

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 312 S Ashley Street, Application Number HDC20-014

DISTRICT: Main Street Historic District

REPORT DATE: February 13, 2020

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 10, 2020

	OWNER	APPLICANT
Name:	309 S Main, LLC	Chris Biggers
Address:	1735 Fairview St Saline, MI 48176	127 E Commerce Milford, MI 48381
Phone:	(734) 645-5409	(248) 886-4460

BACKGROUND: This L-shaped two-story brick commercial building was built in 1918 and the first occupant was Prochnow's Garage. The front façade was remodeled in 1975 by Ed Nalli with new brick, shortened second-floor windows, and all-new first floor storefront. A photo from 1973 is at the end of this report showing an original garage opening; despite the changes to the facade, the building is a contributing historic structure in the Main Street Historic District.

A staff approval was granted in 2008 for the replacement of four non-original windows. The HDC approved a new business sign in 2009, and in 2019 staff approved the reconstruction of parts of the existing fire escape.

LOCATION: The site is located on the west side of South Ashley Street, between Liberty and William. It abuts and wraps around the rear of the Second Ward public building (Hathaway's Hideaway) to the north.

APPLICATION: The applicant seeks HDC approval to: 1) remove the rooftop structure that is the third floor and replace it with a smaller stair enclosure and patio; 2) build up the roof 1'8" from the existing roof plane; 3) replace the upper windows on the front elevation with aluminum windows; 4) replace the existing storefront with a new aluminum and glass storefront system; and 5) install two signs on the front elevation.



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.
- (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):**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.

Alterations/Additions for the new use

Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Additions

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

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. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

From the Ann Arbor Historic District Design Guidelines:

Design Guidelines for Storefronts

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

Signs

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

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

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

Installing signage that is subordinate to the overall building composition.

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.

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

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

STAFF FINDINGS:

1. Staff requested several clarifications on the drawings, but the architect is out of town. If updated drawings are received, they will be forwarded to commissioners via email.
2. The egress stair on the side and rear of the building are existing. This stair was recently repaired, and no changes are proposed to it.
3. Rooftop addition removal and replacement. The existing addition on the rooftop appears on 1947 aerial photographs. It is likely that it was built during the period of significance, but since there is nothing architecturally significant about it and it is nearly invisible from the street, staff does not consider this a character-defining feature of the building.

The existing structure is about 20' wide x 40' long. The addition is 7.5' taller than the top of the building (per drawing HDC-4), though the photo "East View of Roof" on HDC-2 makes it look lower on the east (front) end. Per the application, it is structurally unsafe and does not comply with current building codes/

The proposed structure is 24' wide (the width of the roof) and 10' deep. It would have an east door to an approximately 18' x 10' patio, and a west door to access rooftop mechanical units. It is 2'8" taller than the existing structure, with a shed roof, vinyl operable windows, and cementitious siding. Metal guardrails are proposed around the patio area and mechanical units.

4. Roof. A new roof over most of the east/west portion of the L-shaped building is proposed. It is 1'8" taller than the existing roof. The reason for the new roof is not explained in the application. The perspective drawing HDC-16 shows the east edge of the new roof flush with the front wall of the building (there are no parapets to speak of), and slightly inset on the south side. Painted wood board trim faces the street.
5. Windows. The pair of upper windows on the front elevation are proposed to be replaced with three windows on each side, with taller top sashes and operable lower sashes. The 1973 photo shows two banks of four double-hung windows, but when the additional brick was added in 1975 the two large openings became narrower. Given this, staff believes the use of three windows instead of four in the opening is appropriate.
6. Storefront. The proposed new storefront with one door and a large amount of glazing is appropriate. It approximates the original opening height and width, and the proportions and design are modern but compatible with the remodeled storefront and neighboring structures. The frame is aluminum with 1" insulated glass and a black matte finish.

7. Signs. Two signs are proposed: a metal laser-cut address sign over the Nalli Bldg sign on the second floor; and a 10' wide by 1' tall wall sign consisting of individual letters pin mounted the stepped brick trim above the storefront. The design and scale are appropriate and the signs are removeable. The storefront sign is shown mounted through brick, which is not appropriate. The proposed motion is conditioned on signs being mounted through mortar joints, not masonry units. A new HDC application would be required before the storefront sign is installed, but it could be staff approved if this application is approved by the HDC.
8. Staff finds that the work, as conditioned, is appropriate and meets the Secretary of the Interior's Standards and Guidelines, and the Ann Arbor Historic District Design Guidelines.

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 312 S Ashley Street, a contributing property in the Main Street Historic District to: 1) remove the third floor rooftop structure and replace it with a smaller stair enclosure and patio; 2) build up the roof 1'8" from the existing roof plane; 3) replace the upper windows on the front elevation with aluminum windows; 4) replace the existing storefront with a new aluminum and glass storefront system; and 5) install two signs on the front elevation, on the condition that the signs are mounted through mortar joints, not masonry units. The 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, windows, additions and signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10 and the guidelines for storefronts, windows, building site, alterations for a new use, and additions.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 312 S Ashley 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

312 S Ashley, April 2007



July 5, 1973 (survey photo)



REMODELED IN 1975 BY ALNALLI



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 <i>Reza Rahmani</i>		HISTORIC DISTRICT	
PROPERTY ADDRESS <i>312 South Ashley St</i>		CITY ANN ARBOR	
ZIP CODE <i>48104</i>	DAYTIME PHONE NUMBER <i>(734) 657-3000</i>	EMAIL ADDRESS <i>Lrahmani@comcast.net</i>	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) <i>1927 Allen Rd Suite 11</i>		CITY <i>Brownstown</i>	STATE, ZIP <i>MI 48183</i>

PROPERTY OWNER'S SIGNATURE

SIGN HERE *[Signature]* PRINT NAME *Reza Rahmani* DATE *1-23-20*

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) <i>Chris Biggers / BI GGdesigns, LLC</i>			
ADDRESS OF APPLICANT <i>131 E. Commerce St</i>			CITY <i>Milford</i>
STATE <i>MI</i>	ZIP CODE <i>48381</i>	PHONE / CELL # <i>(248) 886.4460</i>	FAX No <i>()</i>
EMAIL ADDRESS <i>cb@biggdesigns.com</i>			

APPLICANT'S SIGNATURE (If different from Property Owner)

SIGN HERE *[Signature]* PRINT NAME *x CHRIS BIGGERS* DATE *01.23.2020*

BUILDING USE – CHECK ALL THAT APPLY

SINGLE FAMILY DUPLEX RENTAL MULTIPLE FAMILY COMMERCIAL INSTITUTIONAL

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary). New sign to meet zoning ordinance

Remove existing non-compliant 3rd floor & repair roof. Install roof access, stairs, and patio.

Replacement of existing storefront w/ new glass storefront. Replacement of exist. windows on sides and rear.

Exist. brick to remain as-is, unless otherwise noted.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

Third floor is not complaint with current Michigan Building Codes. Third floor is structurally unsafe.

Existing doors and windows are leaking and not properly insulated

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



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

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

FOR COMMISSION REVIEWS:

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

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

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

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

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

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

APPLICATION EXPIRATION

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

OFFICE USE ONLY

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



(E) FACADE

HDC INDEX

<u>SHEET</u>	<u>NAME</u>	<u>DATE</u>	<u>REV.</u>
<u>HDC-0</u>	SHEET INDEX	01.28.2020	
<u>HDC-1</u>	(E)BUILDING PHOTOS	01.28.2020	
<u>HDC-2</u>	(E)BUILDING PHOTOS	01.28.2020	
<u>HDC-3</u>	(E)EAST ELEVATION	01.28.2020	
<u>HDC-4</u>	(E)SOUTH ELEVATION	01.28.2020	
<u>HDC-5</u>	(E)WEST ELEVATION	01.28.2020	
<u>HDC-6</u>	(E)NORTH ELEVATION	01.28.2020	
<u>HDC-7</u>	(E)ROOF PLAN	01.28.2020	
<u>HDC-8</u>	(N)FIRST FLOOR	01.28.2020	
<u>HDC-9</u>	(N)SECOND FLOOR	01.28.2020	
<u>HDC-10</u>	(N)ROOF PLAN	01.28.2020	
<u>HDC-11</u>	(N)ROOF DETAILS	01.28.2020	
<u>HDC-12</u>	(N) EAST ELEVATION	01.28.2020	
<u>HDC-13</u>	(N) SOUTH ELEV	01.28.2020	
<u>HDC-14</u>	(N) WEST ELEV	01.28.2020	
<u>HDC-15</u>	(N) STOREFRONT DETAILS	01.28.2020	
<u>HDC-16</u>	(N) PERSPECTIVE	01.28.2020	
<u>HDC-17</u>	(N)ISOMETRIC	01.28.2020	
<u>HDC-18</u>	(SPECS) STOREFRONT	01.28.2020	
<u>HDC-19</u>	(SPECS) STOREFRONT	01.28.2020	
<u>HDC-20</u>	(SPECS) WINDOW	01.28.2020	
<u>HDC-21</u>	(SPECS) WINDOW	01.28.2020	
<u>HDC-22</u>	(SPECS) WINDOW	01.28.2020	
<u>HDC-23</u>	(SPECS) WINDOW	01.28.2020	
<u>HDC-24</u>	(SPECS) WINDOW	01.28.2020	
<u>HDC-25</u>	(N) SIGNAGE	01.28.2020	



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

20103
312 S. ASHLEY
SCHEMATIC DESIGN
SHEET INDEX
01.28.2020

HDC-0



(E) STOREFRONT



(E) 308 S. ASHLEY



(E) 314 S. ASHLEY

YEAR BUILT: 1916
STRUCTURAL AND WINDOW REPLACEMENT OCCURED AFTER 1950.
ENTIRE FACADE APPEARS TO HAVE BEEN REPLACED.



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

20103
312 S. ASHLEY
SCHEMATIC DESIGN
(E)BUILDING PHOTOS
01.28.2020

HDC-1



(E) SOUTH VIEW



(E) WEST VIEW OF ROOF



(E) WEST REAR VIEW



(E) EAST VIEW OF ROOF



(E) STAIRS



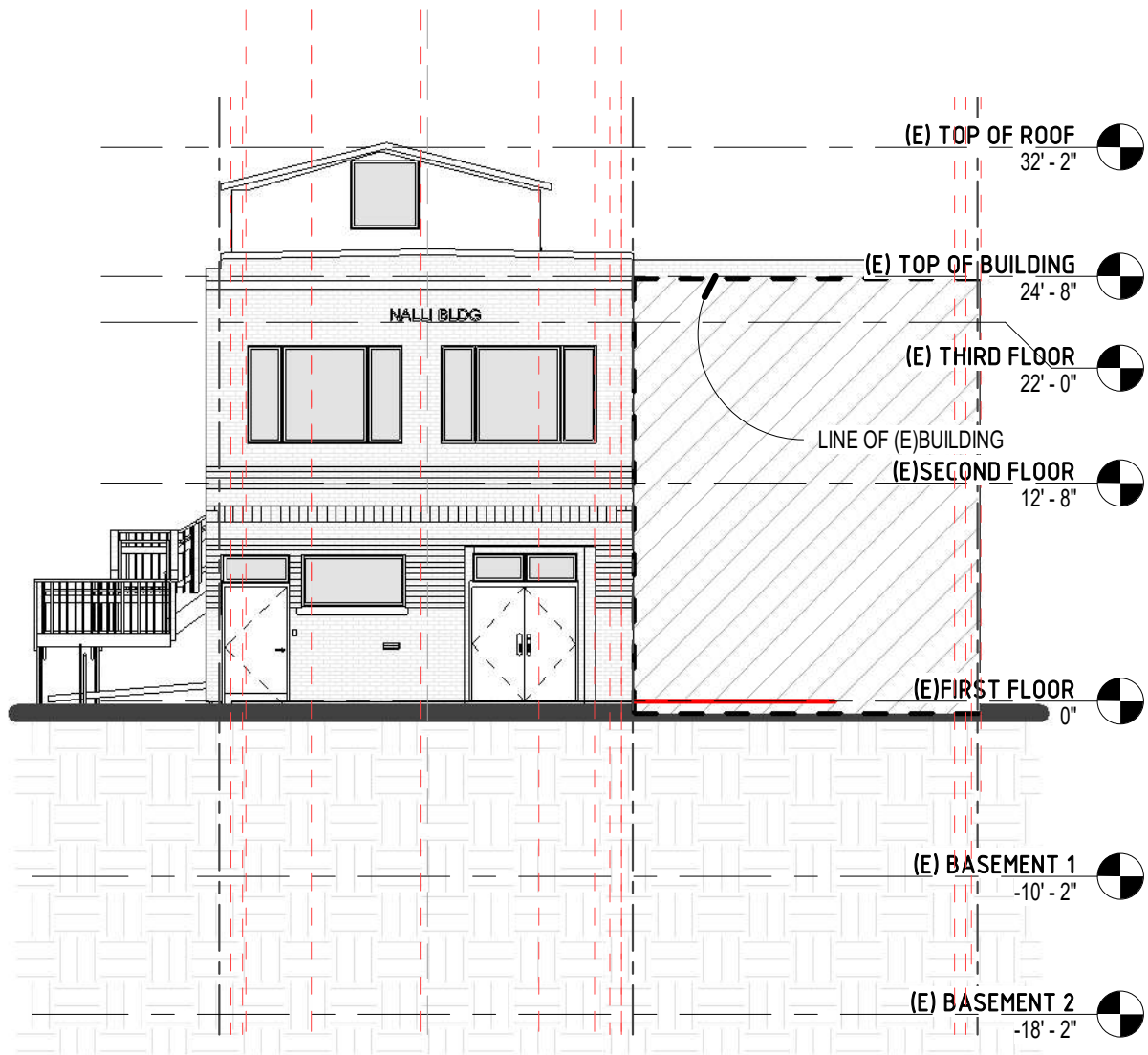
(E) SOUTH VIEW ALLEY



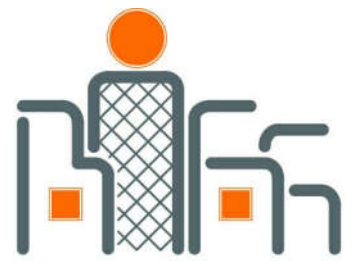
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BIGGDESIGNS, LLC**
131 E. COMMERCE ST.
MILFORD, MI 48381
BIGGDESIGNSLLC@GMAIL.COM
248.886.4460

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(E)BUILDING PHOTOS
01.28.2020

HDC-2



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

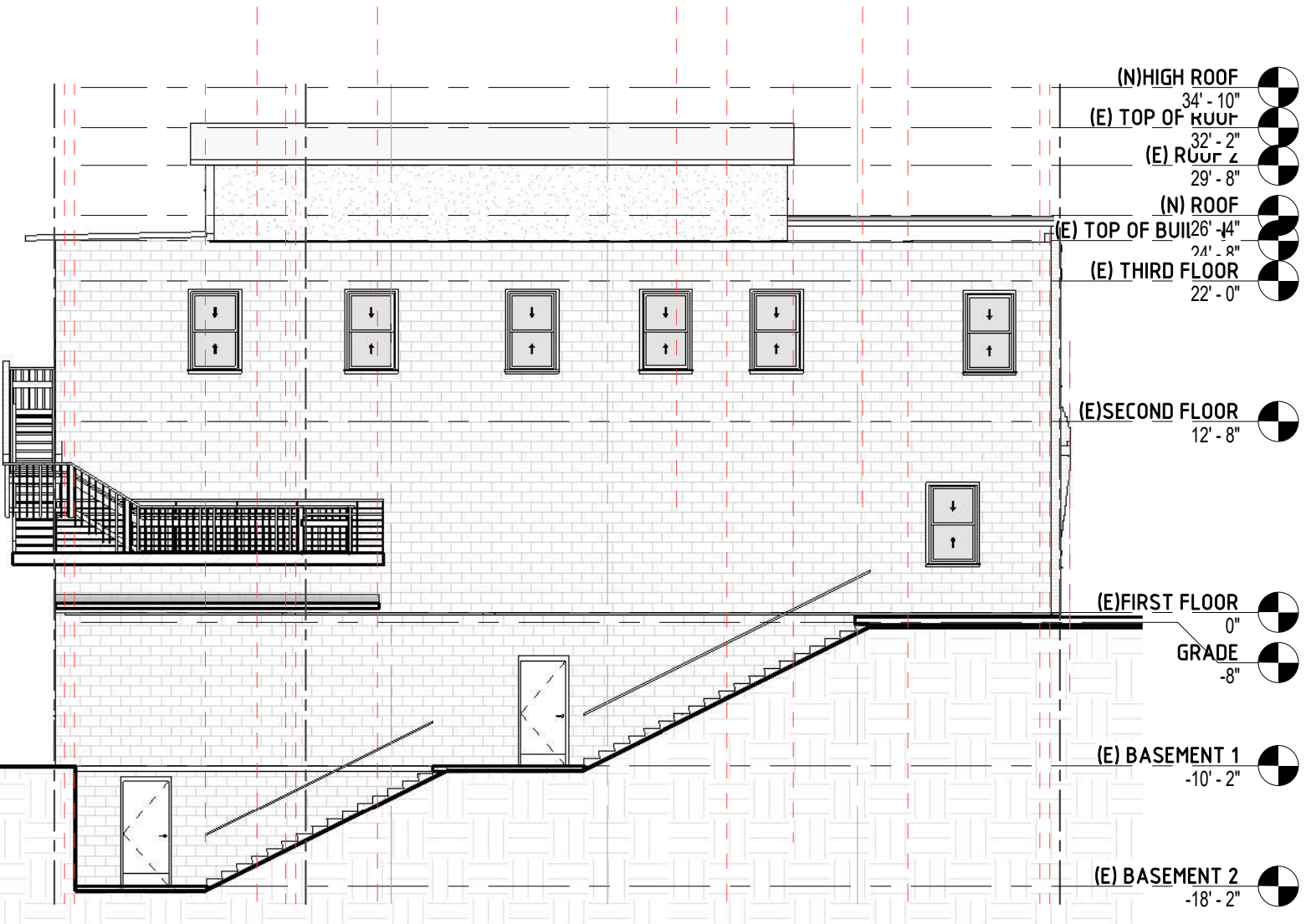


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 MILFORD, MI 48381
 BIGGDESIGNSLLC@GMAIL.COM
 248.886.4460

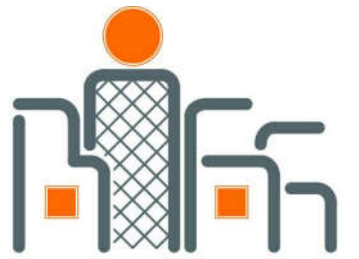
20103
 312 S. ASHLEY
 SCHEMATIC DESIGN
 (E) EAST ELEVATION
 01.28.2020

HDC-3



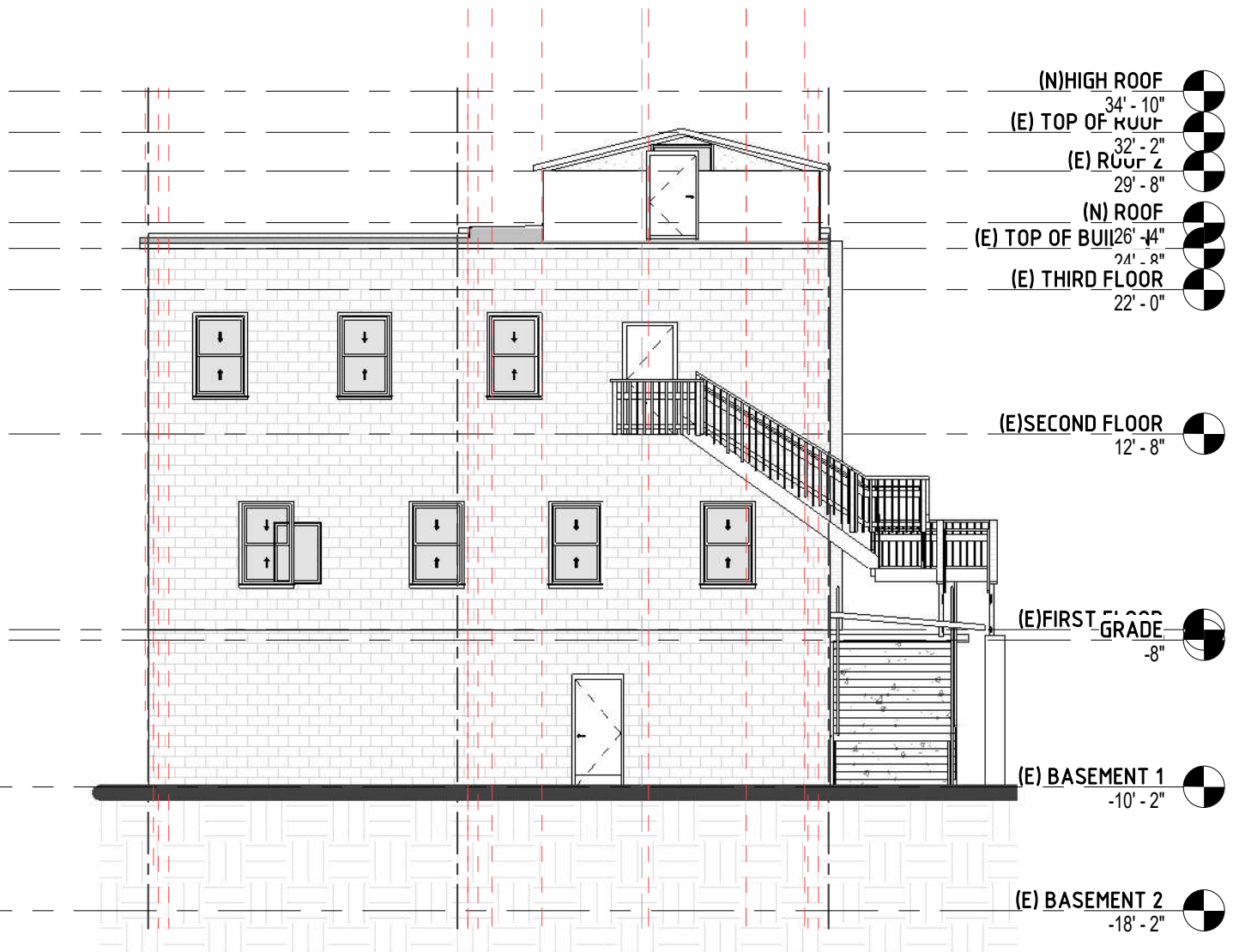
(E) SOUTH ELEVATION

1
3/32" = 1'-0"



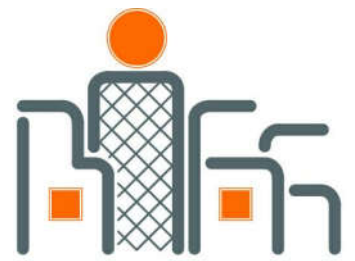
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BIGGDESIGNS, LLC**
131 E. COMMERCE ST.
MILFORD, MI 48381
BIGGDESIGNSLLC@GMAIL.COM
248.886.4460

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(E) SOUTH
ELEVATION
01.28.2020
HDC-4



(E) WEST ELEVATION

3/32" = 1'-0"

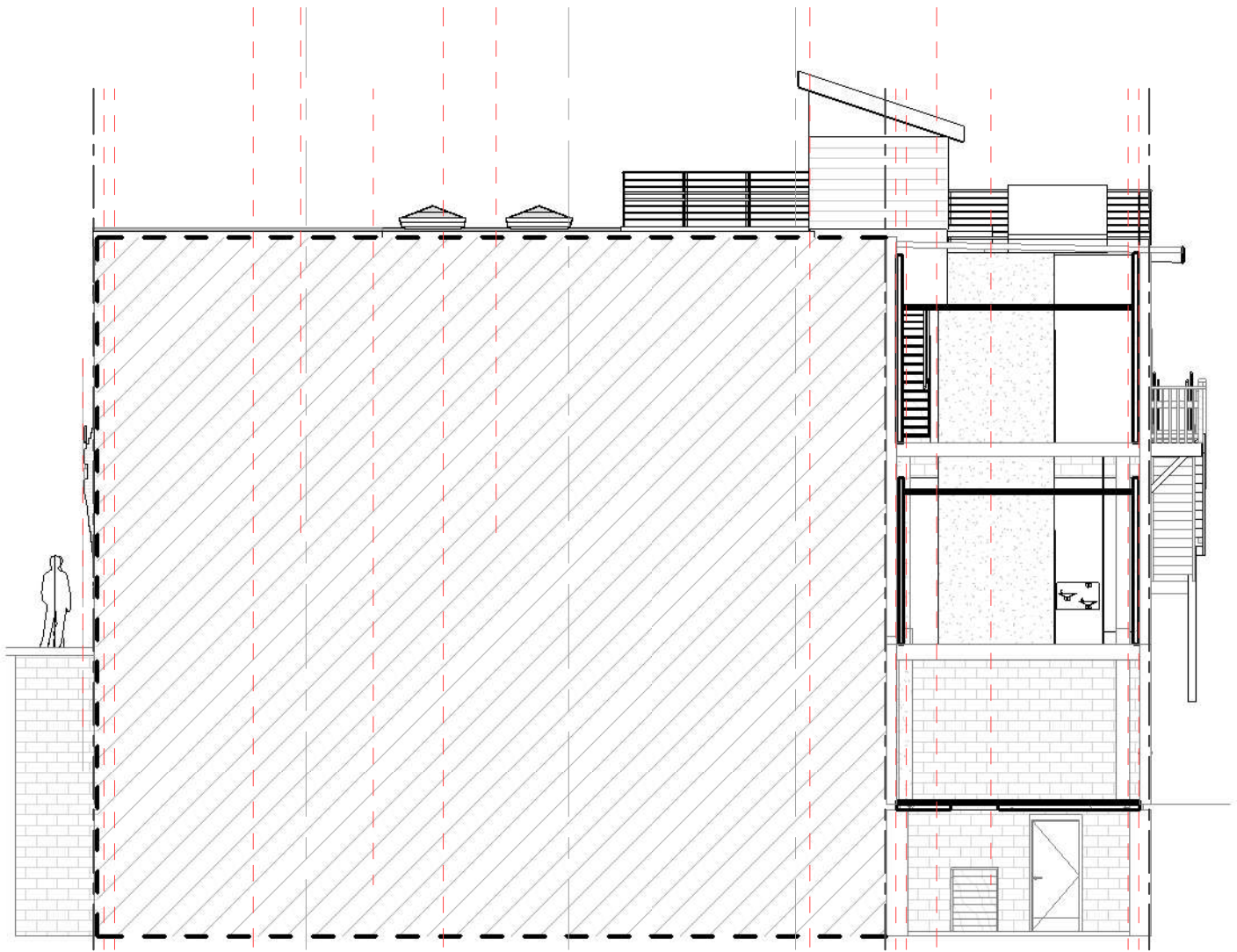


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MILFORD, MI 48381
BIGGDESIGNSLLC@GMAIL.COM
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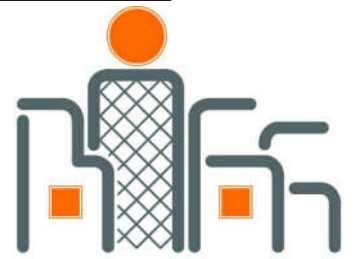
20103
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HDC-5



1 (E) NORTH SECTION

$3/32" = 1'-0"$



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MILFORD, MI 48381
BIGGDESIGNSLLC@GMAIL.COM
248.886.4460

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SCHEMATIC DESIGN
(E)NORTH
ELEVATION
01.28.2020
HDC-6

44'-7 3/8"

18'-0"

1/4" / 1'-0"

RF3

68'-8"

3" / 1'-0"

3" / 1'-0"

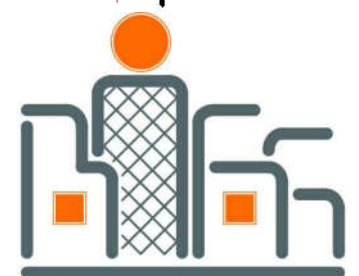
RF2

50'-8"

1/4" / 1'-0"

1/4" / 1'-0"

24'-0"



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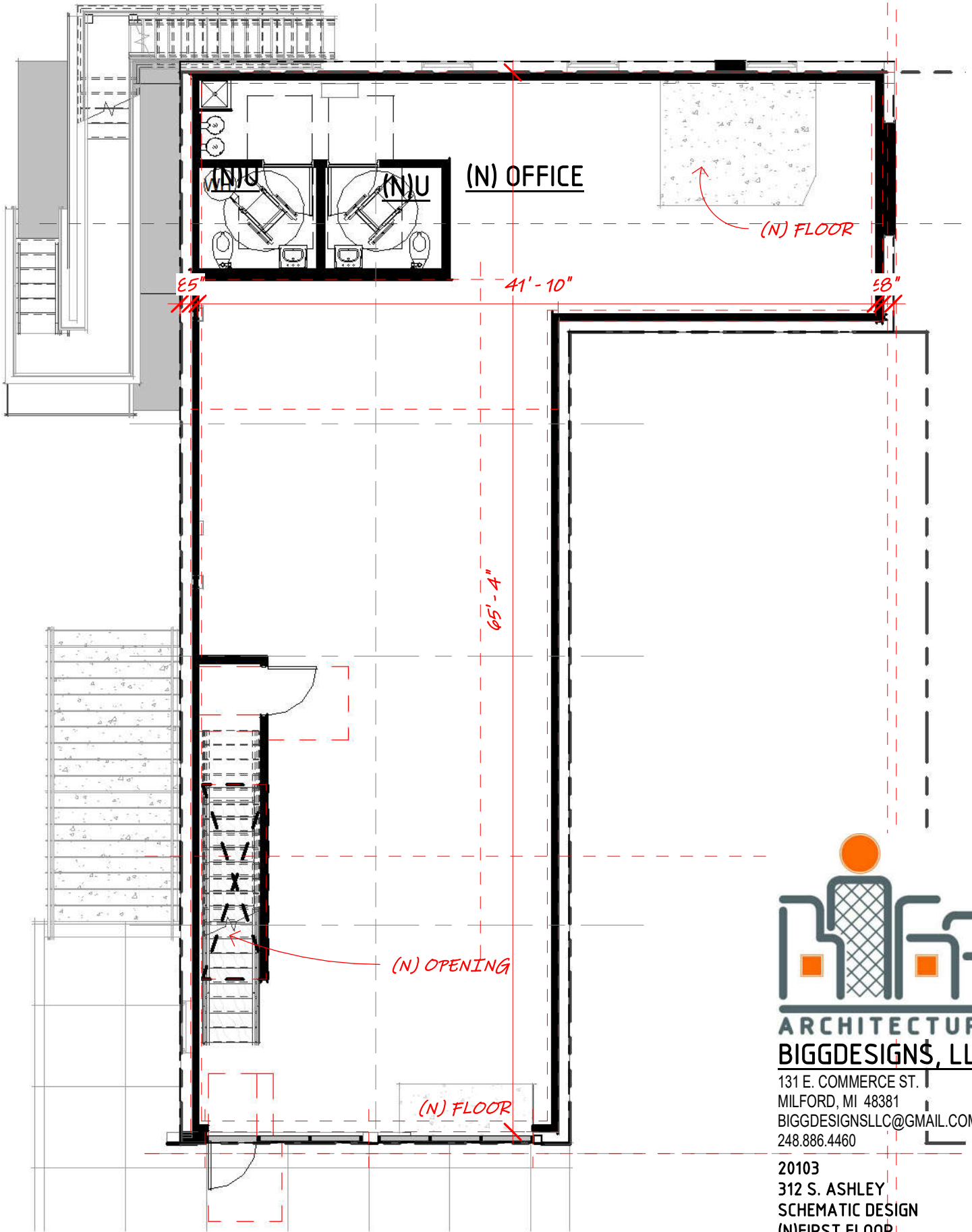
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(E)ROOF PLAN
01.28.2020

HDC-7

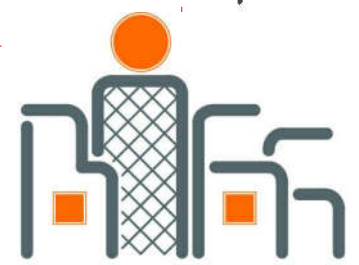
1 (E) ROOF

1/8" = 1'-0"



1 (N) FIRST FLOOR

1/8" = 1'-0"

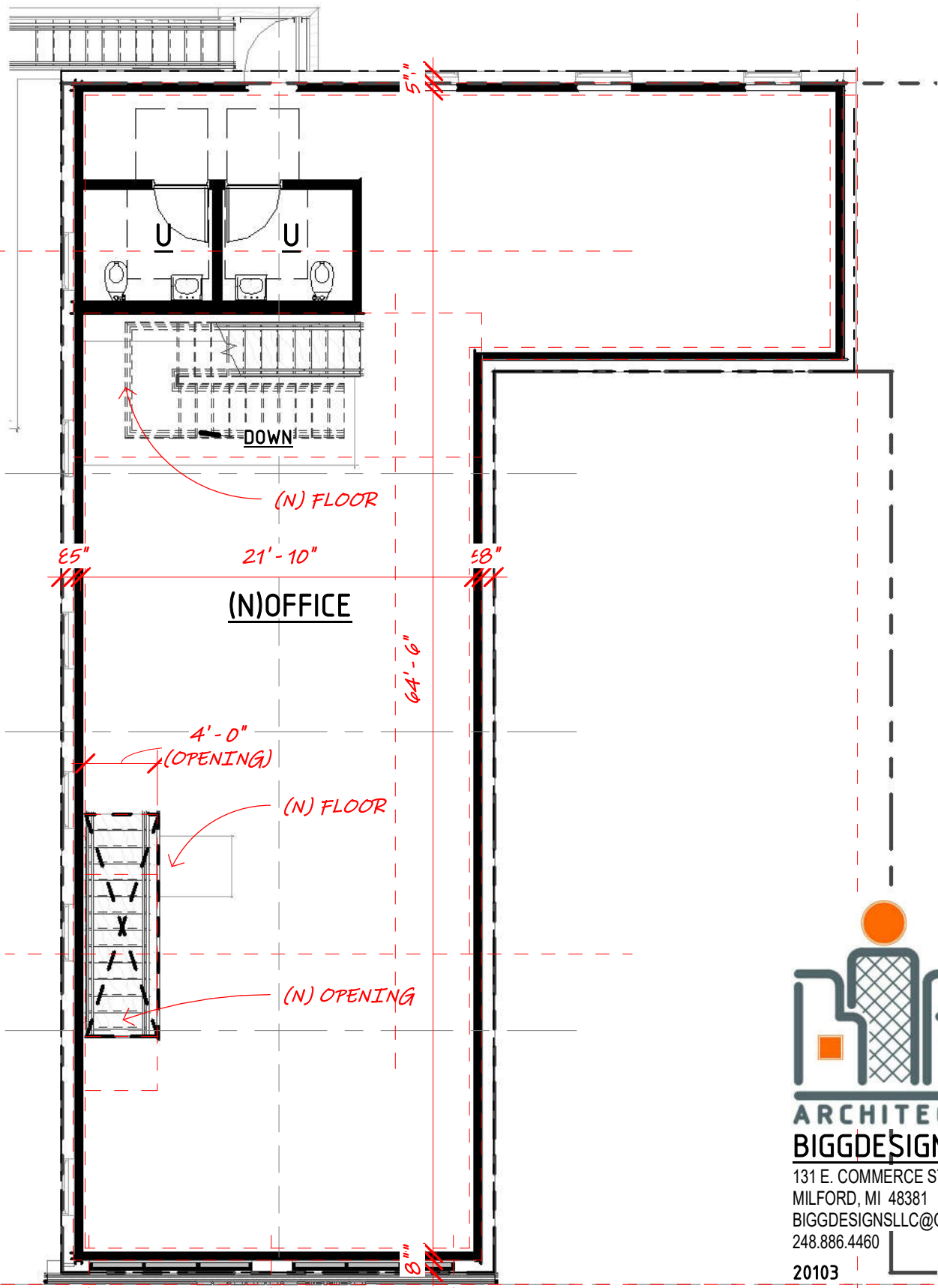


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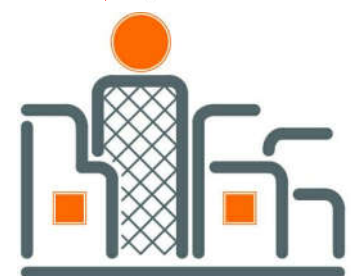
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312 S. ASHLEY
SCHEMATIC DESIGN
(N)FIRST FLOOR
01.28.2020

HDC-8



1 (N) SECOND FLOOR
 1/8" = 1'-0"

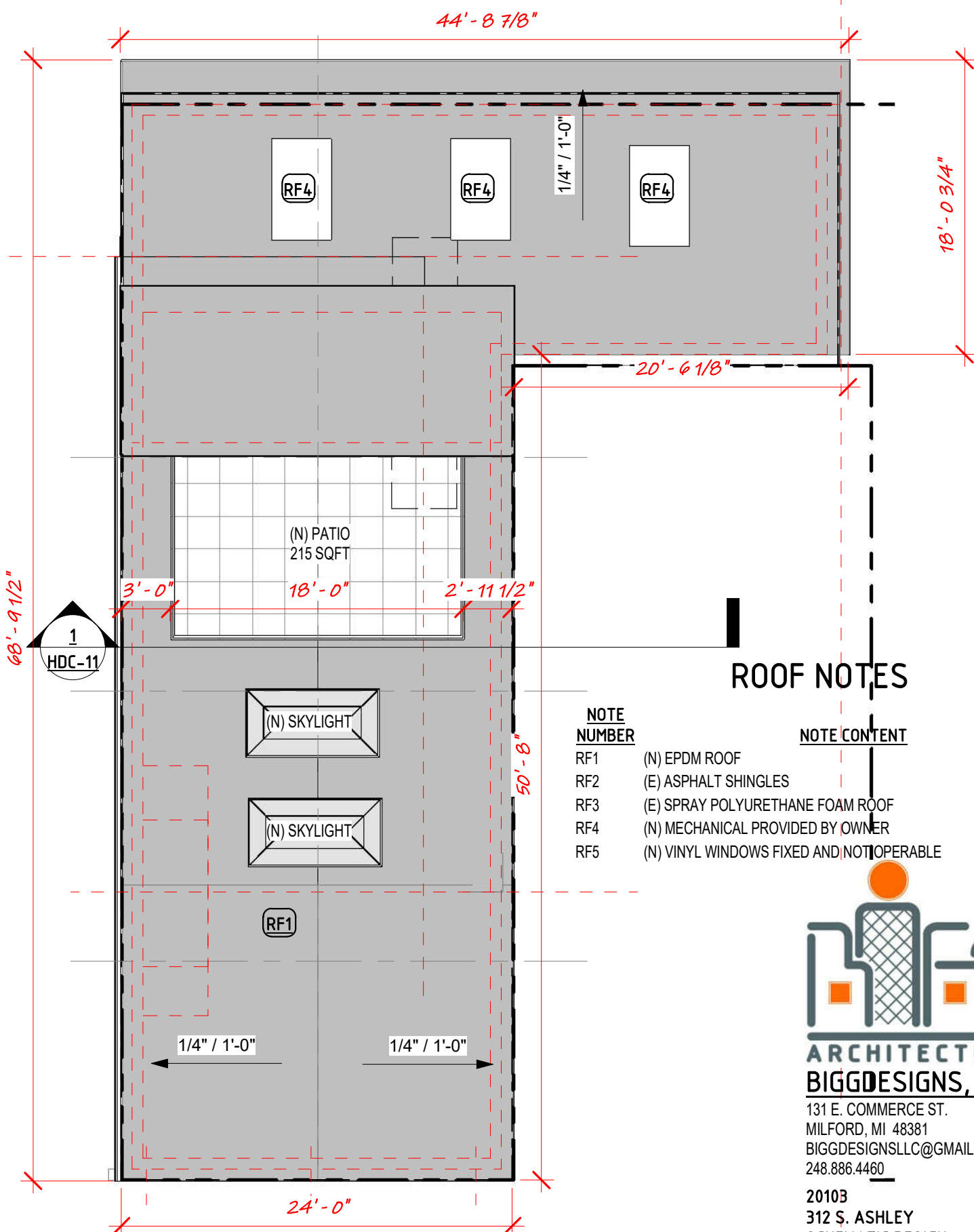


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 BIGGDESIGNS, LLC**

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 MILFORD, MI 48381
 BIGGDESIGNSLLC@GMAIL.COM
 248.886.4460

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 (N)SECOND FLOOR
 01.28.2020

HDC-9



1 (N) ROOF PLAN

1

1/8" = 1'-0"

ROOF NOTES

NOTE NUMBER	NOTE CONTENT
RF1	(N) EPDM ROOF
RF2	(E) ASPHALT SHINGLES
RF3	(E) SPRAY POLYURETHANE FOAM ROOF
RF4	(N) MECHANICAL PROVIDED BY OWNER
RF5	(N) VINYL WINDOWS FIXED AND NOT OPERABLE

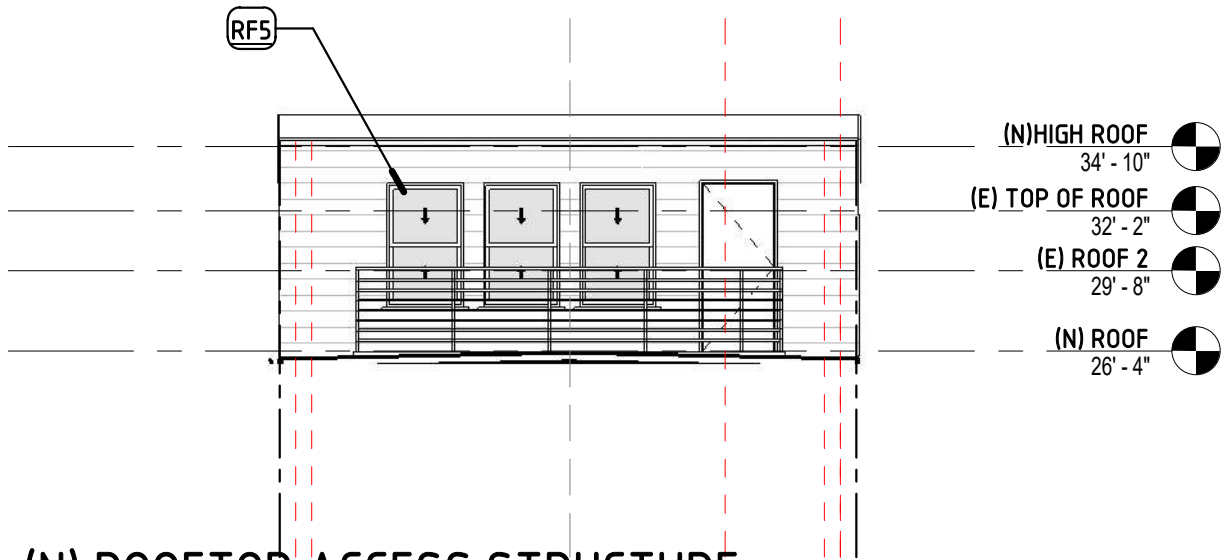


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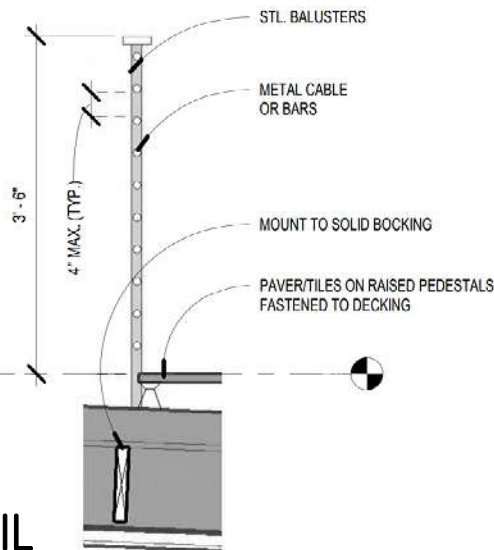
HDC-10



(N) ROOFTOP ACCESS STRUCTURE

1

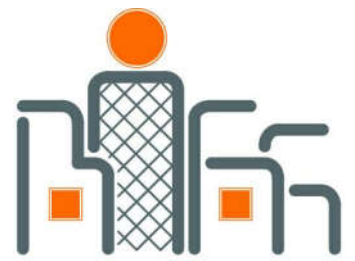
1/8" = 1'-0"



ROOF GUARD DETAIL

2

1/2" = 1'-0"

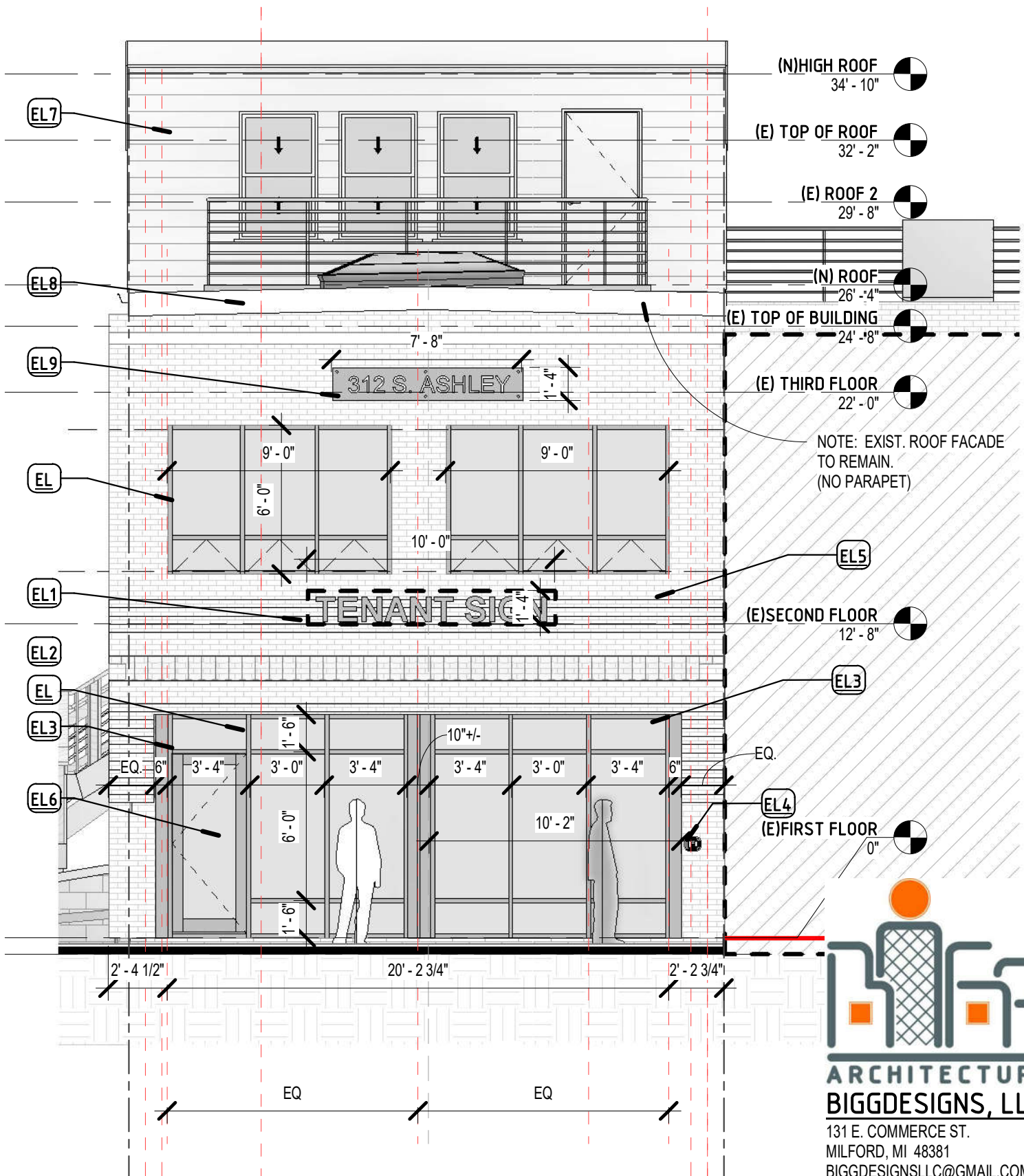


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01.28.2020

HDC-11

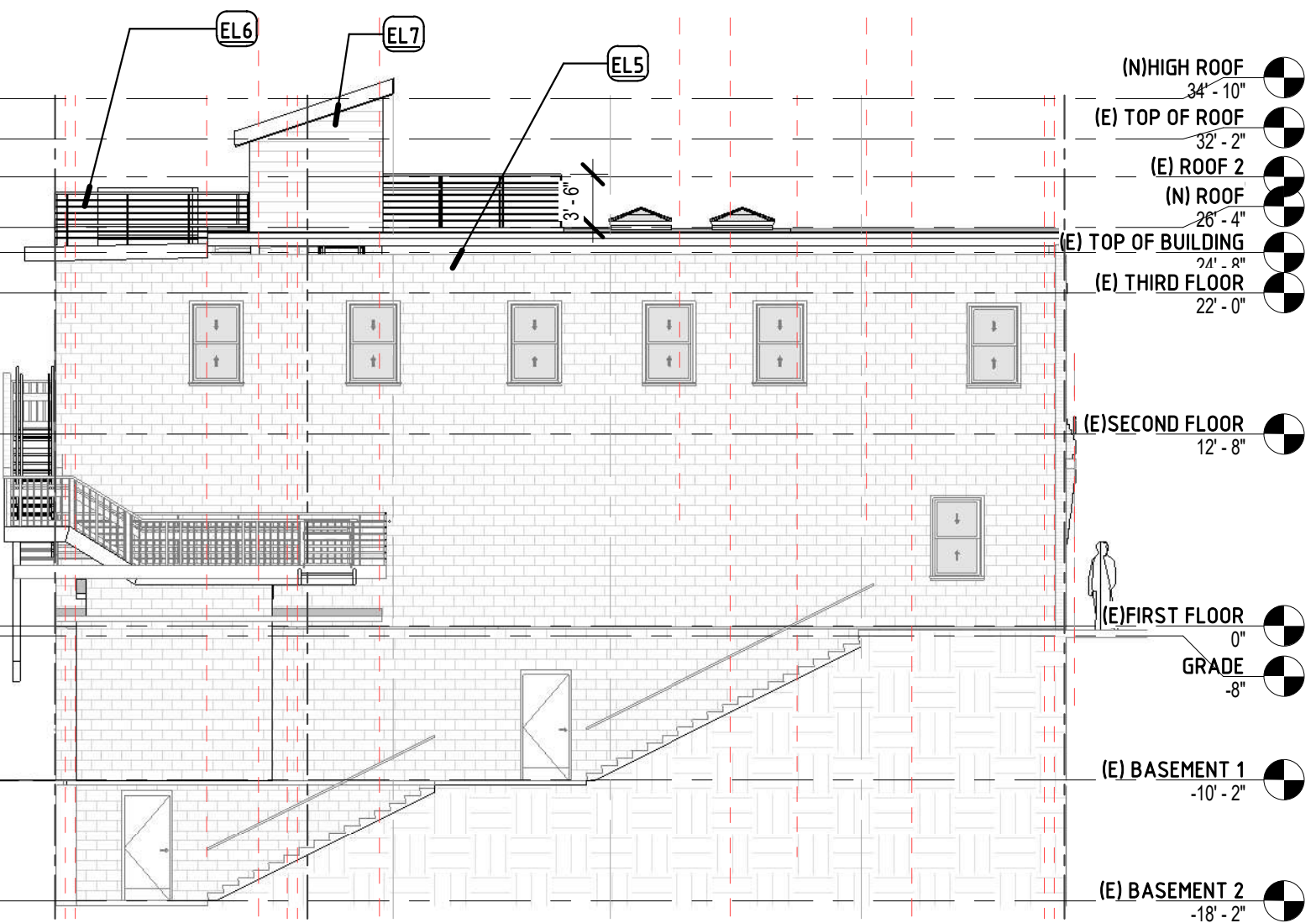


1 (N) STOREFRONT ELEVATION
 3/16" = 1'-0"



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 (N) EAST ELEVATION
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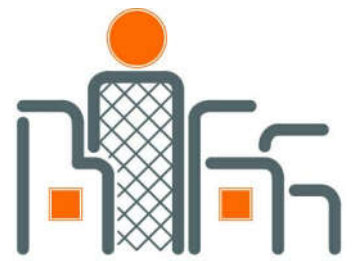


(N) SOUTH ELEVATION

3/32" = 1'-0"

ELEVATION NOTES HDC

TAG	NOTE CONTENT
EL	(E) POST 1950 WINDOWS TO BE REPLACED W/ (N) WINDOWS (TYP)
EL1	NEW SIGN TO MEET ZONING ORDINACE.
EL2	VERIFY ADDRESS PER CODE
EL3	EXTERIOR: ALUMINUM FRAME STOREFRONT WITH 1" INSULATED GLASS MANUF: TUBELITE MODEL: SEE SPEC SHEET COLOR: BLACK MATTE FINISH NOTE: _____
EL4	KNOX BOX
EL5	(E) BRICK
EL6	(N) DOOR STOREFRONT GLASS DOOR TO REPLACE EXISTING DOORS.
EL7	(N) HARDIE SIDING CEMENT BOARD
EL8	(E) WOOD TRIM TO BE PAINTED
EL9	REPLACE (E) SIGN W/ (N) METAL LASER CUT SIGN

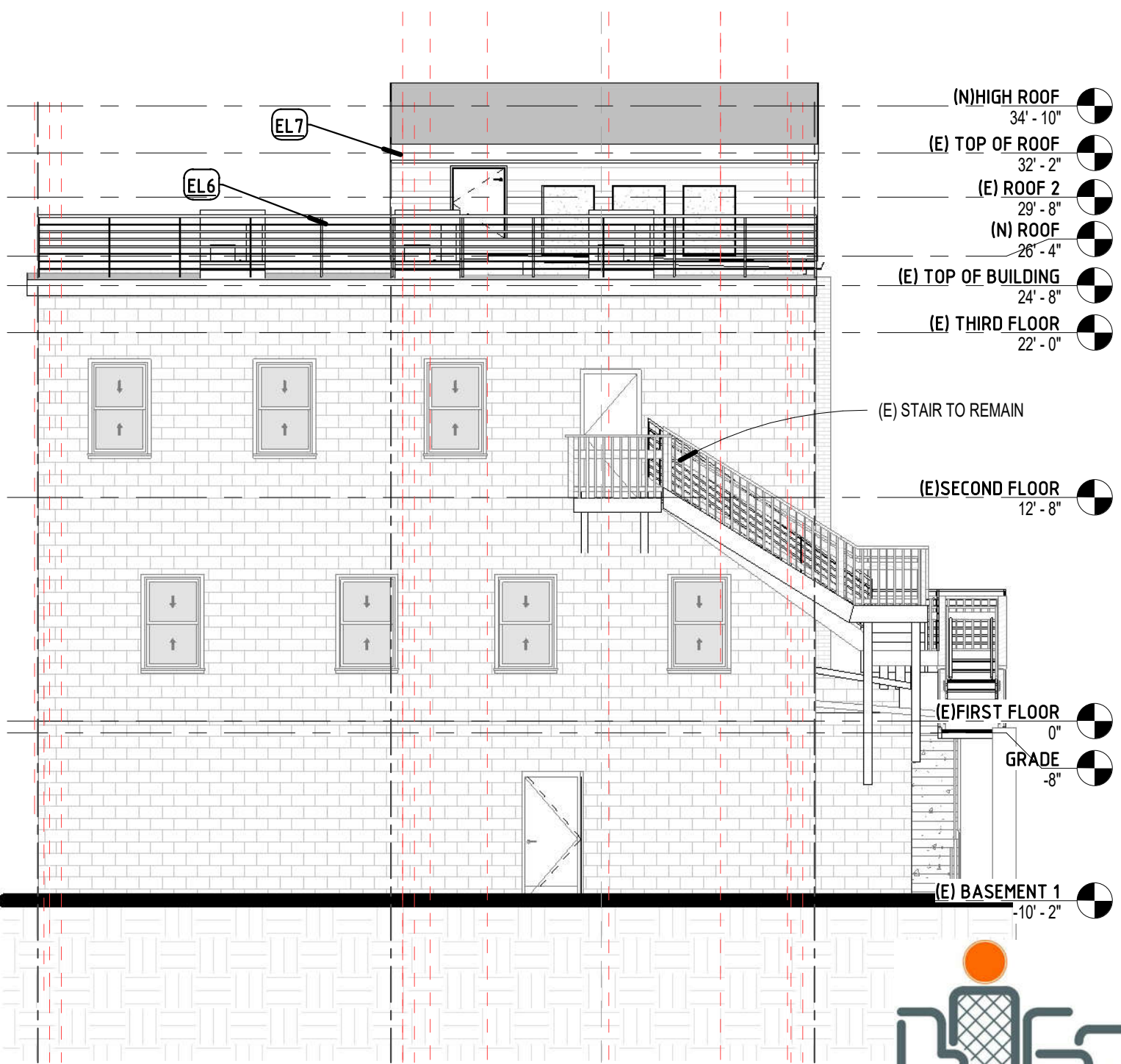


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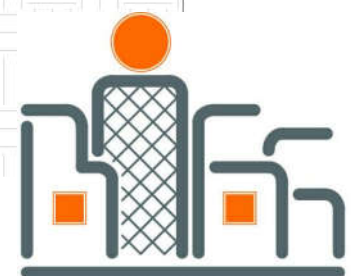
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(N) SOUTH ELEV
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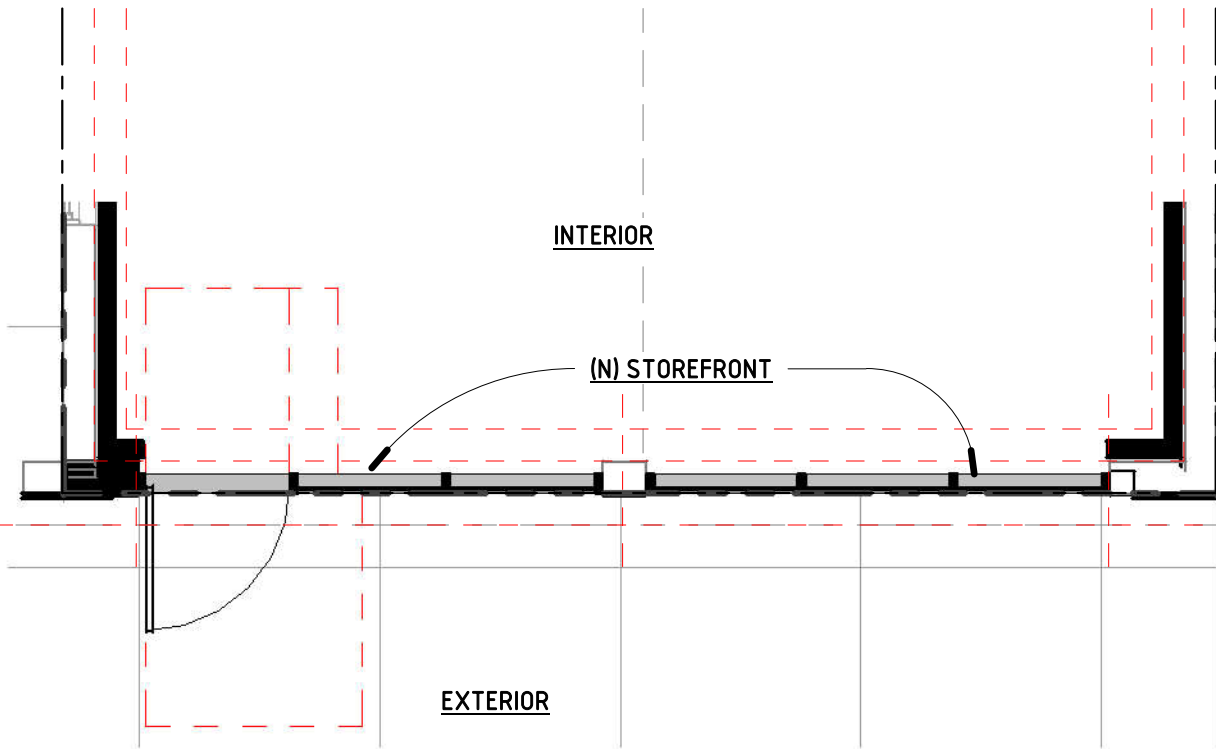
1 (N) WEST ELEVATION
 1/8" = 1'-0"



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 (N) WEST ELEV
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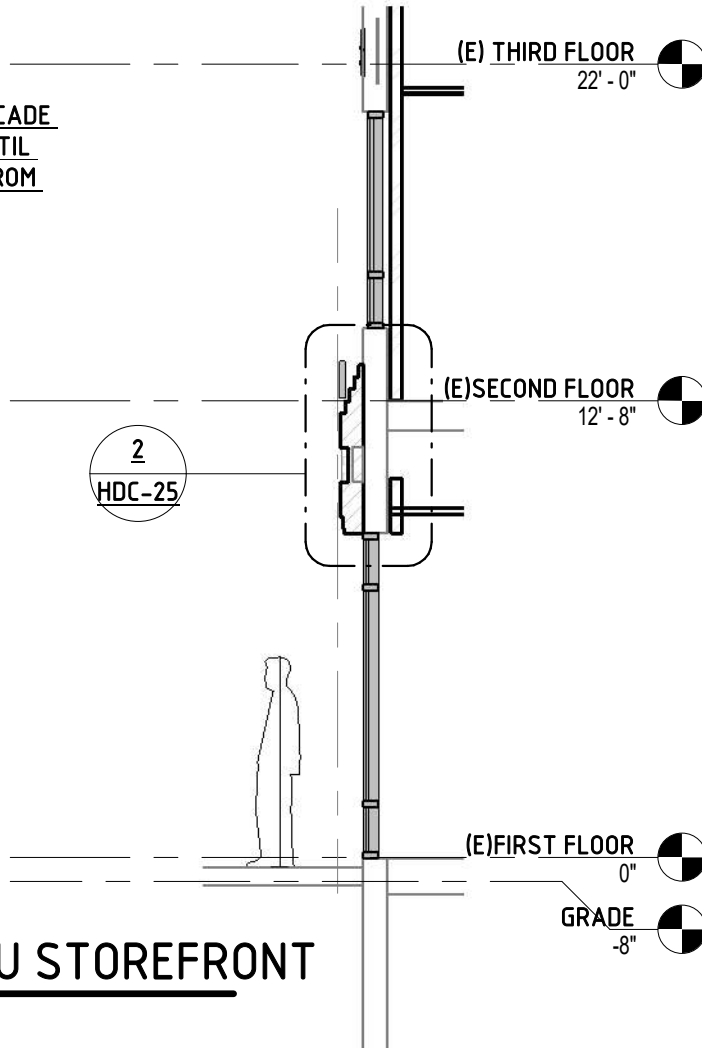
HDC-14



1 FIRST FLOOR PLAN - STOREFRONT

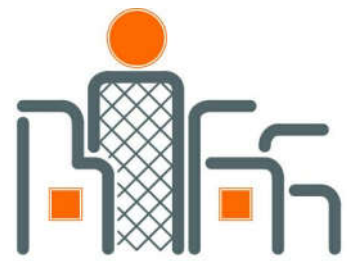
1/4" = 1'-0"

NOTE: NO WORK ON FACADE SHALL BE STARTED UNTIL WRITTEN APPROVAL FROM HDC IS PROVIDED.



2 SECTION THRU STOREFRONT

3/16" = 1'-0"



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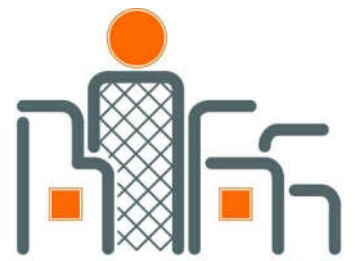
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SCHEMATIC DESIGN
(N) STOREFRONT
DETAILS
01.28.2020

HDC-15



1 (N) PERSPECTIVE

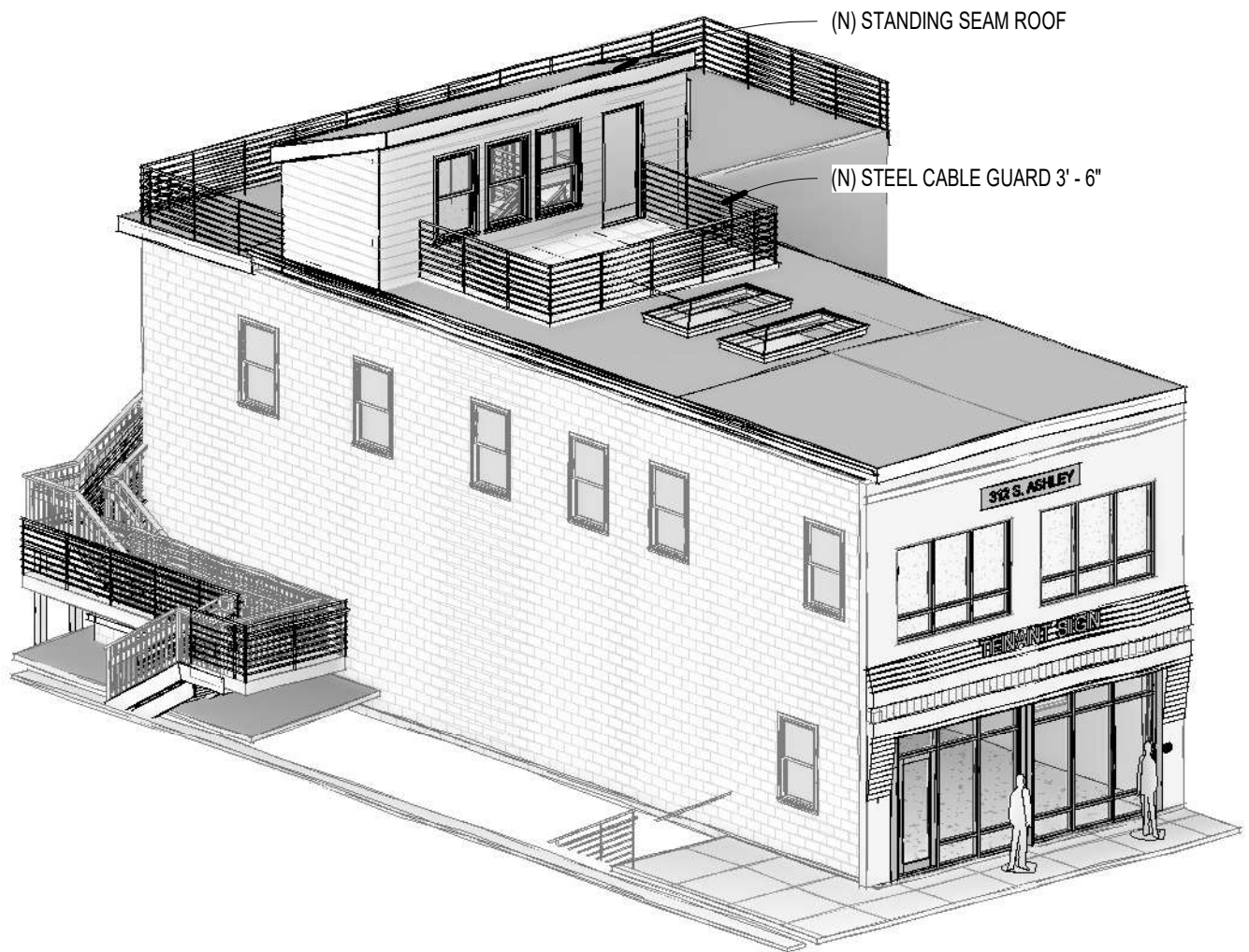


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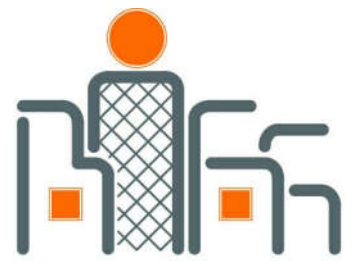
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1 (N) STOREFRONT PERSPECTIVE



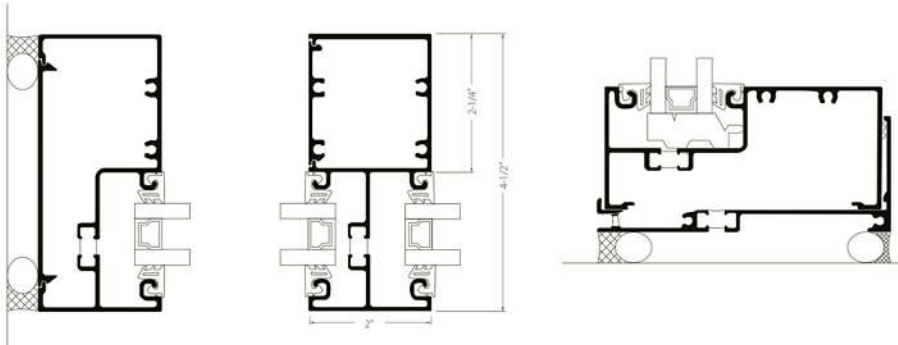
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(N)ISOMETRIC
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HDC-17

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")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF - Inside Plane 12 PSF - Outside Plane	30 PSF - Design 45 PSF - Overload	52, 61 ₁ - Inside Plane 67, 69 ₁ - Outside Plane 64, 63 ₁ - Outside Plane SSG	0.33 - Inside Plane 0.35 - Outside Plane 0.32 - Outside Plane SSG	STC 32 OITC 26	

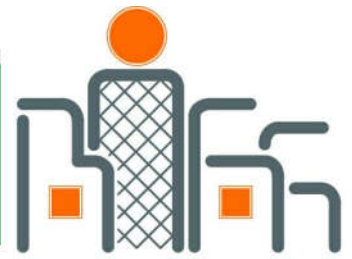
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LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL, AND ENTRANCE SYSTEMS

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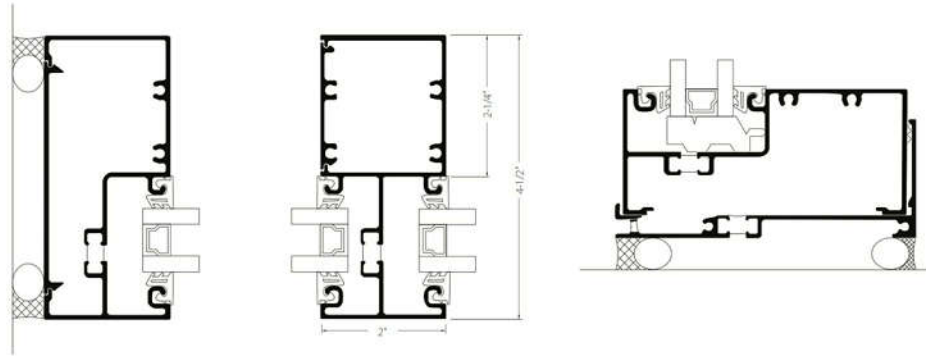
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SCHEMATIC DESIGN
(SPECS)
STOREFRONT
01.28.2020
HDC-18

STOREFRONT SPECS 1

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.

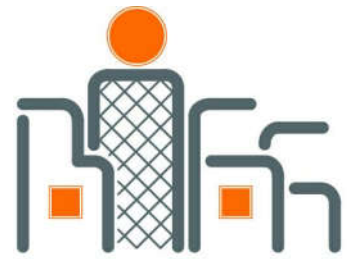
Description: 2" x 4-1/2" multiplane outside or inside flush glazed storefront

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")	0.06 CFM/FL2 @ 6.24 PSF	10 PSF - Inside Plane 12 PSF - Outside Plane	30 PSF - Design 45 PSF - Overload	52, 61 _o - Inside Plane 67, 69 _o - Outside Plane 64, 63 _o - Outside Plane SSG	0.33 - Inside Plane 0.35 - Outside Plane 0.32 - Outside Plane SSG	STC 32 OTC 26

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(SPECS)
STOREFRONT
01.28.2020
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STOREFRONT SPECS 2



DOUBLE-HUNG

PRODUCT SELECTION GUIDE
Size and Performance Data
Sound Transmission Class / OITC



		Clad
SIZES		
Standard double-hung vent/fixed sizes		•
Transom sizes		•
Egress sizes		•
Special sizes available		•
PERFORMANCE		
Meets or Exceeds AAMA/WDMA Ratings		H-LC30-LC50 Hallmark Certified
Air Infiltration (cfm/ft ² of frame @ 1.57 psf wind pressure) ₂		0.11
Water Resistance		7.5 psf
Design Pressure		30 - 50 psf
OTHER PERFORMANCE CRITERIA		
Forced Entry Resistance Level (Minimum Security Grade) ₃		10
Operating Force (lb) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing) ₄		40/40

SOUND TRANSMISSION CLASS AND GRADE							
Product	Frame Size Tested ₅	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness (HGP)		
PELLA 450 SERIES CLAD DOUBLE-HUNG	37" x 59"	1 1/16"	2.5mm	2.5mm	–	25	22

(-) = Not Available

- (1) Maximum performance for single unit when glazed with the appropriate glass thickness. See Design Data pages in this section for specific product performance class and grade values.
- (2) Published performance data for air infiltration is determined by testing a minimum of four (4) products of NFRC model size. Testing is conducted in accordance with ASTM E283. Air infiltration ratings for products will differ by size. The performance data does not apply to combination assemblies unless noted. Actual product performance may vary for a number of reasons including installation and product care.
- (3) The higher the level, the greater the product's ability to resist forced entry.
- (4) Glazing configurations may result in higher operational forces.
- (5) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.

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WINDOWS SPECS 1



W-HG-

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SCHEMATIC DESIGN
(SPECS) WINDOW
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DOUBLE-HUNG

PRODUCT SELECTION GUIDE

Features and Options



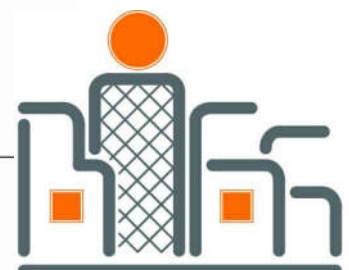
STANDARD	OPTIONS / UPGRADES
GLAZING	
Glazing Type	
Dual-Pane Insulating Glass	–
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E AdvancedComfort Low-E NaturalSun Low-E
Additional Glass Options	
Annealed Glass	Tempered Glass Obscure Glass ₁
Gas Fill/High Altitude	
Argon	High altitude (Air-filled only)
EXTERIOR	
EnduraClad® protective finish	–
Cladding Colors	
10 Standard colors ₁	–
INTERIOR	
Unfinished wood	Factory primed Factory prefinished paint ₁ Factory prefinished stain ₁
WOOD TYPES	
Pine	–
HARDWARE	
Finishes	
Champagne, White or Brown	Matte Black, Oil Rubbed Bronze, Satin Nickel
Sash Locks/Sash Lifts	
Cam-action lock	Sash lifts ₂
Tilt-Wash Cleaning	
Tilt to interior on both sashes	–
GRILLES	
Roomside Removable Grilles	
–	Traditional
Grilles-Between-the-Glass	
–	Traditional, Prairie, Cross, Top Row ₁ , Custom-Equally Divided
Simulated Divided Light with Optional Spacer₃	
–	Traditional, Prairie, Cross, Top Row, Custom-Equally Divided
SCREENS	
–	Full-Size InView™ screens and Vivid View® screens

(1) Contact your local Pella sales representative for current color options.

(2) Sold separately for Pella® 450 Series double-hung windows.

(3) Available with Low-E argon-insulated glass only.

WINDOW SPECS 2



W+
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SCHEMATIC DESIGN
(SPECS) WINDOW
01.28.2020

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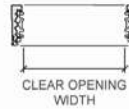
DOUBLE-HUNG

DESIGN DATA
Aluminum-Clad Exterior
Double-Hung



VENT UNITS

Unit	Egress	Clear Opening (Inches)		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade ¹
		Width	Height			Annealed	Tempered	
2135		17-13/16	14-1/4	1.8	3.2	2.5	3	LC50
2141		17-13/16	17-1/4	2.1	3.9	2.5	3	LC50
2147		17-13/16	20-1/4	2.5	4.5	2.5	3	LC50
2153		17-13/16	23-1/4	2.9	5.2	2.5	3	LC50
2157		17-13/16	25-1/4	3.1	5.6	2.5	3	LC40/LC50
2159		17-13/16	26-1/4	3.2	5.9	2.5	3	LC40/LC50
2165		17-13/16	29-1/4	3.6	6.5	2.5	3	LC40/LC50
2171		17-13/16	32-1/4	4.0	7.2	2.5	3	LC30/LC50
2177		17-13/16	35-1/4	4.3	7.8	2.5	3	LC30
2535		21-13/16	14-1/4	2.2	4.0	2.5	3	LC50
2541		21-13/16	17-1/4	2.6	4.8	2.5	3	LC50
2547		21-13/16	20-1/4	3.1	5.7	2.5	3	LC50
2553		21-13/16	23-1/4	3.5	6.5	2.5	3	LC50
2557		21-13/16	25-1/4	3.8	7.0	2.5	3	LC40/LC50
2559		21-13/16	26-1/4	4.0	7.3	2.5	3	LC40/LC50
2565		21-13/16	29-1/4	4.4	8.2	2.5	3	LC40/LC50
2571		21-13/16	32-1/4	4.9	9.0	2.5	3	LC30/LC50
2577	E ₁	21-13/16	35-1/4	5.3	9.8	2.5	3	LC30
2935		25-13/16	14-1/4	2.6	4.8	2.5	3	LC50
2941		25-13/16	17-1/4	3.1	5.8	2.5	3	LC50
2947		25-13/16	20-1/4	3.6	6.8	2.5	3	LC50
2953		25-13/16	23-1/4	4.2	7.8	2.5	3	LC50
2957		25-13/16	25-1/4	4.5	8.4	2.5	3	LC40/LC50
2959		25-13/16	26-1/4	4.7	8.8	2.5	3	LC40/LC50
2965	E ₁	25-13/16	29-1/4	5.2	9.8	2.5	3	LC40/LC50
2971	E	25-13/16	32-1/4	5.8	10.8	2.5	3	LC30/LC50
2977	E	25-13/16	35-1/4	6.3	11.7	2.5	3	LC30
3335		29-13/16	14-1/4	3.0	5.6	2.5	3	LC50
3341		29-13/16	17-1/4	3.6	6.7	2.5	3	LC50
3347		29-13/16	20-1/4	4.2	7.9	2.5	3	LC50
3353		29-13/16	23-1/4	4.8	9.1	2.5	3	LC40/LC50
3357	E ₁	29-13/16	25-1/4	5.2	9.9	2.5	3	LC40/LC50
3359	E ₁	29-13/16	26-1/4	5.4	10.2	2.5	3	LC40/LC50
3365	E	29-13/16	29-1/4	6.1	11.4	2.5	3	LC35/LC50
3371	E	29-13/16	32-1/4	6.7	12.6	2.5	3	LC30/LC50
3377	E	29-13/16	35-1/4	7.3	13.7	2.5	3	LC30
3735		33-13/16	14-1/4	3.3	6.4	2.5	3	LC35/LC50
3741		33-13/16	17-1/4	4.1	7.7	2.5	3	LC35/LC50
3747		33-13/16	20-1/4	4.8	9.0	2.5	3	LC35/LC50
3753		33-13/16	23-1/4	5.5	10.4	2.5	3	LC35/LC50
3757	E	33-13/16	25-1/4	5.9	11.3	2.5	3	LC35/LC50
3759	E	33-13/16	26-1/4	6.2	11.7	2.5	3	LC35/LC50
3765	E	33-13/16	29-1/4	6.9	13.0	2.5	3	LC35/LC50
3771	E	33-13/16	32-1/4	7.6	14.4	2.5	3	LC30/LC50
3777	E	33-13/16	35-1/4	8.3	15.7	2.5	3	LC30
4135		37-13/16	14-1/4	3.7	6.5	2.5	3	LC30
4141		37-13/16	17-1/4	4.5	7.9	2.5	3	LC30
4147		37-13/16	20-1/4	5.3	9.2	2.5	3	LC30
4153		37-13/16	23-1/4	6.1	11.7	2.5	3	LC30
4157	E	37-13/16	25-1/4	6.6	12.7	2.5	3	LC30
4159	E	37-13/16	26-1/4	6.9	13.2	2.5	3	LC30
4165	E	37-13/16	29-1/4	7.7	14.7	2.5	3	LC30
4171	E	37-13/16	32-1/4	8.5	16.2	2.5	3	LC30
4177	E	37-13/16	35-1/4	9.2	17.6	2.5	3	LC30



Shaded portion shows vent area.

Miscellaneous Formulas (Equal Sash Only)

VENT UNITS	
VISIBLE GLASS	Width = Frame - 5" Height* = (Frame - 6-5/16") / 2
ACTUAL GLASS	Width = Frame - 4" Height* = (Frame - 4-5/16") / 2

CLEAR OPENING HEIGHT:

(Frame Height/2) - 3-1/4"

CLEAR OPENING WIDTH:

Frame Width - 3-3/16"

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E₁ = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

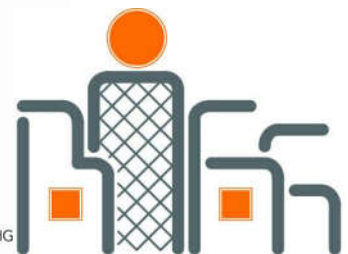
See Design Data pages in this section for clear opening dimensions.

(*) Per Sash

(1) Maximum performance when glazed with the appropriate glass thickness. Second number, where shown, indicates performance with DP Enhancement Kit installed.

To convert area to square meters (m²), multiply square feet by 0.0929.

WINDOW SPECS 3



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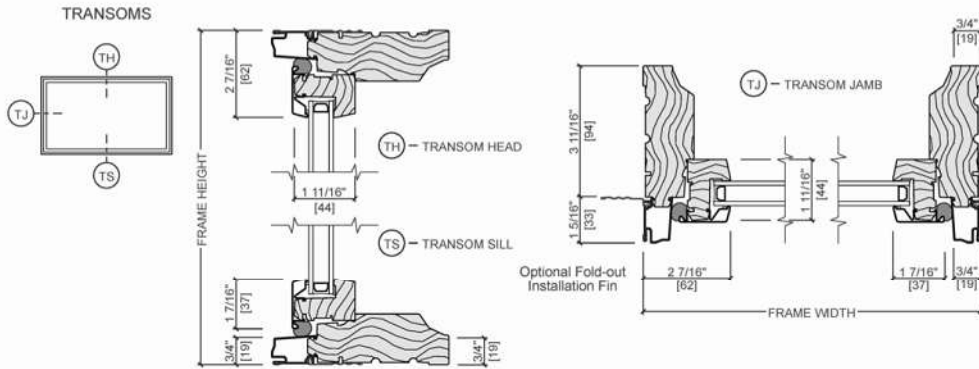
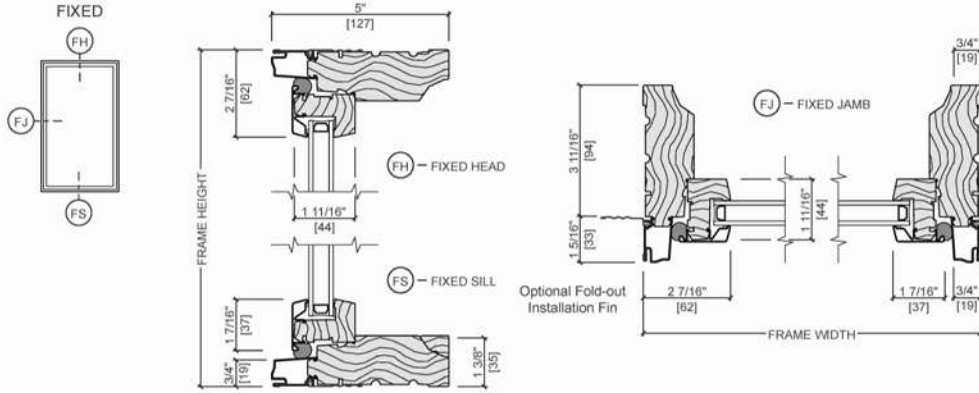
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(SPECS) WINDOW
01.28.2020

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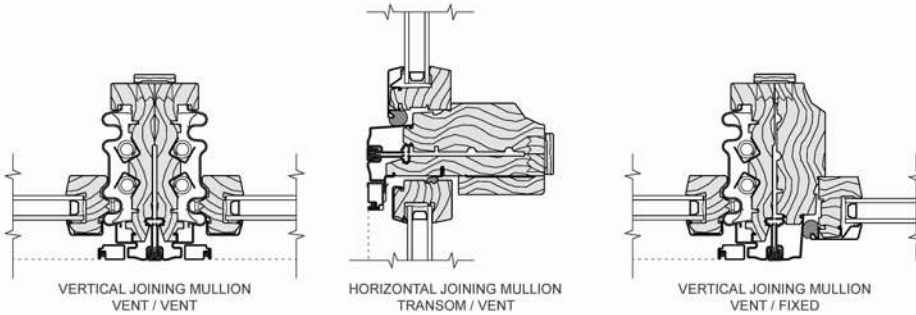


DOUBLE-HUNG

UNIT SECTIONS
Aluminum-Clad Exterior



TYPICAL JOINING MULLIONS



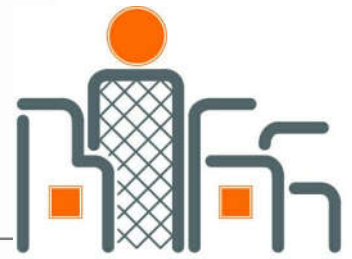
Scale 3" = 1' 0"

All dimensions are approximate.

See www.PellaADM.com for mullion limitations and reinforcing requirements.

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WINDOW SPECS



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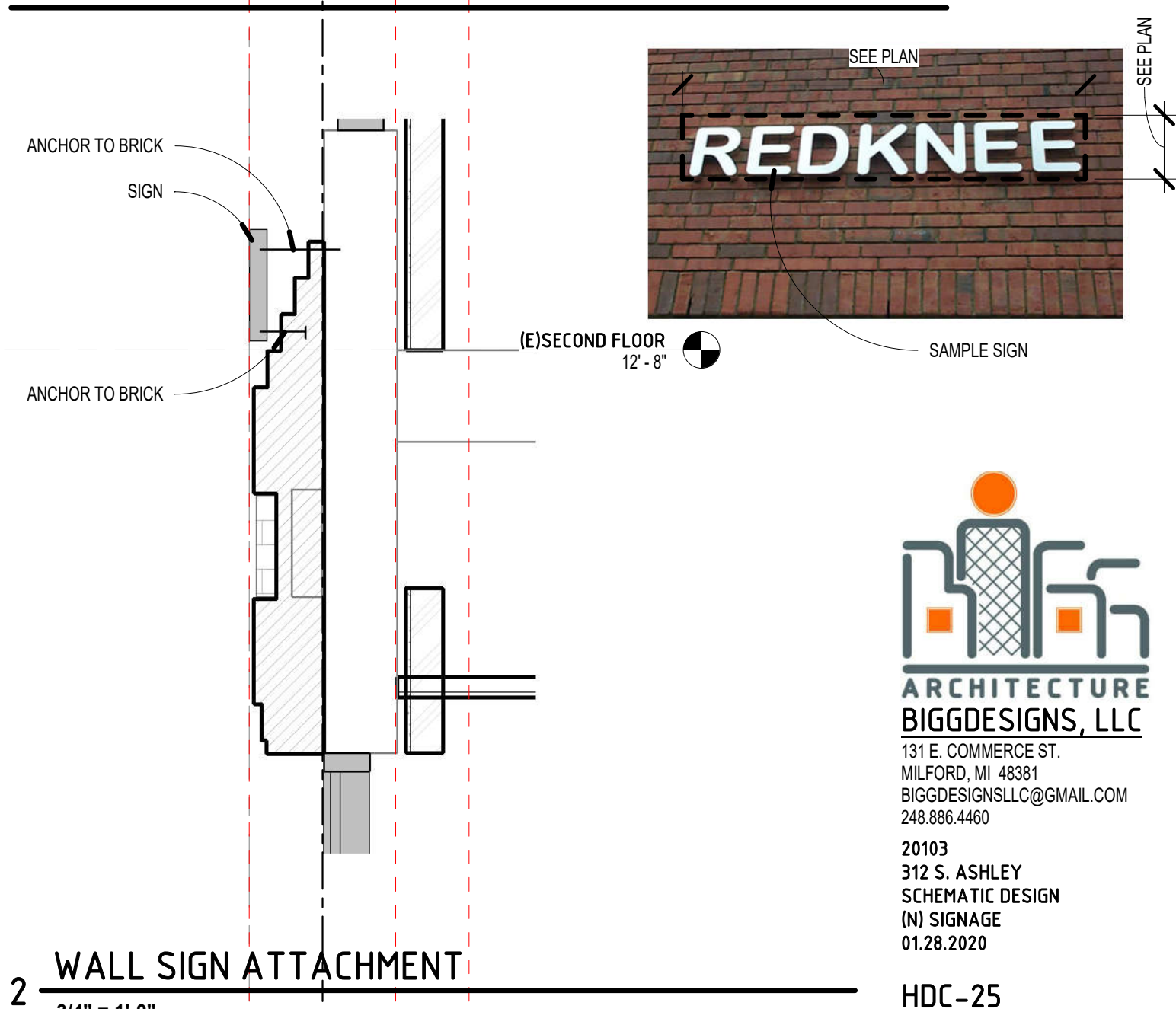
20103
312 S. ASHLEY
SCHEMATIC DESIGN
(SPECS) WINDOW
01.28.2020

HDC-24

W-HG-28



(N)LASER CUT ADDRESS SIGN (SAMPLE)



**ARCHITECTURE
BIGGDESIGNS, LLC**
131 E. COMMERCE ST.
MILFORD, MI 48381
BIGGDESIGNSLLC@GMAIL.COM
248.886.4460
20103
312 S. ASHLEY
SCHEMATIC DESIGN
(N) SIGNAGE
01.28.2020