS A SIGN WITH IDENTICAL SIGN MESSAGES FACING OPPOSITE DIRECTIONS, ONLY THE MESSAGE UNITS ON 1 SIDE OF EACH PAIR SHALL BE COUNTED IN COMPUTING THE PERMITTED NUMBER OF MESSAGE UNITS'. WE REQUEST THAT THE TWO OPPOSITE-FACING NEON / BACKLIT SIGNS ON THE CANOPY SIDES BE REGARDED IN THIS MANNER.

IF THIS PROVES INFEASIBLE DURING THE SIGN PERMIT REVIEW, THE DOOR SIGNAGE MESSAGE UNITS WILL BE REDUCED BY ONE.



Date:	10.20.17
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The ARK, Phase 2
316 South Main Street
Ann Arbor, Michigan
Project No. 1724

Proposed -
Signage
Chart



OPPOSITE SIDEWALK VIEW
LOOKING AT FACADE

Existing -
Photo
Context

A11

The ARK, Phase 2
316 South Main Street
Ann Arbor, Michigan
Project No. 1724

Date:	Issued For:
10.20.17	HDC Hearing

Mitchell
and Mouat
architects
724 S. State St. Ann Arbor, MI 48106
734.769.8888



SIDEWALK VIEW LOOKING AT FACADE

Existing -
Photo
Context

A12

The ARK, Phase 2
316 South Main Street
Ann Arbor, Michigan
Project No. 1724

Date:	Issued For:
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**Mitchell
and Mouat
architects**
114 S. State Street, Suite 200
Ann Arbor, MI 48106
734.769.8888 • www.mitchellandmouat.com



SIDEWALK VIEW LOOKING AT SOUTHERN NEIGHBOR EDGE



SIDEWALK VIEW LOOKING AT NORTHERN NEIGHBOR EDGE

A13

Existing -
Photo
Details

The ARK, Phase 2
316 South Main Street
Ann Arbor, Michigan
Project No. 1724

Date:	Issued For:
10.20.17	HDC Hearing

CRL DRS DOOR RAIL SYSTEM

Our Most Popular 'All-Glass' Entrance System



Entrance Systems constructed using our Wedge-Lock® Door and Sidelite Rail System deliver the strength and utility you want while offering a wide variety of sizes and finishes. Standard 2-5/16", 4", 6", and 10" (59, 102, 152, and 254 mm) Rails and Sidelites can be combined with optional cladding in beautiful architectural finishes that will be right at home with any 'All-Glass' Storefront Entrance. The Wedge-Lock® Glass Securing System assures steadfast holding power for doors in high traffic areas. Dry glazing aids in rapid installation because the use of messy cements is not required, and doors can be ready for use immediately after installation. Doors can be secured by full length or patch length Rails and mated to overhead or floor mounted closers. Adjustments can be made without removing the doors.

CRL DRS 'All-Glass' Door Rail System Features

- The Most Comprehensive Door and Sidelite Rail System in the Industry
- For 3/8" to 3/4" (10 to 19 mm) Tempered Glass
- Patented Wedge-Lock® Glass Securing System
- Independently Tested to Over 1,000,000 Operating Cycles
- Six Standard Profiles With Up to Eight Standard Architectural Finishes Available
- Complete Line of Accessories to Accommodate a Variety of Unique Herculite™ + Style Door Installations



TIME IS MONEY, START SAVING BOTH

- Door Assembly Can Be Ready for Installation in Less Than 10 Minutes
- Broken Door Glass Can Be Easily Replaced at the Job Site in Less Than 30 Minutes
- Same Day Shipping On Our Most Popular Door Rails
- Custom Sizes and Finishes Available in 3-5 Business Days
- Systems are Supported by CRL's Storefronts Online® Program (See Page 108Z), Allowing You to Bid More Jobs in Less Time

Learn More at crlaurence.com/DRS

Herculite is a registered trademark of PPG Industries, now Vitro

We offer the most comprehensive Door and Sidelite Rail program in the industry. Wedge-Lock® Door and Sidelite Rails come in sizes for 3/8", 1/2", 5/8", and 3/4" (10, 12, 16, and 19 mm) thick tempered glass in up to eight standard architectural finishes. Custom finishes can also be provided. Patented Wedge-Lock® Door and Sidelite Rails are the solution when you want to specify a system that has been tried and tested.



'All Glass' Doors

110Z

TOLL Phone: (800) 421-6144
FREE Fax: (800) 262-3299
From Anywhere in the U.S. or Canada



CRL DRS DOOR RAIL SYSTEM

Our Most Popular 'All-Glass' Entrance System



CRL DRS Dry Glaze Door Rails (Pages 116Z-140Z)

DRS Door Rails feature the patented Wedge-Lock® Glass Securing System, the fastest way to install or remove a Herculite™+ Door Rail in the industry. Stock Rails are available for will call or shipment from 40+ Service Centers across North America, Europe, and Australia, yielding the industry's fastest lead time.



CRL DRS Dry Glaze Sidelite Rails and U-Channels (Pages 142Z-160Z)

CRL Dry Glaze Sidelite Rails are available in profiles to match our DRS Door Rails, allowing you to maintain a perfect sightline for your 'All-Glass' entrance. CRL also offers a complete line of low profile U-channels for dry glaze or wet glaze installations.



CRL 'All-Glass' Entrance Systems Headers, and Accessories (Pages 161Z-174Z)

CRL offers a full line of stock size and custom Headers to accommodate a wide variety of DRS System applications, including glass mounted, and dropped ceiling installations. DRS Door Rail compatible Locking Hardware and Weatherization Hardware is also available.



CRL Glass-Mounted Handles and Access Control Handles (Pages 253Z-295Z)

A wide selection of Glass-Mounted Pull Handles, Locking Handles, and Access Control Handles are available to complete your 'All-Glass' Entrance System.



Exceptional Products. Exceptional Support.

CRL supports our extensive line of products with dedicated Technical Specialists who work directly with architects, specifiers, hardware consultants, and contractors to assist with hardware selection. CRL offers hardware options in a variety of designs, sizes, materials, and finishes to suit design aesthetics, application performance, and code accessibility/egress requirements. For technical assistance and product support, contact CRL Technical Sales at (800) 421-6144 in the U.S., (877) 421-6144 from Canada, or (323) 588-1281 International, and ask for Ext. 7700. You can also send an email to architectural@crlaurence.com.

Herculite is a registered trademark of PPG Industries, now Vitro

go to crlaurence.com to search for

door-rails

Search

or enter the Catalog Number for complete product information

111Z

TOLL Phone: (800) 421-6144
FREE Fax: (800) 262-3299
From Anywhere in the U.S. or Canada

CRL
US ALUMINUM

CRL's DRS Door Rail System Features Our Patented Wedge-Lock® Glass Securing System and Our Unique Kwik-Adjust™ Pivot Alignment System

ARCHITECTURAL
SPECIFICATIONS



VIDEO



Our patented Wedge-Lock® Glass Securing System is now even better with the Kwik-Adjust™ Pivot Alignment System. The System allows the installer to quickly and easily adjust the lateral alignment of the pivot centers by simply turning a single screw in either the top or bottom rail of the door. All of our 4", 6" and 10" (102, 152 and 254 mm) tall Door Rails, as well as our Patch Rails, utilize both Wedge-Lock® and Kwik-Adjust™ technologies, giving you the most versatile rail system on the market today.

Our standard rail length of 35-3/4" (908 mm) can be used on either 36" (914 mm) wide single door or 72" (1828 mm) wide double door openings, making ordering simple while reducing stocking requirements and shortening lead times.

DRS components are stocked in each of our locations throughout the U.S., Canada, Europe, and Australia. And since we manufacture them ourselves, custom door rails can be fabricated for your every rail need. When it comes to quality and service, CRL is your source for Door Rails.

For additional information, go to crlaurence.com/door-rails or contact CRL Technical Sales at (800) 421-6144 in the U.S., (877) 421-6144 from Canada, or (323) 588-1281 International. Ask for Ext. 7700. You can also e-mail us at architectural@crlaurence.com.



"Industry Standard" for Herculite™ + Style Doors

There are six basic 'all-glass' door styles typically referred to throughout the industry as Herculite™+ Doors. By identifying your basic door style and swing, it will help make clear what your intentions are for the particular project.

Door Swing Chart



Standard Door Styles



P



BP



A



F



A-1



A-2

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'Wedgelock' Glass Doors

112Z

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FREE Fax: (800) 262-3299
From Anywhere in the U.S. or Canada

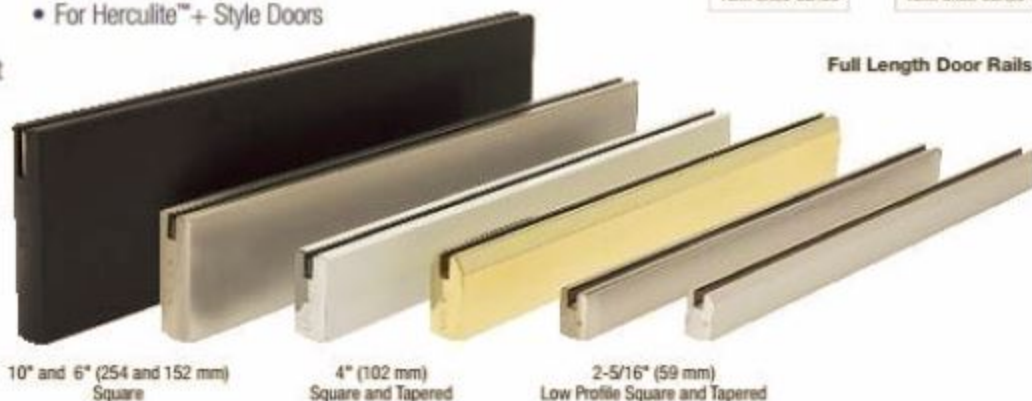


Features of the CRL Wedge-Lock® DRS Door Rail System



- Exclusive CRL Wedge-Lock® Glass Securing System for Rapid Installation and Steadfast Holding Power
- Door Assembly Can Be Ready for Installation in Less Than 10 Minutes
- Universal Top and Bottom Rails Cut Inventory and Make Ordering Easier
- Dry Glazing Allows for Field Replacement
- Allows Jamb Alignment Without Removing the Door
- Internal Components Do Not Require Removal Before Installation
- Rigid Single Component Housing Will Not Shift or Fall Out of Adjustment
- Glass Securing Pads Are Designed for Longevity in Extreme Environments

- For Herculite™+ Style Doors



Full Length Door Rails

Wedge-Lock® Ordering Options

- Available With or Without a Lock
- Rails Stocked for 3/8", 1/2", and 3/4" (10, 12, and 19 mm) Tempered Glass Ready to Ship
- Up to Six Stock Finishes Available in 2-5/16", 4", 6", and 10" (59, 102, 152, and 254 mm) Heights
- Custom Sizes and Finishes Also Available in as Few as 3 Business Days

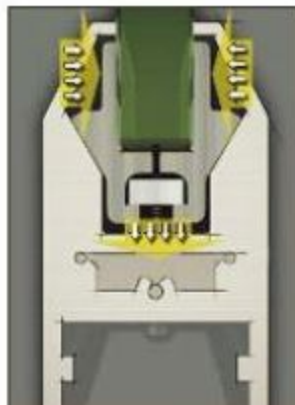
How the Wedge-Lock® Glass Securing System Works



The patented Wedge-Lock® Glass Securing System is a totally original concept for securing the glass in the Door Rail. No more fumbling with multiple pieces, trying to align them properly. No more time wasted waiting for cement to dry, or on clean up.

The Wedge-Lock® System works by applying pressure evenly along both sides of the glass. Simply tighten the jaw screws, accessed from the hardware pocket of the rail. The screws then draw down a flat bar. The flat bar in turn pulls down the gripping jaws. This action then forces the jaws toward one another, creating a tremendous amount of force against the glass, holding it securely in place.

The Wedge-Lock® Glass Securing System is so unique that it is covered by U.S. Patents 6,434,905 and 6,912,818 B2, Canadian Patent 2,419,706, and European Patent EP1 404 939 B1.



Wedge-Lock® Laboratory Test

National Technical Systems, a certified laboratory, tested the Wedge-Lock® Door Rail System, subjecting it to temperatures ranging from -10°F to 150°F (-23°C to 65.5°C), with 1000 pounds (454 kg) of tension load applied. No evidence of movement was detected at any temperature. At an ambient temperature of 73°F (22.8°C), in a "Pull to Failure" Test, 6900 pounds (3130 kg) of tension was required before any creep (not failure) was detected.

Wedge-Lock® Door Rails come completely fabricated with the end caps in place, thus making them ready to install right out of the package. Experienced installers can secure our Door Rails in fewer than 10 minutes.

For more information, please go to crlaurence.com/door-rails or contact our Technical Sales Department at (800) 421-6144 in the U.S., (877) 421-6144 from Canada, or (323) 588-1281 International. Ask for Ext. 7700. You can also e-mail us at architectural@crlaurence.com.

Herculite is a registered trademark of PPG Industries, now Vitro



go to crlaurence.com to search for

door-rails

Search

or enter the Catalog Number for complete product information

113Z

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From Anywhere in the U.S. or Canada





Energy Efficient
Our LED Signs consume 20% less energy than average LED signs.



Solid State Control System
Rock-solid performance and top-notch stability.



Exhaust Fans
Thermostatically controlled, keeps your sign cool and breezy in the heat of summer.

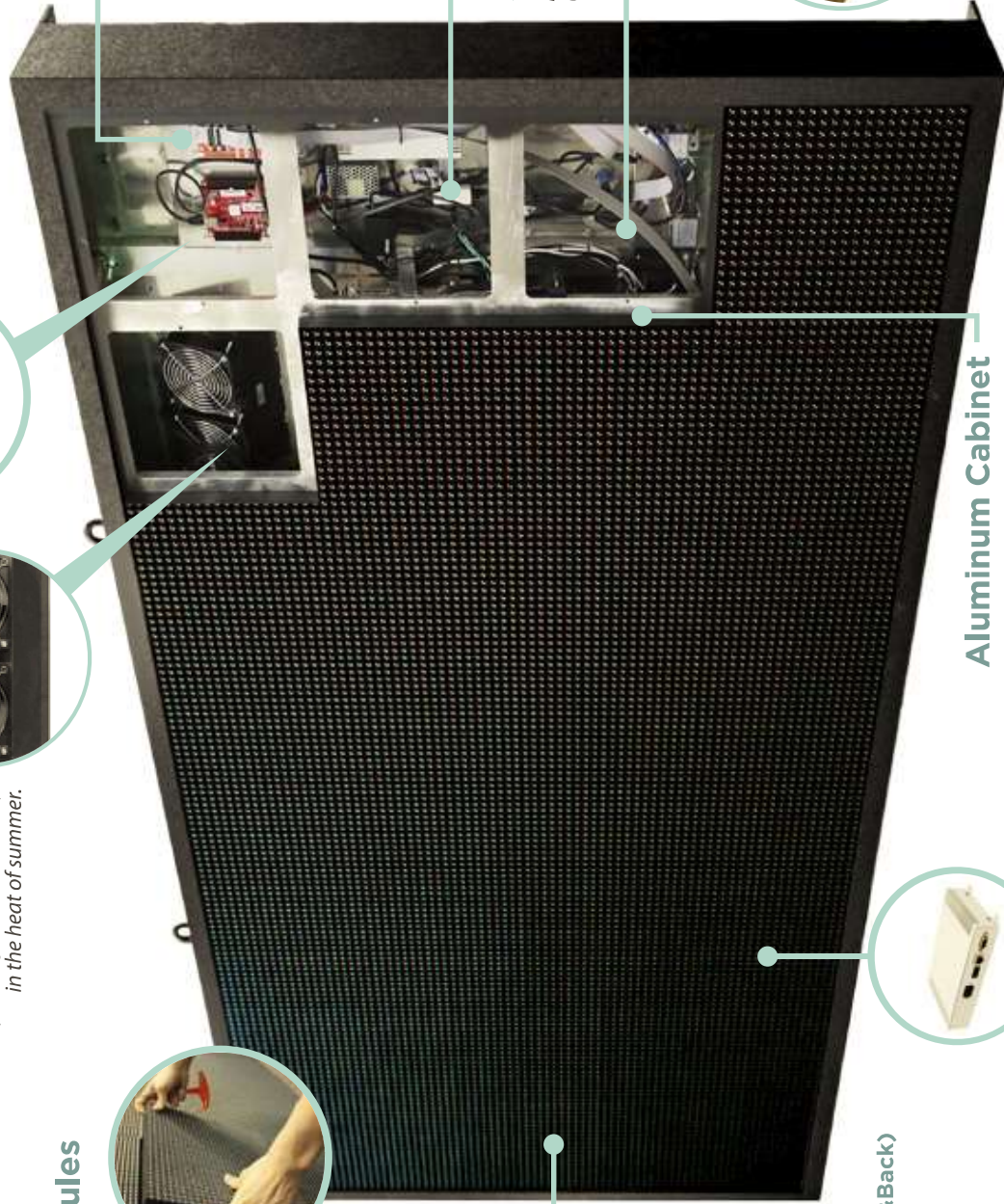


Quick Release Modules
Four Quick release 90° turns with an allen key to replace our modules, that's it.



IP65 Rated Modules (Fully Encapsulated Front&Back)
Our modules are fully sealed front and rear. Complete protection from dust, water, and humidity to ensure a long reliable service life.

Electronic Sign



EMI Filters
Removes unwanted Electromagnetic noise.

Surge Suppressor
Protect sensitive Electronic Components from Power Surges.



Aluminum Cabinet
Lightweight and long-lasting, corrosion and heat-resistant to boot.



High Reliability DELTA Power Supplies
Shielded from condensation and breakdown, lasts longer than the other guys.

* High 86% Efficiency means less heat being generated
* Wide Operating Range - 4°F to +158°F (Cold Start at -40°F)
* 10 Years Expected Lifetime

Temperature & Auto Dimmer Sensor(Optional)
Reads and displays outdoor temperature with auto-dimming capabilities.



Enclosed Bulletin Boards with Aluminum Frame, Indoor and Outdoor Models

Outdoor with LED Lights **New!**

Enclosed Bulletin Boards and Display Cases Now Available with Dramatic LED Lighting

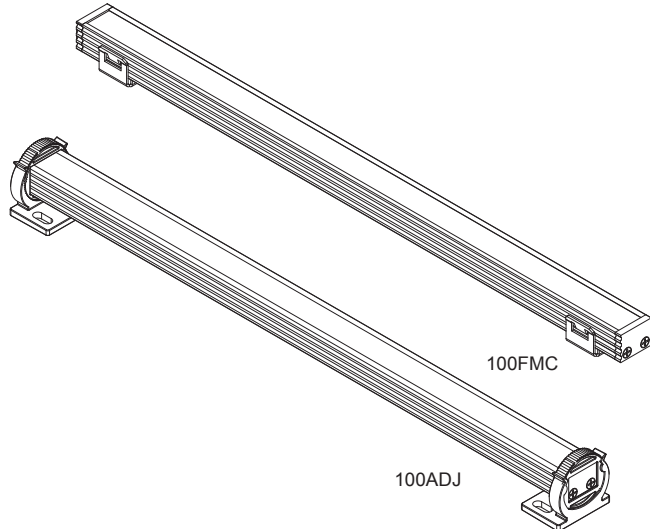
Aarco Products Enclosed Aluminum Bulletin Boards are made of custom extruded parts engineered to provide accurate, durable and handsome cabinets. All corners are neatly mitered and assembled with heavy duty reinforcements and fasteners. Standard features include lockable doors, acrylic safety glass windows, continuous hinges, concealed mounting brackets and tackable posting surface. Can accommodate removable letter board. Call for price.

# of Doors	H x W Size	Silver/Cork Model#	Bronze/Cork Model#
1	24 X 12	LODCC2412R	LODCC2412RBA
1	24 X 18	LODCC2418R	LODCC2418RBA
1	36 X 12	LODCC3612R	LODCC3612RBA
1	36 X 24	LODCC3624R	LODCC3624RBA
2	36 X 48	LODCC3648R	LODCC3648RBA
2	36 X 60	LODCC3660R	LODCC3660RBA
3	36 X 72	LODCC3672-3R	LODCC3672-3RBA



LED lighted cabinets include Power Cord which plugs in to standard electric outlets eliminating the need for "Hard Wiring"

winline surface linear 105W/107W wet



The **Winline 100 Series** are small scale linear LED luminaires and were designed to be the most powerful, reliable, and easiest to implement linear LED solution available. The model WSL 105W/107W is a high performance luminaire with robust construction suitable for exterior illumination.

Beam Spreads: Model WSL 105W/107W is available in 30 and 100 degree beam spreads. See page 4 for photometric data.

Color & Light Output: The 100 Series utilizes Nichia 757 white LEDs in four standard color temperatures. Model WSL 105W/107W features (16) LEDs/ft.

100 Series	Model WSL105W		Model WSL107W	
Color Temperature	lm/ft	W/ft	lm/ft	W/ft
ANSI-2700K White	138	3.2	276	6.2
ANSI-3000K White	162	3.2	325	6.2
ANSI-3500K White	168	3.2	338	6.2
ANSI-4000K White	180	3.2	360	6.2

Results based test
LTL 22006 100' beam spread
Note:
LM79 Tests- see page 4.
L-70 > 60,000

Power: The Winline 100 series operates on 24VAC using magnetic transformers. A wide range of remote transformers are available in 120V and 277V primary.

Dimming: Used with remote mounted 24VAC magnetic transformers which can be dimmed with commonly available low voltage magnetic dimming equipment.

Mounting & Adjusting: Both fixed and adjustable mounts allow the 100 Series to be used almost anywhere. The installer locates and fastens the mount clip, runs power feed lines, connects the fixture's wire leads to the feed lines and snaps the fixture in place. The low profile fixed mount is only 1/8" high and the adjustable mount allows for 300 degree rotation around the centerline of the fixture. See pages 2-3 for more mounting and adjustment information.

Operating Temperature: Minimum and maximum ambient air temperatures around this luminaire shall not exceed -22°F to 104°F (-30°C to 40°C). Any application of this product should also take into consideration air flow and ventilation to ensure performance and reliability.

Refer to the Winline Application Guide (www.winonalighting.com/products/commercial-led-lighting/led_linear/105-107W) for more product detail.

Weight: 12" - .31 lbs 36" - .84 lbs
18" - .44 lbs 42" - .98 lbs
24" - .58 lbs 48" - 1.11 lbs
30" - .71 lbs

Warranty: 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C.

IP66



Listing: Winline WSL 105W/107W is ETL listed for wet location. Complies with UL Standard 2108

Winline Surface Linear Wet - **WSL105W**
Winline Surface Linear Wet - **WSL107W**

series

Linear Center Balance - **LCB**
Linear Longest Possible - **LLP**
Linear Same Length - **LSL**

linear plan

Total Run Length
offered in 6" increments starting at 12"
ex. 20FT6 = 20FT 6IN
See page 3 for maximum run lengths

run length

1ft section length - **MSL1**
1ft 6in section length - **MSL1/6**
2ft section length - **MSL2**
2ft 6in section length - **MSL2/6**
3ft section length - **MSL3**
3ft 6in section length - **MSL3/6**
4ft section length - **MSL4**

maximum section length

adjustable mount (100 series) - **100ADJ**
fixed mount (100 series) - **100FMC**

mounting accessory

30 degrees - **30DEG**
100 degrees - **100DEG**

distribution

(WSL105W) LED Linear 4 - **LLP4A**
(WSL107W) LED Linear 5 - **LLP5A**

source

2700 Kelvin - **27K**
3000 Kelvin - **30K**
3500 Kelvin - **35K**
4000 Kelvin - **40K**

color temperature

24 volt - **24**

24

voltage

natural (type III) anodized aluminum - **NAA**
semi gloss black paint - **SGB**
semi gloss white paint - **SGW**
custom paint finish - **CPF**

finish

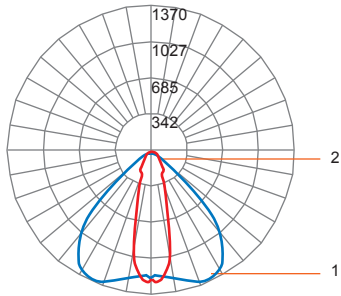
modified - **MOD**

special

Describe Modification:

30°

Test Report: 22007 Catalog Number: WSL107W MSL4 30DEG 30K
 Description: Nichia 757 3000K LEDs / 48" Winline WSL107W Wet Luminaire / Extruded Aluminum Housing / Acrylic Lens



Maximum Candela = 1370 Located At Horizontal Angle = 0, Vertical Angle = 5
 #1 - Vertical Plane Through Horizontal Angles (0-180) (Through Max. Cd.)
 #2 - Vertical Plane Through Horizontal Angles (90-270)

LM79 Data - Based on WSL107W MSL4 30DEG 30K Test Results

Color Temperature	Multiplier	Total Lumens	Lamp Watts	Lumens per Watt	CRI	Power Factor
ANSI-binned 2700K	0.85	1105	25	44.0	84.3	.77
ANSI-binned 3000K	1.00	1300	25	51.7	82.9	.77
ANSI-binned 3500K	1.03	1351	25	53.8	83.0	.77
ANSI-binned 4000K	1.10	1442	25	57.4	87.0	.77

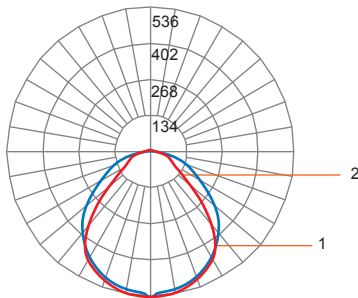
Zonal Lumen Summary		Zone	Lumens	%Fixture
3000K		0-30	621	47.8
		0-40	853	65.6
		0-60	1144	88.0
		0-90	1268	97.5
		Total Luminaire	0-180	1300

Candlepower Distribution 3000K

Angle	Horizontal Plane				
	0	22.5	45	67.5	90
0	1234	1234	1234	1234	1234
5	1201	1248	1260	1242	1230
10	1229	1257	1177	1084	1040
15	1273	1208	944	650	562
20	1328	1076	536	339	303
25	1370	799	322	237	222
30	1350	519	235	209	216
35	1250	364	198	204	198
40	1066	282	186	157	144
45	837	222	136	97	93
50	600	178	84	78	78
55	401	129	64	67	64
60	251	83	56	54	56
65	152	60	48	48	50
70	88	45	40	44	46
75	48	34	33	38	36
80	24	24	28	30	26
85	8	17	22	19	16
90	1	12	17	14	13

100°

Test Report: 22008 Catalog Number: WSL107W MSL4 100DEG 30K
 Description: Nichia 757 LEDs / 48" Winline WSL107W Wet Luminaire / Extruded Aluminum Housing / Acrylic Lens



Maximum Candela = 536 Located At Horizontal Angle = 0, Vertical Angle = 0
 #1-Vertical Plane Through Horizontal Angles (0-180) (ThroughMax.Cd.)

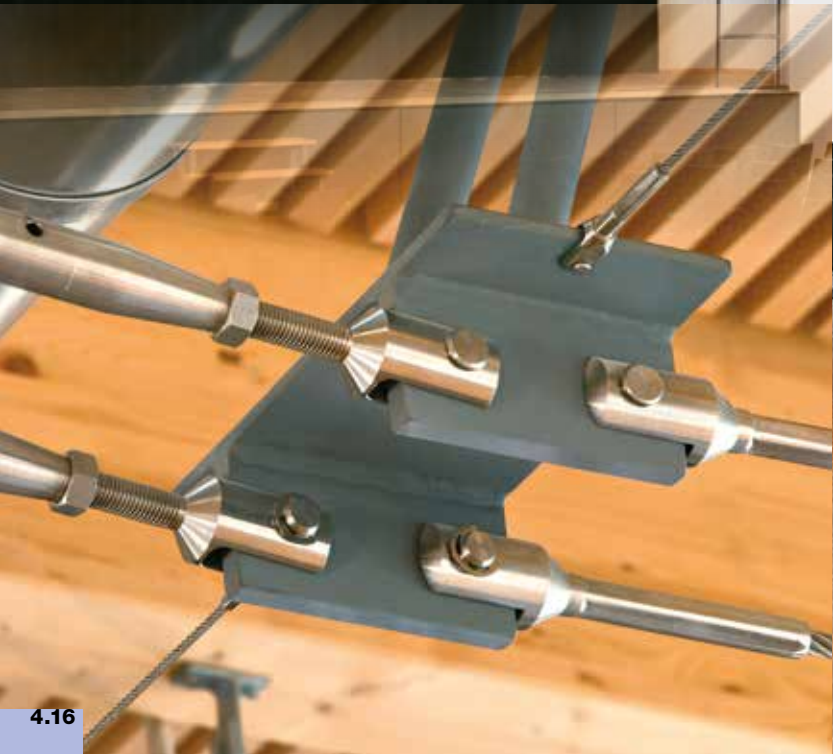
LM79 Data - Based on WSL107W MSL4 100DEG 30K Test Results

Color Temperature	Multiplier	Total Lumens	Lamp Watts	Lumens per Watt	CRI	Power Factor
ANSI-binned 2700K	0.85	1106	25	44.0	84.3	.77
ANSI-binned 3000K	1.00	1301	25	51.8	82.9	.77
ANSI-binned 3500K	1.03	1353	25	53.9	83.0	.77
ANSI-binned 4000K	1.10	1443	25	57.4	87.0	.77

Zonal Lumen Summary		Zone	Lumens	%Fixture
3000K		0-30	418	32.2
		0-40	679	52.2
		0-60	1094	84.1
		0-90	1260	96.8
		Total Luminaire	0-180	1301

Candlepower Distribution 3000K

Angle	Horizontal Plane				
	0	22.5	45	67.5	90
0	532	532	532	532	532
5	520	532	535	536	534
10	516	526	531	533	530
15	505	518	522	522	518
20	489	503	506	506	500
25	468	482	486	486	482
30	442	455	456	459	449
35	411	424	424	417	404
40	376	387	380	362	344
45	338	343	330	294	266
50	294	296	270	209	175
55	248	249	203	133	118
60	199	196	134	95	92
65	149	143	85	71	70
70	102	92	59	57	56
75	60	52	41	41	41
80	29	28	24	23	22
85	9	10	11	10	11
90	1	4	4	5	4

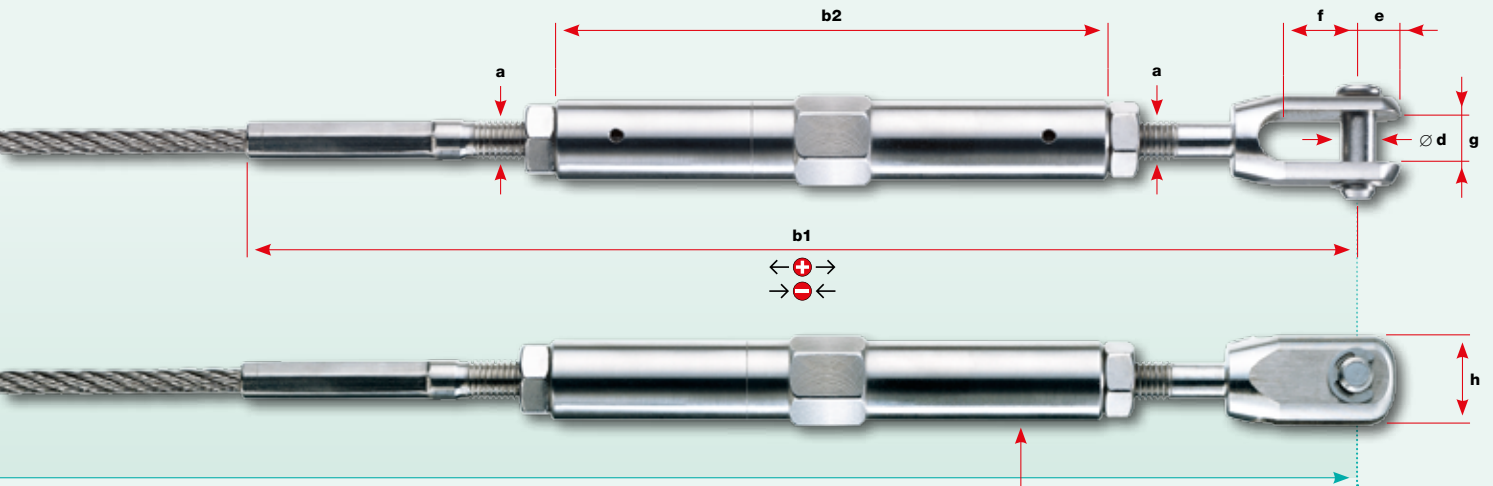


Clevises

Werkstoffgruppe AISI 316
Groupe de matériaux AISI 316
AISI 316 material group

Spannschloss mit MONOFORK® verpresst ■
Tuyau de serrage avec MONOFORK® serti ■
Turnbuckle with MONOFORK®, swaged ■

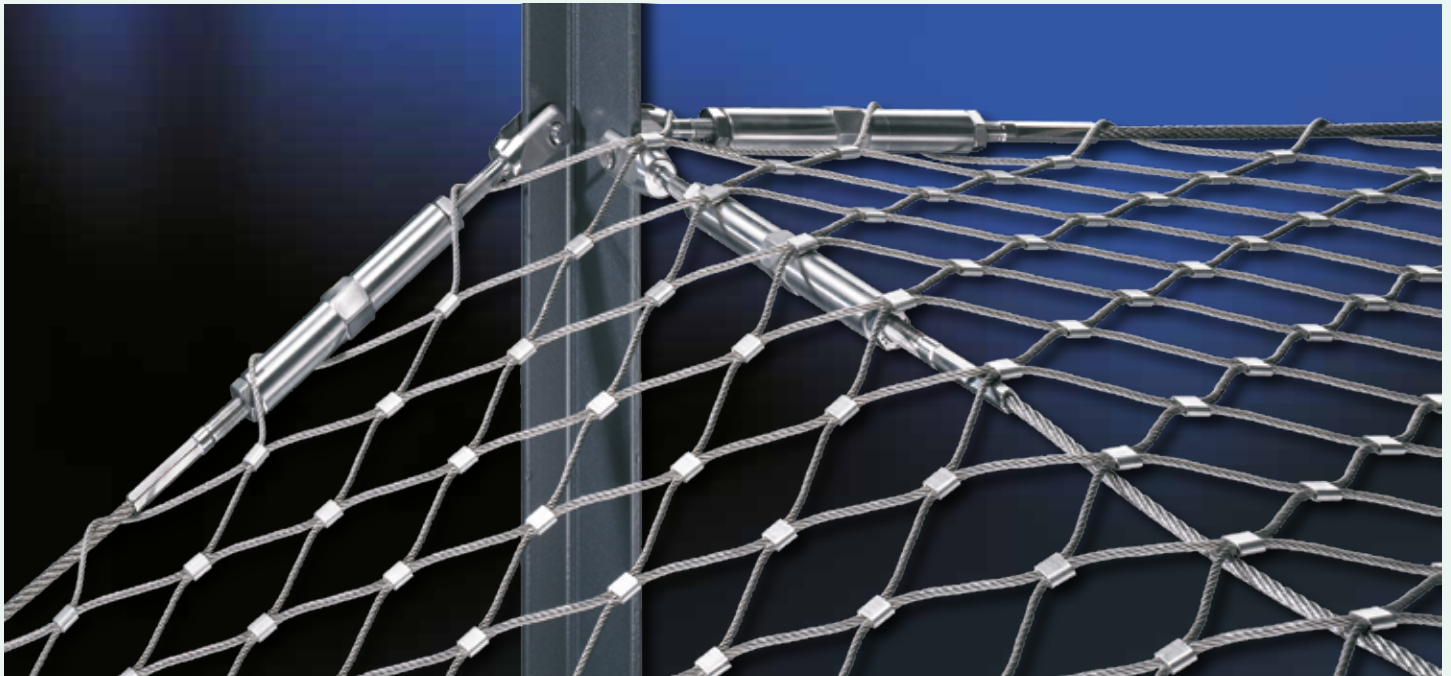
Nr. / N° / No.	Ø	a	Abmessungen / Dimensions								Spannweg / Course Range	
			b1	b2	Ø d	e	f	g	h	+	-	
	mm	mm	mm	mm	mm	mm	mm	mm	mm	mm	mm	mm
30870-0600-01	6	M10	327	140	9	10,5	19,5	12	21,5	20	60	
30870-0800-01	8	M12	379	160	12	18	24	16	30	34	70	



CL: Konfektionslänge / Longueur de confection / Assembly length

Ø 6-8 mm M10-12

Spannrohr: Messing verchromt
Tuyau de serrage: laiton chromé
Turnbuckle body: chrome-plated brass



Ausgangslage für den Spannweg:
Die Aussengewinde sind je halb eingeschraubt.
Achtung: Die minimale Einschraubtiefe beträgt 1,5 x Gewinde-Ø (M6 = 9 mm).
←+→ = verlängern (lösen)
→-← = verkürzen (spannen)



Position initiale pour la course de serrage: Les filetages extérieurs sont vissés chacun de moitié dans le tuyau de serrage.
Attention: La profondeur minimale de vissage est égale à 1,5 x Ø du filetage (M6 = 9 mm).
←+→ = allonger (diminue la tension)
→-← = raccourcir (augmente la tension)



Tensioning range:
The external thread ends are both screwed in halfway. **Caution:** The minimal screw insertion depth is 1.5 x thread Ø (M6 = 9 mm).
←+→ = make longer (relax)
→-← = make shorter (tension)



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BEST OF THE BEST
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ALL ELECTRICAL SIGNS TO BEAR THIS MARK
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-SUITABLE FOR WET LOCATIONS- IN ACCORDANCE WITH NEC 600
ELECTRIC SIGN CERTIFIED MANUFACTURER

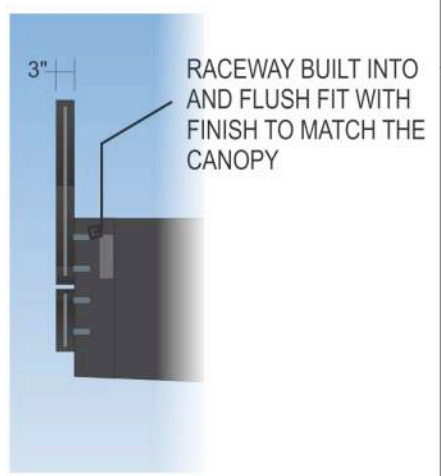
The Ark Facade Renovation Signage



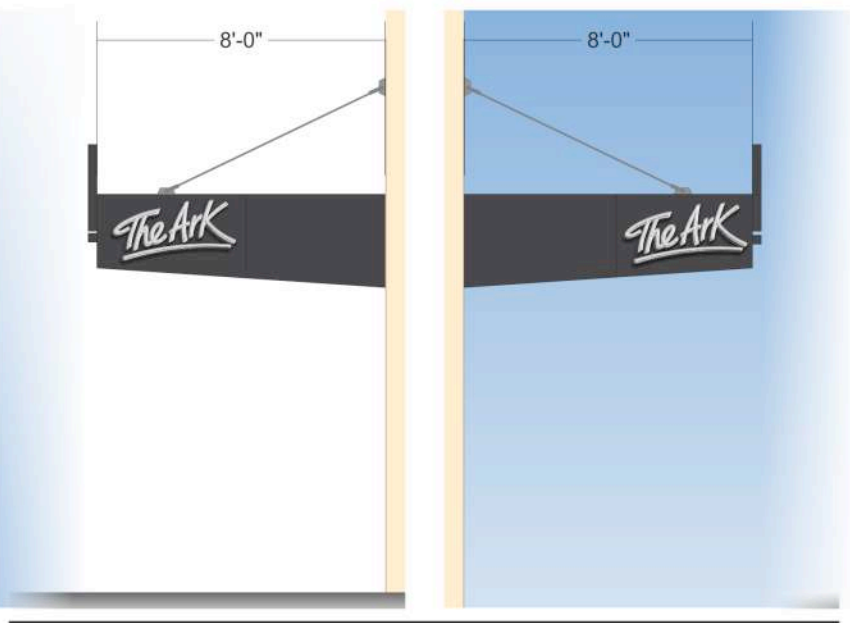
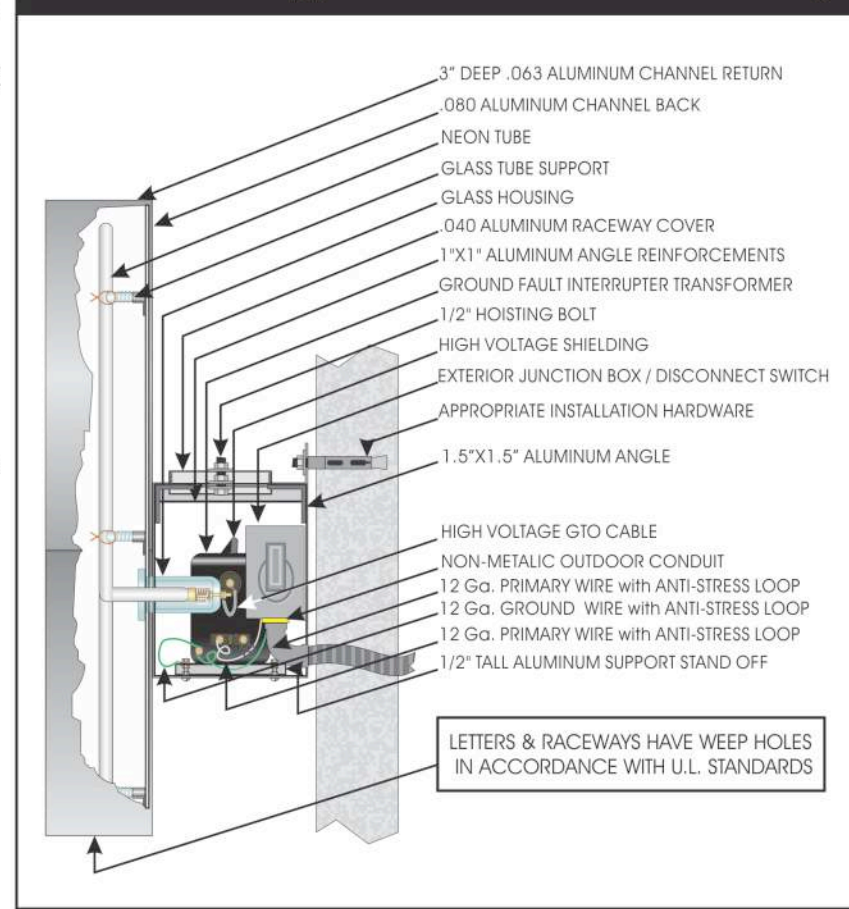
PROPOSED FRONT SIGN DESCRIPTION:

NEW OPEN FACE EXPOSED NEON ALUMINUM CHANNEL LETTER SIGN WITH WHITE INTERIOR AND DARK GRAY OUTSIDE TO MATCH CANOPY FINISH. LETTERS ARE ATTACHED TO A FLUSH FIT RACEWAY WITH BACK SIDE SERVICE ACCESS. RACEWAY IS PAINTED TO MATCH CANOPY FINISH.

SCALE 3/8" = 1'



Cross Section Typical Channel Letter on Raceway



PROPOSED SIDE SIGNS - OPTION 1 - SAME AS FRONT SIGN

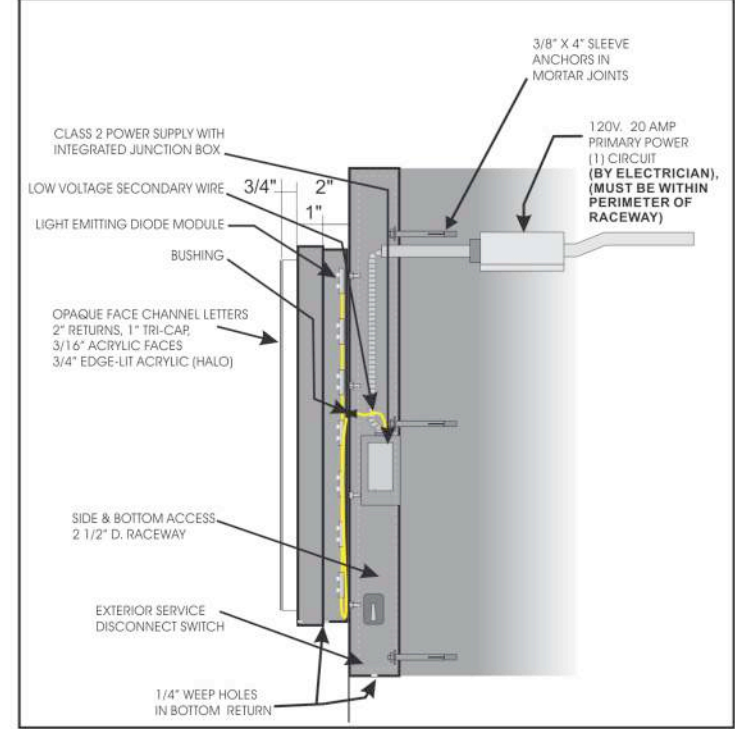
2" DEEP OPEN FACED CHANNEL LETTERS WITH FLUSH FIT RACEWAYS. BUILT THE SAME AS THE FRONT SIGN WITH THINNER STROKE NEON TO FIT IN THE SMALLER LETTER BODY.

PROPOSED SIDE SIGNS - OPTION 2

2" DEEP CLOSED FACED CHANNEL LETTERS WITH FLUSH FIT RACEWAYS. LETTER FACES ARE OPAQUE WITH 3/4" THICK DIMENSIONAL ACRYLIC INSERTS THAT ALLOW THE INTERNAL LED LIGHTING TO ESCAPE OUT THE SIDES OF THE ACRYLIC CREATING A HALO LIGHTING EFFECT.



TYPICAL SECTION / LETTERS ON RACEWAY - OPTION 2



# OF SETS	3	RETURN DEPTH	2" / 3"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	WHITE / GRAY	TYPE OF INSTALL	FLUSH FIT RACEWAY	TRANSFORMER	N.A.	DATE	10/24/17
RETURN COLOR	DARK GRAY	TYPE OF FACE	ALUMINUM / ACRYLIC	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	DARK GRAY	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	THE-ARK-AA-1
LED / NEON COLOR	TBD	HOUSINGS	GLASS	SALESPERSON:	KEVIN SHORT	ADDRESS:	316 S. MAIN ST. ANN ARBOR, MI

APPROVED BY: _____ DATE: _____