

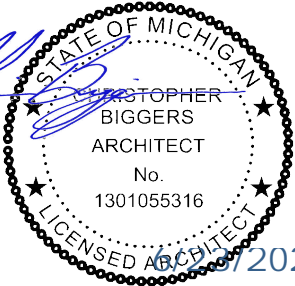


**(HDC)VICINITY MAP**

**N.T.S**



**(E)BUILDING**



07/2023



**BIGGDESIGNS, LLC**

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 MILFORD, MI 48381  
 248.886.4460

22114  
 215/217 S. MAIN  
 06.23.2023

**HDC-0.0**

<u>SHEET</u>	<u>NAME</u>	<u>DATE</u>	<u>REV.</u>
0-HDC-GENERAL			
<u>HDC-0.0</u>	COVER SHEET	06.23.2023	
<u>HDC-0.1</u>	SHEET INDEX	06.23.2023	
<u>HDC-0.2</u>	PROJECT NARRATIVE	06.23.2023	
<u>HDC-0.3</u>	(E) BUILDING HISTORIC PHOTOS	06.23.2023	
<u>HDC-0.4</u>	PRECEDENT BUILDING (FLOOR OFFSET)	06.23.2023	
<u>HDC-0.5</u>	(N)BUILDING INFORMATION/FAR	06.23.2023	
1-HDC-EXISTING CONDITIONS			
<u>HDC-1.0</u>	(E) BUILDING PHOTOS	06.23.2023	
<u>HDC-1.1</u>	(E) FIRST FLOOR PLAN	06.23.2023	
<u>HDC-1.2</u>	(E) SECOND FLOOR PLAN	06.23.2023	
<u>HDC-1.3</u>	(E) THIRD FLOOR PLAN	06.23.2023	
<u>HDC-1.4</u>	(E) ROOF PLAN	06.23.2023	
<u>HDC-1.5</u>	(E) W. ELEVATION	06.23.2023	
<u>HDC-1.6</u>	(E) E. ELEVATION	06.23.2023	
<u>HDC-1.7</u>	(E) N. & S. ELEVATION	06.23.2023	
2-HDC-CONSTRUCTION			
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<u>HDC-2.2</u>	STRUCTURAL ENGINEER WALL ANALYSIS	06.23.2023	
<u>HDC-2.3</u>	STRUCTURAL ENGINEER WALL ANALYSIS-2	06.23.2023	
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<u>HDC-2.5</u>	TEMPORARY SHORING SKETCH	06.23.2023	
3-HDC-NEW			
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<u>HDC-3.01</u>	(N) BUILDING FRONT PERSP.	06.23.2023	
<u>HDC-3.02</u>	(N) BUILDING REAR PERSP.	06.23.2023	
<u>HDC-3.03</u>	(N) BASEMENT FLOOR PLAN	06.23.2023	
<u>HDC-3.04</u>	(N) FIRST FLOOR PLAN	06.23.2023	
<u>HDC-3.05</u>	(N) THIRD FLOOR PLAN	06.23.2023	
<u>HDC-3.06</u>	(N) SECOND FLOOR PLAN	06.23.2023	
<u>HDC-3.07</u>	(N) FOURTH FLOOR PLAN	06.23.2023	
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<u>HDC-3.09</u>	(N) ROOF PLAN	06.23.2023	
<u>HDC-3.10</u>	(N) WEST ELEVATION	06.23.2023	
<u>HDC-3.11</u>	(N) EAST ELEVATION	06.23.2023	
<u>HDC-3.12</u>	(N) SIDE ELEVATIONS	06.23.2023	
<u>HDC-3.13</u>	(N) STOREFRONT PLAN AND ELEV.	06.23.2023	
<u>HDC-3.14</u>	(N)ELEVATION NOTES	06.23.2023	
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<u>HDC-3.16</u>	(N)WALL SECTION	06.23.2023	
<u>HDC-3.17</u>	(N) STOREFRONT PERSPECTIVE	06.23.2023	
5-HDC-SPECS			
<u>HDC-5.0</u>	STOREFRONT WINDOW SPECS	06.23.2023	
<u>HDC-5.1</u>	PRE-FAB BALCONY SPEC	06.23.2023	



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## EXISTING CONDITIONS

- EXISTING PRE-1900 3-STORY BUILDING
- EXISTING BUILDING EXPERIENCED A RECENT FIRE, DAMAGING THE HISTORIC WINDOWS, EXISTING ROOF STRUCTURE, AND EXISTING SECOND FLOOR STRUCTURE.
- THE FIRST FLOOR HAS HAD MANY TENANTS COME AND GO OVER TIME WITH NUMEROUS STOREFRONT RENOVATIONS.
- THE SECOND FLOOR CONSISTS OF VARIOUS OFFICES WITH NARROW HALLWAYS AND NON-COMPLIANT EGRESS ROUTES.
- THIRD FLOORS HAVE REMAINED VACANT FOR SOME TIME DUE TO STRUCTURAL CONCERNS AND FIRE DAMAGE.
- EXISTING NORTH, SOUTH, AND WEST MASONRY WALLS WILL BE MAINTAINED, PRESERVING THE HISTORICAL MAIN STREET FACADE.

## DEMOLITION

- THE EAST WALL WILL BE REMOVED DUE TO THE FOLLOWING:
  1. EAST WALL IS DETERIORATING
  2. STRUCTURAL ENGINEER HAS DETERMINED WALL CANNOT BE SAFELY SUPPORTED
  3. THE NORTH, SOUTH AND WEST WALLS WILL BE PRESERVED WITH SHORING, PROMOTING SAFE CONSTRUCTION AND EQUIPMENT ACCESS THROUGH THE NARROW ALLEY.
  4. NEW CONSTRUCTION EQUIPMENT AND MATERIALS MUST ENTER OR LEAVE THE SITE FROM THE ALLEY SIDE.
  5. A CRANE WILL BE REQUIRED TO LIFT EQUIPMENT AND MATERIALS THROUGHOUT THE SITE.
  6. THE MAIN STREET SIDEWALK MUST BE PROTECTED DURING THE DURATION OF CONSTRUCTION AND ACCESS THROUGH MAIN STREET SHOULD BE MINIMIZED.
- THE EXISTING FLOORS BEHIND THE FAÇADE ARE UNUSABLE DUE TO THE FOLLOWING:
  1. FIRE HAS DAMAGED THE EXISTING ROOF AND THIRD FLOOR STRUCTURE.
  2. EXISTING FLOOR STRUCTURE IS OLD WOOD THAT HAS DETERIORATED OVER TIME.
  3. FIRST AND SECOND FLOORS HAVE MULTIPLE FLOOR LEVELS INSTALLED WITHIN PREVENTING THE BUILDING FROM BEING BARRIER FREE COMPLIANT.
  4. CURRENT EGRESS ROUTES INCLUDE NON-COMPLIANT HALLWAYS AND STAIRWAYS, MAKING IT IMPOSSIBLE FOR THE BUILDING TO FUNCTION AS A SINGLE UNIT.
  5. OFFICE SPACE HAS BECOME EXCESSIVE IN CURRENT ECONOMIC MARKET REQUIRING THE FLOORS TO ACCOMMODATE FIRST FLOOR COMMERCIAL TENANT(S) AND AFFORDABLE RESIDENTIAL UNITS ON THE FLOORS ABOVE.

## NEW CONSTRUCTION

- THE NEW BUILDING FOOTPRINT WILL MATCH THE FOOT PRINT OF THE EXISTING BUILDING.
- FIRST FLOOR WILL BE REPLACED TO ACCOMMODATE ACCESSIBLE FIRST FLOOR COMMERCIAL TENANT(S)
- SECOND AND THRID FLOORS WILL BE REPLACED TO ACCOMMODATE ACCESSIBLE RESIDENTIAL UNITS.
- A NEW FOURTH FLOOR AND FIFTH FLOOR WILL INSTALLED TO ACCOMMODATE ACCESSIBLE RESIDENTIAL UNITS.
- FOURTH AND FIFTH FLOOR MAIN STRET WALLS WILL BE OFFSET BEHIND HISTORIC FACADE TO PRESERVE THE HISTORICAL FACADE.
- NEW CODE COMPLIANT COORIDORS, STAIRWAYS, AND ELEVATOR WILL BE INSTALLED.
- THE EXISTING BRICK(PAINTED) ON MAIN STREET WILL REMAIN
- THE SURVEY INDICATES THAT THE EXISTING NORTH AND SOUTH BRICK/MASONRY WALLS ARE BUILT OVER THE PROPERTY LINE CAUSING ANY NEW MASONRY WALLS ABOVE MUST TO BE OFFSET.

## STOREFRONT

- THE STORE FRONTS HAVE BEEN REPLACED MULTIPLE TIME THROUGHOUT THE LIFE SPAN OF BUILDING AND ARE NOT HISTORICAL.
- STOREFRONTS WILL BE REMOVED AND RE-INSTALLED AS APPROVED.

## WINDOW REPLACEMENTS

- THE ORIGINAL SECOND & THIRD STORY WINDOWS ARE STORM WINDOWS ONLY AND REPLACEMENT WINDOWS WILL BE INSTALLED REPRESENTING ORIGINAL CHARACTER. THE SECOND STORY WEST WINDOWS WERE ORIGINALLY ARCHED WINDOWS. THE OWNER WOULD LIKE TO BRING THE ORIGINAL ARCHS BACK TO MAINTAIN HISTORIC CHARACTER.

# PROJECT NARRATIVE



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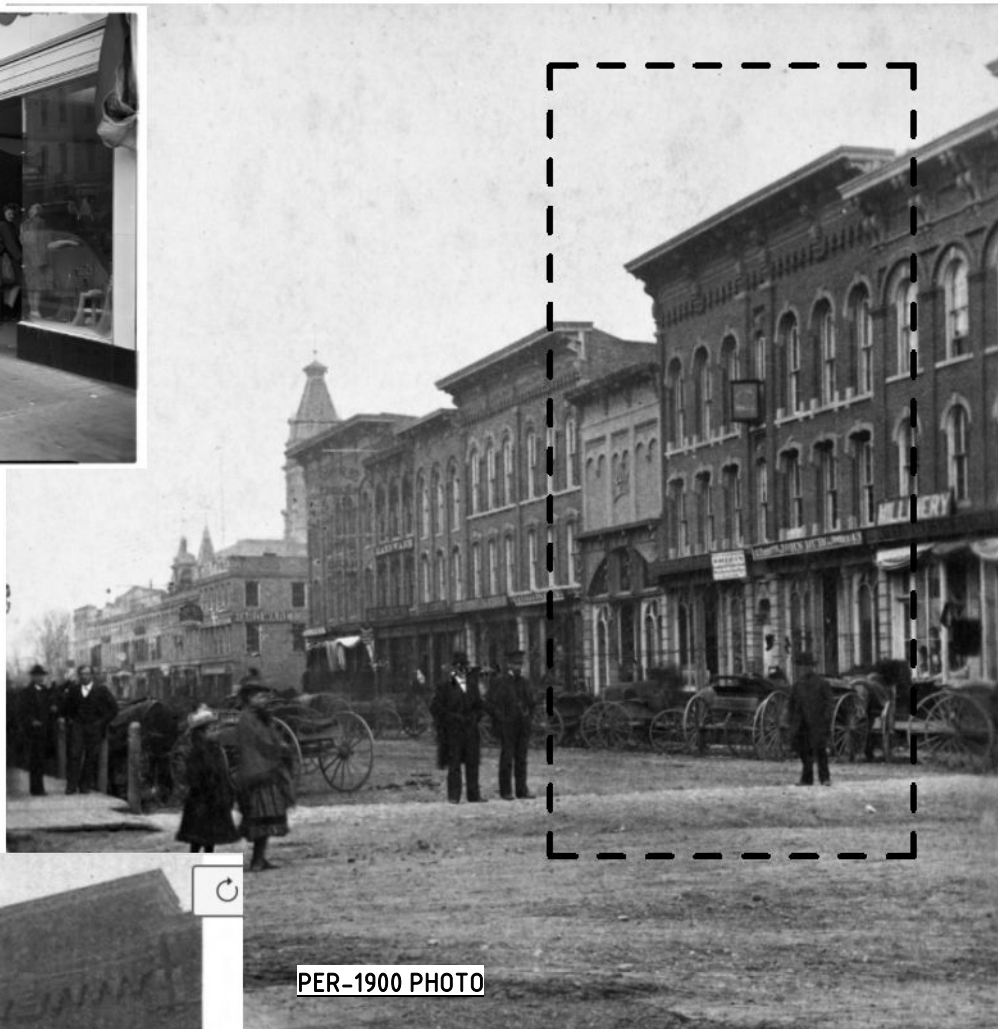
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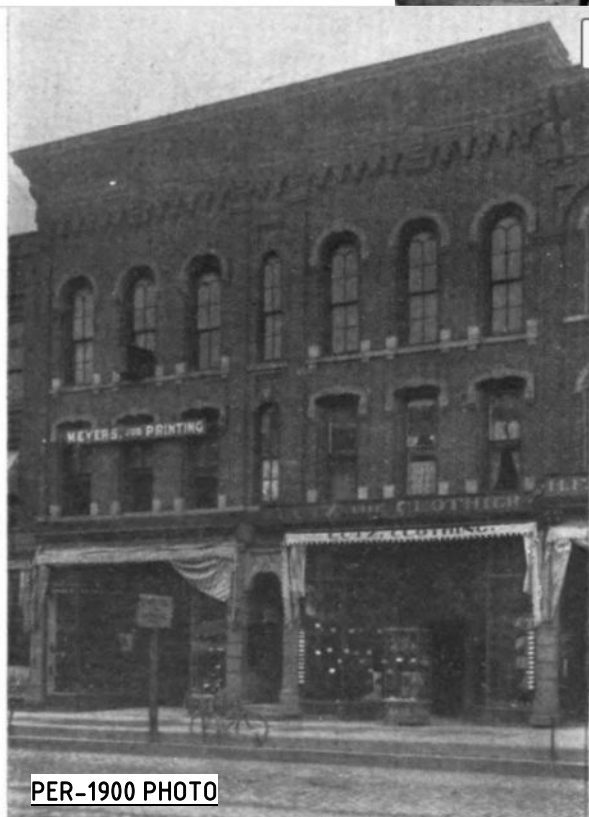
**HDC-0.2**



1949 PHOTO



PER-1900 PHOTO



PER-1900 PHOTO

THE BUILDING AT NOS. 215 AND 217 SOUTH MAIN STREET,  
ON THE THIRD FLOOR OF WHICH FRATERNITY  
LODGE MET FOR FIFTEEN YEARS.



1949 PHOTO

## PAST PHOTOS



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**HDC-0.3**



THIS PRECEDENT OFFSET IS TOO TOP HEAVY EVEN WITH SUBSTANTIAL FLOOR OFFSETS.

WE ARE PROPOSING (2) STORIES ABOVE THE EXISTING BUILDING. OUR FOURTH FLOOR WILL BE HIDDEN FROM VIEW FROM THE STREET BY THE EXISTING PARAPET AND FIFTH FLOOR WILL BE OFFSET FROM FOURTH FLOOR TO REDUCE VIEW. A SLOPED ROOF/PARAPET WILL BE SLOPED TO REDUCE VISUAL FROM THE STREET.

## PRECEDENT 3-5 STORY OFFSET



ARCHITECTURE  
+ INTERIOR + DIGITIZATION  
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**HDC-0.4**

TOTAL BUILDING SQUARE FOOTAGE

**BASEMENT**

RETAIL TENANT BASEMENT	2,818 SF
UTILITY	1,297 SF
STAIR A	209 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF
STAIR B	184 SF

TOTAL 4,613 SF - 4,115 SF LIVABLE

**FIRST FLOOR**

TENANT SPACE	3,157 SF
CORRIDOR	775 SF
CORRIDOR II	134 SF
STAIR A	209 SF
STAIR B	184 SF
ELEVATOR	56 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF

TOTAL 4,613 SF - 4,066 SF LIVABLE

**SECOND FLOOR**

TENANT 201	942 SF
TENANT 202	893 SF
TENANT 203	957 SF
TENANT 204	805 SF
CORRIDOR	517 SF
STAIR A	209 SF
STAIR B	184 SF
ELEVATOR	56 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF

TOTAL 4,668 SF - 4,114 SF LIVABLE

**THIRD FLOOR**

TENANT 301	942 SF
TENANT 302	893 SF
TENANT 303	957 SF
TENANT 304	805 SF
CORRIDOR	517 SF
STAIR A	209 SF
STAIR B	184 SF
ELEVATOR	56 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF

TOTAL 4,668 SF - 4,114 SF LIVABLE

**FOURTH FLOOR**

TENANT 401	746 SF
TENANT 402	742 SF
TENANT 403	957 SF
TENANT 404	805 SF
CORRIDOR	517 SF
STAIR A	209 SF
STAIR B	184 SF
ELEVATOR	56 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF

TOTAL 3,321 SF - 3,767 SF LIVABLE

**FIFTH FLOOR**

TENANT 501	746 SF
TENANT 502	742 SF
TENANT 503	957 SF
TENANT 504	805 SF
CORRIDOR	517 SF
STAIR A	209 SF
STAIR B	184 SF
ELEVATOR	56 SF
SHAFT A	35 SF
SHAFT B	30 SF
SHAFT C	40 SF

TOTAL 4,321 SF - 3,767 SF LIVABLE

**TOTAL BUILDING SF**

22,883 SF GROSS

19,828 SF FAR

MAX FAR: 44' X 124' = 5,456 SF

5,456 SF x 400% = 21,824 SF MAX

**19,828 SF < 21,824 SF => OK**

**BUILDING OWNER:** 215-217 SMS, LLC

**P.I.N.:** 09-09-29-131-021

**SITE AREA:** 5,525.66 SF

**PROPERTY CLASS:** 201

**YEAR BUILT:** 1,901

**FRONT FOOTAGE:** 44.00

**ZONING:** D1

**IN FLOODPLAIN (CENTER OF LOT):** NO

**NEIGHBORHOOD:** DOWNTOWN

**WARD:** 5

**ECF NEIGHBORHOOD TYPE:** COMMERCIAL

**TOTAL ACRES:** 0.13 (5662.8 SF)

**LEGAL DESCRIPTION:**

1. S 44 FT LOT 3 B2S R4E ORIGINAL PLAT OF ANN ARBOR

**EXISTING BUILDING AREA:** 11,946 SF

**EXISTING FAR (11,946 /5662.8)=** 211%

**DISTRICT:** D1

**FAR:** MAX UP TO 900% WITH

PREMIUMS OTHERWISE 400%

**% LOT COVERAGE:** NONE

**REQUIRED SETBACKS:**

1. FRONT: 5'

2. SIDE: NONE

3. REAR: NONE

**BUILDING HEIGHT:** MIN 24 FT AND 2 STORIES

**OVERLAY ZONING DISTRICT:** MAIN STREET

**STREETWALL HEIGHT MAX:** 4' MIN: 2

**(STORIES)**

**OFFSET AT TOP OF STREETWALL:** 5'

**MAX BUILDING HEIGHT:** 180'



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**HDC-0.5**

**BUILDING INFORMATION & FAR ANALYSIS**



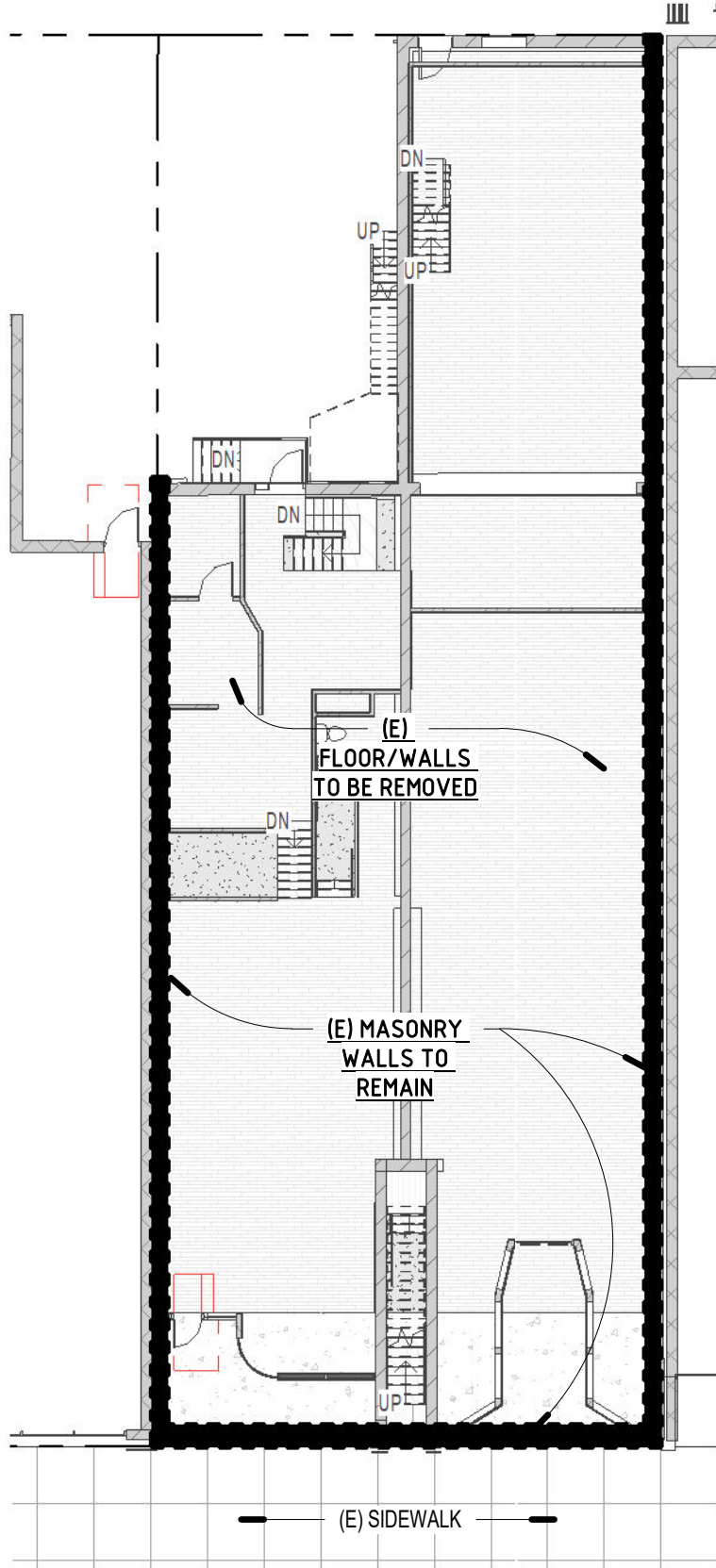
(E) BUILDING PHOTOS



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**HDC-1.0**



1 (E) FIRST FLOOR

1/16" = 1'-0"



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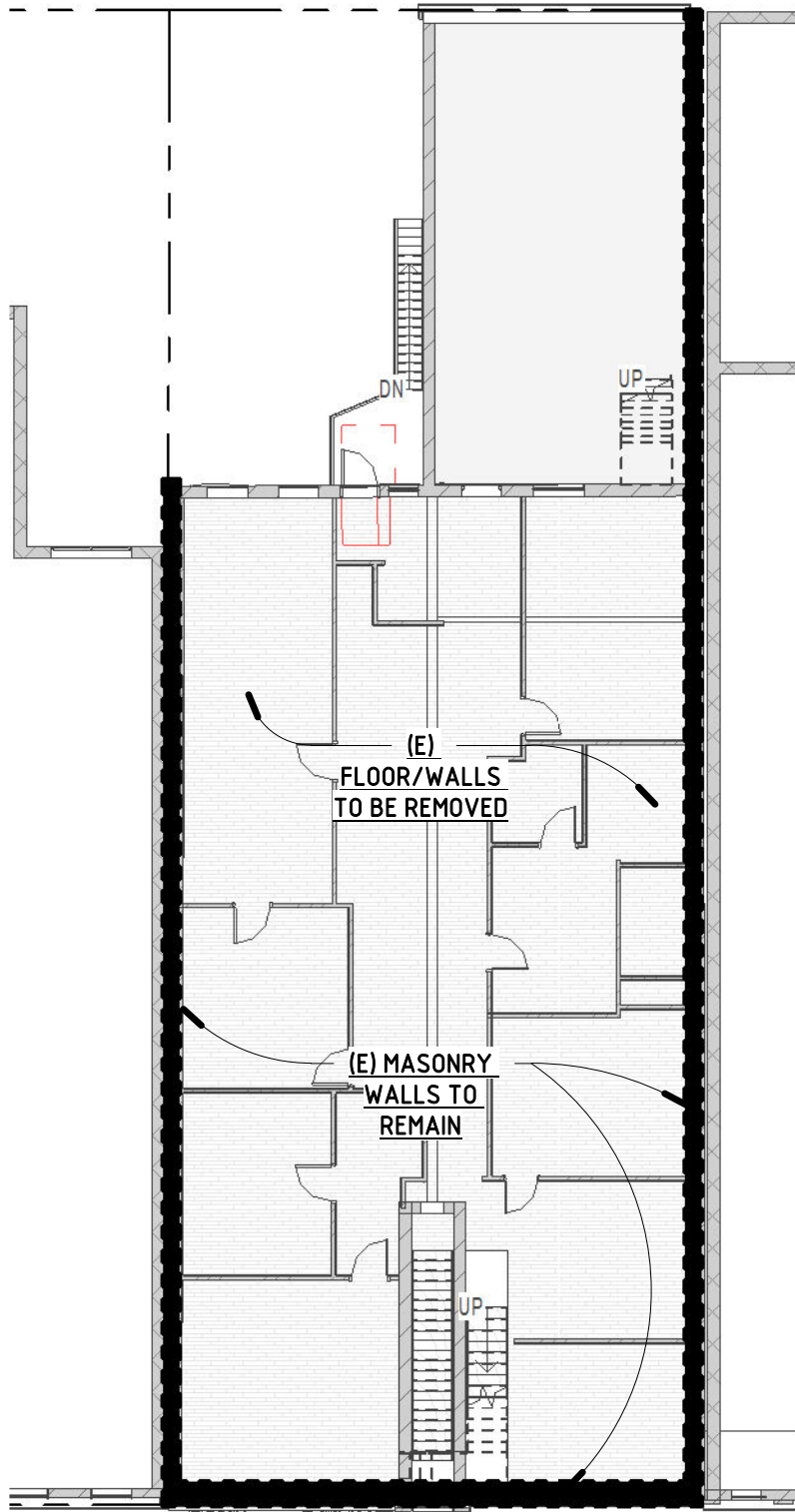
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**HDC-1.1**





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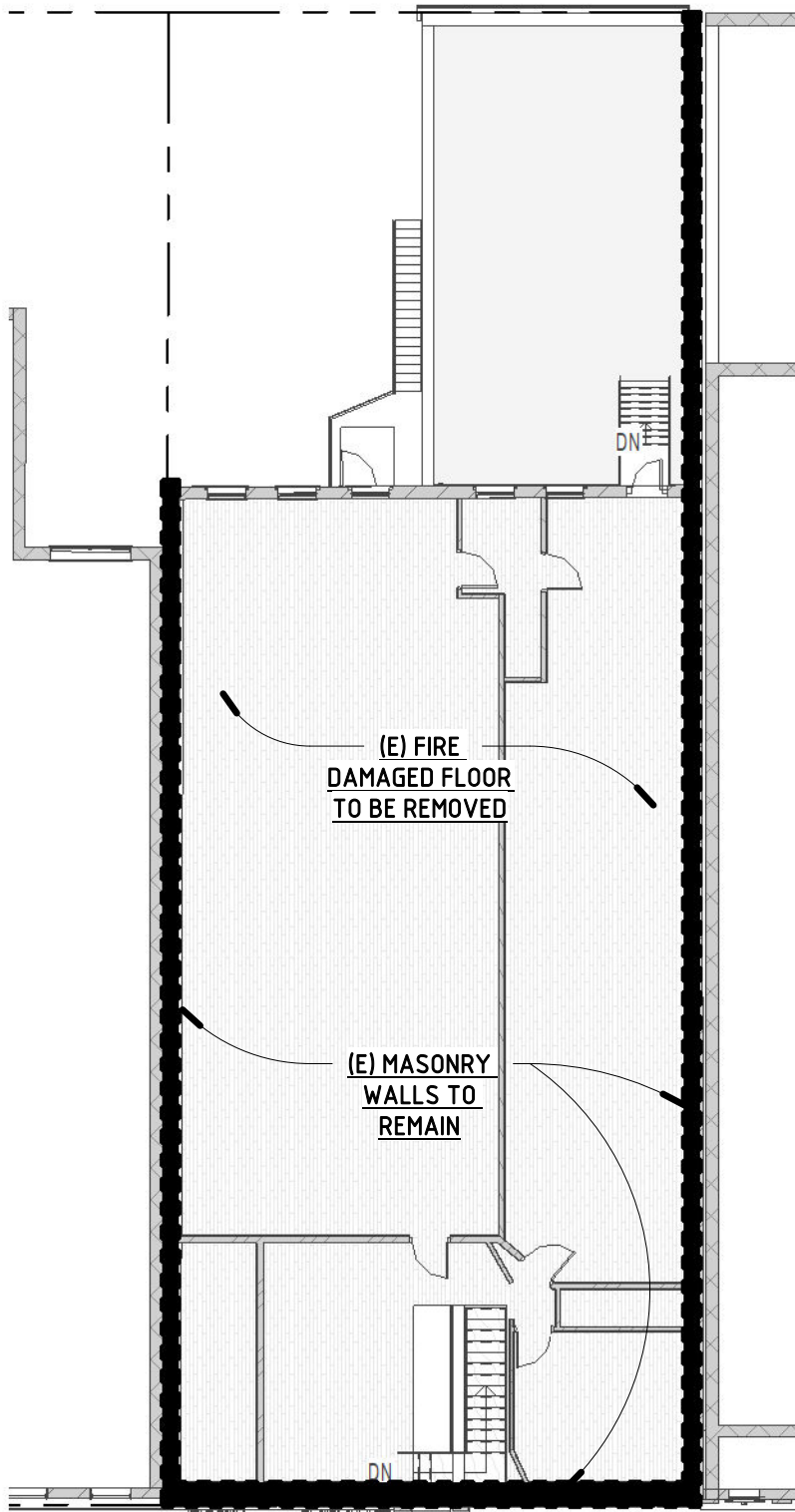
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**HDC-1.2**

**1 (E) SECOND FLOOR**

1/16" = 1'-0"



1 (E) THIRD FLOOR  
 1/16" = 1'-0"

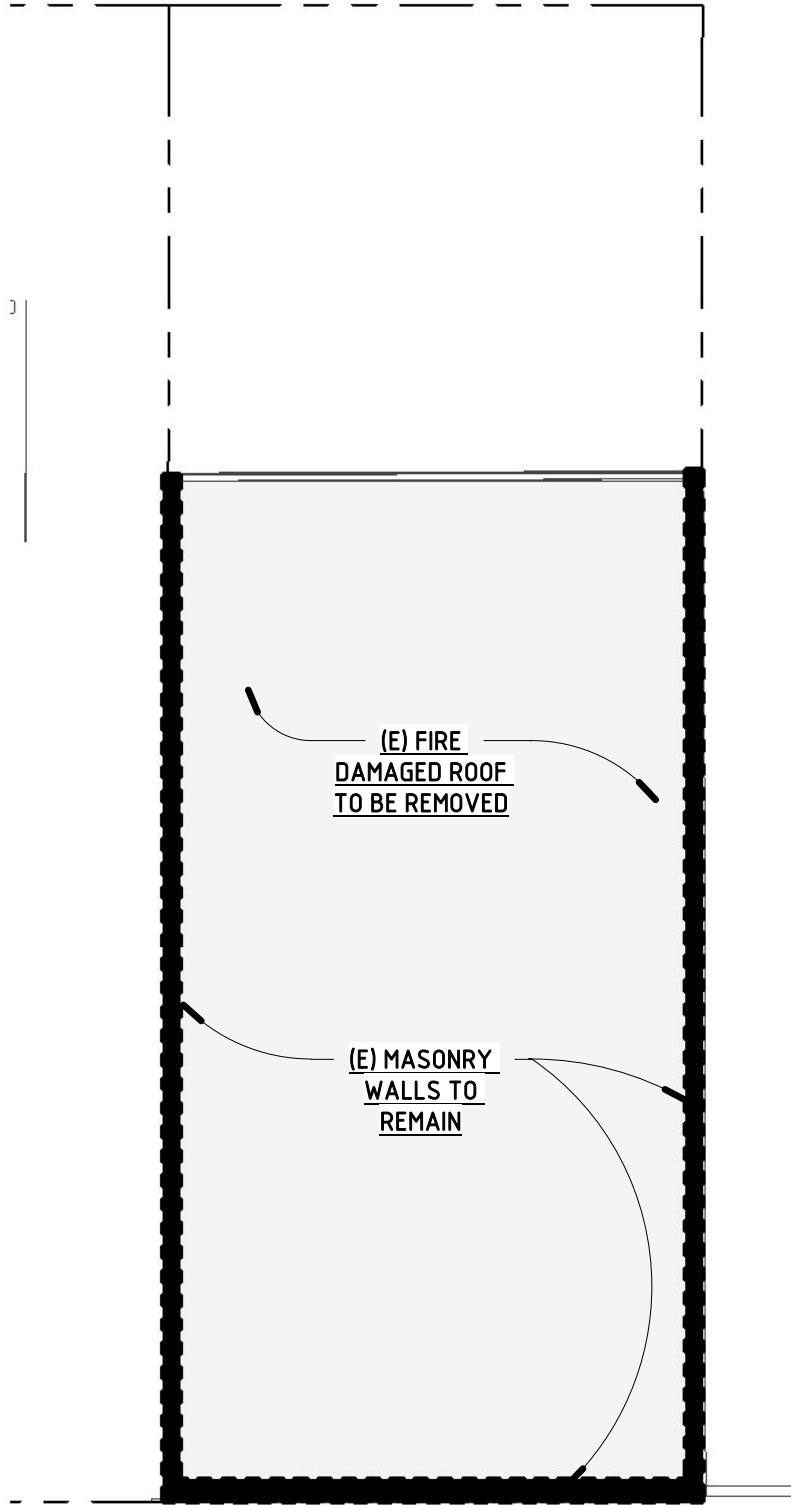


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**HDC-1.3**



(E) FIRE  
DAMAGED ROOF  
TO BE REMOVED

(E) MASONRY  
WALLS TO  
REMAIN



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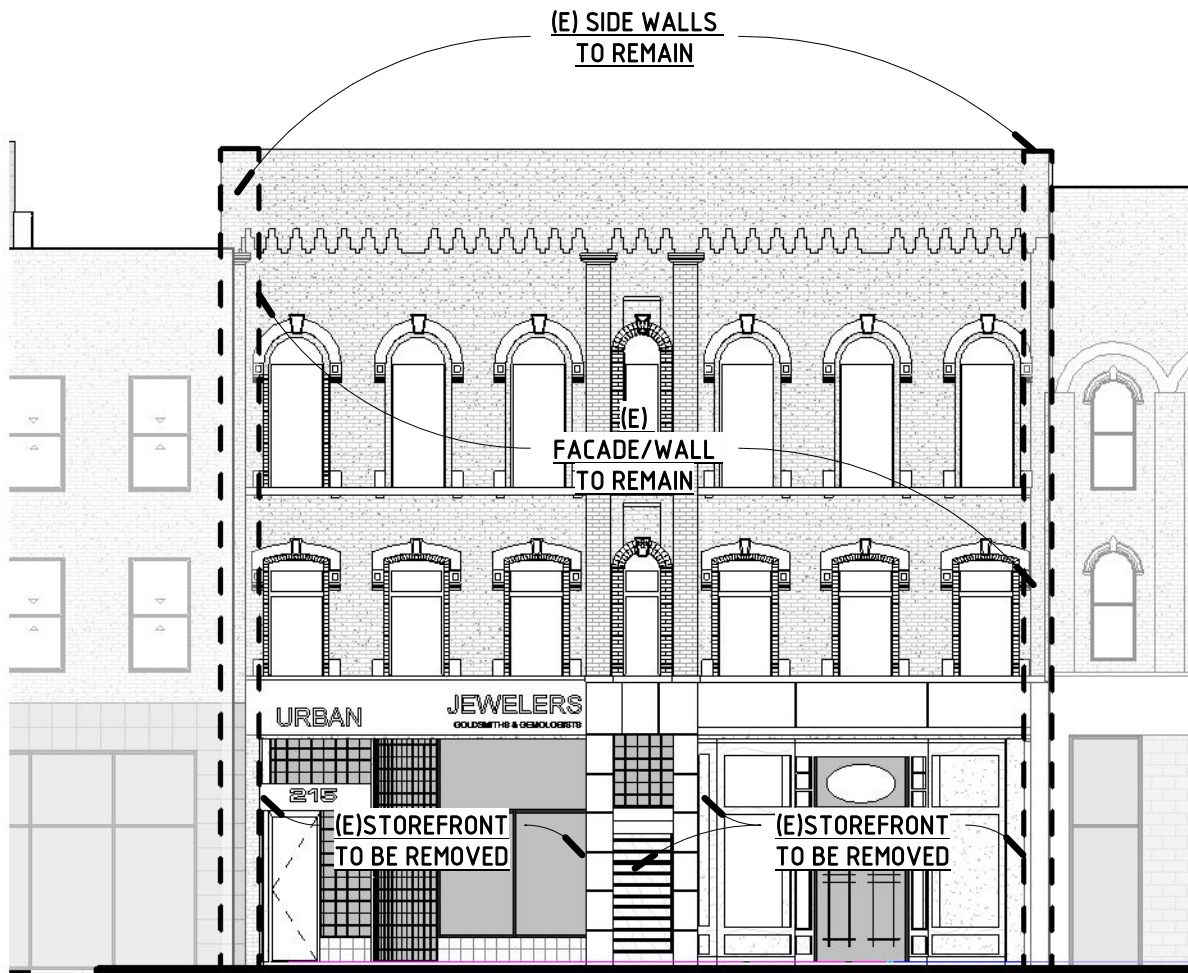
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**HDC-1.4**

**(E) ROOF PLAN**

1/16" = 1'-0"

1



1 (E) WEST ELEVATION (MAIN ST.)

3/32" = 1'-0"



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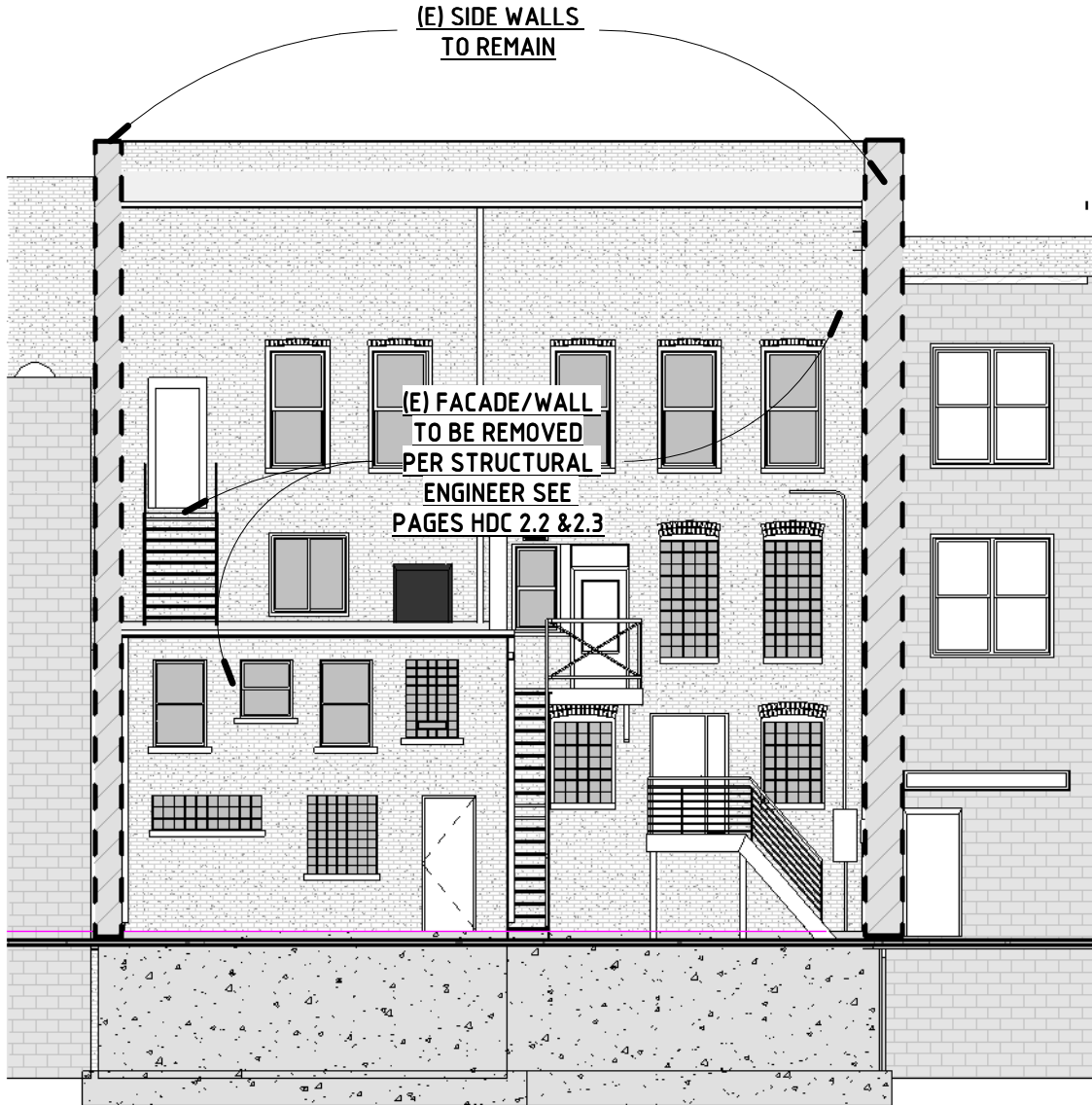
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**HDC-1.5**



1 (E) EAST ELEVATION (ALLEY)

3/32" = 1'-0"



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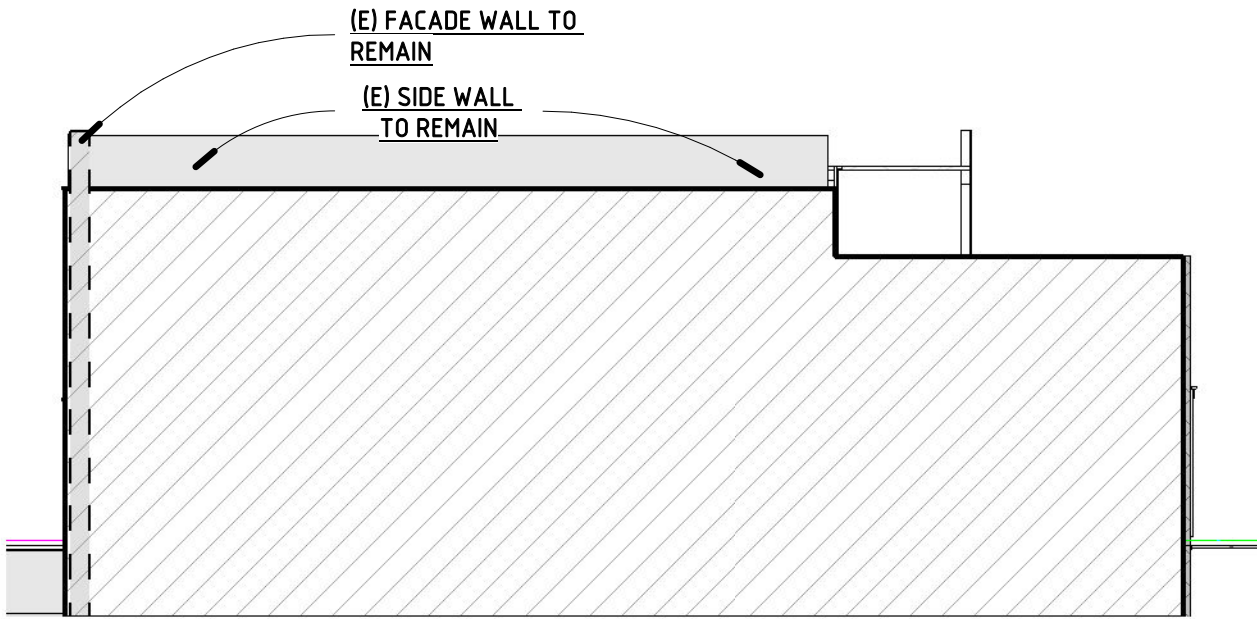
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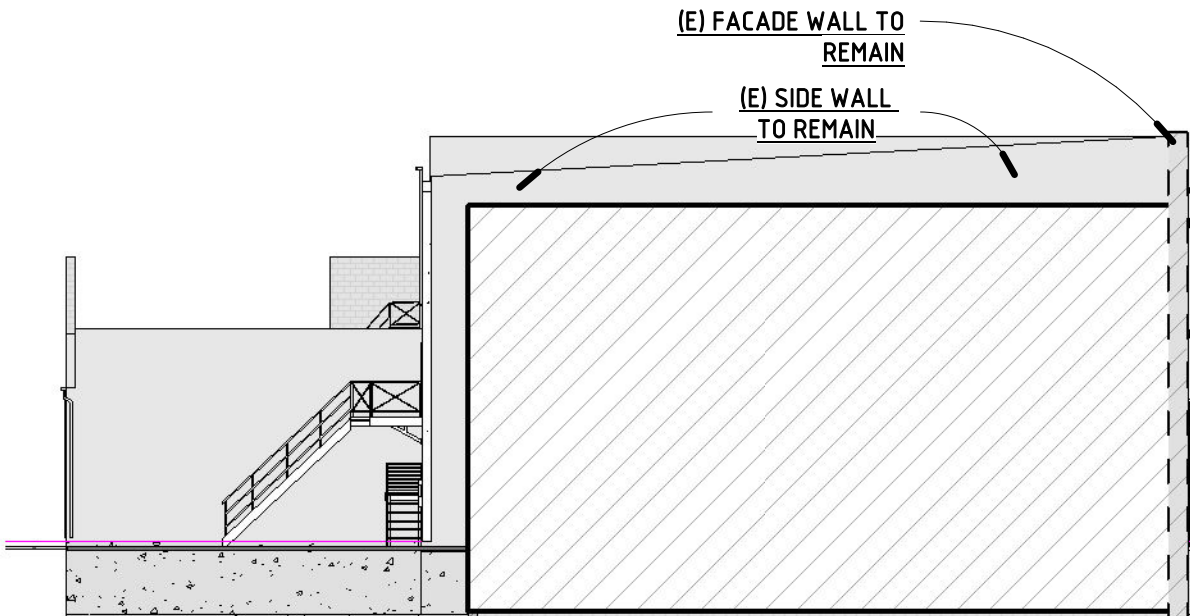
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**HDC-1.6**



1 (E) SOUTH ELEVATION-

3/64" = 1'-0"



2 (E) NORTH ELEVATION

3/64" = 1'-0"



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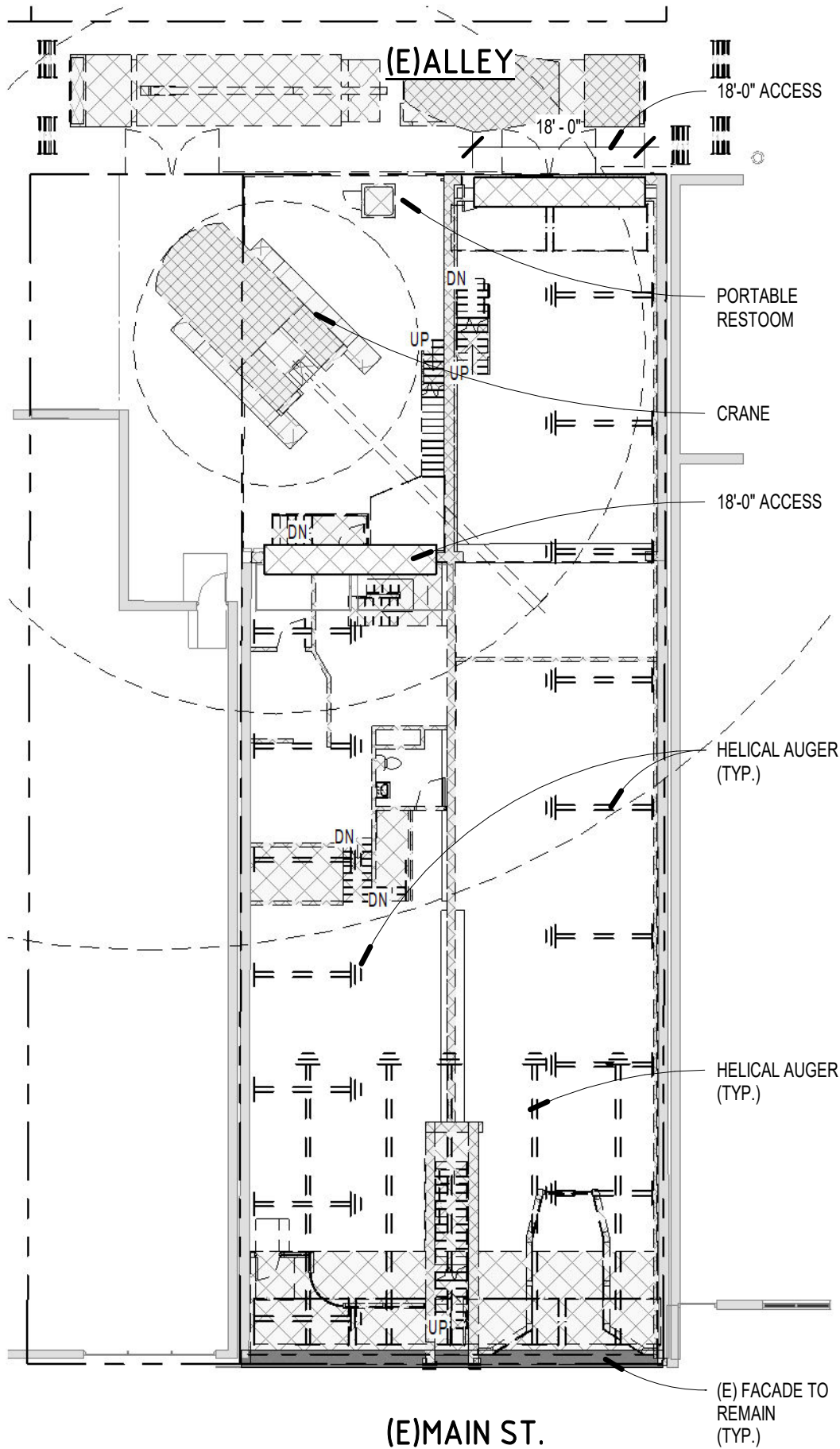
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**HDC-1.7**



# CONSTRUCTION FEASABILITY PLAN

1

1/16" = 1'-0"

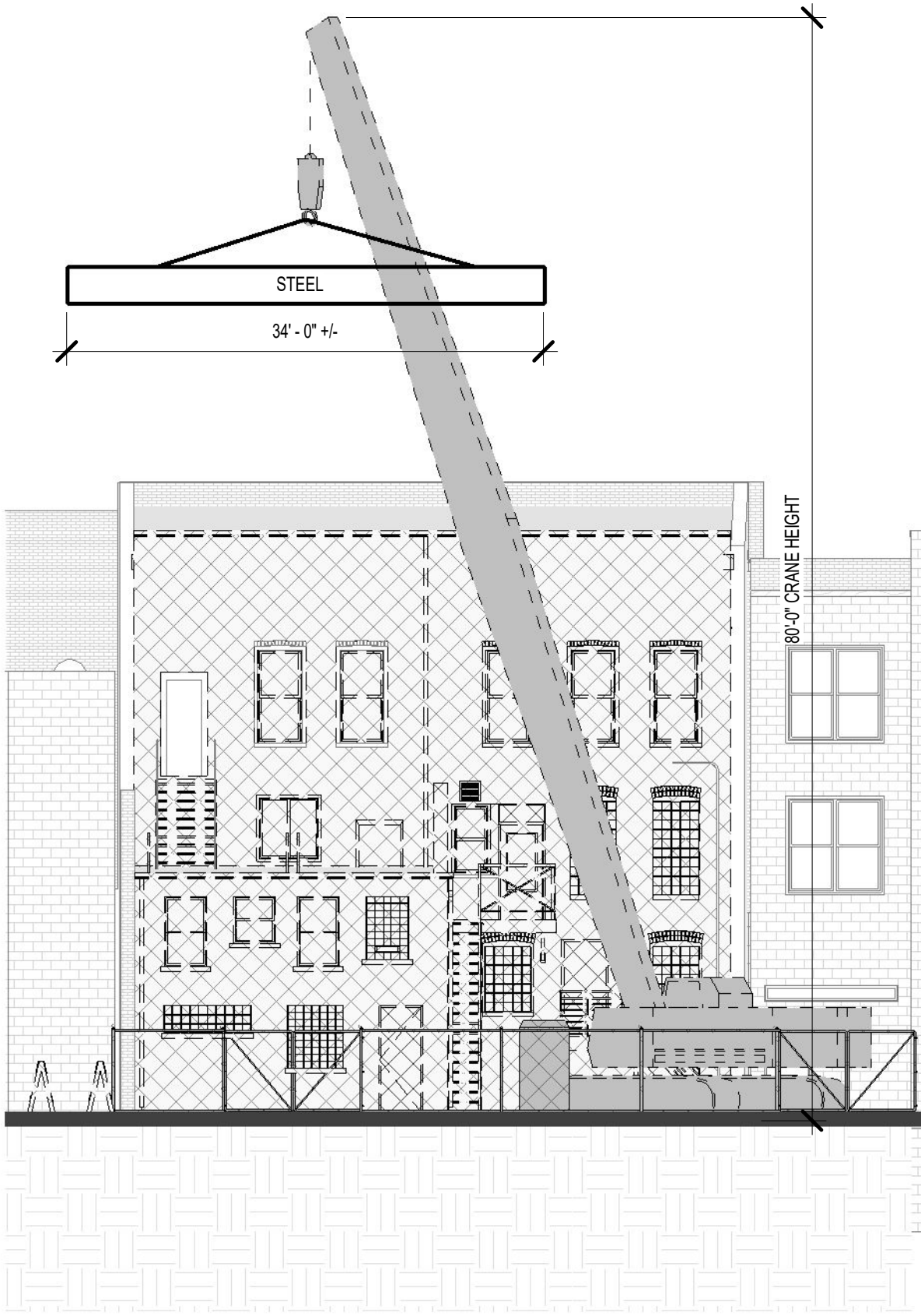
**ARCHITECTURE**  
+ INTERIOR + DIGITIZATION

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**HDC-2.0**



1

# CONSTRUCTION FEASIBILITY (ALLEY)

3/32" = 1'-0"



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**HDC-2.1**



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**DAILEY ENGINEERING INC**

Todd A. Dailey, PE  
8485 Stephenson Rd.  
Onsted, Michigan 49265  
Phone: (517) 467-9000

---

April 3, 2023

Sam Kafeai  
KGB-Kafeai Building Group LLC  
PO Box 7162  
Ann Arbor MI 48107

Regarding: 215-217 S. Main, Ann Arbor

Dr. Mr. Kafeai:

As the structural engineer of record for your upcoming renovations to 215-217 S. Main, I wanted to make a statement and recommendation regarding historic preservation efforts.

West (Front) Wall:

This is the primary architectural feature of the existing building, as it faces Main Street. Our plans are to fully preserve this wall, with careful design of temporary support during the extensive renovations (which include removal and replacement of all existing floors and roofs).

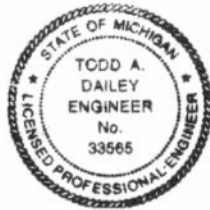
East (Back) Wall:

This wall faces an alley way, with no significant historical architectural features. From a construction safety standpoint, I do not recommend trying to preserve this wall. Trying to safely temporarily brace both the west and east walls concurrently will create significant increased risk to both construction workers and adjacent buildings. Additionally, when taking into account the new openings necessary in this wall, its appearance will be negatively influenced (several infills will need to be made).

Sincerely,



Todd Dailey  
TAD/kr



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**HDC-2.2**

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**ENGINEERING REPORT**

---

**DAILEY ENGINEERING INC**

Todd A. Dailey, PE  
8485 Stephenson Rd.  
Onsted, Michigan 49265  
Phone: (517) 467-9000

June 15, 2023

Sam Kafaei  
KGB-Kafaei Building Group LLC  
PO Box 7162  
Ann Arbor MI 48107

Regarding: 215-217 S. Main, Ann Arbor

Dr. Mr. Kafaei:

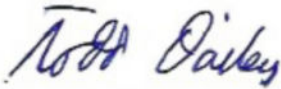
As the structural engineer of record for your upcoming renovations to 215-217 S. Main, I provided a letter on April 3, 2023 regarding historic preservation efforts. This letter is to express new concerns I have regarding the structural condition of the rear (east) wall.

The 3<sup>rd</sup> floor ceiling was recently removed, exposing portions of the east wall that I had not seen before. As can be seen in the attached photo, there is a significant area of deterioration in the multi-wythe brick exterior wall, with a gap in excess of 5 inches.

I have two concerns:

- 1) Current structural integrity. I am in the process of assessing if temporary measures are necessary to protect public safety and welfare.
- 2) Future preservation of the wall will be difficult. At a minimum, extensive removal and rebuilding will be required; full historic preservation is not possible given the deterioration that has taken place.

Sincerely,



Todd Dailey  
TAD/kr



Attachment: East Wall Photo



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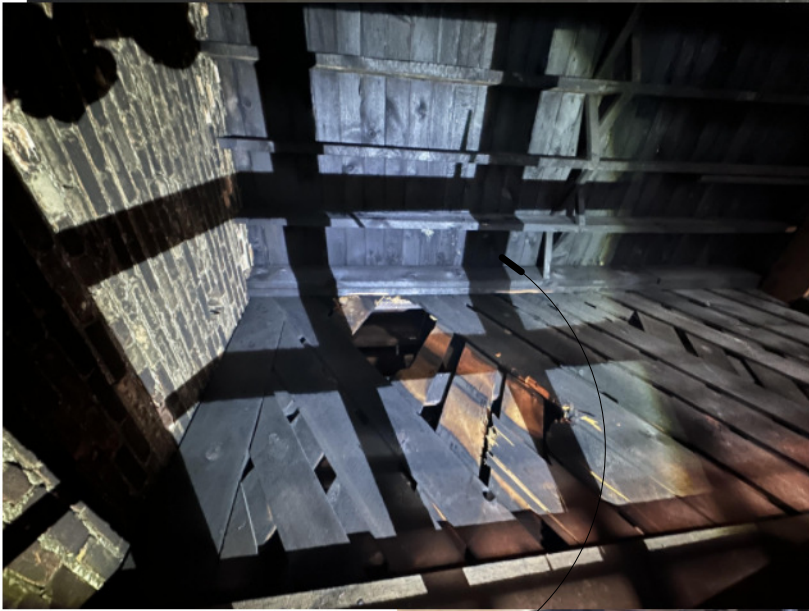
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**HDC-2.3**

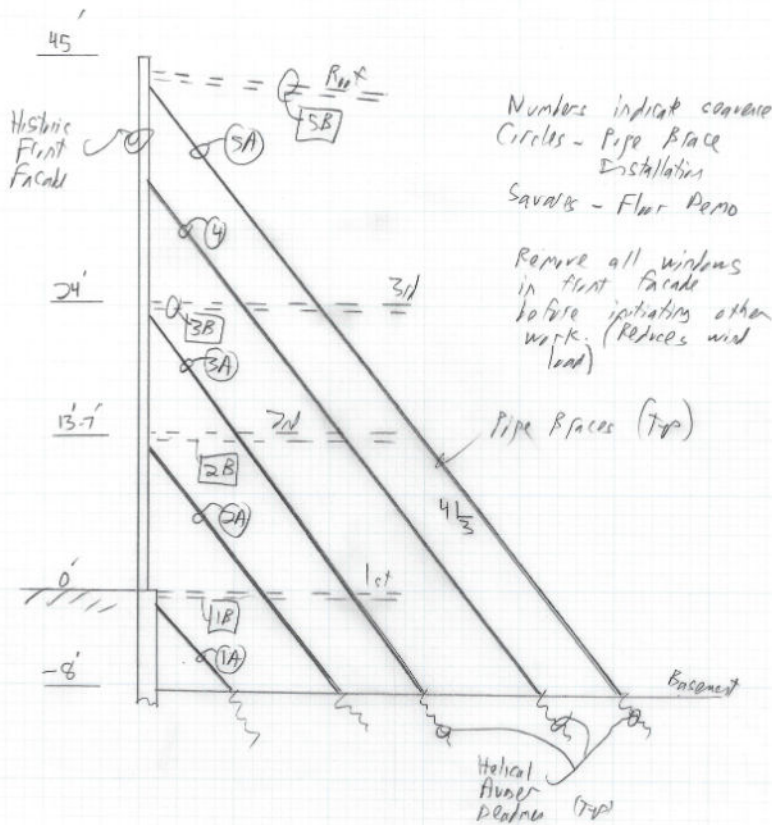


**FIRE DAMAGED THIRD FLOOR ROOF**

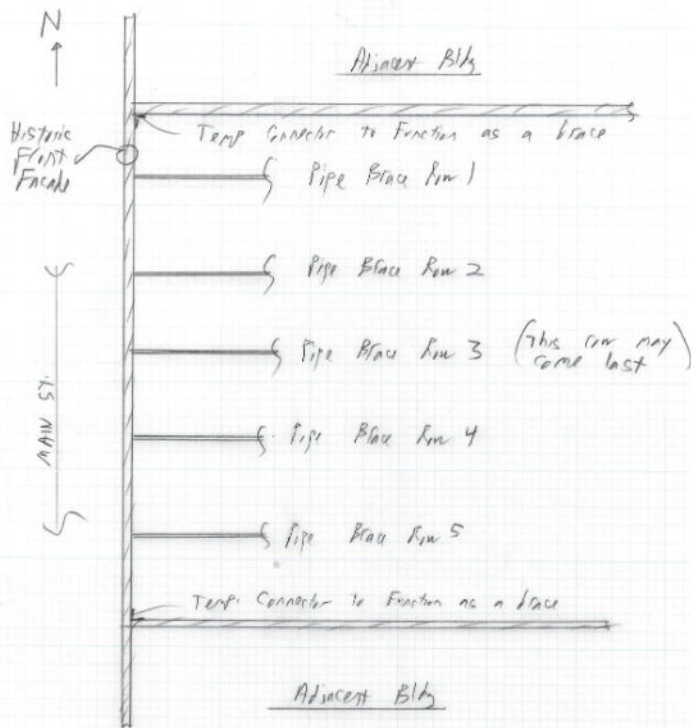


## **FIRE DAMAGE/DETERIORATION**

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+ INTERIOR + DIGITIZATION  
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SECTION VIEW - TEMPORARY BRACING  
 215 S. MAIN, AA TDD DAILEY 3.24.23



PLAN VIEW - TEMPORARY BRACING  
 215 S. MAIN, AA TDD DAILEY 3.24.23

# SHORING SKETCHES



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**HDC-2.5**



## CONCEPTUAL IMAGES



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+ INTERIOR + DIGITIZATION  
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1 (N) MAIN ST PERSPECTIVE



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ARCHITECTURE

+ INTERIOR + DIGITIZATION

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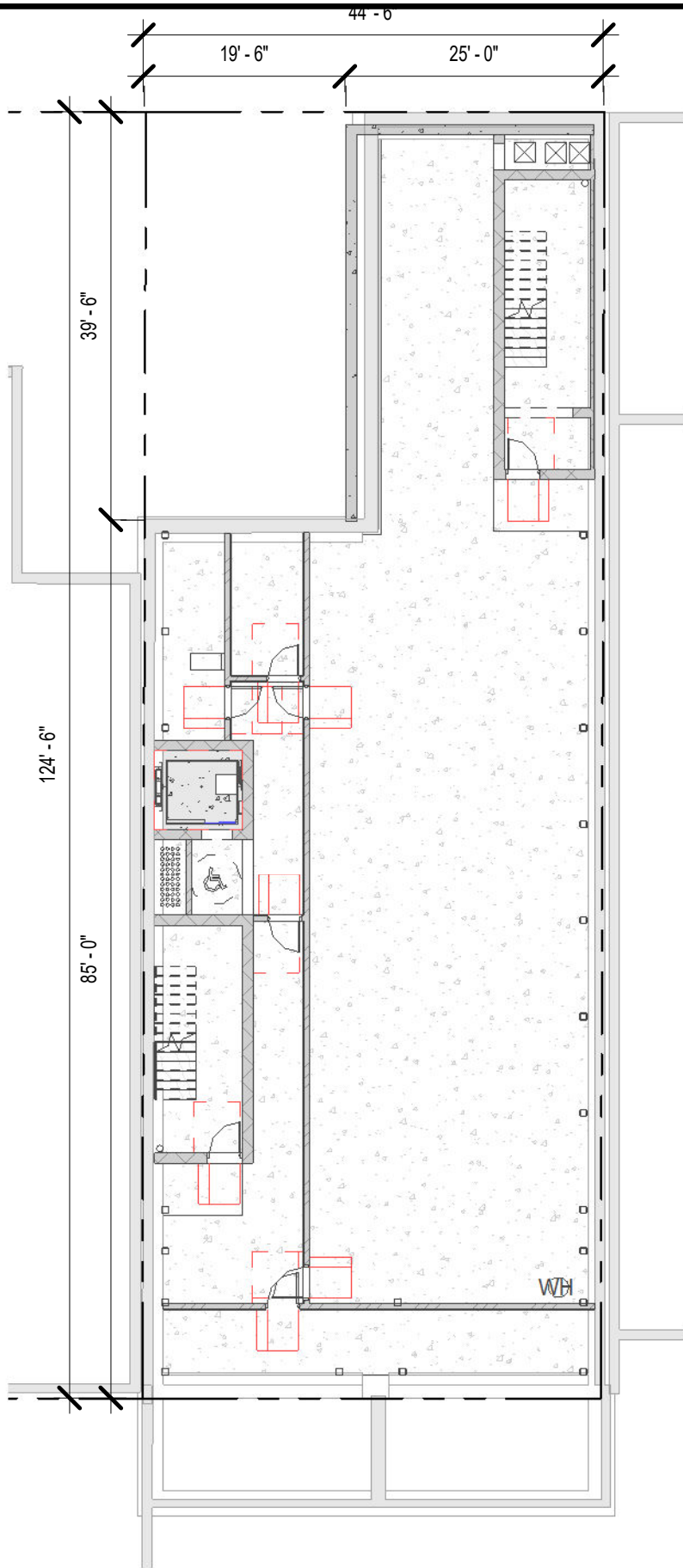
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**HDC-3.02**

1 (N) ALLEY PERSPECTIVE



2 (N) BASEMENT FLOOR PLAN  
 1/16" = 1'-0"



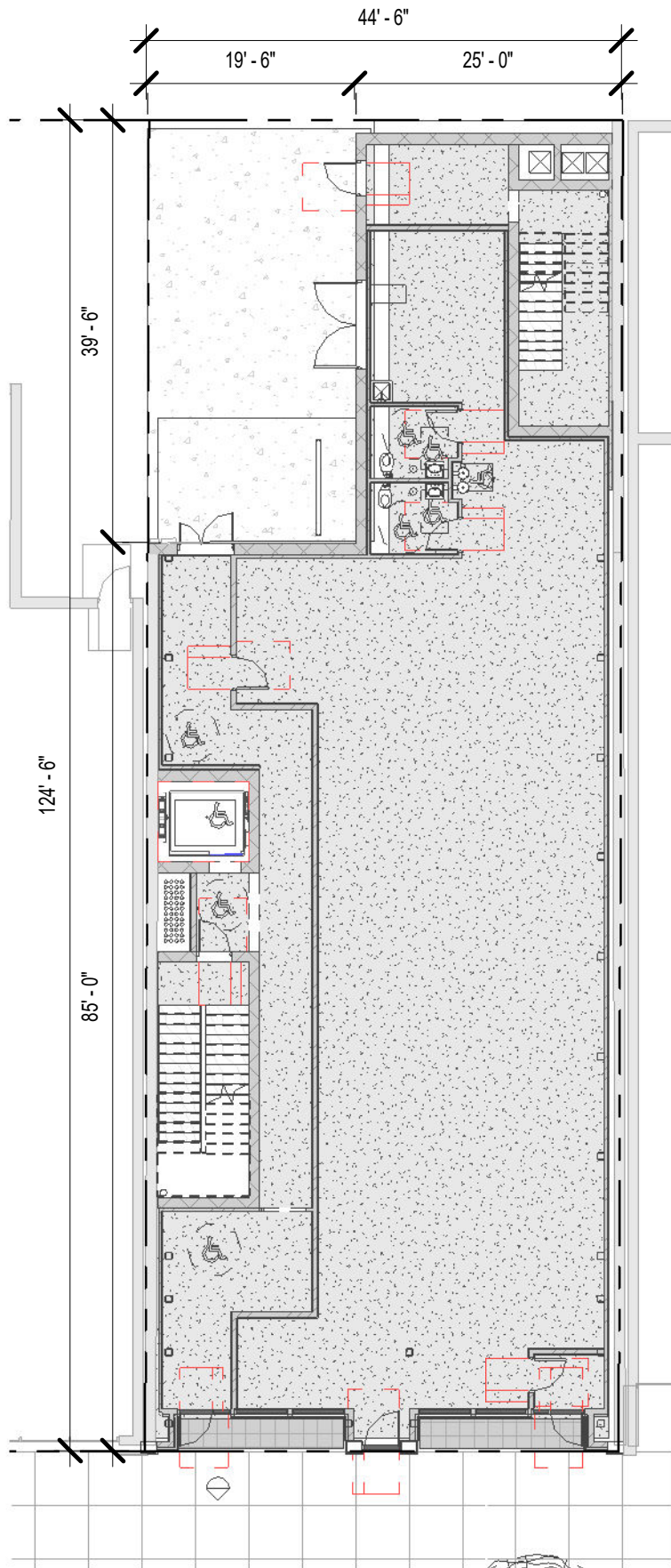
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**HDC-3.03**





1 (N) FIRST FLOOR PLAN

1/16" = 1'-0"



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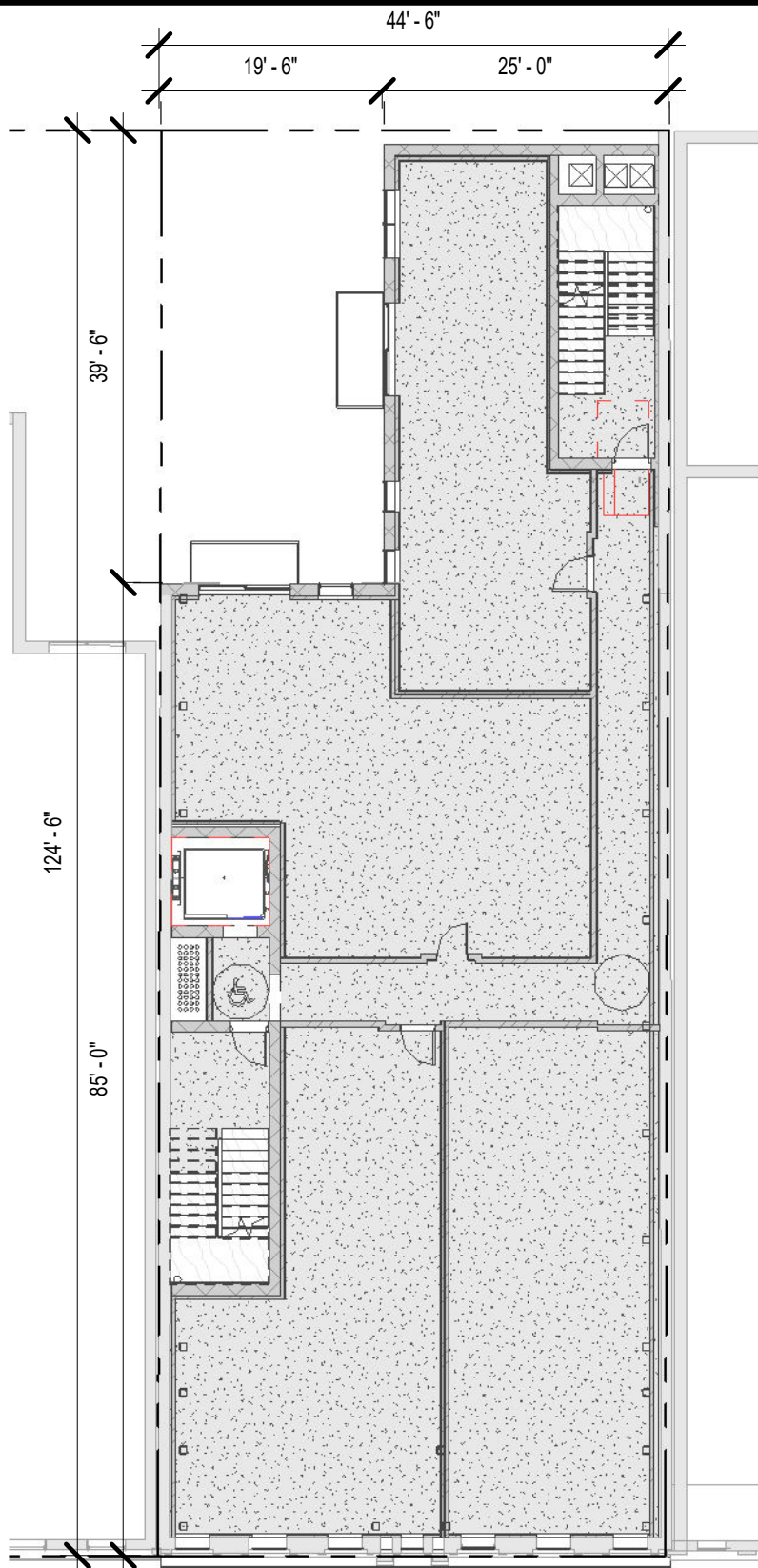
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**HDC-3.04**



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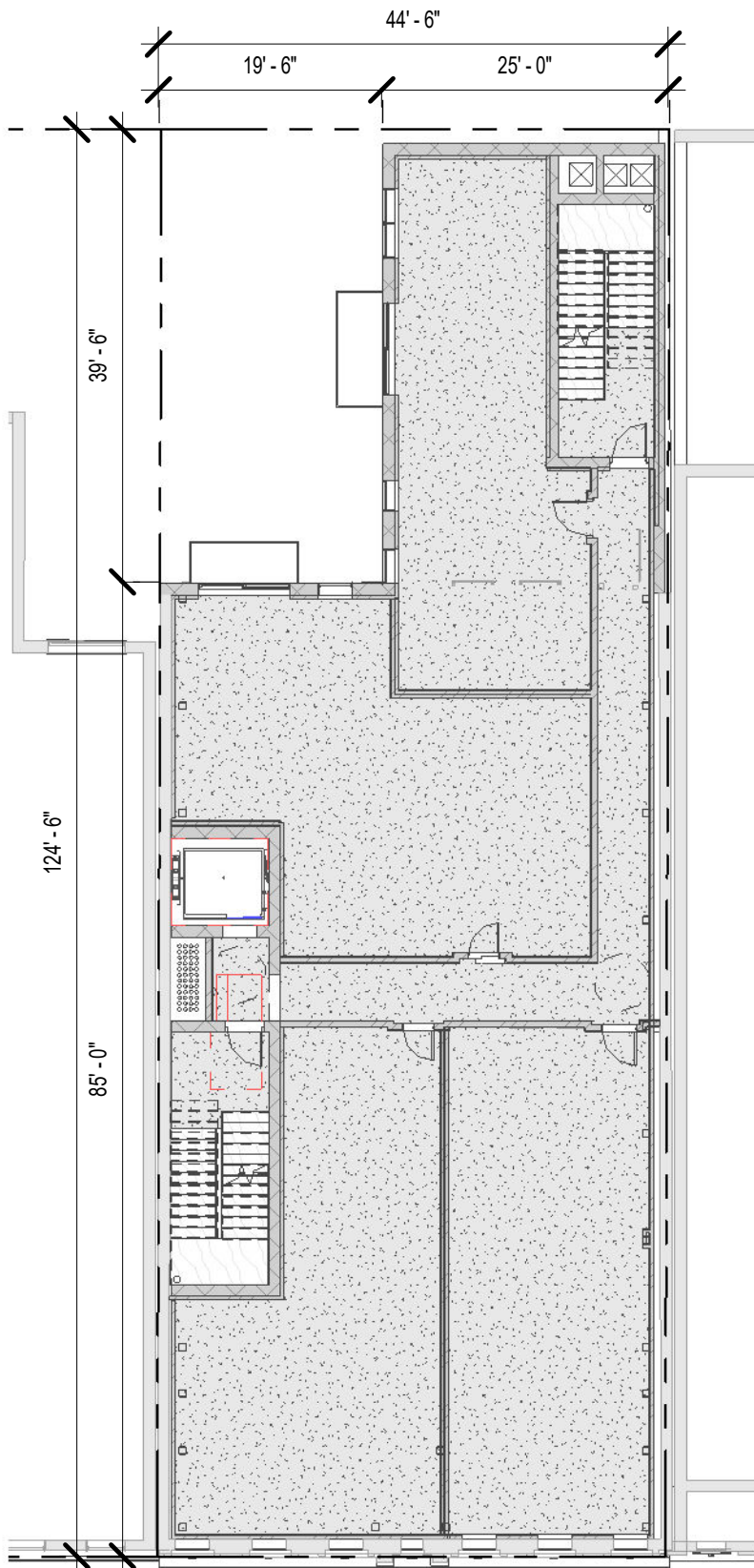
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**HDC-3.06**

**1 (N) SECOND FLOOR PLAN**

1/16" = 1'-0"



1

**(N) THIRD FLOOR PLAN**

1/16" = 1'-0"

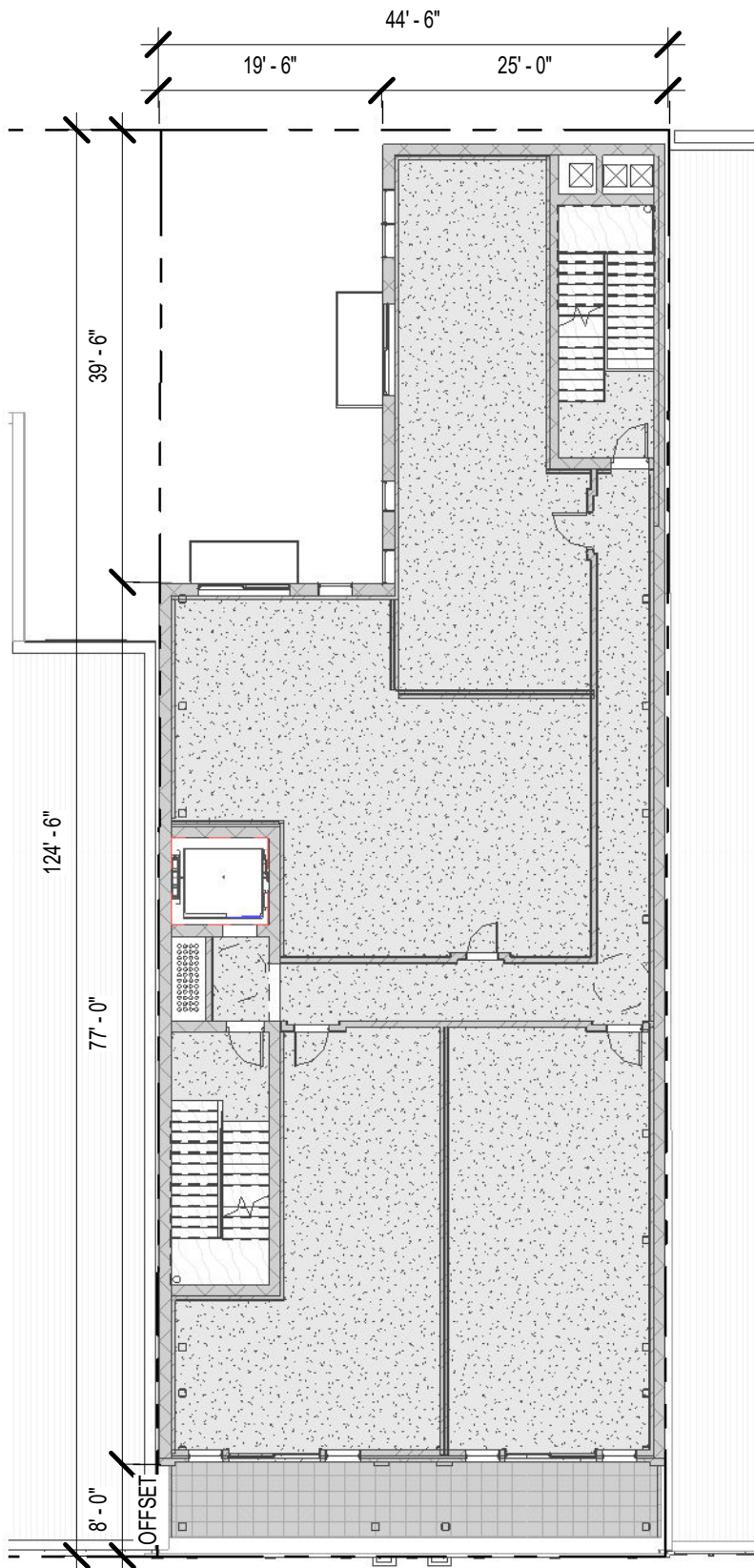


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**HDC-3.05**



2

**(N) FOURTH FLOOR PLAN**

1/16" = 1'-0"

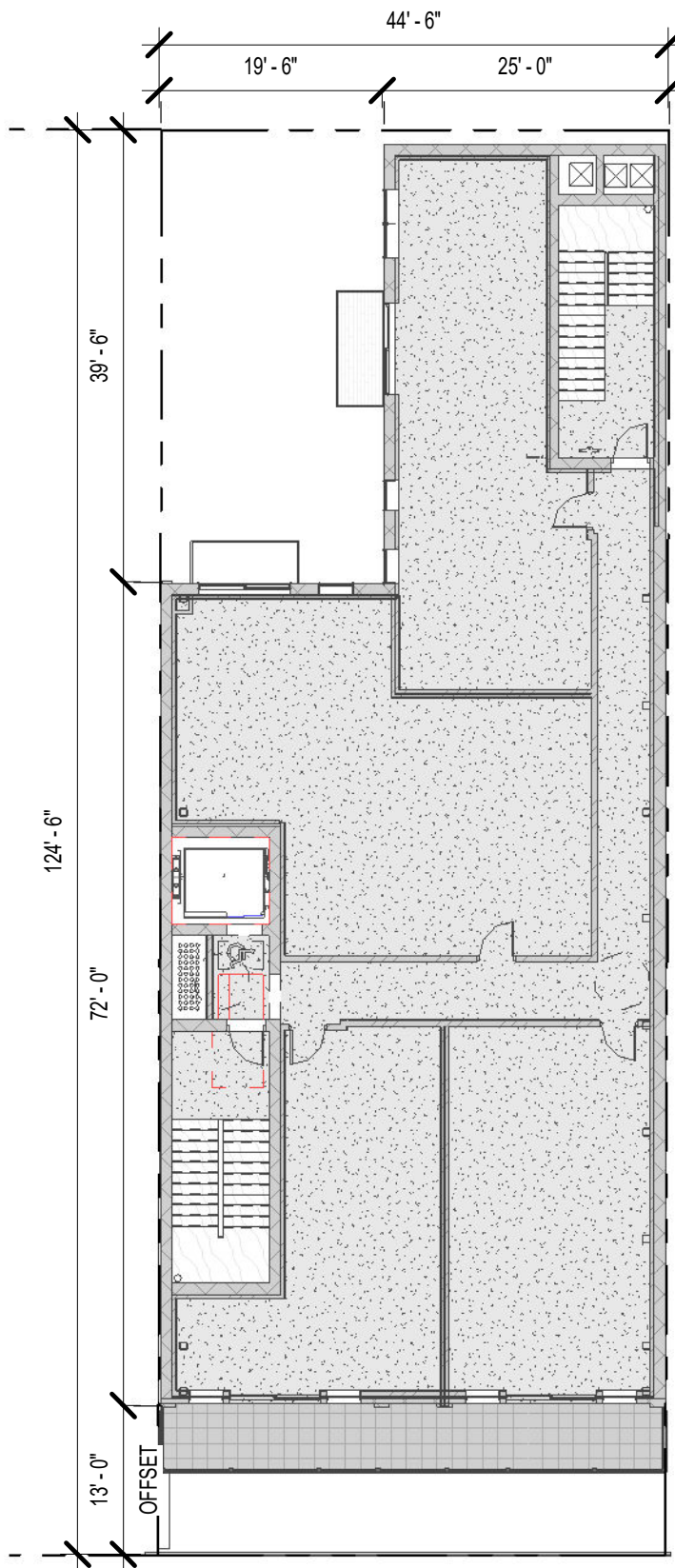


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**HDC-3.07**



1 (N) FIFTH FLOOR PLAN

1/16" = 1'-0"



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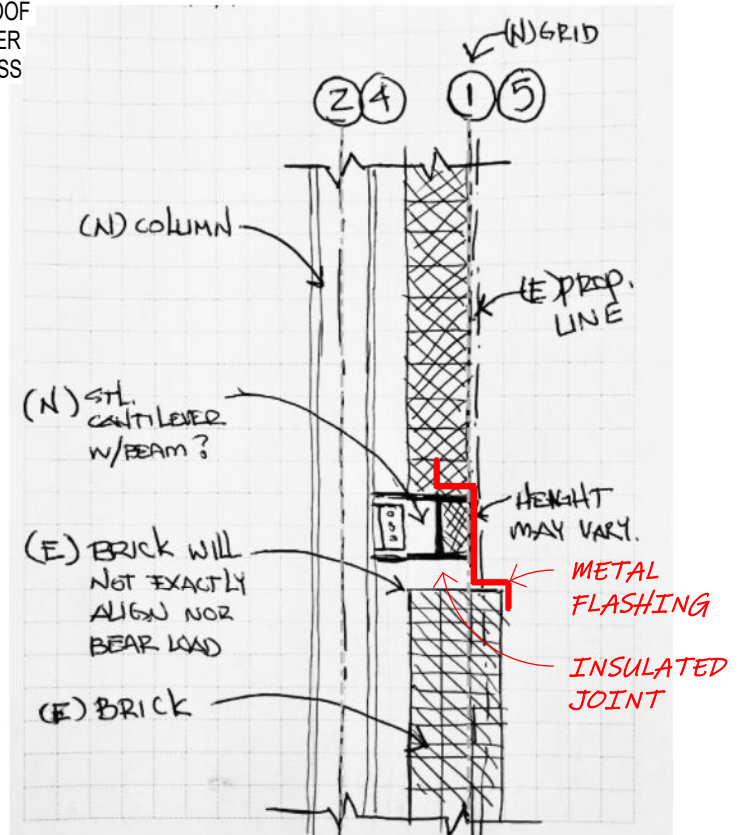
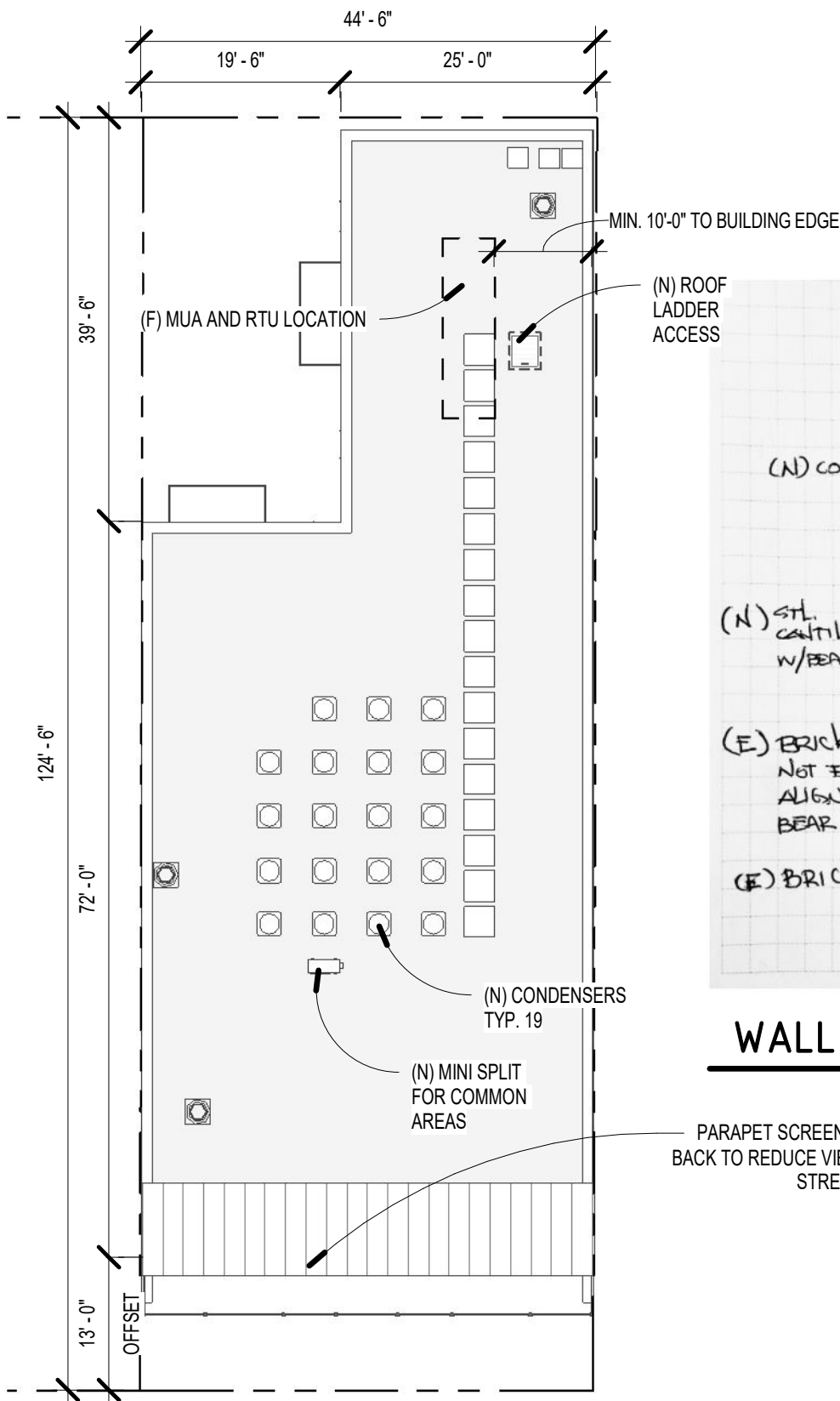
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**HDC-3.08**



## WALL OFFSET DETAIL



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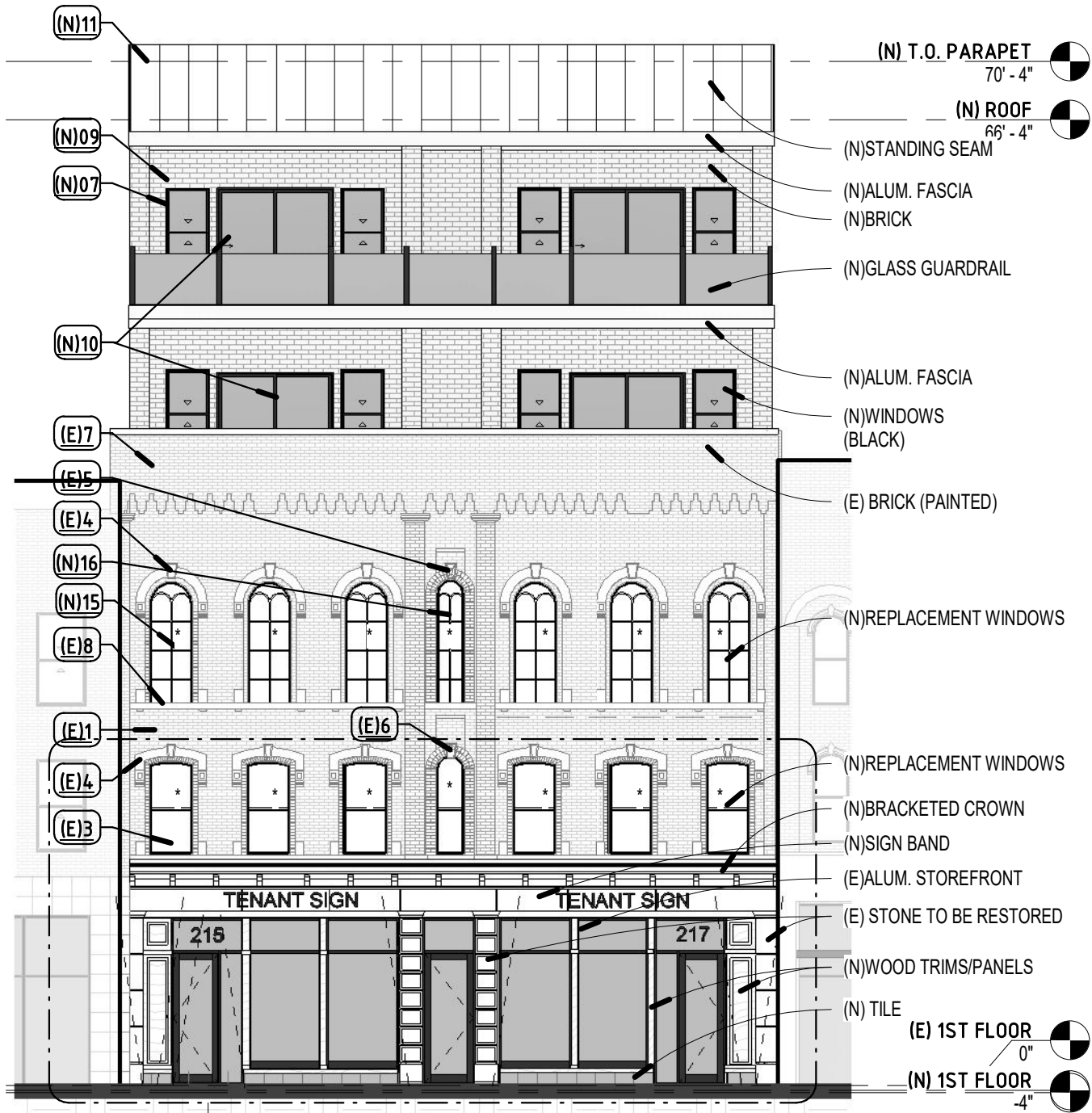
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**HDC-3.09**

## (N) ROOF PLAN

1/16" = 1'-0"



**(N) WEST ELEVATION (MAIN ST.)**

3/32" = 1'-0"

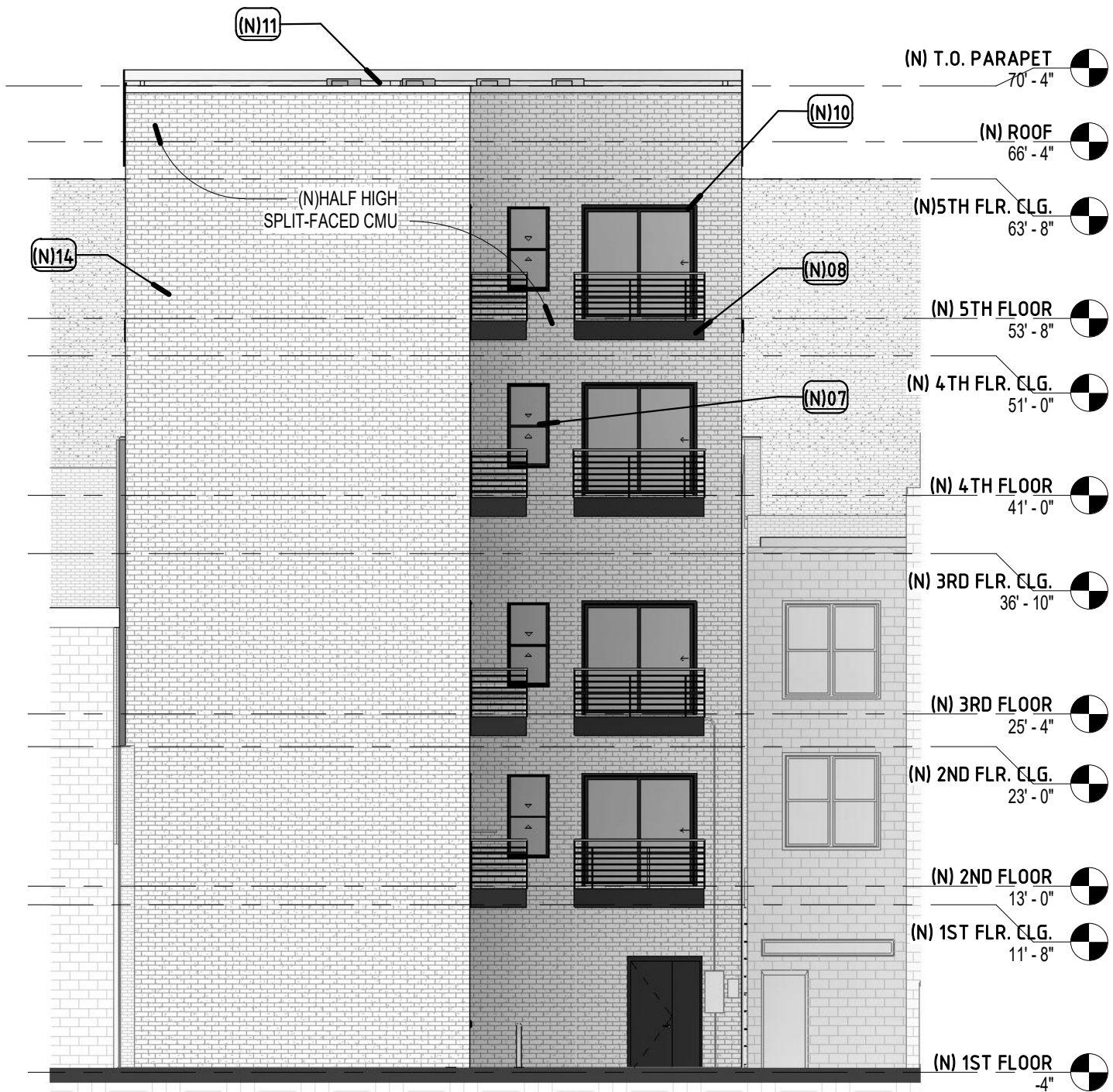


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**HDC-3.10**



1 (N) EAST ELEVATION (ALLEY)  
 3/32" = 1'-0"



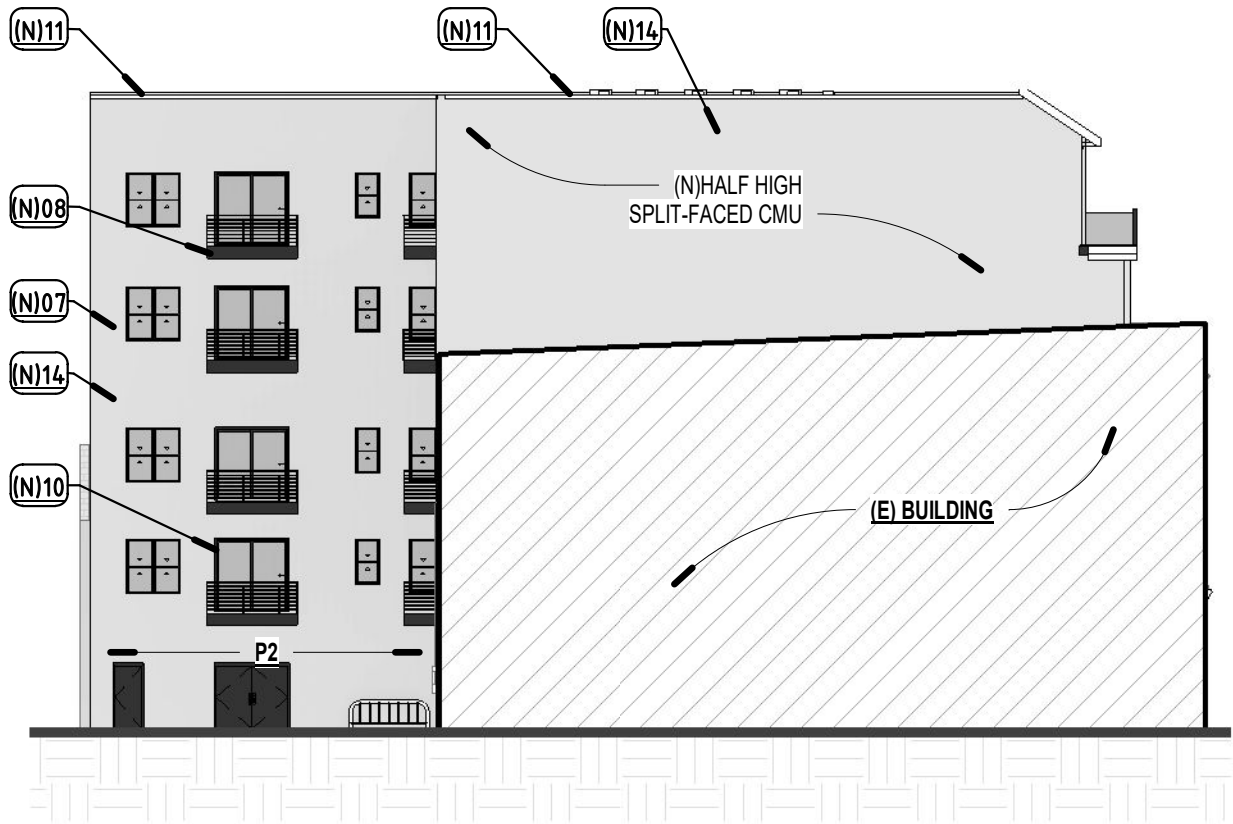
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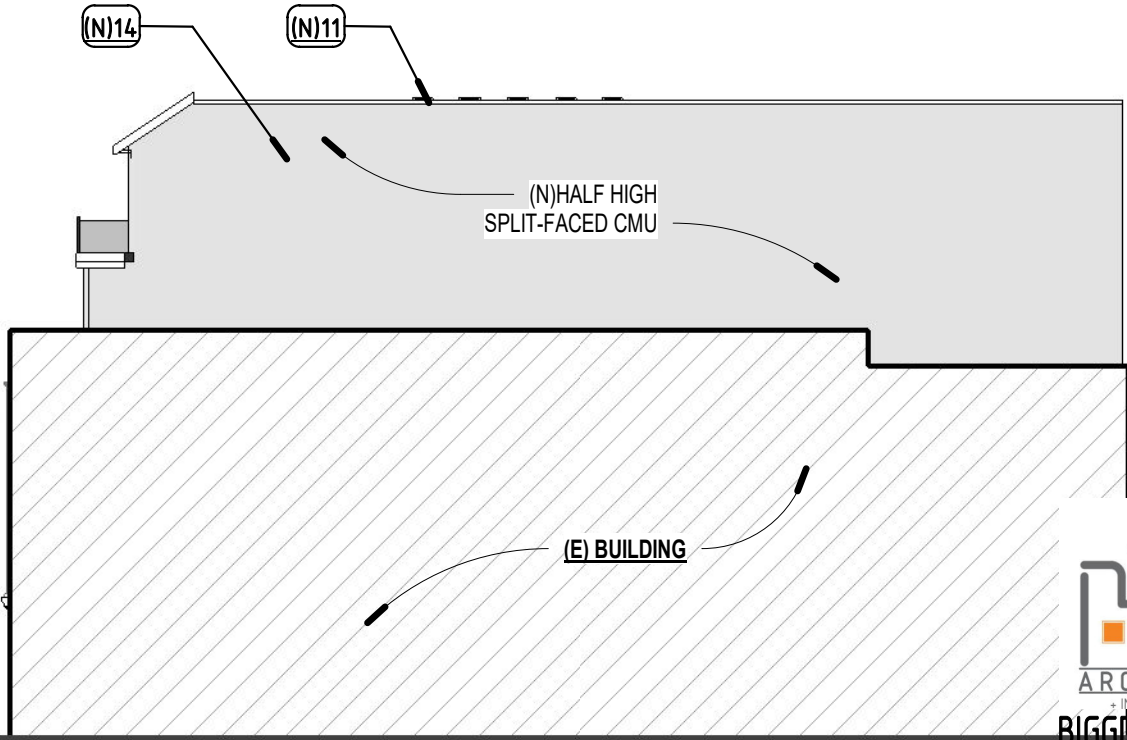
**HDC-3.11**





2 (N) NORTH ELEVATION.

3/64" = 1'-0"



1 (N) SOUTH ELEVATION

3/64" = 1'-0"



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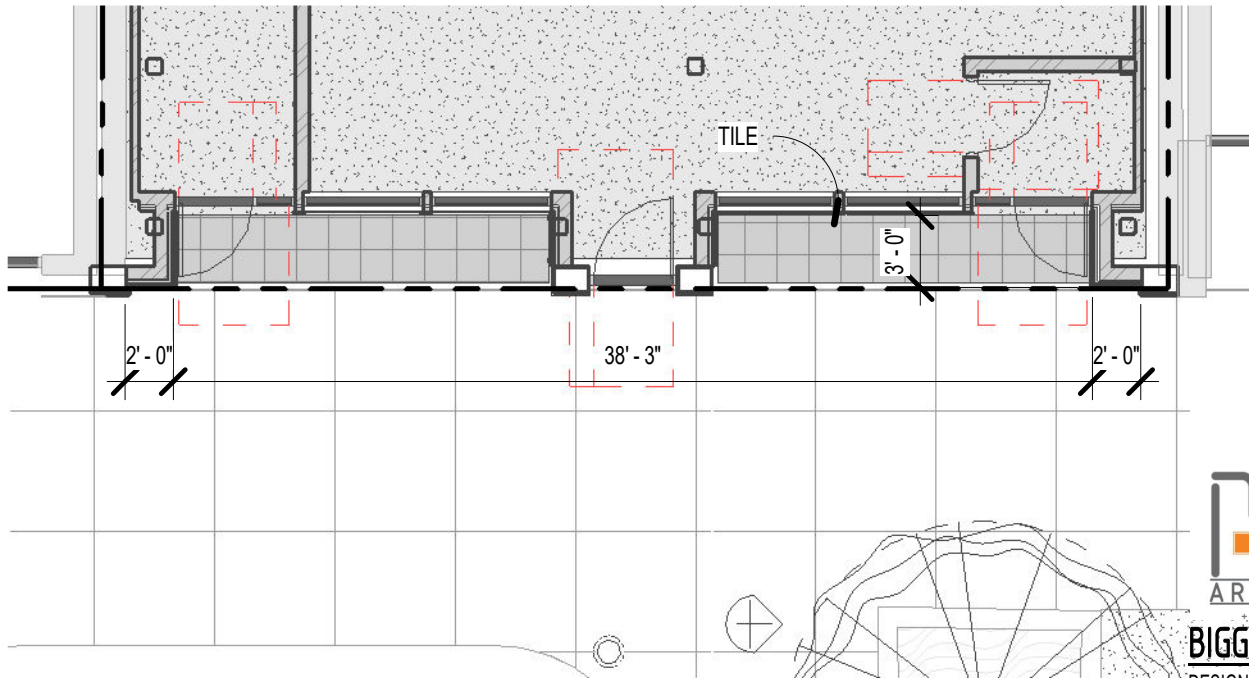
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HDC-3.12



2 (N) MAIN ST ELEVATION (ENLARGED)

1/8" = 1'-0"



1 (N) MAIN ST. STOREFRONT ENLARGED PLAN

1/8" = 1'-0"



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**HDC-3.13**

# ELEVATION NOTES

---

<u>TAG</u>	<u>NOTE CONTENT</u>
<u>(E)1</u>	(E) BRICK TO REMAIN COLOR: P1
<u>(E)2</u>	(E) STONE WORK TO BE EXPOSED. CLEANED AND REPAIRED
<u>(E)3</u>	(E) POST 1950 WINDOWS TO BE REPLACED. REFER TO WINDOW SPECS
<u>(E)4</u>	(E) HISTORIC WINDOW DETAILS TO REMAIN. COLOR: PAINT P1
<u>(E)5</u>	(E) MASONIC SKULL AND CROSSBONES TO REMAIN
<u>(E)6</u>	(E) MASONIC CROSS TO REMAIN
<u>(E)7</u>	(E) HISTORIC BRICK/DENTALS TO REMAIN
<u>(E)8</u>	(E) LIMESTONE BAND TO REMAIN
<u>(N)01</u>	(N) WOOD OR STONE CROWN
<u>(N)02</u>	(N) TILE
<u>(N)03</u>	(N) ALUM. FRAME STOREFRONT WITH 1" INSULATED GLASS COLOR: BLACK
<u>(N)04</u>	(N) TENANT SIGN TO MEET LOCAL ZONING ORDINANCE
<u>(N)05</u>	(N) ADDRESS COLOR: BLACK
<u>(N)06</u>	(N) LIMESTONE BAND TO MATCH EXISTING
<u>(N)07</u>	(N) WINDOW COLOR: BLACK
<u>(N)08</u>	(N) PRE-FAB METAL BALCONY COLOR: BLACK REFER TO SHOP DWGS.
<u>(N)09</u>	(N) SMOOTH FACE CMU COLOR: WHITE SIZE: 16"x4" COLOR: WHITE
<u>(N)10</u>	(N) SLIDING DOOR COLOR: BLACK
<u>(N)11</u>	(N) ALUM. COPING COLOR: BLACK
<u>(N)12</u>	(N) FIRE DEPT CONNECTION
<u>(N)13</u>	(N) WOOD OR FIBERGLASS TRIM WORK
<u>(N)14</u>	(N) SPLIT-FACE CMU COLOR: WHITE SIZE: 16"x4"
<u>(N)15</u>	(N) REPLACEMENT WINDOWS. REFER TO HDC 33.4 FOR WINDOW DIMENSIONS
<u>(N)16</u>	(N) REPLACEMENT WINDOWS/ REFER TO HDC 33.5 FOR WINDOW DIMENSIONS
<u>(N)17</u>	(N) BRACKETED CORNICE



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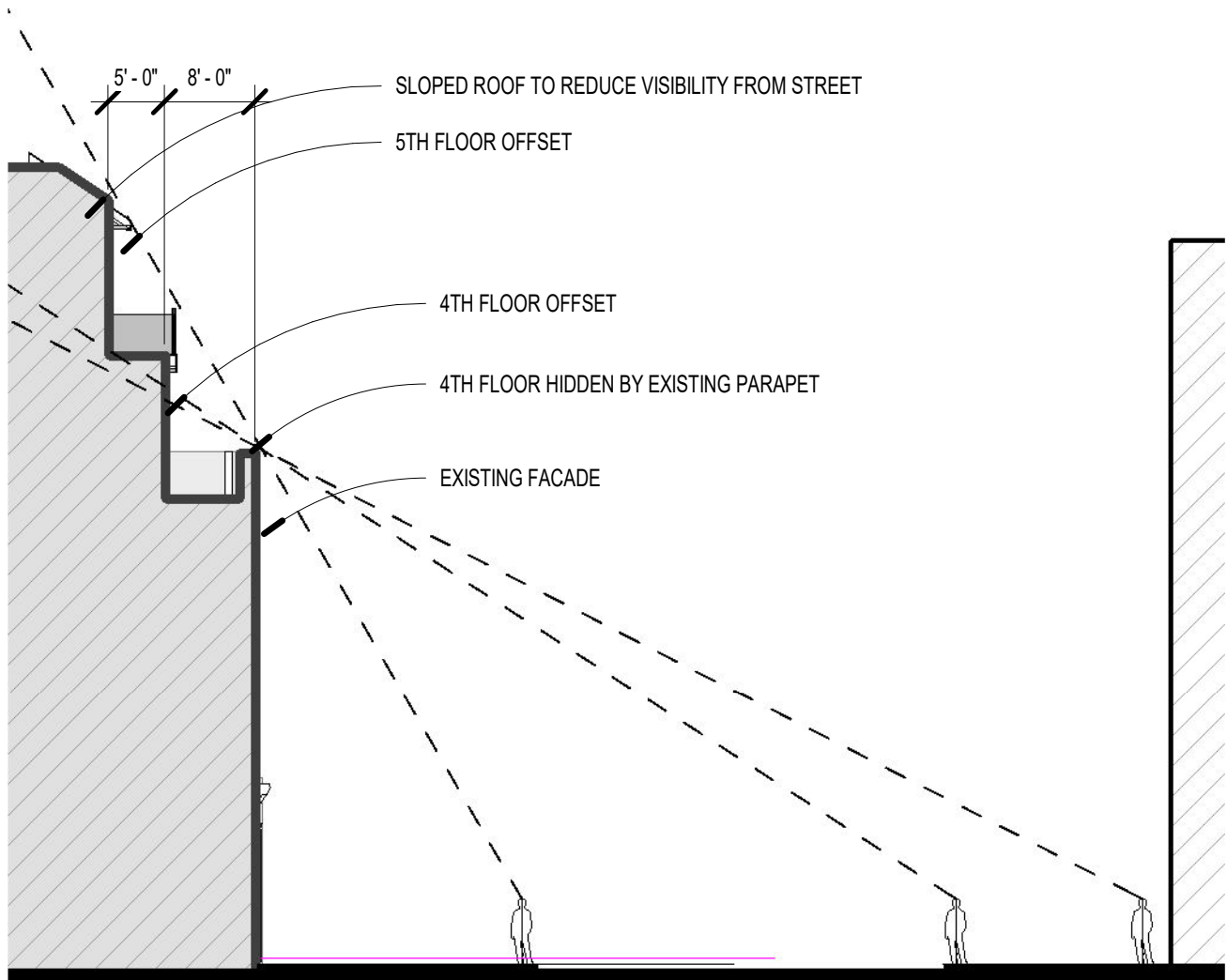
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**HDC-3.14**



1

**STREET SECTION**

1/16" = 1'-0"

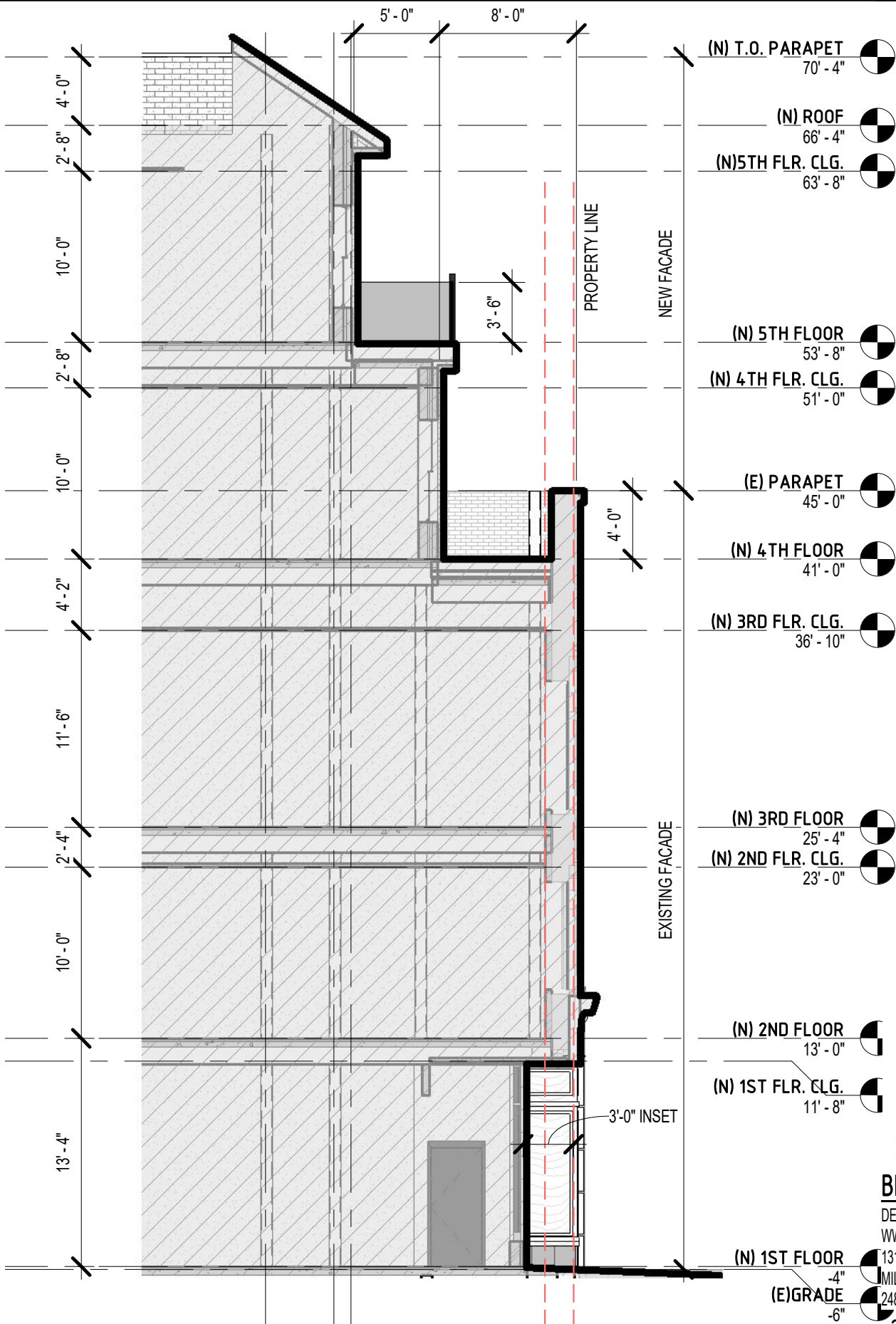


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**HDC-3.15**



- (N) T.O. PARAPET 70' - 4"
- (N) ROOF 66' - 4"
- (N) 5TH FLR. CLG. 63' - 8"
- (N) 5TH FLOOR 53' - 8"
- (N) 4TH FLR. CLG. 51' - 0"
- (E) PARAPET 45' - 0"
- (N) 4TH FLOOR 41' - 0"
- (N) 3RD FLR. CLG. 36' - 10"
- (N) 3RD FLOOR 25' - 4"
- (N) 2ND FLR. CLG. 23' - 0"
- (N) 2ND FLOOR 13' - 0"
- (N) 1ST FLR. CLG. 11' - 8"
- (N) 1ST FLOOR -4"
- (E) GRADE -6"



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**HDC-3.16**

# STOREFRONT SECTION

1

1/8" = 1'-0"



STOREFRONT



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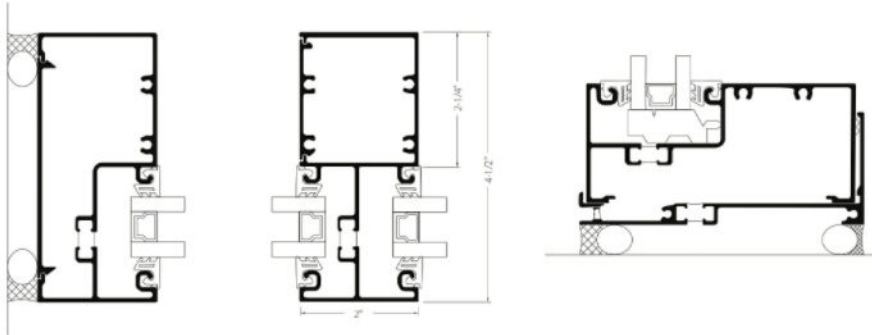
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**HDC-3.17**

## 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 Pour & Debridge thermal break with Azon's 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 mock up sizes and test conditions.

**Application:** Low-rise commercial buildings: retail, office, healthcare, 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" std (1/8" - 1-1/8")	0.05 CFM/Ft.2 @ 6.24 PSF	10 PSF - Inside Plane 12 PSF - Outside Plane	30 PSF - Design 45 PSF - Overload	52, 61 <sub>s</sub> - Inside Plane 67, 69 <sub>s</sub> - Outside Plane 64, 63 <sub>s</sub> - Outside Plane SSG	0.33 - Inside Plane 0.35 - Outside Plane 0.32 - Outside Plane SSG	STC 32 OTC 26

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**TUBELITE®**  
DEPENDABLE  
LEADERS IN ECO-EFFICIENT STOREFRONT,  
CURTAINWALL AND ENTRANCE SYSTEMS

3056 Walker Ridge Drive NW, Suite G, Walker, MI 49544



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**HDC-5.0**

(SPEC) STOREFRONT

12" = 1'-0"

NOTE: ALL BALCONIES ARE CUSTOM TO SPECIFIC PROJECT - SEE MIDWEST STAIRS & IRON, INC'S SPECIFIC MATERIAL BID FOR CLARIFICATION ON ITEMS INCLUDED IN CONTRACT. THIS SHEET SHOWS GRAPHICAL REPRESENTATION OF SIMILAR BALCONIES



MSI CUSTOM CARRIER EXTRUSION (6061-T6)

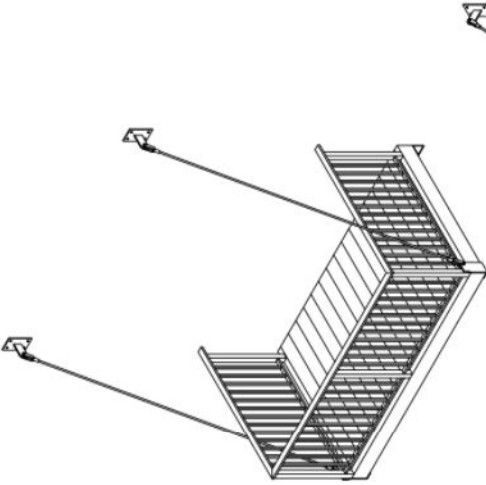
**ENLARGED ISOMETRIC VIEW OF OUTSIDE CORNER HANGER**

NOTE: RAILING NOT SHOWN FOR CLARITY

SCALE: 1-1/2" = 1'-0"

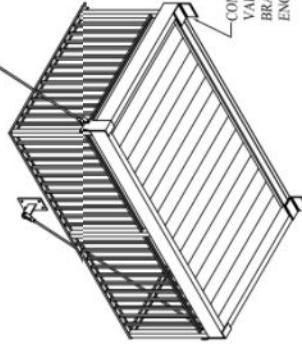
**ROD HUNG BALCONY w/ CUSTOM 3X8 TUBE FRAME w/ HANGERS ON OUTSIDE OF BALCONY - RAILING SHOWN w/ 2-LINE PICKET**

POWDER COATING ACTS AS BARRIER BETWEEN DISSIMILAR METALS



**ISOMETRIC VIEW FROM ABOVE**

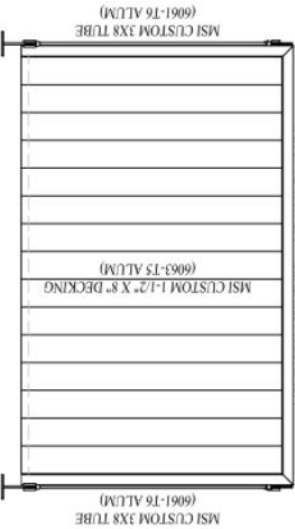
SCALE: 1/4" = 1'-0"



**ISOMETRIC VIEW FROM BELOW**

SCALE: 1/4" = 1'-0"

CONNECTIONS AT BUILDING MAY VARY - PROJECT SPECIFIC BRACKETS TO BE DESIGNED AND ENGINEERED



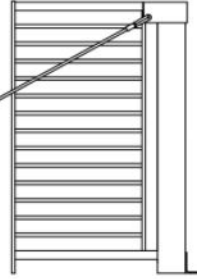
**PLAN VIEW**

SCALE: 1/4" = 1'-0"

CONNECTIONS AT BUILDING MAY VARY - PROJECT SPECIFIC BRACKETS TO BE DESIGNED/ENGINEERED

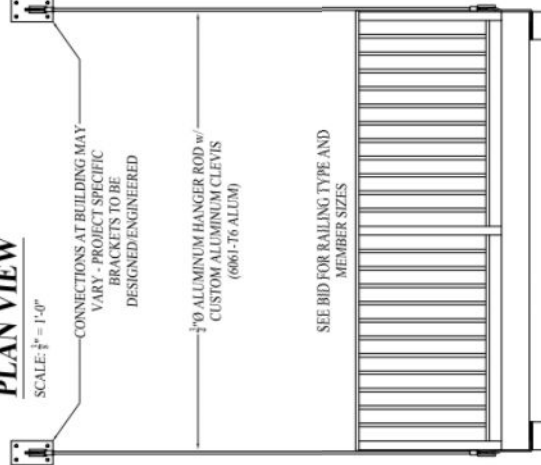
1/2" ALUMINUM HANGER ROD w/ CUSTOM ALUMINUM CLEVIS (6061-T6 ALUM)

SEE BID FOR RAILING TYPE AND MEMBER SIZES



**SIDE VIEW**

SCALE: 1/4" = 1'-0"



**FRONT VIEW**

SCALE: 1/4" = 1'-0"

**MIDWEST STAIRS & IRON, INC'S CUSTOM BALCONY SCHEMATICS**

**TYPE 1.01.01.01**

**Michael A. Corrigan P.E., ALA**  
architects engineers  
10521 north port washington road, suite 220  
mequon, wisconsin 53092  
telephone: (262) 241-9700

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**HDC-5.1**

**PRE-FAB BALCONY SPEC**