

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 1540 Broadway Street, Application Number HDC15-245

**DISTRICT:** Broadway Historic District

**REPORT DATE:** January 14, 2016

**REPORT PREPARED BY:** Jill Thacher, Historic Preservation Coordinator

**REVIEW COMMITTEE DATE:** Monday, January 11, 2016

<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b> John Hostetler	Michael Klement/Architectural Resource
<b>Address:</b> 444 Fifth Street Ann Arbor, MI	2301 Platt Rd Ann Arbor, MI 48108
<b>Phone:</b> (734) 646-4677	(734) 769-9784

**BACKGROUND:** See the attached survey sheet. The craftsman style George Weeks, Jr. house was constructed in 1917 on a fruit farm. It features a stucco exterior, multi-paned windows, and many unique architectural details. In 1997 previous owners of the property received a Special Merit Award for restoring the windows.

**LOCATION:** The site is located on the southeast side of Broadway Street, between Jones Drive and Cedar Bend.

**APPLICATION:** The applicant seeks HDC approval to add 1) a 523 square foot addition next to and above an existing, non-historically significant, first floor addition on the north elevation, 2) a 55 square foot one-story side entry and portico on the south elevation, and 3) add an additional window on the rear elevation.

#### **APPLICABLE REGULATIONS:**

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

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (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.

- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

**Additions**

*Recommended:* Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

*Not Recommended:* Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

**Building Site**

*Recommended:* Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Retaining the historic relationship between buildings and the landscape.

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

**From the Ann Arbor Historic District Design Guidelines (other guidelines may apply):**

**Guidelines for All Additions**

*Appropriate:* Placing a new addition on a non-character-defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Designing a new addition in a manner that makes clear what is historic and what is new.

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should exceed neither half of the original building's footprint nor half of the original building's total floor area.

*Not Appropriate:* Designing an addition that overpowers or dramatically alters the original building through size or height.

## **STAFF FINDINGS:**

1. Per the city assessor, the current floor area is 2,475 square feet. Of that, 195 square feet is an existing modern north side addition. The proposed addition (523 square feet) plus the existing addition constitute 31% of the 2,280 square foot historic portion of the home.
2. The architect has gone to great lengths to make the proposed changes blend seamlessly with the house but readable as new work upon a closer look. Materials for the addition and entry porch include stucco cladding, pella metal clad wood windows, Boral composite-ash trim and casings, Azek porch flooring, and wood and Boral porch components. In most respects, where dimensions of new work match the original, materials are varied. Where materials match, dimensions are varied.
3. The proposed new window on the rear elevation would add light to an existing stair landing. Since it is located on a rear wall and is compatible in appearance with other windows on the house without duplicating them, staff believes this work is appropriate.
4. The entry porch and room on the south elevation is designed to provide a transitional space for visitors who would otherwise enter straight into the parlor. This is the secondary entrance, and is designed to be compatible with, but unique from, the front porch facing the street.
5. The addition provides an expanded kitchen and a laundry/mudroom. The addition is fairly far back on the north elevation, flush with the rear wing and kitty-corner to the main rectangular footprint of the house. The east (rear) elevation of the original house is so architecturally significant that staff is fully in support of a side addition, despite its visibility from the street. Its fenestration pattern is compatible with existing windows on the house, but varied in size. A new bank of windows on the east kitchen wall will open up the interior to the spectacular bank yard. The second floor is set back, smaller, and distinct from the first, and designed to further minimize the impact of the addition on the main house block.
6. Staff believes the work is sensitive to the site and neighborhood and generally meets the Ann Arbor Historic District Design Guidelines and the Secretary of the Interior's Guidelines and Standards for Rehabilitation.

**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 1540 Broadway Street, a contributing property in the Broadway Historic District to add 1) a 523 square foot addition next to and above an existing, non-historically significant, first floor addition on the north elevation, 2) a 55 square foot one-story side entry and portico on the south elevation, and 3) add an additional window on the rear elevation. 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 Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, 9 and 10 and the guidelines for additions and building site; and the *Ann Arbor Historic District Design Guidelines* for additions.

**MOTION WORKSHEET:**

I move that the Commission issue a Certificate of Appropriateness for the work at 1540 Broadway Street in the Broadway 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:** Survey sheet, application, drawings, window schedule, photos.

**Broadway Historic District**  
**Resource Documentation**

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*Address:* **1540 Broadway** *Date:* **1917**  
*Historic Name:* **George Weeks, Jr., House** *Level:* **Contributing**



**Description**

<i>Style:</i>	Craftsman	<i>Roof Shape:</i>	Side Gable
<i># Stories:</i>	2	<i>Roof Material:</i>	Asphalt
<i>Material:</i>	Stucco	<i>Plan Shape:</i>	Rectangular
<i>Windows:</i>	Original	<i>Porch Type:</i>	Front Entry
<i>Window Type:</i>	Wood, Double-Hung; Casement	<i># Dormers:</i>	N/A
<i>Pane Type:</i>	16/1, 24 x 24	<i>Dormer Type:</i>	N/A
<i>Character Defining Features:</i>			

Gabled roof has slight curve on raking cornice; casement windows fill a 2-story sun porch on south end with three pair on each side and eight pair on gable end, both upstairs and down; exposed rafters under eaves; first-story sash = 16/1, second-story sash = 16/1 and 24 x 24 casement; half-circle window decorates attic gable; 2-story gable-roofed addition at rear; 1-story sun porch on north side; entry porch protected by segmental hood, supported by square paneled columns; south end has pair of French doors leading from house onto terraced walk.

**History**

<i>First City Directory:</i>	1917	<i>Context(s):</i>	Agriculture, Bungalow
<i>Original Use:</i>	Residential	<i>Architect:</i>	Unknown
<i>Current Use:</i>	Residential	<i>Builder:</i>	Unknown

*Occupation (First Dweller):* Fruit farmer

*Notes:* The Weeks family, like the Taylors, farmed fruit at this end of Broadway from mid-19<sup>th</sup> century to mid-20<sup>th</sup> century. They employed many local people, including Claramon Pray, who later married a blacksmith's daughter and purchased the Mary Ann Tuttle House. The house was built on the foundation of the previous house by George Weeks, Jr., and his wife, Zoe, built this house after George, Sr.'s, death. Zoe sold the house and lot for \$6,000 to Dentist Albert Irving in 1922, when the Weeks' moved to Toronto. George Weeks Sr. was a fruit farmer, and raised fruit from the mid-19<sup>th</sup> century long into the 20<sup>th</sup>. This example of a Craftsman style house has a stucco exterior and the multi-paned windows with twelve-over-one panes of glass. In 1997, David Owens and Ruth Mohr received a Special Merit Award from the Ann Arbor Historic District Commission for their restoration of the historic windows. 2007 Photographs.



HDC15-245

**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**

301 E. Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647  
 734.794.6265 734.994.8312 planning@a2gov.org

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

<b>Section 1: Property Being Reviewed and Ownership Information</b>	
Address of Property: <u>1540 BROADWAY, ANN ARBOR</u>	
Historic District: <u>BROADWAY</u>	
Name of Property Owner (If different than the applicant): <u>MORAY AND MARY CALLUM</u>	
Address of Property Owner: <u>1540 BROADWAY, ANN ARBOR</u>	
Daytime Phone and E-mail of Property Owner: <u>313 213 5583 M.CALLUM@FORD.COM</u>	
Signature of Property Owner: <u><i>Moray Callum</i></u> Date: <u>12/23/15</u>	
<b>Section 2: Applicant Information</b>	
Name of Applicant: <u>MICHAEL KLEMENT FOR ARCHITECTURAL RESOURCE, LLC</u>	
Address of Applicant: <u>2301 PLATT, ANN ARBOR</u>	
Daytime Phone: <u>(734) 769 9784</u> Fax: <u>(734) 769 9784</u>	
E-mail: <u>MKLEMENT@ARCHITECTURALRESOURCE.COM</u>	
Applicant's Relationship to Property: owner <input type="checkbox"/> architect <input checked="" type="checkbox"/> contractor <input type="checkbox"/> other <input type="checkbox"/>	
Signature of applicant: <u><i>M.R. Klement</i></u> Date: <u>12/18/2015</u>	
<b>Section 3: Building Use (check all that apply)</b>	
<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multiple Family <input type="checkbox"/> Rental	
<input type="checkbox"/> Commercial <input type="checkbox"/> Institutional	
<b>Section 4: Stille-DeRossett-Hale Single State Construction Code Act</b> (This item <b>MUST BE INITIALED</b> for your application to be <b>PROCESSED</b> )	
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 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: _____	

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

1. Provide a brief summary of proposed changes. \_\_\_\_\_

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2. Provide a description of existing conditions. \_\_\_\_\_

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3. What are the reasons for the proposed changes? \_\_\_\_\_

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

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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: \_\_\_\_\_ Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.:     HDC     Fee Paid: \_\_\_\_\_

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

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**To:** City of Ann Arbor Historic District Commission  
**From:** Architectural Resource, LLC  
**Project:** 1540 Broadway, Two-Story Rear Addition and One-Story Side Entry Addition  
**Re:** HDC Submission Supplemental Materials

**Item 1: Summary of the Proposed Changes:**

The Owners wish to do selective remodeling of the existing home's interior and add a net of 243 square feet to an existing, non-historically significant, 195 square foot first floor addition as well as add a 280 square foot second floor addition above. They also wish to add a 55 square foot side Entry and Portico. The first floor addition/remodel will create a new integrated rear garden entry, mudroom, laundry room and kitchen. The second floor addition above will be a new master bedroom and closet. The side entry will provide a guest entry/air-lock foyer space

**Item 2: Description of the Existing Property:**

The existing home is a 1,230 square foot two-story stucco sided, cross-gabled Craftsman. A first floor, gabled roofed, kitchen addition had been added to the historic home. Pella replacement windows had been added to the home on the first floor south end and had been recognized by the HDC. The side entry stoop is in disrepair.

**Item 3: Reasons for the Proposed Changes:**

The Owners are interested making this their final residence and would like to make the requested modifications to the existing home to address their needs and goals to accommodate their lifestyle. The Owners and we had been previously developing preliminary plans anticipating making significantly greater modifications back in 2008. Subsequently, however, the home was annexed into the Broadway Historic District and those greater ambitions had to be abandoned.

The new, scaled-back, proposed design solution for the addition and side entry have been developed and refined in close coordination with the Planning Staff to be in compliance with the HDC regulations and guidelines. The Owners are avid gardeners and the existing first floor layout does not provide the spaces they need to support their passion for cooking nor direct, utility-nature, physical access or a visual connection to their beloved gardens at the rear of the home from the kitchen. The bucolic eastern portion of the site was one of the main reasons they purchased the home. Additionally the main daily-use side entry to the home enters directly into the south parlor living space. On the second floor, the existing home has a foursquare layout capturing two of the bedrooms (one of them the Master) as isolated spaces requiring circulation through the other two bedrooms to access them. The proposed design solution provides the Owner's the desired spaces for their needs as well as updates the home to modern space and function requirements in a sensitive, historically appropriate manner.



#### **Item 4: Additional information to further explain or clarify the proposal:**

##### **Architectural Drawings**

Attached 1:50 scale site plan and 1/8" plans and elevations

##### **New Finish Materials Specifications House and Entry additions:**

House Roof: Asphalt shingles, three tab, style and color to match existing shingles

Entry Roof: Soldered, flat seam, metal roof, to match existing barrel vaulted roof at existing front portico

Gutters: K-Guard style. 5" aluminum

Fascia: Boral 5/4x board, dimensions and profile to match existing

Rake: Boral 5/4x board, dimensions and profile to match existing

Soffit: T&G board, to match existing style and pattern

Barrel Vault Ceiling: T&G board, to match existing style and pattern

Exterior Cladding: Two coat Stucco finish, to match existing texture

Exterior Casing: Boral 5/4 x board, dimensions and profiles to match existing

Exterior Trim: Boral 5/4 x board, dimensions and profiles to match existing

DbL. Hng. Windows: Pella, Architect Series, metal clad wood, Integral ILT Integrated Light Technology.

Casement Windows: Pella, Architect Series, metal clad wood, Integral ILT Integrated Light Technology

Fan-lite Window: Pella, Shaped Windows, metal clad wood, chord fixed window, five spoke pattern, ILT Integrated Light Technology

French Doors: Pella, Architect Series, metal clad wood, Integral ILT Integrated Light Technology

Entry Doors: Therma Tru, smooth face, fiberglass, 9 lite over single panel painted

Foundation Facing: Two coat stucco finish on durock board on rigid insulation

Entry Columns:	Boral 5/4 x board, dimensions and profiles similar but not identically matching existing front porch columns
Deck Flooring:	Azek Porch, 1x4
Deck Ceiling:	Windsor One, beaded ceiling 5/8 x 4", T & G
Deck Columns:	Boral 5/4 x board, dimensions and profiles similar but not identically matching existing front porch columns
Deck Bannister:	2 x 2 balusters spaced 4" apart with 1 x 4 top and bottom rails, pitched top surface
Deck Newels:	4 x 4 posts with 1x cladding and base and 5/4 pitched cap

Highlighting the design adjustments incorporated in the new Side Entry Portico to differentiate yet integrate respecting the historic home and the HDC guidelines- 'similar but different'

- The new Side Entry Portico's barrel roof form has the same radius as the original barrel portico roof, but the circle is cut at a chord that is different than the original to make it appear flatter and subordinate.
- The new Side Entry Portico's cornice elevation is lower and the freeze is shorter in height.
- The new Side Entry Portico's has a fixed fan-lite window at the upper portico face rather than a solid plane as in the existing. The fan-lite element echoes original existing fan-lite windows at both gable ends of the existing home to integrate the element, however the new fan-lite is flatter and broader.
- The new Side Entry Portico's columns are 1" less in each x and y dimension in plan and proportionately subordinate. In addition, the columns are reduced in height and the horizontal rails at the column shaft base are placed at a lower height than the original existing columns at the west entry.

**Item 5: Photographs of the existing property showing before conditions:**

Attached Before photographic images of existing residence

CALLUM RESIDENCE

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1540 BRADWAY

2015-12-23

REMODEL AND ADDITION

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HISTORIC DISTRICT COMMISSION SUBMISSION

NOTE: ALL INFORMATION PROVIDED IS PRELIMINARY ONLY.  
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**HDC SUBMISSION**

- 01 COVER PAGE
- 02 PROPOSED SITE PLAN
- 03 EXISTING NORTHWEST EXTERIOR PERSPECTIVE
- 04 EXISTING SOUTHWEST EXTERIOR PERSPECTIVE
- 05 EXISTING SOUTHEAST EXTERIOR PERSPECTIVE
- 06 EXISTING NORTHEAST EXTERIOR PERSPECTIVE
- 07 EXISTING BASEMENT FLOOR PLAN
- 08 PROPOSED BASEMENT FLOOR PLAN
- 09 EXISTING FIRST FLOOR PLAN
- 10 PROPOSED FIRST FLOOR PLAN
- 11 EXISTING SECOND FLOOR PLAN
- 12 PROPOSED SECOND FLOOR PLAN
- 13 EXISTING UPPER ROOF PLAN
- 14 PROPOSED UPPER ROOF PLAN
- 15 EXISTING SOUTH EXTERIOR ELEVATION
- 16 PROPOSED SOUTH EXTERIOR ELEVATION
- 17 EXISTING WEST EXTERIOR ELEVATION
- 18 PROPOSED WEST EXTERIOR ELEVATION
- 19 EXISTING NORTH EXTERIOR ELEVATION
- 20 PROPOSED NORTH EXTERIOR ELEVATION
- 21 EXISTING EAST EXTERIOR ELEVATION
- 22 PROPOSED EAST EXTERIOR ELEVATION
- 23 DOOR / WINDOW SCHEDULE

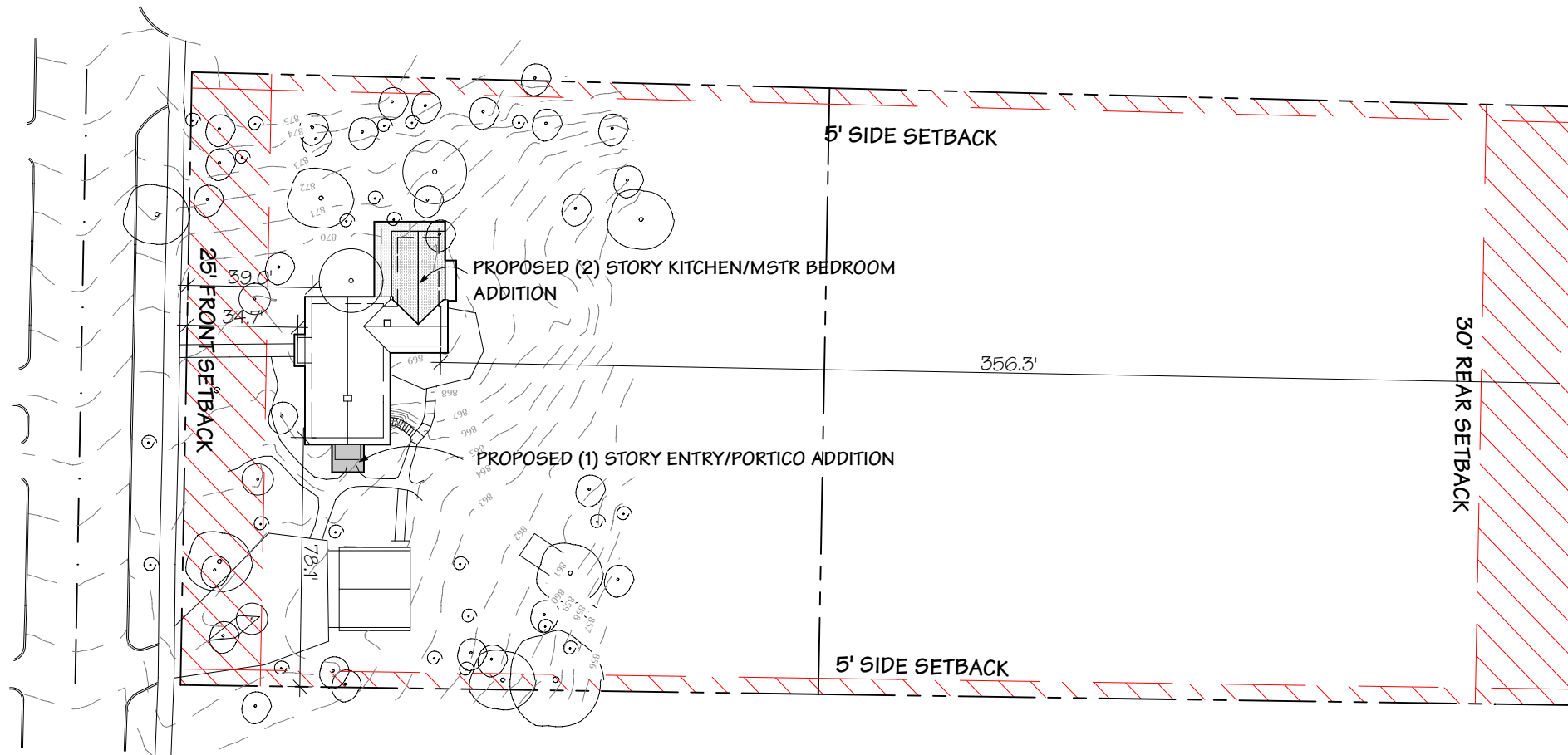


TABLE OF AREAS (sq ft)			
SQUARE FOOTAGE	EXISTING	ADDITION	% INCREASE
FIRST FLOOR	1371.56	297.94	21.72
SECOND FLOOR	1163.12	279.95	24.07
<b>TOTAL</b>	<b>2534.68</b>	<b>577.89</b>	<b>22.80</b>
FOOTPRINT	EXISTING	ADDITION	% INCREASE
FIRST FLOOR	1446.06	330.75	22.87
SECOND FLOOR	1166.09	348.9	29.92
<b>TOTAL</b>	<b>2612.15</b>	<b>679.65</b>	<b>26.02</b>

**CALLUM RESIDENCE**

**1540 BROADWAY**

**SITE PLAN**

SCALE: 1" = 50'

2015-12-23

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EXISTING NORTHWEST PERSPECTIVE

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EXISTING SOUTHWEST PERSPECTIVE

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EXISTING SOUTHEAST PERSPECTIVE

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NO SCALE

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1540 BROADWAY

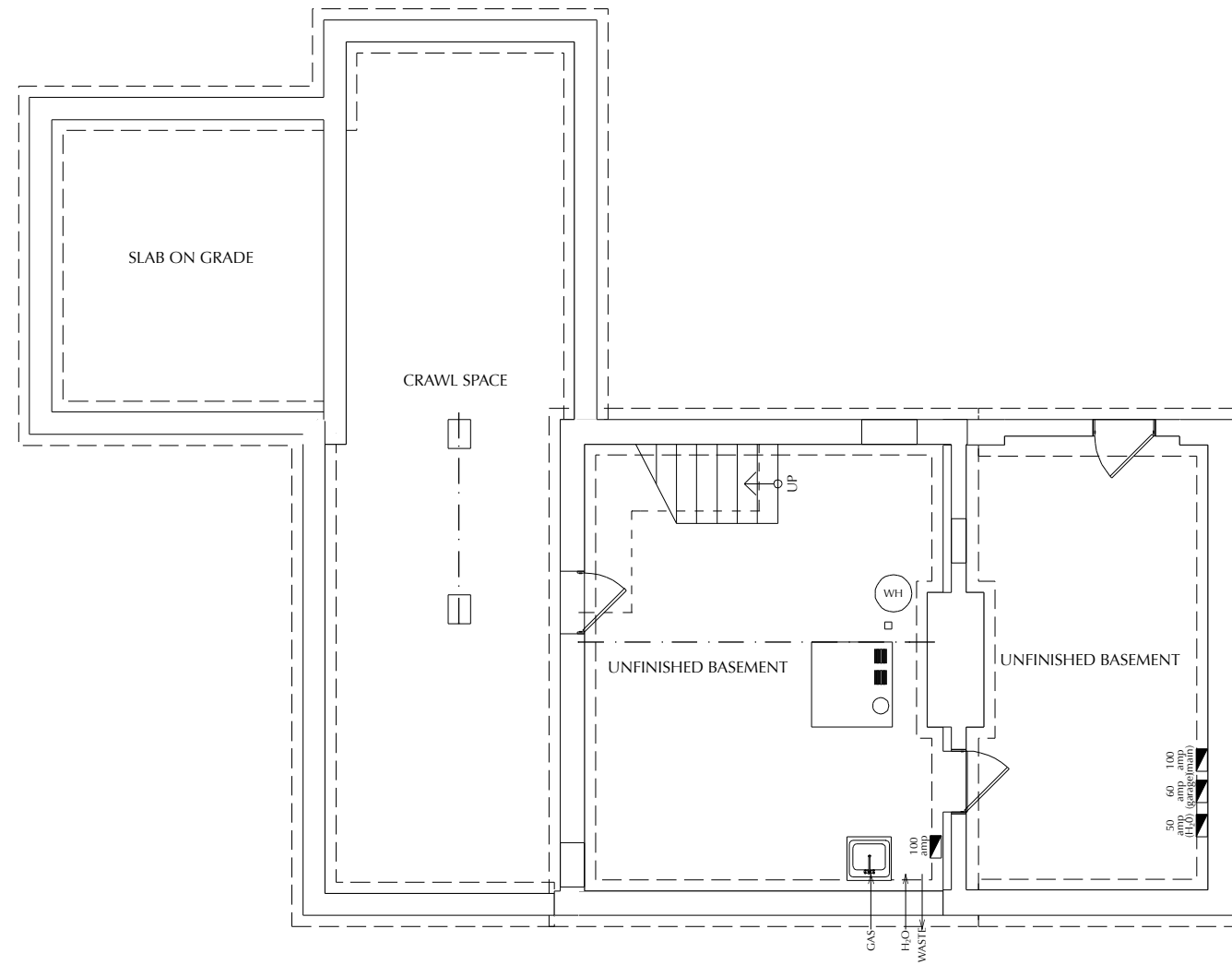
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EXISTING NORTHEAST PERSPECTIVE

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SCALE: 1/8" = 1'-0"



**1540 BROADWAY**

2015-12-23

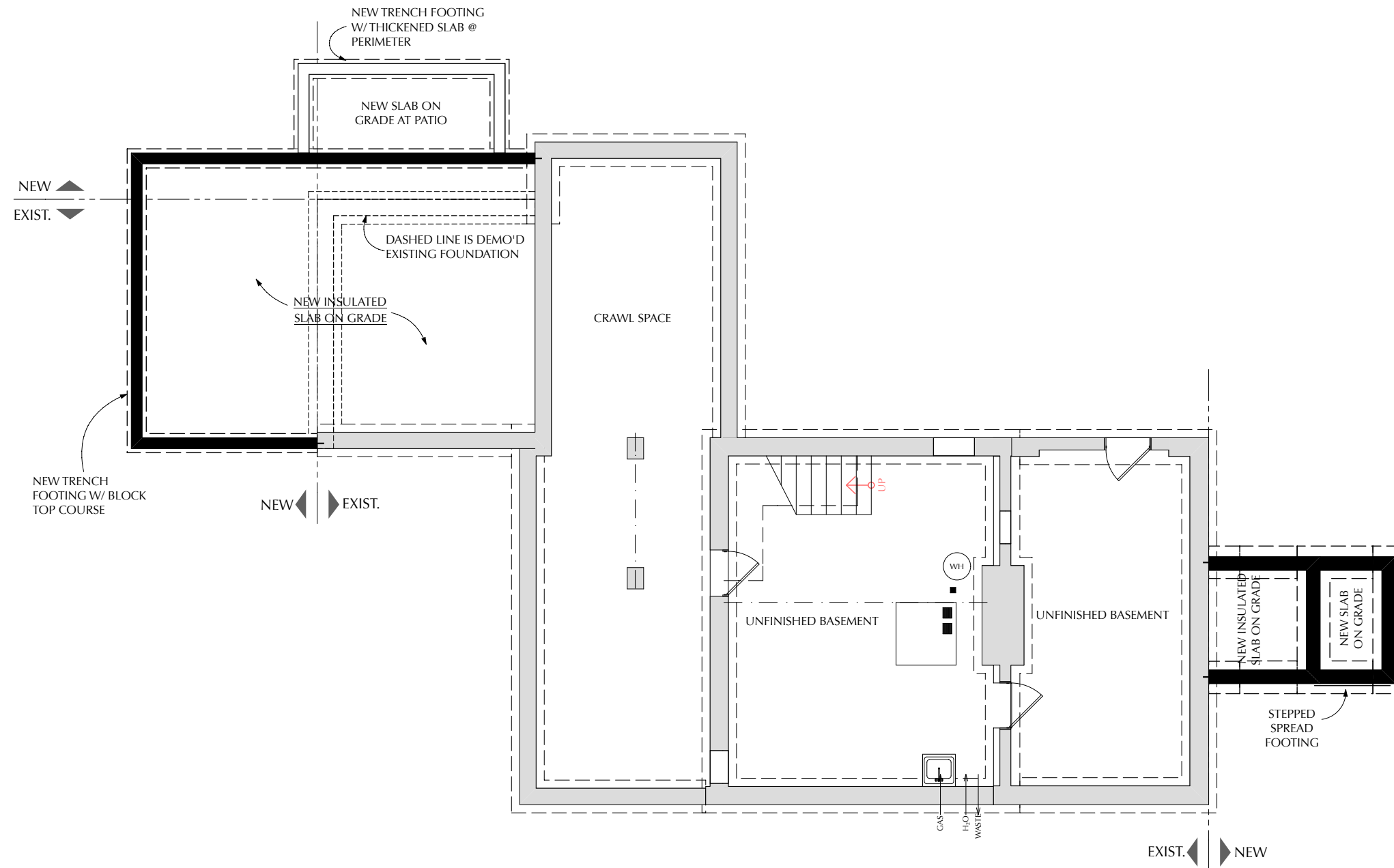
**EXISTING BASEMENT PLAN**

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DD PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW OR MODIFIED EXISTING WALL



CALLUM RESIDENCE

SCALE: 1/8" = 1'-0"

1540 BROADWAY

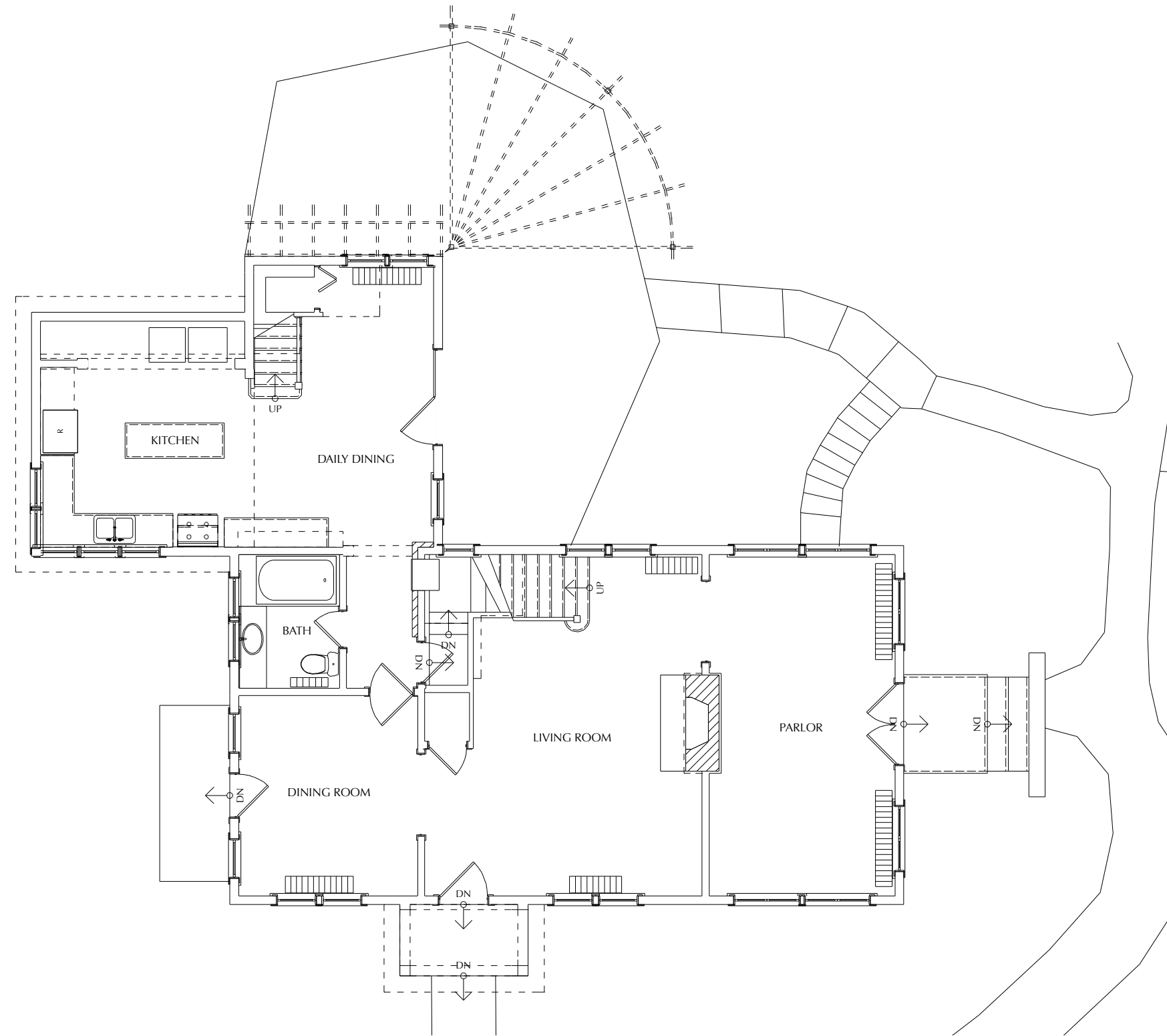
2015-12-23

PROPOSED BASEMENT FLOOR PLAN

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SCALE: 1/8" = 1'-0"

**1540 BROADWAY**

2015-12-23




**EXISTING FIRST FLOOR PLAN**

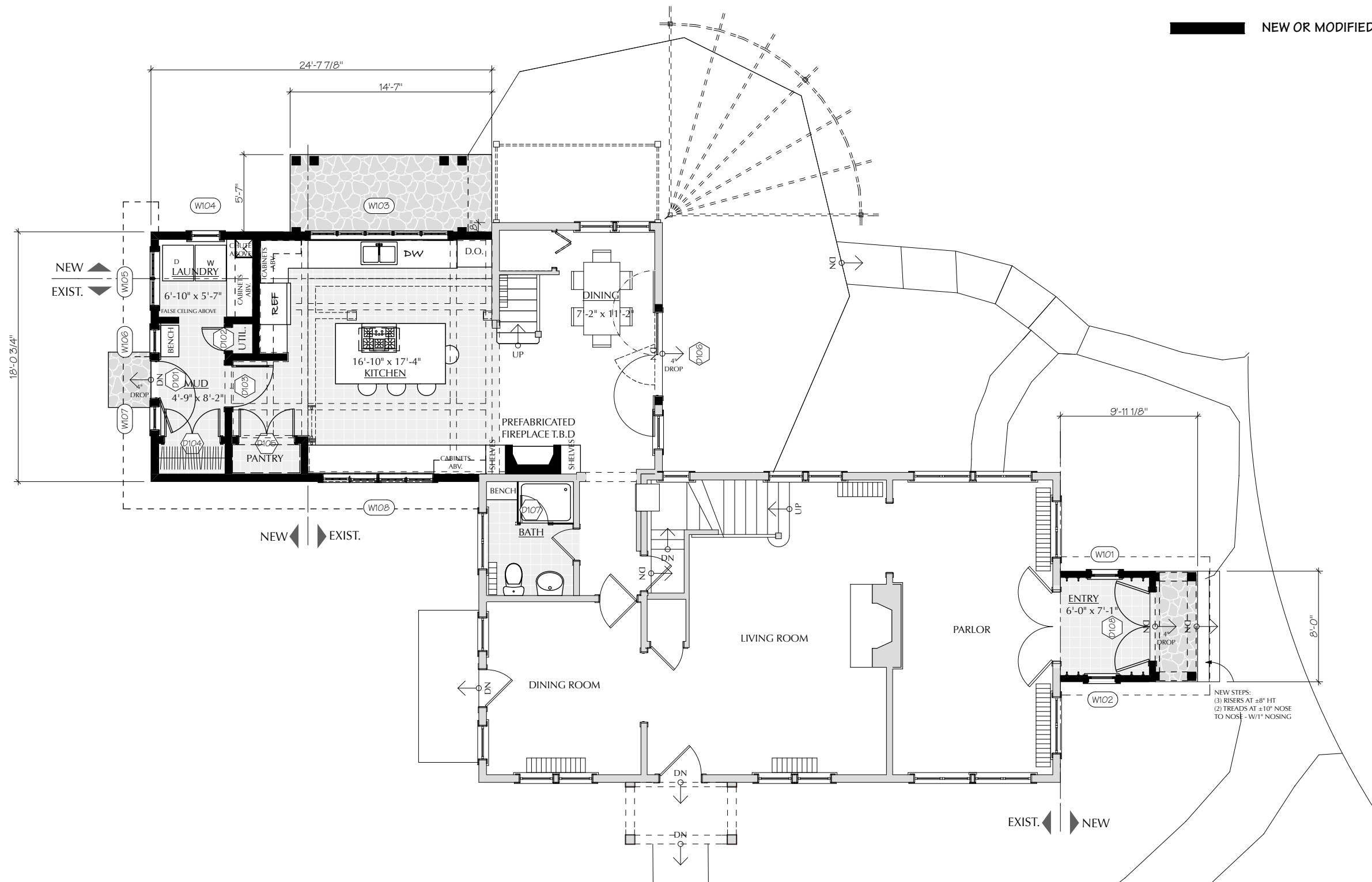
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DD PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  NEW OR MODIFIED EXISTING WALL



CALLUM RESIDENCE

1540 BROADWAY

PROPOSED FIRST FLOOR PLAN

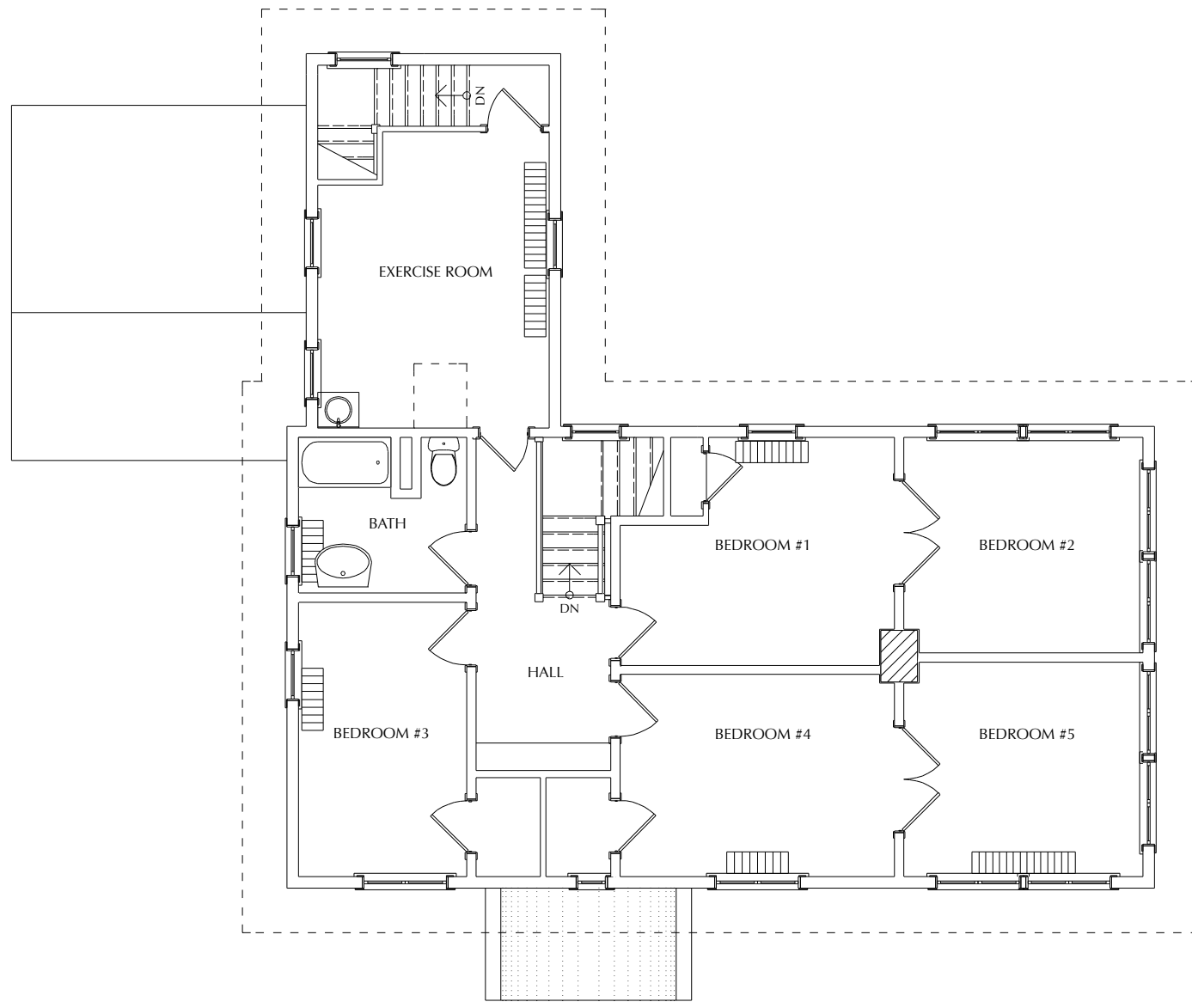
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**CALLUM RESIDENCE**

**1540 BROADWAY**

**EXISTING SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

2015-12-23

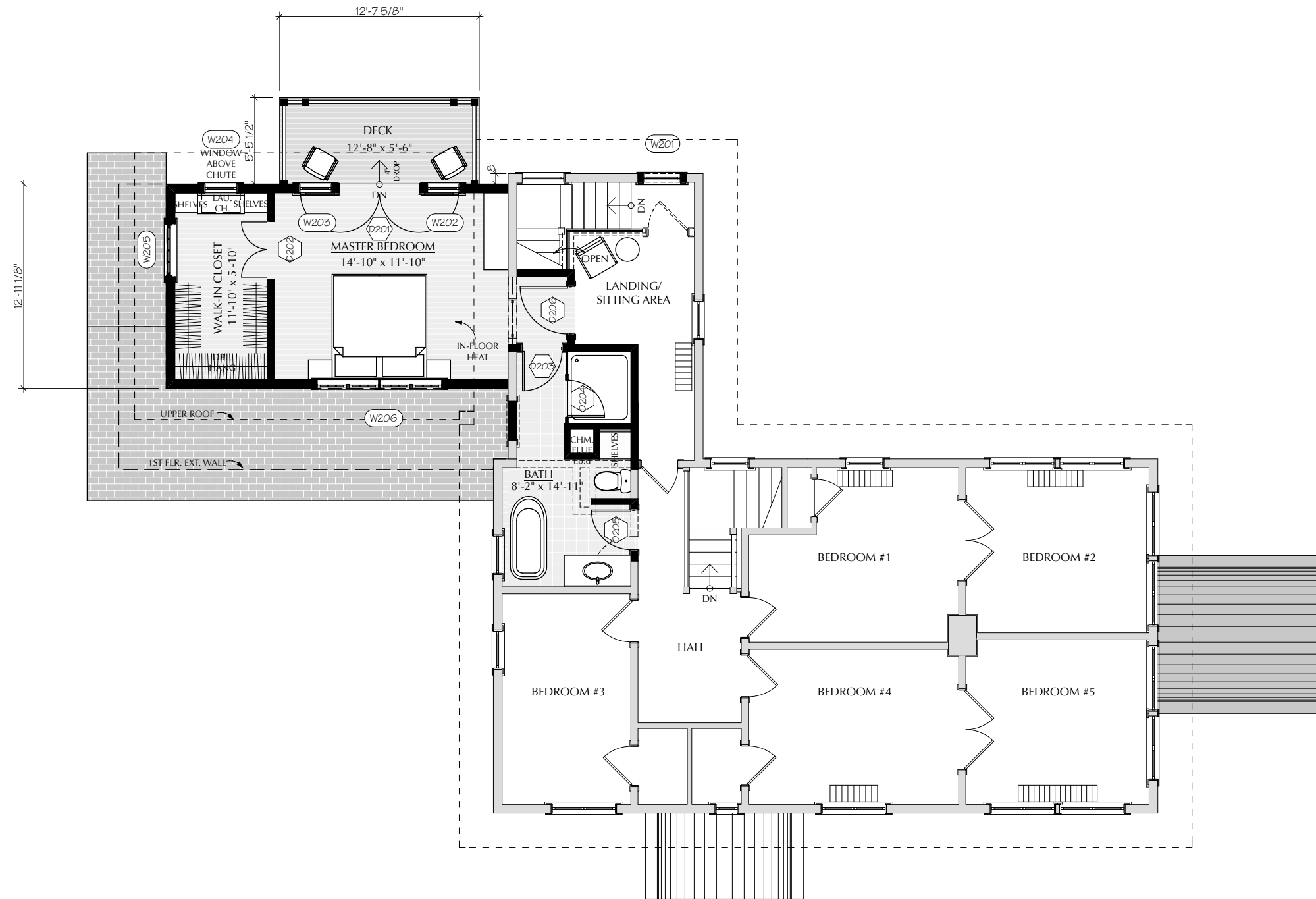
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DD PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW OR MODIFIED EXISTING WALL



CALLUM RESIDENCE

SCALE: 1/8" = 1'-0"

1540 BROADWAY

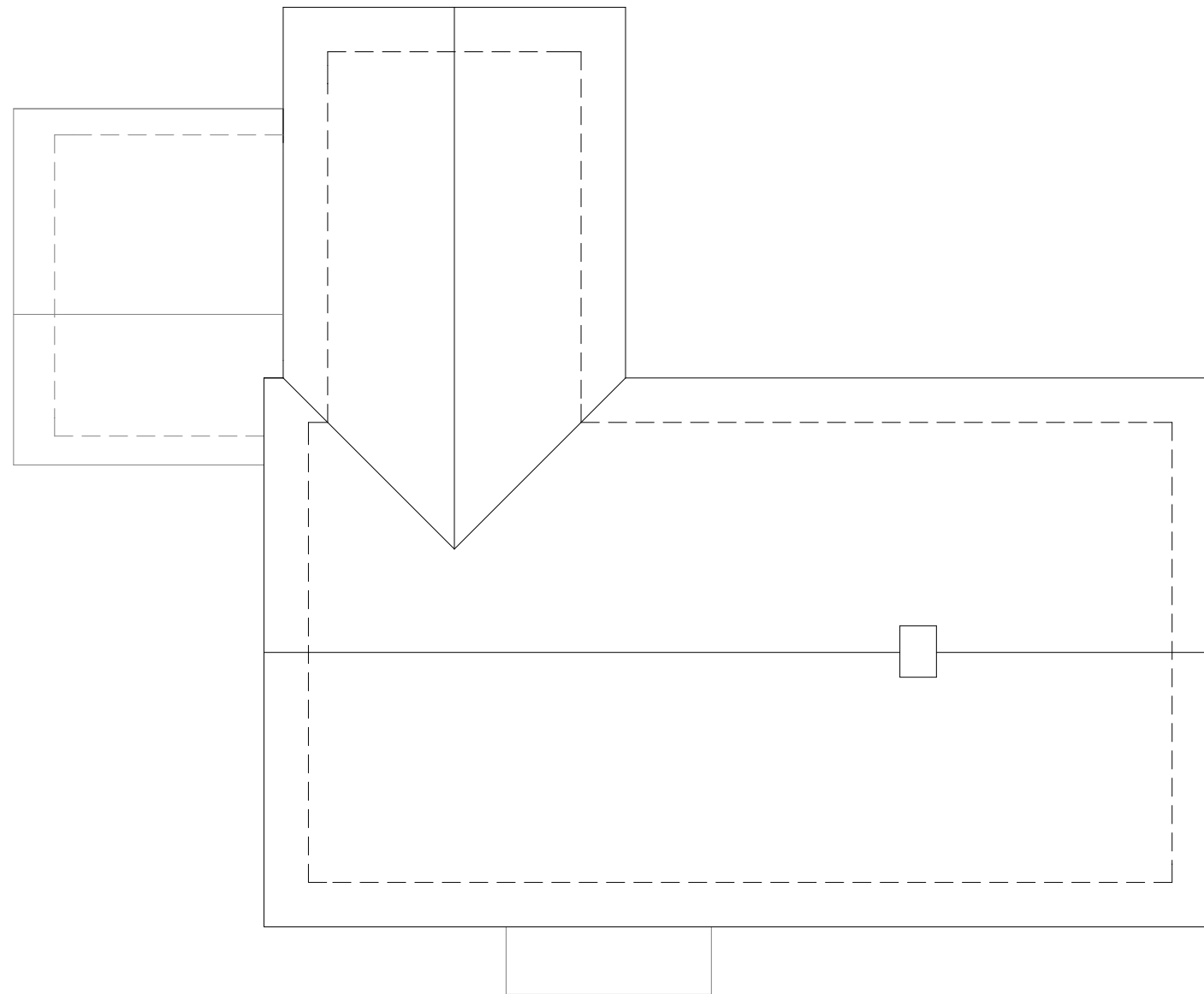
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PROPOSED SECOND FLOOR PLAN

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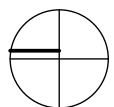
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1540 BROADWAY

2015-12-23

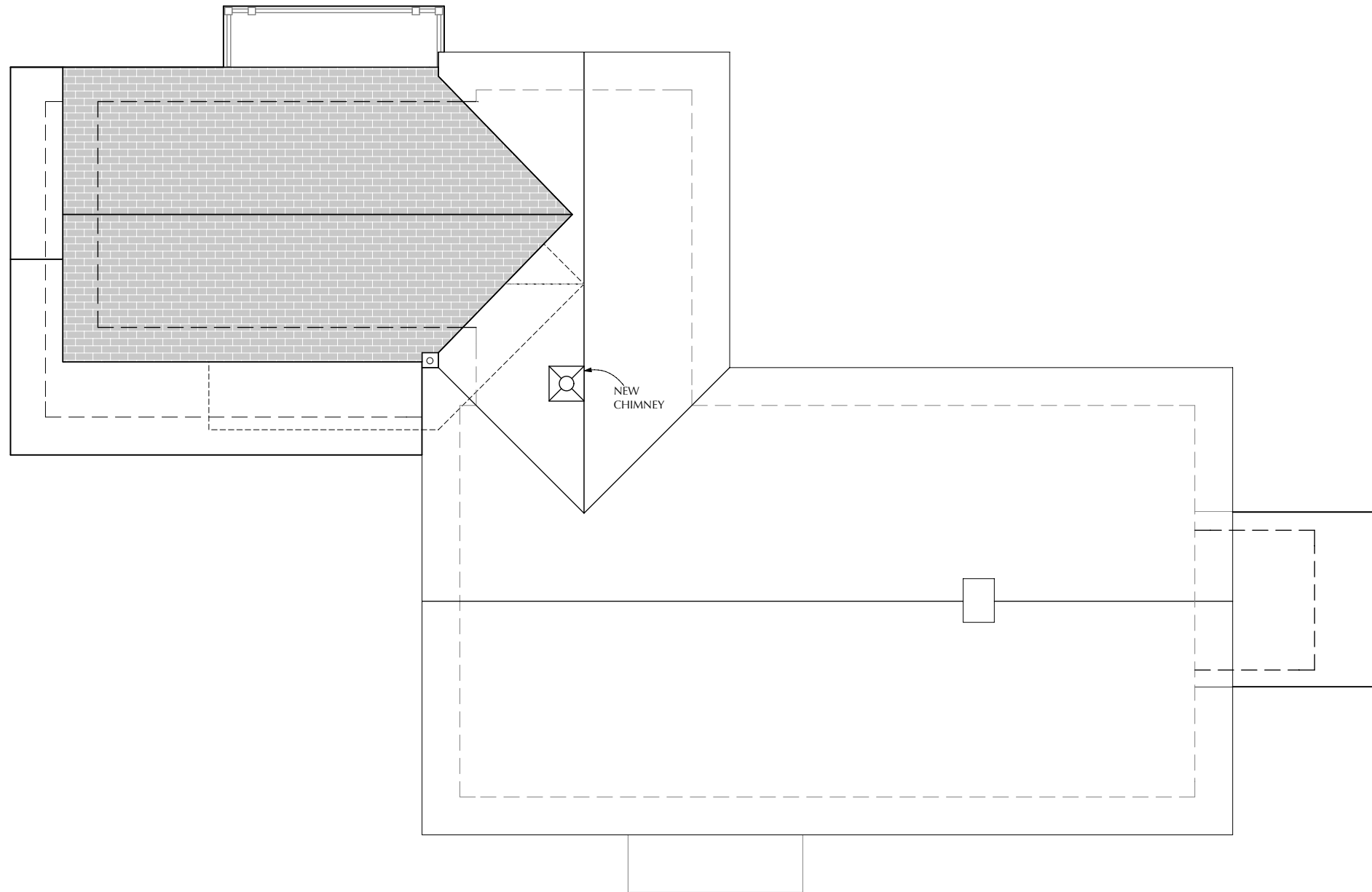
EXISTING UPPER ROOF PLAN

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REFERENCE NORTH

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SCALE: 1/8" = 1'-0"

1540 BROADWAY

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PROPOSED UPPER ROOF PLAN

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**CALLUM RESIDENCE**

SCALE: 1/8" = 1'-0"

**1540 BROADWAY**

2015-12-23

**EXISTING SOUTH EXTERIOR ELEVATION**

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CALLUM RESIDENCE

SCALE: 1/8" = 1'-0"

1540 BROADWAY

2015-12-23

PROPOSED SOUTH EXTERIOR ELEVATION

@2015 ARCHITECTURAL RESOURCE, LLC

NOTE: ALL INFORMATION PROVIDED IS PRELIMINARY ONLY.  
THESE DOCUMENTS ARE NOT ISSUED FOR CONSTRUCTION.



**CALLUM RESIDENCE**

SCALE: 1/8" = 1'-0"

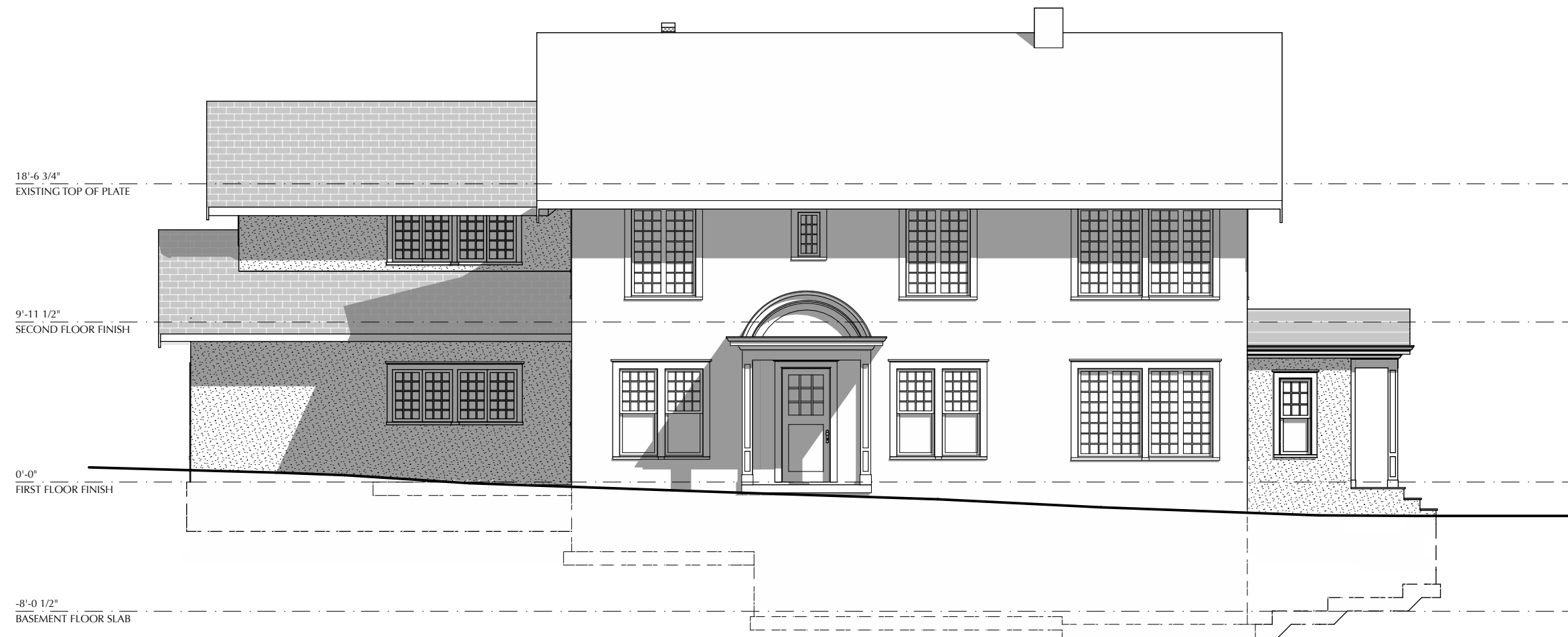
**1540 BROADWAY**

2015-12-23

**EXISTING WEST EXTERIOR ELEVATION**

@2015 ARCHITECTURAL RESOURCE, LLC

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**CALLUM RESIDENCE**

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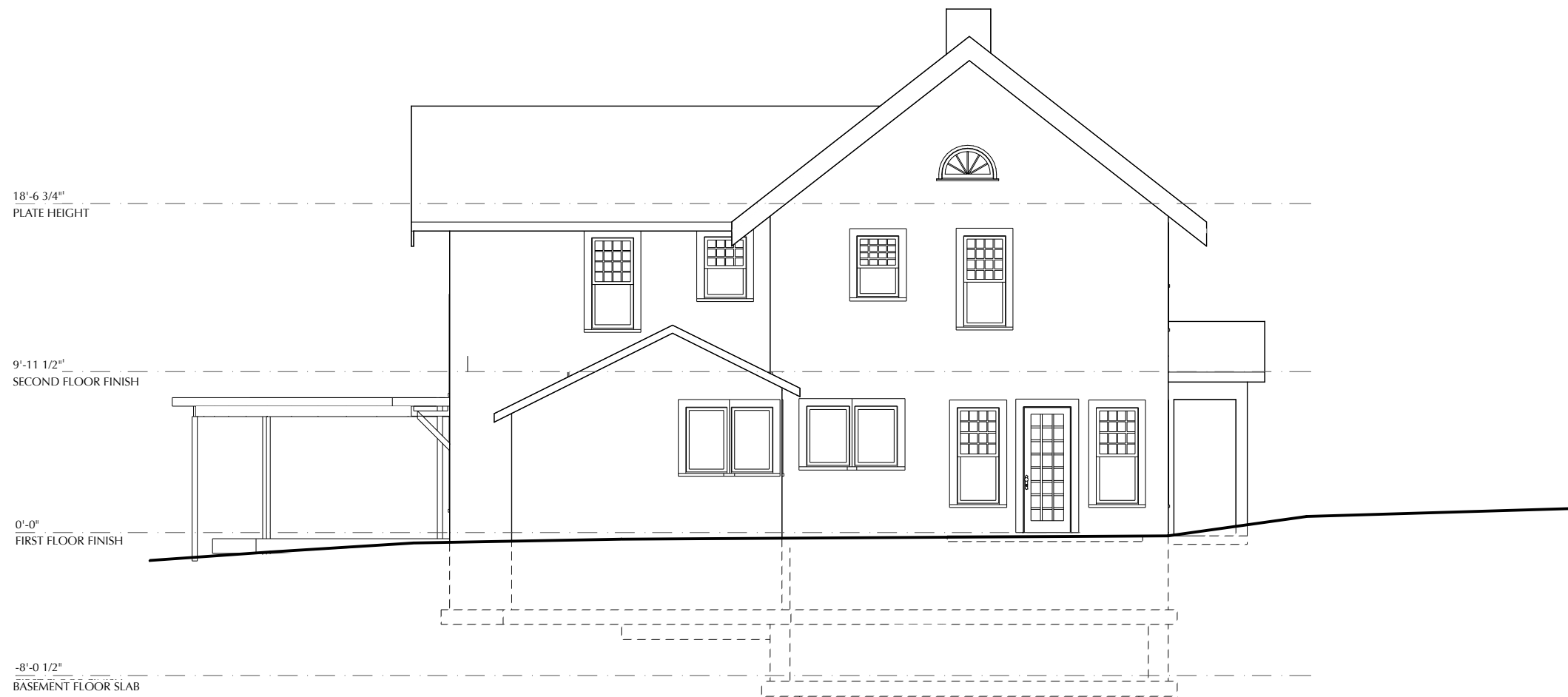
**1540 BROADWAY**

2015-12-23

**PROPOSED WEST EXTERIOR ELEVATION**

@2015 ARCHITECTURAL RESOURCE, LLC

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CALLUM RESIDENCE

SCALE: 1/8" = 1'-0"

1540 BROADWAY

2015-12-23

EXISTING NORTH EXTERIOR ELEVATION

@2015 ARCHITECTURAL RESOURCE, LLC

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**CALLUM RESIDENCE**

SCALE: 1/8" = 1'-0"

**1540 BROADWAY**

2015-12-23

**PROPOSED NORTH EXTERIOR ELEVATION**

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**CALLUM RESIDENCE**

SCALE: 1/8" = 1'-0"

**1540 BROADWAY**

2015-12-23

**EXISTING EAST EXTERIOR ELEVATION**

@2015 ARCHITECTURAL RESOURCE, LLC

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**CALLUM RESIDENCE**

SCALE: 1/8" = 1'-0"

**1540 BROADWAY**

2015-12-23

**PROPOSED EAST EXTERIOR ELEVATION**

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DOOR SCHEDULE

TAG	DOOR SIZE (WxH)	DOOR TYPE	NOTES
FIRST FLOOR			
D101	2'-8"x7'-1"	SWING	EXTERIOR DOOR; FULL-LITE
D102	1'-8"x6'-8"	SWING	5 PANEL SOLID CORE
D103	3'-0"x6'-8"	SWING	FULL-LITE
D104	4'-0"x6'-8"	SWING	DOUBLE DOOR
D105	4'-0"x6'-8"	SWING	DOUBLE DOOR
D106	6'-0"x7'-1"	SWING	EXTERIOR; DOUBLE DOOR; FULL-LITE
D107	2'-0"x6'-8"	SWING	GLASS DOOR INTO SHOWER CUBICLE; SAFETY GLAZING REQUIRED AS PER CODE
D108	5'-0"x6'-8"	SWING	EXTERIOR DBL DOOR; 9 LITE OVER 1 PANEL
SECOND FLOOR			
D201	5'-0"x6'-8"	SWING	EXTERIOR; DOUBLE DOOR; FULL-LITE
D202	3'-6"x6'-8"	SWING	DOUBLE DOOR; FULL LITE
D203	2'-6"x6'-8"	SWING	5 PANEL SOLID CORE
D204	2'-4"x6'-8"	SWING	GLASS DOOR INTO SHOWER CUBICLE; SAFETY GLAZING REQUIRED AS PER CODE
D205	2'-6"x6'-8"	SWING	5 PANEL SOLID CORE
D206	3'-0"x6'-8"	SWING	FULL-LITE

WINDOW SCHEDULE

TAG	WINDOW SIZE (WxH) R.O	WINDOW TYPE	NOTES
FIRST FLOOR			
W101	2'-1 3/4"x4'-11 3/4"	DOUBLE HUNG	PELLA ARCHITECT SERIES - 2559
W102	2'-1 3/4"x4'-11 3/4"	DOUBLE HUNG	PELLA ARCHITECT SERIES - 2559
W103	1'-11 3/4"x3'-5 3/4"	CASEMENT	PELLA ARCHITECT SERIES - 2341 (5 NOS.)
W104	2'-1 3/4"x3'-5 3/4"	DOUBLE HUNG	PELLA ARCHITECT SERIES - 2541
W105	1'-11 3/4"x3'-5 3/4"	CASEMENT	PELLA ARCHITECT SERIES - 2341 (2 NOS.)
W106	1'-9 3/4"x5'-5 3/4"	DOUBLE HUNG	PELLA ARCHITECT SERIES - 2165
W107	1'-9 3/4"x5'-5 3/4"	DOUBLE HUNG	PELLA ARCHITECT SERIES - 2165
W108	1'-11 3/4"x3'-5 3/4"	CASEMENT	PELLA ARCHITECT SERIES - 2341 (4 NOS.)
SECOND FLOOR			
W201	2'-5 3/4"x4'-11 3/4"	DOUBLE HUNG	PELLA ARCHITECT SERIES - 2959
W202	2'-1 3/4"x4'-11 3/4"	DOUBLE HUNG	PELLA ARCHITECT SERIES - 2559
W203	2'-1 3/4"x4'-11 3/4"	DOUBLE HUNG	PELLA ARCHITECT SERIES - 2559
W204	2'-1 3/4"x4'-11 3/4"	DOUBLE HUNG	PELLA ARCHITECT SERIES - 2559
W205	3'-5 3/4"x2'-5 3/4"	AWNING	PELLA ARCHITECT SERIES - 4129
W206	1'-11 3/4"x2'-11 3/4"	CASEMENT	PELLA ARCHITECT SERIES - 2335 (4 NOS.)