

STAFF REPORT: 11-13-2019 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 19-6470

ADDRESS: 444 LODGE

HISTORIC DISTRICT: BERRY SUBDIVISION

APPLICANT: WILLIAM LUCHI

DATE OF COMPLETE APPLICATION: 10/30/2019

DATE OF STAFF SITE VISIT: 10/29/2019

SCOPE: ERECT NEW GARAGE, NEW CONCRETE DRIVEWAY, NEW REAR YARD PATIO, BUSH/TREE REMOVAL, COAL CHUTE REMOVAL

EXISTING CONDITIONS

The house at 444 Lodge is a two-story Tudor Revival design constructed in 1922. The asymmetrical front elevation is faced with a variegated Flemish brick pattern; tall, narrow windows in multiple groupings, an array of brick patterns displayed within the centrally placed half-timbering, and a steeply pitched roof, punctuated by a large cross gable and three small shed dormers.

At the time of the current owner's purchase of the property, there was no garage on site, only the concrete slab and floor drain remained. Per staff's review of the HDC property file, a copy of BSEED's 1991 inspection of the then-existing (and likely original) garage was completed. As it was deemed dilapidated, dangerous, and in near state of collapse, the Building Department had it demolished in 1991. Photos of the garage prior to demolition, along with BSEED's demolition letter, is attached to this staff report.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval for the following work items:

Erection of a Two Car Garage + Extension

- The new detached two-car garage to be located in the northeast corner of the lot, where an existing slab and driveway indicated a garage formerly existed and demolished prior to the current owner purchasing the property. Brush located along the fenceline around the garage location will be removed.
- The new garage draws inspiration from the historic Tudor Revival architecture of the house, matching the brick color, trim and lintel details, and window style. The gable return and lintels

will be cut on an angle to match the existing detailing. The facade around the covered entryway utilizes a false-half timbering and basketweave brick pattern to allude to the detail of the existing house's brickwork.

- The roof of the new garage is pitched at 12:12 to complement the existing house's 16:12 roof pitch, while trying to keep the garage to a reasonable height. In a nod to the massing and alignment of the central second story window on the primary gable on the front facade, the painted wooden lintels of the garage door, windows, and doors all line up with the gable return trim.
- Detroit city zoning regulations mandate a maximum height of 15'-0" for an accessory structure in R1 zones. The 12:12 pitch on the new garage results in an overall height of 19'-11 1/2". Following HDC approval, the project will seek a zoning variance for the increase in building height.
- The footprint of the building will extend to the south for the allowance of an extra room. A single door on the west elevation and French doors on the south elevation will offer access to this space.

New Concrete Driveway

- The existing slab and driveway, in bad repair, will be demolished to prepare for a new slab and driveway. The existing curb cut will be used, but the width of the curb cut and driveway near the street will be widened so that it is a consistent width to the single garage door opening.
- In order to do this, an at-grade coal chute adjacent the house will be removed, the hole filled and prepped for the new driveway surface.

Concrete Patio

- Extending from the French doors on the south elevation, a concrete patio (12'0" deep x 23'5 1/2" wide) will be poured, and will extend around the west elevation to offer a walking surface to the single door.

STAFF OBSERVATIONS AND RESEARCH

- The new garage is consistent with the historic character of the property, in both placement and design.
- The existing driveway is not constructed of a historic material and the additional driveway width will not require the removal of character-defining features of the house. The lot size and width of the house are extensive, so the increased width of the driveway is proportionate to the property.

ISSUES

- None

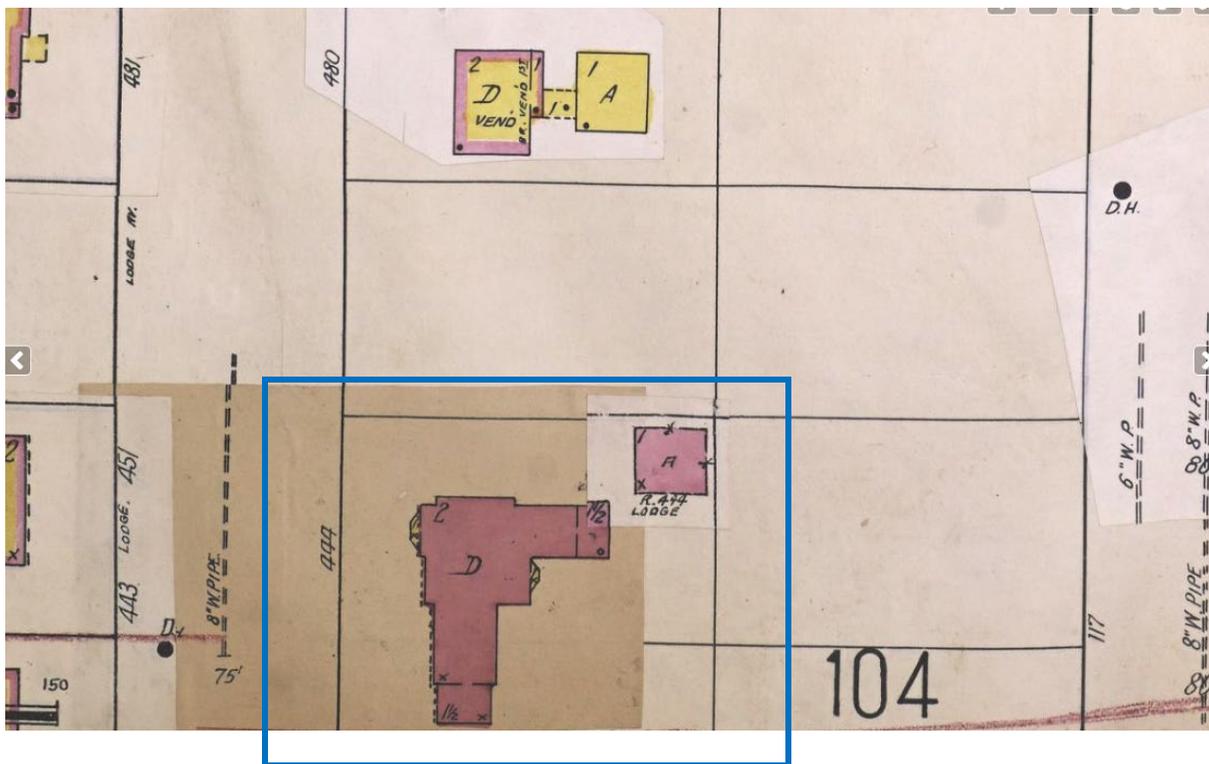
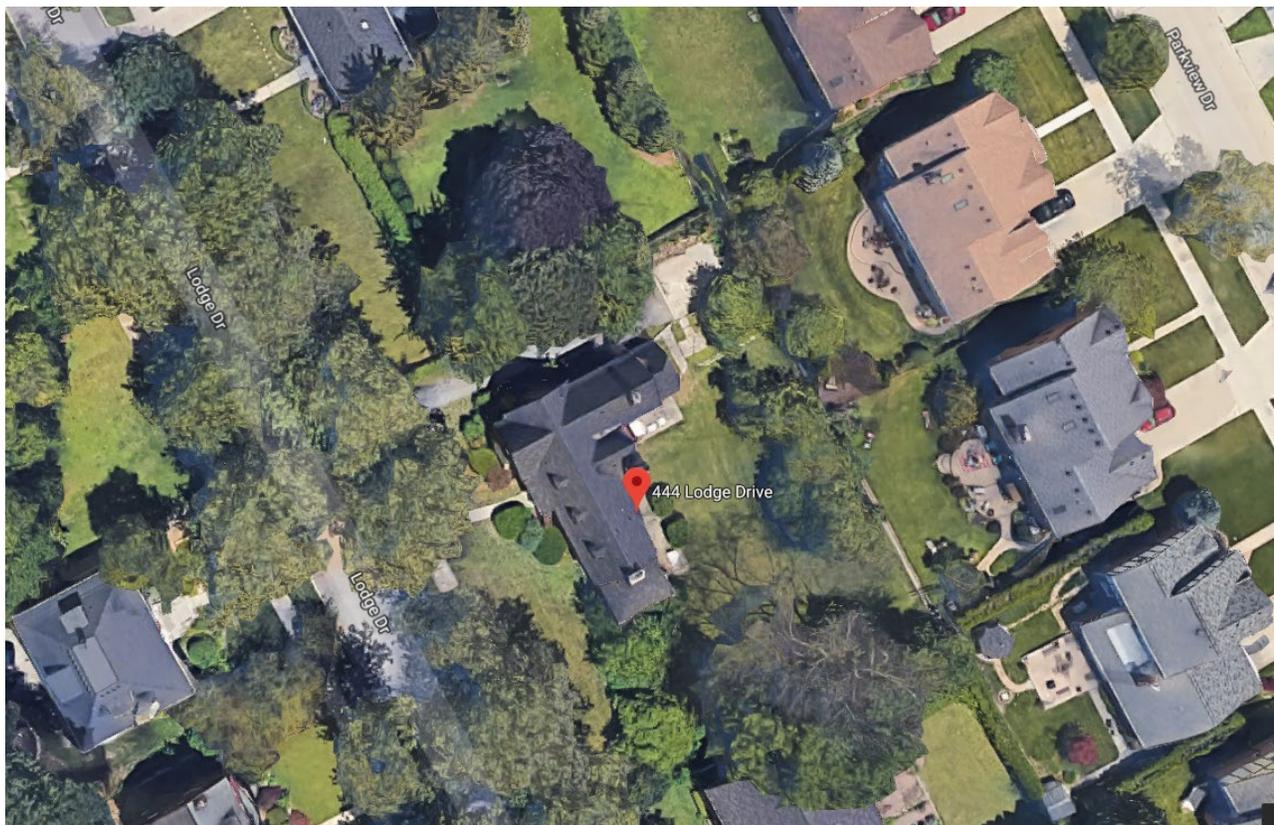
RECOMMENDATION

It is staff's opinion that the work as proposed will not result in the removal of historic materials or the alteration of features and spaces that characterize the property. The work is also compatible with the property's historic character. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation, Standards:

#2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

#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.



- (1) *Height.* Buildings must be two (2) stories plus roof; the walls must not be less than eighteen (18) feet in height.
- (2) *Proportion of building's front facade.* Including the roof area in the front elevation, existing examples have between a 1:1 and 1:2 height to width ratio. Buildings which are narrower than tall, or emphatically wider than tall, are not acceptable.
- (3) *Proportion of openings within the facade.* Areas of void generally constitute between fifteen (15) per cent and thirty-five (35) per cent of the total facade area, excluding the roof. Proportions of openings themselves are generally taller than wide; in some cases, vertically proportioned openings are combined to fill total opening wider than tall.
- (4) *Rhythm of solids to voids in front facade.* In buildings derived from classical precedents (notably neo-Georgian substyles) voids are arranged in a symmetrical and evenly-spaced manner within the area of the facade. In examples of other styles (especially those of medieval inspiration, such as neo-Tudor) voids are arranged with more freedom, but usually in a balanced composition.
- (5) *Rhythm of spacing of buildings on streets.* Generally, individual buildings occupy one subdivision lot. No part of any building shall be closer to the side line of the property than ten (10) feet; where a building occupies more than one subdivision lot, it should have normal spacing (ten (10) to fifteen (15) feet) from one side of the property. Many houses have two (2) building lots, the house placed on one, and the other used for landscaping and recreational purposes.
- (6) *Rhythm of entrance and/or porch projections.* In the neo-Georgian examples, entrances and porches, if any, are centered on the facade virtually without exception. More freedom exists in other examples; if not centered, the entrance and/or porch is generally part of a balanced composition.
- (7) *Relationship of materials.* Wall materials, almost without exception, are brick, stone, and concrete (stucco). Stone trim is common; wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim. Roofs of slate, tile, asphalt shingle, or wood shingle (not shake). Where roofs of other than asphalt exist, their maintenance should be encouraged.
- (8) *Relationship of textures.* The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in the brick contrasted to the smooth surface of wood or stone trim. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces is not unusual. The district contains a fair number of buildings in which a tile roof contributes a strong textural contrast to the composition. Slate, or wood shingle roofs have particular textural values where they exist. Asphalt shingles, generally, have little textural interest, even in those types which purport to imitate some other variety.
- (9) *Relationship of colors.* Natural brick colors (red, yellow, brown) predominate in wall surfaces. Natural stone colors are also acceptable. Where stucco or concrete exists, it is either left in its natural state, or painted in a shade of cream. Roofs are in natural colors (red tile, slate colors, natural wood) and asphalt shingles should be kept within this range. Paint colors often relate to style. The classically inspired buildings, notably neo-Georgian, generally have woodwork painted white, cream or in the range of those colors, including "putty." Doors and shutters are frequently dark green or black. Colors known to have been in use on buildings of this type in the eighteenth or early nineteenth centuries on similar buildings may be considered for suitability. Buildings of Medieval inspiration (notably neo-Tudor) generally have painted woodwork and window frames of dark brown or cream color. Half-timbering is virtually always stained dark brown. Original colors on houses built before 1942, as determined by professional analysis, are always acceptable.
- (10) *Relationship of architectural details.* These generally relate to style. Neo-Georgian buildings display classic details, mostly in wood, and sometimes in stone. Areas commonly, but not always, treated are porches, shutters, window frames, cornices, and dormer windows. Details on the "Mediterranean" style buildings are more often done in stone or brick, and sometimes in stucco. They include arched windows,

door openings, and porches, usually with a somewhat vertical emphasis. Neo-Tudor buildings tend to have simple details in the form of windows, door frames, and eaves of wood. Carved wood or carved stone ornament is occasionally seen. Stone window sills are common in all styles.

- (11) *Relationship of roof shapes.* Pitched and hip roofs predominate. One or two (2) examples of the gambrel type roof exist. Complex arrangements of the pitched or hip types, with subsidiary roofs, are not unusual. Dormers are common. Flat roofs exist only on porches and sunrooms, and other minor elements.
- (12) *Walls of continuity.* The major wall of continuity is that formed by the houses themselves. New buildings should contribute to that wall of continuity.
- (13) *Relationship of significant landscape features and surface treatment.* One feature of the district is the vacant land, which creates a feeling of openness in the district. Side lots, landscaped and used by adjoining households, are the most important expression of the vacant land. Individual properties have front lawns, often subdivided by walks leading to the entrance, and foundation plantings. More elaborate schemes are uncharacteristic. Paved side drives leading to rear garages are common, as are paved areas in front of such garages. Many large trees have fallen to Dutch Elm disease; important trees should be replaced so as to maintain the number of trees over a period of years. Landscaped side lots should be fenced or hedged at the setback line, so as to contribute to the wall of continuity formed by the houses. Fences of those types prevalent prior to 1942 should be encouraged.
- (14) *Relationship of open space to structures.* The area contains a large quantity of vacant land, which causes a very low density in the area. Except for the public park on the river, the vacant land is largely due to a lack of building activity. Other open space exists in the form of "side lots."
- (15) *Scale of facades and facade elements.* The scale of the facades-and the houses-ranges from medium to very large. The simplicity of the classical elements in the neo-Georgian buildings tends to emphasize their scale, while the greater complexity of the more medieval facades and elements tends to bring down the scale. Major wings at the front or side are untypical; side appendages are limited to small sunrooms and porches, set back from the front.
- (16) *Directional expression of front facades.* In general, the expression of direction is neutral.
- (17) *Rhythm of building setbacks.* Buildings must be set back twenty-four (24) feet from the street, and no porch or veranda may protrude to within less than fifteen (15) feet of the street line. Buildings on the river frontage have a greater setback. In any event, existing setbacks must be maintained.
- (18) *Relationship of lot coverage.* On the assumption that buildings will occupy single subdivision lots, with normal side and front yard setbacks, and assuming that no building is unduly deep, lot coverage will be appropriate. This generally ranges between ten (10) per cent and twenty-five (25) per cent of the total lot surface, excluding garages. Along the river, coverage is in the area of seven and five-tenths (7.5) per cent, the lots being much larger in relationship to the houses.
- (19) *Degree of complexity within the facades.* The neo-Georgian and the newer buildings generally have very simple, rectangular facades. Neo-Tudor buildings have more complex facade arrangements.
- (20) *Orientation, vistas, overviews.* Homes in the area face their front yards, even though they may have large side lots. Garages are generally in the rear, facing the front of the lot. The open space provides long vistas of some of the buildings.
- (21) *Symmetric or asymmetric appearance.* Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles, including the neo-Tudor, are generally asymmetrical, but balanced compositions.
- (22) *General environmental character.* Environmental character is created by the relationship to the river and

the Stanton Canal, the open quality created by the vacant land, and the seclusion of this residential area amongst high-rise apartments and various commercial and light industrial uses.



Buildings and Safety Engineering Department
Fourth Floor City-County Building
Detroit, Michigan 48226

Coleman A. Young, Mayor
City of Detroit

April 26, 1991

RECEIVED
MAY 02 1991
City of Detroit
Historic District Commission

Mr. Sighna J. Matthews
444 Lodge Drive
Detroit, Michigan 48214

Re: 444 Lodge

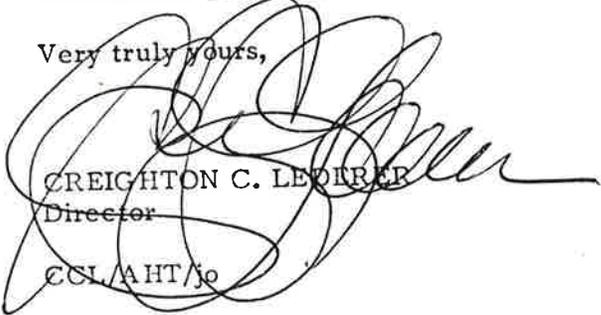
Dear Mr. Matthews:

The Department of Buildings and Safety Engineering conducted an inspection at 444 Lodge, located in the Berry Subdivision Historical District on April 24, 1991.

The frame, brick veneer facing garage was found to be dilapidated and dangerous and in a state of near collapse. This structure must be removed immediately.

If you have any questions, please contact Ms. Nancy Allen, at the Historical District Commission at 224-3519.

Very truly yours,


CREIGHTON C. LEDERER
Director

CCL/AHT/jp

cc: Clarence Jefferson, Housing/Plumbing Division
Nancy Allen, Historical District Commission

RECEIVED
FEB 24 1992
City of Detroit
Historic District Commission

Creighton C. Lederer, Director



HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 10/8/2019

PROPERTY INFORMATION

ADDRESS: 444 Lodge Drive, Detroit, MI AKA: _____

HISTORIC DISTRICT: Joseph Berry Subdivision

SCOPE OF WORK: (Check ALL that apply)
 Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
 New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: William Luchi COMPANY NAME: _____

ADDRESS: 444 Lodge Drive CITY: Detroit STATE: MI ZIP: 48214

PHONE: 734-787-5277 MOBILE: 734-787-5277 EMAIL: wpluchi@hotmail.com

PROJECT REVIEW REQUEST CHECKLIST

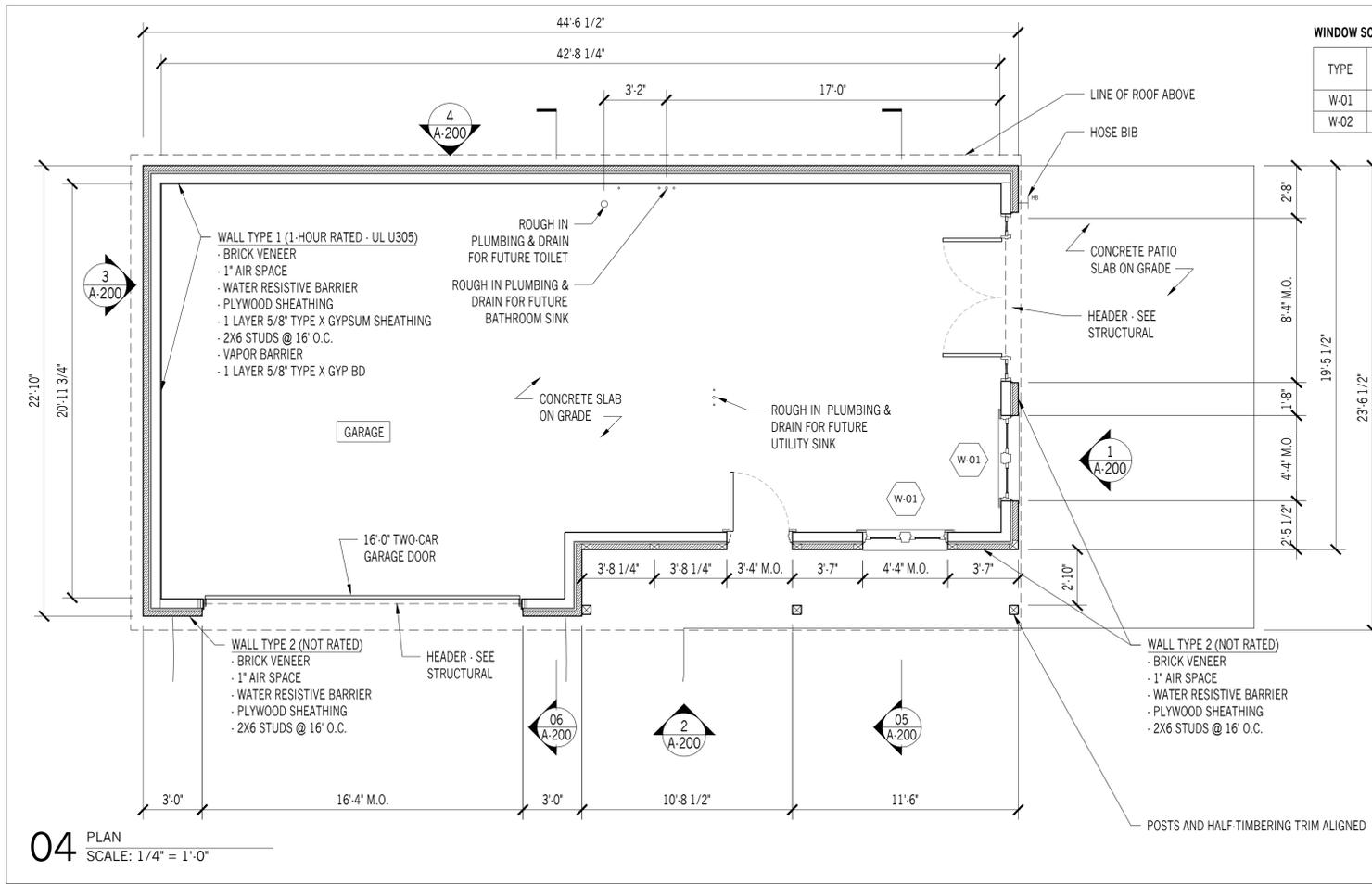
Please attach the following documentation to your request:
PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:
Based on the scope of work, additional documentation may be required.
See www.detroitmi.gov/hdc for scope-specific requirements.

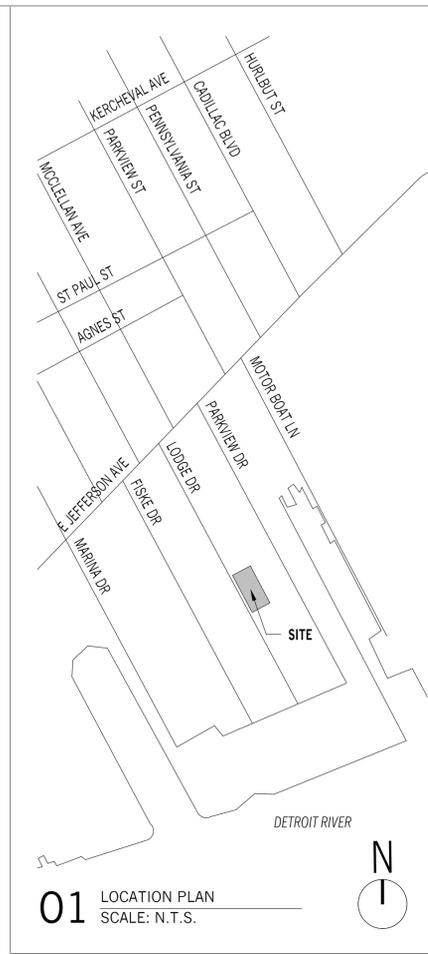
Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV



WINDOW SCHEDULE

TYPE	OPERATION	DIMENSIONS		
		WIDTH	X	HEIGHT
W-01	CASEMENT	1'-10"	X	4'-0"
W-02	CASEMENT	1'-10"	X	3'-3"



PROJECT INFORMATION

OWNER: BILL LUCHI
 ADDRESS: 444 LODGE DRIVE, DETROIT, MI 48214
 PARCEL ID NUMBER: 19006244.
 REGULATING BODY: CITY OF DETROIT
 CODE: 2015 MICHIGAN RESIDENTIAL CODE
 ZONING: R1 - LOW DENSITY RESIDENTIAL
 USE: SINGLE-FAMILY RESIDENTIAL
 HISTORIC DISTRICT: BERRY SUBDIVISION
 SUBDIVISION: BERRY JOSEPH H SUB

LOT:
 MIN. LOT SIZE: 5,000 SF
 MIN. LOT WIDTH: 50'-0"

PRIMARY STRUCTURE REGULATIONS
 MAX. BUILDING HEIGHT: 35'
 MAX. LOT COVERAGE: 35%

FRONT YARD SETBACK: 20'
 BACK YARD SETBACK: 30'
 SIDE YARD SETBACK: 4' MINIMUM / 14' COMBINED

ACCESSORY STRUCTURE REGULATIONS
 MAX. HEIGHT: 15'
 MAX. REAR YARD COVERAGE: 50%

DIST. FROM REAR LOT LINE: 3'
 DIST. FROM SIDE LOT LINE: 3'

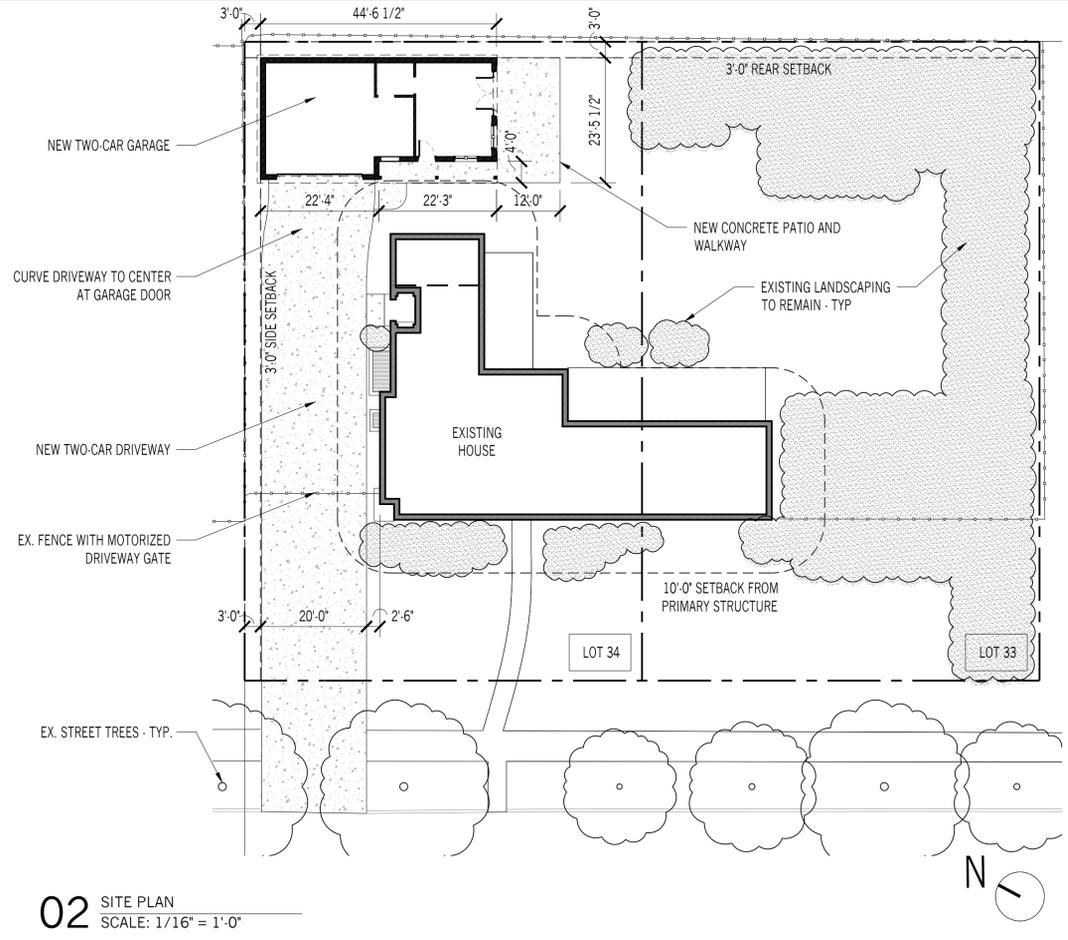
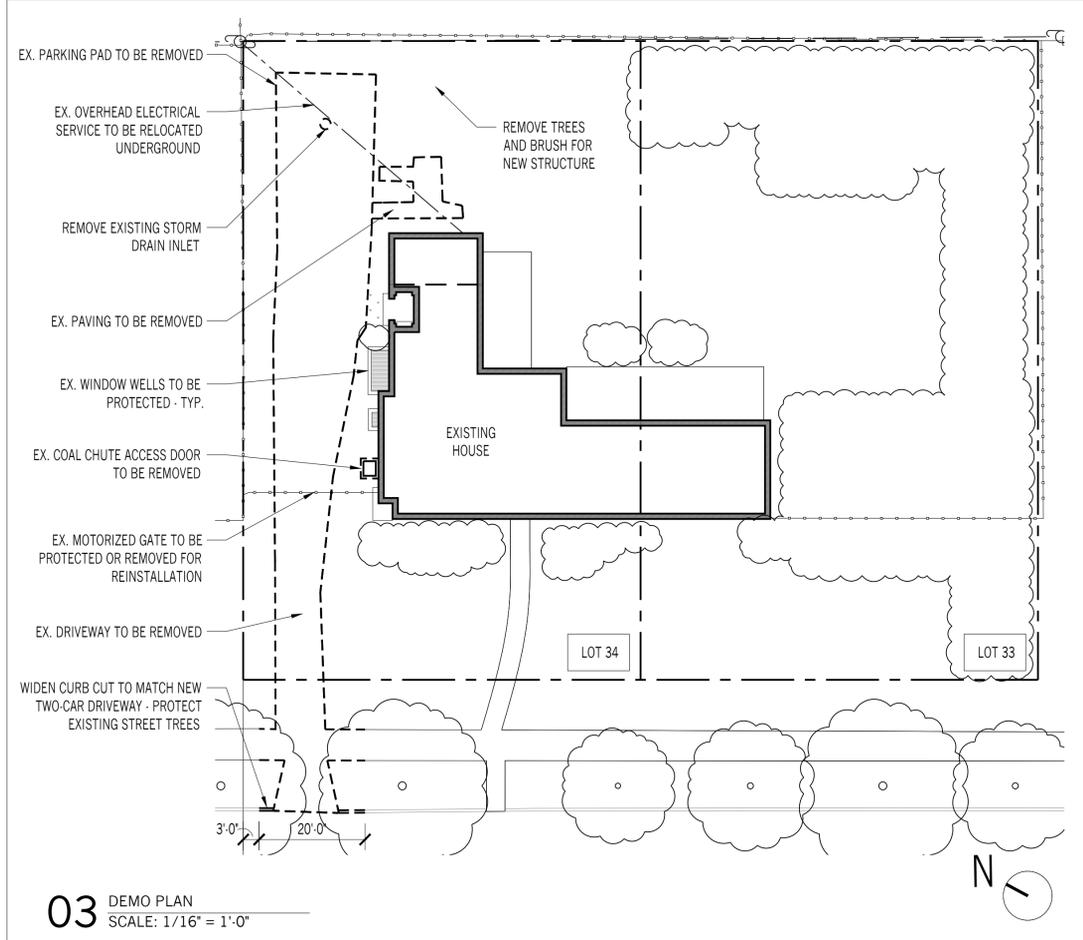
EXISTING
 LOT SIZE: 17,990 SF
 LOT WIDTH: 150'-0"
 LOT DEPTH: 120'-0"
 EX. HOUSE AREA: 4,878 SF
 LOT COVERAGE: 2,100 SF / 11.7%

PROPOSED
 USE: ACCESSORY STRUCTURE - GARAGE
 GARAGE AREA: 942 SF
 LOT COVERAGE: 3,042 SF / 16.9%
 PROPOSED HEIGHT: 19'-9 1/2"
 PROPOSED STORIES: 1

END. STUDIO

END STUDIO, LLC
 1533 Merrick Street
 Detroit, MI 48208
 908.419.8398

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.



GENERAL NOTES

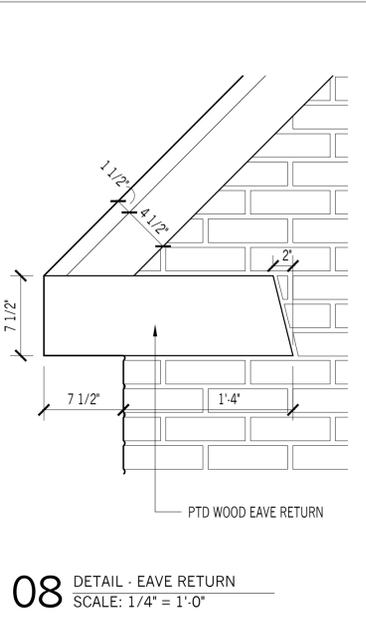
- THIS APPLICATION IS BEING FILED FOR AN ACCESSORY STRUCTURE ON THE SITE OF AN EXISTING HOUSE
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 MICHIGAN RESIDENTIAL CODE AND ALL OTHER APPLICABLE LAWS, INCLUDING FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE BUILDING DEPARTMENT, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
- ALL EXISTING WALLS, GLAZING, AND OTHER WORK TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REQUIRED REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON PLANS AT THE JOB SITE BEFORE COMMENCING ANY WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE DESIGNER.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (MECHANICAL, ELECTRICAL, PLUMBING, ETC).
- THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS. ONLY WRITTEN DIMENSIONS SHALL BE USED. WHERE REQUIRED DIMENSIONS ARE MISSING, NOTIFY DESIGNER FOR CLARIFICATION.
- ALL DIMENSIONS ARE TAKEN TO FINISHED FACE OR SURFACES, UNLESS OTHERWISE NOTED.

GARAGE
 444 Lodge Drive
 Detroit, MI 48214

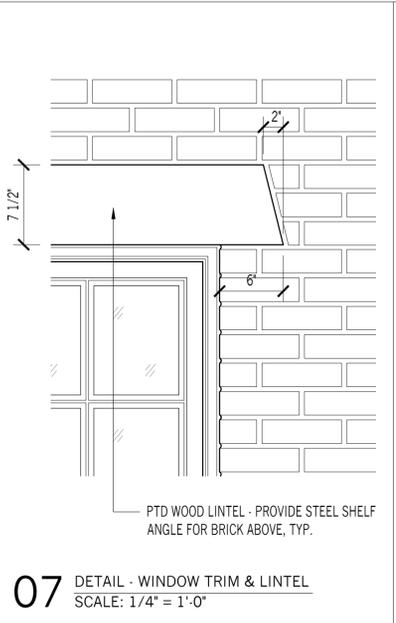
NO.	ISSUE/REV.	DATE
...	PRICING SET	04/04/19
...	PRICING SET	09/20/19

PLANS & GENERAL NOTES

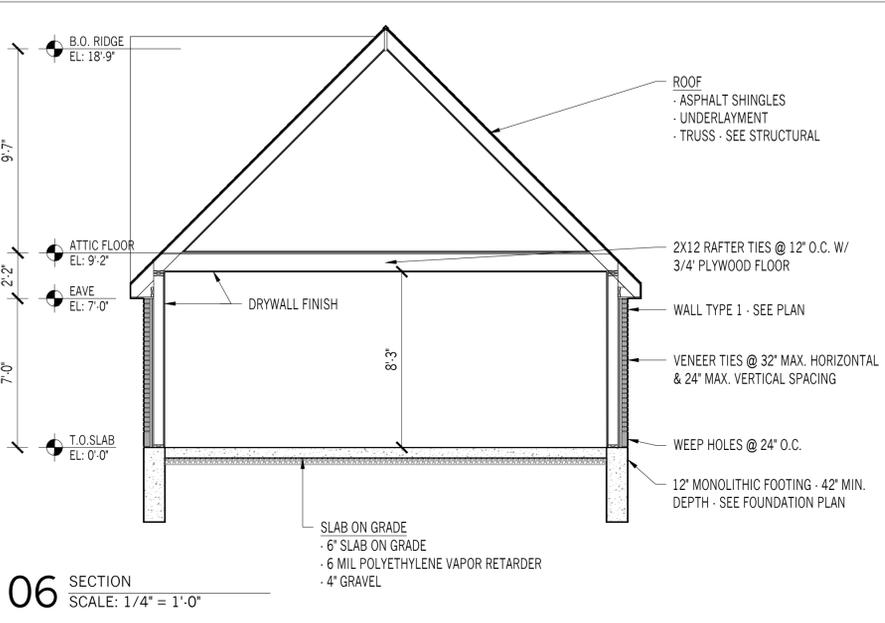
A-100



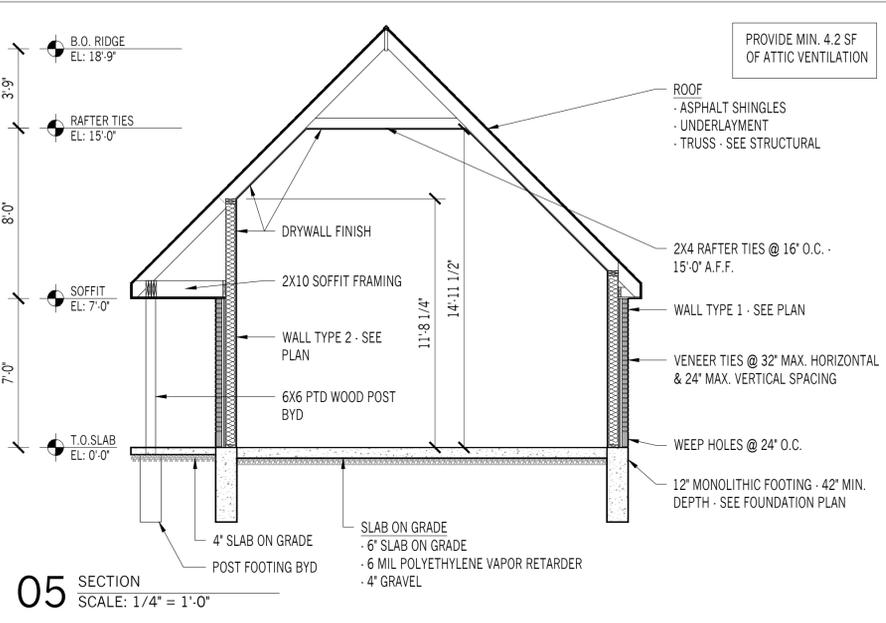
08 DETAIL - EAVE RETURN
SCALE: 1/4" = 1'-0"



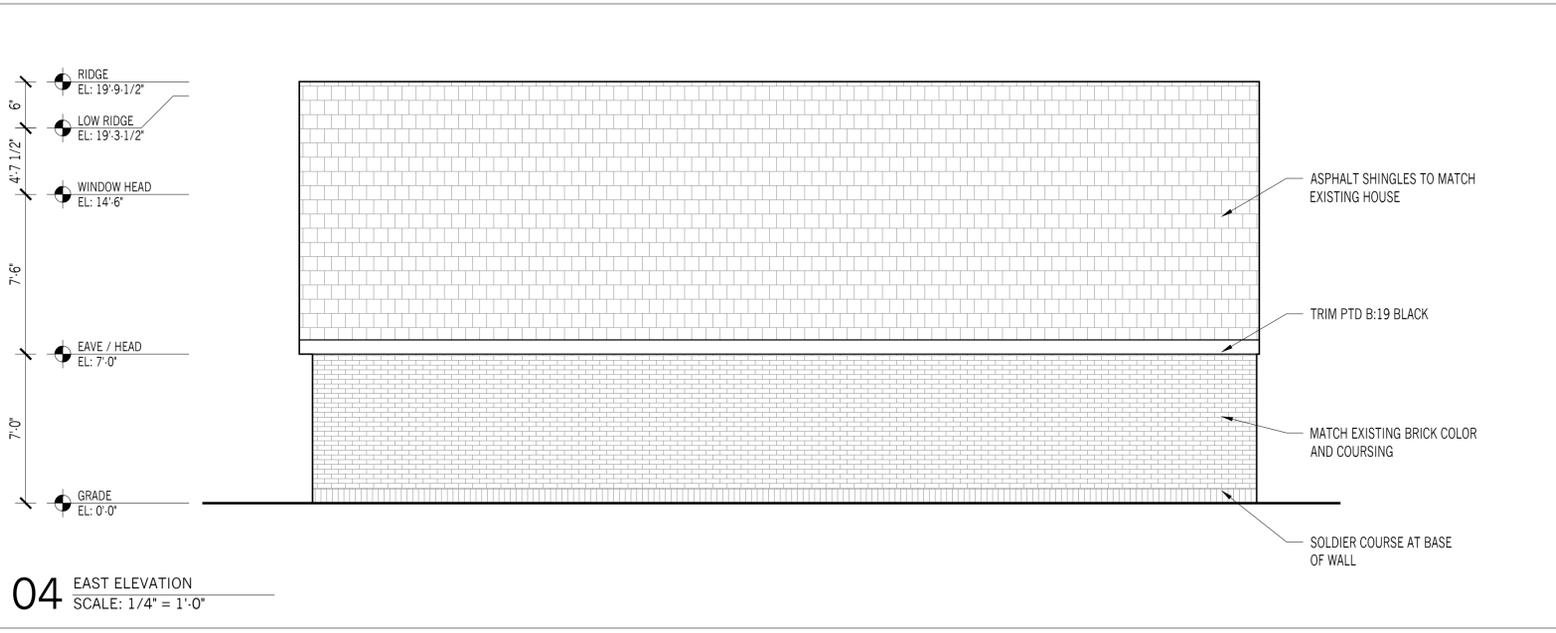
07 DETAIL - WINDOW TRIM & LINTEL
SCALE: 1/4" = 1'-0"



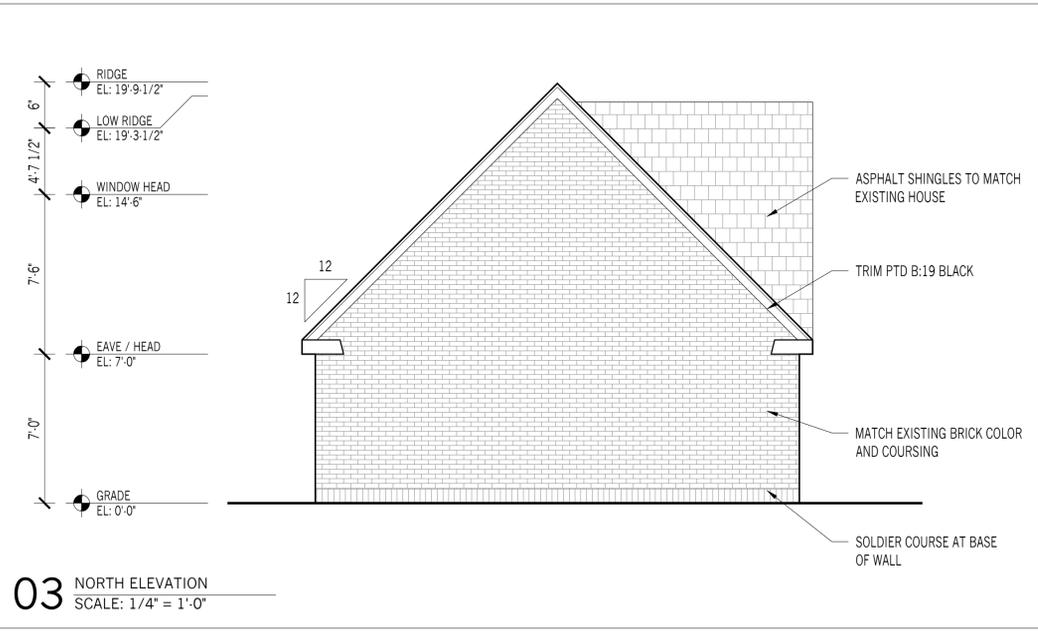
06 SECTION
SCALE: 1/4" = 1'-0"



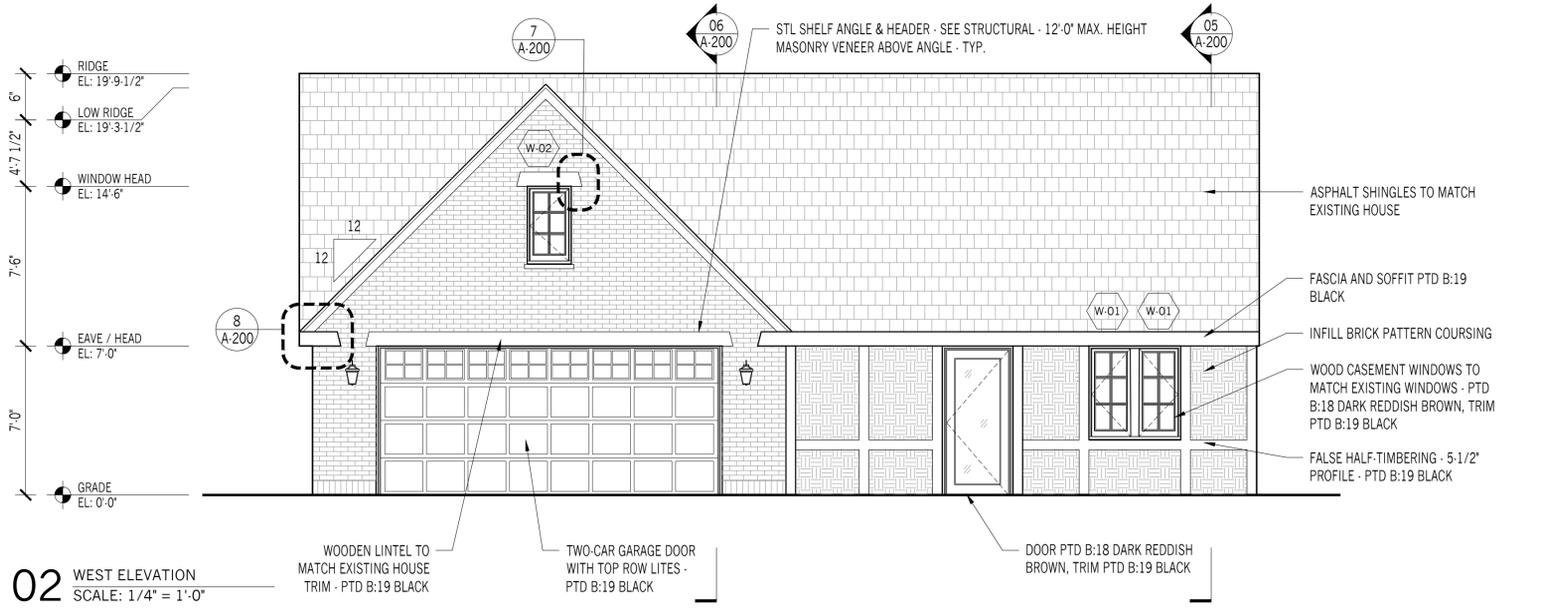
05 SECTION
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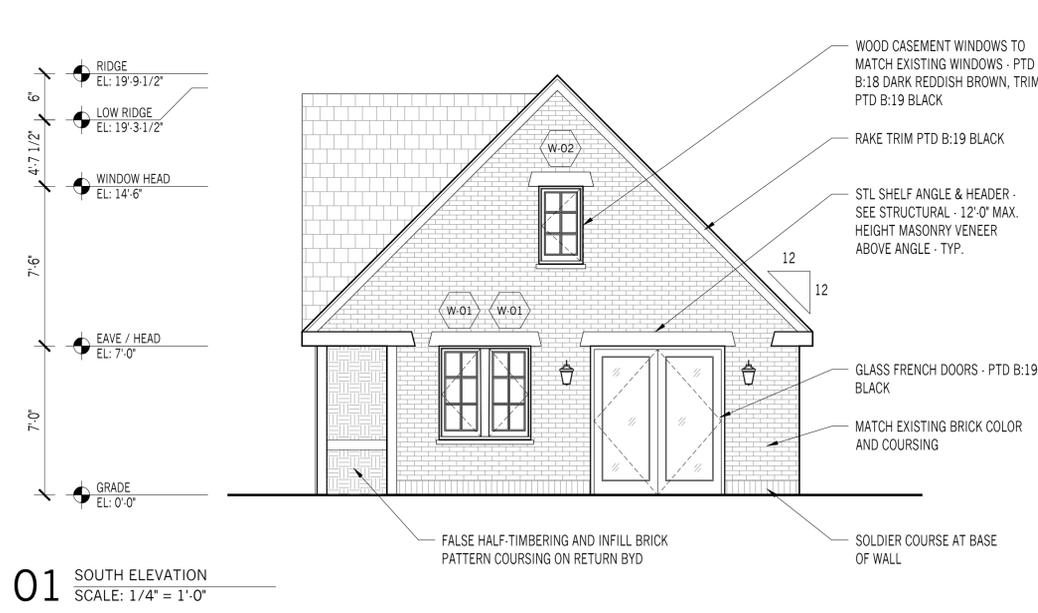
04 EAST ELEVATION
SCALE: 1/4" = 1'-0"



03 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



02 WEST ELEVATION
SCALE: 1/4" = 1'-0"

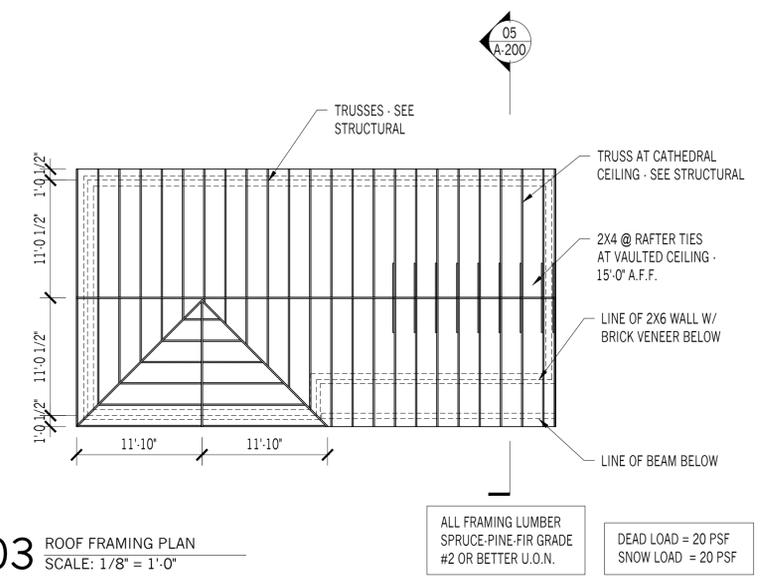


01 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

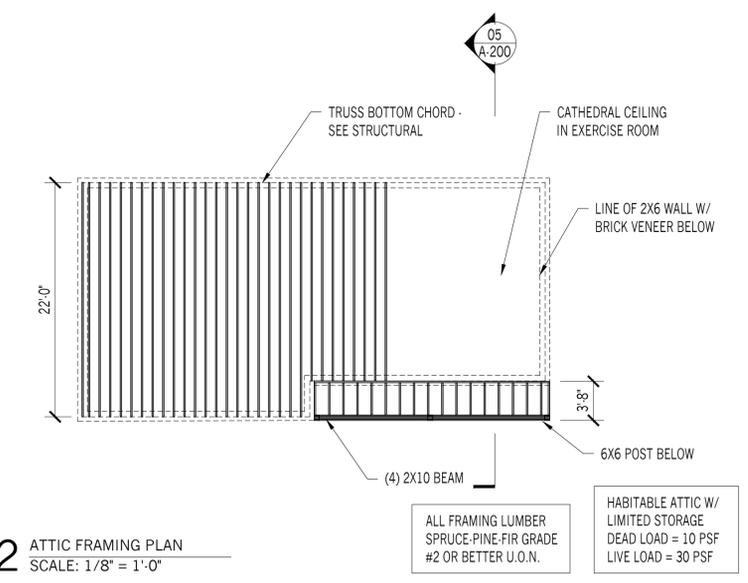
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NO.	ISSUE/REV.	DATE
...	PRICING SET	04/04/19
...	PERMIT SET	09/20/19

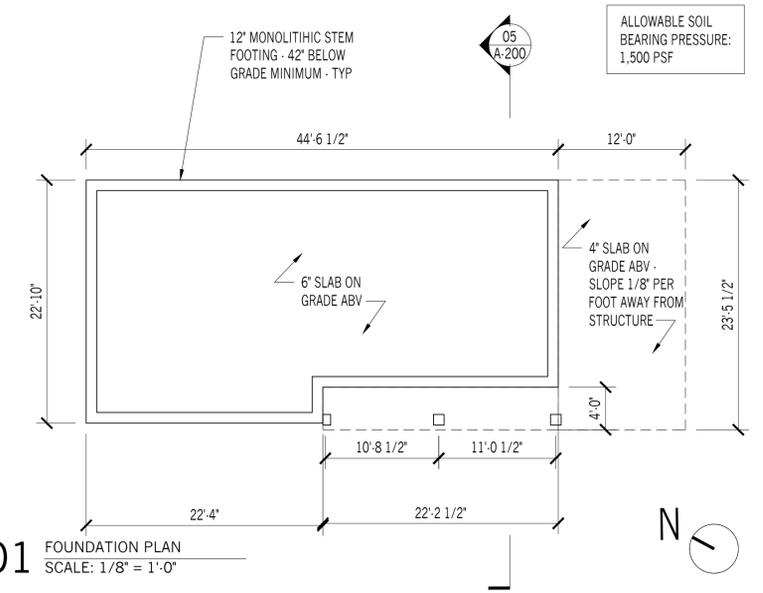
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...	PERMIT SET	09/20/19



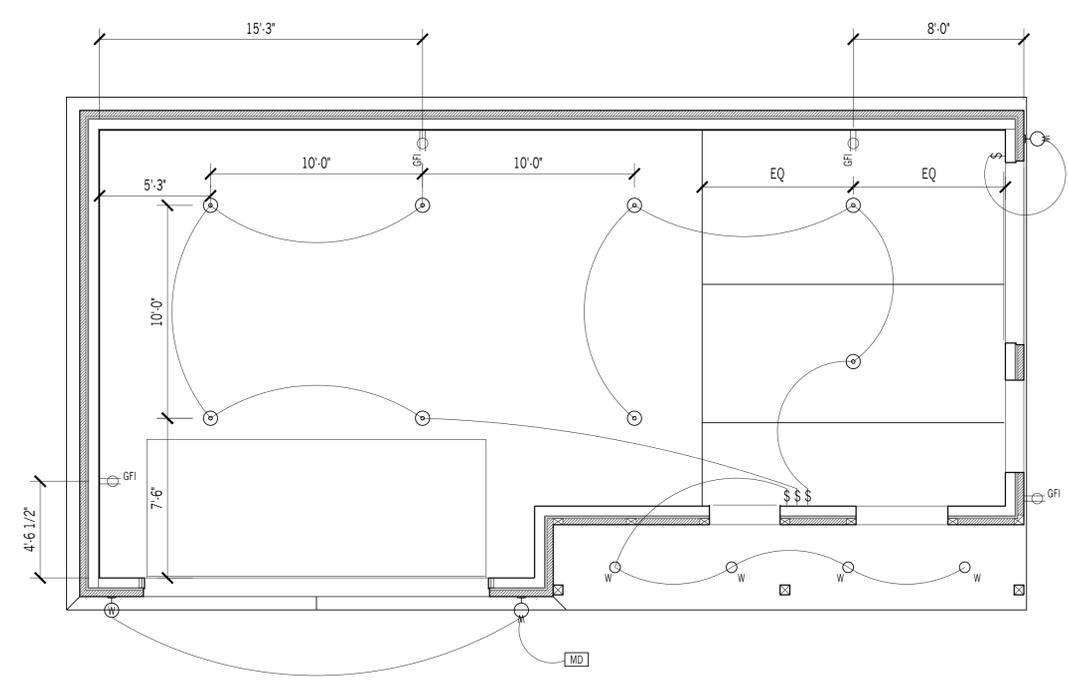
03 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



02 ATTIC FRAMING PLAN
SCALE: 1/8" = 1'-0"



01 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

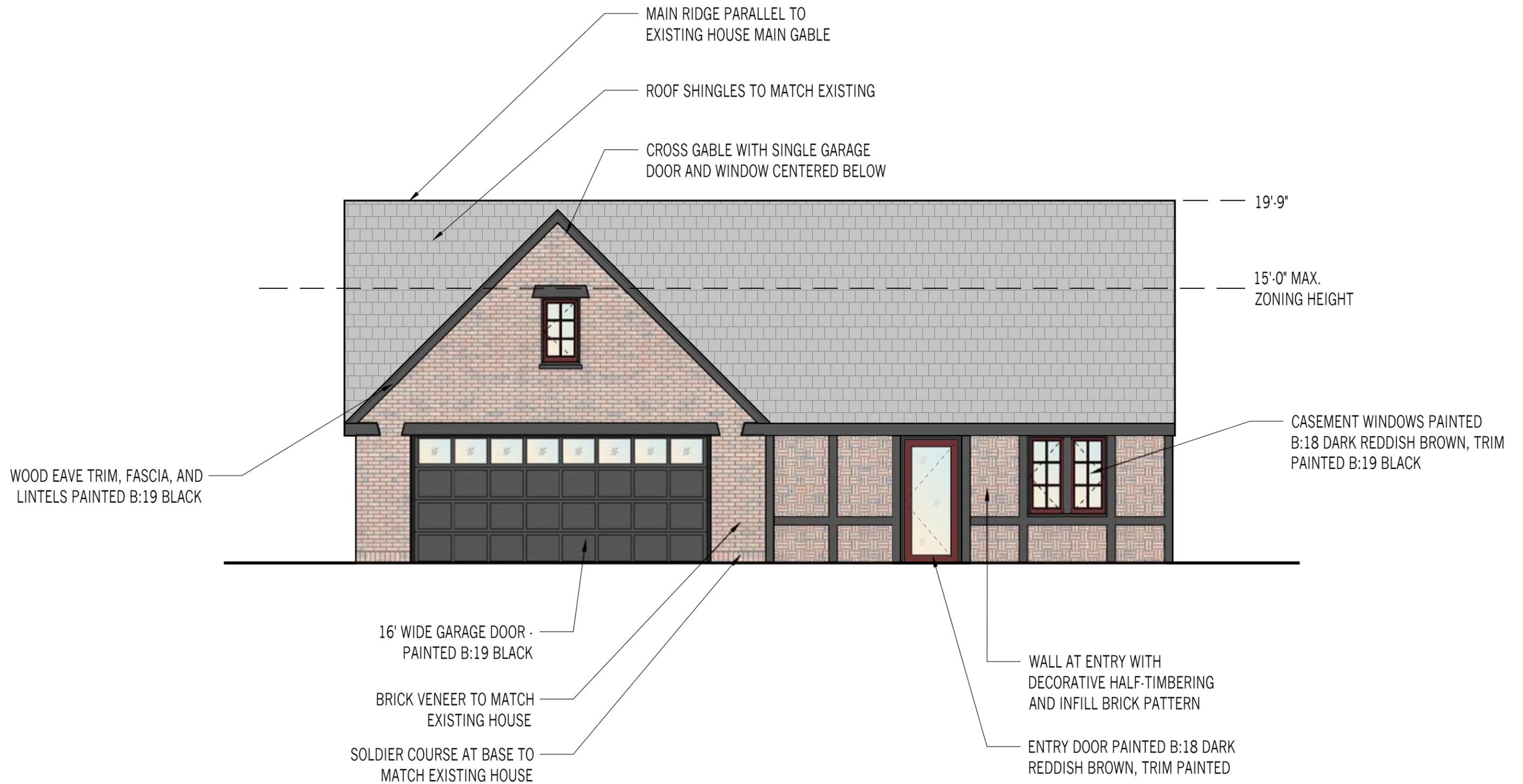


04 POWER & LIGHTING PLAN - GROUND FLOOR
SCALE: 1/4" = 1'-0"

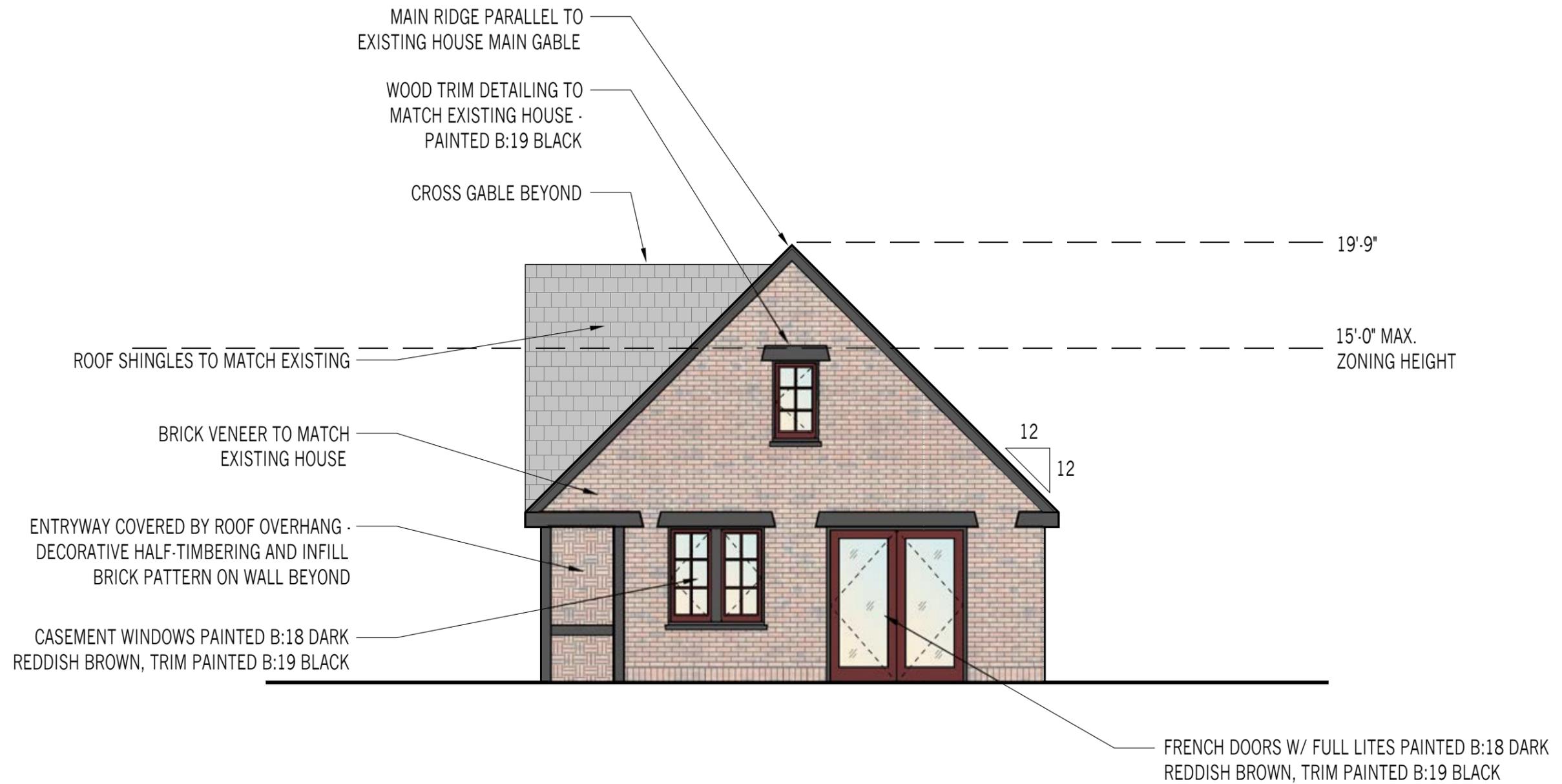
POWER & LIGHTING PLAN KEY

SYMBOL	DESCRIPTION	NOTES
	DUPLEX	.
	DUPLEX - GFI	.
	DUPLEX IN FLOOR	.
	SMOKE DETECTOR	.
	CARBON MONOXIDE DETECTOR	.
	SWITCH	.
	DIMMER SWITCH	.
	THREE-WAY SWITCH	.
	THREE-WAY DIMMER SWITCH	.
	TELEPHONE JACK	.
	INTERNET JACK	.
	SPEAKER LOCATION	.
	SPEAKER INPUT	.
	6" RECESSED LED DOWN LIGHT	HALO ALLSLOPE OR SIMILAR @ VAULTED CEILING - SEE MFR'S INSTRUCTIONS FOR FLOOD ANGLE
	6" RECESSED WET-RATED LED DOWN LIGHT	
	WALL MOUNTED SCONCE	.
	SURFACE MOUNTED WET-RATED JELLY JAR	.
	JUNCTION BOX	.
	PENDANT FIXTURE	.
	SURFACE MOUNT FLUORESCENT FIXTURE	.
	VENTILATION FAN	.
	MOTION DETECTOR LIGHT CONTROL	.

- GENERAL NOTES:
- ALL INTERIOR OUTLETS MOUNTED AT 18" A.F.F. U.O.N.
 - EXTERIOR OUTLETS TO BE LOCATED 2' ABOVE GRADE OR SLAB BELOW
 - ALL OUTLETS TO BE CENTERED ON WALL U.O.N.



 END STUDIO, LLC	1533 Merrick Street Detroit, MI 48208 908.419.8398 e-n-d-studio.com	GARAGE	Bill Luchi 444 Lodge Drive Detroit, MI 48214	SEPTEMBER 20, 2019	PROPOSED DESIGN
				SCALE: 3/16" = 1'-0"	SOUTH ELEVATION



1533 Merrick Street
Detroit, MI 48208

END STUDIO, LLC

908.419.8398
e-n-d-studio.com

GARAGE

Bill Luchi

444 Lodge Drive
Detroit, MI 48214

SEPTEMBER 20, 2019

SCALE: 3/16" = 1'-0"

PROPOSED DESIGN

SOUTH ELEVATION



EXISTING COAL CHUTE DOOR TO BE REMOVED. ALL WALLS BELOW GRADE TO BE REMOVED. HOLE IN BASEMENT WALL TO BE CLOSED IN WITH CONCRETE. REMAINING HOLE TO BE FILLED WITH SOIL AND PREPPED FOR NEW DRIVEWAY

EXISTING BRUSH AT
FENCLINE AND AROUND
EXISTING CONCRETE PAD TO
BE REMOVED TO PREPARE
SITE FOR NEW GARAGE



1533 Merrick Street
Detroit, MI 48208
908.419.8398
e-n-d-studio.com

GARAGE

Bill Luchi
444 Lodge Drive
Detroit, MI 48214

OCTOBER 29, 2019

SCALE: N.T.S.

ADDITIONAL INFORMATION

PLANTING REMOVAL



1533 Merrick Street
Detroit, MI 48208

END STUDIO, LLC

908.419.8398
e-n-d-studio.com

GARAGE

Bill Luchi

444 Lodge Drive
Detroit, MI 48214

REVISED
OCTOBER 8, 2019

SCALE: N.T.S.

FRONT FACADE OF HOUSE

EXISTING PHOTOS



1533 Merrick Street
Detroit, MI 48208

END STUDIO, LLC

908.419.8398
e-n-d-studio.com

GARAGE

Bill Luchi

444 Lodge Drive
Detroit, MI 48214

REVISED
OCTOBER 8, 2019

SCALE: N.T.S.

FRONT FACADE OF HOUSE

EXISTING PHOTOS



1533 Merrick Street
Detroit, MI 48208

END STUDIO, LLC

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e-n-d-studio.com

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OCTOBER 8, 2019

SCALE: N.T.S.

NORTHWEST CORNER

EXISTING PHOTOS



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OCTOBER 8, 2019

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**BACK FACADE OF HOUSE
ADJACENT TO PROPOSED GARAGE**

EXISTING PHOTOS



END STUDIO, LLC

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Detroit, MI 48208

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OCTOBER 8, 2019

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BACK FACADE OF HOUSE

EXISTING PHOTOS



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**BACK FACADE OF HOUSE
ADJACENT TO PROPOSED GARAGE**

EXISTING PHOTOS



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OCTOBER 8, 2019

SCALE: N.T.S.

BACK YARD - VIEW FROM SOUTH

EXISTING PHOTOS



END
END STUDIO, LLC

1533 Merrick Street
Detroit, MI 48208
908.419.8398
e-n-d-studio.com

GARAGE

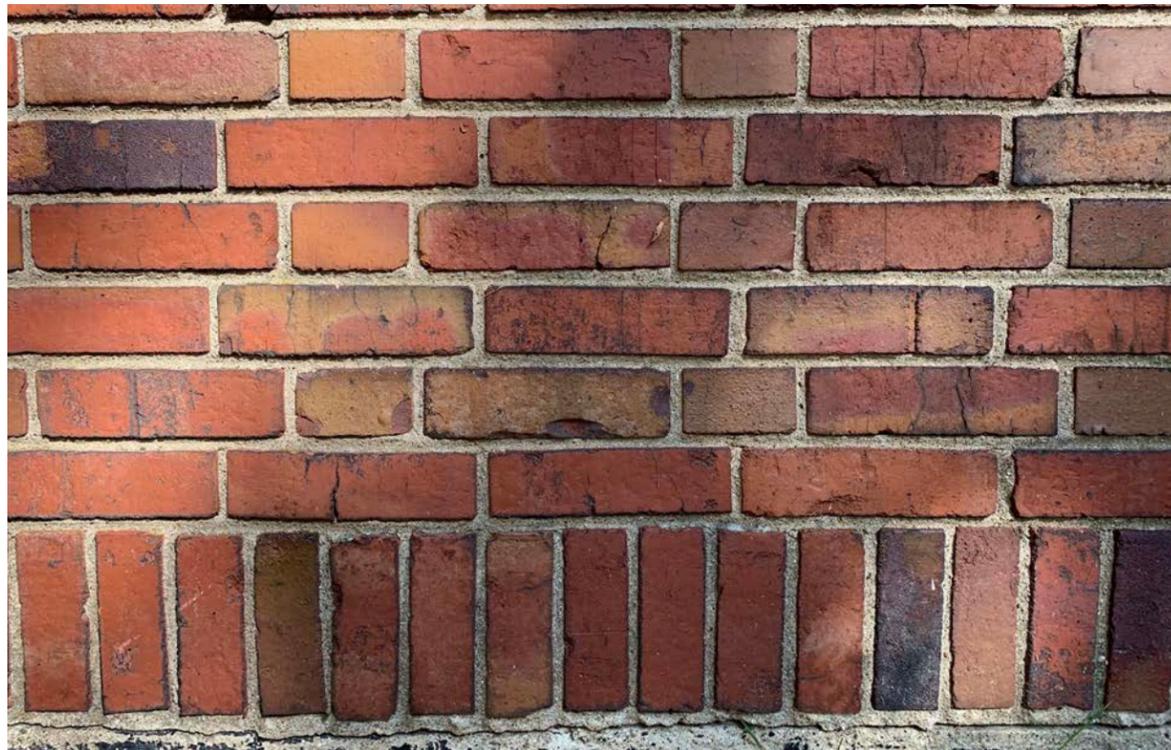
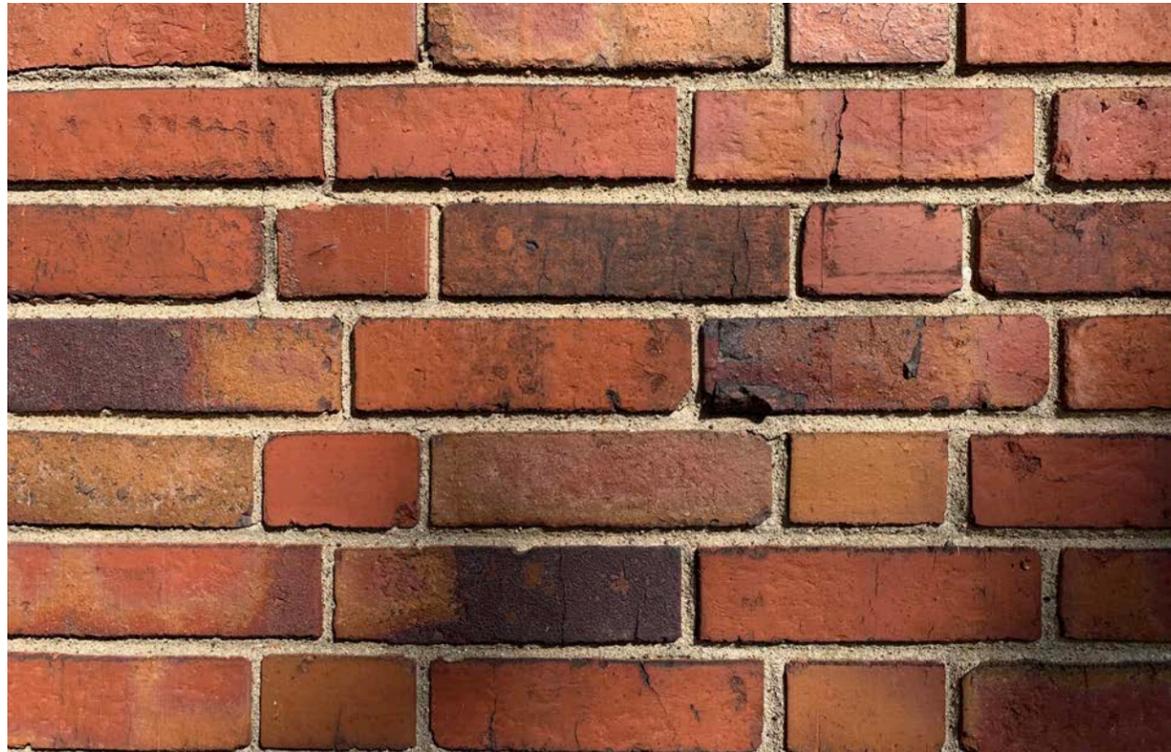
Bill Luchi
444 Lodge Drive
Detroit, MI 48214

REVISED
OCTOBER 8, 2019

SCALE: N.T.S.

ARCHITECTURAL DETAILS

EXISTING PHOTOS



1533 Merrick Street
 Detroit, MI 48208
 908.419.8398
 e-n-d-studio.com

GARAGE

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 444 Lodge Drive
 Detroit, MI 48214

REVISED
 OCTOBER 8, 2019

SCALE: N.T.S.

**BRICK DETAILS SHOWING COLOR,
 TEXTURE, AND SOLDIER COURSE**

EXISTING PHOTOS



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 908.419.8398
 e-n-d-studio.com

GARAGE

Bill Luchi
 444 Lodge Drive
 Detroit, MI 48214

REVISED
 OCTOBER 8, 2019

SCALE: N.T.S.

EXISTING SLAB CONDITIONS

EXISTING PHOTOS



END
END STUDIO, LLC

1533 Merrick Street
Detroit, MI 48208
908.419.8398
e-n-d-studio.com

GARAGE

Bill Luchi
444 Lodge Drive
Detroit, MI 48214

REVISED
OCTOBER 8, 2019

SCALE: N.T.S.

EXISTING DRIVEWAY CONDITIONS

EXISTING PHOTOS



This is a photo of the applicant's neighbor's garage. It was submitted as a prototype for their design, as they didn't have photographs of the original garage before its demolition.



1533 Merrick Street
Detroit, MI 48208

END STUDIO, LLC

908.419.8398
e-n-d-studio.com

GARAGE

Bill Luchi

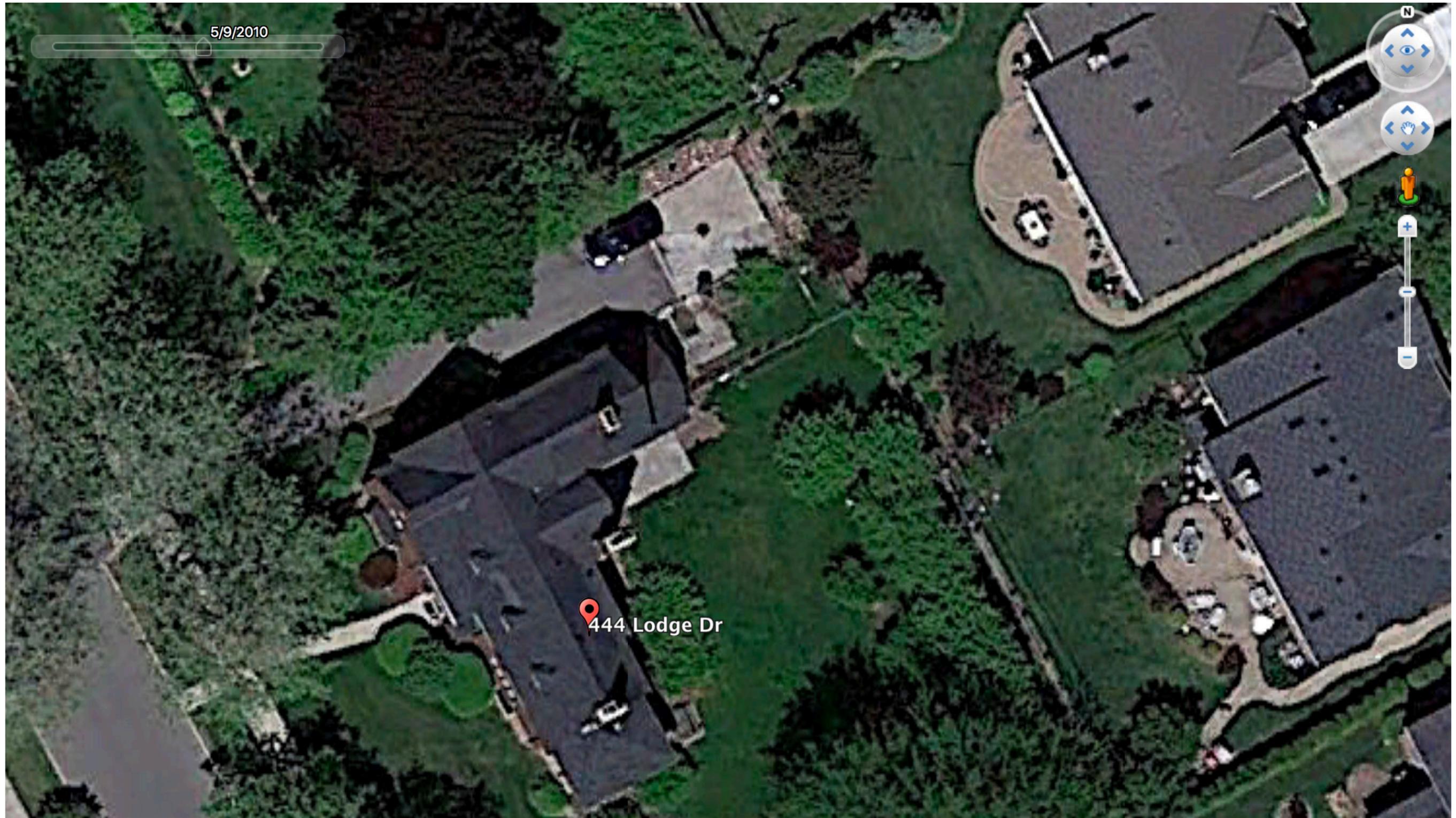
444 Lodge Drive
Detroit, MI 48214

REVISED
OCTOBER 8, 2019

SCALE: N.T.S.

EXISTING GARAGE AT SIMILAR
HOUSE AT 360 LODGE DRIVE

REFERENCE PHOTOS



1533 Merrick Street
Detroit, MI 48208

END STUDIO, LLC

908.419.8398
e-n-d-studio.com

GARAGE

Bill Luchi

444 Lodge Drive
Detroit, MI 48214

REVISED
OCTOBER 8, 2019

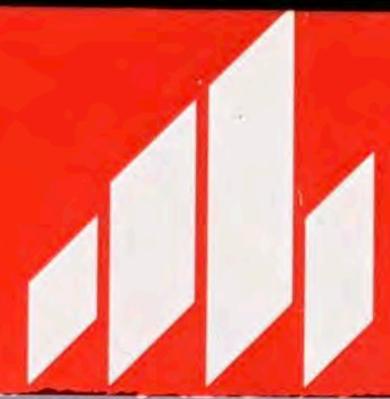
SCALE: N.T.S.

GOOGLE EARTH SATELLITE VIEW FROM
2010 SHOWING NO GARAGE

REFERENCE PHOTOS


General Shale

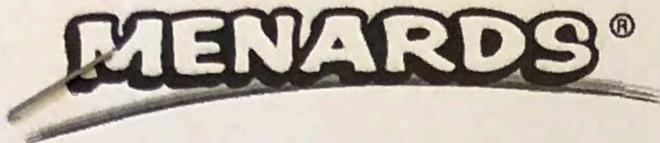
DEFINITION
HIGH DEFINITION® SHINGLES



Jefferson Wade Tudor
Lightweight Queen 6035029441
Roanoke VA

www.GeneralShale.com

DISCLAIMER: It is impossible with only a few units to illustrate all colors, color percentages and harmless imperfections that may occur in a full brick shipment. Therefore, this sample is intended to represent general color range and texture only.



Prices shown are valid today only.

WRNM 30099259

STORE # 3319 WRNM
32501 VAN DYKE AVE
WARREN, MI 48093
PHONE: (586) 795-0028
FAX: (586) 819-2126

SPECIAL ORDER CONTRACT
***** GUEST COPY *****



Page 1 of 2

GUEST NAME - ADDRESS - PHONE	
Butcher, Tom 2629 London Ct Troy, MI 48085-3538 PHONE: (248) 918-9919	
ADDITIONAL INFORMATION:	

ESTIMATED ARRIVAL DATE NOT BINDING ON MENARD, INC. BASED ON PROMISES BY OTHERS		09/28/2019
SOLD BY	ORDER DATE	
KEVIN C	09/11/2019	
NOTIFICATION: EMAIL: jbutcher@comcast.net		

- | IMPORTANT |
|---|
| <ol style="list-style-type: none"> 1. Verify quoted product and quantity 2. Product will be ordered upon payment 3. Track order on Menards.com 4. Pick up order within 14 days of arrival at store 5. Retain Receipt |

QTY	ORD	DESCRIPTION	SKU	UNIT PRICE	EXTENDED PRICE
1		IDEAL GARAGE IDEAL GARAGE DOOR MR2LP SPECIAL ORDER IDEAL Door None Assigned Rough Opening Width = 192" Rough Opening Height = 84" productname=Designer Steel Panel - Better Complete Door or Repair Section=Complete Door WindCode=Non-Windload Panel Type=Long Designer Panel Color=Ultra-Grain Oak Walnut Finish Insulation R-Value=R-Value 9.0 - 2" Thick Door Model=MR2LP ^ Window Type=Designer - Long Windows=SQ24 ^ Glass Style=Clear Glass Glass=Insulated ^ Opener Ready=Yes Track Size=2" Track ^ Track Mount=Bracket Mount Track Lift=Standard Lift Track Radius=12" Standard Radius Spring=Standard Torsion ^ Lock=No Lock Headroom Required=12" Additional Headroom=Up to 3" of additional headroom may be required for a trolley door opener Type of Strut=3" Strut ^ Standard Strut(s)=2 Extra Strut(s)=0 Hinge and Roller Hardware=Standard Hardware Opener Reinforcement Bracket=Included Bracket Spring Cycle Rating=Standard Cycle Springs Decorative Hardware Collection=Spade	4003554	1957.07	1957.07

Product must be paid for before it will be ordered from our vendor. Prices shown are valid today only.

READ THIS CONTRACT CAREFULLY. The terms and conditions set forth in this document are a complete and final expression of the parties. The contract cannot be altered except by written instrument explicitly signed and executed by the General Manager. Any and all claims under this contract must be brought within one year of purchase. "Custom made" special order merchandise purchased from Menards is **NON-REFUNDABLE**. Purchaser is responsible for providing to Menards all measurements, sizes, and colors stated above. Purchaser's exclusive remedy, if any product is defective or fails to conform to the terms of the contract, is replacement of the product. All defects and non-conformities must be reported to Menards within 3 days of receiving the product. Purchaser understands that all product is sold "AS IS," and the manufacturer's warranty, if any, is controlling. **MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED AS TO THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PRODUCT** There are no representations that the products listed herein meet local, state, or federal code requirements. Menards liability shall not exceed the purchase price of the products sold. **MENARDS SHALL NOT BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES** Menards agrees to email Purchaser when the product is available for pick-up. If Purchaser fails to provide an email address, it is Purchaser's responsibility to check the status of the order by visiting Menards.com. If Purchaser refuses or fails to pick up the product within 14 days from the date of its availability, Menards may liquidate the product and shall be entitled to a 25% restocking fee. Menards may withhold any payment to perform. Purchaser agrees that any and all controversies or claims arising out of or relating to this contract, or the breach thereof, shall be settled by binding arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules. Purchaser agrees that all arbitrators selected shall be attorneys. This provision shall supersede any contrary rule or provision of the forum state.

YOUR PURCHASE OF THE PRODUCT ON THIS CONTRACT CONSTITUTES YOUR AGREEMENT TO ALL TERMS AND CONDITIONS STATED ABOVE

SUB-TOTAL:	1,957.07
SHIPPING:	0.00
PRE-TAX TOTAL:	1,957.07
VENDOR:	IDEAL Door
For the most accurate and up-to-date status of your order, please visit: www.menards.com	

If this is a partial pickup, please verify all quantitys/items being signed for. Menards is not responsible for shortages after leaving the yard.



CASHIER: Please staple receipt to back

SPECIAL ORDER CONTRACT

GUEST COPY

WRNM30099088



WARREN Store # 3319
32501 VANDYKE AVE Phone: 586-795-0028
WARREN, MI 48093 Fax: 586-819-2126

GUEST NAME-ADDRESS-PHONE

Tom Butcher
2629 London Ct
Troy, MI 48085-3538
Phone: 2489189919

- IMPORTANT**
1. Verify quoted product and quantity
 2. Product will be ordered upon payment
 3. Track order on Menards.com
 4. Pick up order within 7 days of arrival at store
 5. Retain receipt

THANK YOU!

SOLD BY	ORDER DATE
KEVIN C.	9/8/2019

EST. DELIVERY DATE	NOT BINDING ON MENARDS INC.	9/15/2019
BASED ON PROMISES BY OTHERS		

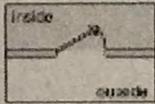
QTY ORDERED	DESCRIPTION	SKU	UNIT PRICE	EXTENDED PRICE
1	Prehung 36" x 80" Flush w/ 22"x64" Lite, Single Door, Steel ,Internal Blinds 22"x64" Left Hand Inswing Bore and Mortised for hinges with Deadbolt Bore 6 9/16" [2x6 construction] Primed ready to paint frame Brickmould Applied Bronze sill Oil Rubbed Bronze Hinges No Kickplate Interior Prefinished in White , Exterior Prefinished in White Rough Opening 38 1/4" X 82" Brick Opening 40" X 82 3/4"	4000437	\$500.75	\$500.75

****Please note the following****

- Your design number is 331951125052
- ** Today's estimated price, future pricing may go up or down. **
- ** Tax, labor, and delivery not included. **
- Door color, the background, and accessories are for representation only.



(Product is viewed from the outside looking in.)



This is a quote valid today. This quote becomes an order only upon payment and a valid Menards receipt for this order is attached.

READ THIS CONTRACT CAREFULLY. The terms and conditions set forth in this document are a complete and final expression of the parties. The contract cannot be altered except by written instrument explicitly signed and executed by the General Manager. Any and all claims under this contract must be brought within one year of purchase. "Custom made" special order merchandise purchased from Menards is NON-REFUNDABLE. "Non-custom made" Special order product may be refunded at Menards sole discretion with a 25% restocking fee. Purchaser is responsible for providing to Menards all measurements, sizes, and colors stated above. Purchaser's exclusive remedy, if any product is defective or fails to conform to the terms of the contract, is replacement of the product. All defects and non-conformities must be reported to Menards within 3 days of receiving the product. Purchaser understands that all product is sold AS IS and the manufacturer's warranty, if any, is controlling. MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED AS TO THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PRODUCT. There are no representations that the products listed herein meet local, state, or federal code requirements. Menards liability shall not exceed the purchase price of the products sold. MENARDS SHALL NOT BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES. Menards agrees to email Purchaser when the product is available for pick-up. If Purchaser fails to provide an email address, it is Purchaser's responsibility to check the status of the order by visiting Menards.com. If Purchaser refuses or fails to pick up the product within 14 days from the date of its availability, Menards may liquidate the product and shall be entitled to a 25% restocking fee. Menards may withhold any payment received as partial satisfaction. Purchaser agrees that Menards is not liable if the vendor, which supplies the product on this contract, fails to perform. Purchaser agrees that any and all controversies or claims arising out of or relating to this contract, or the breach thereof, shall be settled by binding arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules. Purchaser agrees that all arbitrators selected shall be attorneys. This provision shall supersede any contrary rule or provision of the forum state. YOUR PURCHASE OF THE PRODUCT ON THIS CONTRACT CONSTITUTES YOUR AGREEMENT TO ALL TERMS AND CONDITIONS STATED ABOVE.

SUB-TOTAL: \$500.75
SHIPPING CHARGES:
PRE-TAX TOTAL: \$500.75
PRE-TAX GRAND TOTAL: \$500.75
VENDOR: MM Prehung **\$530.80**

For the most accurate and up-to-date status of your order, please visit:
www.menards.com

If this is a partial pickup, please verify all quantities/items being signed for. Menards is not responsible for shortages after leaving the yard.





STORE # 3319 WARREN
32501 VAN DYKE AVE
WARREN, MI 48093

PHONE: 586-795-0028
FAX: 586-819-2126

SPECIAL ORDER CONTRACT GUEST COPY

GUEST NAME - ADDRESS - PHONE
Tom Butcher 2629 London Ct Troy, MI 48085-3538 Phone: 2489189919 Email: jbutcher@comcast.net
Additional Information: Design #: 331951124795

IMPORTANT
<ol style="list-style-type: none"> 1. Verify quoted product and quantity 2. Product will be ordered upon payment 3. Track order on Menards.com 4. Pick up order within 14 days of arrival at store 5. Retain receipt

SOLD BY	ORDER DATE
1382969	9/8/2019
Estimated arrival:	9/27/2019
Email Notifications: jbutcher@comcast.net	

QTY ORDERED	DESCRIPTION	SKU	UNIT PRICE	EXTENDED PRICE
2	Online Window Store JeldwenWood JELD-WEN Wood W-5500 21.25 W x 40 H Casement RO Width=22 RO Height=40.75 Frame Width=21.25 Frame Height=40 Wood W-5500 Casement 21.25 x 40 Assembly = Full Unit Exterior Trim Type = No Exterior Trim Exterior Trim Options = No Country Where Unit Will Be Installed = USA Operation = Right Hinge Measurement Type = Rough Opening Size Rough Opening Width = Custom Size Custom Rough Opening Width = 22 Rough Opening Height = 40 3/4" Interior Material Type = Auralast Pine Interior Finish Type = Natural Interior Finish = Unfinished Exterior Finish = Natural Pine Sash to Match Exterior Frame Finish = Yes	4001401	\$674.73	\$1,349.46



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(CONTINUED ON NEXT PAGE)

For the most accurate and up-to-date status of your order, please visit:

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If this is a partial pickup, please verify all quantities/items being signed for. Menards is not responsible for shortages after leaving the yard.





STORE # 3319 WARREN
32501 VAN DYKE AVE
WARREN, MI 48093

PHONE: 586-795-0028
FAX: 586-819-2126

**SPECIAL ORDER CONTRACT
GUEST COPY**

GUEST NAME - ADDRESS - PHONE
Tom Butcher 2629 London Ct Troy, MI 48085-3538 Phone: 2489189919 Email: jbutcher@comcast.net
Additional Information: Design #: 331951124795

IMPORTANT
<ol style="list-style-type: none"> 1. Verify quoted product and quantity 2. Product will be ordered upon payment 3. Track order on Menards.com 4. Pick up order within 14 days of arrival at store 5. Retain receipt

SOLD BY	ORDER DATE
1382969	9/8/2019
Estimated arrival:	9/27/2019
Email Notifications: jbutcher@comcast.net	

QTY ORDERED	DESCRIPTION	SKU	UNIT PRICE	EXTENDED PRICE
2	Online Window Store JeldwenWood JELD-WEN Wood W-5500 21.25 W x 48 H Casement RO Width=22 RO Height=48.75 Frame Width=21.25 Frame Height=48 Wood W-5500 Casement 21.25 x 48 Assembly = Full Unit Exterior Trim Type = No Exterior Trim Exterior Trim Options = No Country Where Unit Will Be Installed = USA Operation = Right Hinge Measurement Type = Rough Opening Size Rough Opening Width = Custom Size Custom Rough Opening Width = 22 Rough Opening Height = 48 3/4" Interior Material Type = Auralast Pine Interior Finish Type = Natural Interior Finish = Unfinished Exterior Finish = Natural Pine Sash to Match Exterior Frame Finish = Yes	4001401	\$657.33	\$1,314.66



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(CONTINUED ON NEXT PAGE)

For the most accurate and up-to-date status of your order, please visit:
www.menards.com

If this is a partial pickup, please verify all quantities/items being signed for. Menards is not responsible for shortages after leaving the yard.



STORE # 3319 WARREN
32501 VAN DYKE AVE
WARREN, MI 48093

PHONE: 586-795-0028
FAX: 586-819-2126

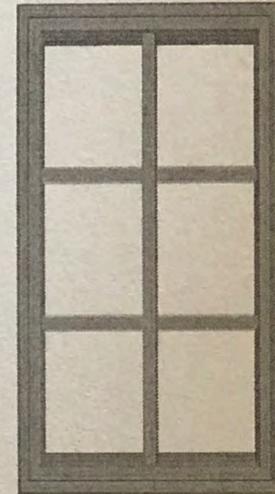
SPECIAL ORDER CONTRACT GUEST COPY

GUEST NAME - ADDRESS - PHONE
Tom Butcher 2629 London Ct Troy, MI 48085-3538 Phone: 2489189919 Email: jbutcher@comcast.net
Additional Information: Design #: 331951124795

IMPORTANT
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SOLD BY	ORDER DATE
1382969	9/8/2019
Estimated arrival:	9/27/2019
Email Notifications: jbutcher@comcast.net	

QTY ORDERED	DESCRIPTION	SKU	UNIT PRICE	EXTENDED PRICE
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(CONTINUED ON NEXT PAGE)

For the most accurate and up-to-date status of your order, please visit:

www.menards.com

If this is a partial pickup, please verify all quantities/items being signed for. Menards is not responsible for shortages after leaving the yard.



YORKE COLLECTION

Yorke 1 Light Wall Light Textured Black

49820BKT (Textured Black)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Certifications/Qualifications

Location Rating	Wet
	www.kichler.com/warranty

Dimensions

Base Backplate	4.25 X 7.00
Extension	7.25"
Weight	4.00 LBS
Height from center of Wall opening (Spec Sheet)	2.75"
Height	10.50"
Width	6.00"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount
Mounting Weight	2.70 LBS

Primary Lamping

Lamp Included	Not Included
Lamp Type	A19
Light Source	Incandescent
Max or Nominal Watt	75W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150

Product/Ordering Information

SKU	49820BKT
Finish	Black
Style	Transitional
UPC	783927518826

Specifications

Diffuser Description	Clear Seeded
Material	ALUMINUM

Additional Finishes

 Textured Black

Kichler

7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:

1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER®

YORKE COLLECTION

Yorke 1 Light Wall Light Textured Black

49820BKT (Textured Black)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Certifications/Qualifications

Location Rating	Wet
	www.kichler.com/warranty

Dimensions

Base Backplate	4.25 X 7.00
Extension	7.25"
Weight	4.00 LBS
Height from center of Wall opening (Spec Sheet)	2.75"
Height	10.50"
Width	6.00"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount
Mounting Weight	2.70 LBS

Primary Lamping

Lamp Included	Not Included
Lamp Type	A19
Light Source	Incandescent
Max or Nominal Watt	75W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150

Product/Ordering Information

SKU	49820BKT
Finish	Black
Style	Transitional
UPC	783927518826

Specifications

Diffuser Description	Clear Seeded
Material	ALUMINUM

Additional Finishes



Textured Black

Kichler

7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:

1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

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