

## ANN ARBOR HISTORIC DISTRICT COMMISSION

### Staff Report

**ADDRESS:** 425 West Washington Street, Application Number HDC19-110

**DISTRICT:** Old West Side Historic District

**REPORT DATE:** July 11, 2019

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

**REVIEW COMMITTEE DATE:** July 8, 2019

	<b>OWNER</b>	<b>APPLICANT</b>
<b>Name:</b>	David Atkinson	Doug Selby
<b>Address:</b>	425 West Washington Street Ann Arbor, MI 48103	Meadowlark Builders 3250 West Liberty Road Ann Arbor, MI 48103
<b>Phone:</b>	(412) 480-4134	(734) 332-1500

**BACKGROUND:** This 1 ¾ story gable-fronter features a full-width front porch, one-over-one double-hung windows, and a sculpted block foundation. It first appears in the 1906 City Directory as the home of William H. and Julia J. Murray. Mr. Murray worked at Murray & Storm Attorneys. The Murrays could have been housing speculators, having built at least two other earlier houses on West Washington.

**APPLICATION:** The applicant seeks HDC approval to construct a new 1 ½ story garage with a new concrete driveway and curb cut on Third Street, and add a timber egress well and window near the southeast corner of the house.

#### **APPLICABLE REGULATIONS:**

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

- (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 will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.



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

### **Building Site**

Recommended: Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Retaining the historic relationship between buildings, landscape features, and open space.

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

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

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

### **District or Neighborhood Setting**

Not Recommended: Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

### **Windows**

Recommended: Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

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

### **Health and Safety**

Recommended: Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended: Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

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

### **New Construction in Historic Residential Settings**

Appropriate: Maintaining the existing spacing of front and side yard setbacks along a block as seen from the street.

Not Appropriate: Placing a structure outside of the existing pattern of front yard setbacks along a historic residential block.

### **New Accessory Structures in Historic Residential Settings**

Appropriate: Retaining the historic relationship between buildings, landscape features, and open spaces.

Locating sheds and garages in the rear yard.

Using exterior wall and roof materials that are compatible with historic materials on the main structure and in the neighborhood.

Using a roof shape and pitch that replicates the shape and pitch of the roof of the main structure.

Using windows and doors that are compatible in proportion and style to the main structure and the neighborhood.

Not Appropriate: Introducing new construction onto the building site, which is visually incompatible in terms of size, scale, design, materials, and texture or which destroys historic relationships on the site.

Locating a shed or garage in the front yard or in side yards in front of the main structure.

### **Residential Accessory Structures**

Not Appropriate: Introducing new structures or site features that are out of scale with the property or the district or are otherwise inappropriate.

### **Windows**

Not Appropriate: Changing the number, location, and size or glazing pattern of windows by cutting new openings, blocking-in, or installing replacement sash which does not fit the historic opening.

### **Safety Codes**

Not Appropriate: Altering, damaging or destroying character-defining spaces, features, and finishes.

**STAFF FINDINGS:***Egress Window*

1. The egress window appears to be a new opening. The location is appropriate, in the back corner of the house, invisible from the street. Timbers are an appropriate material for the 4' x 4' well, and the 2'5" x 3'5" casement window is a vinyl clad Andersen. The depth of the well is not indicated. Staff recommends approval of this portion of the application.

*Garage*

2. This lot and the one to the east were previously combined into one parcel. This house had a single-car, shed roofed garaged, but it straddled what is now a property line dividing the two lots. (See attachment HDC.6)
3. The proposed garage is 1 ½ stories and 20'6" to the ridge. It is off Third Street, with a new curb cut and concrete driveway. The footprint is 19'9 ½" deep by 16'10" wide. The design features gables on the north, south, and west elevations, and a full-width shed dormer on the east. The windows are wood double-hung Andersen, and the garage door is a roll-up steel Clopay with a painted woodgrain finish. There is a half-lite person door on the north elevation, facing the house. Cladding is cementitious lap siding with 4" exposure.
4. The general design of the garage is appropriate for the Old West Side neighborhood. The use of high quality materials is appreciated, and the multiple gables echo the design of the house. The size and placement on the lot, however, are inappropriate because of the small size of this lot (3,200 square feet) and its corner location and the relatively large (333 square feet) footprint of the garage. The proposed structure will require a variance from the Zoning Board of Appeals because it is too close to the right of way at 9 ½". Because the front of this new structure faces Third Street, it should align more closely with the fronts of the houses to the south. The site plan on sheet HDC.2 illustrates that there isn't any room to push the garage further east, for a larger Third Street setback.
5. The proposed structure does not meet the Secretary of the Interior's Standards in the following ways:
  - Standard 2: *The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.* This proposal alters spaces and spatial relationships of the site and district by placing an accessory structure within the historic front setback area.
  - Standard 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.* The new structure is not compatible in size and scale to protect the integrity of neighboring properties.
6. The proposed structure does not meet the Secretary of the Interior's Guidelines for Rehabilitation in the following ways:

- The garage does not preserve the historic relationship between houses on Third Street. It is visually incompatible because of its size and location on the lot, and the character of adjacent structures would be diminished.
  - The garage introduces new construction into the Old West Side historic district that destroys historic relationships within the setting.
7. The proposed structure does not meet the Ann Arbor Historic District Design Guidelines in the following ways:
- It does not maintain the existing spacing of front and side yard setbacks along a block as seen from the street.
  - The garage is not located in the rear yard.
  - The garage is inappropriately located in the front yard in front of principal structures on Third Street.
8. Staff recommends denial of the garage portion of the application. In particular, it does not meet the Secretary of the Interior's Standards numbers 2 and 9 or the Guidelines for Rehabilitation for Building Site and Neighborhood Setting, and does not meet the Ann Arbor Historic District Design Guidelines for New Construction in Historic Residential Settings, New Accessory Structures in Historic Residential Settings, and Residential Accessory Structures.

## MOTION

(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 share their observations at the meeting.)

### *Garage:*

I move that the Commission issue a certificate of appropriateness for the portion of the application at 425 West Washington Street, a contributing property in the Old West Side Historic District, to construct a one-and-a-half car garage, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house 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, 9, and 10 and the guidelines for building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures.

### *Egress Window Well:*

I move that the Commission issue a certificate of appropriateness for the portion of the application at 425 West Washington Street, a contributing property in the Old West Side Historic District, to construct a timber egress window well and window, as proposed. The work is compatible in exterior design, arrangement, materials, and relationship to the house 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, 9, and 10 and the guidelines for building site, as well as the *Ann Arbor Historic District Design Guidelines*, particularly as they pertain to residential accessory structures.

**MOTION WORKSHEET**

I move that the Commission issue a Certificate of Appropriateness for the work at 425 W Washington Street in the Old West Side Historic District

\_\_\_\_\_ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

**ATTACHMENTS:** application, drawings

425 W Washington (2008 Survey Photo)





# 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 [ithacher@a2gov.org](mailto:ithacher@a2gov.org)  
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

OFFICE USE ONLY	
Permit Number	HDC# 19-110
	BLDG#
DATE STAMP	
CITY OF ANN ARBOR RECEIVED	
JUN 21 2019	
PLANNING & DEVELOPMENT SERVICES	

### PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER DAVID ATKINSON		HISTORIC DISTRICT OLD WEST SIDE	
PROPERTY ADDRESS 425 WEST WASHINGTON STREET		CITY ANN ARBOR	
ZIPCODE 48103	DAYTIME PHONE NUMBER (412) 480-4134	EMAIL ADDRESS david.l.atkinson@accenture.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE)		CITY	STATE, ZIP

### PROPERTY OWNER'S SIGNATURE

SIGN HERE PRINT NAME **DAVID L ATKINSON** DATE **6-14-2019**

### APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) DOUG SELBY, MEADOWLARK BUILDERS			
ADDRESS OF APPLICANT 3250 WEST LIBERTY ROAD			CITY ANN ARBOR
STATE MI	ZIPCODE 48103	PHONE / CELL # (734) 332-1500	FAX No ( )
EMAIL ADDRESS			

### APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE PRINT NAME **Douglas Selby** DATE **6/21/19**

### 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 1-car garage with loft space above. New concrete driveway + curb cut on 3rd street. New timber egress well and window @ new location (not visible from street).

### DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

New garage is needed to store car and lawn maintenance equipment. Driveway approach from 3rd Street offers a number of safety advantages as opposed to Washington Street. Egress well and window are requested for future finish of existing basement.

For Further Assistance With Required Attachments, please visit [www.a2gov.org/hdc](http://www.a2gov.org/hdc)

**ATKINSON RESIDENCE  
NEW GARAGE - HDC REVIEW  
425 W. WASHINGTON STREET  
ANN ARBOR, MI 48103**

**DESCRIPTION OF PROPOSED DESIGN:**

NEW 1-CAR GARAGE WITH LOFT SPACE ABOVE. NEW PROPOSED CONCRETE DRIVEWAY + CURB CUT ON 3RD STREET. SCALE AND TRIM ELEMENTS TO MATCH STYLE OF EXISTING HOUSE ON SITE. PLACEMENT OF NEW GARAGE TO MINIMIZE VISUAL OBSTRUCTIONS FROM STREET AND NEIGHBORING PROPERTIES AND AVOID THE HEAVY PEDESTRIAN TRAFIC OF CHILDREN AT THE YMCA ON W. WASHINGTON STREET. PROPOSED 4'-0" x 4'-0" TIMBER EGRESS WELL IN SOUTHEAST CORNER OF THE HOUSE. EGRESS WELL TO NOT BE VISIBLE FROM 3RD STREET OR W. WASHINGTON STREET.

ID	DESCRIPTION
HDC.1	Cover Sheet
HDC.2	Site Plan
HDC.3	Site Plan Analysis
HDC.4	Site Photos
HDC.5	Site Photos
HDC.6	Site History
HDC.7	Lower Level - Egress Well
HDC.8	Garage - Main Floor Plan
HDC.9	Garage - Second Floor Plan
HDC.10	Garage - Roof Plan
HDC.11	West Elevation - 1/8"
HDC.12	West Elevation
HDC.13	North Elevation
HDC.14	East Elevation
HDC.15	South Elevation
HDC.16	Exterior Perspectives
HDC.17	Street View Rendering

**SUMMARY:**

- NEW 17' x 20' 1-CAR GARAGE
- NEW GARAGE TO INCLUDE LOFT/HOME OFFICE SPACE
- GARAGE TO MAINTAIN CHARACTER OF ORIGINAL HOUSE
- GARAGE SIZE AND LOCATION ON SITE DESIGNED TO MINIMIZE VISUAL OBSTRUCTIONS, STREETScape IMPACT.
- NEW 4'-0" x 4'-0" TIMBER EGRESS WELL IN THE SOUTHEAST CORNER OF THE HOUSE. WELL TO BE HIDDEN FROM STREET VIEW.

**ZBA VARIANCE REQUESTS:**

- VARIANCE TO PLACE GARAGE 9'-6" FROM 3RD STREET PROPERTY LINE.  
(AVERAGE EXIST. SETBACK REQUIRES 10'-11" SETBACK)

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**MEADOWLARK**

3250 West Liberty  
Ann Arbor, MI 48103  
Office: (734) 332-1500

**DAVID ATKINSON  
425 W. WASHINGTON ST  
ANN ARBOR, MI 48103**

**Cover Sheet**

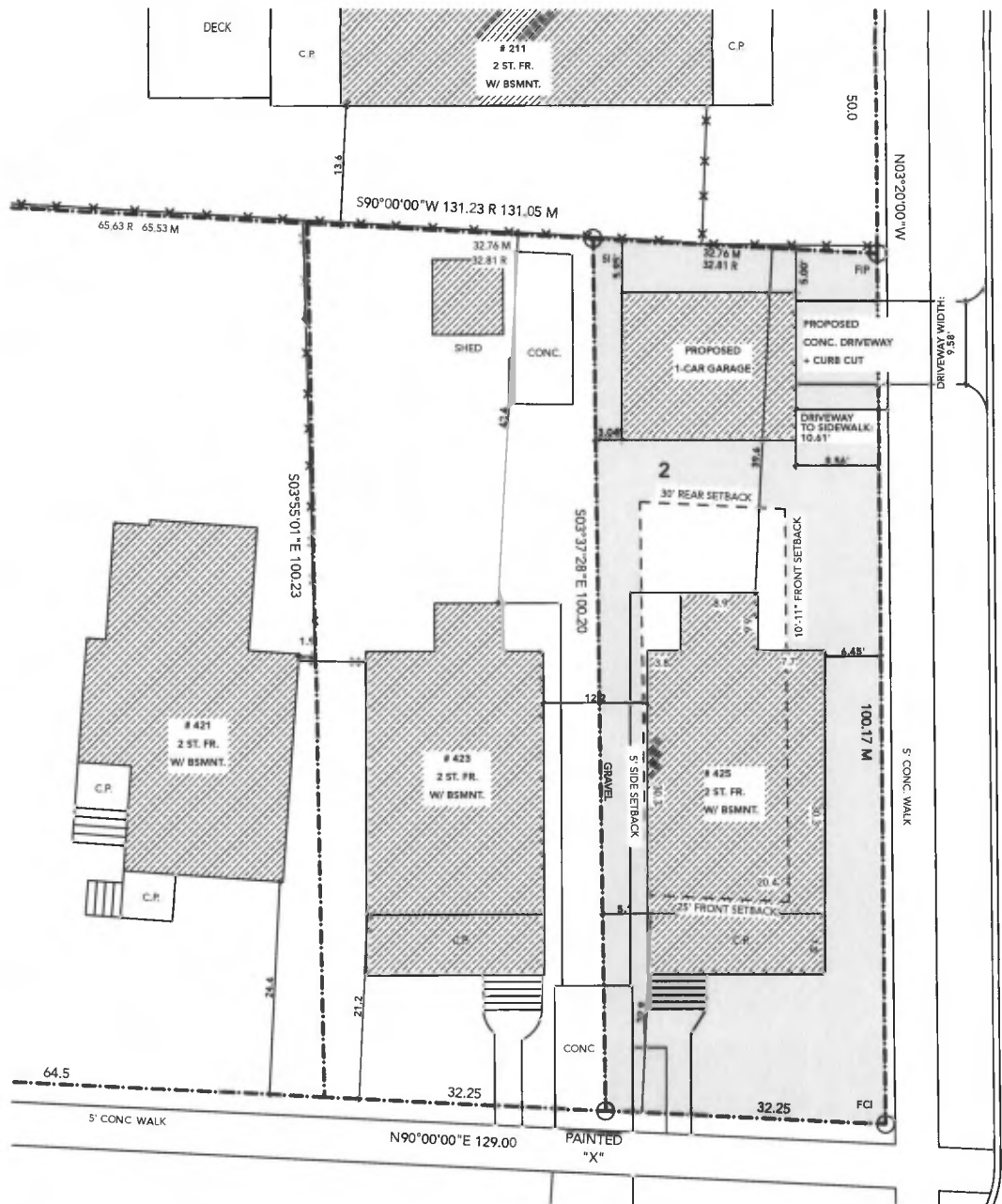
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ATK119015

PROJECT STATUS:  
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6/20/19

**HDC.1**





# Site Analysis- Zoning and Utilities

SCALE: 1" = 20'

1

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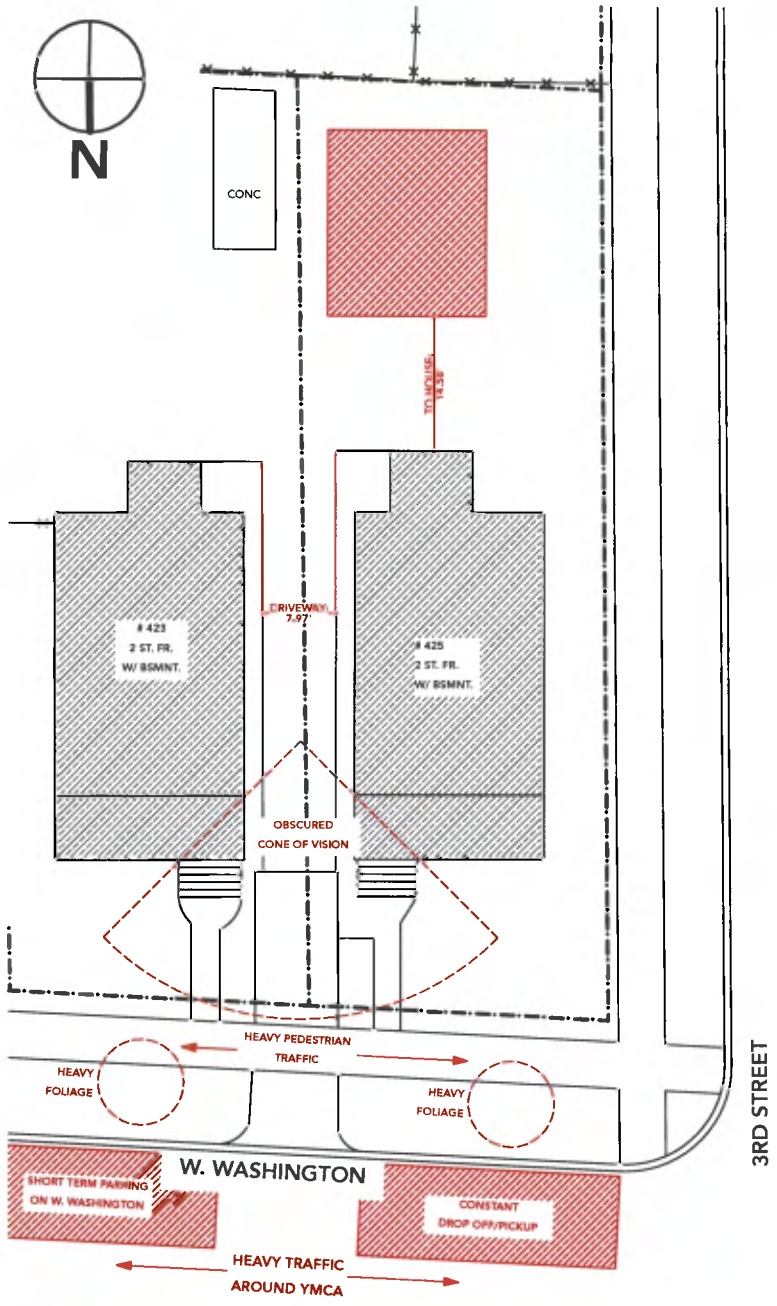
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Site Plan

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HDC.2

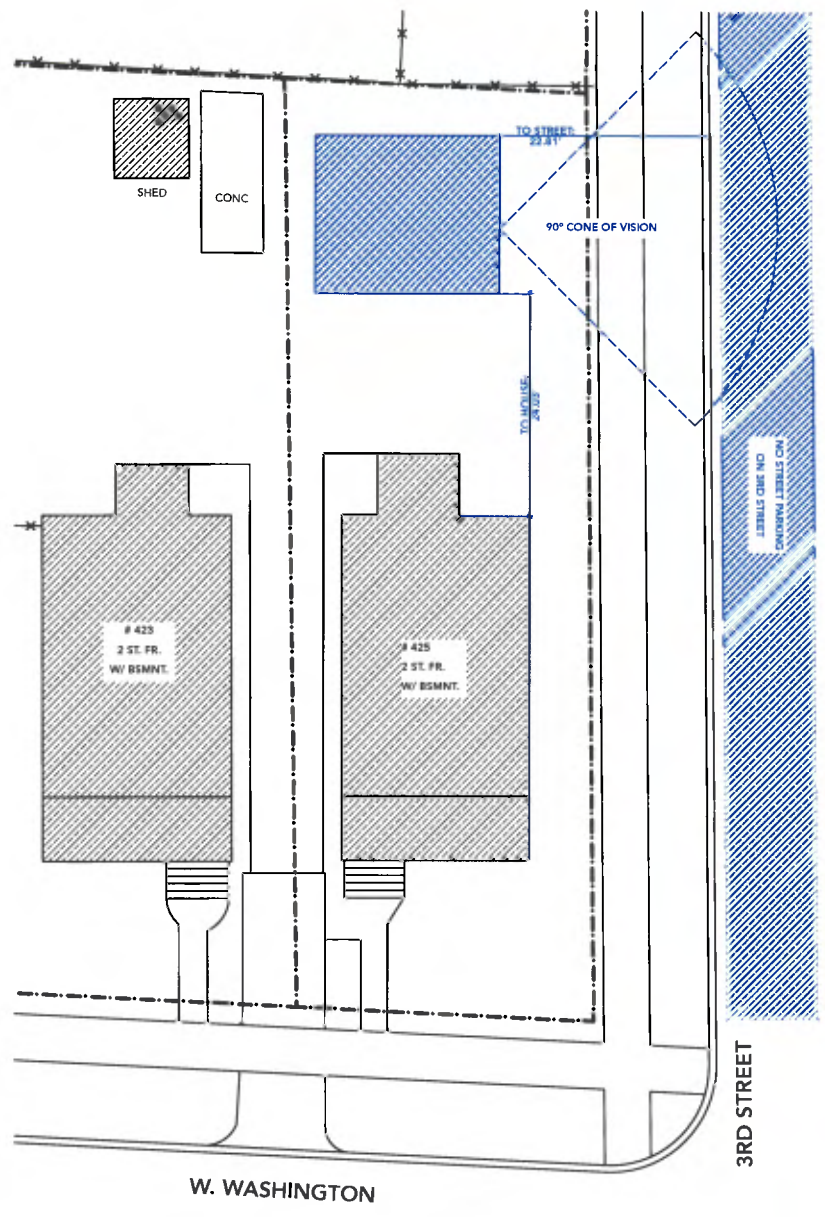
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# Site Analysis - B

SCALE: 1" = 20'

2



# Site Analysis - A

SCALE: 1" = 20'

1

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		<b>Site Plan Analysis</b>	PROJECT STATUS: HDC SUBMISSION
<b>HDC.3</b>		PROJECT #: ATK19015	DATE: 6/20/19

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3RD STREET (LOOKING NORTH)



SHARED DRIVEWAY (LOOKING SOUTH)



3RD STREET (LOOKING SOUTH)



3RD STREET (LOOKING EAST)



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Site Photos

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HDC.4

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**HEAVY FOLIAGE  
ALONG W. WASHINGTON**

**3RD STREET & W. WASHINGTON (LOOKING EAST)**



**HEAVY FOLIAGE  
ALONG W. WASHINGTON**

**W. WASHINGTON (LOOKING WEST)**



**SPARSE FOLIAGE  
ALONG 3RD STREET**

**3RD STREET (LOOKING NORTH)**



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**Site Photos**

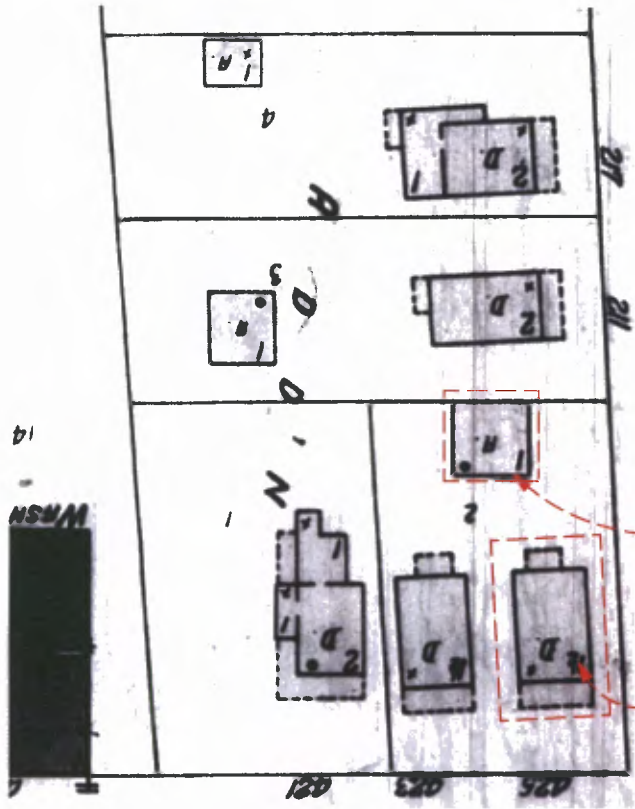
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HDC.5

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ORIGINAL GARAGE  
 BISECTS 423/425 W. WASHINGTON LOTS  
 425 W. WASHINGTON

HISTORIC SITE PLAN

425 West Washington John J. Fitzgerald 10,000 64-883  
 Sarah E. Fitzgerald  
 07214 - 01215 House 6 rms  
 Terms-Cash

**Serjeant (BF)**  
 6 rms; 3 bedrms; 3 rms 1st fl; 3 rms 2nd fl; poss 30 days; bath,  
 2nd fl; gas; partial storm wind; partial screens; not insulated  
 abstract; sewer; city water garage; joint gravel drive; Zoning R4C;  
 2- story frame; age old; foundation is 1/2 poured concrete and 1/2  
 cement block; asbestos roof; basement; W.A. gravity gas; fire-  
 pine 1st and 2nd; all improvements in; rap and dec- fair; subdiv-  
 Krause Add'n; lot size 32 x 100.17; part of Lot #2; ten.-  
 Bernard Peters; ass. val 2,400; taxes 172; mtg-none;  
 To show Call Mrs. Peters 662-6628  
 Remarks: Show between 10 A.M. and 3 P.M. Carpeting in living room  
 and hall included.

425 West Washington John J. Fitzgerald 10,000 64-883

HISTORIC PROPERTY DESCRIPTION



ORIGINAL GARAGE

HISTORIC DOCUMENTATION- ORIGINAL HOUSE + GARAGE

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 Office: (734) 332-1500

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DAVID ATKINSON  
 425 W. WASHINGTON ST  
 ANN ARBOR, MI 48103

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<b>Site History</b>	PROJECT STATUS: HDC SUBMISSION	PRINT DATE: 6/20/19
	PROJECT #: ATK119015	

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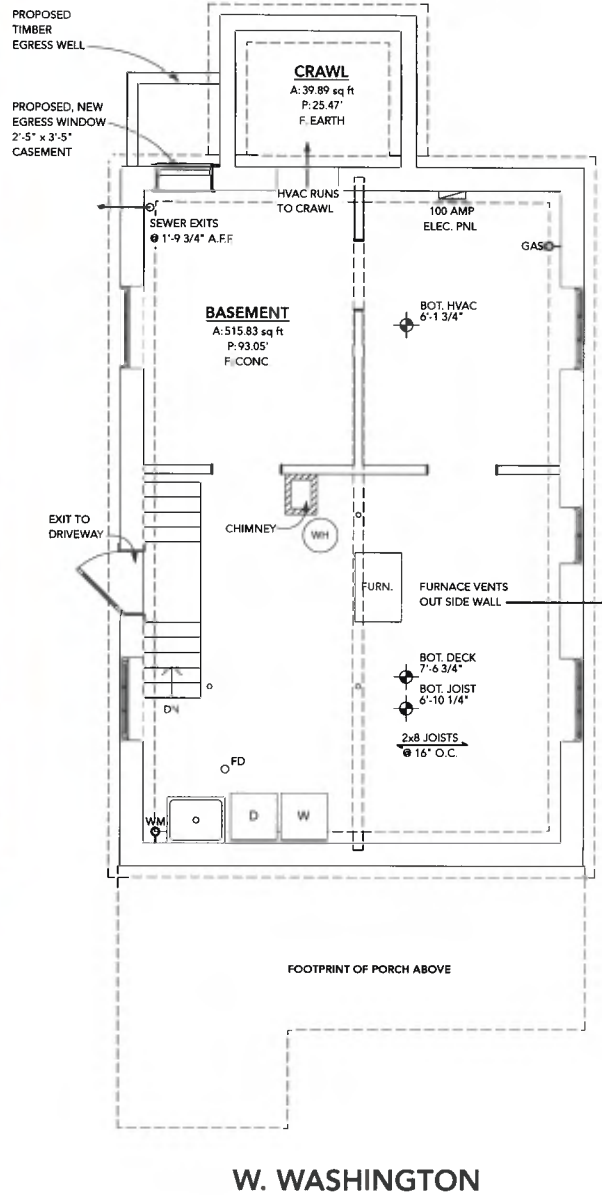
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**TIMBER EGRESS WELL**



**EGRESS WELL LOCATION**



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Lower Level - Egress Well

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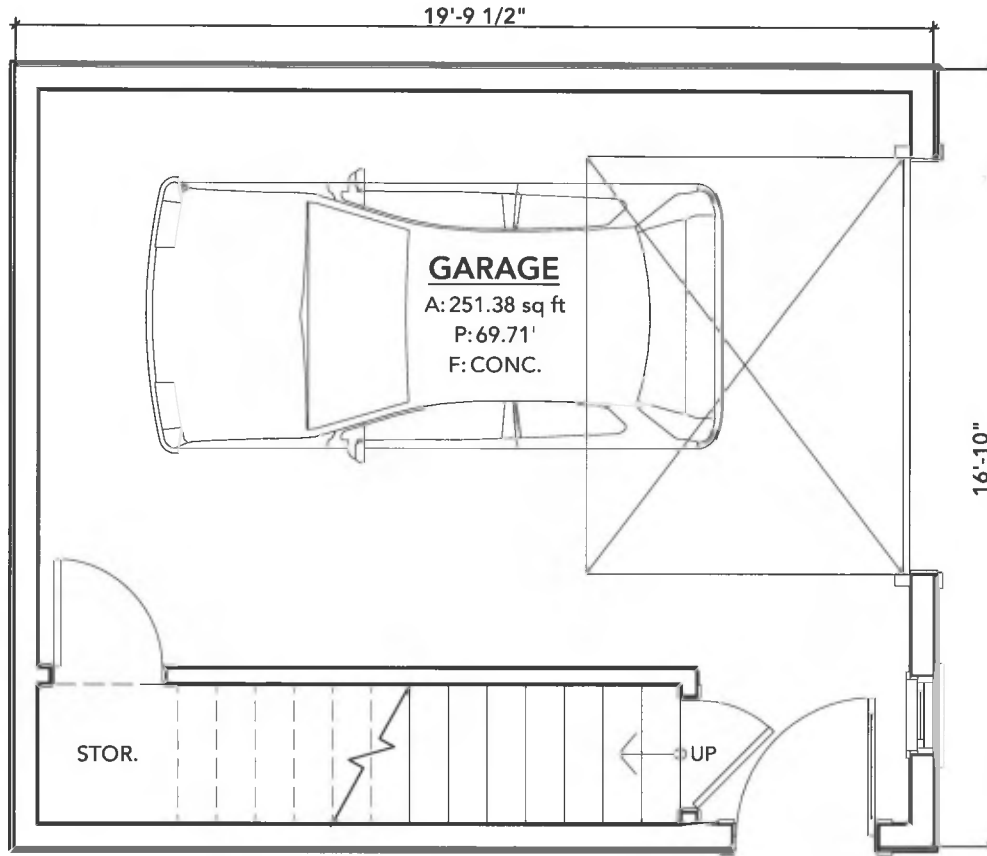
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**Lower Level - Egress Well**

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

1

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MAIN FLOOR PLAN  
 TOTAL AREA: 332.3 SF

# Garage - Main Floor Plan

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

1

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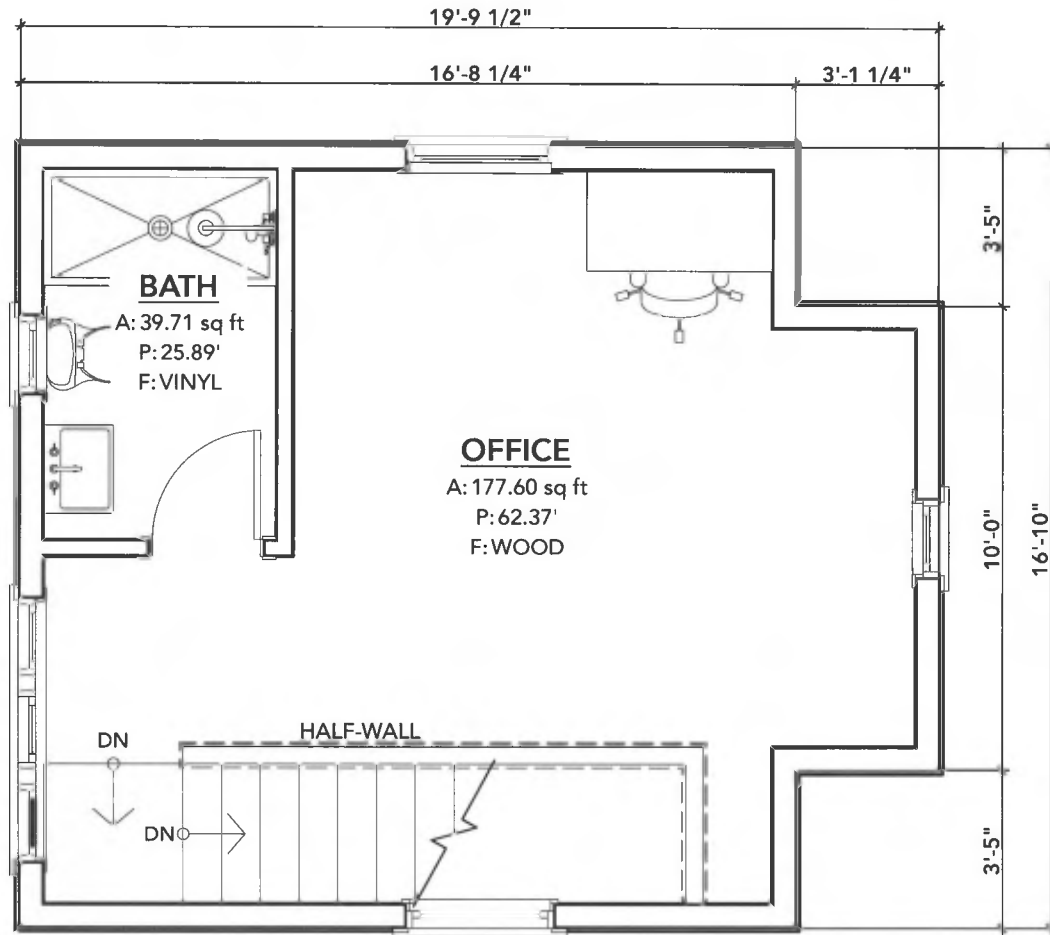
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Garage - Main Floor Plan

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HDC.8



SECOND FLOOR PLAN  
TOTAL AREA: 280.9 SF

# Garage - Second Floor Plan

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

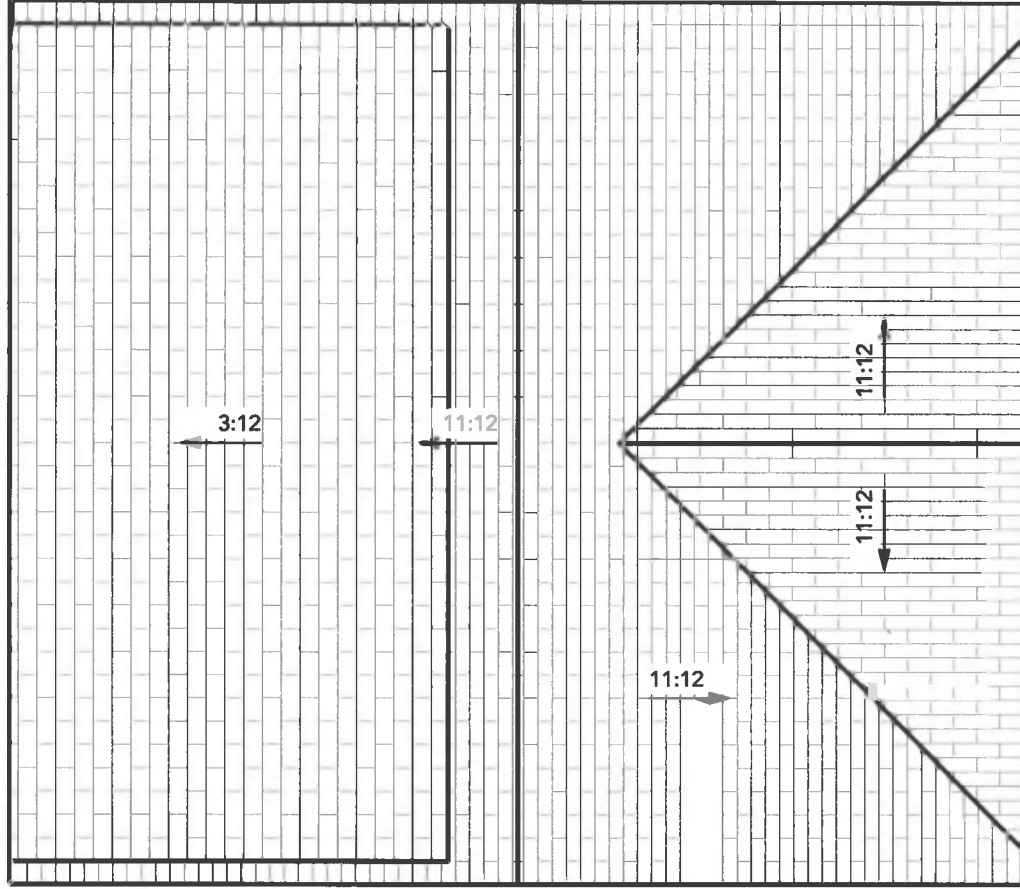
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<b>Garage - Second Floor Plan</b> DAVID ATKINSON 425 W. WASHINGTON ST ANN ARBOR, MI 48103	
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HDC.9





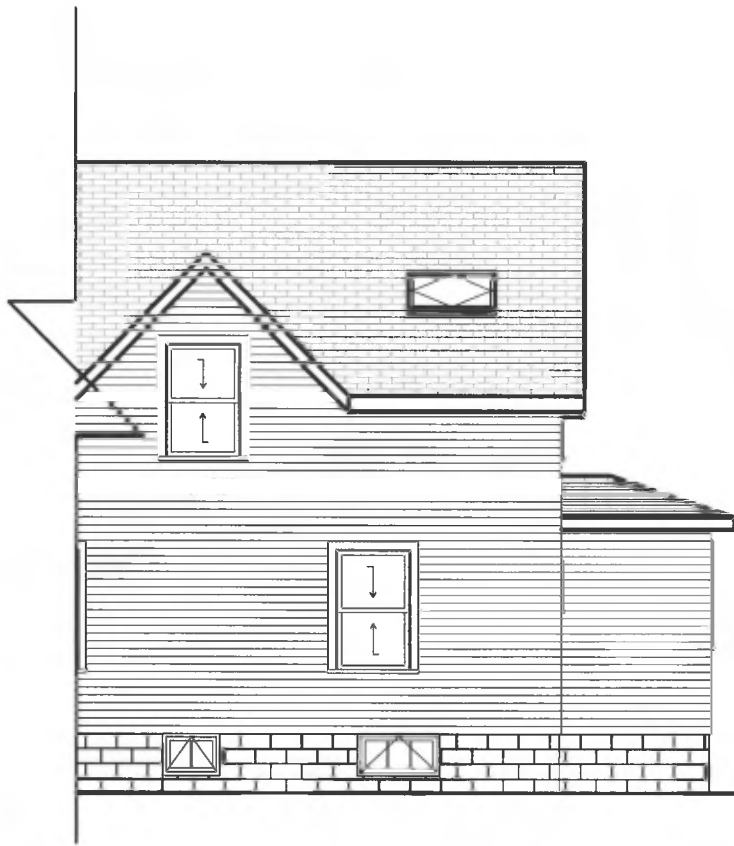
# Garage - Roof Plan

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

1

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<b>Garage - Roof Plan</b>	<b>DAVID ATKINSON</b> <b>425 W. WASHINGTON ST</b> <b>ANN ARBOR, MI 48103</b>		 <b>MEADOWLARK</b> 3250 West Liberty Ann Arbor, MI 48103 Office: (734) 332-1500
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- ASPHALT SHINGLES
- BORAL 1x8 FASCIA
- BORAL 5/4 x 6 FRIEZE
- ALUMINUM K-STYLE GUTTERS AND DOWNSPOUTS
- BORAL 5/4 x 6 TRIM
- 9'-0" x 7'-0" CLOPAY CANYON RIDGE ULTRA-GRAIN OVERHEAD GARAGE DOOR
- ANDERSEN WOODWRIGHT DOUBLE-HUNG WINDOWS
- 5/4 x 4 CORNER BOARDS
- HARDIE LAP SIDING, 4" EXPOSURE
- BORAL 5/4 x 6 SKIRT TRIM W/ 1" CAP

EAVE HEIGHT: 15'-2 1/2"  
 MIDPOINT HEIGHT: 13'-6 1/2"  
 RIDGE HEIGHT: 20'-6 3/4"

# WEST ELEVATION

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

1

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West Elevation - 1/8"

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West Elevation

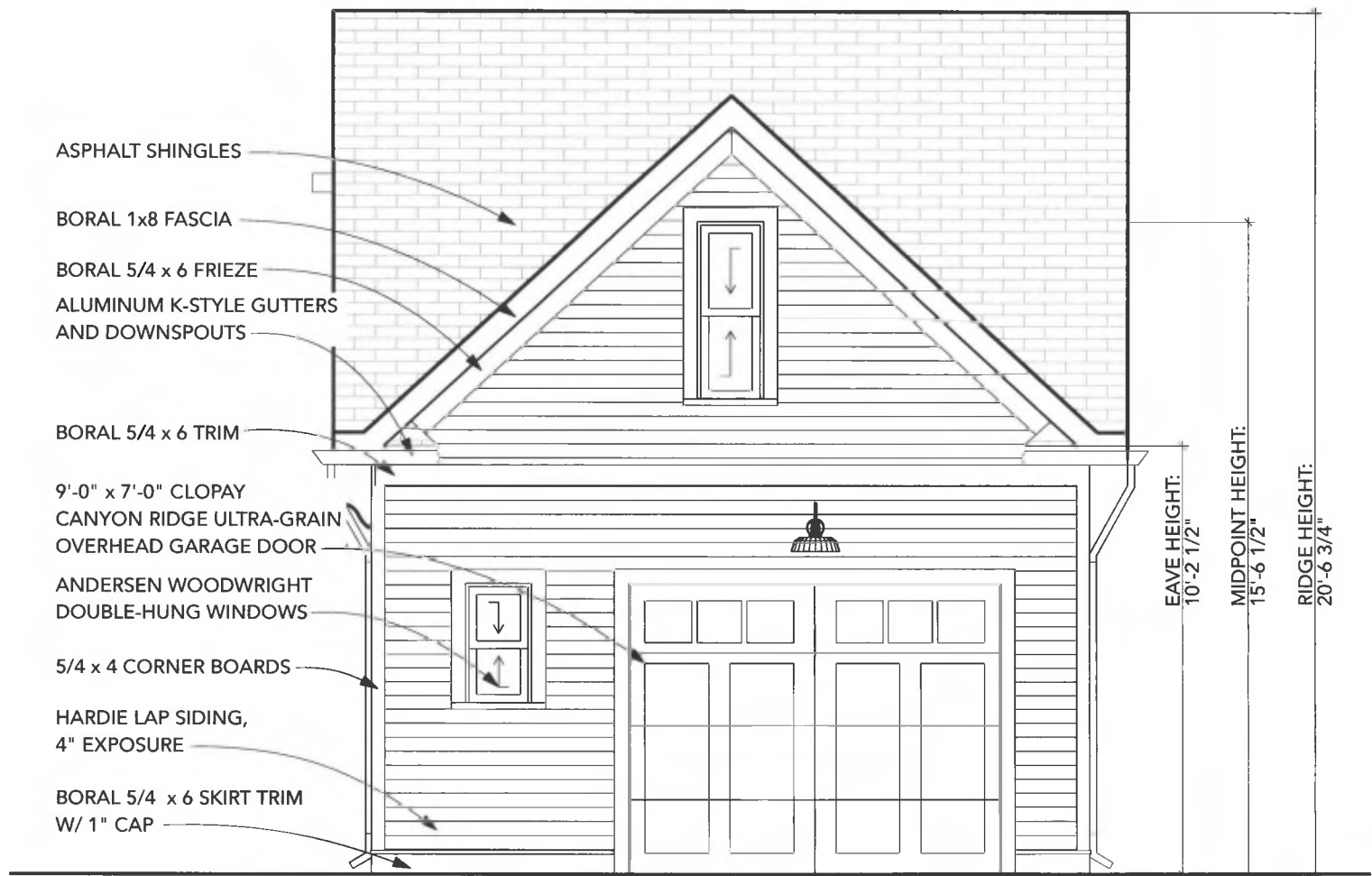
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PROJECT #:  
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HDC.12

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# WEST ELEVATION

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

1

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ANDERSEN WOODWRIGHT  
DOUBLE-HUNG WINDOWS

AZEK HISTORIC SILL

BORAL 1x8 FASCIA

BORAL 5/4 x 6 FRIEZE

ALUMINUM K-STYLE GUTTERS  
AND DOWNSPOUTS

BORAL 5/4 x 6 TRIM

BORAL  
5/4 X 4 CORNER BOARDS

HARDIE LAP SIDING,  
4" EXPOSURE

BORAL 5/4 x 6 SKIRT TRIM  
W/ 1" CAP

ASPHALT SHINGLES

5/4" x 4 DOOR CASING

3'-0" x 7'-0" THERMATRU  
FIBER-CLASSIC OAK,  
HALF LITE, 2 PANEL

# NORTH ELEVATION

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

1

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DAVID ATKINSON  
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ANN ARBOR, MI 48103

North Elevation

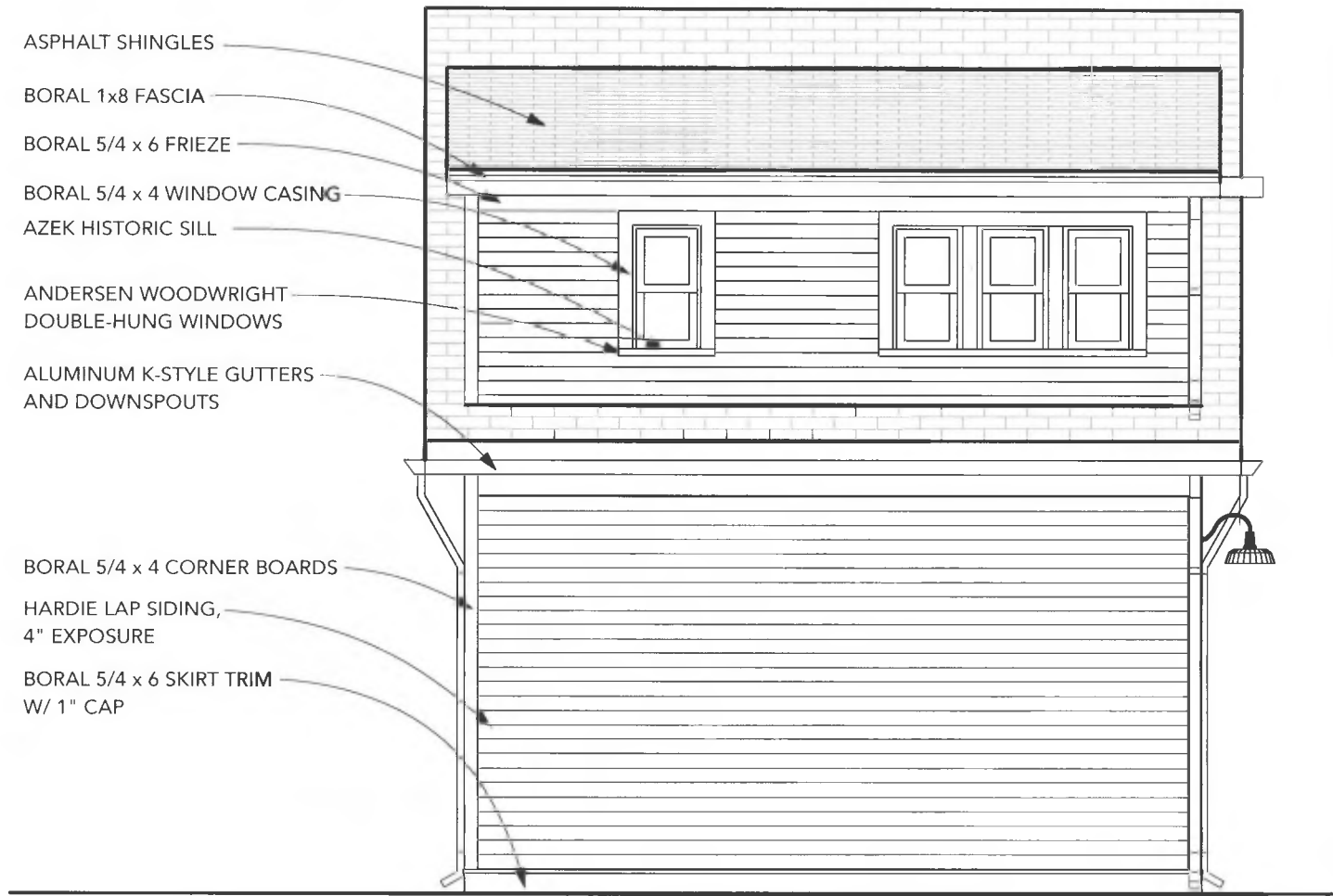
PROJECT #:  
ATK119015

PROJECT STATUS:  
HDC SUBMISSION

PRINT DATE:  
6/20/19

HDC.13

DATE: 6/20/19 /Volumes/Meadowlark/ML Projects/CURRENT PROJECTS/ATK119015/190611\_ATK119015\_SD.ph



# EAST ELEVATION

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

1

NOT FOR CONSTRUCTION



**MEADOWLARK**

3250 West Liberty  
Ann Arbor, MI 48103  
Office: (734) 332-1500

DAVID ATKINSON  
425 W. WASHINGTON ST  
ANN ARBOR, MI 48103

**East Elevation**

PROJECT #:  
ATK119015

PROJECT STATUS:  
HDC SUBMISSION

PRINT DATE:  
6/20/19

HDC.14



**MEADOWLARK**

3250 West Liberty  
Ann Arbor, MI 48103  
Office: (734) 332-1500

DAVID ATKINSON  
425 W. WASHINGTON ST  
ANN ARBOR, MI 48103

**South Elevation**

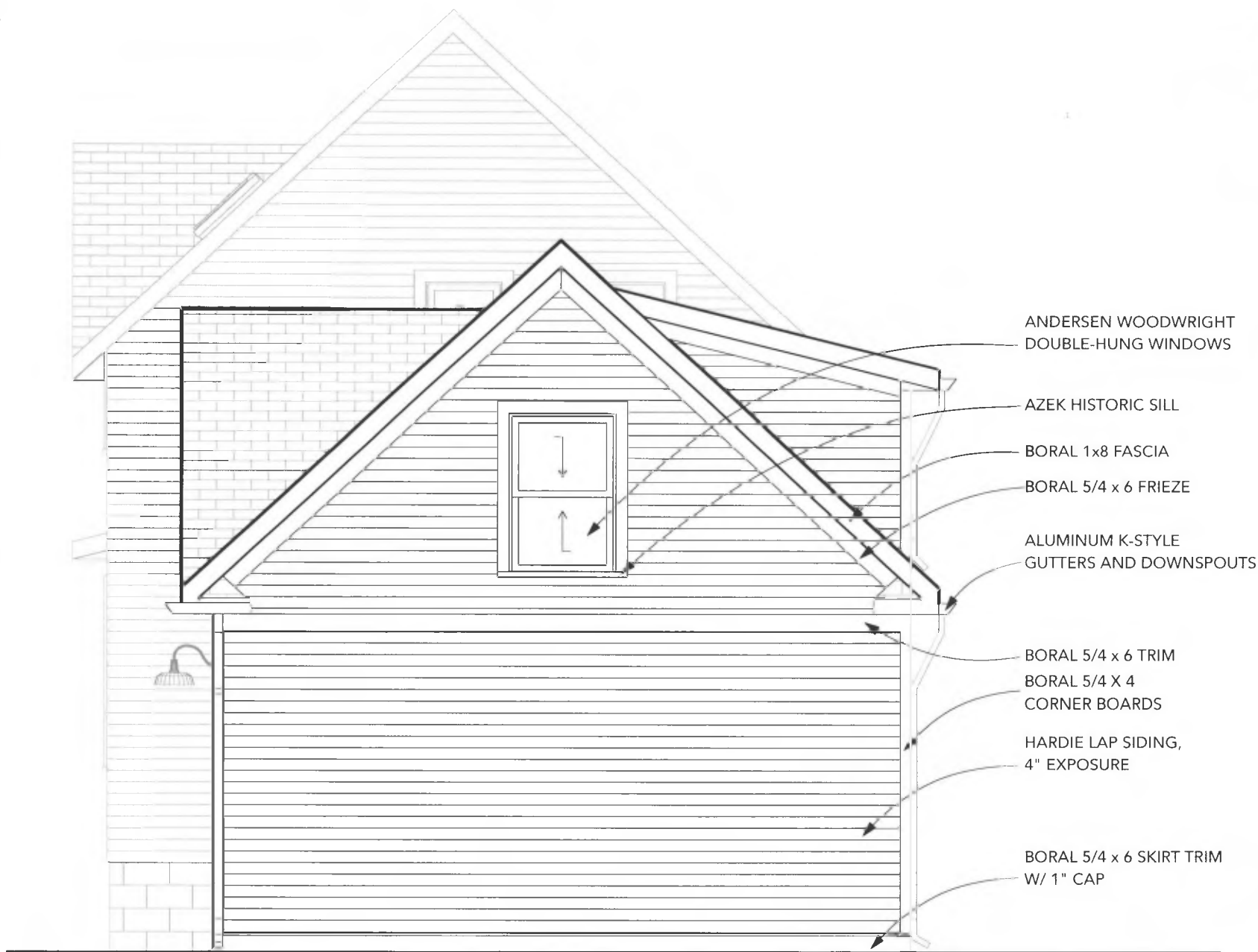
PROJECT #:  
ATK119015

PROJECT STATUS:  
HDC SUBMISSION

PRINT DATE:  
6/20/19

HDC.15

DATE: 6/20/19 \Volumes\Meadowlark\ML Projects\CURRENT PROJECTS\ATK119015\190611\_ATK119015\_SD.pln

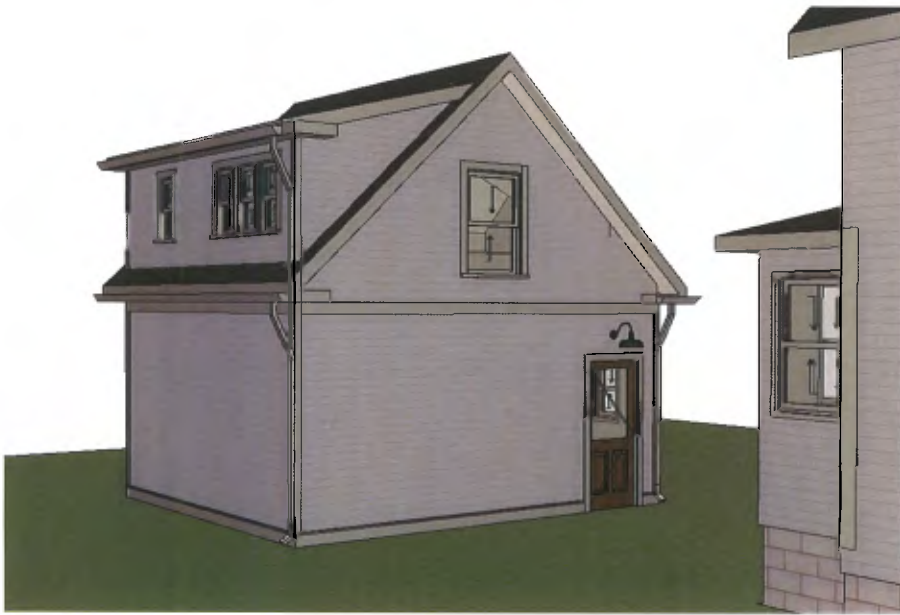


# SOUTH ELEVATION

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

1

NOT FOR CONSTRUCTION



BACKYARD PERSPECTIVE

2



3RD AVE PERSPECTIVE

1

**NOT FOR CONSTRUCTION**



**MEADOWLARK**

3250 West Liberty  
Ann Arbor, MI 48103  
Office: (734) 332-1500

DAVID ATKINSON  
425 W. WASHINGTON ST  
ANN ARBOR, MI 48103

Exterior Perspectives

PROJECT #:  
ATK119015

PROJECT STATUS:  
HDC SUBMISSION

PRINT DATE:  
6/20/19

HDC.16

DATE: 6/20/19 \Volumes\Meadowlark\ML Projects\CURRENT PROJECTS\ATK119015\190611\_ATK119015\_SD.pln



# 3RD STREET RENDERING

1

**NOT FOR CONSTRUCTION**

 <b>MEADOWLARK</b> 3250 West Liberty Ann Arbor, MI 48103 Office: (734) 332-1500		
DAVID ATKINSON 425 W. WASHINGTON ST ANN ARBOR, MI 48103		
<b>Street View Rendering</b>	PROJECT STATUS: HDC SUBMISSION	PRINT DATE: 6/20/19
PROJECT #: ATK119015	DATE: 6/20/19 /Volumes/Meadowlark/ML Projects/CURRENT PROJECTS/ATK119015/190611_ATK119015_SD.pjn	
<b>HDC.17</b>		



## NEW 2'-5" x 3'-5" EGRESS WINDOW



### CASEMENT WINDOWS

Andersen® 400 Series casement windows are built to perform beautifully. Their solid wood frames and sash provide strength, while the vinyl covering and weather-tight construction keep the window and your home protected from the elements. On the inside you have the choice of natural pine or a low-maintenance white, dark bronze or black\* finish. For added style there is a wide range of grille, hardware and art glass options. It's no wonder that they are our best-selling windows of all time.

#### DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*\*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

#### ENERGY EFFICIENT

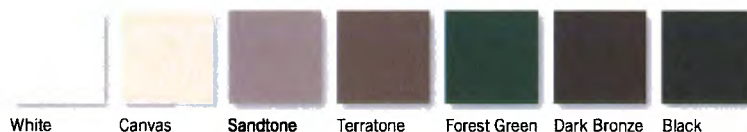
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



#### BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black\* interiors
- Extensive hardware selection
- Add style with grilles, exterior trim, art glass or patterned glass

#### EXTERIOR COLORS



\*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. \*\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# 400 SERIES CASEMENT WINDOWS

## GLASS OPTIONS

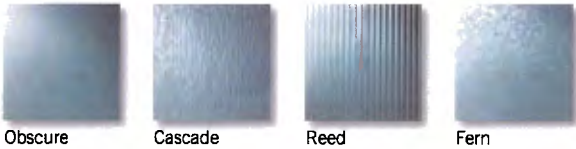
- Low-E4® glass
  - Low-E4 glass with HeatLock® technology
  - Low-E4 Sun glass
  - Low-E4 SmartSun™ glass
  - Low-E4 SmartSun glass with HeatLock technology
- Additional glass options are available. Contact your Andersen dealer.

## ART GLASS

A wide range of art glass designs are available to add beauty to your home.

## PATTERNED GLASS

Available in four attractive patterns ideal for letting light into the home while obscuring vision.



## EXTERIOR TRIM



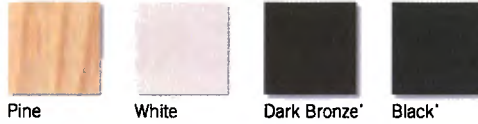
Available in 11 colors to complement your exterior.

## GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns



## INTERIOR OPTIONS



Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White, Dark Bronze or Black is specified.

## HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

## HARDWARE

### CLASSIC SERIES™



Stone | White

### ESTATE™



Antique Brass | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel

### TRADITIONAL FOLDING



Antique Brass | Black | Bright Brass  
Distressed Bronze | Distressed Nickel  
Gold Dust | Oil Rubbed Bronze | Satin Nickel  
Stone | White

### CONTEMPORARY FOLDING



Black | Bright Brass  
Gold Dust | Oil Rubbed Bronze  
Satin Nickel | Stone | White

\*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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For more information, visit [andersenwindows.com/400series](http://andersenwindows.com/400series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).

## GARAGE WINDOWS



### WOODWRIGHT® DOUBLE-HUNG WINDOWS

When you unite classic craftsmanship with Andersen innovation, the result is a beautiful window that's built to last\*. Andersen® Woodwright® double-hung windows with Easy Tilt-Release locks combine old-world character with modern technology, giving you the look you love with the features you need. For added style, we offer historically accurate grille patterns, hardware and glass options.

#### DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*
- Frame exterior is protected by a tough vinyl cover that resists dents, repels water and provides long-lasting\* protection

#### ENERGY EFFICIENT

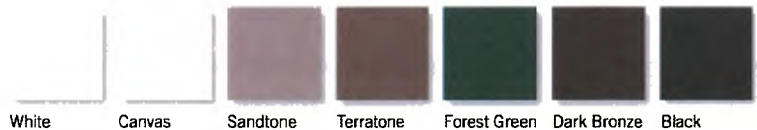
- Weather-resistant construction for greater comfort and energy efficiency
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series Woodwright® double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



#### BEAUTIFUL

- Seven exterior color options
- Natural pine, maple, oak or a low-maintenance white interior
- Extensive hardware selection
- Add style with grilles, exterior trim or patterned glass

#### EXTERIOR COLORS



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# 400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOWS

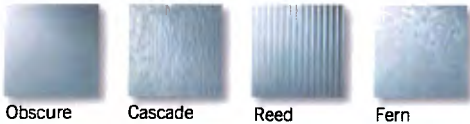
## GLASS OPTIONS

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Additional glass options are available. Contact your Andersen dealer for details.

## PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



## EXTERIOR TRIM



Available in 11 colors to complement your exterior.

## GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



## ADDITIONAL FEATURES

- New Easy Tilt-Release Lock system that works by simply pushing your thumb forward. The window tilts inward to make cleaning your window from the inside easy.
- Natural wood sash interior with chamfer detailing and matching wood jamb liners for an authentic look.
- Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.
- Available with Stormwatch® protection for coastal areas.



## INTERIOR OPTIONS



Maple Oak Pine White

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White is specified.

## HARDWARE



Antique Brass | **Black**  
Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel  
Gold Dust | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel  
Stone | White

## HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

## SHAPE OPTIONS

In addition to standard rectangles, Woodwright® windows are available in elegant arched designs.



Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples.

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WINDOWS • DOORS  
**Andersen** 

For more information, visit [andersenwindows.com/400series](http://andersenwindows.com/400series)

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit [andersenwindows.com](http://andersenwindows.com).

# CANYON RIDGE®

collection

LIMITED EDITION SERIES | ULTRA-GRAIN® SERIES



America's Favorite Garage Doors®



*Canyon Ridge® Collection Limited Edition Series Design 13: Shown in Dark Finish with Mahogany Cladding Mahogany Overlays and REC13 Window Design (Model CAN213MMREC13)*

# CANYON RIDGE® collection

Clopay offers a complete portfolio of design options for homeowners who love the look of wood, but not the upkeep.

Constructed in durable, low-maintenance steel and composite, these faux wood alternatives offer the best of both worlds – the realism and beauty of a natural stained wood appearance combined with the strength and energy efficiency of insulated steel.

Clopay's extensive selection of faux overlays, designs, windows, decorative hardware and finish colors can complement any home style and budget.



*Canyon Ridge® Collection Limited Edition Series Design 11; Shown in Dark Finish with Pecky Cypress Cladding, Clear Cypress Overlays and ARC3A Window Design (Model CAN211PCARC3A)*

## CANYON RIDGE® COLLECTION LIMITED EDITION SERIES

Beautiful and unique, Canyon Ridge® Collection Limited Edition Series carriage house doors are constructed of an energy efficient, durable steel core and finished with full composite cladding and overlays that have the appearance of authentic wood doors.

The cladding and overlay materials are molded from actual wood pieces to reproduce the natural texture and intricate grain patterns of the species they emulate. These two layers are attached to an Intellicore® polyurethane insulated steel door for added strength and energy efficiency.

The end result is a distinctive, customized wood-look door that is often indistinguishable from the real thing.



*Surface Detail*



*Canyon Ridge® Collection Limited Edition Series Design 21; Shown in Dark Finish with Clear Cypress Cladding, Clear Cypress Overlays and ARCH3 Window Design (Model CAN221CCARCH3)*



Canyon Ridge® Collection Ultra-Grain® Series Design 12; Shown in Medium Finish with Clear Cypress Overlays and REC14 Window Design (Model CAN212NCREC14)

## CANYON RIDGE® COLLECTION ULTRA-GRAIN® SERIES



Canyon Ridge® Collection Ultra-Grain® Series Design 22; Shown in Medium Finish with Clear Cypress Overlays and REC13 Window Design (Model CAN222NCREC13)

An attractive and more economical alternative to the Limited Edition Series, this door features a 2" Intellicore® polyurethane insulated steel base door with Ultra-Grain®, a durable, natural-looking, woodgrain paint finish. Stained Clear Cypress composite overlays are applied to the steel door surface to create beautiful carriage house designs.



Surface Detail

# CANYON RIDGE® collection

Clorpay offers a complete portfolio of design options for homeowners who love the look of wood, but not the upkeep.

Constructed in durable, low-maintenance steel and composite, these faux wood alternatives offer the best of both worlds – the realism and beauty of a natural stained wood appearance combined with the strength and energy efficiency of insulated steel.

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*Canyon Ridge® Collection Limited Edition Series Design 11; Shown in Dark Finish with Pecky Cypress Cladding, Clear Cypress Overlays and ARC3A Window Design (Model CAN211PCARC3A)*

## CANYON RIDGE® COLLECTION LIMITED EDITION SERIES

Beautiful and unique, Canyon Ridge® Collection Limited Edition Series carriage house doors are constructed of an energy efficient, durable steel core and finished with full composite cladding and overlays that have the appearance of authentic wood doors.

The cladding and overlay materials are molded from actual wood pieces to reproduce the natural texture and intricate grain patterns of the species they emulate. These two layers are attached to an Intellicore® polyurethane insulated steel door for added strength and energy efficiency.

The end result is a distinctive, customized wood-look door that is often indistinguishable from the real thing.



*Surface Detail*



*Canyon Ridge® Collection Limited Edition Series Design 21; Shown in Dark Finish with Clear Cypress Cladding, Clear Cypress Overlays and ARCH3 Window Design (Model CAN221CCARCH3)*



## MATERIAL DESIGN OPTIONS

Composite  
Cladding  
Materials

C

Clear Cypress

M

Mahogany

P

Pecky Cypress

Composite  
Overlay  
Materials

C

Clear Cypress

M

Mahogany

*Note: Cladding and Overlay material options may be mixed and matched.*



Canyon Ridge® Collection Limited Edition Series Design 12; Shown in Slate Finish with Pecky Cypress Cladding, Clear Cypress Overlays and SQ23 Window Design (Model CAN212PCSQ23)

## COLORS



Walnut Finish



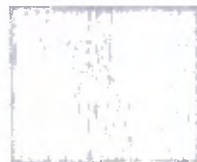
Dark Finish



Medium Finish



Slate Finish



Whitewash Finish



Primed (No Finish)

Cladding and Overlays are finished in the same color. Whitewash Finish available only on Mahogany Cladding and Overlays. Doors can be ordered Primed for those homeowners wishing to custom paint or stain their doors. Door stain color will vary slightly within a door due to finishing process. Due to the printing process, above colors may vary.

## DOOR DESIGNS

### SERIES 1



Design 01



Design 11



Design 12



Design 13

### SERIES 2



Design 21



Design 22



Design 23

### SERIES 3



Design 31



Design 32



Design 33



Design 34



Design 35



Design 36



Design 37



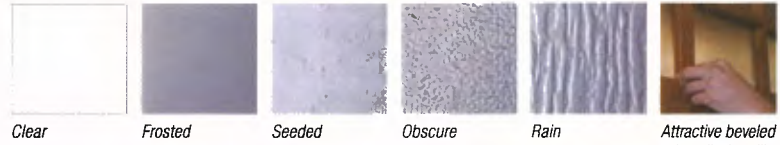
Design 38

Door widths available 6'2" to 20'0" wide in 2" increments. Designs 22, 23, 34 and 35 are not available 10'2" to 14'10" wide.  
Door heights available 6'0" to 10'0" high in 3" increments. 6'3" high doors are not available with windows. See your Clopay Dealer for details.

## WINDOW DESIGNS / TOP SECTIONS

Top sections are available in solid panels or with windows in Rectangular, Square and Arched Designs. 1/8" DSB glass is standard. Frosted, Seeded, Obscure and Rain glass is also available as well as insulated versions of all glass types. Glass available on Series 1 and 2 only.

*Additional charges for optional glass apply.*



Clear

Frosted

Seeded

Obscure

Rain

Attractive beveled edge clip-in grilles are removable for easy cleaning.

### SERIES 1 & 2

#### Solid Top Sections Not Applicable to Design 01 and Series 3



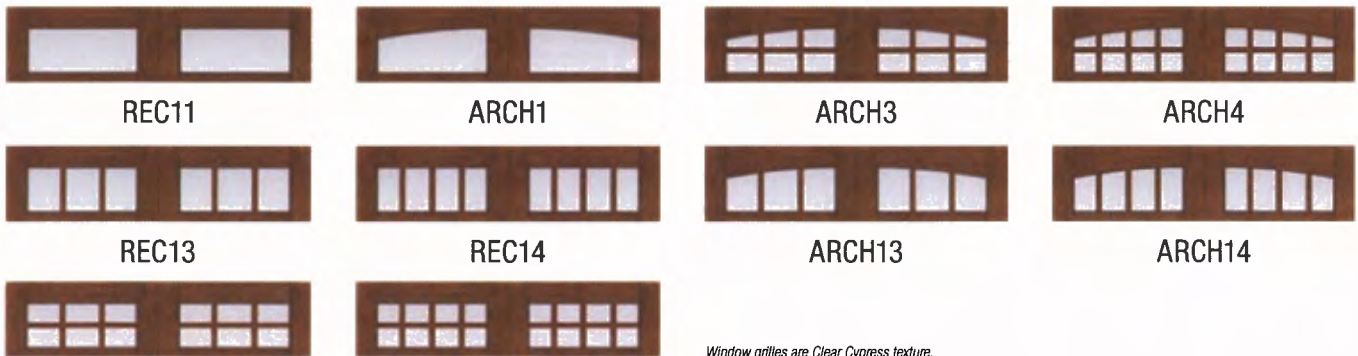
TOP11

TOP12

TOP13

ARCH1

#### Window Designs Not Applicable to Design 01 and Series 3



REC11

ARCH1

ARCH3

ARCH4

REC13

REC14

ARCH13

ARCH14

SQ23

SQ24

*Window grilles are Clear Cypress texture.*

### SERIES 3

#### Solid Top Sections Not Applicable to Series 1 and 2



TOP11

TOP12

TOP13

ARCH1

ARCH1

ARCH1

*ARC1A, ARC3A and ARC4A double door top sections not shown. See below for more information on additional sizes or ask your Clopay Dealer for more details.*

## ADDITIONAL SIZES & WINDOWS

Due to the extensive design options, not all sizes, window and top sections are shown.

See your Clopay Dealer or go to [www.clopay.com](http://www.clopay.com) for more details.

ARCH1 WINDOWS

ARC1A WINDOWS

ARCH1 WINDOWS



10'4" – 14'10" WIDE DOORS



15'0" – 20'0" WIDE DOORS



# CLASSIC and REFINED.

Canyon Ridge® Collection Ultra-Grain® Series Design 11; Shown in Walnut Finish with Clear Cypress Overlays and REC13 Window Design (Model CAN211NCREC13)

## ULTRA-GRAIN® SERIES

## 4-LAYER CONSTRUCTION

**intellico<sup>re</sup>**  
insulation technology

### Warmer. Quieter. Stronger.

Canyon Ridge® Collection Ultra-Grain® Series doors featuring Intellico<sup>re</sup> insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellico<sup>re</sup> is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.



- 1 Composite Overlay
- 2 Steel with Ultra-Grain® Paint Finish
- 3 2" Intellico<sup>re</sup> Polyurethane Insulation
- 4 Steel

	<b>2"</b> POLYURETHANE INSULATION	STEEL PAINT SYSTEM <b>LIMITED LIFE WARRANTY</b>
	<b>18.4</b> R-VALUE	COMPOSITE OVERLAY DELAMINATION <b>LIMITED 5YR WARRANTY</b>
EFFICIENCY		HARDWARE <b>LIMITED 5YR WARRANTY</b>

*Canyon Ridge® Collection not applicable for new construction in California areas designated as "Fire Hazard Severity Zones".*

*Calculated door section R-value is in accordance with DASMA TDS-163.*

## MATERIAL DESIGN OPTIONS

Ultra-Grain®  
Steel Base Door



*Note: Cladding is not present on Ultra-Grain® Series Models.  
N = No Cladding.*

Composite  
Overlay  
Material



Canyon Ridge® Collection Ultra-Grain® Series Design 36; Shown in Medium Finish with Clear Cypress Overlays and TOP11 (Solid) Top Section (Model CAN236NCTOP11)

## COLORS



Ultra-Grain® Cypress  
Walnut Finish



Ultra-Grain® Cypress  
Medium Finish

Ultra-Grain® Cypress  
Slate Finish

*Composite Overlays and Window Grilles are finished in the same color as the Ultra-Grain® base door.  
Door stain color will vary slightly within a door due to finishing process.  
Due to the printing process, above colors may vary.*

# DOOR DESIGNS

## SERIES 1



Design 11



Design 12



Design 13

## SERIES 2



Design 21



Design 22



Design 23

## SERIES 3



Design 31



Design 32



Design 33



Design 34



Design 35



Design 36



Design 37



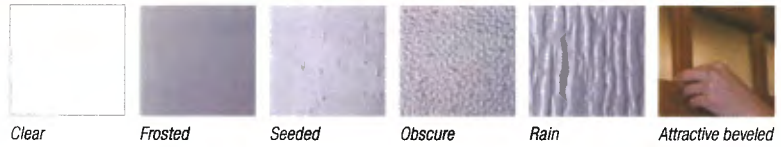
Design 38

*Door widths available 6'2" to 20'0" wide in 2" increments. Designs 22, 23, 34 and 35 are not available 10'2" to 14'10" wide. Door heights available 6'0" to 10'0" high in 3" increments. 6'3" high doors are not available with windows. See your Clopay Dealer for details.*

## WINDOW DESIGNS / TOP SECTIONS

Top sections are available in solid panels or with windows in Rectangular, Square and Arched Designs. 1/8" DSB glass is standard. Frosted, Seeded, Obscure and Rain glass is also available as well as insulated versions of all glass types. Glass available on Series 1 and 2 only.

*Additional charges for optional glass apply.*



Clear

Frosted

Seeded

Obscure

Rain

*Attractive beveled edge clip-in grilles are removable for easy cleaning.*

## SERIES 1 & 2

### Solid Top Sections Not Applicable to Series 3



TOP11



TOP12



TOP13



ARCH1

### Window Designs Not Applicable to Series 3



REC11



ARCH1



ARCH3



ARCH4



REC13



REC14



ARCH13



ARCH14



SQ23



SQ24

*Window grilles are Clear Cypress texture.*

## SERIES 3

### Solid Top Sections Not Applicable to Series 1 and 2



TOP11



TOP12



TOP13



ARCH1



ARCH1



ARCH1

*ARC1A, ARC3A and ARC4A double door top sections not shown. See below for more information on additional sizes or ask your Clopay Dealer for more details.*

## ADDITIONAL SIZES & WINDOWS

Due to the extensive design options, not all sizes, window and top sections are shown.

See your Clopay Dealer or go to [www.clopay.com](http://www.clopay.com) for more details.

ARCH3 WINDOWS



10'4" – 14'10" WIDE DOORS

ARC3A WINDOWS



15'0" – 20'0" WIDE DOORS

ARCH3 WINDOWS



## DESIGNING YOUR DOOR

Use the information below to select the appropriate model number.

### CANYON RIDGE® LIMITED EDITION SERIES

Insulation Cladding Overlay  
Canyon Ridge Door Thickness\* Design Material† Material† Window Design Top Section

CAN 2 13 P C REC13

\*1 - 2" Polyurethane. †See cladding and overlay design options.

### CANYON RIDGE® ULTRA-GRAIN® SERIES

Insulation Cladding Material† Overlay Material†  
Canyon Ridge Door Thickness\* Design (Does Not Apply) Window Design Top Section

CAN 2 13 N C REC13

\*1 - 2" Polyurethane. †See overlay design options.

## ADDITIONAL FEATURES

- Replaceable vinyl bottom weatherseal in a rust-resistant aluminum retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Patented Safe-T-Bracket® prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Product complies with 2015 IECC air infiltration requirement of 0.40 cfm/ft² or less (IECC, Section C402.5.2).

## FINISHING AND CARE

Proper care and maintenance are imperative for long-term performance and appearance of Canyon Ridge® Collection doors. Periodic inspection and maintenance of the composite cladding and overlays are required. Complete finishing and maintenance instructions are provided with the door and are also available from your Clopay Dealer or online at [www.clopay.com](http://www.clopay.com).



### A FOCUS ON *green*

Clopay is committed to **designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.**

The Canyon Ridge® Collection helps conserve natural resources by providing a durable, reliable, low-maintenance, energy efficient door insulated with polyurethane. The steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling.

For more details on Clopay's green practices visit

[clopaydoor.com/green](http://clopaydoor.com/green)



For more detailed product specification information or availability of our Canyon Ridge® Collection Garage Doors, please contact your Clopay Dealer. To locate a dealer to help you select the right door for your home, just go to [www.clopaydoor.com/dealer](http://www.clopaydoor.com/dealer) or call **1-800-2CLOPAY (225-6729)**.

Follow us on

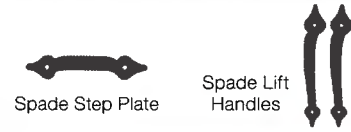
MADE IN USA

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## DECORATIVE HARDWARE

Attractive black powder coated grip handles and step plates are provided standard to further enhance the carriage house design. Optional antique black iron hardware, including handles, operable L-keylocks and strap hinges, are available to provide the look of a classic carriage house door.

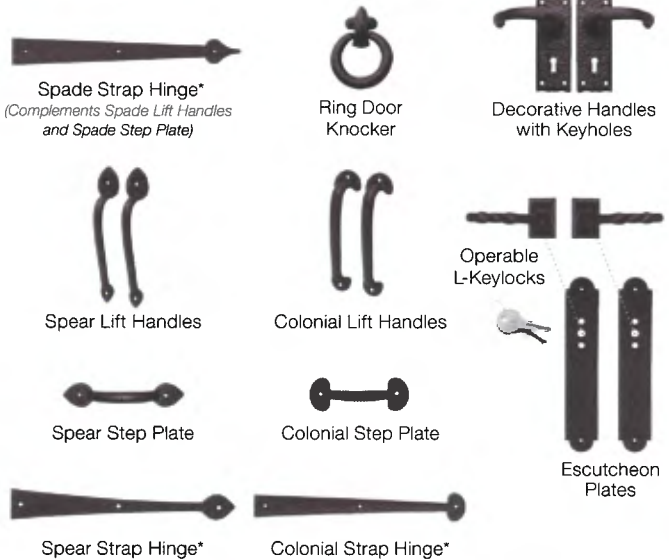
### STANDARD



Spade Step Plate

Spade Lift Handles

### OPTIONAL



Spade Strap Hinge\*  
(Complements Spade Lift Handles and Spade Step Plate)

Ring Door Knocker

Decorative Handles with Keyholes

Spear Lift Handles

Colonial Lift Handles

Operable L-Keylocks

Spear Step Plate

Colonial Step Plate

Escutcheon Plates

Spear Strap Hinge\*

Colonial Strap Hinge\*

\*Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.





## Fiber-Classic® Oak Collection™

Half Lite 2 Panel | Style No. FC65XE-SDL 

(0) Write a review

6 Available Sizes 

DESIGN YOUR ENTRYWAY

WHERE TO BUY

### FINISH OPTIONS

Stain and Paint options may vary. Please contact your [retailer](#) for a complete list of their offering.



Wildflower Honey



### GLASS OPTIONS

 See how this privacy compares to clear glass



Satin Etch



Satin Etch  
Colonial 9 Lite  
3Wx3H  
Simulated  
Divided Lites



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