

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 309 South Main, Application Number HDC20-122

DISTRICT: Main Street Historic District

REPORT DATE: August 13, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

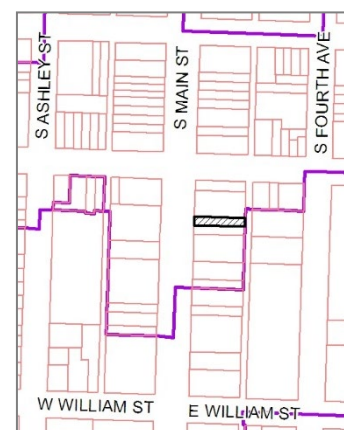
REVIEW COMMITTEE DATE: Monday, August 10, 2020

OWNER
Name: 309 S Main, LLC
Address: 1735 Fairview St
 Saline, MI 48176
Phone: (734) 645-5409

APPLICANT
 Chris Biggers
 127 E Commerce
 Milford, MI 48381
 (248) 886-4460

LOCATION: The site is located on the east side of South Main Street, south of E. Liberty and north of E. William. The most recent tenant was the Melting Pot restaurant.

BACKGROUND: The three-story building was constructed in 1866 in an Italianate vernacular style. It featured a prominent cornice and hooded arched windows. The original first floor tenant was Fred Gross Clothing.



305 & 309 (at right) S Main, pre-1871



309 S Main, 1958 (AADL Old News)

In 1916 the front of the building was altered to its current yellow brick façade. Photos from the 1950s show the building covered in metal panels. The tenant was Dietzel's Shoe Store, and the storefront had recessed show windows on either side. After Dietzel's closed in 1987, the storefront was removed and boarded up. Note the second floor window configuration.

In January 1992, the Commission granted permission to remodel the storefront by bringing it out flush with the front of the building in a wood framed design that matches that of 311 S Main next door.

Certificates of Appropriateness were issued by the HDC at their February and April, 2008 meetings to rebuild the storefront to its current configuration. The original proposal was to expose the brick columns on either side

of the storefront, but during demolition it was determined that the bricks on the south end had been damaged by epoxy. Rather than replace these bricks, the wood storefront was extended to cover the bricks on the north and south. (See March 2008 photos at end of report)

In 2010, the HDC approved a new roof deck exit stair on the rear elevation.

In April of 2019, the HDC approved the replacement of four single and two triple vinyl windows on the front elevation with aluminum clad windows; and the replacement of the current wood storefront with an aluminum storefront system, two metal doors, and stone cladding surrounding the windows. (HDC19-047)



309 S. Main, January 2008

APPLICATION: The applicant seeks approval for a new aluminum and tile storefront system.

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: 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.

Windows

Recommended: Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Not Recommended: Introducing a new design that is incompatible with the historic character of the building.

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.

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.

Windows

Appropriate: If a window is completely missing, replacing it with a new window based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building. Materials other than wood will be reviewed by the Commission on a case-by-case basis.

STAFF FINDINGS:

1. The HDC approved a different storefront in April of 2019. The original contractor for the project applied for a building permit (BLDG19-0947) with a storefront that matched what the HDC approved. HDC staff was asked at that time if the storefront could be mirrored to allow the stairs to be located against the south wall instead of the north, which staff said was acceptable and noted on the permit as a stipulation. A revision to that building permit was submitted in February of 2020. The description of work on the revision cover sheet (which asks "Please describe in detail what these drawings and/or information show and what has changed from the original submission") was "Revised light fixture for light box/HVAC rev for white box". Staff approved the revision and did not catch that a completely new storefront was also included on the permit. That permit was never issued because the contractor never paid for it or picked it up (despite charging the property owner for the permit). Despite not having a permit in hand, the original contractor commenced work on the building, including demolishing the storefront and installing the one shown on this application.

A new contractor was recently hired to replace the original one because the work was taking too long. When the new contractor applied for a new building permit (BLDG20-1061 for the same work shown on the previously amended permit, staff flagged the storefront since it had not been approved by the HDC. (Staff approval was not appropriate or binding for the new storefront; if that building permit had been issued, staff would have had the building permit revoked when the storefront switch was discovered and the process going forward would have been the same.) Given the choice of replacing the storefront to match what the HDC approved in 2019 or applying to have the new storefront considered by the HDC, the owner chose the latter.

2. This building has had a number of modern storefronts, and what the storefront looked like from 1916 to 1958 is unknown. The proposed aluminum storefront has four street-facing windows and recessed doors. Three of the windows are operable -- they accordion fold and stack on the interior. The fourth window is narrower and has a small muntin aligned with the transoms over the doors. On either side of the storefront is medium gray tile, as well as on the bulkhead below the storefront window and in the recessed entry wall.

The windows extend all the way to the brick sign band area. The operable windows do not have a transom, which makes their proportions tall and modern looking. Staff has concerns about compatibility with neighboring structures that have a transom. Aligning horizontal storefront features on a block like transoms and pedestrian signs has been consistently requested by the HDC. The architect has added decals across the three operable windows where the transom should be located. They are labeled "Translucent window frosting (by tenant)". If the glass is recessed enough, a thin false muntin could be applied flush with the frame and the windows would still stack when opened.

3. The sign band is being shown as the small yellow brick area above the new storefront. The signage is dimensioned on the plans and, if approved, will allow staff to approve future signage that does not exceed these dimensions (1' x 10'), in this location. Any other signage must be reviewed by the HDC instead of staff.
4. The HDC will need to determine whether the storefront is compatible with the character of South Main Street and surrounding historic structures. Since no portion of the past or proposed storefronts are historic, staff is generally supportive of the application. It would be strengthened with the addition of false muntins that match the width of the decals shown on the drawing.
5. If approved, this application would replace only the storefront portion of the previously approved HDC19-043. Other work on that certificate of appropriateness would remain approved and be subject to the April 11, 2019 approval date.

POSSIBLE MOTIONS: (Note that the motion is 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 309 S. Main Street, a contributing property in the Main Street Historic District to install a new aluminum and tile storefront, as proposed. The 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, windows, 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, windows, and building site.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 309 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, photos, drawings

Additional Staff Photos

Bricks flanking storefront (March 2008)





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 309 S MAIN LLC		HISTORIC DISTRICT D1	
PROPERTY ADDRESS 309 S MAIN ST.		CITY ANN ARBOR	
ZIPCODE	DAYTIME PHONE NUMBER (734)645-5409	EMAIL ADDRESS MGULVEZAN@GMAIL.COM	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 1735 FAIRVIEW ST.		CITY SALINE	STATE, ZIP 48176

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME MAGDALENA GULVEZAN	DATE 7/24/2020
------------------	---	------------------------------

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) CHRIS BIGGERS			
ADDRESS OF APPLICANT 131 E COMMERCE ST.			CITY MILFORD
STATE MI	ZIPCODE 48381	PHONE / CELL # 248-886-4460	FAX No ()
EMAIL ADDRESS CB@BIGGDESIGNS.COM			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME X CHRIS BIGGERS	DATE 7/24/2020
------------------	--	------------------------------

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
--	---------------------------------	---------------------------------	--	--	--

PROPOSED WORK

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

REPLACEMENT OF EXIST. STOREFRONT FOR NEW EGRESS STAIRS AND TENANT SPACE.
 NEW TILE, ALUM. FRAME STOREFRONT W/OPERABLE WINDOW IS TO REPLACE THE PREVIOUS WOOD FACADE.
 WOOD FACADE HAS BEEN DEMOLISHED.
 EXISTING WINDOWS WILL REMAIN.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

FACADE WAS REVIEWED AND APPROVED IN 2019.
 SINCE APPROVAL OWNER PROCEEDED WITH CONSTRUCTION. OWNER HAS RECENTLY CHANGED CONTRACTORS AND REVISIONS TO THE FACADE ARE REQUIRED TO ACCOMMODATE FIELD CONDITIONS AND CHANGES IN THE MARKETABILITY OF THE SPACE.
 DUE TO ECONOMIC CONDITIONS OF MAIN STREET, THE OWNER NEEDS TO REDUCE BUDGET AND TO EXPEDITE THE COMPLETION OF THE FACADE SO PROTECTIVE BARRIERS CAN BE REMOVED FROM MAIN STREET TO ENCOURAGE PEDESTRIAN ACTIVITY.



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART	
DESCRIPTION	
STAFF REVIEW FEES	
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	

SCOPE OF WORK (HDC)

PROJECT WAS APPROVED IN 2019 TO INCLUDE STONE FACADE, ALUM. FRAME STOREFRONT, & WINDOW REPLACEMENTS. DURING CONSTRUCTION THE OWNER REQUESTED CHANGES TO THE FACADE THAT REQUIRE RE-APPROVAL FROM THE HDC TO COMPLETE THE PROJECT. ALL INTERIOR WORK IS COMPLETED AND FACADE MUST BE COMPLETED TO ALLOW FUTURE TENANT LEASE AGREEMENTS TO BE EXECUTED.

REVISIONS TO THE APPROVED FACADE ARE REQUIRED DUE TO FOLLOWING:

- DURING DEMOLITION IT WAS DISCOVERED THAT THE ENTIRE FACADE MUST BE DEMO'D AND EXISTING OPENING EXTENDS TO ORIGINAL STOREFRONT OPENING WHICH EXTENDS FROM FIRST FLOOR TO BOTTOM OF SECOND FLOOR.
- SEVERAL STRUCTURAL ISSUES AND CODE REQUIREMENTS PREVENTED THE RELOCATION OF STAIR TO LEFT SIDE OF FACADE AND THE STAIRWAY IS NOW RE-BUILT ON THE RIGHT SIDE, REQUIRING THE STOREFRONT TO BE MIRRORED.
- DURING CONSTRUCTION, THE OWNER WAS APPROACHED BY SEVERAL PROSPECTIVE TENANTS REQUESTING 'MAXIMIZED STOREFRONT GLASS' AND AN 'OPERABLE' STOREFRONT TO MAKE SPACE ON MAIN STREET UNIQUE.
- RENOVATION OF THE INTERIOR AND FACADE WAS TAKING LONGER THAN EXPECTED, THEREFORE THE OWNER HAS CONTRACTED WITH A NEW CONTRACTOR TO EXPEDITE THE COMPLETION OF THE STOREFRONT AND REDUCE COSTS.
- THE OWNER MUST COMPLETE THE FACADE AND REMOVE THE CONSTRUCTION BARRIER OFF OF MAIN STREET AS SOON AS POSSIBLE TO HELP IMPROVE MAIN STREETScape.
- NO WORK ON ANY SIDES OR REAR ARE PROPOSED IN THIS APPROVAL.

REVISIONS TO APPROVED FACADE ARE PROPOSED:

- MIRROR DOORS FRONT LEFT SIDE TO RIGHT SIDE ALLOW EASY ACCESS TO SECOND FLOOR AND PROVIDE A SEPARATE ENTRANCE TO TENANT SPACE.
- REPLACE ORIGINAL CAST STONE FACADE WITH A CLEANER LINE TILE THAT CAN BE INSTALLED OVER THE EXISTING BRICK/TILE. THE DARK COLOR AND SMOOTH FINISH TO ALLOW INTERIOR SPACE TO BE MORE OPEN FOR VIEWING.
- MAXIMIZE GLASS TO ATTRACT FUTURE TENANTS SEEKING A MORE STREET EXPOSURE WHILE ALLOWING MORE NATURAL LIGHT.
- PROVIDE AN OPERABLE STOREFRONT TO ATTRACT FUTURE FOOD SERVICE/DINING TENANTS, ALLOWING ADDITIONAL AIR, LIGHT, AND PEDESTRIAN EXPOSURE. GIVEN RECENT HEALTH CIRCUMSTANCES, TENANTS ARE SEEKING MORE OPEN SPACES WITH NATURAL AIR AND LIGHT.
- MINIMIZE STRUCTURAL MODIFICATIONS TO THE EXISTING STOREFRONT OPENING.
- EXISTING VINYL WINDOWS WILL REMAIN UNTIL FUTURE TENANT REPLACES (REQUIRING HDC APPROVAL AT THAT TIME)

SHEET INDEX(HDC)

<u>SHEET</u>	<u>NAME</u>	<u>DATE</u>
HDC-1.0	SCOPE OF WORK	07.24.2020
HDC-1.1	STOREFRONT	07.24.2020
HDC-1.2	FLOOR PLAN	07.24.2020
HDC-2.0	PERSPECTIVE	07.24.2020
HDC-2.1	ELEVATION (FULL)	07.24.2020
HDC-2.2	ELEVATION (ENLARGED)	07.24.2020
HDC-2.3	ELEVATION NOTES	07.24.2020
HDC-2.4	COLOR PERSPECTIVE	07.24.2020
HDC-3.0	WALL SECTION	07.24.2020
HDC-3.1	WALL SECTION	07.24.2020
HDC-3.2	WALL SECTION	07.24.2020
HDC-4.0	WALL TILE	07.24.2020
HDC-4.1	ENTRY TILE	07.24.2020
HDC-4.2	STOREFRONT GLASS/Frames	07.24.2020

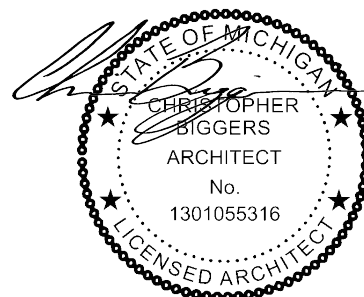


BIGGDESIGNS, LLC
 131 E COMMERCE ST.
 MILFORD, MI 48381
 248.886.4460
 BIGGDESIGNSLLC@GMAIL.COM
 WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
309 S MAIN
ANN ARBOR, MI 48104

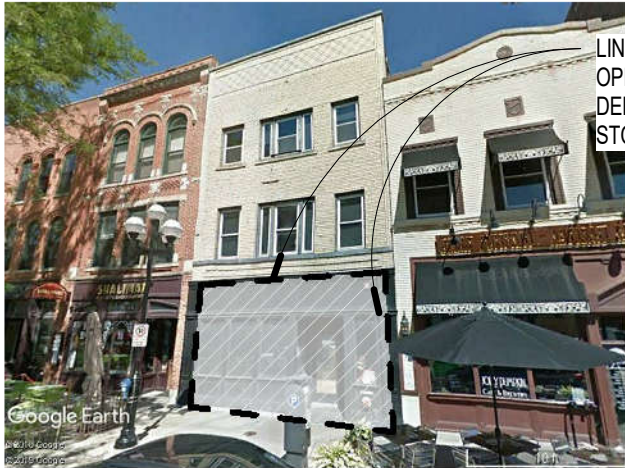
PER:HDC
 SCOPE OF WORK
 07.24.2020

HDC-1.0



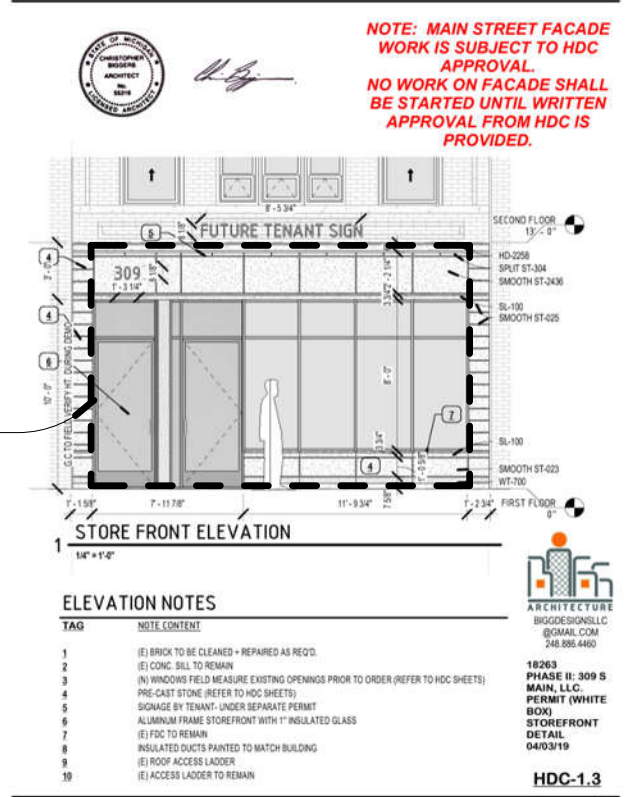


ADJACENT STOREFRONTS

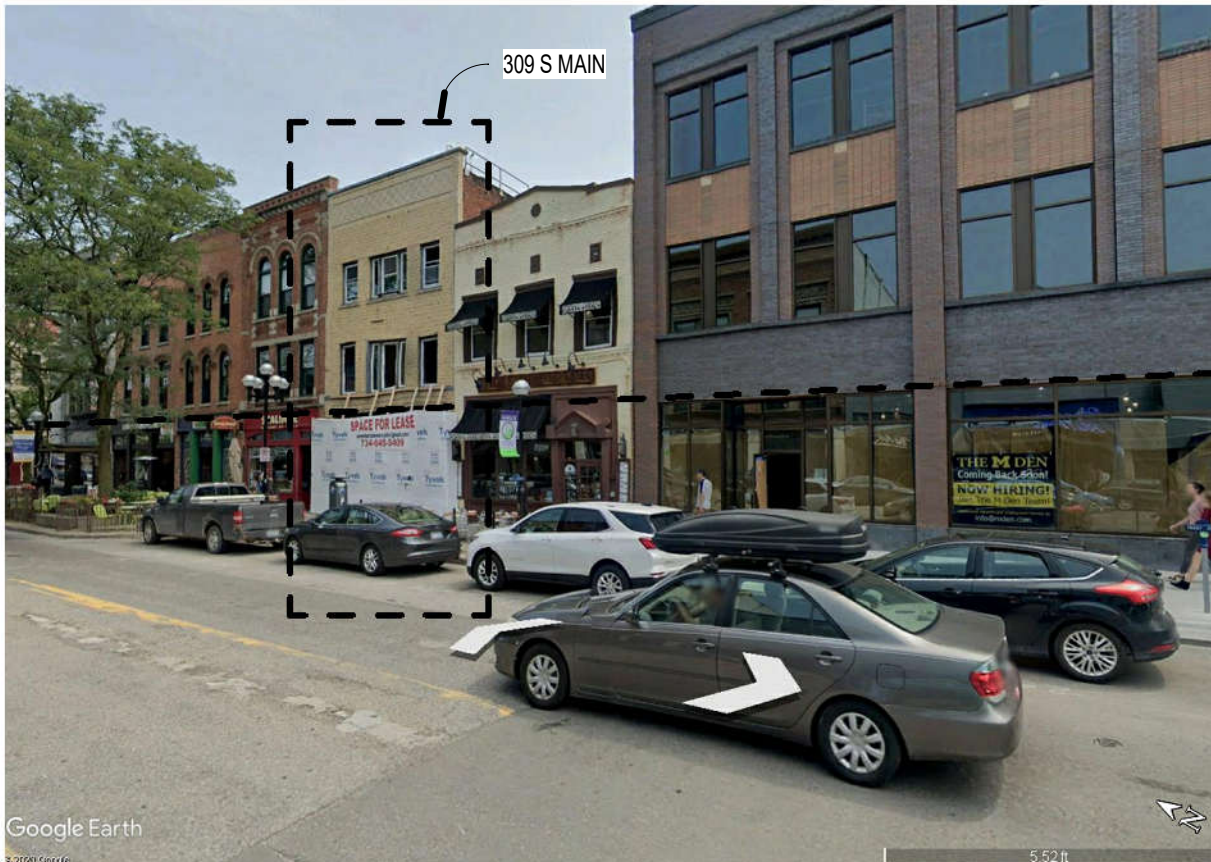


LINE OF CLEAR
OPENING OF
DEMO'D
STOREFRONT

(E) STREET VIEW



PREVIOUSLY APPROVED FACADE



STREET SCAPE

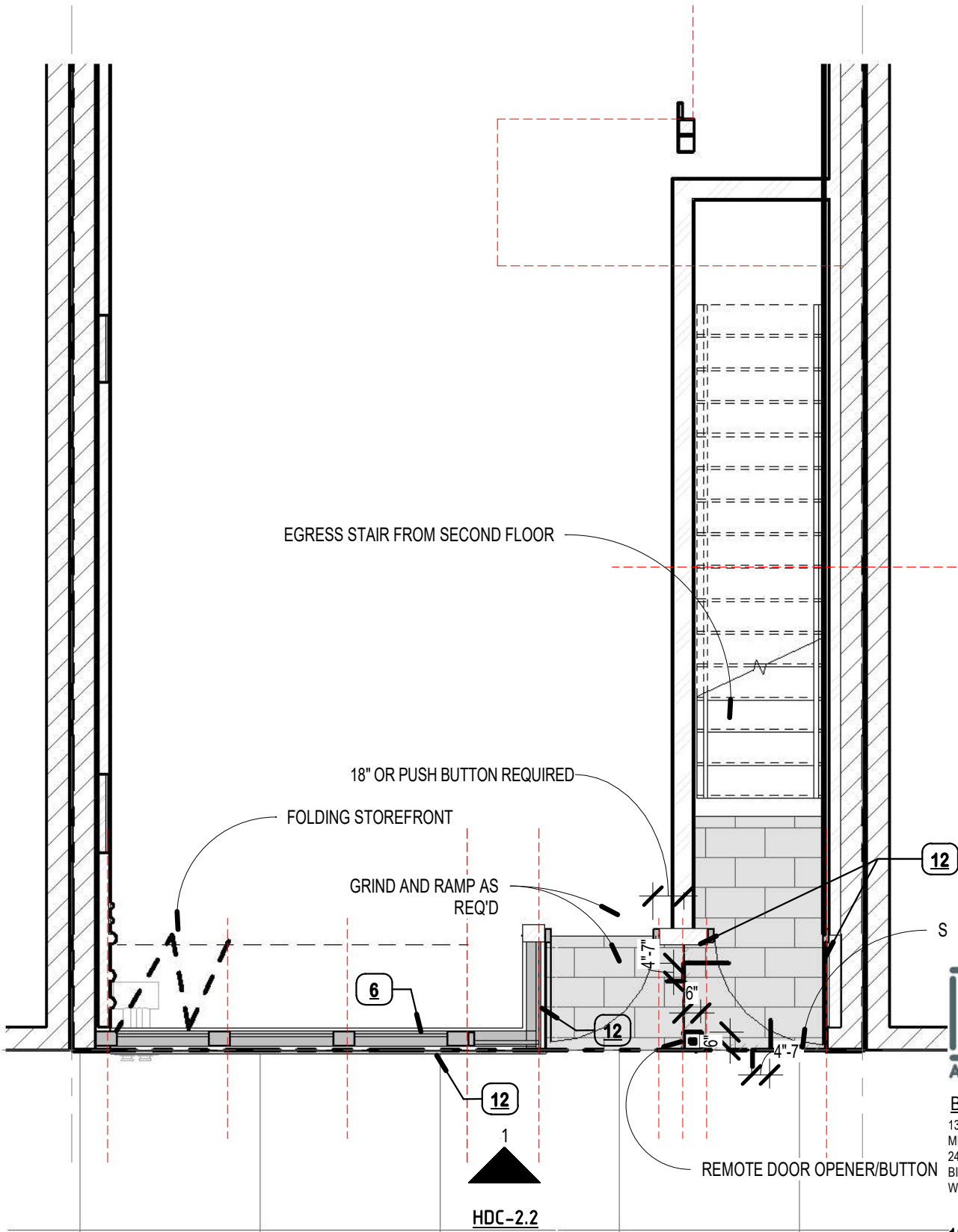


BIGGDESIGNS,LLC
131 E COMMERCE ST.
MILFORD, MI 48381
248.886.4460
BIGGDESIGNSLLC@GMAIL.COM
WWW.BIGGDESIGNS.COM

**18263
309 S MAIN, L.L.C.
309 S MAIN
ANN ARBOR, MI 48104**

**PER:HDC
STOREFRONT
07.24.2020**

HDC-1.1



BIGGDESIGNS, LLC
 131 E COMMERCE ST.
 MILFORD, MI 48381
 248.886.4460
 BIGGDESIGNSLLC@GMAIL.COM
 WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
 309 S MAIN
 ANN ARBOR, MI 48104

PER:HDC
 FLOOR PLAN
 07.24.2020

HDC-1.2

1 ENLARGED STOREFRONT PLAN(HDC)

1/4" = 1'-0"



(N) STOREFRONT



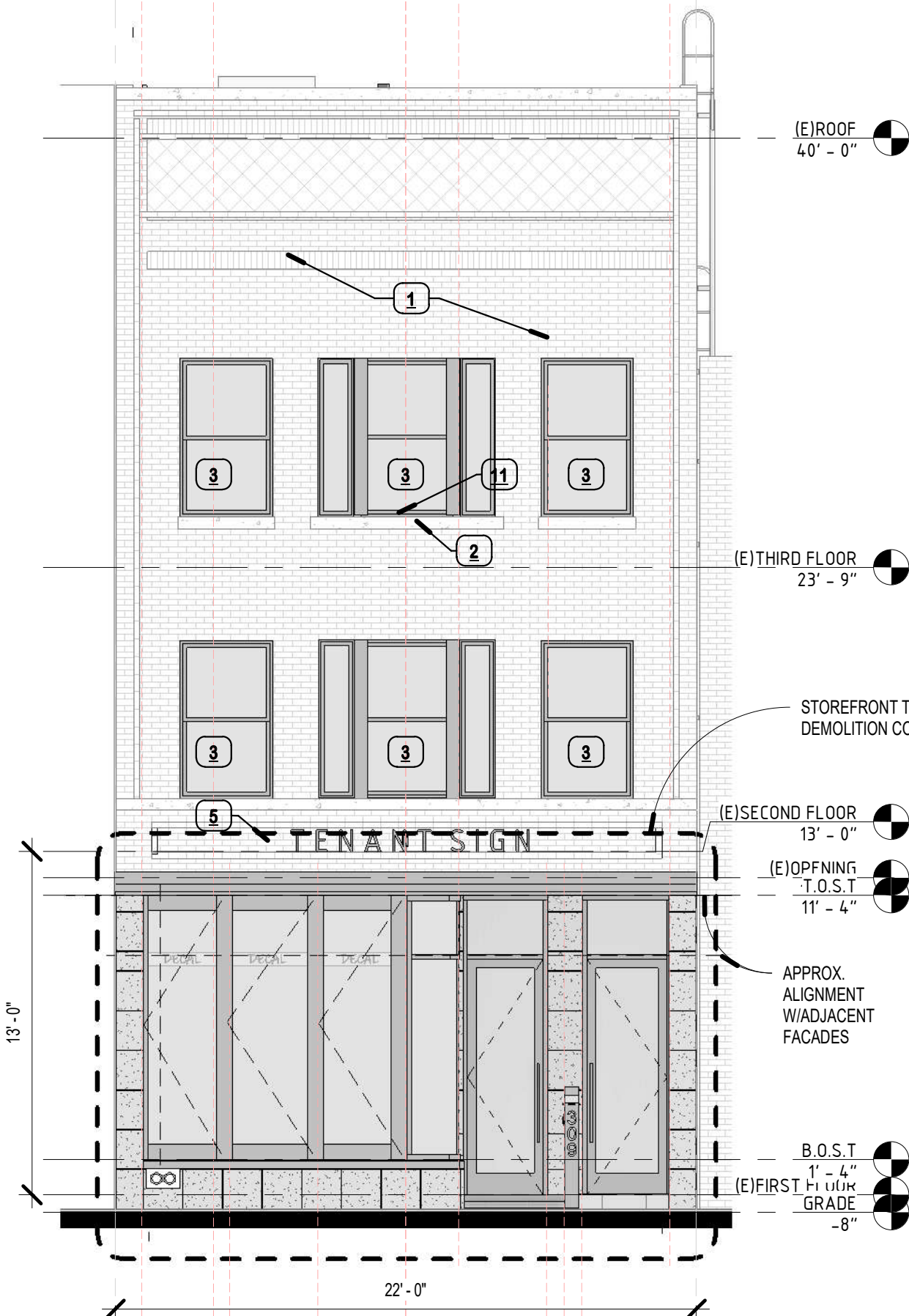
BIGGDESIGNS, LLC
131 E COMMERCE ST.
MILFORD, MI 48381
248.886.4460
BIGGDESIGNSLLC@GMAIL.COM
WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
309 S MAIN
ANN ARBOR, MI 48104

PER:HDC
PERSPECTIVE
07.24.2020

HDC-2.0

1 (N) STOREFRONT PERSPECTIVE



(E) ROOF
40' - 0"

(E) THIRD FLOOR
23' - 9"

(E) SECOND FLOOR
13' - 0"

(E) OPENING
T.O.S.T
11' - 4"

B.O.S.T
1' - 4"
(E) FIRST FLOOR
GRADE
-8"

(E) BASEMENT
-9' - 0"

STOREFRONT TO BE RENOVATED
DEMOLITION COMPLETED

APPROX.
ALIGNMENT
W/ADJACENT
FACADES



BIGGDESIGNS, LLC
131 E COMMERCE ST.
MILFORD, MI 48381
248.886.4460
BIGGDESIGNSLLC@GMAIL.COM
WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
309 S MAIN
ANN ARBOR, MI 48104

PER:HDC
ELEVATION (FULL)
07.24.2020

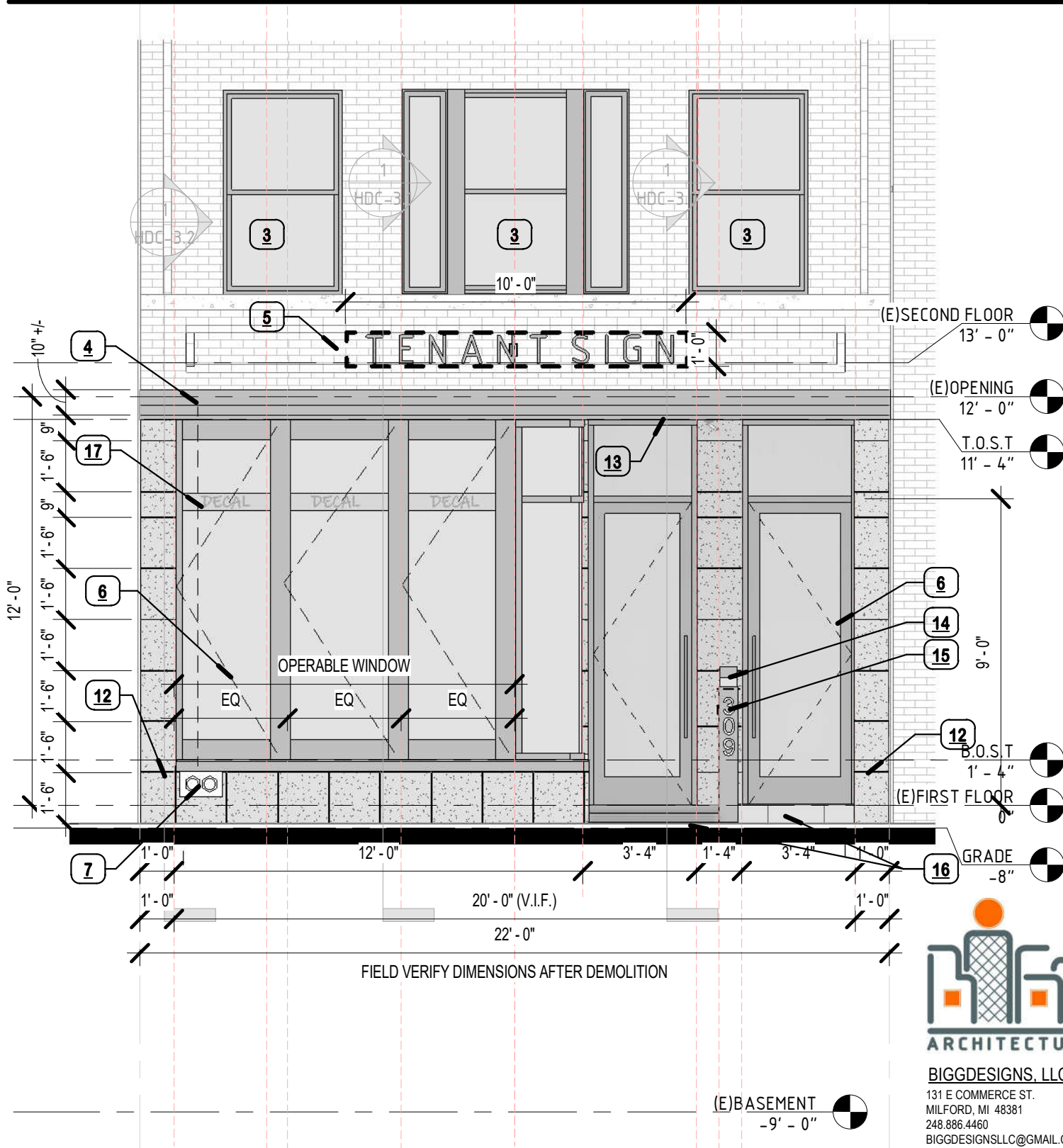
13' - 0"

22' - 0"

1 MAIN STREET ELEVATION(HDC)

3/16" = 1'-0"

HDC-2.1



1 MAIN STREET ELEVATION(HDC)-ENLARGED

1/4" = 1'-0"



BIGGDESIGNS, LLC
 131 E COMMERCE ST.
 MILFORD, MI 48381
 248.886.4460
 BIGGDESIGNSLLC@GMAIL.COM
 WWW.BIGGDESIGNS.COM

18263
 309 S MAIN, LLC.
 309 S MAIN
 ANN ARBOR, MI 48104

PER:HDC
 ELEVATION
 (ENLARGED)
 07.24.2020
HDC-2.2

ELEVATION NOTES

<u>TAG</u>	<u>NOTE CONTENT</u>
<u>1</u>	(E) BRICK TO BE CLEANED + REPAIRED AS REQ'D.
<u>2</u>	(E) CONC. SILL TO REMAIN
<u>3</u>	(E)VINYL WINDOWS TO REMAIN
<u>4</u>	(N)ALUM. BREAK METAL TO MATCH STOREFRONT
<u>5</u>	SIGNAGE BY TENANT- UNDER SEPARATE PERMIT. SIZE SHALL MEET SIZE SHOWN. SIGN SIZE CHANGES MUST BE APPROVED BY HDC.
<u>6</u>	(N)ALUMINUM FRAME STOREFRONT MANUF: B & B GLASS MODEL: REFER TO SHOP DWGS COLOR: BLACK ANNOD. ALUM GLASS: 1" CLEAR INSULATED GLASS
<u>7</u>	(E) FDC TO BE RELOCATED
<u>8</u>	(REAR)INSULATED DUCTS PAINTED TO MATCH BUILDING
<u>9</u>	(E) ROOF ACCESS LADDER
<u>10</u>	(E) ACCESS LADDER TO REMAIN
<u>11</u>	(E) METAL ANCHORS TO BE REMOVED
<u>12</u>	(N)SOLID TILE W/BASE FLASHING & WATERPROOFING MANUF: FIRED EARTH PORCELIAN MODEL: 18"x18" POLISHED(STACK BOND) COLOR: SUPER BLACK (W/MATCHING BLACK GROUT)
<u>13</u>	(N)CEMENT BOARD CEILING. PAINT TO MATCH STOREFRONT
<u>14</u>	(N)ALUMINUM WRAPPED POST W/BARRIER FREE REMOTE DOOR OPENER.
<u>15</u>	(N)RAISED ALUMINUM ADDRESS NUMBERS
<u>16</u>	(N)SOLID TILE W/BASE FLASHING & WATERPROOFING MANUF: MONTECERA MODEL: 12"x24"(RUNNING BOND) WALDEN STONE PORCELIEN COLOR: GREY (W/MATCHING GROUT)
<u>17</u>	(N)TRANSLUCENT WINDOW FROSTING (BY TENANT)



BIGGDESIGNS, LLC

131 E COMMERCE ST.
MILFORD, MI 48381
248.886.4460
BIGGDESIGNSLLC@GMAIL.COM
WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
309 S MAIN
ANN ARBOR, MI 48104

PER:HDC
ELEVATION NOTES
07.24.2020

HDC-2.3



COLOR PERSPECTIVE

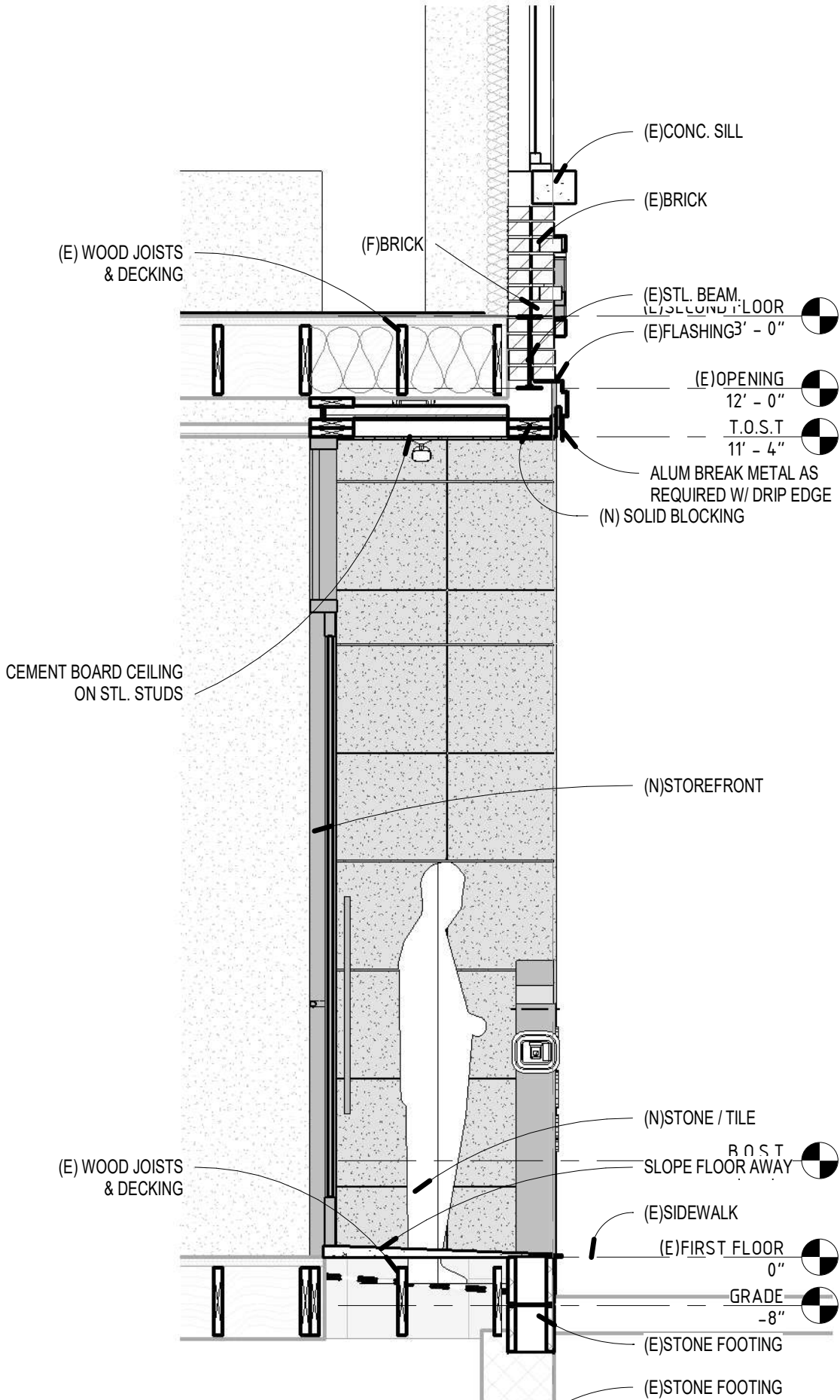


BIGGDESIGNS, LLC
131 E COMMERCE ST.
MILFORD, MI 48381
248.886.4460
BIGGDESIGNSLLC@GMAIL.COM
WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
309 S MAIN
ANN ARBOR, MI 48104

PER:HDC
COLOR PERSPECTIVE
07.24.2020

HDC-2.4



1 STOREFRONT SECTION I (HDC)
 1/2" = 1'-0"

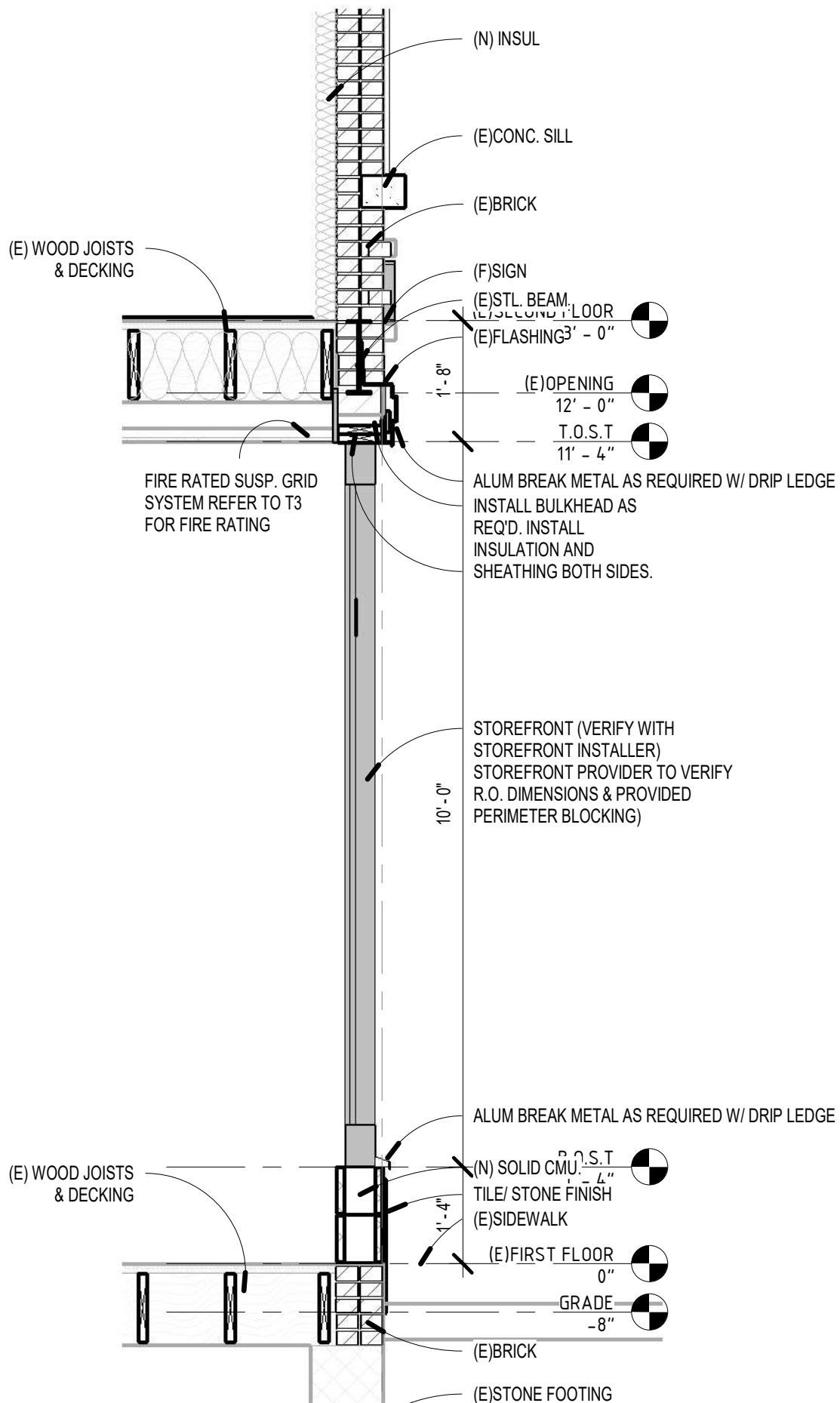


BIGGDESIGNS, LLC
 131 E COMMERCE ST.
 MILFORD, MI 48381
 248.886.4460
 BIGGDESIGNSLLC@GMAIL.COM
 WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
 309 S MAIN
 ANN ARBOR, MI 48104

PER:HDC
 WALL SECTION
 07.24.2020

HDC-3.0



1 STOREFRONT SECTION II (HDC)

1/2" = 1'-0"



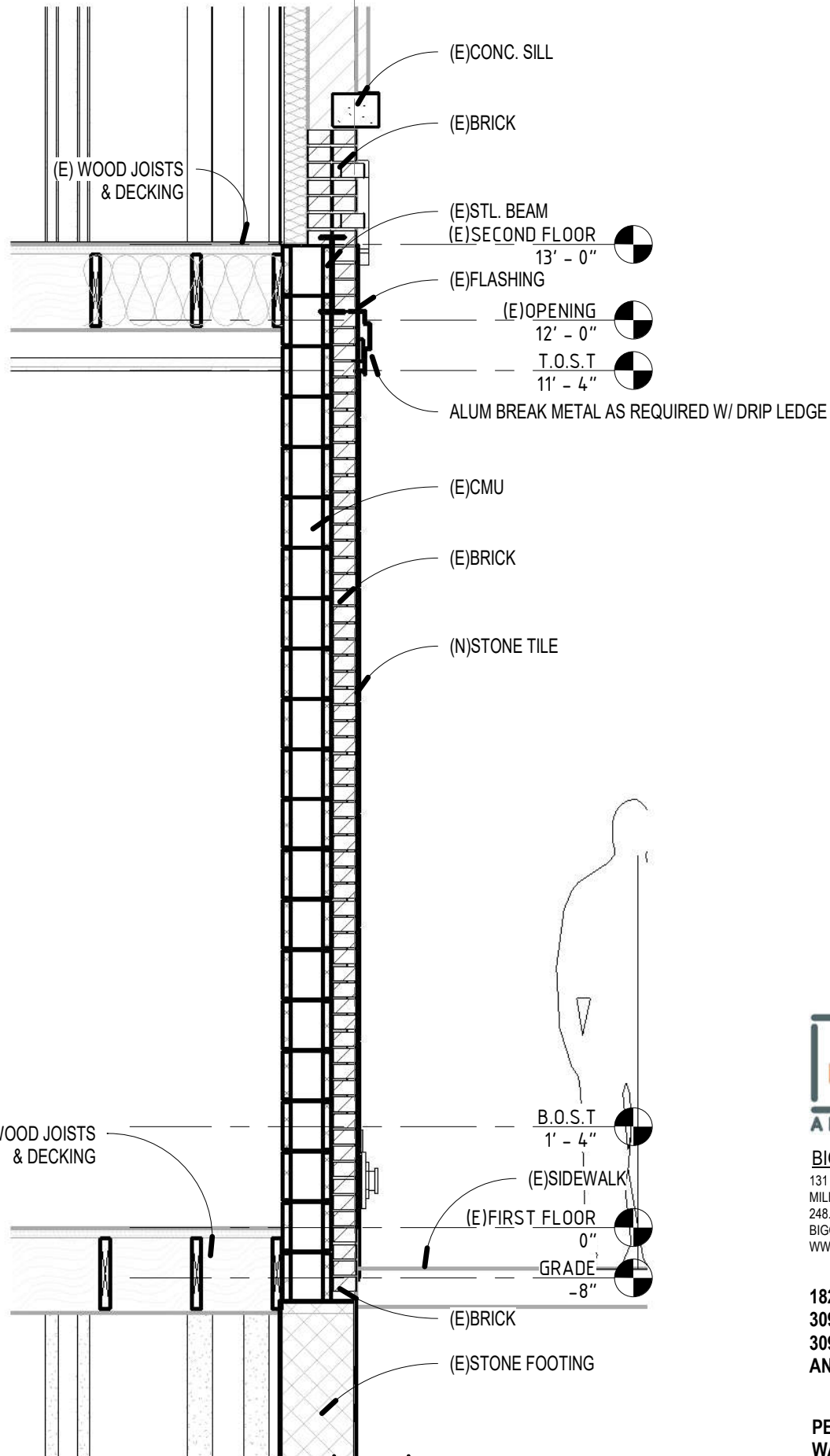
BIGGDESIGNS, LLC

131 E COMMERCE ST.
MILFORD, MI 48381
248.886.4460
BIGGDESIGNSLLC@GMAIL.COM
WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
309 S MAIN
ANN ARBOR, MI 48104

PER:HDC
WALL SECTION
07.24.2020

HDC-3.1



1 STOREFRONT SECTION III(HDC)

1/2" = 1'-0"



BIGGDESIGNS, LLC
 131 E COMMERCE ST.
 MILFORD, MI 48381
 248.886.4460
 BIGGDESIGNSLLC@GMAIL.COM
 WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
 309 S MAIN
 ANN ARBOR, MI 48104

PER:HDC
 WALL SECTION
 07.24.2020

HDC-3.2



SUPER BLACK PORCELAIN WALL AND FLOOR TILE - 18 X 18 IN.

ITEM #680349 | COVERAGE 10.54 SQ. FT. PER BOX

The upscale, modern look of the Super Black polished porcelain tile is sure to make your guests envious. A nano polish treatment provides a dirt and stain resistant finish to the already durable design, making it ideal for entryways, hallways and any room of the house. With a minimalistic 18" x 18" shape, it looks just as good as a wall tile or floor tile.

Price \$9.89/sq. ft. \$104.25/box
Sample price \$20.85

QUANTITY

enter sqft = boxes \$ - Price

ADD TO CART

ORDER SAMPLE

SAVE TO PROJECT



Free Design Services >

Not sure where to start? Schedule a one-on-one appointment to design your dream room.

RECOMMENDED APPLICATIONS*

- Floor
- Wall
- Exterior

*These are general recommendations as every project is different. Check with your store associate or contact customer service for specific recommendations for your project.

DETAILS

APPROX SIZE

18 x 18

BRAND

Fired Earth

EDGE

Rectified

FINISH

Polished

MATCHING TRIM

No

MATERIAL TYPE

Porcelain

PIECE PER BOX

5

SIMILAR TILE EXAMPLE



BIGGDESIGNS, LLC

131 E COMMERCE ST.
MILFORD, MI 48381
248.886.4460
BIGGDESIGNSLLC@GMAIL.COM
WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
309 S MAIN
ANN ARBOR, MI 48104

PER:HDC
WALL TILE
07.24.2020

STONE TILE SPECS (HDC)

HDC-4.0



30 x 60 cm (12" x 24")
WALDEN STONE Grey

PRODUCT	THICKNESS	P ₁₅ + P ₁₀	Sup + Bot	Sup + Bot	P ₁₅ + P ₁₀	Co + Bo	Re + Pa	Sup + Pa	Sup + Pa	P ₁₅ + P ₁₀	Co + Pa
30 x 60 cm - (12"x24") WALDEN STONE	8,0 mm - 0,32"	9	1,63	1,743	28,4	43,80	32	51,84	538,00	933	2096
60 x 60 cm - (24"x24") WALDEN STONE Rectified	8,5 mm - 0,33"	6	1,44	15,49	26,7	63,30	30	43,20	465,00	885	1911
33 x 30 cm - (13"x12") WALDEN STONE Bullnose	8,0 mm - 0,32"	8	-	-	4,2	9,26	203	-	-	867	1911
3 x 5 cm (2"x2") - 30 x 30 cm (12"x12") WALDEN STONE Mosaic	8,0 mm - 0,32"	10	0,88	9,47	18	35,88	48	42,34	435,24	894	1971
33 x 33 cm - (13"x13") WALDEN STONE Random Step	8,0 mm - 0,32"	10	1,06	11,41	17	37,48	48	50,85	542,34	846	1865
3 x 5 cm (2"x2") - 30 x 30 cm (12"x12") WALDEN STONE Bullnose Mosaic	8,0 mm - 0,32"	10	0,90	9,68	18	35,88	48	43,20	465,00	894	1971

GENERAL SPECIFICATIONS

TECHNICAL FEATURES	NORMS	PORCELAIN TILE		MONTECERA AVERAGE VALUE
		Requirement for Nominal Size N		
		7 cm ≤ N < 15 cm	N ≥ 15 cm	MATT
LENGTH AND WIDTH	EN ISO 10545-2	± 0,80 mm	± 0,8% ±2,0 mm	Confirmed
THICKNESS	EN ISO 10545-2	± 0,50 mm	± 0,5%	Confirmed
STRAIGHTNESS	EN ISO 10545-2	± 0,75 mm	± 0,5% ± 1,5 mm	Confirmed
SQUAINESS	EN ISO 10545-2	± 0,75 mm	± 0,8% ±2,0 mm	Confirmed
SURFACE FLATNESS	EN ISO 10545-2	± 0,75 mm	± 0,5% ±2,0 mm	Confirmed
WATER ABSORPTION	EN ISO 10545-3	≤ 0,5%		≤ 0,5%
BREAKING STRENGTH	EN ISO 10545-4	1300 N		1400 N
MODULUS OF RUPTURE	EN ISO 10545-4	≥ 35 N/mm ²		≥ 40 N/mm ²
THERMAL SHOCK RESISTANCE	EN ISO 10545-9	Required		Resistant
FROST RESISTANCE	EN ISO 10545-12	Required		Resistant
CHEMICAL RESISTANCE	EN ISO 10545-13	Indicated by manufacturer		Resistant
RESISTANCE TO STAINS	EN ISO 10545-14	Indicated by manufacturer		Resistant
COEF (IWK)	ANSI B 101.3	Indicated by manufacturer		> 0,42
SCRATCH HARDNESS (MOHS)		Indicated by manufacturer		Min. 6
ABRASION RESISTANCE (PEI)	EN ISO 10545-7	Indicated by manufacturer		4
SHADE VARIATION		Indicated by manufacturer		V3



BIGGDESIGNS, LLC
131 E COMMERCE ST.
MILFORD, MI 48381
248.886.4460
BIGGDESIGNSLLC@GMAIL.COM
WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
309 S MAIN
ANN ARBOR, MI 48104

PER:HDC
ENTRY TILE
07.24.2020

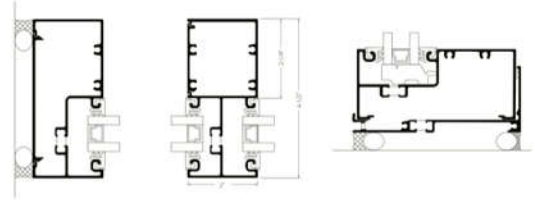
HDC-4.1

ENTRY FLOOR TILE

SIMILAR STOREFRONTS EXAMPLES



14000 I/O Series Multiplane Storefront Framing



- System Features:**
- Standard 2" (50.8mm) sight line on verticals and horizontals
 - 4-1/2" (114.3mm) system depth
 - Single Point & Debridge thermal break with Acorn Lancer® mechanical lock
 - EPDM wedge type gaskets for 1" glass or panel thickness

- Optional Features:**
- Screw spline or shear block connections
 - Steel reinforcing if required
 - Easily integrates with standard or thermal doors, operable vent windows & sun shades
 - 7 anodized and 19 painted standard finishes
 - Curved Headers
 - Non-thermal Framing
 - In-board, Centered, or Out-board glass plane
 - Silicone Glazed Vertical



14000 I/O Series Product Specifications

See Tubelite's Test Reports for wind up load and test conditions.

Application: Low rise commercial buildings, retail, office, hospitals, schools, etc.
Description: 2" x 4-1/2" multiplane outside or inside flush glazed storefront.

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	CRF:	U-Value:	Acoustic:
2"	4-1/2"	1" and (1/8" - 1 1/8")	0.08 CPMF12 @ 6.25 PSF	0.010 - Inside Plane 0.015 - Outside Plane	35 PSF - Design 40 PSF - Ultimate	12.45 - Inside Plane 15.85 - Outside Plane 18.45 - Outside Plane 155	0.33 - Inside Plane 0.33 - Outside Plane 0.32 - Outside Plane 155	STC 32 ORC 38

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2017 Tubelite Inc.



BIGGDESIGNS, LLC
 131 E COMMERCE ST.
 MILFORD, MI 48381
 248.886.4460
 BIGGDESIGNSLLC@GMAIL.COM
 WWW.BIGGDESIGNS.COM

18263
309 S MAIN, LLC.
309 S MAIN
ANN ARBOR, MI 48104



STOREFRONT SPECS (HDC)

PER:HDC
STOREFRONT
GLASS/FRAMES
07.24.2020
HDC-4.2