

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 212, 214, and 216 East Washington Ave., Application Number HDC 13-082

DISTRICT: Main Street Historic District

REPORT DATE: June 7, 2013

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

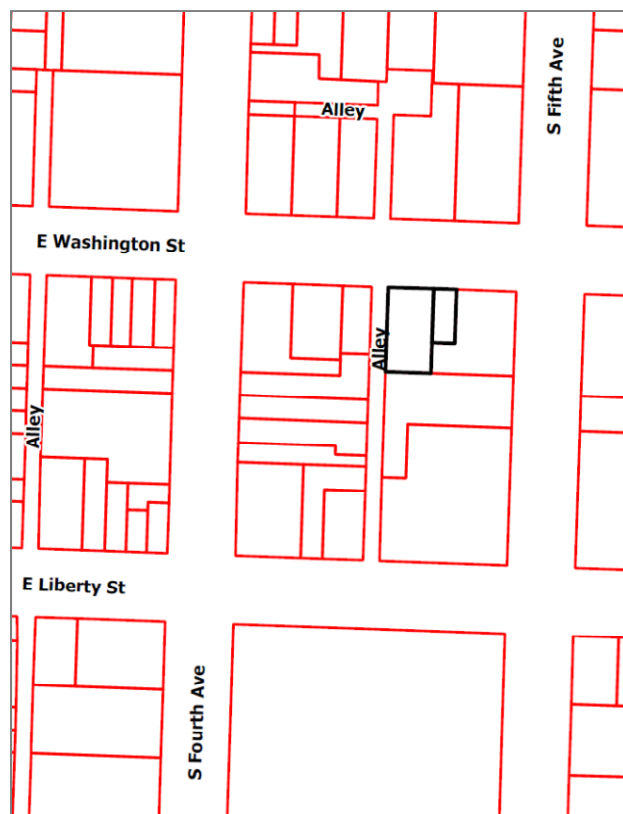
REVIEW COMMITTEE DATE: Monday, June 10 for the Thursday, June 13, 2013 HDC meeting

	OWNER (216)	OWNER (212-214)	APPLICANT
Name:	Imbibe LLC	Steven D. Welch	Mitchell and Mouat Architects
Address:	216 E. Washington Ann Arbor, MI 48104	2225 Manchester Road Ann Arbor, MI 48104	113 S. Fourth Ave. Ann Arbor, MI 48104
Phone:	(734) 604-4051		(734) 662-6070

BACKGROUND: The Frederick Sorg Block was constructed between 1866 and 1872. 212 was built first, in 1866, for Frederick Sorg's painting business. Sorg completed 214 and 216 in 1872. All three are two-story brick Italianate commercial buildings. See the information on 216's restoration from *Historic Ann Arbor* at the end of this staff report. In 1942, 212 and 214 were wrapped in enameled steel panels. To accomplish this, the second floor windows were replaced and the transoms were bricked in (see photo in application packet). The cornices were missing in this photo also. The front façade of 216 was also wrapped in enamel steel panels, though exactly when is undetermined. The panels were removed from 212-214 by 1981, and in the late 1980s from 216.

LOCATION: The site is located on the south side of East Washington Street between South Fourth Avenue and South Fifth Avenue.

APPLICATION: The applicant seeks HDC approval to add or replace awnings, signs, cornices, lighting, doors, paint, windows and other architectural elements of the three storefronts to upgrade 212 and 214 East Washington and convert 216 East Washington into a restaurant.



APPLICABLE REGULATIONS:**From the Secretary of the Interior's Standards for Rehabilitation:**

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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: Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

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: Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Introducing a new design that is incompatible in size, scale, material, and color; using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building; using new illuminated signs.

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.

Not Appropriate: Installing a new storefront that is incompatible in size and material with the historic building and district.

Design Guidelines for Commercial Awnings

Appropriate: Mounting a standard storefront awning so that the bottom of the fixed frame is at least 7 feet above the sidewalk, although 8 feet is preferred. Consideration should be given to the height of neighboring awnings.

Projecting the awning from the face of the building no more than 4 feet.

Attaching the awning just below the storefront cornice and fitting it within the storefront opening.

Mounting the awning or banners on masonry structures through the mortar joints and not through brick, stone, or terra cotta.

Using canvas, vinyl-coated canvas, or acrylic fabrics for awnings and banners.

Lighting awnings and banners from above.

Installing banners and awnings so they do not cover or require the removal of any historic detail.

Design Guidelines for Signs

Appropriate: Installing signage that is subordinate to the overall building composition.

Mounting signage to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

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

Attaching signage through masonry joints, not masonry units, or through materials that can be easily repaired, such as wood, when the signage is removed.

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

Installing signage that is lit from external light fixtures above or below the sign.

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

STAFF FINDINGS:

1. The storefronts on 212 and 214 most recently housed Mahek Indian restaurant. The storefronts, doors, and second floor windows are not original. The storefront on 216 is a reproduction of the original. 214's storefront would be recessed 4'5", as would the entry door to 212. The 212 storefront would be flush with the building façade. The storefront windows would extend all the way to the steel lintel beam shown in the 1942 photos

(sheet A1.0) once the aluminum and plywood spandrel panel and underlying wood infill is removed.

212 and 214 Storefronts and Doors

2. The proposed storefronts are wood with large areas of glass. They are not replicas of historic storefronts since design of the originals is unknown. They are simple and compatible with the building and the block. The storefront for 214 would eliminate the existing entry door.
3. The existing door on 212 and the door to the second floor on 214 would be replaced with a single-light door and a solid wood door, respectively. The single-light door is an appropriate replacement for a front entrance, and the solid door will afford the upstairs tenants some privacy while lessening possible confusion about which door leads to the first-floor restaurant.

212 and 214 Cornice

4. A replacement cornice is included as future work (for which a building permit would need to be pulled within three years, if approved in this application). Because the designs of the originals is unknown, the proposed replacements are simple and would not be mistaken for historic architectural features of the building.

Awnings

5. The canvas awnings on 212 and 214 are sized to cover the steel beam above the new storefront windows. The beam will be covered by a beadboard panel beneath the awnings. They must be mounted in mortar joints, not masonry units. Staff will check the drawings for this information at the building permit stage. The color of the awnings is not specified.

Signage and Mural

6. Two signs are shown on the drawings. A blade sign in the same location and length as an existing sign is located on the second floor. No detail is provided; if the sign meets the *Ann Arbor Historic District Design Guidelines*, a staff approval can be issued at a later date. A white, skeletal neon sign “Aventura” is proposed on the cornice of 216. No dimensions are given for the sign, though it fits between the decorative brackets of the storefront cornice.
7. The *Historic District Design Guidelines* are silent about the use of neon for signs. Staff generally recommends that neon be used only as an accent on blade signs because of its intensity. On this building, however, the skeletal neon design is appropriate because it doesn’t obscure the detailing of the wooden cornice the way a traditional signboard would. The night simulation indicates that the intensity of the light is minimal – the neon will glow, but its light is not strong enough to cause the cornice brackets to cast a shadow. The location just above the storefront is appropriate.
8. A third sign is shown on 212 on sheet A5.0. An existing small “Mahek Indian Cuisine” sign is proposed to be replaced, though with what is not specified. This will require a staff approval at a later date.
9. A mural is also shown on A5.0. The west wall of 212, facing the alley, has a large area of white paint where graffiti was covered over. The application proposes a mural in this area. Since most of the proposed area is already painted brick, staff recommends

approval. The design of the mural is unspecified, but since paint is reversible, staff is in support of a future mural as long as it does not extend beyond the area shown on the application. This work would also enliven the alley, which is likely to have more pedestrian traffic as a result of the restaurant proposing seating behind the 216 building.

Uplighting on 216

10. Two upward-facing floodlights are proposed on the second floor pilasters flanking the center window. A detail sheet is provided for the triangular lights, though the dimensions are not specified. Staff has requested a photometric plan for the floodlights, to ensure that the light is not too intense and does not stray beyond the second floor of 216 or its cornice.

Rear Elevation

11. The proposed mechanicals and ductwork proposed on the rear elevation and roof will clean up some of the existing equipment on the back of the buildings.
12. The replacement rear door and brick infill on 212 is appropriate for a non-original service entrance.
13. On 216, a non-original window in an original opening is proposed to be replaced with a wood door (that matches the one proposed for the front of 212) with a transom overhead. Since this is a secondary elevation, adding a door for the new use is appropriate. It is appropriately sized, and will allow patrons to access outdoor seating behind the building.
14. Lighting on the rear elevation would be shielded and dark-sky compliant. LED fixture information is included in the application. The fixtures would not exceed 9 1/8" tall and 6" in diameter.

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.)

Neon Sign

I move that the Commission issue a certificate of appropriateness for the application at 216 East Washington Street, a contributing property in the Main Street Historic District, to install a neon "Aventura" business sign. The proposed work 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 signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and the guidelines for signs.

Uplighting on 216

I move that the Commission issue a certificate of appropriateness for the application at 216 East Washington Street, a contributing property in the Main Street Historic District, to install two upward-facing floodlights on the second floor of 216. The proposed work 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 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standard 9 and the guidelines for storefronts.

All Other Work

I move that the Commission issue a certificate of appropriateness for the application at 212, 214, and 216 East Washington Street, a contributing property in the Main Street Historic District, to (1) install new cornices, storefronts, and doors at 212 and 214; (2) install three new awnings; (3) replace one sign on 212 and one blade sign on 214 on the conditions that a staff approval is applied for, paid for, and received before building and sign permits are issued, and that signs are mounted in mortar joints, not through masonry units; (4) paint a mural on the west (alley) elevation of 212; and (5) replace one door, install a new door in place of a window, and install mechanical equipment and fixtures on the rear elevation. The proposed work as conditioned 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, awnings, and signs, and *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, and 9 and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 212, 214, and 216 East Washington 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.

212 (r) and 214 (l) East Washington, 1973 City Survey Photo



216 East Washington, 1973 City Survey Photo



212 and 214 East Washington, 1981 City Survey Photo



216 East Washington, 1981 City Survey Photo



Frederick Sorg Block, 1871

When Frederick Sorg completed the brick block at 216 for his paint and glass depot in 1871, he realized such instant success that he built a second store next door in 1872 at 218 East Washington. One of the local newspapers, the *Peninsular Courier*, remarked in July of that year that a "new brick block is going up rapidly." It joined the ranks of Ann Arbor's other brick commercial blocks that were sprouting up in downtown during the boom years of the early 1870s.

Sorg was so proud of this building that he featured it in many of his advertisements. In the 1874 *Atlas of Washtenaw County* an engraving shows in delicate shadings the second-floor arched windows separated by thin brick pilasters. It also shows the floor-to-ceiling plate glass storefront windows that were the newest rage among businesses.

Sorg advertised himself as a "house, sign, and ornamental painter, dealing in paints, oils, varnishes, glass etc." Paper hanging, printing and glazing also were his specialties and by the late 1870s he had added graining and gilding. His work was carried on by his son Albert until 1886. In the 1890s Edgar Munyon and his wife Addie ran a millinery shop here and lived upstairs, just as the Sorgs had. Throughout the 20th century the building housed a succession of businesses including a barber shop, a tape recorder store, a donut company, a shoe store and a coal store.

In 1985 Robert Tisch, owner of Tisch Incorporated, an insurance and investment services firm, purchased the building and hired architect Daniel H. Jacobs to remove the porcelain enamel panels that had covered the front since the 1950s. The original facade was then restored using the drawing in the county atlas as a guide.


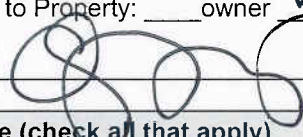
Recognizing the great improvement both to the building and to the street as a whole, the Ann Arbor Historic District Commission awarded Tisch a Rehabilitation Award in 1986 for his sensitive restoration of the building's interior as well as its exterior.

Reade, Marjorie and Susan Wineberg, *Historic Buildings, Ann Arbor, Michigan*



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
 100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
 p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information	
Address of Property: <u>212, 214, and 216 East Washington</u>	
Historic District: <u>Main Street</u>	
Name of Property Owner (If different than the applicant): <u>Imbibe LLC (216) and Steven D. Welch (212-214 E. Washington LLC)</u>	
Address of Property Owner: <u>216 E. Washington, A², and 2225 Manchester Rd., A²</u>	
Daytime Phone and E-mail of Property Owner: <u>(734) 604-4051, Savalelcaj@gmail.com</u>	
Signature of Property Owner: 	Date: <u>04/26/13</u>
Section 2: Applicant Information	
Name of Applicant: <u>Mitchell and Mouat Architects</u>	
Address of Applicant: <u>113 South Fourth Avenue</u>	
Daytime Phone: <u>(734) 662-6070</u> Fax: <u>(734) 662-3802</u>	
E-mail: <u>RMitchell@MitchellandMouat.com</u>	
Applicant's Relationship to Property: <input type="checkbox"/> owner <input checked="" type="checkbox"/> architect <input type="checkbox"/> contractor <input type="checkbox"/> other	
Signature of applicant: 	Date: <u>5.24.13</u>
Section 3: Building Use (check all that apply)	
<input type="checkbox"/> Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
Section 4: Stille-DeRossett-Hale Single State Construction Code Act (This item MUST BE INITIALED for your application to be PROCESSED)	
Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."	
Please initial here: <u>KS</u>	

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. The owner wishes to add or replace awnings, signs, cornices, lighting, storefronts, and doors on the north elev; a mural, a sign, and door painting on the west elev; and lighting, a stair, a window infill, doors, exhaust grilles, miscellaneous ducts, pipes, & conduits, and asphalt patching on the south elev. Refer to drawings for additional info.
2. Provide a description of existing conditions. 212 and 214, on the first floor, are presently a restaurant space and will remain so. 216, on the first floor, is presently an office that will be converted to a restaurant/bar space. The second floor of all three properties will remain unchanged (use). All three buildings are two-story brick buildings that have changed significantly over time.
3. What are the reasons for the proposed changes? To upgrade 212 & 214 and to convert 216 to a restaurant.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: 5/24-2013 Application to _____ Staff or _____ HDC

Project No.: HDC 13-082 Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: 7/13-2013

Application Filing Date: 5/24-2013 Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ HDC NTP _____ Staff COA

Comments:

Steven D. Welch, CPM
2225 Manchester
Ann Arbor, MI 48104
Telephone: (734) 973-9400
Fax: (734) 661-0302
Email: stevendwelch@gmail.com

May 24, 2013

Historic District Commission
City of Ann Arbor
301 East Huron
Ann Arbor, Michigan 48107

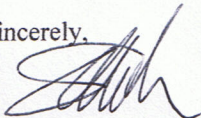
Re: 212 – 214 East Washington, Ann Arbor

To Whom It May Concern:

As a partner in 212 - 214 East Washington, LLC, the owner of 212 – 214 East Washington, please accept this letter as authorization for Sava Lelcaj to submit for your approval a plan to modify the façade.

Thank you for your assistance and cooperation in this matter.

Sincerely,



Steven D. Welch, CPM

TOP OF
LINTEL
AT 214

BOT. OF
LINTEL
AT 214



TOP OF
LINTEL
AT 212

BOT. OF
LINTEL
AT 212

**Mitchell
and Moutat
architects**
315 South Fourth Avenue, Ann Arbor, Michigan 48104
 734-662-6070 FAX 734-662-3802. MAMA@MitchellandMoutat.com

Date:	Issued For:
05.24.13	HDC Approval

212-216 East Washington
Ann Arbor, Michigan

Project No.1309

**212 / 214 Photo
1942 Historical Image**

A1.0



216

214

212

**Mitchell
and Moutat
architects**
319 South Fourth Avenue, Ann Arbor, Michigan 48104
734-662-6070 FAX 734-662-3802. MAM@MitchellandMoutat.com

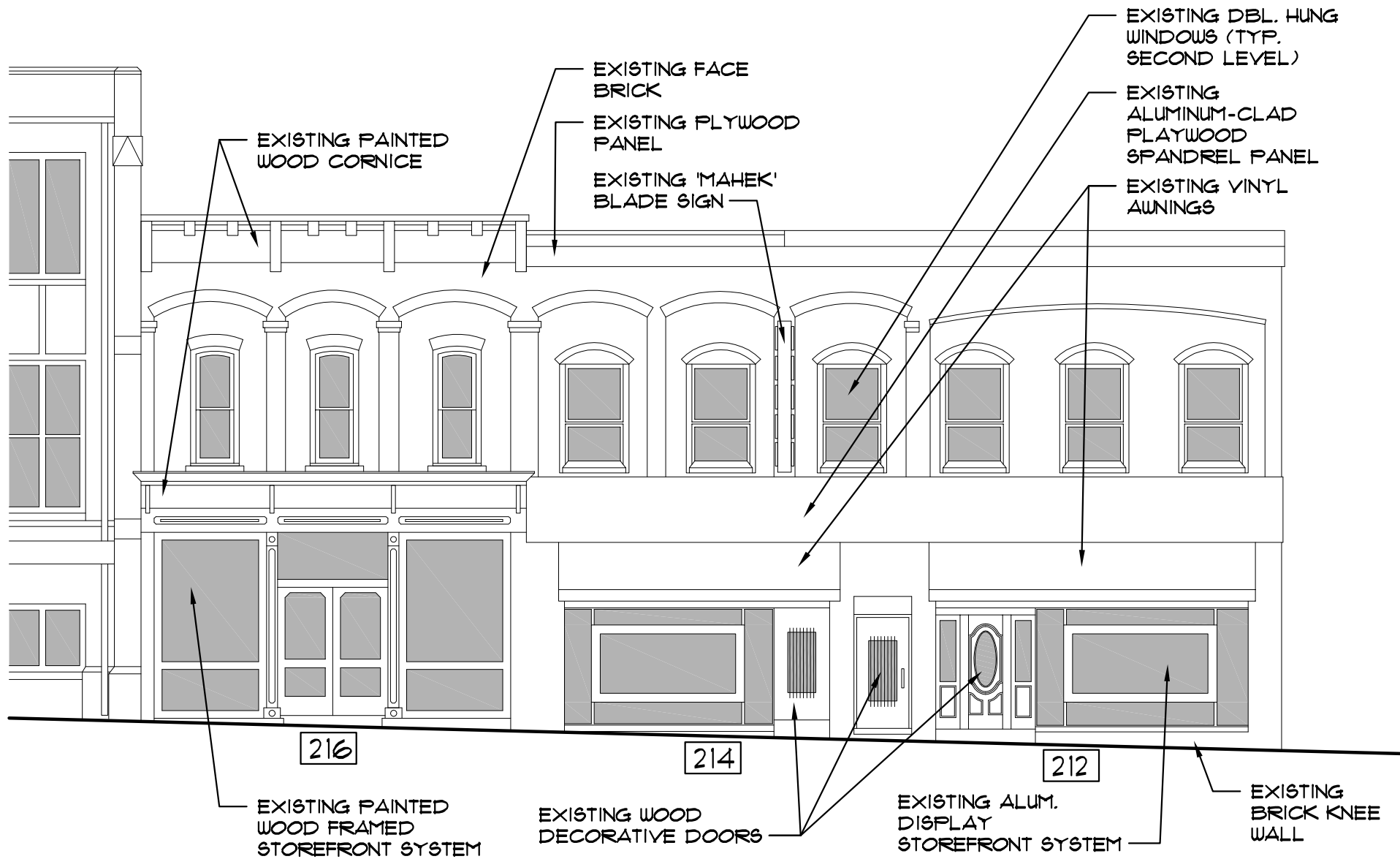
Date:	Issued For:
05.24.13	HDC Approval

212-216 East Washington
Ann Arbor, Michigan

Project No.1309

**Comb. Photo - North
Existing Conditions**

A2.0



Mitchell and Mouat architects
 115 South Fourth Avenue, Ann Arbor, Michigan 48104
 734-662-6070 FAX 734-662-3802. MAMIA@MitchellandMouat.com

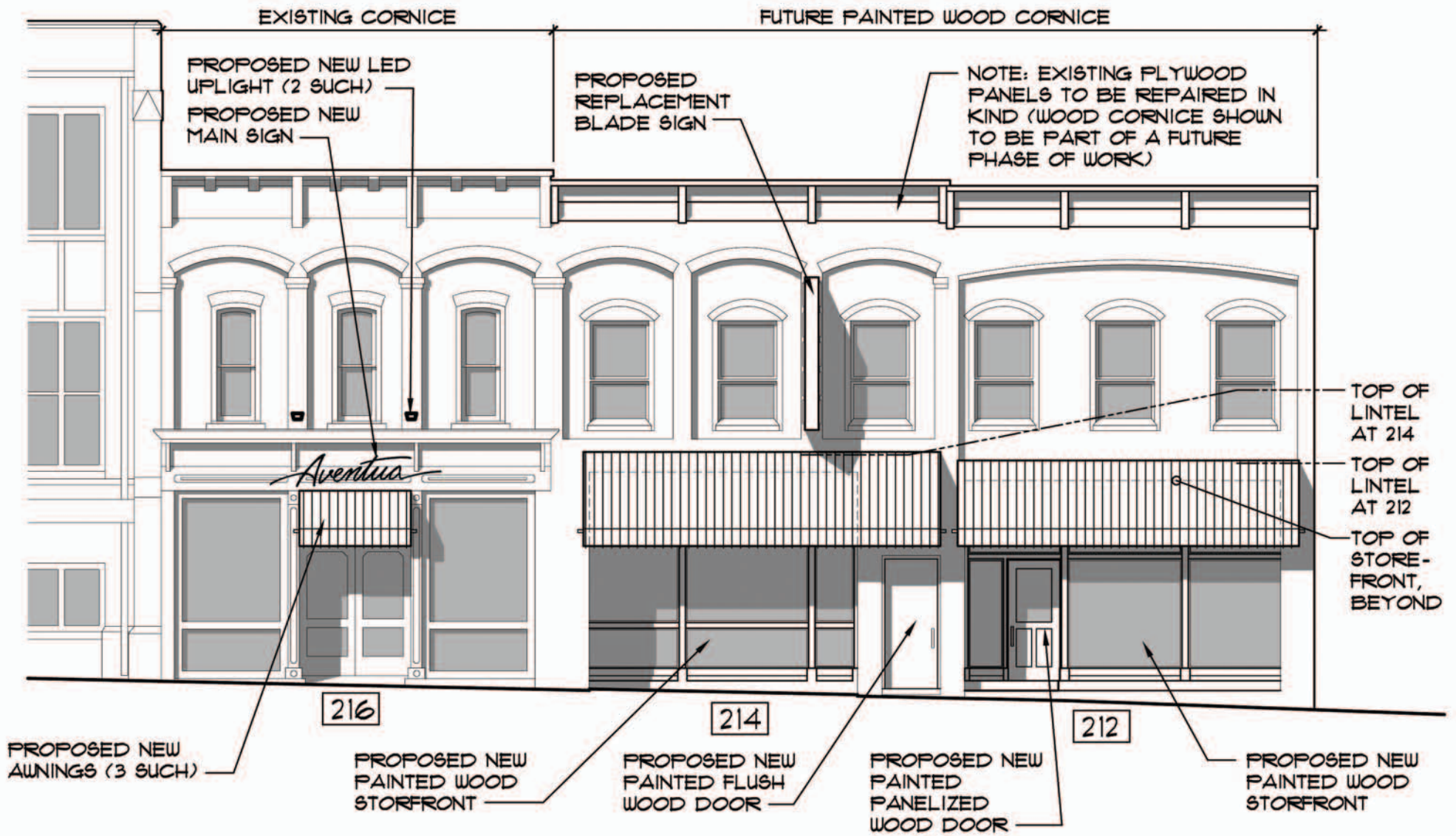
Date:	Issued For:
05.24.13	HDC Approval

212-216 East Washington
 Ann Arbor, Michigan

Project No.1309

Comb. Elev. - North
Existing Conditions
 Scale: 1/8" = 1'-0"

A3.0



Mitchell and Mouat architects
 113 South Fourth Avenue - Ann Arbor, Michigan 48104
 734-662-8070 FAX 734-662-3803 MAIL@MITCHELLANDMOUAT.COM

Date:	Issued For:
05.24.13	HDC Approval

212-216 East Washington
 Ann Arbor, Michigan
 Project No.1309

**Comb. Elev. - North
 Proposed Work
 Scale: 1/8" = 1'-0"**

A4.0



**Mahek
Ihan
Ouisinc**

EXISTING SIGN TO
BE REPLACED

AREA OF
PROPOSED MURAL

A5.0

**212 Photo - West
Existing Conditions**

212-216 East Washington
Ann Arbor, Michigan
Project No. 1309

Date:	Issued For:
05-24-13	HDC Approval

**Mitchell
and Mouat
architects**
734-682-3070 FAX 734-682-3802 www.mitchellandmouat.com

MITCHELL and MOUAT ARCHITECTS. Not Published. All Rights Reserved.



AREA OF
PROPOSED MURAL

FAINT EXISTING
DOOR

Date:	Issued For:
05-24-13	HDC Approval

Mitchell and Mouat Architects
 735-882-3070 FAX 735-882-3862 www.mitchellandmouat.com

212-216 East Washington
 Ann Arbor, Michigan
 Project No. 1309

**212 Photo - West
 Proposed Work**

A6.0



**Mitchell
and Mouat
architects**
315 South Fourth Avenue, Ann Arbor, Michigan 48104
734-662-6070 FAX 734-662-3802. MAM@MitchellandMouat.com

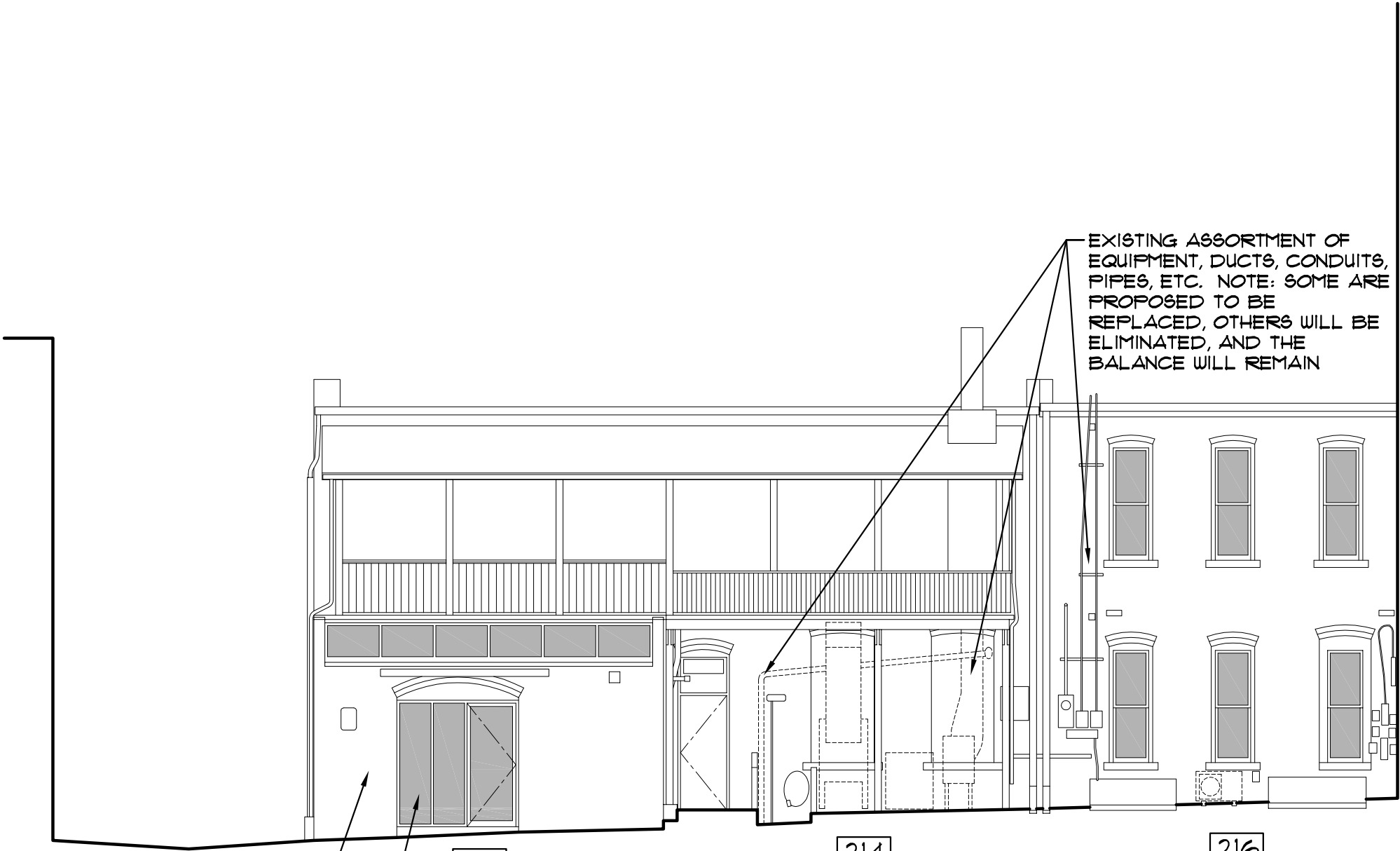
Date:	Issued For:
05.24.13	HDC Approval

217 North Fifth Avenue
Ann Arbor, Michigan

Project No.1126

**212 Photo - South
Existing Conditions**

A7.0



EXISTING 1970'S ERA
REAR ADDITION

EXISTING ALUMINUM
STOREFRONT SYSTEM

EXISTING ASSORTMENT OF
EQUIPMENT, DUCTS, CONDUITS,
PIPES, ETC. NOTE: SOME ARE
PROPOSED TO BE
REPLACED, OTHERS WILL BE
ELIMINATED, AND THE
BALANCE WILL REMAIN

212

214

216

Mitchell
and **Mouat**
architects

315 South Fourth Avenue Ann Arbor, Michigan 48104
734-662-6070 FAX 734-662-3802 MAMIA@MitchellandMouat.com

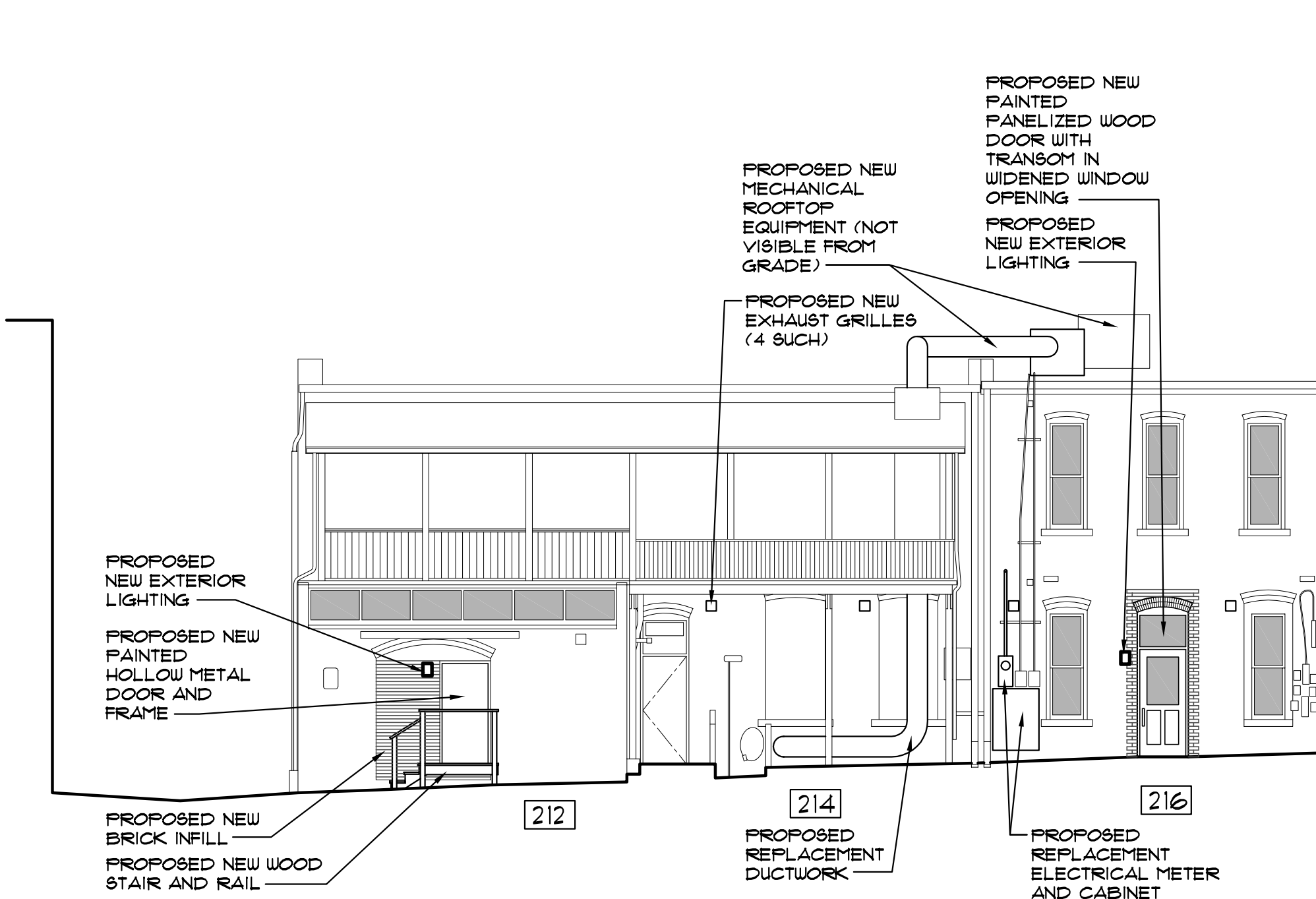
Date:	Issued For:
05.24.13	HDC Approval

212-216 East Washington
Ann Arbor, Michigan

Project No.1309

Comb. Elev. - South
Existing Conditions
Scale: 1/8" = 1'-0"

A8.0



Mitchell and Mouat architects
 3115 South Fourth Avenue, Ann Arbor, Michigan 48104
 734-662-6070 FAX 734-662-3802. MAMIA@mitchellandmouat.com

Date:	Issued For:
05.24.13	HDC Approval

212-216 East Washington
 Ann Arbor, Michigan

 Project No.1309

Comb. Elev. - South
Proposed Work
Scale: 1/8" = 1'-0"

A9.0



EXISTING WINDOW TO
BE REPLACED WITH
DOOR AND TRANSOM

EXISTING CONDENSOR
TO BE RELOCATED

EXISTING LIGHT WELLS
TO BE REMOVED

A10.0

216 Photo - South
Existing Conditions

212-216 East Washington
Ann Arbor, Michigan

Project No. 1309

Date:	Issued For:
05-24-13	HDC Approval

**Mitchell
and
Mouat
architects**
735-882-3070 FAX 734-662-3862 www.mitchellandmouat.com

MITCHELL and MOUAT ARCHITECTS. Not Published. All Rights Reserved.

PROPOSED NEW
 FAINTED WOOD DOOR
 AND TRANSOM IN
 WIDENED WINDOW
 OPENING



PAVE OVER
 INFILLED
 WINDOW WELLS

NOTE: RELOCATE
 EXITING CONDENSOR
 ADJACENT TO THESE
 (OTHER) EXISTING UNITS

A11.0

216 Photo - South
 Proposed Work

212-216 East Washington
 Ann Arbor, Michigan
 Project No. 1309

Date:	Issued For:
05-24-13	HDC Approval

Mitchell and Mouat architects
 734-662-3070 FAX 734-662-3862 www.mitchellandmouat.com

MITCHELL and MOUAT ARCHITECTS. Not Published. All Rights Reserved.

PROPOSED NEW WOOD HANDRAIL
 PROPOSED NEW STOREFRONT TO REPLACE EXISTING

PROPOSED NEW STOREFRONT TO REPLACE EXISTING
 EXISTING BLADE SIGN TO BE REPLACED

EAST WASHINGTON

212

214

216

EXISTING STOREFRONT TO BE REMOVED (DASHED)

PROPOSED NEW PANELIZED WOOD DOOR

PROPOSED NEW FLUSH WOOD DOOR

EXISTING DOOR TO BE ELIMINATED

PROPOSED NEW BRICK SIDEWALK / FLOORING EXTENSION INTO STOREFRONT

EXISTING WINDOW OPENING TO BE WIDENED FOR NEW DOOR

ALLEY

EXISTING DELIVERY STAIR, DOWN

EXISTING LIGHT WELLS TO BE INFILLED (DASHED)

EXISTING CONDENSING UNIT TO BE RELOCATED

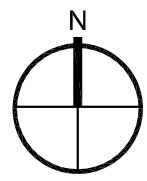
PROPOSED NEW BRICK INFILL

PROPOSED NEW WOOD STAIR AND RAIL

EXTERIOR ALLEY COURTYARD

PROPOSED NEW PANELIZED WOOD DOOR
 PROPOSED LOCATION FOR RELOCATED CONDENSING UNIT

SEE ELEVATION DRAWINGS AND PHOTOS FOR ADDITIONAL INFORMATION



A12.0

Comb. Floor Plan
 Proposed Plan
 Scale: 3/32" = 1'-0"

212-216 East Washington
 Ann Arbor, Michigan
 Project No. 1309

Date:	05-24-13
Issued For:	HDC Approval

Mitchell and Mouat Architects
 735-882-3070 FAX 734-662-3862
 11600 Michigan Road, Ann Arbor, MI 48106
 www.mitchellandmouat.com

MITCHELL and MOUAT ARCHITECTS. Not Published. All Rights Reserved.

EARTH DOOR™ ENVIRONMENTAL SOLUTIONS

Graham continues to offer several choices in architectural flush wood doors to help you meet the rising demand of "building green" while fulfilling your security, life-safety, and aesthetic requirements.

Experience the natural beauty of Graham's Earth Doors:

- FSC certified (Chain of Custody)
- No added urea-formaldehyde
- Fire rated
- Wide variety of species
- LEED contribution
- CARB 93120 compliant



Graham's Earth Doors contribute to the following LEED credits:

Materials and Resources (MR)

MR Credit 4.1	Recycled Content
MR Credit 4.2	Recycled Content
MR Credit 5.1	Regional Materials
MR Credit 5.2	Regional Materials
MR Credit 6	Rapidly Renewable Materials
MR Credit 7	Certified Wood

Indoor Environmental Quality (EQ)

EQ Credit 4.4	Low-Emitting Materials
---------------	------------------------

A variety of core types allows for choice as you balance construction requirements with green strategy:

- Particleboard (PC)
- Agrifiber
- Mineral
- Stave Lumber (SL)
- Engineered Composite (EC)



ASSA ABLOY, the global leader in door opening solutions

Graham [®] wood doors ASSA ABLOY	Description of Project Application	Percentage of door value that contributes to LEED					
		PC	PC FSC	Agrifiber	SL	Mineral	EC
LEED MR Credit 4	Recycled Content: Use materials with recycled content such that the sum of post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10% or 20% of the total value of material in the project.	Pre 70% Post 0% Total 35%	Pre 40% Post 0% Total 20%	Pre 70% Post 0% Total 35%			
LEED MR Credit 5.1	Regional Materials: Use materials that have been extracted/harvested/recovered and manufactured within 500 miles of project site, for a minimum of 10% of the total value of material in the project.	70%	70%				
LEED MR Credit 5.2	Regional Materials: Same as MR 5.1, except regional material must constitute a minimum of 20% of the total value of the material in the project.	70%	70%				
LEED MR Credit 6	Rapidly Renewable Materials: Use rapidly renewable building materials and products for 2.5% of the total value of the materials and products in the project.			70%			
LEED MR Credit 7 (1)	Certified Wood: Use a minimum of 50% of wood-based materials and products that are certified in accordance with FSC principles and criteria.		78%	18% (2)	78%	12% (3)	78%
LEED EQ Credit 4.4 (4)	Low Emitting Materials: Composite wood and agrifiber products used on the interior of the building must contain no added urea-formaldehyde resins.	✓	✓	✓	✓	✓	✓
Fire Rating	20 minute	✓	✓	✓	✓		✓
Fire Rating	45 minute			✓		✓	
Fire Rating	60 minute			✓		✓	
Fire Rating	90 minute					✓	

Footnotes:

- (1) In order to meet Chain of Custody requirements set forth by the USBGC, your company may be required to obtain FSC certification.
- (2) 87% of the wood in our agrifiber core door is FSC certified; wood makes up 21% of the door which results in a contribution to MR Credit 7 of 18%.
- (3) 82% of the wood in our mineral core door is FSC certified; wood makes up 15% of the door which results in a contribution to MR Credit 7 of 12%.
- (4) Doors must be specified as no added urea-formaldehyde to meet EQ credit 4.4.
- (5) Information provided as per LEED 2009 rating system, although most of the information applies directly to other LEED rating systems as well.
- (6) Data based on 1-3/4" x 3' 0" x 7' 0" door

Graham Wood Doors
525 9th St. SE
Mason City, IA 50401
Phone 641-423-2444
www.grahamdoors.com

Graham Premium Doors pictured with Corbin Russwin®, Sargent®, or Yale® Levers

These materials are protected under U.S. copyright laws. Other products' brand names may be trademarks of their respective owners and are mentioned for reference purposes only. All contents current at time of publication. Graham Wood Doors reserves the right to change availability of any item in this product bulletin, its design, construction, and/or materials.

Copyright © 2011 Graham Wood Doors. All rights reserved. Reproduction in whole or in part without the express written permission of Graham Wood Doors is prohibited.



SW-COC-003530
The Mark of Responsible Forestry
© 1996 Forest Stewardship Council A.C.

Proposed Signage - Aventura



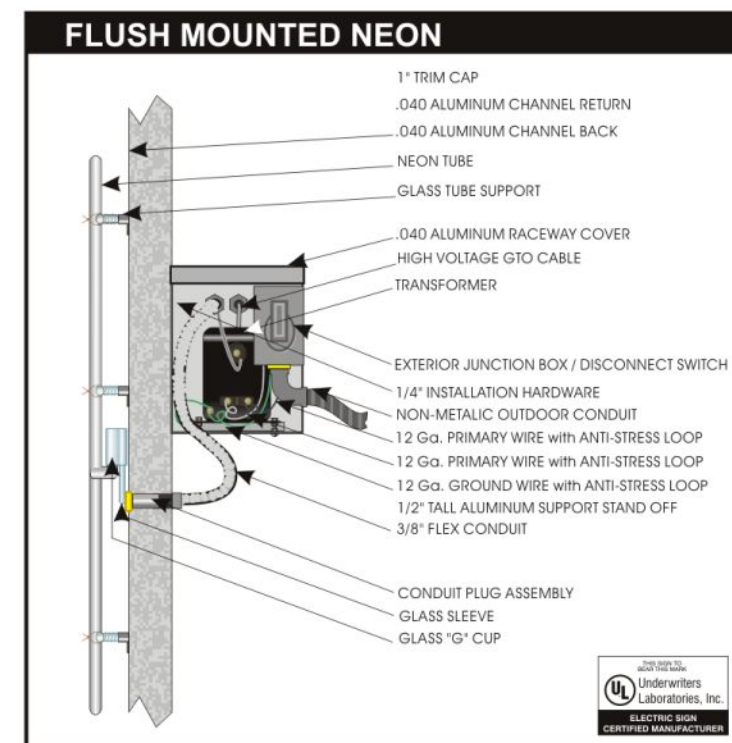
SURFACE MOUNTED NEON SIGN WITH REMOTE TRANSFORMER



ENLARGED DETAIL



NIGHT SIMULATION



**HURON
SIGN CO.**

663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com



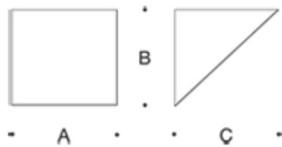
# OF SETS	1	RETURN DEPTH	N.A.	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	WHITE	TYPE OF INSTALL	4" TUBE SUPPORTS	TRANSFORMER	30mA 120v	DATE	05/22/13
RETURN COLOR	N.A.	TYPE OF FACE	SKELETON NEON	BALLAST	N.A.	JOB NO.	8719
RETAINER COLOR	N.A. (BLIND)	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	AVENTURA-8719-1
NEON COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	216 E. WASHINGTON ST. ANN ARBOR, MI

APPROVED BY: _____ DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY OF HURON SIGN COMPANY. IT IS UNLAWFUL TO REPRODUCE IT IN ANY FORM, WITHOUT WRITTEN CONSENT FROM HURON SIGN COMPANY

THIS DRAWING PROVIDED & INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO MINOR & NECESSARY MODIFICATIONS TO AID OR ENABLE FABRICATION PROCEDURES

THIS DESIGN CONCEPT © COPYRIGHT 2013

[Products](#)
[Search](#)
[Information](#)
[Contact](#)
[Partners](#)
[Back to Wall Luminaires](#)
**Surface wall - floodlight**

Designed for indirect or direct lighting effects for interior and exterior locations. Meets full cutoff requirements when installed in down orientation.

Wall mounted luminaires with full optical symmetrical or asymmetrical reflector. Clear tempered glass diffuser.

See individual product page for ballast, LED driver and color temperature information.

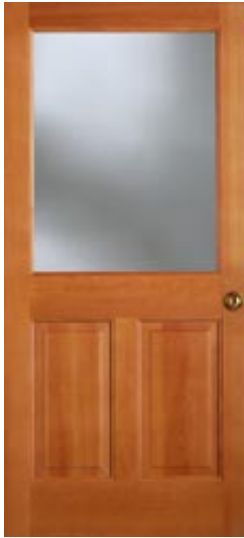
U.L. listed, suitable for wet locations.

Protection class: IP65

Finish: Standard BEGA colors.

Click product # for details		Lamp	β	Temp°C	A	B	C
2401.538	Sym.	(1) 150W T3 RSC			6 1/2	6 5/8	7 1/8
2405	Sym.	(1) 350W T3 RSC			10 1/4	8 1/2	9 5/8
2407MH	Sym.	(1) 39W T6 G12 MH			10 1/4	8 1/2	9 5/8
2421MH	Sym.	(1) 70W T6 G12 MH			14 7/8	13 1/2	14 1/2
2433LED.538	Asym.	28.6W LED			6 1/2	6 5/8	7 1/8
2434LED	Asym.	52W LED			10 1/4	8 1/2	9 5/8
2411.538	Asym.	(1) 150W T3 RSC			6 1/2	6 5/8	7 1/8
2415	Asym.	(1) 350W T3 RSC			10 1/4	8 1/2	9 5/8
2413P	Asym.	(1) 26/32/42W CF triple-4p			10 1/4	8 1/2	9 5/8
2417MH	Asym.	(1) 39W T6 G12 MH			10 1/4	8 1/2	9 5/8
2422MH	Asym.	(1) 70W T6 G12 MH			14 7/8	13 1/2	14 1/2

© Copyright BEGA-US 2013 All rights reserved

[Print](#)

Thermal Sash

7044

Series: [Exterior French & Sash](#)

Type: Exterior French & Sash

Standard Features

[Available in Any Wood Species](#)

Available in Virtually Any Size

[Textured Glass Options](#)

[Try the Glass Taste Test](#)

[Available with UltraBlock® Technology.](#)

[5-year warranty](#)

Privacy Rating: 1

Panels: 1-7/16" Innerbond® Double Hip-Raised Panel

Moulding: na

Glass: 3/4" Insulated Glazing

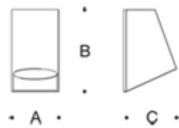
Caming: na

Customer Service: 1-800-SIMPSON (746-7766)

Email: SimpsonCustomerService@brandner.com

Products	Search	Information	Contact	Partners
----------	--------	-------------	---------	----------

Back to Wall Luminaires



Surface wall with fixed or 4-step adjustable light distribution

Designed for low mounting heights for interior and exterior locations featuring directed light distribution without glare. Fixed light distribution (for general illumination) or 4-step adjustable light distribution (for dia-in increased forward throw).

Wall mounted luminaires with shielded light source. Die-cast aluminum housing with safety lens. Pure anodized aluminum reflector.

LED units include integral electronic 120V - 277V LED drivers.

3539LED, 3542LED - 3000K color temperature.
3540LED - 5000K color temperature.

Fluorescent and H.I.D. units include integral electronic ballasts.

U.L. listed, suitable for wet locations.

Protection class: IP64

Finish: Standard BEGA colors.

Click product # for details

		Lamp	β	Temp°C	A	B	C
3539LED		ADA 3.2W LED			3	5 1/8	3 1/4
3540LED		ADA 3.2W LED			3	5 1/8	3 1/4
3542LED		13W LED			4 3/8	7 1/2	4 3/4
3541		ADA (1) 40W T4 G9			3	5 1/8	3 1/4
3544P		(1) 26W CF triple-4p			5 1/8	9 1/8	6
3545MH	Adj. distribution	(1) 20W T4 GU6.5 MH			4 3/8	7 1/2	4 3/4
3546MH	Adj. distribution	(1) 39W T4 GU6.5 MH			4 3/8	7 1/2	4 3/4
3547MH	Adj. distribution	(1) 70W T4 G8.5 MH			5 1/8	9 1/8	6

© Copyright BEGA-US 2013 All rights reserved