STAFF REPORT: 01-22-2020 MEETING **APPLICATION NUMBER: 19-6593 ADDRESS: 1241 HUBBARD HISTORIC DISTRICT: HUBBARD FARMS** APPLICANT: SHANE OVERBEY, ARTISAN CONTRACTING & DEVON CALDWELL, INKWELL PARTNERS, PROPERTY OWNER **DATE OF COMPLETE APPLICATION: 12/15/2019** DATE OF STAFF SITE VISIT: 1/8/2020

## SCOPE: INSTALL PTAC UNITS & LOUVERS, INSTALL GLASS BLOCK WINDOWS AT GRADE, REAR STAIR REBUILD

## **EXISTING CONDITIONS**

The apartment building at 1241 Hubbard was constructed in 1927. As shown on the Sanborn map below, the apartment building fills the width of the lot, leaving little space between it and the adjacent structures. The front elevation is a rare example of a symmetrically designed English Revival style façade and uses a palette of colored face brick in decorative ways, while the side and rear elevations don't offer architectural details beyond window openings. The side elevations that extend beyond the adjacent buildings (and are thus fully visible at the front and back of the property) are faced with the decorative reddish-brown brick, while the side elevations hidden from view are faced with off-white brick laid in a common brick pattern. The majority of this brick has been painted yellowish-white (similar to Color System D, C:5 Yellowish White) to match the painted color of the window sash and the half-timbering within the front elevation gables, however portions still display the original finish.

At an unknown time, PTAC heating and cooling units were installed in various locations on each elevation and were also removed some time ago. Plywood panels were installed to fill these openings and painted brown. The building has suffered from water damage and deferred maintenance.





## PROPOSAL

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

## Side Elevations

Remove the one existing plywood panel and install a new unit and exterior louver. (A2 on Page A-3.2) Install five new units and exterior louvers. (A3 on Page A-3.2) Four of these will be visible from the public right-of-way.

Install glass block windows at-grade (and only within the area of the building hidden from the right-ofway). The blocks will be inset a minimum of one-inch.

## Rear Elevation

Remove two existing plywood panels and install new units/exterior louvers. (A2 on Page A-3.1) Install two new units/exterior louvers. (A3 on Page A-3.1)

\*\*All new louvers are 16-inches tall by 42-inches wide and will not protrude beyond the face brick. The color will be dark bronze.

The following projects listed within the applicant's scope of work can be approved at a staff level:

- Front Elevation Removal of the two existing plywood panels and infill with brick (to match existing).
- Rear Elevation Demolish existing rear stair case and construct a new stair case which will be finished with a color that coordinates with Color System D (after the treated wood has cured).
- Tuck-pointing of entire structure.
- Removal of non-historic awnings.
- Repair of front entrance.
- Restoration of existing wood windows. (A5 on Pages A-3.1 and A-3.2)

## STAFF OBSERVATIONS AND RESEARCH

- As the panels on the front elevation will be removed and units installed on the side and rear elevations, the overall impact on the building will be improved.
- The remaining side walls should be painted so the brick is a uniform color.
- Glass block will only be installed on the side elevations that are not visible from the public right-ofway. However, the applicant must comply with the HDC's glass block guidelines, which requires screens to be installed on the exterior to minimize the visual impact of the glass block.

## ISSUES

- The contractor hasn't decided on a paint color for the rear stairs. They will need to submit their color choice to HDC staff for review/approval.
- The project doesn't address if the wood panels closing the side window openings (north and south elevations near the front and back of the building) will be reopened.

## RECOMMENDATION

It is staff's opinion that the work as proposed will not result in the removal of historic materials that characterize the property, therefore staff 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, especially:

#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.

However, staff recommends the Commission issue the COA with the following conditions:

- The applicant will submit their color selection for the rear stairs.
- Where new PTAC units will be installed and historic brick removed, the brick shall be salvaged and reused to infill the two openings on the front elevation. The remaining historic brick should be retained for use during the tuck-pointing of the building.
- Should a composite material be selected for the rear stairs and decks, the catalog cuts confirming the material and finish will be submitted for staff review.
- The applicant must provide details on how these side window openings (covered with wood panels as described above) will be addressed as part of the building's window restoration.

- (e) The defined elements of design, as provided for in section 25-2-2 shall be as follows:
- (1) Height. Commercial and institutional buildings range from one (1) story to four (4) stories in height; some have single stories with very high ceilings and balconies, such as Aijalon Church, the former bank building at 4138 W. Vernor, and Bowen Library. Buildings in Clark Park are generally one (1) or one and one-half (1 1/2) stories tall, with additional height in a steep roof. Residential buildings range from one and one-half (1 1/2) stories to five (5) stories, the smallest being the Workers Cottages seen primarily on Bagley and the tallest being the five story Whitedel Apartment Building on Porter and Hubbard. The majority of residential buildings are either two (2) or two and one-half (2 1/2) stories tall, meaning they have two (2) full stories with an attic or finished third floor within the roof. Where height specifications were included in the original subdivision restrictions, they should be complied with for new construction. Detached garages are generally one (1) to one-and-one-half (1 1/2) stories tall. Additions to residential structures shall be related in height to the existing structure; new buildings shall meet the following standards:
  - (i) The eight (8) adjoining residential structures on the same block face shall be used to determine an average height. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of ten (10) used to determine the average. Any new building must have a height of the main roof of at least eighty (80) percent of the resulting average; in no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, cupolas, or other minor elements may be taller.
  - (ii) The level of the eaves of a proposed new residential structure having as much or more significance for compatibility as the roof height, an average eave or cornice height shall be determined by the same process as that described above. The proposed new structure shall have a height at the eaves, or cornice, of not less than ninety (90) per cent of the average determined from existing structures, and in no case shall the eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, nor higher than the highest.
- (2) Proportion of buildings' front facades. Proportion varies in the district, depending on type of building, age, style, and subdivision. Most single family houses are neutral to their eaves, although some are wider than tall and some taller than wide. Terrace buildings (rows) are wider than tall, although individual units are taller than wide or neutral. Apartment buildings are generally taller than wide or neutral. No proposed residential building or addition shall create a front facade narrower or wider than those existing on the same block. Commercial buildings on W. Vernor may be wider than tall, taller than wide, or neutral but when they abut other buildings they form a row that is wider than tall. Bowen Library is wider than tall, as is Western High School and Earhart Middle School on Scotten. The Clark St. Facade of Maybury School is neutral. Aijalon Church is wider than tall when taken as a whole.
- (3) Proportion of openings within the facade. Proportion varies according to building type, age, and style. Generally, window openings in the district are predominantly taller than wide; several windows are frequently grouped into combinations wider than tall. Window openings are most often subdivided, the most common window type being double-hung sash, whose area is generally further subdivided by muntins. Queen Anne style buildings and special use buildings, such as Aijalon Church at 330 W.Grand Boulevard, display windows that may be wider than tall, arched, or square. In general, buildings have between fifteen (15) percent and thirty-five (35) percent of their area glazed.

- (4) *Rhythm of solids to voids in front facades.* Window openings are usually regularly arranged by floor, although there is most often variety between floor levels. In the Queen Anne and Richardsonian Romanesque style buildings, openings are often irregularly arranged. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facade. In bungalows and arts and crafts influenced buildings, large areas of voids are filled with windows. Many of the residential buildings have dormers or gables that are fenestrated.
- (5) *Rhythm of spacing of buildings on streets.* The spacing of buildings is generally determined by the setback from the side lot line. There is a variance in the widths of lots from subdivision to subdivision. In general, residential and commercial buildings are spaced close together as a result of their narrow lot width and/or maximized building size. Single/two family houses are centered between side lots lines or are sited very close to one (1) side lot line to provide additional space on the other side. Infrequently, two (2) lots are grouped together, creating a side lot. On Vernor and elsewhere where buildings have been demolished, the continuous line or rhythm of buildings is disrupted.
- (6) *Rhythm of entrance and/or porch projections.* Placement of entrance and porch projections vary from building to building, usually depending on type, size and style. In general, a great variety of porches and entrances characterize Hubbard Farms. In those examples of classical inspiration, entrances and porches tend to be centered on the front facade or balance each other if there are more than one, as on terrace buildings and duplexes. Other examples display more freedom in entrance and porch placement. Secondary entrances are common; Italianate houses and small Queen Anne cottages frequently have small side porches. Porches on houses built around the turn of the century tend to be large, sometimes stretching along most of the first story, while English and arts and crafts influenced buildings tend to have deemphasized entrances. Where similar houses line a block a rhythmic progression of porches is created. Most of the houses in the district have rear porches.
- (7) Relationship of materials. Brick and wood are the primary building materials originally used. Brick buildings may have pressed brick front facades with common brick sides and rears. Many wood frame buildings are clad in clapboard. While most buildings have brick foundations, some foundations are of stone. Buildings originally built on wood piers originally had wooden skirting. A few buildings were built of concrete block. Wood trim is most commonly used for window, porch, and functional elements as well as decorative trim; stone lintels and sills also exist. Stucco with or without half-timbering is either the main building material or combined with brick on a few English revival and arts and crafts style houses. Front porch step materials are either wood or concrete. Brick of the more substantial buildings, such as Aijalon Church and Maybury and Western High Schools, is contrasted with stone foundations, trim and detail. Earhart Middle School is cast concrete. A small number of original slate roofs are present; the majority of original roofing materials have bean replaced by asphalt shingles.
- (8) *Relationship of textures.* A variety of rich textural relationships exist in the district those created by the juxtaposition of various materials, such as brick, stone, stucco, and/or wood, and those created by the repetition of the materials themselves, such as clapboard, wood fish scale shingles or decorative brick. Slate roofs created textural interest, whereas asphalt shingles generally do not. Textured concrete block houses built in the early twentieth century have a large degree of textural interest.
- (9) *Relationship of colors*. Natural brick colors (red, brown, orange, buff) predominate on brick wall surfaces. Stucco is usually cream, off white, or pale yellow in color. Wooden elements display a variety of colors, depending on what is appropriate for their style. In general, wooden elements of

buildings derived from classical precedents, such as the Neo-Georgian or Colonial revival, are painted in the white-yellow-gray range, while wooden elements of Victorian buildings show more freedom, ranging from shades of rose to green, sometimes with a contrasting color highlighting the architectural detail. Wooden elements of bungalows and arts and crafts influenced buildings tend to be painted in earth tones. Asphalt shingle roofs display a range of colors, from natural slate colors and black to lighter shades of green, gray, brown and red. The original colors of any building, as determined by professional analysis, are always acceptable for that building, and may provide suggestions for similar buildings.

- (10) Relationship of architectural details. Architectural details generally relate to style. Colonial revival buildings display classical details, often in wood. Porches are commonly treated and usually have columns of a classical order. Buildings of Victorian sub-styles also tend to have details of wood located around the entrance, porch, windows, bays, towers, and dormers. Lathe-turned and jigsaw cut wooden elements and details are common. Prairie and arts and crafts style buildings tend to be simply stated, with architectural interest derived from the arrangement of elements and quality of design. In general, the Hubbard Farms District is extremely rich in architectural detail.
- (11) Relationship of roof shapes. Most every roof type is represented in the district, from flat roofs on terrace buildings and commercial buildings to hipped, pitched, and gambrel roofs on single-family residences. Roof shapes are generally related to style. Bungalows, arts and crafts influenced and Prairie style houses have shallow roofs; Queen Anne and other Victorian substyles exhibit greater heights, intersecting planes and steep slopes.
- (12) *Walls of continuity*. The major wall of continuity is created by the front facades of the buildings, where there are uniform setbacks within subdivisions. Trees planted between the sidewalk and the curb create a secondary wall of continuity.
- (13)*Relationship of significant landscape features and surface* treatments. The Hubbard Farms District is defined by the curbless, graded grass turf islands in the center of West Grand Boulevard on the east and Clark Park, a major public park, on the west. The northern half of Clark Park is landscaped and graded for passive recreational use. Its winding black asphalt paths are lined with modern black steel slighting standards. Picnic shelters, modest playground equipment and mature and more recently planted trees are located on the northern half. The southern half is occupied by more active recreational facilities, such as tennis courts, basketball courts, a playscape, and a large playfield enclosed by a chain-link fence. The typical treatment of individual properties is a flat or graded front lawn area in grass turf, often subdivided by a straight or curved concrete walk leading to the front entrance. Foundation plantings are of the evergreen and/or deciduous nature; a tree or two (2) are usually planted in the front yard as well. On those parts of streets with graded tree lawns, particularly on the southern ends of Vinewood and Hubbard, concrete steps lead up to the sidewalk from the curb. Tree lawns between the curb and public sidewalk are generally narrow throughout the district, and do not exist on Vernor. On Hubbard and Vinewood, the original flagstone curbs still exist; elsewhere, curbs are concrete. Because of the narrow lot sizes, there are few side driveways in the neighborhood, and where they exist, they were added after the initial development of the neighborhood. Where there are no driveways or front yard fences, there is a continuous visual progression of front yards. On the western side of the southern end of Hubbard to the rear of Earhart School on Scotten, there is no alley; houses backing on the school have front-facing garages accessed by driveways off of Hubbard. The majority of fences are of the chain link variety; four (4) foot chain-link fenced front yards are seen throughout the district but to a lesser degree at the south end of Hubbard and Vinewood. Rear yards are frequently enclosed by chain link, wood plank, or stockade fencing. A few houses have black wrought iron fences. Few houses have hedges along the lot lines. Chain-link fencing encloses the playfields to the south of Western High School and the

Earhart School parcel. The parking lot to the north of Western High School is bermed and has tall steel lighting standards within. Street lights throughout the district are on wooden poles, with the exception of the tall steel light poles with modem lanterns on West Vemor and tall fluted standards with crane neck pendants and old style lanterns on West Grand Boulevard. Some home owners have installed uniform outdoor lighting standards in their front yards in recent years. Alleys are either concrete or black asphalt; the north-south alley between West Grand Boulevard and Vinewood from Shady Lane to Porter is brick-paved.

- (14) Relationship of open space to structures. The major open space is Clark Park, which has houses facing it across north-south streets, commercial buildings across Vernor, and Fisher Freeway to its south. The wide grassy islands in the center of West Grand Boulevard provide significant open space to those buildings facing it. The siting of most, residential buildings on their lots create rear yards as well as front yards, the exceptions being those buildings situated on zero (0) lot lines, such as the commercial buildings on Vernor, YMCA on Clark, the Yorba Hotel on Lafayette, and Terrace Buildings on side streets. Because of the minimal setback of some Terrace Buildings, apartment buildings, and houses on the east-west streets, some front yards are very shallow. Side lots are minimal if they exist, unless a vacant lot is joined with the house lot. While some vacant lots exist throughout the district, large vacant parcels are usually located on Vernor between commercial buildings to provide parking, on Lafayette, where demolition occurred due to the construction of the Freeway, leaving irregularly shaped parcels, and on corners, where Terrace Buildings have been demolished. A planted area on the southwest corner of Lafayette at West Grand Boulevard marks an entrance into the district; a grass turf open space is located at the northeast corner of Scotten and Lafayette just south of Earhart Middle School.
- (15) *Scale of facades and facade* elements. Houses are generally small to moderate in scale. Facade elements and details vary in scale and are generally dependent on style. Detail on arts and crafts influenced buildings tends to be architectonic in nature; on Victorian Buildings decorative detail tends to be small in scale while facade elements, such as bays, dormers and towers, are large in scale. Classically influenced buildings tend to have large scale elements, such as columns.
- (16) *Directional expression of front elevations*. In general, directional expression is neutral, due to uniform heights and narrow lots. On Vernor, where commercial buildings are contiguous, the overall directional expression is horizontal.
- (17) *Rhythm of building setbacks*. Setbacks of front facades are uniform within subdivisions, with few exceptions, although porch projections vary. Houses on the first block of Clark south of W. Vernor and the first block of Clark north of Lafayette have irregular setbacks. Apartment buildings located on corner lots and within blocks on Hubbard are located closer to the front lot line than individual homes, creating inconsistency to the streetscape. On Vernor, facades located directly on the front lot line. On the side streets, such as Bagley and Porter, setbacks are shallow but usually consistent.
- (18) Relationship of lot coverage. Lot sizes vary within the district, but are generally consistent within subdivisions. Primary buildings on residential lots occupy twenty-five (25) to ninety (90) percent of their lots. The deep lots with single family houses on Hubbard are at the low end and lots occupied by large apartment buildings, Terrace Buildings (rows), and duplexes on side streets are at the high end of that range. Commercial buildings on West Vernor occupy most of their lots; lot coverages of institutional buildings vary due to the addition of adjoining lots to original parcels but they generally occupy a high percentage of their lots.
- (19) *Degree of complexity within the facade*. The degree of complexity has been determined by what is typical and appropriated for a given style. The classically inspired buildings usually have simple,

rectangular facades with varying amounts of ornamentation. The Victorian substyles tend to be more complex, complicated by towers, gables, and decorated porches. The arts and crafts and bungalow style houses are not complex.

- (20) Orientation, vistas, overviews. The major streets in the district run north-south, Vernor Highway is the major commercial thoroughfare and runs east-west. The secondary streets: Bagley, Porter, Clark Court and Lafayette, run east-west. Fisher Freeway forms an emphatic southern boundary. Terrace Buildings (rows) are frequently oriented towards the east-west streets but may have one (1) or more units facing the north-south street at the corner. Lafayette jogs to accommodate modifications made when the Fisher Freeway was constructed; Fisher Freeway forms an emphatic southern boundary to the district. From the Freeway, the Yorba Hotel sign provides **a** visual landmark in the neighborhood.
- (21) *Symmetric or asymmetric appearance*. Classically inspired buildings are generally symmetrical; other styles are generally asymmetric but result in balanced compositions.
- (22) *General environmental character*. The Hubbard Farms District appears as a latenineteenth, early twentieth century neighborhood that grew as a street car suburb off of a busy commercial thoroughfare (Vernor). Its mixed use and multi-density character survives to this day. The area was designed with visual and recreational amenities, such as the grassy treed and graded islands in the middle of West Grand Boulevard and Clark Park. The neighborhood is generally well maintained and intact today, although the commercial thoroughfare is showing signs of decline.











Side/South Elevation Photo above: looking towards rear of building Adjacent photo: looking towards the front of the building







## **ARTISAN CONTRACTING LLC**

313.909.0477. BUILDERS LICENSE #2101207828

## 1241 Hubbard

## Scope of Work

#### A1

REMOVE EXISTING PAINTED PLYWOOD INFILL WHERE P-TAC UNITS WERE PREVIOUSLY REMOVED. INFILL OPENINGS WITH BRICK UNITS TO MATCH THE EXISTING SURROUNDING HISTORIC BRICKWORK. SUBMIT SAMPLE TO ARCHITECT FOR REVIEW AND APPROVAL. REFER TO MASONRY REPAIR NOTES FOR FURTHER INFORMATION.

#### A2

REMOVE EXISTING PAINTED PLYWOOD INFILL WHERE P-TAC UNITS WERE PREVIOUSLY REMOVED. INSTALL NEW P-TAC UNITS AND LOUVERS. LOUVERS SHALL MATCH THE COLOR OF THE SURROUNDING MASONRY. SUBMIT COLOR SAMPLE TO ARCHITECT FOR REVIEW AND APPROVAL

#### A3

SAW CUT OPENINGS IN EXISTING TRIPLE WYTHE MASONRY WALL AS REQUIRED TO INSTALL NEW LOUVERS FOR NEW P-TAC UNITS. LOUVERS SHALL MATCH THE COLOR OF THE SURROUNDING MASONRY. SUBMIT COLOR SAMPLE TO ARCHITECT FOR REVIEW AND APPROVAL. COORDINATE FINAL SIZE AND LOCATION OF OPENING WITH MECHANICAL CONTRACTOR.

A4

INSPECT ENTIRE BRICK FACADE. REMOVE DETERIORATED MORTAR AND TUCK POINT AS REQUIRED. REFER TO MASONRY REPAIR NOTES FOR FURTHER INFORMATION.

#### A6

DEMOLISH EXISTING STRUCTURALLY-DEFICIENT WOOD EXTERIOR STAIR. CONSTRUCT NEW WOOD EXTERIOR STAIR PER PLANS.

#### A7

REMOVE NON-HISTORIC METAL AWNINGS AT ALL LOCATIONS WHERE THEY EXIST.

#### A8

INSTALL GLASS BLOCK WINDOWS AT FIRST FLOOR OPENINGS. GLASS BLOCK SHALL BE INSET WITHIN THE OPENING TO PROVIDE A MINIMUM REVEAL OF 1" BETWEEN THE FACE OF BRICK AND THE FACE OF THE GLASS BLOCK UNITS.

#### A9

INSPECT EXISTING HISTORIC FRONT DOORS. RESTORE AND PROVIDE NEW HARDWARE. CLIENT WILL SUBMIT PROPOSED HARDWARE TO HISTORIC DISTRICT COMMISSION STAFF FOR REVIEW AND APPROVAL UPON SELECTION

# **1241 HUBBARD RENOVATION** INKWELL HUBBARD, LLC

# **19 Clifford Street DETROIT**, **MI** 48226

CLIENT/OWNER:	INKWELL HUBBARD, 19 CLIFFORD STREE DETROIT, MI 48226	LLC T			
CONTRACTOR:	ARTISAN CONTRAC	TING, LLC			
LOCATION:	1241 HUBBARD AVE DETROIT, MI 48216				
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ZONING REQUIREME	NTS			UNIT 104	615 5
LOCAL AUTHORITY:	CITY OF DET	ROIT		UNIT 202	600 S
LOCAL ORDINANCE:	DETROIT ZO	NING ORDINANCE (14 OCTOBER 20	18)	UNIT 203	436 S
ZONING CLASSIFICA	TION: R-2: TWO FA	MILY RESIDENTIAL DISTRICT - HIST	ORIC	UNIT 204	433 S
USE CLASSIFICATIO	N: MULTIPLE F	AMILY DWELLING / EXISTING NON-C	ONFORMING USE (SECT. 61-15-5)	UNIT 205	435 S
REQUIRED SETBACK	(SECT. 61-13	3-25)	· · · · ·	UNIT 206	436 S
	ÈXISTING BL	JILDING / NO CHANGE		UNIT 208	306 S
MINIMUM LOT SIZE:	(SECT. 61-13-25)			UNIT 210	330 S
		/ NO CHANGE		UNIT 301	602 S
MAXIMUM HEIGHT:	(SECT. 61-13-33) EXISTING BUILDING	/ NO CHANGE		UNIT 302	604 S
LOT COVERAGE:	(SECTS. 61-13-156 &	61-13-157)		UNIT 303	434 S
	<b>EXISTING BUILDING</b>	/ NO CHANGE		UNIT 304	435 5
FLOOR AREA RATIO	(SECT. 61-13-25)			UNIT 306	439 S
				UNIT 307	629 S
REQUIRED PARKING		ET PARKING PROVIDED: 0 SPACE	-	UNIT 308	308 S
OFF-STREET PARKIN EXISTING BU	IG REQUIRED: ILDING / NO EXPANSIC	0 SPACES N OR INCREASE IN INTENSITY (SEC	S ST. 61-14-2 (2))	UNIT 310	328 S
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ACCESSIBILITY: NOT REQUIRED IN EXISTING BUILDINGS (MBC SECT. 1009.1.1) REPAIRS ARE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF ACCESSIBILITY PROVIDED (MCREB 605.1)







SHEET NUMBER

1CS

A-1.0

A-3.1

A-3.2

A-4.0

SUBJECT PROPERTY FROM HUBBARD AVENUE

ILING TILE	GA. GALV. GYP.	GAUGE GALVANIZED GYPSUM	SAN. SCHED. SHT.	SANITARY SCHEDULE SHEET
D FLOOR	hdw. H.M. Horiz. Ht.	HARDWARE HOLLOW METAL HORIZONTAL HEIGHT	SIM. SPEC. S.S.	SIMILAR SPECIFICATION SERVICE SINK/STAINLESS STEEL
	I.D. INSUL. INT.	INSIDE DIAMETER INSULATION INTERIOR	STL. STD. STOR.	STEEL STANDARD STORAGE
OTING	LAV. LG.	JOINT LAVATORY LONG	STRUCT. SUSP. SW.	STRUCTORAL SUSPENDED SWITCH
R MINUTE	LLV. MAX. MECH.	LONG LEG VERTICAL MAXIMUM MECHANICAL	T. T&B TEL.	TREAD TOP AND BOTTOM TELEPHONE
) 	MET. MEZZ. M.I. MIN.	METAL MEZZANINE MISCELLANEOUS IRON MINIMUM	TERR. T&G THK. THRES.	TERRAZZO TONGUE AND GROOVE THICK/THICKNESS THRESHOLD
	MISC. M.O. N.I.C.	MISCELLANEOUS MASONRY OPENING NOT IN CONTRACT	T.O. T.O.F. T.O.S.	TOP OF TOP OF FOOTING TOP OF STEEL
	N.T.S. O.C. O.D.	NO SCALE NOT TO SCALE ON CENTER OUTSIDE DIAMETER	U/C U.N.O. U/S	UNDERCUT UNLESS NOTED OTHERWISE UNDERSIDE
	opng. opp. pl.g.	OPENING OPPOSITE PLATE GLASS	V.B. V.C.B. V.C.T.	VINYL BASE VINYL COBE BASE VINYL COMPOSITE TILE
	PL.S. PL. P-LAM. PLAS	PLATE STEEL PLATE PLASTIC LAMINATE PLASTER	V.I.F. V.S.B. VERT. WD	VERIFY IN FIELD VINYL STRAIGHT BASE VERTICAL
POSED	PREFAB. PROJ. PF. PT.	PREFABRICATED PROJECT POUNDS PER SQUARE FOOT PAINT/POINT	WD. WAINS. W.A. WD. WIN. WD.	WAINSCOT WATER CLOSET WOOD WINDOW WOOD
CED	R. R.A. R.B. R.C. R.F.	RISER RETURN AIR RUBBER BASE ROOF CONDUCTOR RUBBER FLOORING BEINEORCED/REINEORCING	WT. W.W.F. W.W.M.	WEIGHT WELDED WIRE FABRIC WOVEN WIRE MESH
	REQ'D. RFG. RM. R.S. R.T.	REQUIRED ROOFING ROOM ROOF SUMP RUBBER TILE		

NO.	DESCRIPTION
1	PERMITS
1	HISTORIC DISTRICT COMMISSION

DISCLAIMER: ALL CONDITIONS DEPICTED ARE BASED ON KNOWLEDGE DISCOVERED UPON FIELD MEASURE (OR CONVEYED BY OWNER). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AND OWNER OF ANY DISCOVERIES **EXPOSED UPON DEMOLITION / NEW CONSTRUCTION THAT DIFFER FROM CONDITIONS** DEPICTED HEREIN. REFER TO SITE SURVEY FOR SITE INFORMATION.



DATE
10-03-19
11-22-19

GENERAL SYMBOLS		
$\bigcirc$	SECTION WITH SECTION NUMBER & NAME	
	DETAIL WITH DETAIL NUMBER & NAME	
$\bigcirc$	WINDOW TYPE	
	DOOR TYPE	
	LEVEL WITH NAME & HEIGHT	
	REVISION	
	NORTH DESIGNATION	

SHEET LIST

BACK PORCH STAIR SECTION

COVER SHEET

FLOOR PLANS

ELEVATIONS

ELEVATIONS

SHEET NAME



## INTERIOR SCOPE OF WORK

1. REFURBISH ALL EXISTING APARTMENT UNIT DOORS. WHERE EXISTING DOORS ARE TOO DAMAGED TO BE REFURBISHED, THEY SHALL BE REPLACED WITH NEW DOORS TO BE1 3/4" SOLID BONDED WOOD CORE DOORS w/ SELF CLOSING HINGES & LEVER OPERATED, UNLESS THE EXISTING FRAMES WILL ONLY ACOMMODATE 1 3/8" DOORS.

2. REMOVE ALL CASEWORK, COUNTERTOPS, EQUIPMENT & FINISHES FROM EXISTING KITCHENS. INSPECT & REPAIR PLUMBING & ELECTRICAL SYSTEMS AS REQUIRED. INSTALL NEW GYPSUM WALL BOARD- PRIME & PAINT. FLOOR FINISH TO BE SELECTED BY OWNER. INSTALL NEW CABINETS & COUNTERTOPS. NEW APPLIANCES TO BE PROVIDED BY OWNER.

3. REMOVE ALL EXISTING BATHROOM FIXTURES & FINISHES. REPAIR UNDERLYING PLUMBING & ELECTRICAL SYSTEMS AS REQUIRED. INSTALL NEW FINISHES & FIXTURES -TO BE SELECTED BY OWNER.

4. REPAIR EXISTING PLASTER WHERE REQUIRED. CLEAN & PAINT ALL EXISTING APARTMENT UNITS.

## **GENERAL CONDITION NOTES:**

- 1. ALL CONTRACTORS SHALL VERIFY AND COORDINATE ALL DIMENSIONS ON DRAWINGS, AS WELL AS REVIEW AND COORDINATE PLANS WITH EXTERIOR BUILDING ELEVATIONS, SECTIONS, AND DETAILS BEFORE COMMENCING WITH THE WORK. IF DIMENSIONAL ERRORS OR CONFLICTS OCCUR BETWEEN PLANS, BUILDING ELEVATIONS, SECTIONS, AND DETAILS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTORS WHO FAIL TO VERIFY, REVIEW, AND COORDINATE THE WORK AND CONTRACTORS WHO SCALE DRAWINGS TO DETERMINE PLACEMENT OR PART(S) OF THE WORK, SHALL TAKE FULL RESPONSIBILITY SHOULD THAT PORTION OF THE WORK BE IMPROPERLY CONSTRUCTED.
- 2. CONTRACTOR TO PROVIDE PROTECTIVE MEASURES DURING CONSTRUCTION TO ENSURE THAT FROST DOES NOT PENETRATE BELOW FOOTINGS. MEASURES INCLUDE THICK STRAW BEDS, TARPING AND TEMPORARY HEAT AT ANY AREAS OF EXCAVATION BELOW GRADE.
- 3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, RULES AND REGULATIONS.
- 4. ASSUMED SOIL PRESSURE IS 3,000 PSF VERIFY CAPACITY BEFORE COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT IF LESS THAN THIS VALUE IS FOUND. OWNER SHALL BE RESPONSIBLE TO RETAIN A LICENSED SOIL ENGINEER FOR BORING AND RECOMMENDED DESIGN DATA.

#### DRAWING INFORMATION:

- 1. ARCHITECTURAL DOCUMENTS ESTABLISH THAT FIRST (MAIN) FLOOR LEVEL = ACTUAL ELEVATION (ASL)
- 2. FOR COORDINATION OF CIVIL DOCUMENTS: ARCHITECTURAL VALUE = CIVIL ENGINEERS VALUE AND INTERPOLATION SHALL BE REQUIRED BY CONTRACTORS FOR VALUE RELAVANT TO THE SITE.
- 3. EXTERIOR DIMENSIONS ARE MEASURED FROM FACE OF STUD WALL TO FACE OF STUD WALL. WINDOWS AND DOORS ARE DIMENSIONED TO CENTERS. U.N.O. OR WHERE C.M.U. DIMENSIONS ARE USED.

A6 )-

A-4.0

4. INTERIOR DIMENSIONS ARE MEASURED FACE OF STUD WALL TO FACE OF STUD WALLS. INTERIOR DOORS AND CASED OPENINGS ARE TO BE MIN. 6" OFF WALLS FOR TRIM ALLOWANCE U.N.O.

## FINISH NOTES

## PAINTING:

SURFACE PREPARATION AND APPLICATION.

**METALS -** ALL METAL SURFACES SHALL BE CLEAN AND FREE OF RUST, MILL SCALE, GREASE, OIL, DIRT AND OTHER FOREIGN MATTER. SURFACES MUST BE ABRADED WITH STEEL WOOL OR ABRASIVE PAPER PRIOR TO PRIME COAT. FINISHES TO BE GLOSS UNLESS NOTED OTHERWISE.

PLASTER- DEEP CRACKS MUST BE CUT OUT AND PATCHED BEFORE PRIMER AND PAINT ARE APPLIED. UNDERCUT PLASTER TO A 'V' GROOVE. AFTER PATCH DRIES AND IS SANDED SMOOTH, DUST COMPLETELY. PATCHED AREAS MUST BE SPOT PRIMED AND SCUFF SANDED BEFORE THEY ARE PAINTED. NEW PLASTER MUST BE DRY BEFORE IT IS PRIMED AND PAINTED.

**GYPSUM BOARD-** BE SURE ALL SCREW HEADS ARE SET BELOW THE SURFACE AND SPACKLED OVER. JOINTS SHOULD BE TAPED AND COVERED WITH SUITABLE JOINT COMPOUND. SAND SMOOTH AND DUST WELL BEFORE PRIMING. GYPSUM BOARD SHOULD BE FINISHED TO A LEVEL 4 FINISH UNLESS NOTED OTHERWISE.

CONCRETE & MASONRY- SURFACE SHALL BE 'AGED' BEFORE PAINTING. AGING ALLOWS ALKALI TO LEACH OUT OF CEMENT PRODUCTS AND MOISTURE TO ESCAPE. CONCRETE PRODUCTS SHALL BE FILLED BY APPLYING LATEX BLOCK FILLER. PROVIDE SATIN CLEAR SEALERS ON CONCRETE SURFACES AS NOTED.

WOOD FINISHES- PROVIDE FINISH SANDING TO REPAIR MINOR DEFECTS IN ALL FINISHED LUMBERS. PATCH MAJOR DEFECTS WITH PROPER WOOD FILLERS. FILLER/SEALER IS USED TO FILL POURS OF OPEN GRAINED WOODS SO THAT STAINS AND VARNISHES WILL DRY EVENLY. APPLY MINIMUM TWO (2) COATS OF CLEAR VARNISH, LIGHTLY SAND OR STEEL WOOL AFTER EACH COAT. ON OPAQUE FINISHES PROVIDE 'KILZ' (OR EQUAL) PRIMER AFTER SANDING. SURFACES PRECIOUSLY COATED WITH GLOSS PAINTS DILUTED WITH PENETROL PER ARCHITECTS DIRECTION. PREPARE TEST STRIPS FOR ALL SPECIAL AND TEXTURED PAINT TO BE APPROVED BY ARCHITECT.

TYPICAL FINISH

#### CEILINGS - FLAT WALLS - SATIN OR EGGSHELL

TRIM - SEMI GLOSS; W/CLEAR VARNISH OR POLYURETHANE METALS - GLOSS; W/CLEAR VARNISH OR POLYURETHANE

GENERAL EXTERIOR FINISH NOTES:

A. ALL CONSTRUCTION TO COMPLY WITH THE LOCAL BUILDING CODES AND ORDINANCES FOR MATERIAL REQUIREMENTS AND PERFORMANCE.

B. ALL MATERIALS WITHIN 8" OF GRADE SHALL BE OF NON-ROTTING COMPOSITION PER CODE.C. VERIFY ALL SELECTIONS WITH OWNER PRIOR TO ORDER AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.

## SIDING/TRIMS:

- A. WHERE OWNER SELECTS PAINTED SIDING OR TRIMS, PROVIDE SAMPLE/MOCK-UP PRIOR TO PAINT ORDER. ALL EXTERIOR PAINTED ELEMENTS SHALL BE PREPARED, CAULKED, PRIMED AND PAINTED PER INDUSTRY STANDARDS WITH OIL BASE FINISHES OR APPROVED EQUAL.
- B. GUTTERS AND DOWNSPOUTS, SHALL BE VERIFIED WITH OWNER AND COORDINATED WITH ROOFING AND WINDOW COLOR SELECTIONS. UNLESS DESIGN INTENT CONVEYS OTHERWISE, DOWNSPOUTS SHALL MATCH FAÇADE COLOR THEY ARE MOUNTED TO.
- C. ALL EXTERIOR SEALANTS SHALL MATCH COLOR OF MATERIALS THEY ABUT AND SHALL HAVE U. V. INHIBITORS. USE 'SOLAR SEAL' OR APPROVED EQUAL.















## MASONRY REPAIR NOTES

FROM THE ARCHITECT.

WITH A BRICK HAMMER.

REPAIRED AS DIRECTED BY THE ARCHITECT.

FOR HISTORIC BRICK AND STONE WORK. SUBMIT

TO ARCHITECT FOR REVIEW AND APPROVAL.

## HUBBARD APARTMENTS - SCOPE OF WORK

A1 REMOVE EXISTING PAINTED PLYWOOD INFILL WHERE P-TAC UNITS WERE PREVIOUSLY REMOVED. INFILL OPENINGS WITH BRICK UNITS TO MATCH THE EXISTING SURROUNDING HISTORIC BRICKWORK. SUBMIT SAMPLE TO ARCHITECT FOR REVIEW AND APPROVAL. REFER TO MASONRY REPAIR NOTES FOR FURTHER INFORMATION.

A2 REMOVE EXISTING PAINTED PLYWOOD INFILL WHERE P-TAC UNITS WERE PREVIOUSLY REMOVED. INSTALL NEW P-TAC UNITS AND LOUVERS. LOUVERS SHALL MATCH THE COLOR OF THE SURROUNDING MASONRY. SUBMIT COLOR SAMPLE TO ARCHITECT FOR

A3 SAW CUT OPENINGS IN EXISTING TRIPLE WYTHE MASONRY WALL AS REQUIRED TO INSTALL NEW LOUVERS FOR NEW P-TAC UNITS. LOUVERS SHALL MATCH THE COLOR OF THE SURROUNDING MASONRY. SUBMIT COLOR SAMPLE TO ARCHITECT FOR REVIEW AND APPROVAL. COORDINATE FINAL SIZE AND LOCATION OF OPENING WITH MECHANICAL

A4 INSPECT ENTIRE BRICK FACADE. REMOVE DETERIORATED MORTAR AND TUCK POINT AS REQUIRED. REFER TO MASONRY REPAIR NOTES FOR FURTHER INFORMATION.

A6 DEMOLISH EXISTING STRUCTURALLY-DEFICIENT WOOD EXTERIOR STAIR. CONSTRUCT

A7 REMOVE NON-HISTORIC METAL AWNINGS AT ALL LOCATIONS WHERE THEY EXIST.

RIC FRONT D POSED HARD

VAL UPON 9

A8 INSTALL GLASS BLOCK WINDOWS AT FIRST FLOOR OPENINGS. GLASS BLOCK SHALL BE INSET WITHIN THE OPENING TO PROVIDE A MINIMUM REVEAL OF 1" BETWEEN THE FACE

(A7)-(A2)-ORE AND PROVIDE HARDWARE ISTORIC DISTRICT ( **/IMISSION STAF** 

ALL EXTERIOR ELEVATIONS SHALL UNDERGO COMPLETE BRICK AND STONE CLEANING USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY. PAY SPECIAL ATTENTION TO AREAS OF EXCESS SOILING. ALL MASONRY CLEANING SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS. DO NOT USE ABRASIVE CLEANING METHODS WITHOUT DIRECTION

REMOVE ALL LOOSE BRICK, STONE, MORTAR, AND OTHER DELETERIOUS MATERIALS; LOOSE MATERIALS ARE ITEMS WHICH CAN BE REMOVED BY HAND OF BY A LIGHT SWING

RECONSTRUCT OR REMOVE BRICK AND STONE WALL AREAS NOTED ON THE DRAWINGS. RECONSTRUCT BRICK WALLS AND STONE WHERE THE EXISTING MASONRY CANNOT BE

MORTAR USED FOR ALL REPAIR AND RECONSTRUCTION WORK SHALL BE COMPATIBLE WITH THE EXISTING HISTORIC BRICK AND STONE. USE ONLY HIGH-LIME CONTENT MORTAR

TUCKPOINTING REQUIREMENTS: REPAIR ALL AREAS WHERE THE CRACKS IN UNITS ARE 1/8 INCH OR WIDER. SAW CUT AND REMOVE ALL CRACKED MORTAR TO 1 INCH DEPTH MINIMUM OR UNTIL SOUND MORTAR IS REACHED. REMOVE BROKEN UNITS AND INSTALL NEW WHOLE UNITS WHERE REQUIRED, TUCKPOINT MORTAR INTO PREPARED JOINTS. TOOL JOINTS TO MATCH ORIGINAL MORTAR PROFILES. CLEAN WALL WITH MURIATIC ACID.

MECHANICAL STITCHING REQUIREMENTS: ROUTE FACE OF WIDE CRACKS INTO A V-SHAPE. EMBED STAINLESS STEEL STICH PINS INTO THE STONE SURFACE. PATCH RESULTING PIN HOLES AND CRACK SURFACE TO MATCH SURROUNDING STONEWORK.

PATCHING REQUIREMENTS: PREPARE SMALL AREAS OF DETERIORATED OR SPALLED STONE FOR PATCHING. IDENTIFY APPROPRIATE LOCATIONS FOR SUPPORT PINS WHERE NECESSARY. KEEP PINS CLEAN AND FREE OF ADHESIVE OR EPOXY. PATCH MATERIALS SHALL BE WEAKER THAN THE STONE SUBSTRATE. MATCH THE COLOR AND TEXTURE OF THE PATCHING MATERIAL TO THE EXISTING STONE, MIXING IN COLORED SAND AND WITH GROUND STONE AS REQUIRED. PRESSING STONE DUST AND CHIPS INTO THE SURFACE OF THE PATCH TO BLEND THE REPAIR AREA WITH THE SURROUNDING MASONRY. TO ACHIEVE AN ACCURATE MATCH, ARTIFICIAL COLORANTS MAY BE USED, ALTHOUGH THESE MAY FADE OR CHANGE SLIGHTLY IN APPEARANCE OVER TIME. PATCHING MATERIAL SHALL BE APPLIED PAST THE STONE SURFACE, TO FACILITATE FINISH CARVING ONCE THE PATCH HAS SET. SUBMIT SAMPLES, MSDS, AND PRODUCT SPECIFICATIONS OR SHEETS OF PROPOSED PATCHING MATERIALS TO ARCHITECT FOR REVIEW AND APPROVAL.

DUTCHMAN REPAIR REQUIREMENTS: REPLACE THE MISSING PORTIONS OF A CHIPPED OR BROKEN STONE UNIT WITH A NEWLY CARVED PIECE OF STONE WHERE SO IDENTIFIED. REPAIR STONE SHALL MATCH THE HUE AND TEXTURE OF THE EXISTING MASONRY. SECURED WITH ADHESIVE, SET WITH PINS, OR SET IN MORTAR AS APPROPRIATE. TO MAINTAIN THE APPEARANCE OF A CONTINUOUS STONE UNIT, THE JOINT BETWEEN THE REPAIR PIECE AND THE EXISTING STONE SHALL BE AS NARROW AS POSSIBLE. SUBMIT STONE SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL.

STONE REPLACEMENT REQUIREMENTS: REPLACE THE MISSING, DAMAGED, OR BROKEN STONE UNITS WITH A NEWLY CARVED PIECE OF STONE WHERE SO IDENTIFIED. REPLACEMENT STONE UNITS SHALL MATCH THE HUE AND TEXTURE OF THE EXISTING MASONRY. SET WITH PINS, OR SET IN MORTAR AS APPROPRIATE. SUBMIT STONE SAMPLES



## HUBBARD APARTMENTS - SCOPE OF WORK

- REVIEW AND APPROVAL
- CONTRACTOR.
- WINDOWS.
- NEW WOOD EXTERIOR STAIR PER PLANS.
- OF BRICK AND THE FACE OF THE GLASS BLOCK UNITS.
- FOR REVIEW AND APPROVAL UPON SELECTION.

## MASONRY REPAIR NOTES

ALL EXTERIOR ELEVATIONS SHALL UNDERGO COMPLETE BRICK AND STONE CLEANING USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY. PAY SPECIAL ATTENTION TO AREAS OF EXCESS SOILING. ALL MASONRY CLEANING SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS. DO NOT USE ABRASIVE CLEANING METHODS WITHOUT DIRECTION FROM THE ARCHITECT.

REMOVE ALL LOOSE BRICK, STONE, MORTAR, AND OTHER DELETERIOUS MATERIALS; LOOSE MATERIALS ARE ITEMS WHICH CAN BE REMOVED BY HAND OF BY A LIGHT SWING WITH A BRICK HAMMER.

RECONSTRUCT OR REMOVE BRICK AND STONE WALL AREAS NOTED ON THE DRAWINGS. RECONSTRUCT BRICK WALLS AND STONE WHERE THE EXISTING MASONRY CANNOT BE REPAIRED AS DIRECTED BY THE ARCHITECT.

MORTAR USED FOR ALL REPAIR AND RECONSTRUCTION WORK SHALL BE COMPATIBLE WITH THE EXISTING HISTORIC BRICK AND STONE. USE ONLY HIGH-LIME CONTENT MORTAR FOR HISTORIC BRICK AND STONE WORK. SUBMIT

TUCKPOINTING REQUIREMENTS: REPAIR ALL AREAS WHERE THE CRACKS IN UNITS ARE 1/8 INCH OR WIDER. SAW CUT AND REMOVE ALL CRACKED MORTAR TO 1 INCH DEPTH MINIMUM OR UNTIL SOUND MORTAR IS REACHED. REMOVE BROKEN UNITS AND INSTALL NEW WHOLE UNITS WHERE REQUIRED, TUCKPOINT MORTAR INTO PREPARED JOINTS. TOOL JOINTS TO MATCH ORIGINAL MORTAR PROFILES. CLEAN WALL WITH MURIATIC ACID.

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PATCHING REQUIREMENTS: PREPARE SMALL AREAS OF DETERIORATED OR SPALLED STONE FOR PATCHING. IDENTIFY APPROPRIATE LOCATIONS FOR SUPPORT PINS WHERE NECESSARY. KEEP PINS CLEAN AND FREE OF ADHESIVE OR EPOXY. PATCH MATERIALS SHALL BE WEAKER THAN THE STONE SUBSTRATE. MATCH THE COLOR AND TEXTURE OF THE PATCHING MATERIAL TO THE EXISTING STONE, MIXING IN COLORED SAND AND WITH GROUND STONE AS REQUIRED. PRESSING STONE DUST AND CHIPS INTO THE SURFACE OF THE PATCH TO BLEND THE REPAIR AREA WITH THE SURROUNDING MASONRY. TO ACHIEVE AN ACCURATE MATCH, ARTIFICIAL COLORANTS MAY BE USED, ALTHOUGH THESE MAY FADE OR CHANGE SLIGHTLY IN APPEARANCE OVER TIME. PATCHING MATERIAL SHALL BE APPLIED PAST THE STONE SURFACE, TO FACILITATE FINISH CARVING ONCE THE PATCH HAS SET. SUBMIT SAMPLES, MSDS, AND PRODUCT SPECIFICATIONS OR SHEETS OF PROPOSED PATCHING MATERIALS TO ARCHITECT FOR REVIEW AND APPROVAL.

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STONE REPLACEMENT REQUIREMENTS: REPLACE THE MISSING, DAMAGED, OR BROKEN STONE UNITS WITH A NEWLY CARVED PIECE OF STONE WHERE SO IDENTIFIED. REPLACEMENT STONE UNITS SHALL MATCH THE HUE AND TEXTURE OF THE EXISTING MASONRY. SET WITH PINS, OR SET IN MORTAR AS APPROPRIATE. SUBMIT STONE SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL.

A1 REMOVE EXISTING PAINTED PLYWOOD INFILL WHERE P-TAC UNITS WERE PREVIOUSLY REMOVED. INFILL OPENINGS WITH BRICK UNITS TO MATCH THE EXISTING SURROUNDING HISTORIC BRICKWORK. SUBMIT SAMPLE TO ARCHITECT FOR REVIEW AND APPROVAL. REFER TO MASONRY REPAIR NOTES FOR FURTHER INFORMATION.

A2 REMOVE EXISTING PAINTED PLYWOOD INFILL WHERE P-TAC UNITS WERE PREVIOUSLY REMOVED. INSTALL NEW P-TAC UNITS AND LOUVERS. LOUVERS SHALL MATCH THE COLOR OF THE SURROUNDING MASONRY. SUBMIT COLOR SAMPLE TO ARCHITECT FOR

A3 SAW CUT OPENINGS IN EXISTING TRIPLE WYTHE MASONRY WALL AS REQUIRED TO INSTALL NEW LOUVERS FOR NEW P-TAC UNITS. LOUVERS SHALL MATCH THE COLOR OF THE SURROUNDING MASONRY. SUBMIT COLOR SAMPLE TO ARCHITECT FOR REVIEW AND APPROVAL. COORDINATE FINAL SIZE AND LOCATION OF OPENING WITH MECHANICAL

A4 INSPECT ENTIRE BRICK FACADE. REMOVE DETERIORATED MORTAR AND TUCK POINT AS REQUIRED. REFER TO MASONRY REPAIR NOTES FOR FURTHER INFORMATION.

A5 RESTORE EXISTING HISTORIC WOOD WINDOWS. CONTRACTOR SHALL FOLLOW THE BEST PRACTICES SET FORTH IN THE NATIONAL PARK SERVICE PRESERVATION BRIEF NO. 9: THE REPAIR OF HISTORIC WOODEN WINDOWS. REMOVE ALL EXISTING ALUMINUM STORM

A6 DEMOLISH EXISTING STRUCTURALLY-DEFICIENT WOOD EXTERIOR STAIR. CONSTRUCT

A7 REMOVE NON-HISTORIC METAL AWNINGS AT ALL LOCATIONS WHERE THEY EXIST.

A8 INSTALL GLASS BLOCK WINDOWS AT FIRST FLOOR OPENINGS. GLASS BLOCK SHALL BE INSET WITHIN THE OPENING TO PROVIDE A MINIMUM REVEAL OF 1" BETWEEN THE FACE

A9 INSPECT EXISTING HISTORIC FRONT DOORS. RESTORE AND PROVIDE NEW HARDWARE. CLIENT WILL SUBMIT PROPOSED HARDWARE TO HISTORIC DISTRICT COMMISSION STAFF

















## **GENERAL EXTERIOR STAIR & RAMP NOTES**

- 1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO PROCEEDING WITH WORK. VERIFY RAMP LENGTH BASED ON FIELD DIMENSIONS. MAXIMUM RAMP LENGTH BETWEEN LANDINGS IS 30'-0" AND MAXIMUM RAMP SLOPE IS 1" PER FOOT PER CODE. ALL LANDINGS SHALL ACCOMMODATE A 5'-0" CLEAR WHEELCHAIR TURNING RADIUS PER ADA.
- 2. ALL LUMBER SHALL BE GRADE #2 HEM-FIR, DOUGLAS-FIR, OR BETTER AND SHALL BE PRESSURE TREATED TO RESIST INSECT AND DRY ROT IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS' ASSOCIATION STANDARDS (CATEGORY). THE PRESSURE-TREATMENT CATEGORY IDENTIFIEDBELOW WILL BE IDENTIFIED ON THE LUMBER. THE LEVEL OF TREATMENT DEPENDS ON THE USE AS FOLLOWS:
  - A. DECKING MATERIAL, RAILINGS, JOISTS, AND BEAMS MUST BE TREATED TO A CATEGORY UC3B.
  - B. POSTS AND OTHER WOODS LOCATED ON, IN, OR IN CONTACT WITH THE GROUND MUST BE A CATEGORY UC4B.
  - C. ANY WOOD LESS THAN SIX INCHES ABOVE THE GROUND OR IN CONTACT WITH CONCRETE MUST BE A CATEGORY UC4A.
  - TREAT FIELD-CUT ENDS OF THE WOOD WITH A PAINT-ON PRESERVATIVE. CUT ENDS EXPOSE THE INNER UNTREATED WOOD TO POTENTIAL MOISTURE AND INSECT DAMAGE.
- 4. ALL SCREWS AND NAILS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

3.

- 5. ALL HARDWARE (JOIST HANGERS, CAST-IN-PLACE POST ANCHORS, ETC.) SHALL BE GALVANIZED WITH 1.85 OZ/SF OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL.
- 6. THRU-BOLTS SHALL HAVE A MINIMUM DIAMETER OF 1/2". LEAD (PILOT) HOLES FOR THRU-BOLTS SHALL BE 17/32" TO 9/16" IN DIAMETER. THRU-BOLTS MUST BE EQUIPPED WITH WASHERS AT THE BOLT HEAD AS WELL AS THE NUT. THRU-BOLTS ARE THOSE WHERE A HOLE IS DRILLED ALL THE WAY THROUGH THE WOOD MEMBERS AND A NUT AND WASHER ARE ATTACHED TO COMPLETE THE CONNECTION.
- 7. ALL DECKING MATERIAL SHALL BE COMPOSED FIVE QUARTER ("5/4") WOOD BOARDS. ATTACH DECKING TO EACH JOIST WITH TWO 10D NAILS OR TWO #8 SCREWS. DECKING MUST HAVE A SPAN LENGTH SUCH THAT EACH BOARD BEARS ON A MINIMUM OF TWO JOISTS. THE MAXIMUM SPACING OF JOISTS FOR 5/4" MATERIAL IS 16 INCHES WHEN PERPENDICULAR TO JOISTS AND 12 INCHES WHEN DIAGONAL TO JOISTS.
- 8. COMPOSITE DECKING PRODUCTS MAY BE USED AS A SUBSTITUTE FOR CONVENTIONAL WOOD DECKING, BUT INSTALLATION AND SPAN LENGTHS OF THE SUBSTITUTED MATERIAL MUST BE IN STRICT CONFORMANCE WITH THE PRODUCT LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 9. EASE AND SAND ALL WOOD EDGES AND SURFACES TO CREATE A SMOOTH SURFACE AND AVOID SPLINTERS.
- 10. EXTERIOR WOOD TO BE PAINTED SHALL RECEIVE ONE COAT OF OIL-BASED PRIMER AND TWO COATS OF LATEX EXTERIOR PAINT. WOOD MUST BE PROPERLY DRIED PRIOR TO PAINTING. ALL PRESSURE TREATED WOOD TO BE PAINTED SHALL CURE A MINIMUM OF 6 MONTHS PRIOR TO PRIMING AND PAINTING

## **EXTERIOR FINISH NOTES**

- 1. ALL WOOD GUARD RAILS, INCLUDING BALUSTERS, TOP RAILS, AND BOTTOM RAILS, SHALL BE PAINTED IN ACCORDANCE WITH THE DETROIT HISTORIC DISTRICT COMMISSION'S APPROVED COLORS FOR THE BUILDING AFTER PROPER CURING OF PRESSURE TREATED WOOD.
- 2. ALL WOOD DECKING SHALL BE TREATED WITH AN EXTERIOR GRADE ANTI-SLIP OIL FINISH DESIGNED FOR INCREASING THE COEFFICIENT OF FRICTION FOR EXTERIOR DECKS AND STAIR WALKING SURFACES. PAINT IS NOT RECOMMENDED FOR DECKING WEAR SURFACES DUE TO ON GOING MAINTENANCE CONCERNS.
- 3. ALL METAL RAILINGS SHALL BE FACTORY FINISHED BLACK.





Home > < Residential & Light Commercial > PTAC - Heating & Cooling



# **PTAC - Heating & Cooling**

## PTAC Units

LG 42" Packaged Terminal Air Conditioner, 208/230V, Heat/Cool, R-410A. Power cord purchase is required for heating. Available models: LP073CDUC, LP093CDUC, LP123CDUC, LP153CDUC Power Cord models: AYYUH2115, AYUH2120, AYUH2130

## Details

Overview	Benefits & Features
----------	---------------------

LG 42" Packaged Terminal Air Conditioner, 208/230V, Heat/Cool, R-410A. Power cord purchase is required for heating.

## Models

	Voltage	BTU (Cooling / Heating)
Model Number	-select- ▼	9,500 Btu/h 🔻
		Leave a message

12/10/2019	Produc	т Туре
Model Number	Voltage -select- ▼	BTU (Cooling / Heating) 9,500 Btu/h 🔻
LP093CDUC	208-230V	9,500 Btu/h

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## **Features**

## **Overview for LG AYAGALB01A**

**Overview for LG AYAGALB01A**AYAGALB01A PTAC Architecture Grille Dark Bronze. LG Electronics USA Commercial Air Conditioning business is a leading player in the global air conditioning market, manufacturing both commercial and residential air conditioners and providing total sustainability and building management solutions. From consumer units to commercial air conditioning systems, LG provides a wide range of innovative products for

4.4 ★★★★★ Google Customer Reviews

l air conditioning. : LG AYAGALB01A



• The manufacturer model number(s): LG AYAGALB01A

## **Specifications**

#### **General Information**

Туре	Grille
Color	Dark Bronze
UPC	048231357678

## Dimensions

Product Height	16 Inches
Product Width	42 Inches
Product Weight	17 Pounds

#### **Warranty Information**

Parts Warranty	90 Days

## **Reviews**

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## LG PTAC Brochure

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Dive Chat Offline

From:	Shane Overbey
То:	Brendan Cagney
Subject:	Re: 1241 Hubbard - PTAC question
Date:	Friday, January 3, 2020 3:17:56 PM
Attachments:	image001.png
To: Subject: Date: Attachments:	Brendan Cagney Re: 1241 Hubbard - PTAC question Friday, January 3, 2020 3:17:56 PM image001.png

The units will be 36" wide and they willnot protrude from the face of the brick. We have not picked a color yet for the stairs, but I imagine we will go with something that blends in with the building well.

Shane Overbey 313-909-0477 406-270-1991cell

On Fri, Jan 3, 2020, 3:13 PM Brendan Cagney <<u>cagneyb@detroitmi.gov</u>> wrote:

Hey Shane,

Real quick questions re:1241 Hubbard

1. The info you submitted shows that the proposed LG PTAC model is 18" tall, but can you provide a dimension as to how wide it will be?

Also, can you verify if it will or will not protrude from the brick exterior?

2. Can you confirm the finish color for the new stairs? It says they will be painted... The Commission will ask.

Thank you + Happy New Year!

## **Brendan Cagney**

Historic Preservation Staff Detroit Planning & Development Dept. Coleman A. Young Municipal Center 2 Woodward Avenue, Suite 808 Detroit MI, 48226

313-224-4803

www.detroitmi.gov/hdc cagneyb@detroitmi.gov

Michael E. Duggan, Mayor



## HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT

PLANNING & DEVELOPMENT DEPARTMENT 2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226 DATE: 1(-11-19

PROPERTY INFORMATION				
ADDRESS: 1241 HUBBARD	AKA: HUP	GALD		
HISTORIC DISTRICT: 5W				
APPLICANT IDENTIFICATION				
Property Owner/ Homeowner	Tenant or Business Occupant	Architect/ Engineer/ Consultant		
NAME: SHANE OVERDEY COMPANY	Y NAME: BRTI	SAN CONTRACTING		
ADDRESS: 535 FRIG NOLD GTE 111-195 CITY: UT	POITSTAT	E: MI ZIP: UP26		
PHONE: 406-270-1991 MOBILE:	EMAI	L: GHOVEPEY O I-MAIL. COM		
PROJECT REVIEW REQUEST CHECKLIST				
Please attach the following documentation to your reque	est:			
<b>Photographs</b> of ALL sides of existing building or sit	:e	Based on the scope of work, additional		
<b>Detailed photographs</b> of location of proposed wor (photographs to show existing condition(s), design, c	I documentation may be required.			
Description of existing conditions (including materials and design)				
<b>Description of project</b> (if replacing any existing material(s), include an explanation as to why replacementrather than repairof existing and/or construction of new is required)				
Detailed scope of work (formatted as bulleted list)				
<b>Brochure/cut sheets</b> for proposed replacement material(s) and/or product(s), as applicable				
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