



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2026-00381

Effective Date: 08/21/26

Project Address: 3418, 3422 and 3426 John R

Issued to: Steven Flum RA
3105 Holbrook, Holbrook
HAMTRAMCK, MI 48212

Historic District: Brush Park

Description of Work:
(continued on next page)

As per the attached, submitted documents:
Demolish select walls at the rear; erect addition; and rehabilitate building and three units.

With the Conditions that:
(continued on next page)

The Certificate of Appropriateness is issued with the following conditions:

1. The applicant will propose an alternate cladding material and color to more closely reflect the district's Elements of Design and the nearby context in terms of architectural features, materials, and color; the applicant will revise the detailing at the parapet line of the rooftop addition to de-emphasize the addition's height; the applicant will propose simpler balcony posts (in a material other than polyurethane); and the applicant will propose a simpler balcony guardrail, all for staff review and approval, with the goal that the rear addition/rooftop addition will be simplified and more deferential to the historic primary facades.
2. Where historic windows had a cottage-style configuration, that configuration and those proportions will be preserved in any replacements.
3. For masonry cleaning, the cleaning agent (if any), rinse specifications, and proposed pressure will be shared with staff for review and approval. Photos of proposed replacement bricks next to historic bricks will be provided for staff review and approval. Mortar composition, color, joints, and tooling will match historic.

Application Number: HDC2026-00381

Description of Work:

No continuation needed

With the Conditions that:

No continuation needed

COA

Pursuant to Section 5 of the Michigan Local Historic District Act, as amended, being MCL 399.205 and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, the Detroit Historic District Commission has duly reviewed the above referenced application at a Public Meeting held on **08/12/26** and hereby issues a Certificate of Appropriateness for the work described above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design.

For the Commission:



Garrick Landsberg
Director of Staff, Historic District Commission



PSR: Ellen

260821et

Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2026-00381

PROPERTY INFORMATION

ADDRESS(ES): 3418, 3422 and 3426 John R

HISTORIC DISTRICT: Brush Park

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|--|--|--------------------------------|
| ☒ Windows/
Doors | ☒ Walls/
Siding | ☒ Painting | ☒ Roof/Gutters/
Chimney | ☒ Porch/Deck/Balcony | ☐ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☒ Addition | ☒ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Exterior and interior renovation of three attached townhouses. Replacement of roof cornice and parapet wall based on historic photographs. Replacement of exterior doors and windows. Replacement of the roof and addition of roof access structure and patio. New rear addition with garage and balconies above. Interior complete renovation including mechanical, electrical and plumbing. Site improvements.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Steven Flum RA

COMPANY NAME: Steven C. Flum, Inc.

ADDRESS: 3105 Holbrook, Holbrook

CITY: HAMTRAMCK

STATE: MI

ZIP: 48212

PHONE: +1 (313) 831-2844

EMAIL: SFLUM@STEVENCFUM.COM

I AGREE TO AND AFFIRM THE FOLLOWING:

- | | |
|-------------------------------------|--|
| ☒ | I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application. |
| ☒ | I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work. |
| ☒ | I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent. |
| ☒ | As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531 |

Signed by:

Steven Flum RA

01F13EF84B08483...

SIGNATURE

07/20/2026

DATE

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

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

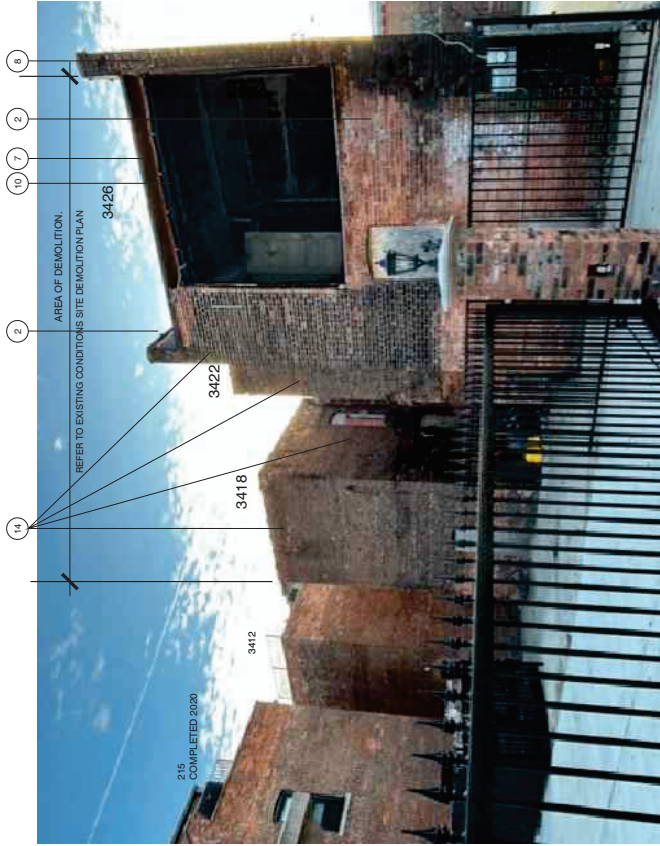
ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	N/A
--	-----

GENERAL

1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i>	
2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i>	
4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i>	
5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i>	

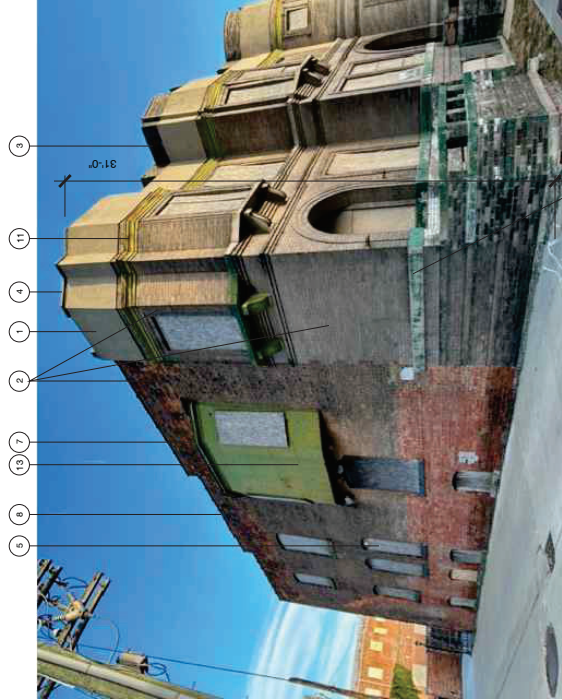
ADDITIONAL DETAILS

6. WINDOWS/DOORS Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)	
8. SITE IMPROVEMENTS If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.	



EAST ELEVATION- REAR

NO SCALE



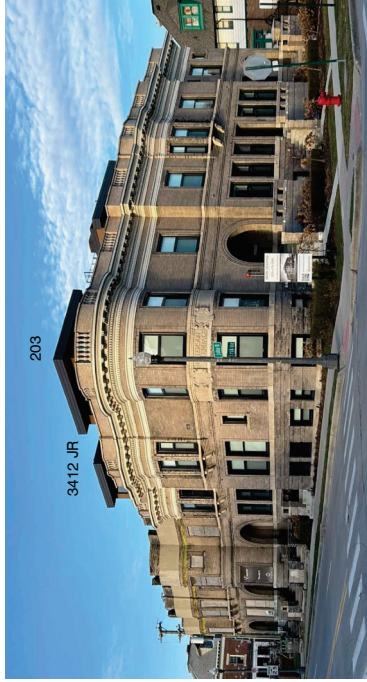
3426 JOHN R- NORTH ALLEY ELEVATION

NO SCALE

KEYED NOTES
Facade Demolition Scope

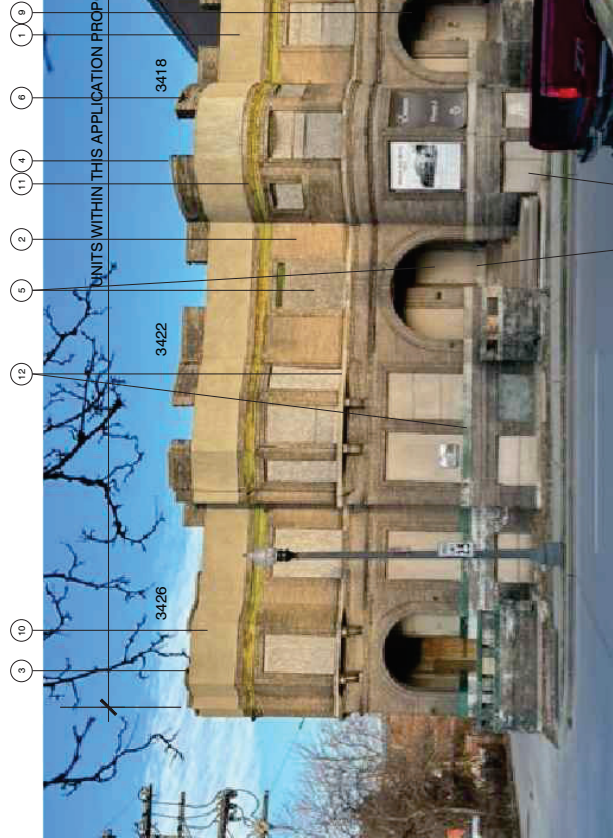
NOTE:
THIS SHEET DENOTES THE
OVERALL FACADE EXISTING
CONDITIONS. THE WORK
IS PRELIMINARY REVIEW
ONLY. SPECIFIC ELEVATIONS
NEW WORK ARE INCLUDED WITHIN
PRELIMINARY REVIEW SET.

- EXISTING FACADE DEMOLITION TO BE COMPLETED BY 10/15/2026. NEW FACADE TO BE COMPLETED BY 10/15/2026. NEW FACADE TO BE COMPLETED BY 10/15/2026.
- CLEAN ALL EXISTING MASONRY BY 10/15/2026. NEW FACADE TO BE COMPLETED BY 10/15/2026. NEW FACADE TO BE COMPLETED BY 10/15/2026.
- EXISTING MASONRY PARAPET KNEEWALL TO BE REBUILT WITH EXISTING MASONRY WHERE PREPARED DUE TO FIRE DAMAGE.



NORTHWEST ELEVATION- 2026

NO SCALE



WEST ELEVATION- OVERALL FACADE JOHN R STREET

NO SCALE

- EXISTING STONE PARAPET TO BE DEMOLISHED AND REBUILT WITH NEW FACADE TO BE COMPLETED BY 10/15/2026. NEW FACADE TO BE COMPLETED BY 10/15/2026.
- EXISTING DOOR AND WINDOW FRAMES TO BE REMOVED FROM MASONRY OPENING AND REBUILT WITH NEW FACADE TO BE COMPLETED BY 10/15/2026. NEW FACADE TO BE COMPLETED BY 10/15/2026.
- EXISTING WOOD FRAMING IN PLACE TO BE REMOVED ENTIRELY THIS AREA BRACE AND REBUILT WITH EXISTING MASONRY WHERE PREPARED DUE TO FIRE DAMAGE.
- EXISTING BRICK MASONRY WALLS DESIGNATED FOR DEMOLITION. NEW FACADE TO BE COMPLETED BY 10/15/2026. NEW FACADE TO BE COMPLETED BY 10/15/2026.
- EXISTING BRICK MASONRY WALLS DESIGNATED FOR DEMOLITION. NEW FACADE TO BE COMPLETED BY 10/15/2026. NEW FACADE TO BE COMPLETED BY 10/15/2026.

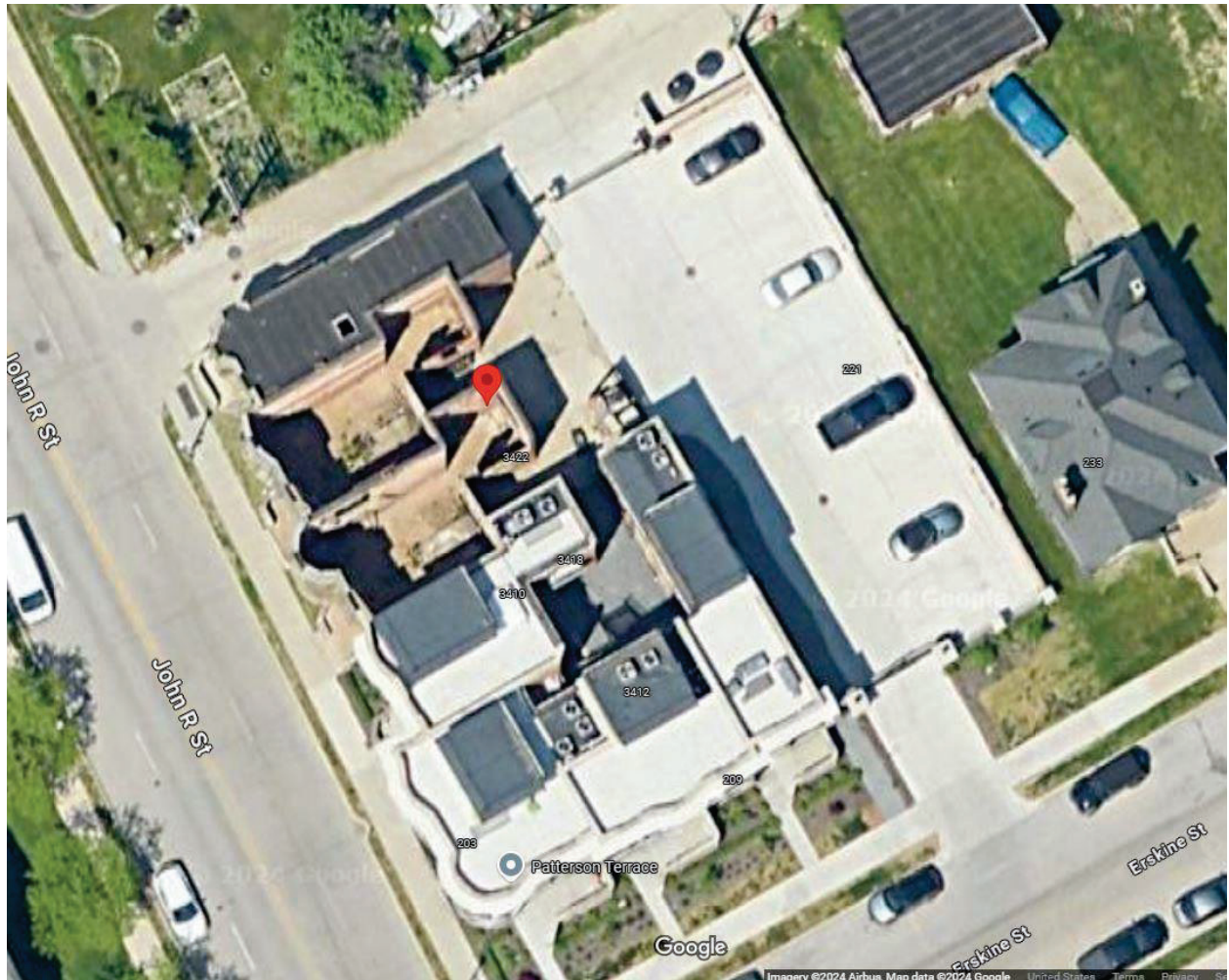
PATTERSON
TERRACE
TOWNHOMES
ENCORE
JOHN R AT ERSKINE AVE.
3418, 3422 & 3426 JOHN R.
DETROIT
MICHIGAN

STEVEN C. FLUM, INC.
architecture urban planning
11111 E. 11th Ave., Suite 200
Detroit, MI 48202
Tel: 313.831.2848 Web: scflum.com

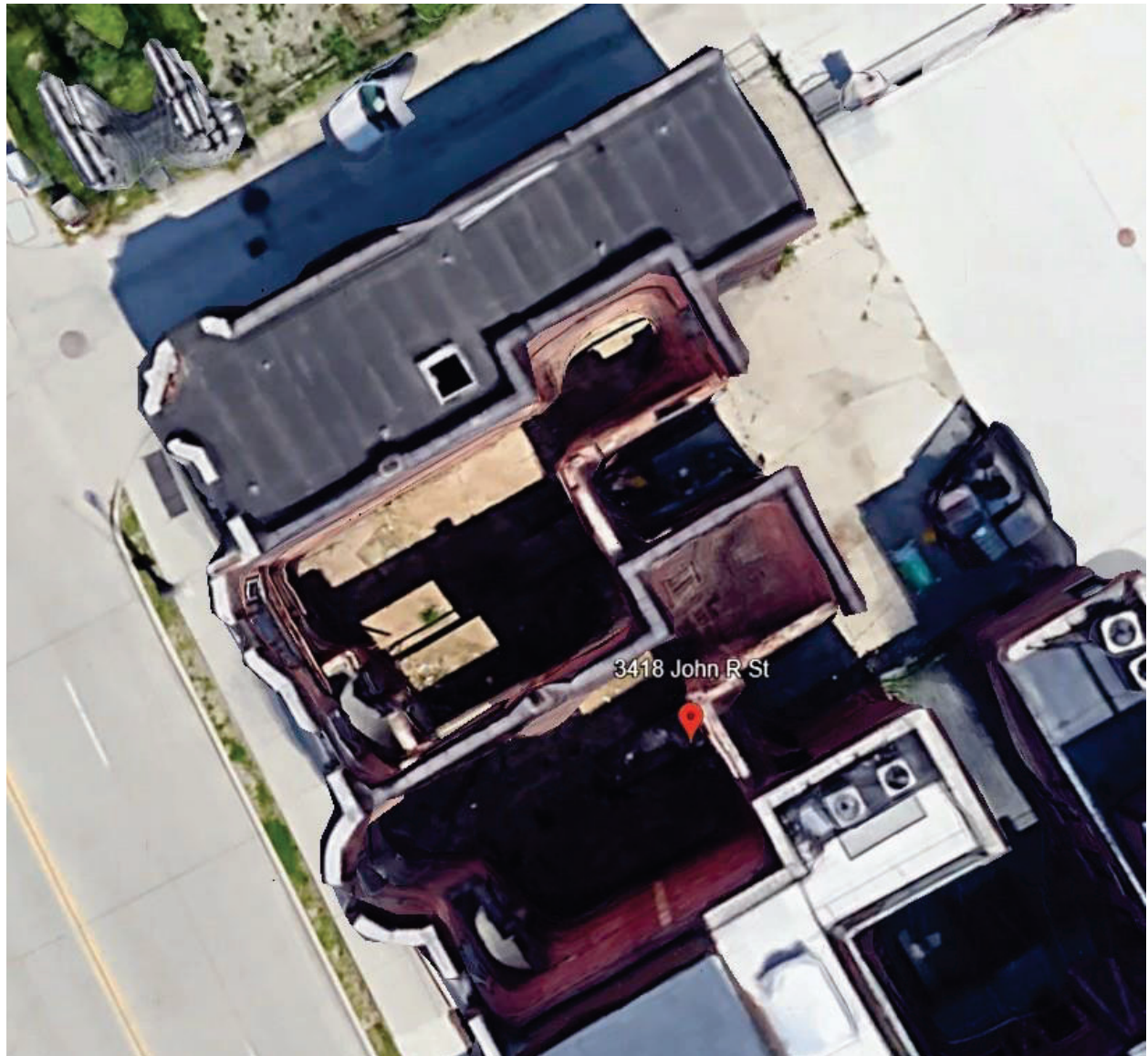
© SCF, Inc. SEPT 2015		
REV.	DESCRIPTION	DATE
	CITY PPA REVIEW	10/15/2024
	3 TOWNHOME REVIEW	06/12/2020
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1 DESCRIPTION OF EXISTING CONDITIONS

The aerial picture shows phase one that has been completed and three units to the north that are part of the current phase. The parking lot and access gates were installed as part of the first phase.



The enlarged aerial photograph shows the three units that have been fire damaged. The front facade is still present because of perpendicular masonry walls that provide lateral support.



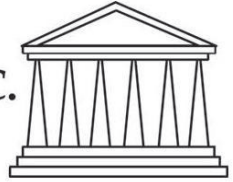
July 20, 2026

City of Detroit

Historic District Commission and Staff

Coleman A Young Municipal Center 8th Floor, Suite 808
2 Woodward Avenue, Detroit 48226

STEVEN C. FLUM, INC.
architecture • urban planning



Subject: Historic Commission Review

Project: New Townhome Adaptive Re-use Building- 3 Units

Location: 3418/3422/3426 John R Street, *Brush Park Historic District*
Detroit, MI 48202

Zoning: *PD-H* Planned Development Historic

CONCEPT STATEMENT |

The intent is to complete this stately townhome development with a cohesive, attractive façade that respects its historic character while incorporating modern interior amenities. The developer plans to proceed with the remaining vacant John R properties as originally envisioned. Feedback from the earlier phases, including the density they provide, identified a need for housing better suited to families.



PROJECT NARRATIVE |

The Patterson Terrace Townhomes is an existing historic residential building in the Brush Park Historic District. As existing, the attached townhomes are located at the intersection of John R and Erskine streets (Northeast corner), containing 7 dwellings each upon their own individual parcel. All townhomes contain 2.5 stories, with a flat roof and parapet perimeter. Entry stoops in front of both streetscapes.

Completed in 2020, (4) four of the 7 townhomes (Erskine façade) have been rehabilitated into stacked duplexes and (1) multi-family 3-unit residential (Phase 1). A secured parking lot supporting this development adjacent to John R, contains 11 spaces existing. Unit rooftop additions accessing roof decks were constructed within a later phase.

This proposed development includes three townhome parcels *3418 John R, 3422 John R, and 3426 John R*. Two parcels are owned by the developer, and the third parcel being transferred by the Detroit Land Bank Authority.

The John R development proposal consists of a 4-story townhome structure with three single-family units and enclosed resident parking.

Building Program

- Three single-family units located on 4 floors total
- Enclosed resident parking with 1-car private garages accessible from the secured parking lot existing
- Three on-grade parking spaces at the rear east elevation of the townhomes
- Each unit will contain two bedrooms and two bathrooms

Historic Rehabilitation and Addition

- The historic façades of the three existing townhomes will be rehabilitated to match the adjacent 2020 restoration along John R Avenue
- This phase includes a new 4-story addition across the combined parcels at the east parking-façade side, with one (1) new story added above the existing townhome roof level
- The rear addition of 3rd and 4th floor levels will provide rooftop access to private terraces.
- The new east elevation addition will be set back 20'-0" from the lot line to allow on-grade parking

Please refer to the **Project Scope of Work** on the Overall Development Site Plan drawing for specific work items.

EXISTING USE: RESIDENTIAL TOWNHOUSE
CONSTRUCTION TYPE: II B
BUILDING CODE: 2015 MICHIGAN RESIDENTIAL CODE

29'-7" BUILDING HEIGHT PROPOSED AT REAR ADDTION

BUILDING DATA:

1,434 GSF	3418 JOHN R
1,594 GSF	3422 JOHN R
<u>1,570 GSF</u>	3426 JOHN R
4,598 GSF TOTAL	

4. DETAILED SCOPE OF WORK

Existing Front Facade and Stoops

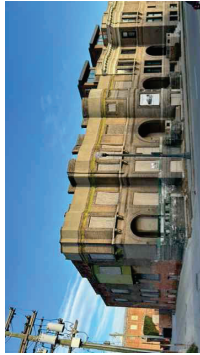
1. Clean and tuckpoint existing masonry and stone
2. Remove existing plaster band for new cornice.
3. Install new cornices matching the first phase.
4. Remove and rebuild brick parapet and stone parapet cap
5. Install new stone balustrades
6. Install new windows replacing existing deteriorated windows
7. Install new front entry doors
8. Clean and tuckpoint stoop wall
9. Replace stoop paving and steps
10. Install new landscaping in front of each stoop

Alley Facade

1. Remove deteriorated and structurally unsound larger bay and infill with new brick
2. Clean and tuckpoint existing masonry and stone
3. Replace and install new windows
4. Install new brick and stone sills
5. Extend the height of the rear portion of the wall for the new addition

Rear Addition

1. Remove all existing structurally unsound masonry rear walls and portion of the masonry tenant separation walls
2. Construct new masonry walls extending the building to the east. New walls create one car garages at grade, bedrooms and balconies on the second and third level, and a structure for rooftop access
3. Each balcony will be covered by the floor above and roof that are supported by decorative columns.
4. The facade will have stone veneer and cornice at each level.
5. The bedroom balcony will have large aluminum framed windows and a single door for each unit.
6. The roof top access building will be set back to the rear of the roof, away from view from John R.
7. The roof will have a two-level deck extending to the front parapet wall.



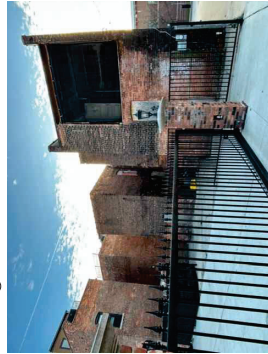
(A) LOOKING SOUTHEAST ALONG JOHN R



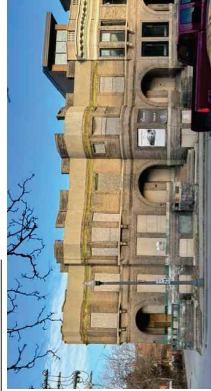
(B) LOOKING NORTHEAST AT JOHN R AND ERSKINE - COMPLETED PHASE



(C) LOOKING NORTHWEST ALONG ERSKINE - PARKING EXIT



(D) LOOKING WEST AT JOHN R REAR EXISTING - 2023



(E) LOOKING EAST AT JOHN R - MULTIFAMILY PHASE PROPOSED

NOTE:
THIS SHEET DENOTES THE
OVERALL FACADE (EXISTING
AND PROPOSED) AND
ELEVATIONS FOR NEW
IMPROVEMENTS.

LEGEND	
---	STORM SEWER
---	SANITARY SEWER
---	OVERHEAD ELECTR.
---	GAS
○	LIGHT POLE
○	UTILITY POLE
○	CATCH BASIN
○	FIRE HYDRANT
○	PERSONHOLE
○	EXISTING GRADE
○	NEW GRADE

NOTES:
1. MATCH EXISTING GRADES
2. WHERE NO PROPOSED
IMPROVEMENTS ARE SHOWN
EXISTING GRADES SHOWN

PROPOSED RENOVATION KEY

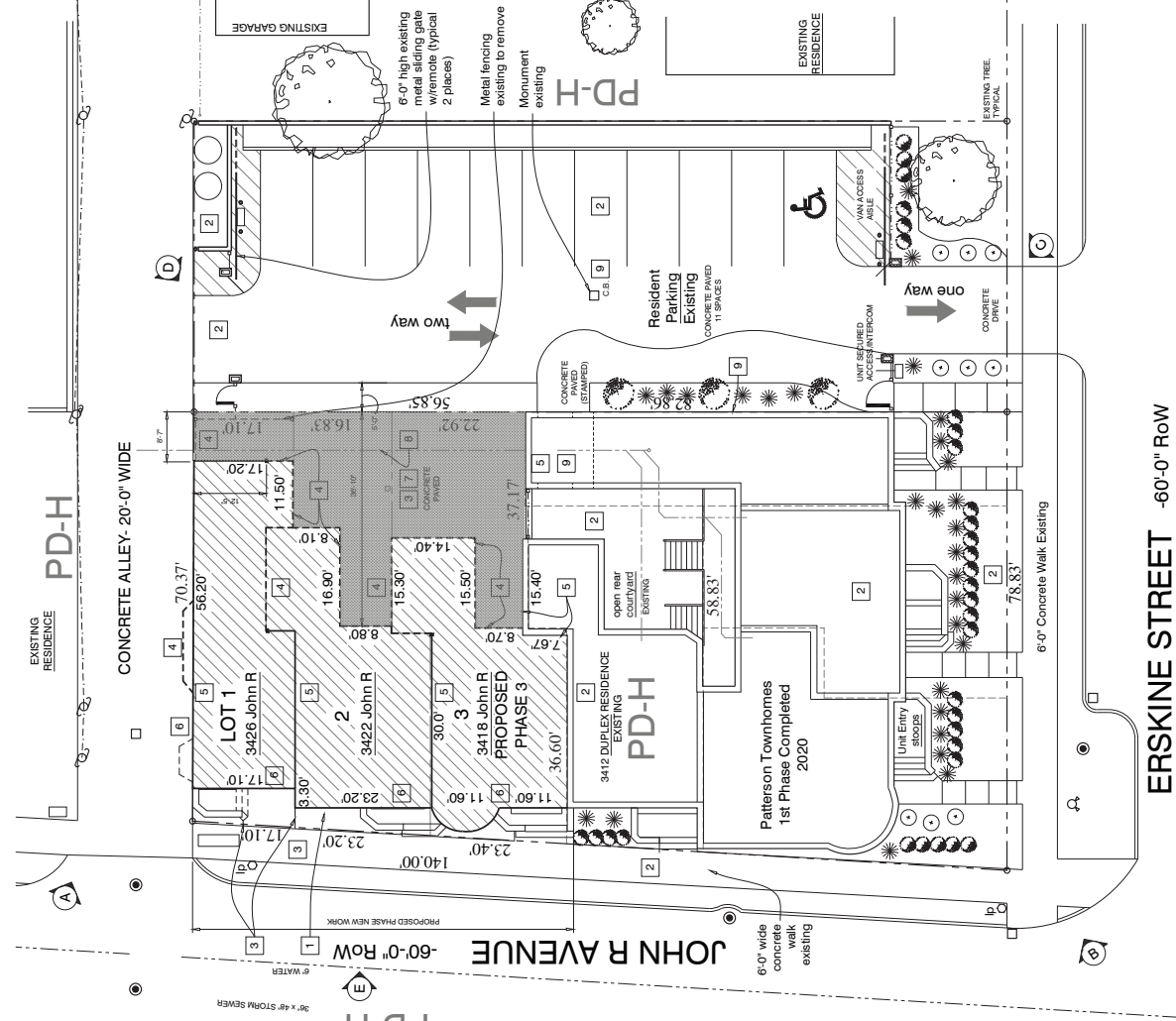
Site and Building Demolition Notes

- EXISTING VEGETATION IN PLACE TO REMOVE
BOUNDARIES OF AREA OF NEW WORK.
- EXISTING CONDITIONS TO REMAIN.
- REMOVE CONCRETE PAVING AND
EXISTING SIDEWALKS AND DRIVEWAYS
PROPOSED PHASE LOCATIONS SHOWN.
- DEMOLISH REMAINING BRICK MASONRY
AND LIMITED REMOVAL IN AREA OF NEW
WORK. EXISTING SIDEWALKS AND DRIVEWAYS
TO BE DEMOLISHED AND REPAVED.
- AREA OF EXISTING BUILDING FOUNDATIONS
INTACT. ASSESS FOLLOWING SURFACE
AND LIMITED REMOVAL IN AREA OF NEW
WORK. EXISTING SIDEWALKS AND DRIVEWAYS
TO BE DEMOLISHED AND REPAVED.
- EXISTING EXTERIOR MASONRY WALL ALONG
ALLEYWAY TO BE DEMOLISHED. EXISTING
SIDEWALKS AND DRIVEWAYS TO BE
DEMOLISHED AND REPAVED.
- EXCAVATE THIS AREA FOR NEW ADDITION
PROPOSED AND BELOW GRADE STRUCTURAL
FOOTING.
- EXISTING SANITARY LINE ORIGINAL INTACT TO
DEMOGRAPHIC TO ALLEY.
- ALL ARE UTILITY EXISTING AND TO BE
COMPLETED PHASE TO REMAIN. NO WORK
INTENDED.

Almass Downtown Real Estate LLC
5042 Maceri Circle
Sterling Heights, MI 48314

PATTERSON TOWNHOMES - ENCORE

Existing rehab with Addition - John R Avenue
Existing Conditions site demolition plan



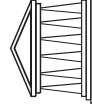
ERSKINE STREET - 60'-0" RoW

Existing Conditions Site Demolition Plan

SCALE: 1" = 10'-0"

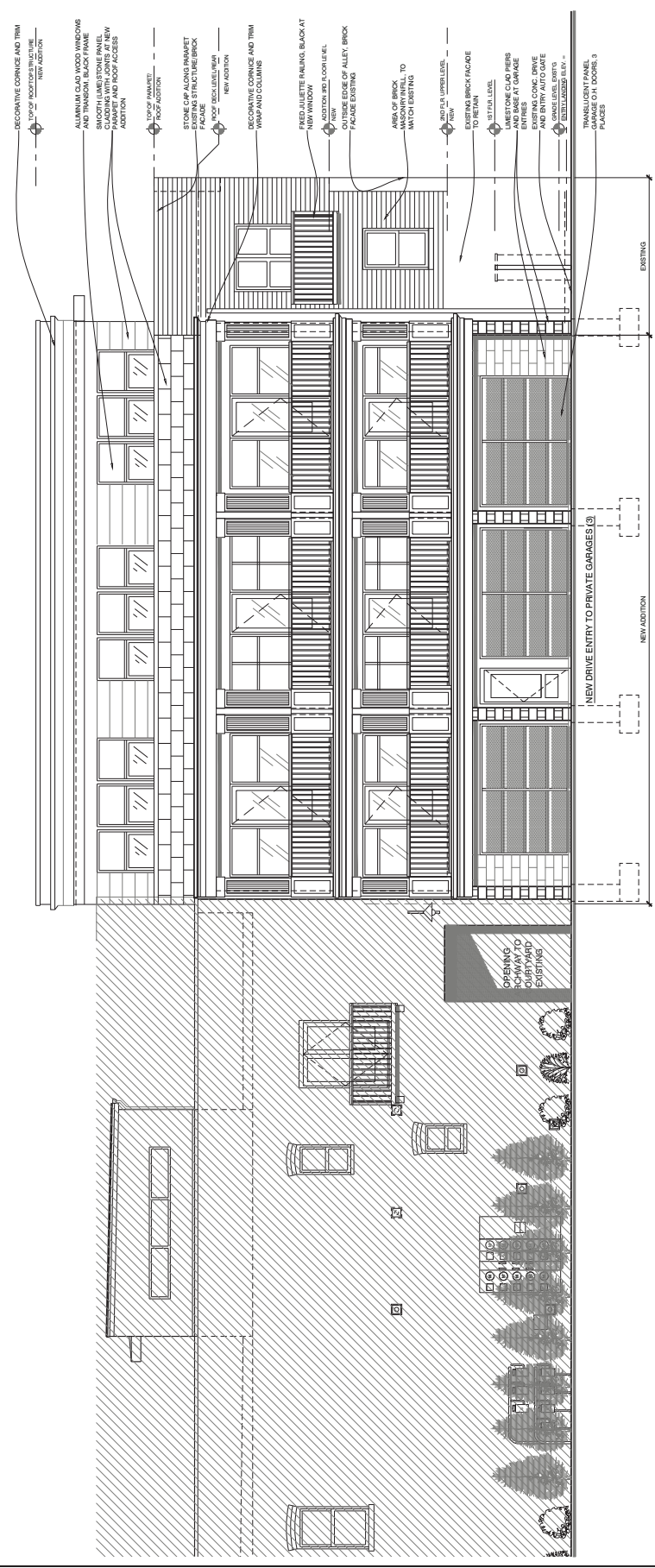
Brush Park Historic District, Detroit MI

issued for: HDC Review Submission
20 July 2026



STEVEN C. FLUM, INC.
architecture • urban planning
3100 Woodward Avenue, Suite 112
Detroit, MI 48202
Tel: 313.931.2844 • Web: stevenflum.com

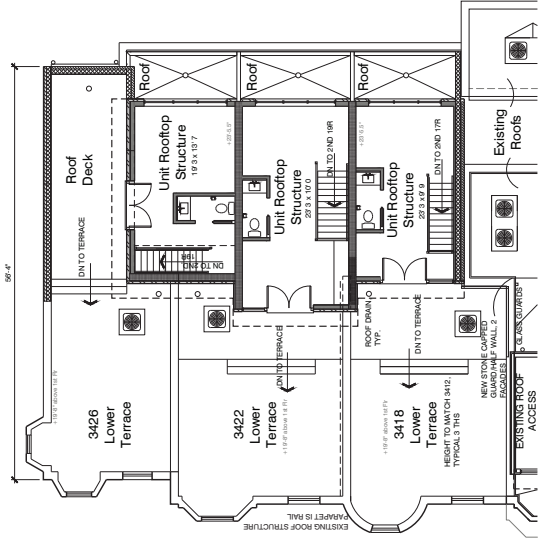




Almass Downtown Real Estate LLC

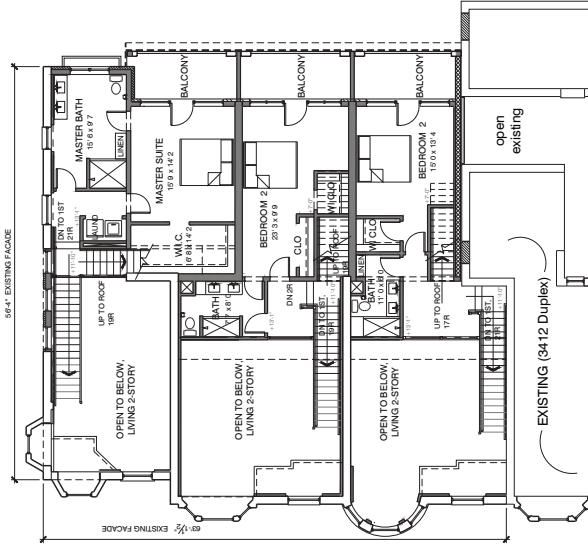
5042 Maceri Circle
Sterling Heights, MI 48314

PATTERSON TOWNHOMES - ENCORE
Existing rehab with Addition - John R Avenue
Proposed Building Floor Plans



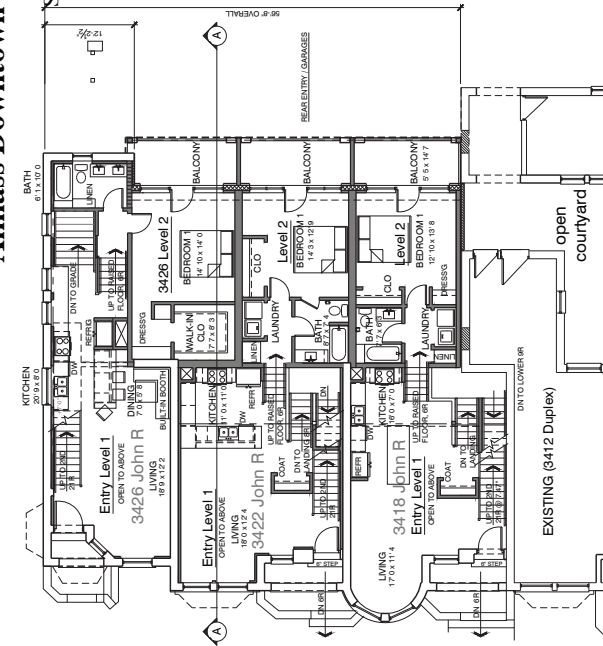
Roofplan Addition Plan

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



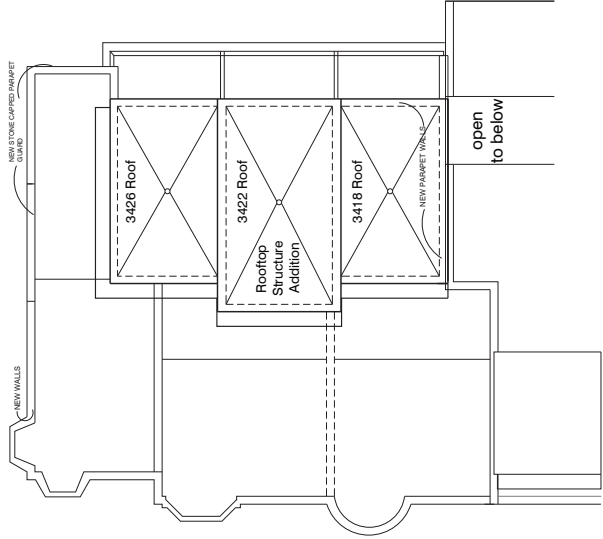
3rd Floor Plan

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



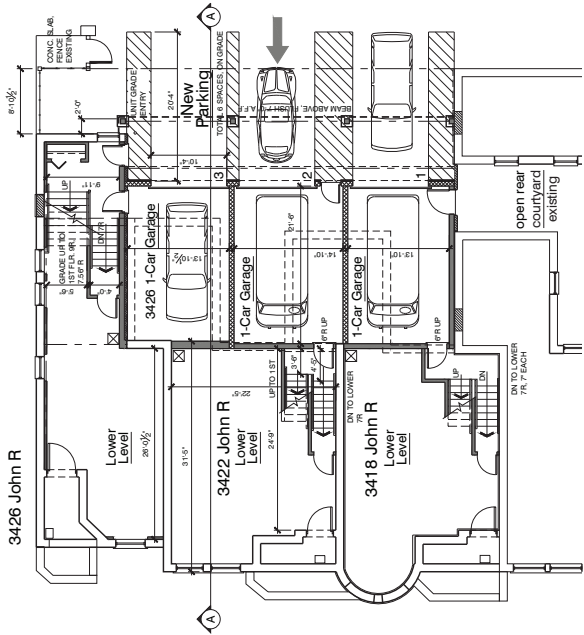
Grade Entry/1st Floor Plan/ East 2nd Floor

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



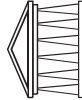
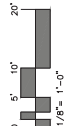
Addition Roof Plan

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



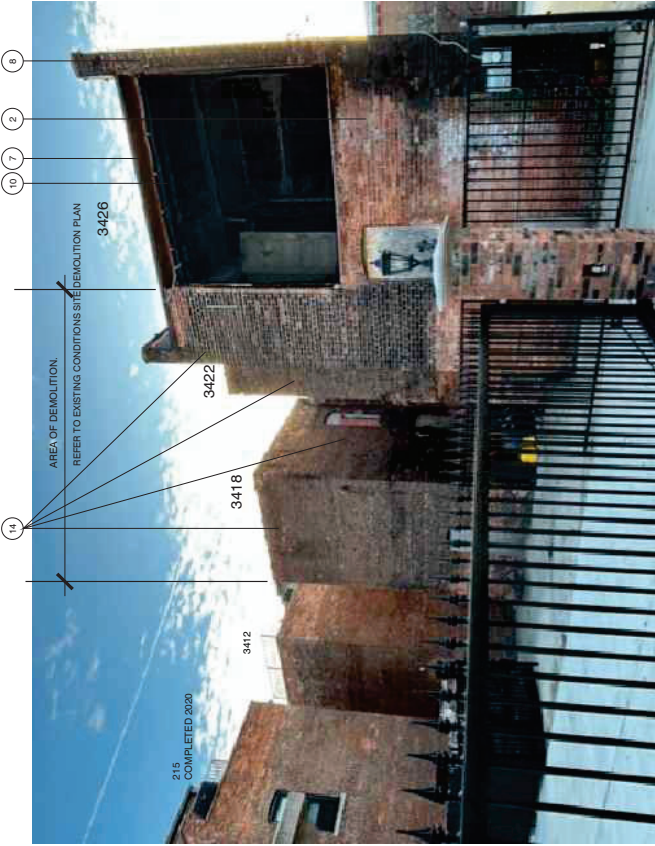
Lower Level Floor Plan - John R NEW PHASE

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



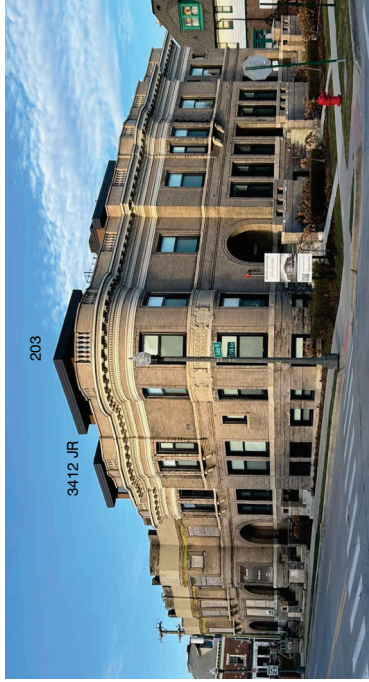
STEVEN C. FLUM, INC.
architecture & urban planning
31555 Woodward Avenue, Suite 200
Livonia, MI 48150-3244
Tel: 313.833.2844 Web: stevenflum.com

issued for: HDC Review Submission
20 July 2026



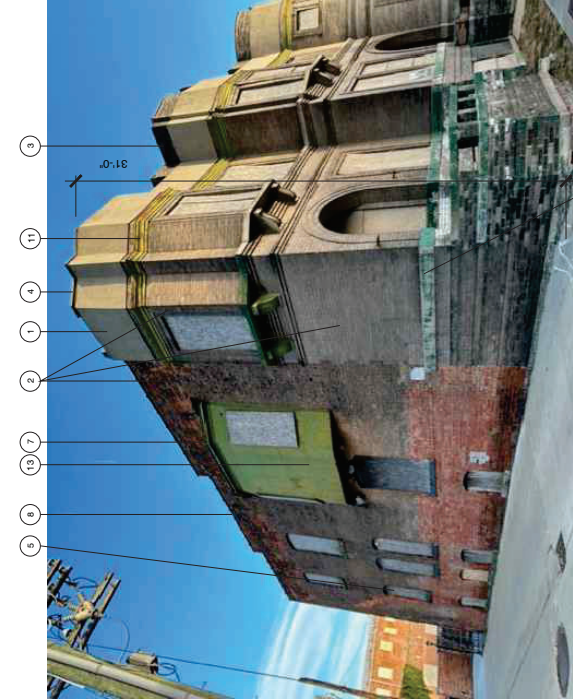
KEYED NOTES
Facade Demolition Scope

- EXISTING FACADE DEMOLITION TO BE COMPLETED BY 2020. NEW FACADE TO BE REPLACED WITH NEW CONCRETE MATERIAL TO MATCH FACADE ADJACENT 3412 JOINTLY COMPLETED.
- CLEAN ALL EXISTING MASONRY BY LOW PRESSURE WATER BLASTING. ALL MASONRY TO BE REBUILT WITH EXISTING MASONRY CONTRACTOR. MATCH BODY (ORIGINAL) ON ALL ELEVATIONS OF WORK FOLLOWING CLEAN.
- EXISTING MASONRY PARAPET KNEEWALL TO BE REBUILT WITH EXISTING MASONRY WHERE PREPARABLE DUE TO FIRE DAMAGE.



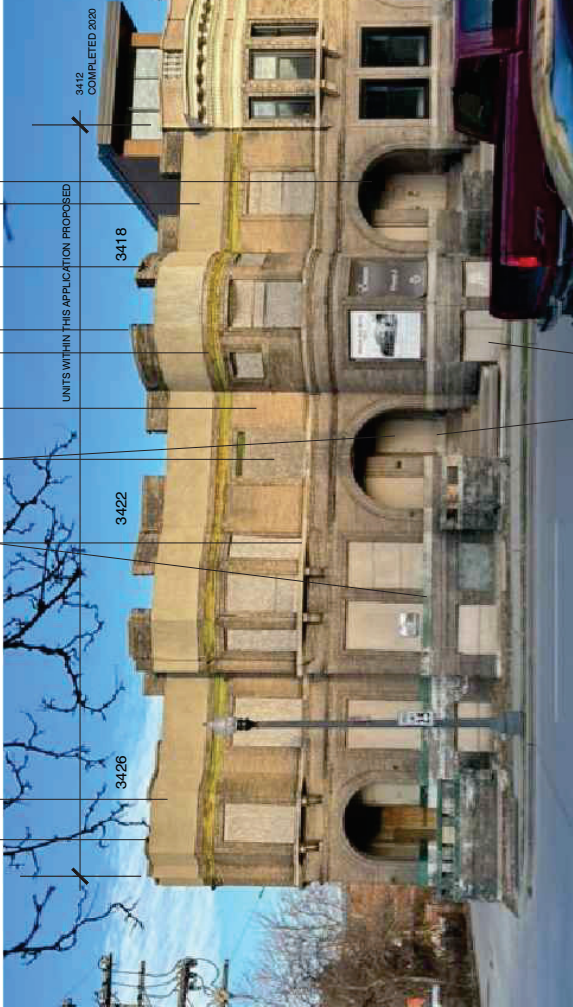
NORTHWEST ELEVATION - 2026
AT INTERSECTION OF JOHN R AT ERSKINE STREETS

NO SCALE



3426 JOHN R-
NORTH ALLEY ELEVATION

NO SCALE



WEST ELEVATION-
OVERALL FACADE JOHN R STREET

NO SCALE

- EXISTING STONE BAND TO REMAIN AND STABILIZED. NEW FACADE TO REPLACE THIS BAND. MATCH FACADE ADJACENT 3412 JOINTLY COMPLETED.
- CLEAN ALL EXISTING MASONRY BY LOW PRESSURE WATER BLASTING. ALL MASONRY TO BE REBUILT WITH EXISTING MASONRY CONTRACTOR. MATCH BODY (ORIGINAL) ON ALL ELEVATIONS OF WORK FOLLOWING CLEAN.
- EXISTING MASONRY PARAPET KNEEWALL TO BE REBUILT WITH EXISTING MASONRY WHERE PREPARABLE DUE TO FIRE DAMAGE.

PATTERSON
TERRACE
TOWNHOMES
ENCORE
JOHN R AT ERSKINE AVE.
3418, 3422 & 3426 JOHN R.
DETROIT
MICHIGAN

STEVEN C. FLUM, INC.
architect+urban planning
11111 E. 11 MILE AVE. SUITE 200
DETROIT, MI 48204
TEL: 313.851.2844 WEB: stevenflum.com

REV.	DESCRIPTION	DATE
	HISTORIC COMM. SUBMIT 7/20/2026	

PATTERSON TOWNHOMES - ENCORE

PERCENT

AGE

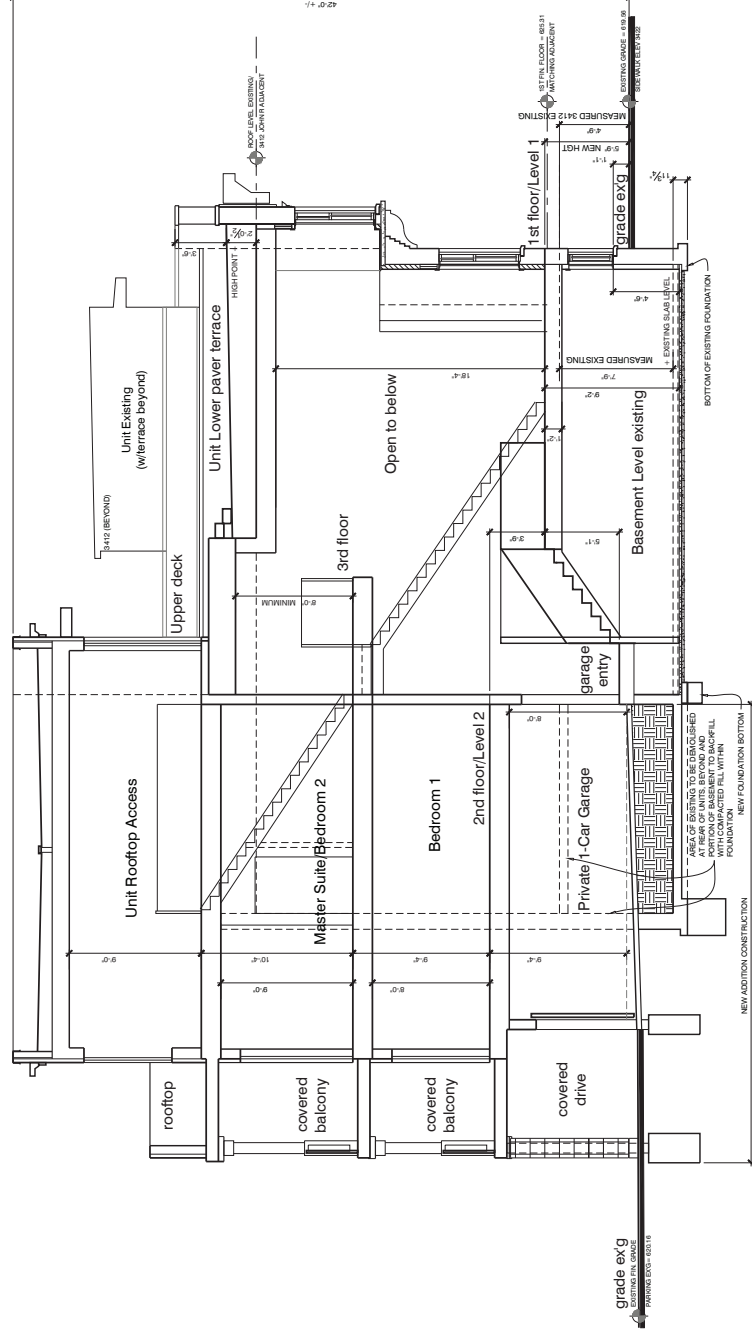
18-24 25-34 35-44 45-54 55-64 65-74 75-84 85-94 95-104

SCALE: 1" = 1'



STEVEN C. FLUM, INC.
architecture • urban planning
3105 Holbrook Street, Hamtramck, MI 48212
V/M: 313.831.2844 WEB: stevenflum.com

issued for: HDC Review Submission
20 July 2026



A-A Building Section EW - 3422 John R TH Looking South
SCALE: 1/4" = 1'-0" 3-5 STORY, ROOF ACCESS TO TERRACE

3-STORY, ROOF ACCESS TO TERRACE

issued for: HDC Review Submission
20 July 2026

Exterior Building Materials and Colors

Front and Alley Elevations

Materials and colors match first phase

1. Double Hung window
2. Front Entry door
3. Front Stoop decorative metal
4. Cornice and balustrades
5. Brick repair and replacement
6. Not Used

Rear Elevation Addition

7. Windows and doors
8. Stone veneer cladding
9. Sectional garage door
10. Metal entry door
11. Balcony column and pedestal
12. Balcony metal guard
13. Exterior lighting



E300

ALUMINUM SERIES

1. Double Hung Window

Single Hung | Double Hung | Fixed



Product Material
Aluminum



Frame Depth
3 1/4"



Rating
Single Hung: CW50
Double Hung: CW50
Fixed: AWP50/CW70

1008 S. Fourth
Champaign, IL
General Contractor: Wells & Wells
Architect: Myefski Architects, Inc.
Comm. Window Dist.: Kirchner Bldg.



Design Pressure Hung: 50 Fixed: 50 / 70	U-Value* Hung: .35 - .40 Fixed: .25 - .31
Air Infiltration Hung: <.30 Fixed: <.10	SHGC* Hung: .13 - .30 Fixed: .16 - .37
Water Resistance Hung: 7.5 Fixed: 10	CR* Hung: 45 - 50 Fixed: 44 - 58
OITC^x Hung: Contact Quaker Fixed: Contact Quaker	STC^x Hung: Contact Quaker Fixed: Contact Quaker
*-Ranges based on multiple Low-E/Argon I.G. combinations x-Ranges based on multiple I.G. combinations	

FEATURES:

- ▶ Architectural grade aluminum frame
- ▶ Thermally-broken frame and sash with pour-and-debridge technology
- ▶ 1" insulating glass
- ▶ Dual locking systems on Double Hung model with gravity locks on bottom sash and swivel locks at the meeting rail
- ▶ Gravity lock hardware on bottom sash of Single Hung models
- ▶ Block & Tackle balance system
- ▶ Tilt-in sash system with stainless steel pivot pins
- ▶ 30+ "Quick-Pick" colors, with unlimited custom colors available
- ▶ Standard High-Performance 2604 Powder Paint Finish (an FGIA Specification)
- ▶ Optional Upgrade to 2605 Powder Paint Finish (an FGIA Specification)
- ▶ Extruded aluminum screen

www.QuakerCommercialWindows.com

Information listed is deemed accurate as of date shown. Quaker Windows reserves the right to change or discontinue any product, feature or option without notice.

March, 2023 V6



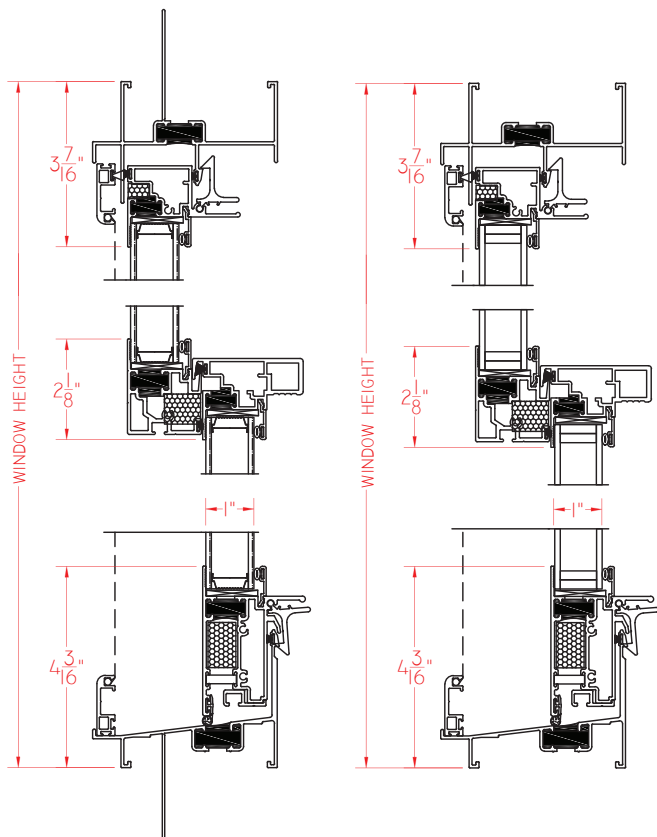
E300

ALUMINUM SERIES

E300 Series Hung (CW50)

Shown with integral nailing fin

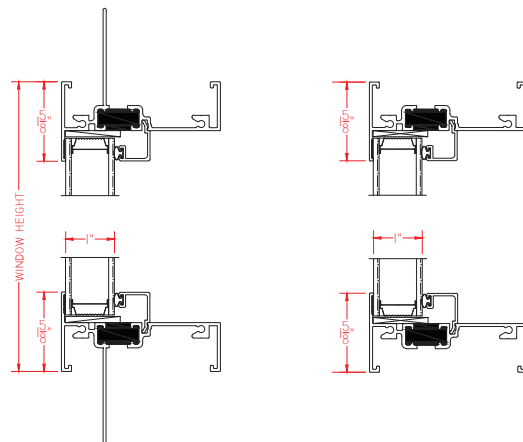
Shown without integral nailing fin



E300 Fixed (AW50/CW70)

Shown with integral nailing fin

Shown without integral nailing fin



Tyndall at Robertson Hill
Austin, TX
Developer: Momark Development
General Contractor: White Construction
Architect: Humphreys & Partners
Comm. Window Dist.: McInerney & Assoc.



QuakerCommercialWindows.com
1-800-347-0438
Commercial@quakerwindows.com

3. Front Stoop Decorative Metal

All current phase decorative metal is missing

Existing Rusted and Deteriorated



Proposed new metal



2 Front Entry Door

Custom arched frame and panel door

Material: Mahogany



4.Cornice and Balustrades

Cornice match in kind materials with phase 1.

Multiple pieces with wood framing make up the cornice below

Spectis Moulders Inc.

Polyurethane Millworks

Spectis.com

Install missing limestone balustrades and

parapet cap match in kind with phase 1

Rebuild brick parapet cap with matching brick



5. Brick Repair and Replacement

Existing brick shall be cleaned and tuck pointed

Gray mortar joints to be flush with the brick face

New brick to match the existing brick

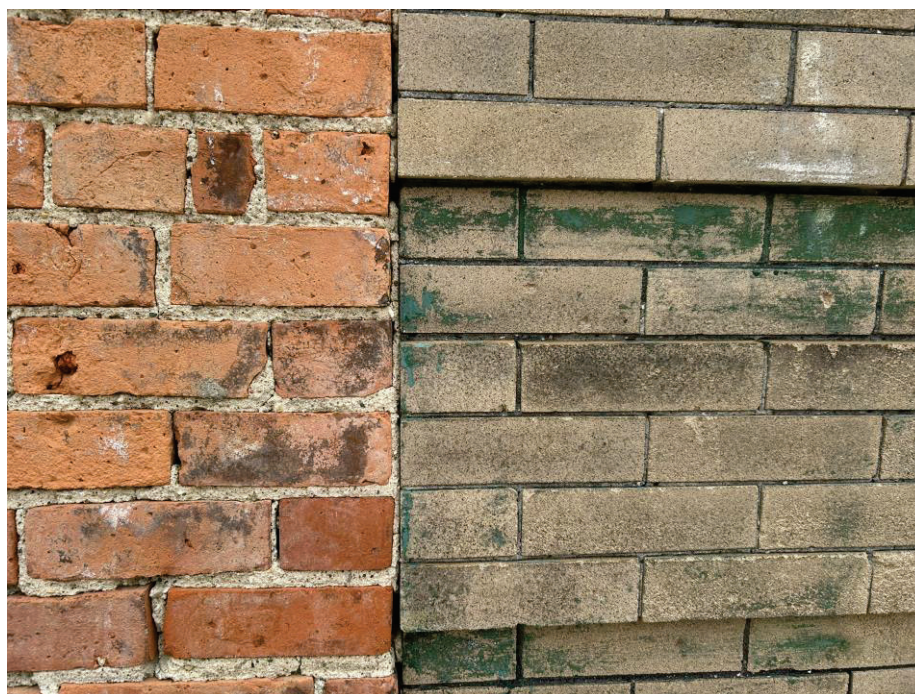
Existing brick from phase 1



Existing Red Brick at alley and rear elevation
Clean brick and stone, tuck point
Use reclaimed brick that compliments red brick to fill in openings from window
location adjustment along alley



Transition at alley between existing brick type and color



8 Stone Veneer Cladding

Coronado Stone Products

Smooth Limestone – French White

Stone is 12" high x 24" length x 1" deep

.25" grout joint, light gray, full smooth tooled

SMOOTH LIMESTONE



Installation Specifications

CSI – 3 Part Spec available at www.CORONADO.com/ArchitecturalResources

Choices Specific to Smooth Limestone

- Standard Colors:** Cream, Harvard Grey, White Sands. Custom colors may be available for an upcharge.
- Grout Joint Width:** ¼" Grout Joint (nominal)
- Grouting Options:** Full Smooth Tooled
- Grout Joint Color:** Natural Grey, Natural Off-White or Complementary Color
- Accessories:** Corners, Keystones, Trim Stones, Wall Caps, Post Caps and more. (See Accessories section of binder)

8. Stone Veneer Cladding

Special Installation Notes

- Pattern:** Blend the stone on the wall from several different boxes to ensure proper color. *Due to the large profile of the Smooth Limestone, Coronado recommends selecting an installer that has previous experience with precast or large tile installations. See catalog photos for recommended installation pattern.*
- Chalk Lines:** Should be used by installer to ensure a straight and level pattern.
- Sealing:** Not required. However, if installed on an exterior exposed to excessive water from runoff or improper drainage, we suggest the product be sealed in that particular area to protect it from staining or spalling during freeze-thaw cycles.
- Freeze-Thaw:** When installing stone in a freeze-thaw environment, extra care should be taken to ensure a full coverage of mortar on the back of each stone, which will prevent water pooling behind the stone after it has been installed.
- Installation Info:** Download Coronado's latest Classic Series installation instructions at www.coronado.com for information on mortar and installation recommendations.

Profile Properties

- Size:** Stone size is 12" in height and 24" in length. Corner returns are 3" for the short return and 15" for the long return (nominal). Also available in 6" Flats and Corners for use as continuous bands.
- Thickness:** 1" (nominal).
- Weight:** 7 to 10 lbs. per square foot.
- Packaging:** Product sold by the piece.



French Limestone - French White



Smooth Limestone - French White

(Markets Serviced by our SC Plant)

[Download Literature](#)

[Request a Catalog](#)

[Installation Guides](#)



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Due to photographic and monitor variations, web site colors may not be accurate. We suggest examination of Coronado product samples prior to purchase. All sizes listed on the web site are nominal.

[Consent Preferences](#)

[Do Not Sell or Share My Personal information](#)

[Limit the Use Of My Sensitive Personal Information](#)

7 Rear Addition Windows and Balcony Doors

Quaker Window Products

Insight Aluminum Windows and Doors

Aluminum Frame 4" Depth

Aluminum Jamb 4 9/16" Depth

Insulated Glass



Insight Windows



Enhancing Visual Appeal

Taking a thematic approach to how windows can transform the spaces in which we live, Insight Windows by Quaker have been created to compliment the intricacies of contemporary architectural design.



Open Sight Lines and Narrow Frames

Meticulously crafted, where open sight lines and narrow frames connect the balance between outside and in, Insight Windows by Quaker have been engineered to create a seamless transition and dynamic view of the world around you.



Superior Performance

Constructed to compliment the intricacies of contemporary architectural expression, Insight Windows transform the spaces in which we live and feature Quakers patented OptiCore® technology.



Aluminum or Wood Interior

Offered in two distinct styles; with a full aluminum construction or having the option of a warm wood interior.

Connecting the Balance between Outside and In

Insight Window Highlights, Performance and Operations

- Enhanced Architectural Grade Aluminum Frame
 - 4" Frame Depth
 - 4-9/16" and 6-9/16" Jamb Depths
- Azo-Core Thermal Barrier System for Increased Energy Efficiency and Reduced Thermal Conductivity
- Multiple Glazing Package Options Compliment Region and Climate
- Structural Mull Availability Offers Wider and Taller Sizing Options
- Exterior Glazing for Enhanced Look
- Available with Aluminum or Wood Interior
 - Wood (WD): Pine, Clear Alder, Douglas Fir, White Oak
 - Aluminum (AL): Two-Tone Color Finish Available
- Internal or Simulated Divided Light (SDLs) Grids Available
- High-Performance 2604 and 2605 Powder Finishes
- Custom Color Matching and Heat Reflective Paint Options
- Easily Removable FlexScreen System

Window Sizing				
Operation	Width		Height	
	Min	Max	Min	Max
Awning	22"	72"	18"	60"
Casement	18"	36"	24"	84"
Direct Set	12"	144"	12"	144"

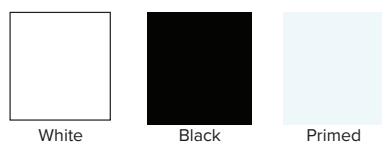
Window Performance						
Operation	Rating	Structural Load (P.S.F.)	Air Infiltration	Water (P.S.F.)	U-Value	SHGC
Awning	R/LC - 50	50.13	0.01	7.52	AL: 0.25 - 0.30 WD: 0.27 - 0.32 (simulated)	0.20 - 0.32
Casement						
Direct Set						
All test Information Included in this chart is projected						

Interior & Exterior Color Options

White	Satin Creme	Sky White II	Oyster White	New Bone White	Polar White	Beige	Sandstone	Toffee	Beige Grey	Earhtone
Teal	Interstate Blue	Patina Green	Holly Green	Moss Green	Redwood	Burgundy	Chestnut	New Dark Bronze	Agate Grey	Slate Grey
Telegrey I	Dark Bronze *	Black *	Textured Black *	Textured Dark Bronze *	Textured Dark Espresso *	Textured Dark Grey				
Resembles Clear Anodized	Resembles Champagne Light Range	Resembles Champagne Dark Range	Resembles Dark Bronze Light Range	Resembles Dark Bronze Dark Range	Resembles Light Bronze	Resembles Black Anodized				

* Heat Reflective Option Available.

Insight-WD Interior Prefinish Options



Insight-WD Interior Wood Options



Quaker Window Products
504 U.S. Hwy 63 South
Freeburg, MO 65035
(800) 347-0438

www.quakerresidentialwindows.com

Discover More Here:



RES-IS W 0925

The products described above are protected by one or more patents. Please refer to www.quakerwindows.com/patent-information/ for more information.

10. METAL ENTRY DOOR REAR ADDITION
THERMOTRU DOOR

Impact Rating : None
Door Width : 3'0"
Nominal Height : 6'8"
Style Option : S120
Door Collection : Smooth-Star®
Line : Smooth-Star®
Glass Shape : No Glass
Style Shape : 2 Panel Square Top Shaker
Glass Type : No Glass
Glass Design : None
Grille Pattern : None
Grille Style : None
Low-E? : No
Caming : None
Frame Profile : None
Do you want a Retractable Screen Door? : No
Prefinish Options : Door and Frame
Door Prefinishing : Paint Both Sides
Exterior Paint : Onyx
Interior Paint : Onyx
Frame Prefinishing Options : Paint Both Sides
Exterior Frame Paint : Onyx
Interior Frame Paint : Onyx
Hardware : No Hardware
Would you like to include a storm door? : No



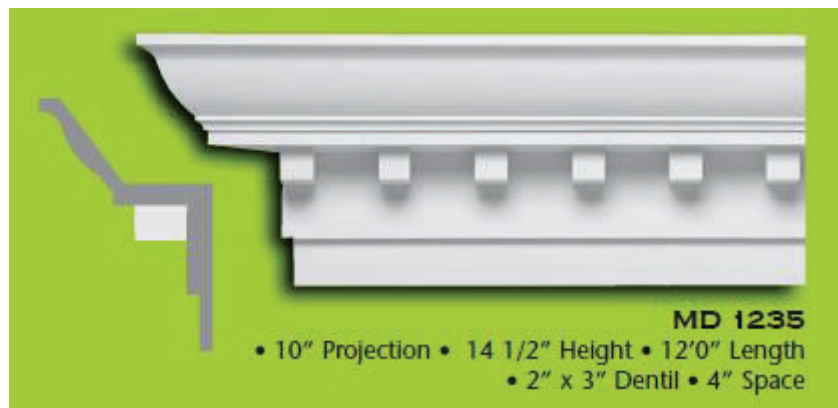
12. Cornice and Trim

Spectis Moulders Inc.

Polyurethane Millworks

Spectis. Com

Cornice Mouldings for the rear addition and roof top addition. The mouldings have less detail but compliment the cornice mouldings on the front facade



13. Balcony Metal Guard

The balcony wrought iron guard will be created by one of the development partners, who made all the iron work for phase 1.

The new balcony iron guards will be fashioned from the existing balcony guard, shown here



9. SectionI Garage Door



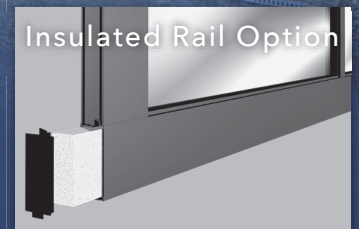
Interior



Exterior



Section Joint



Insulated Rail Option

Modern Performance.

Take your home to the next level of sophistication with the Residential Aluminum 360 Series' clean line look. Each handcrafted door is created to your specific wants with multiple wood grain and color options, a wide variety of glass choices from clear to obscure, and optional insulated rails that increase the door's thermal performance. The tongue and groove joint with bulb seal between the sections restrict cold or hot air from infiltrating to the inside of the garage. With all the options available, the sophisticated straight line look of the RA 360 will enhance the elegance of any home increasing curb appeal and the value of your home.

Change any garage from an accessory to a showpiece with a Haas Door RA 360 garage door with a clean, sophisticated look with modern performance. RA 360 opens the door to endless possibilities.



open the door to
endless possibilities

RESIDENTIAL ALUMINUM 360 SERIES

- 5 Impact Polycarbonate Options
- 29 Specialty Glass Options
- Rust and Corrosion Free
- Commercial Grade Aluminum
- Tongue and Groove Section Joints meet Air Infiltration Requirements
- Optional Polystyrene Insulated Rails with Tested U-Factor of 0.690.
- 3 Anodized Color Options
- 10 Painted Finish Options
- 11 Wood Grain Color Options
- Custom-matched Color and Powder Coating also available



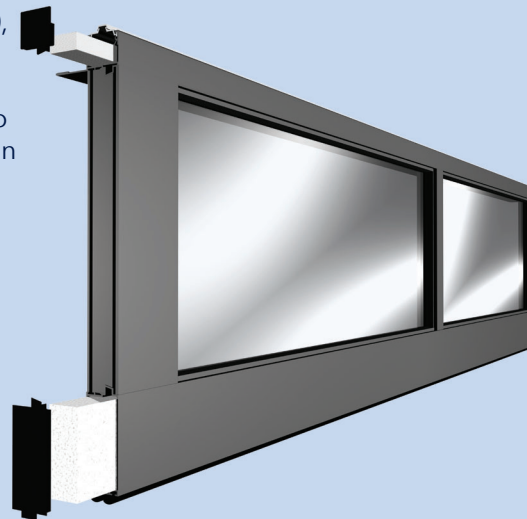
RA 360

The variety of options for the RA 360 allows you to select the exact look you desire for your home. Match the door to accent colors on the home, or select a wood grain finish to match your front door. Combine the finish with 35 glazing options from Dark Gray/Dark Gray to our highest privacy glass, Obscure/-Frosted to create a truly unique door that completely enhances the beauty and increases the value of your home.



For the highest thermal performance rating for our residential aluminum 360, request the insulated rail option with SolarShield and Argon gas for a 0.690 tested U-Factor. These options will help keep the cold out in the winter or cool in during summer.

The tongue and groove joint between sections contain a bulb seal that meets air infiltration requirements to ASTM E283-04. The rails are insulated with polystyrene, and the ends are capped to complete the sophisticated, clean look. These options provide more protection against heat or cold migrating into the garage with the bulb seal that restricts air from flowing into the garage from the outside.



GLAZING OPTIONS

Impact Polycarbonate Options

Clear
Bronze
Dark Gray
Frosted
Pebble

Insulated Specialty Glass Options

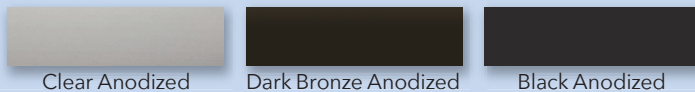
Clear/Clear
Dark Gray/Clear
Light Gray/Clear
Bronze/Clear
Obscure/Clear
Rain/Clear
Clear/Frosted
Dark Gray/Frosted
Light Gray/Frosted
Bronze/Frosted
Obscure/Frosted
Rain/Frosted
Clear/Low-E
Dark Gray/Dark Gray
Clear/SolarShield
Translucent Mirror

Non-Insulated Specialty Glass Options

Clear
Dark Gray
Light Gray
Bronze
Frosted
Reflective Bronze
Obscure
Rain
Reed
Arctic
Frosted Safety Laminate
Clear Safety Laminate
Clear Polycarbonate



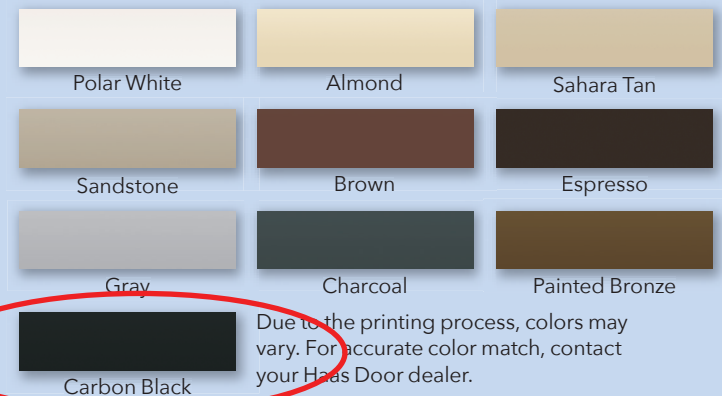
ANODIZED COLORS



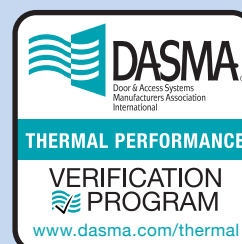
WOODGRAIN COLORS



PAINTED COLORS



Due to the printing process, colors may vary. For accurate color match, contact your Haas Door dealer.



U-Factor uses a solid door assembly. Adding lites will affect the tested U-Factor.

11. Balcony Columns and Pedestal

Spectis Moulders Inc.

Custom Polyurethane Product

NOTICE :

SPECTIS ADHESIVE MUST BE USED ON ALL BEDDING/BUTT JOINTS.

COLUMNS & PORCH POSTS

Column

Pedestal

BOX COLUMNS

FLUTED BOX COLUMN
FBC

FLUTED BOX COLUMN WITH
STEEL INSERT
FBCS

SMOOTH BOX COLUMN
SBC

SMOOTH BOX COLUMN WITH
STEEL INSERT
SBCS

RECESSED BOX COLUMN
RBC



Photo above shows Spectis custom box column on a new home under construction

BOX COLUMNS

PRODUCT NUMBER				BOX DIMENSION	
DECORATIVE	STRUCTURAL	STYLE	HEIGHT	BASE SIZE	COLUMN SIZE
FBC 860	FBCS 860	Fluted	60"	8" x 8"	6" x 6"
FBC 896	FBCS 896	Fluted	96"	8" x 8"	6" x 6"
FBC 1060	FBCS 1060	Fluted	60"	10 1/2" x 10 1/2"	8" x 8"
FBC 1096	FBCS 1096	Fluted	96"	10 1/2" x 10 1/2"	8" x 8"
FBC 8120	FBCS 8120	Fluted	120"	8" x 8"	6" x 6"
FBC 10108	FBCS 10108	Fluted	108"	10 1/2" x 10 1/2"	8" x 8"
FBC 10116	FBCS 10116	Fluted	116"	10 1/2" x 10 1/2"	8" x 8"
FBC 12120	FBCS 12120	Fluted	120"	12 5/8" x 12 5/8"	11" x 11"
RBC 860	RBCS 860	Recessed	60"	8" x 8"	6 1/2" x 6 1/2"
RBC 896	RBCS 896	Recessed	96"	8" x 8"	6 1/2" x 6 1/2"
RBC 1096	RBCS 1096	Recessed	96"	10" x 10"	8 1/2" x 8 1/2"
RBC 10108	RBCS 10108	Recessed	108"	10" x 10"	8 1/2" x 8 1/2"
SBC 860	SBCS 860	Smooth	60"	8 3/4" x 8 3/4"	6" x 6"
SBC 896	SBCS 896	Smooth	96"	8 3/4" x 8 3/4"	6" x 6"
SBC 1060	SBCS 1060	Smooth	60"	10 3/4" x 10 3/4"	8" x 8"
SBC 1096	SBCS 1096	Smooth	96"	10 3/4" x 10 3/4"	8" x 8"
SBC 8120	SBCS 8120	Smooth	120"	8 3/4" x 8 3/4"	6" x 6"
SBC 8144	SBCS 8144	Smooth	144"	8 3/4" x 8 3/4"	6" x 6"
SBC 10120	SBCS 10120	Smooth	120"	10 3/4" x 10 3/4"	8" x 8"
SBC 10144	SBCS 10144	Smooth	144"	10 3/4" x 10 3/4"	8" x 8"

FBC, RBC & SBC COLUMNS

- Available in two halves or assembled in one piece.
- Column is decorative (non supporting) however can be wrapped around an existing support.

SBCS, RBCS & FBCS COLUMNS

- Comes complete with hardware kit
- Load bearing column with 2 7/8" or 4 1/2" O.D. (outside diameter) aluminum pipe encased in polyurethane.
- Maximum safe load 10,000 pounds

1 • 8 0 0 • 6 8 5 • 9 9 8 1



14. Exterior Lighting

The exterior lighting on the rear and rooftop addition will be LED recessed lamps

#1 Home Improvement Retailer



Sterling Heights 10PM 48312

W.  

Sterling Heights 10PM 48312

Shop All Services DIY Log In

... / Lighting / Recessed Lighting / Canless Recessed Lighting / HALO Canless Recessed Lighting

Internet # 332622786 Model # LTC406FSSB Store SKU # 1013122618



Feedback

Hover Image to Zoom



Shop HALO

4 in. Adjustable CCT, New Construction/Remodel/Retrofit Installation, Integrated LED Regressed Canless LED Downlight

 (173) Questions & Answers (12)

\$19⁴⁷

- Affordable LED lighting with canless design for easy installation
- Indoor/outdoor use with multiple sizes for a seamless effect
- Independently tested/certified to meet strict safety standards
- [View More Details](#)

