

STAFF REPORT 02-23-2022 SPECIAL MEETING

PREPARED BY: A. PHILLIPS

APPLICATION NUMBER: 22-7675

ADDRESS: 119 STATE STREET (AKA BROWN BROTHERS CIGARS BUILDING)

HISTORIC DISTRICT: CAPITOL PARK

**APPLICANT/OWNER: JOEL SMITH, HANNAH – NEUMANN SMITH / CASIMER DANIEWSKI, AFC
DETROIT, LLC**

ARCHITECT: HANNAH – NEUMANN SMITH

DATE OF PROVISIONALLY COMPLETE APPLICATION: 01-18-2022

DATE OF STAFF SITE VISIT: 02-15-2022

**SCOPE: INSTALL ROOFTOP SIGNAGE; MODIFY MAIN ENTRANCE STOREFRONT
INCLUDING ADDITION OF ALUMINUM CANOPY; INSTALL BUILDING-MOUNTED
FLAGPOLES**

EXISTING CONDITIONS

Per the [Detroit Historic Designation Advisory Board](#):

The building is Victorian Romanesque in style, characterized by the semi-circular arches of the fifth and sixth stories, contrasting textures of stone including the rough stone belt courses, patterned brick courses at the lintel or arched level of windows, decorative, carved capitals and corbels. The building is articulated in three vertical bays on its front, north-facing façade that are divided by pilasters rising to the parapet. A highly decorative cornice divides the fifth and sixth story of the north and west elevations. The first floor has been altered significantly. The building is a near twin to another Lloyd design formerly located on Larned street, which was demolished for the expansion of Cobo Hall. As such, it is a significant example of Lloyd's commercial work.

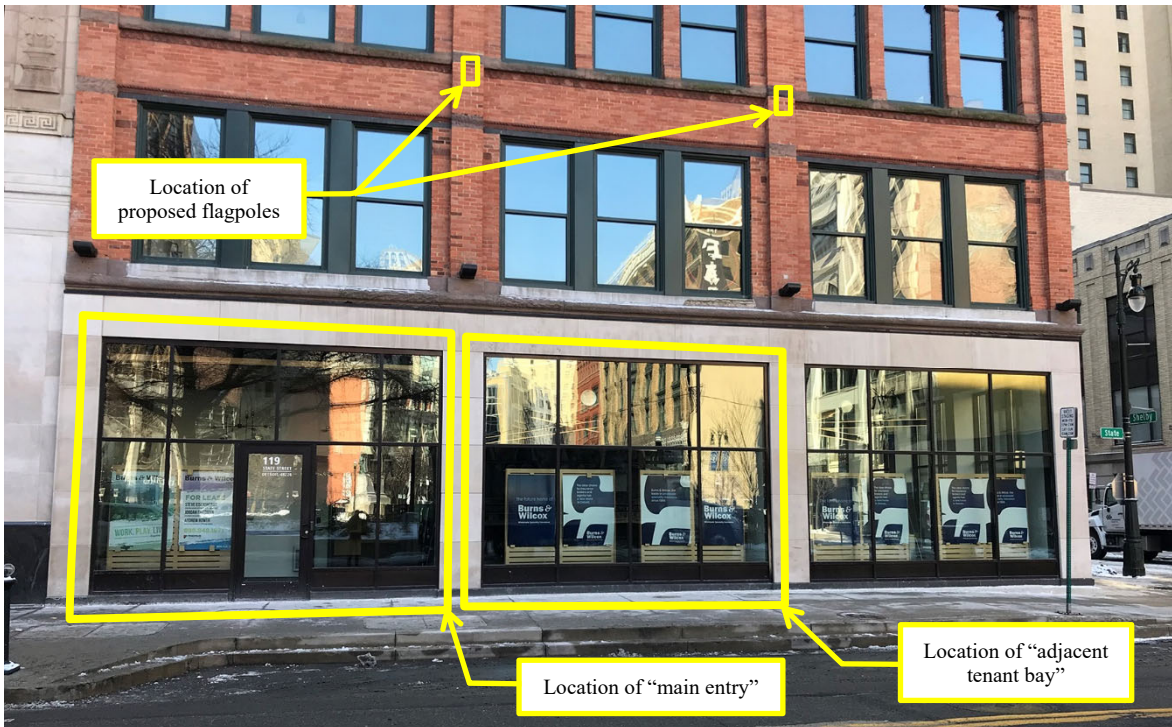
The stone cladding and aluminum storefronts found at the building's first story were added in 2015 per the Commission's approval.



View of existing conditions at 119 State, corner of Shelby Street and State Street. Staff photo, February 15, 2022.



Areas of proposed work shown in yellow



Locations of proposed work

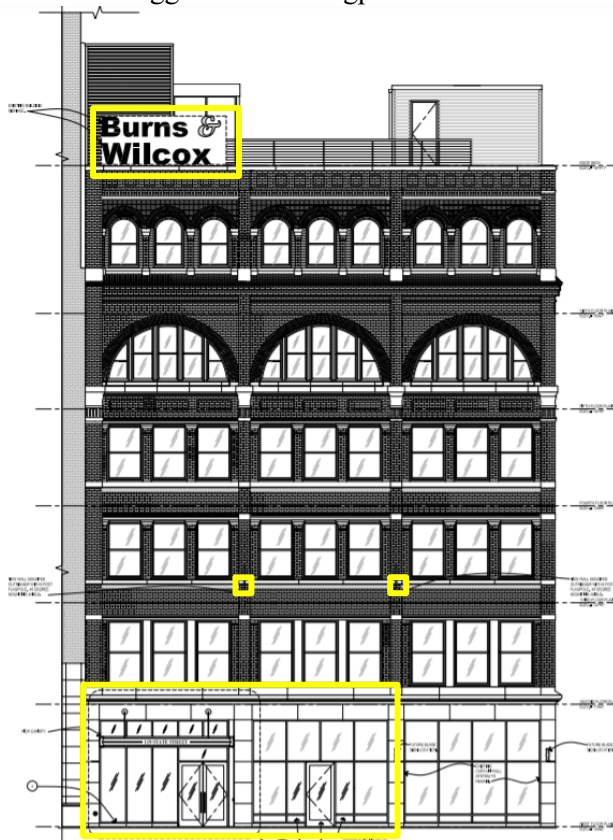


Parcel view of vicinity, 119 State Street is outlined in yellow.

PROJECT DESCRIPTION

Per the submitted drawings and documents, the applicant is proposing multiple exterior alterations including:

- Install tenant signage at the rooftop/parapet
- Replace and modify storefront at “main entry” including the installation of a prefabricated aluminum canopy with lighting beneath canopy
- Modify storefront at “adjacent tenant” bay with the installation of a door
- Install two (2) wall-mounted outriggers with 6’ flagpoles at the vertical brick piers at the third floor



North elevation of building, from applicant’s materials, exterior alterations proposed are highlighted in yellow

STAFF OBSERVATIONS AND RESEARCH

- The Capitol Park Historic District was established in 2012. The building located at 119 State Street is listed as a contributing building to the district.
- Staff finds that all proposed exterior alternations included in the current proposal are appropriate and acceptable.

ISSUES

- HDC staff has the authority to approve all scopes of work proposed other than the rooftop signage and the aluminum canopy as neither of those scopes of work, as proposed, meet the [Historic District Commission's Signs & Awnings Guidelines](#). Although it is staff's opinion that all exterior alterations, as proposed, are appropriate, staff does not currently have the authority to approve sign or awning/canopy proposals that do not meet the guidelines, therefore, the proposal is required to be reviewed by the Commission. Specifically, the proposed rooftop signage does not meet the guidelines in its proposed location (rooftop rather than above the storefront opening) and its size (does not fit within its storefront). The proposed aluminum canopy does not meet the guidelines in the proposed 12" height of its valance face (not to exceed 10"). Staff expects to submit proposed revisions to the sign/awning guidelines, and administrative authority pertaining thereto, for the Commission's consideration in spring 2022.

RECOMMENDATION

Section 21-2-78, Determinations of Historic District Commission

Staff finds that the proposed work items preserve historic materials, distinctive features, and historic character. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the subject work, as it meets the Secretary of the Interior's Standards and the defined elements of design for the historic district, with the condition that:

- All attachment points for the canopy and outriggers shall be mounted into mortar joints and not into the masonry itself.

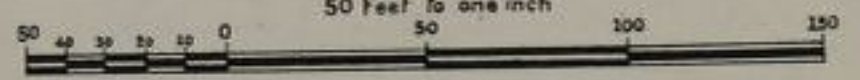


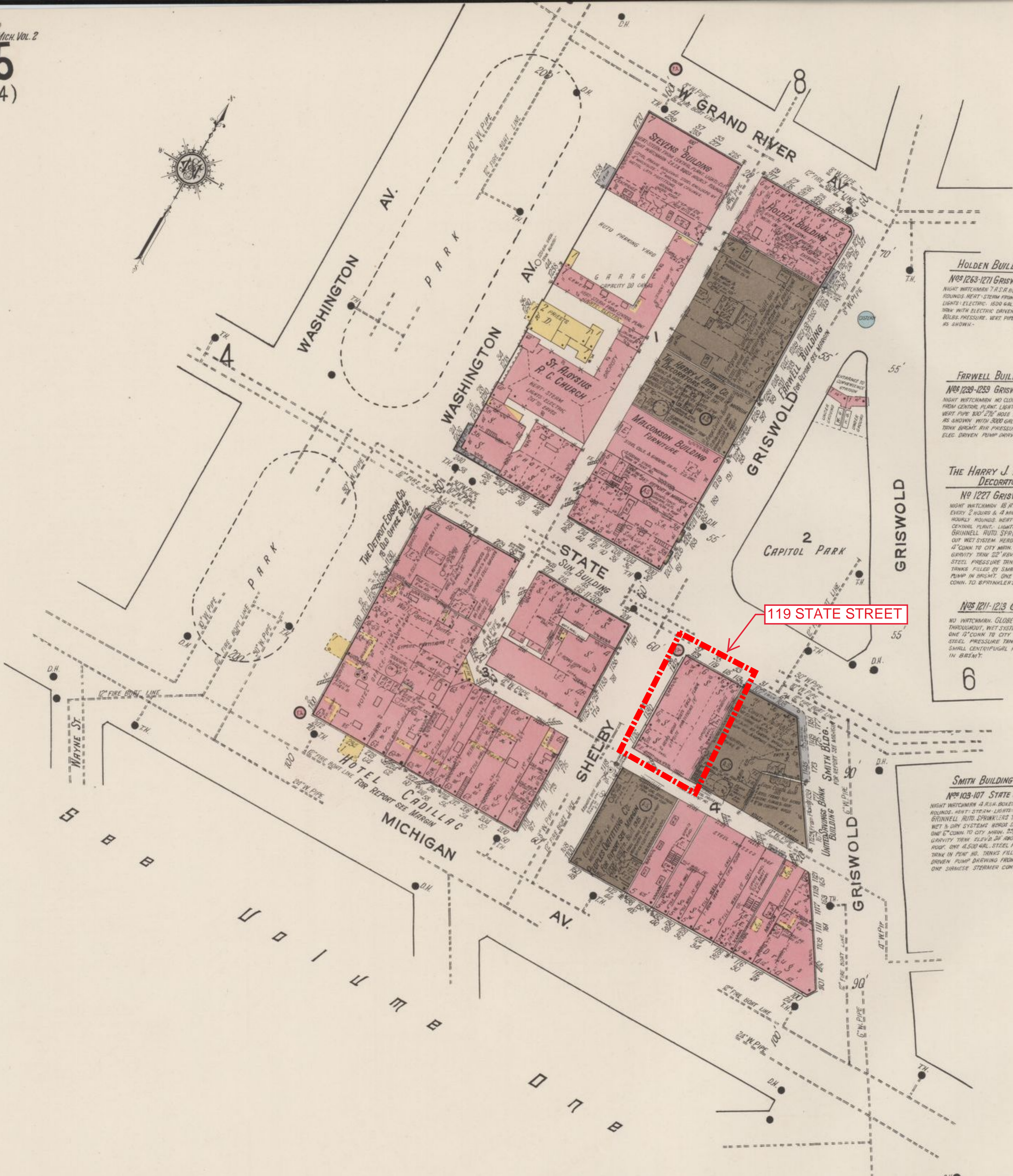
119 STATE STREET

WHITNEY'S OPERA HOUSE BLOCK
 164-172 GRISWOLD
 UNDER WHITNEY'S AUTOMATIC SPRINKLERS.
 WET SYSTEM. ONE SUPPLY SYSTEM SUPPLIED BY
 ONE 2.500 GALLON CAP. PRESSURE TANK AND ONE
 2000 GALLON CAP. CHIEF TANK. 2500 SPRINKLER
 HEADS COVERING AREA OF 100,000 SQ. FT. EACH.
 NO SPRINKLERS UNDER GALLERIES. NO OUTSIDE
 STEAMER LINK TO SYSTEM.

MAJESTIC BUILDING
 2-12 MICHIGAN AVENUE
 FIRE PROOF CONSTRUCTION
 3AS. TO 8TH FLOOR INCL. OCCUPIED BY MABLEY
 & GOODFELLOW CO'S. DEPARTMENT STORE.
 OFFICES ABOVE 8TH FLOOR. 8000 GALLONS
 TANK IN ATTIC, CONNECTED TO STAND PIPE.
 2 STANDARD DUPLEX PUMPS SIZE 10 IN. DIAM.
 100' P.A. GIVES 300' & 300' CONNECTING WITH
 P.A. BOX ON OUTSIDE OF BUILDING MICHIGAN AV
 FRONT

Scale of Map:
 50 Feet to one inch





HOLDEN BUILDING
Nos 1263-1271 Griswold St.
NIGHT WATCHMAN 7 H.S.R. BOXES, HOURLY ROUNDS. HEAT - STEAM FROM CENTRAL PLANT. LIGHTS - ELECTRIC. 1500 GAL. STEEL PRESSURE TANK WITH ELECTRIC DRIVEN PUMP BASIN. BLEND. PRESSURE. VENT. PIPE WITH HOSE AS SHOWN.

FARWELL BUILDING
Nos 1239-1253 Griswold St.
NIGHT WATCHMAN NO CLOCK - HEAT - STEAM FROM CENTRAL PLANT. LIGHTS - ELECTRIC. VENT. PIPE 2 1/2" HOSE ATT'D EACH FL. AS SHOWN WITH 3000 GAL. STEEL PRESSURE TANK. AIR. PRESSURE 85 LBS. ELEC. DRIVEN PUMP DRAWS FROM CITY MAIN.

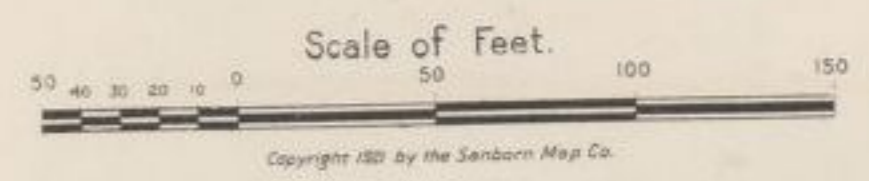
THE HARRY J. DEAN CO. DECORATORS
No 1227 Griswold St.
NIGHT WATCHMAN 15 H.S.R. BOXES, HOURLY ROUNDS. HEAT - STEAM FROM CENTRAL PLANT. LIGHTS - ELECTRIC. GRINNELL AUTO. SPRINKLERS THROUGHOUT WET SYSTEM. HEADS SPACED 8' X 4' CONN. TO CITY MAIN. ONE 15,000 GAL. GRAVITY TANK 22' DIA. AND 1500 GAL. STEEL PRESSURE TANK IN PENT. NO. TANKS FILLED BY SMALL ELEC. DRIVEN PUMP IN BRIST. ONE SIAMSE STR. CONN. TO SPRINKLERS.

Nos 1211-1213 Griswold St.
NO WATCHMAN. GLOBE AUTO SPRINKLERS THROUGHOUT. WET SYSTEM. HEADS SPACED 8' X 4' CONN. TO CITY MAIN. ONE 1500 GAL. STEEL PRESSURE TANK IN PENT. NO. WITH SMALL CENTRIFUGAL PUMP & AIR COMP. IN BRIST.

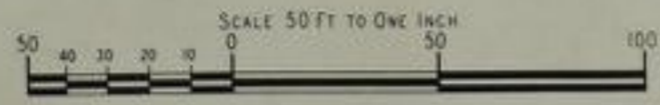
SMITH BUILDING
Nos 103-107 State St.
NIGHT WATCHMAN 4 H.S.R. BOXES, HOURLY ROUNDS. HEAT - STEAM - LIGHTS - ELECTRIC. GRINNELL AUTO. SPRINKLERS THROUGHOUT WET & DRY SYSTEMS. HEADS SPACED 8' X 4' CONN. TO CITY MAIN. 25,000 GAL. GRAVITY TANK. ELEV. 54' ABOVE MAIN FLOOR. ONE 1500 GAL. STEEL PRESSURE TANK IN PENT. NO. TANKS FILLED BY ELEC. DRIVEN PUMP DRAWS FROM CITY MAIN. ONE SIAMSE STEAMER CONNECTION.

HOTEL CADILLAC
No 200-228 Michigan Av.
NIGHT WATCHMAN REPORTING TO 11 H.S.R. BOXES & TO 6 MICHIGAN AUX. F.B. BOXES. HOURLY ROUNDS. HEAT - STEAM FROM CENTRAL PLANT (DOWN BOILERS NOT USED). LIGHTS - ELECTRIC. POWER - STEAM & ELEC. VENT. PIPE WITH 3" 1/2" HOSE ATT'D EACH FLOOR. SUPPLY BY 7000 GAL. WATER TANK ON ROOF AND BY TWO CENTRIFUGAL FIRE PUMPS CAPACITY 100 GALS. PER MIN. EACH, DRAWING FROM CITY MAIN. BARBOCK & PYRENE. CHEM. EXTING. DISTRIBUTED.

PEOPLES OUTFITTING Co.
FURNITURE, CARPETS & RUGS.
No 150 Michigan Av.
NIGHT WATCHMAN 3 H.S.R. BOXES, HOURLY ROUNDS. HEAT - STEAM FROM CENTRAL PLANT. POWER & LIGHTS - ELECTRIC. INTERNATIONAL AUTO. SPRINKLERS THROUGHOUT. WET SYSTEM. HEADS SPACED 8' X 10'. ONE 8" CONN. TO CITY MAIN. ONE 6000 GAL. STEEL PRESSURE TANK UNDER ROOF. ONE 150-COUNTNEY CENTRIFUGAL FIRE PUMP CAPACITY 500 GALS. PER MIN. TWO SIAMSE STEAMER CONNS. B.D.T. SUPERVISORY SERVICE TO SPRINKLERS. 4" V.P. 2 1/2" HOSE ATT'D EACH FLOOR AS SHOWN.



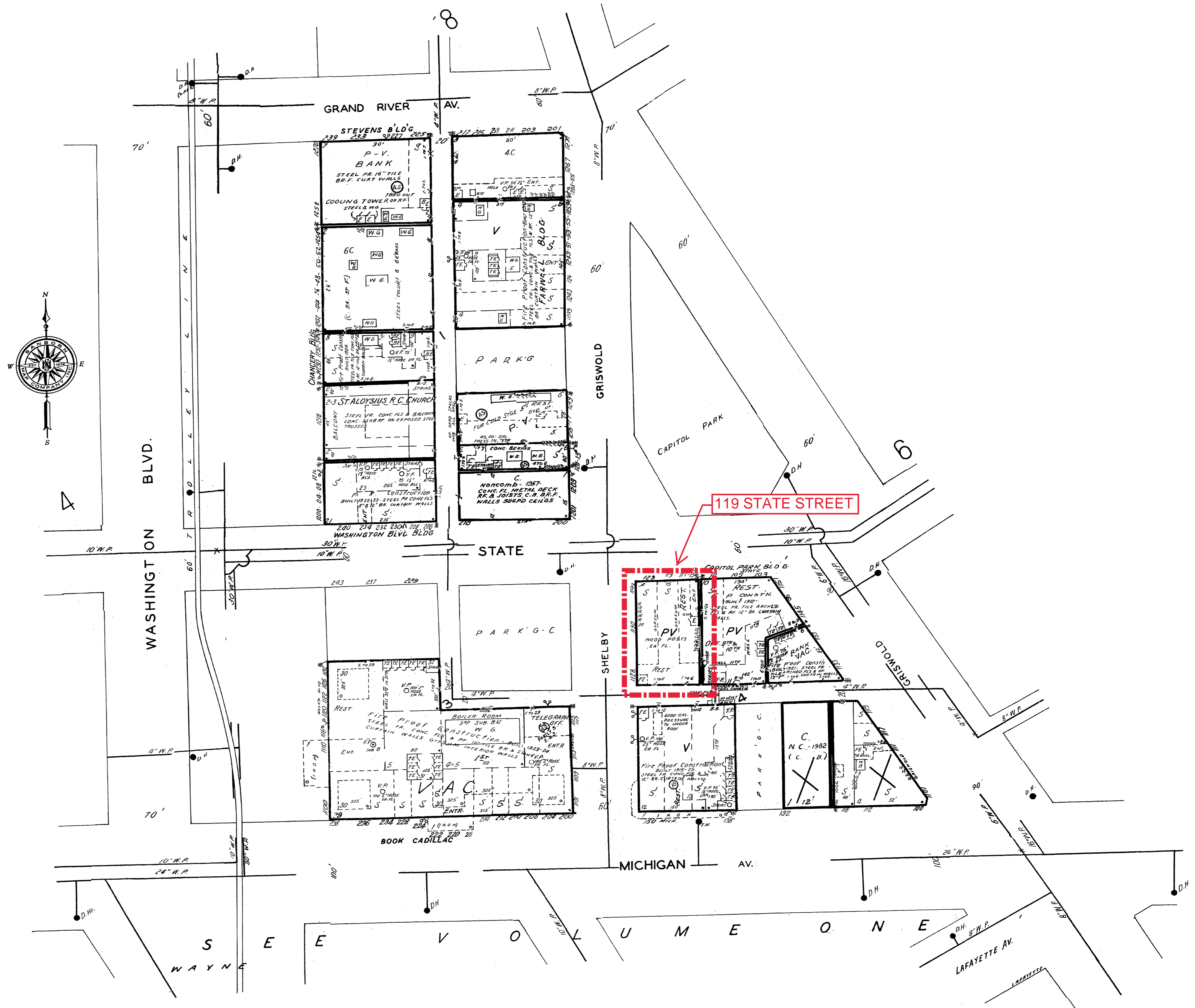
Copyright 1921 by the Sanborn Map Co.



119 STATE STREET



DETROIT, MICH. VOL. 2
5



SCALE OF FEET
0 50 100
COPYRIGHT SANBORN MAP COMPANY, INC.



 **Conventional Carpet Inc.**
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STAFF SITE VISIT 2/15/2022



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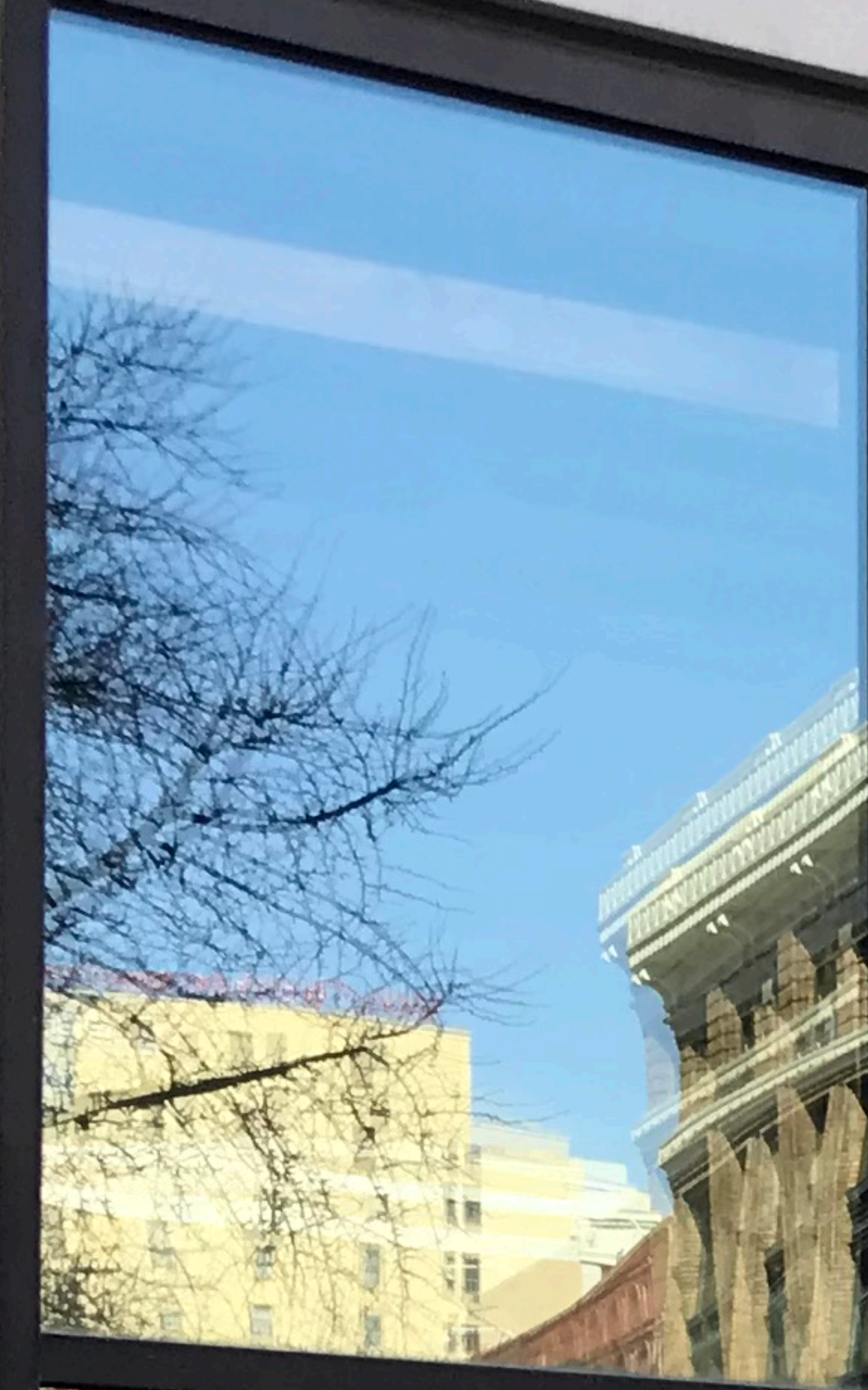
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SAT-SUN
8AM-2PM

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Capitol Park

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steve.eisenshtadt@freg.com

JORDAN FRIEDMAN
jordan.friedman@freg.com

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THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: FEBRUARY 14, 2022

PROPERTY INFORMATION

ADDRESS(ES): 119 State Street AKA: Brown Bros Cigars

PARCEL ID: HISTORIC DISTRICT: Capitol Park

SCOPE OF WORK: (Check ALL that apply)
 Windows/Doors Walls/Siding Painting Roof/Gutters/Chimney Porch/Deck/Balcony Addition
 Demolition Signage New Building Major Alteration (3+ scope items) Site Improvements (landscape, trees, fences, patios, etc.)

Revised submission deleting blade signs from project.

BRIEF PROJECT DESCRIPTION:

APPLICANT IDENTIFICATION

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

NAME: Joel Smith, AIA COMPANY NAME: Hannah-Neumann/Smith

ADDRESS: 1500 Woodward, Suite 300 CITY: Detroit STATE: MI ZIP: 48226

PHONE: 313-782-4800 MOBILE: 248-302-4680 EMAIL: jsmith@neumannsmith.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

Completed Building Permit Application (highlighted portions only)

ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)

Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

Description of existing conditions (including materials and design)

Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

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

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

SUBMIT COMPLETED REQUESTS TO: **HDC@DETROITMI.GOV**

P2 - BUILDING PERMIT APPLICATION

Date: FEBRUARY 14, 2022

PROPERTY INFORMATION

Address: 119 State Street Floor: _____ Suite#: _____ Stories: 6
AKA: Brown Bros Cigars Lot(s): _____ Subdivision: _____
Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____
Current Legal Use of Property: Business Proposed Use: Business
Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other: _____
 Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

New entry with pre fab aluminum canopy with decorative lighting; new dark aluminum storefront with main entry doors & adjacent tenant entry door; wall mounted flags; new parapet mounted signage with lighting

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____
 Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description:

Permit #:

Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: Casimer Daniewski, VP Real Estate Company Name: AFC Detroit, LLC
Address: 30833 Northwestern Hwy, Suite 200 City: Farmington Hills State: MI Zip: 48334
Phone: 248-702-2269 Mobile: 810-280-0231
Driver's License #: D520108441270 Email: cjdaniewski@hwkaufman.com

Contractor Contractor is Permit Applicant

Representative Name: Jay McKee Company Name: Sachse Construction
Address: 3663 Woodward, Suites 5/500 City: Detroit State: MI Zip: 48201
Phone: 313-481-8200 Mobile: 313-498-6089 Email: jmckee@sachse.net
City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: Joel Smith, AIA State Registration#: 1301031120 Expiration Date: 10/16/2023
Address: 1500 Woodward, Suite 300 City: Detroit State: MI Zip: 48226
Phone: 313-782-4800 Mobile: 248-302-4680 Email: jsmith@neumannsmith.com

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan
Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be

Print Name: Joel Smith, AIA Signature: _____ Date: 2/14/22
(Permit Applicant)

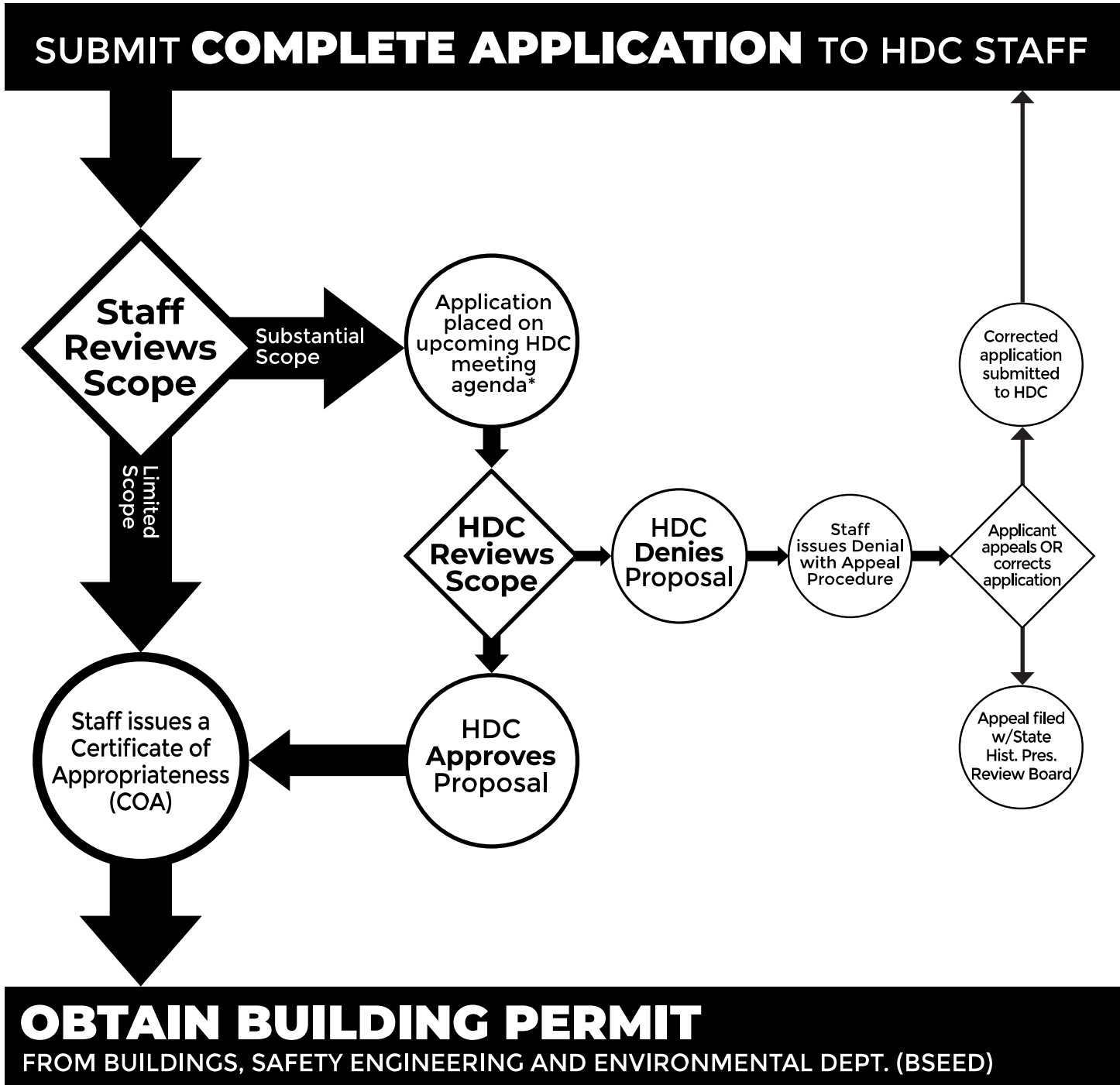
Driver's License #: S530425488159 Expiration: 03/01/2024
Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan
Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.



This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.

HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



* THE COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH.
(SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT: www.detroitmi.gov/hdc

DESIGN *FORWARD*

SCHEMATIC DESIGN **BURNS & WILCOX BUILDING**

FEBRUARY 14, 2022

**NEUMANN
SMITH** architecture



HISTORIC
PHOTOGRAPHS



EXISTING CONDITIONS

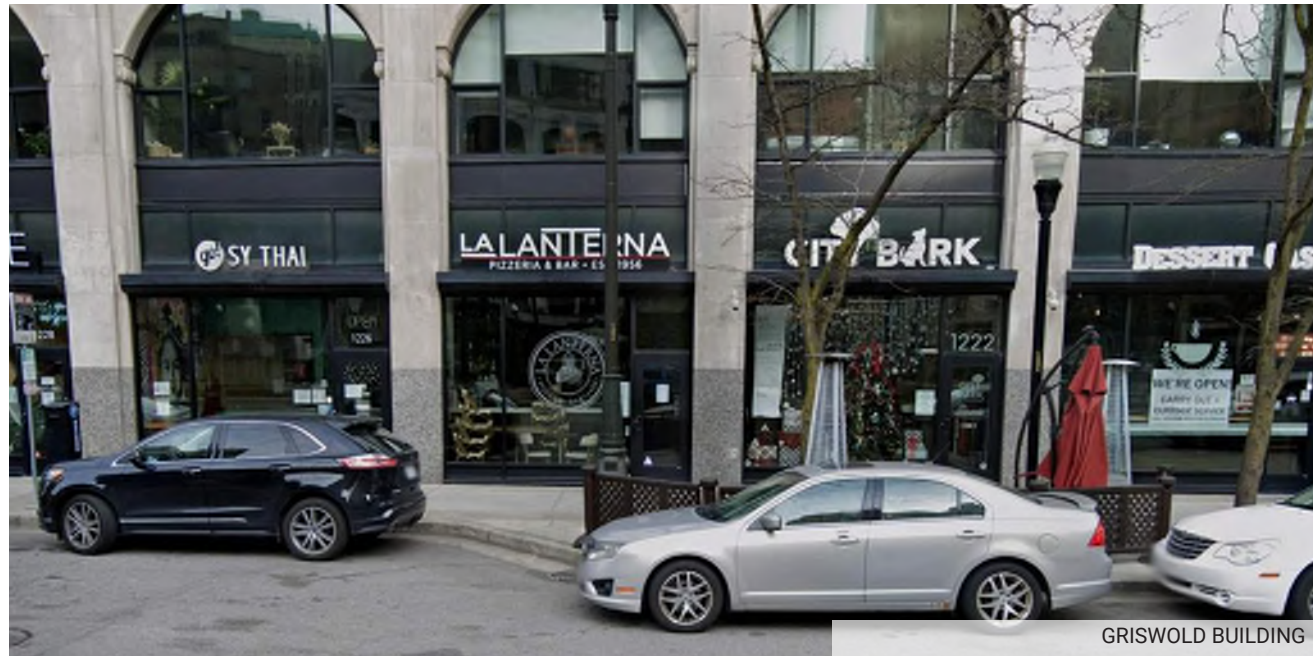
DESIGN *FORWARD*



PRIME & PROPER CANOPY



UNITED WAY



GRISWOLD BUILDING



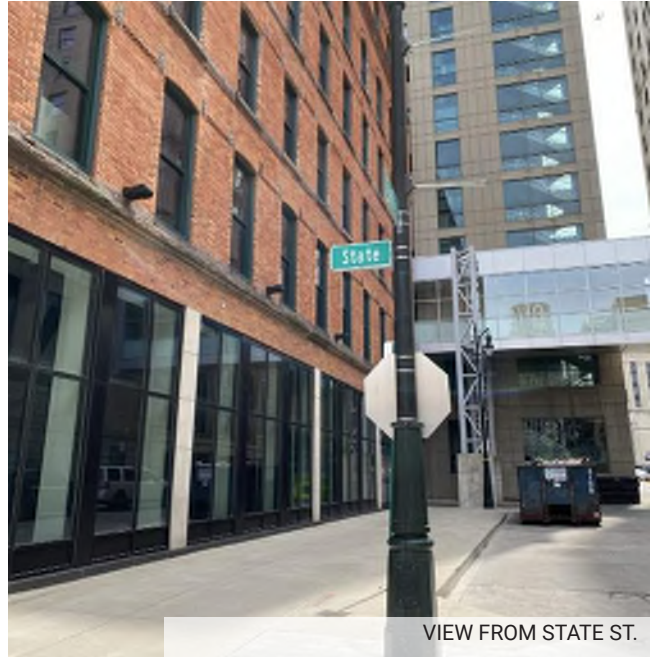
FARWELL BUILDING



DAVID STOTT BUILDING

CONTEXT LOCAL INSPIRATION





VIEW FROM STATE ST.



VIEW FROM STATE ST.



VIEW FROM STATE ST. LOOKING WEST



VIEW FROM STATE ST.



VIEW FROM STATE ST.

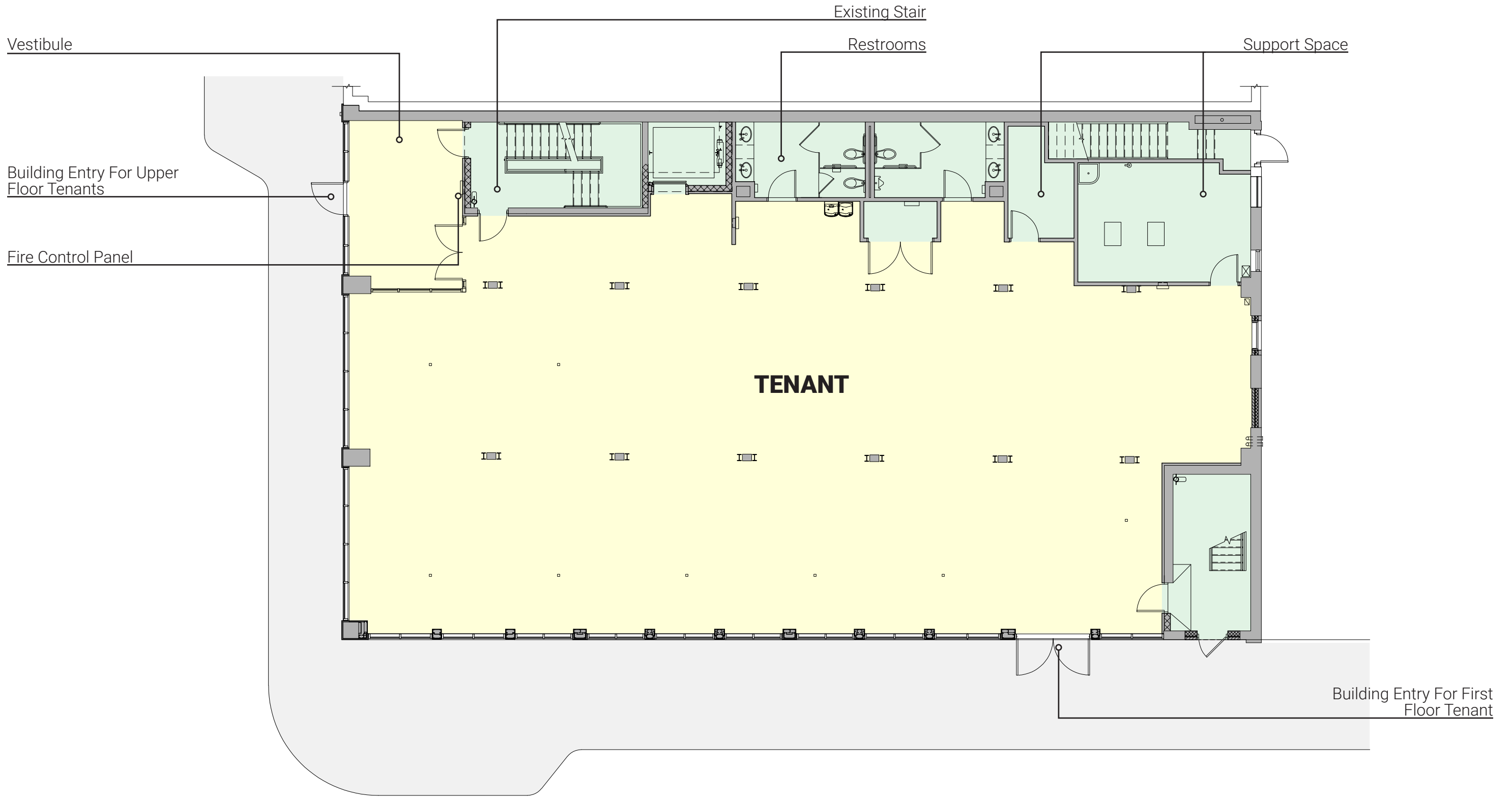


VIEW FROM SHELBY ST.

CONTEXT

EXISTING CONDITIONS





- Tenant Area
- Support Area
- Existing Construction





CONCEPT
INSPIRATION





CANOPY DESIGN

DESIGN *FORWARD*

NEW CANOPY : DARK BRONZE ALUMINUM TO MATCH EXISTING CURTAINWALL SYSTEM COLOR.

LED EDISON BULB STRIP MARQUEE LIGHT FIXTURES.

DARK BRONZE ALUMINUM CURTAINWALL SYSTEM THAT MATCHES EXISTING CURTAINWALL SYSTEM COLOR.

EXISTING STONE BASE TO BE REUSED.



HISTORIC BUILDING PLAQUE



EXISTING CURTAINWALL DOOR TO BE REUSED IN NEW LOCATION.



Infill Stair Enclosure Wall

Security Desk

Historic Building Plaque

Walk-off Rug

Existing Curtainwall Door Reused In New Location

Concealed Package Storage. Cabinet Doors w/ Concealed Hinges

New Fire-Rated Wall

Terrazzo Flooring

New Fire-Rated Door

New Fire Control Panel

Tenant Directory

TENANT
3,830 SF

Art Opportunity

Mail Area

Terrazzo Flooring

New Construction
 Existing Construction



0' 3' 6' 12' 24'

FLOOR PLAN

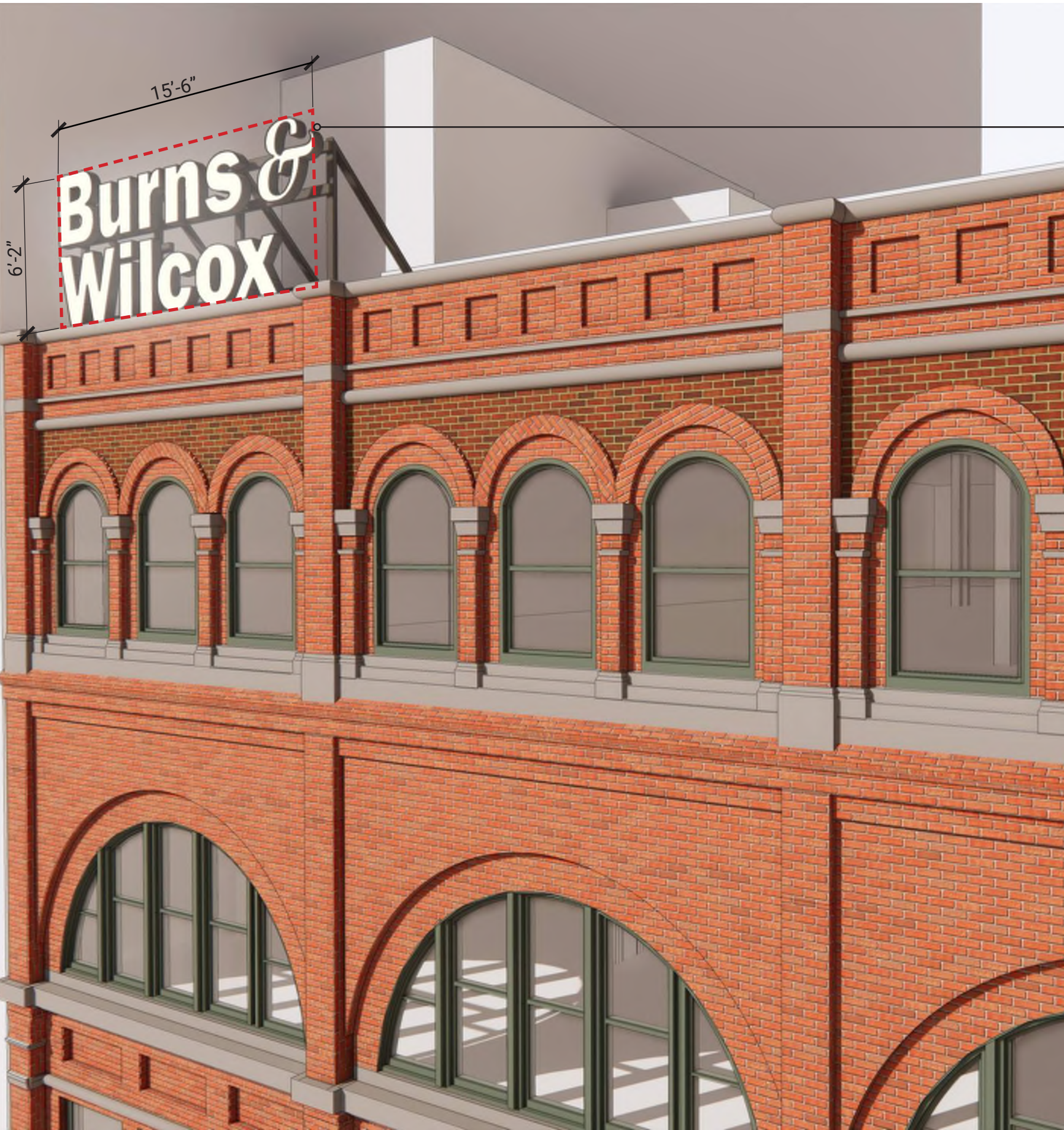




DESIGN *FORWARD*

EXTERIOR SIGNAGE





Front Face Illuminated Signage Supported w/ Black Painted Steel Structure

SIGN ORDINANCE

Sign for which street frontage of the property, not to exceed 100 SF or one SF of sign area for each two linear feet of street frontage of the property.
Each separate business in the complex is entitled to at least 24 SF of business wall signage

Linear Length of Building Frontage on State Street = +/- 58'-4"

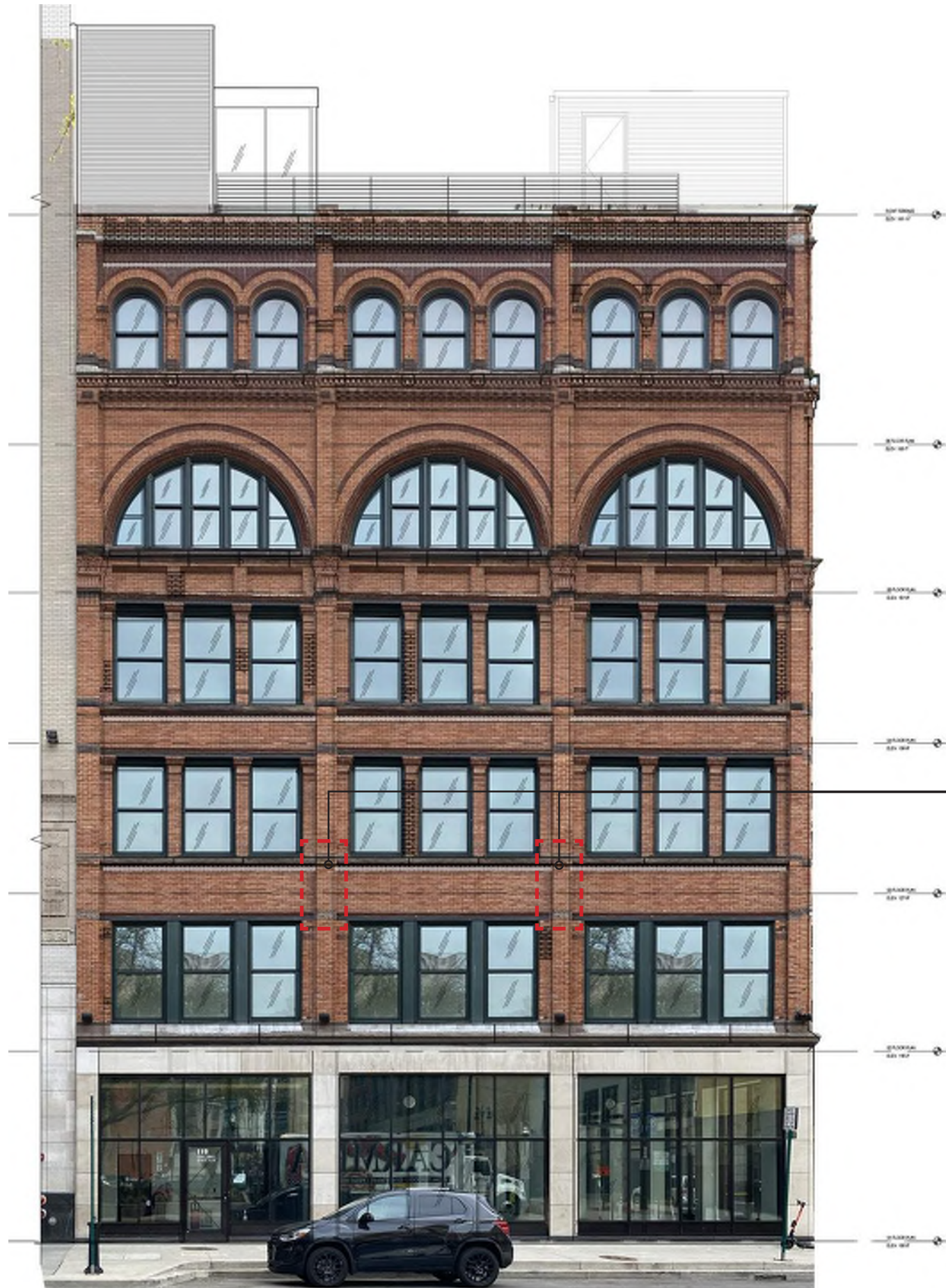
Sign Area = $58.33' \times 2 = 166.66 > 100$

Max Sign Area = 100 SF

Proposed Sign Area = 95.6 SF

BUILDING SIGNAGE





Flag Location



FLAG LOCATION



The background is a complex marbled paper pattern with swirling veins of grey, tan, and blue. A white square frame is positioned on the left side of the image.

THANK YOU

The logo consists of a white square above the company name.

**NEUMANN
SMITH**
architecture

SUPER LUMIDECK FLAT SOFFIT



ALL-WEATHER CANOPIES. AND WE MEAN ALL-WEATHER.

The Super Lumideck Flat Soffit canopy is an all-extruded, pre-engineered canopy designed for high-load architectural applications. The Flat Soffit deck style provides a ceiling aesthetic and achieves a clean, sleek design for any canopy application. The smooth deck can be combined with different fascia profiles to complement any design emphasis or building requirement. Compared to the alternatives, Mapes aluminum, non-rusting finish and high-quality extruded materials provide superior longevity, while meeting all local code requirements for snow and wind loads.

For more details, please visit mapes.com

SUPER LUMIDECK FLAT SOFFIT

TECHNICAL DATA

All-extruded Aluminum (T6 – 6063)

Fascia .125"

Decking .078"

Deflection rating L/180

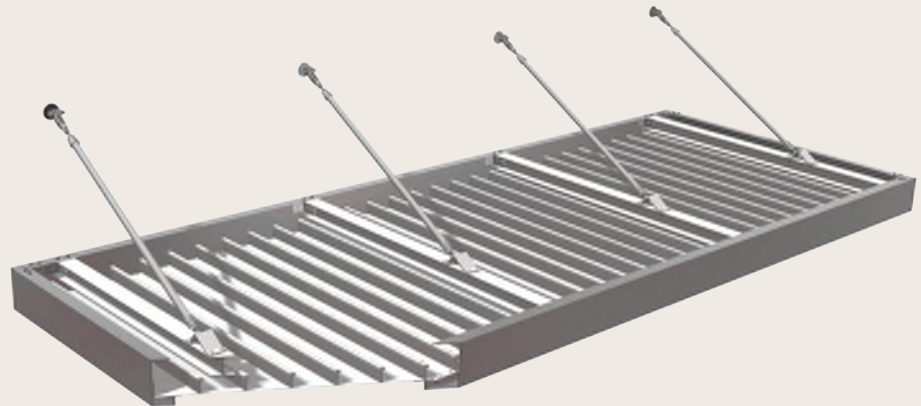
Maximum Projection*

8' w/ hanger rod supports

5' w/ cantilever supports

Note: Engineered stamped calcs available in all 50 states

*Maximum projection may vary based on load conditions



CANOPY DETAILS

Finishes		Warranty		Application
Mapes Standard Finishes	Clear Anodized, White Baked Enamel, & Bronze Baked Enamel	1 year	Meets AAMA 2603 specifications	Factory applied
2-Coat Kynar*	25 stock colors w/ unlimited custom matching options	10 years	70% Fluoropolymer meets AAMA 2605 specifications	Professionally applied & cured by certified finisher

*Additional lead times and costs associated w/ premium paints & custom color matching

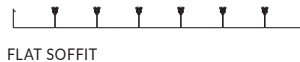
FEATURES

- Flat Soffit Decking
- High-load capacity
- Pre-engineered
- All-extruded Aluminum
- Rust & maintenance free
- Custom details & colors
- Pre-assembly options

APPLICATIONS

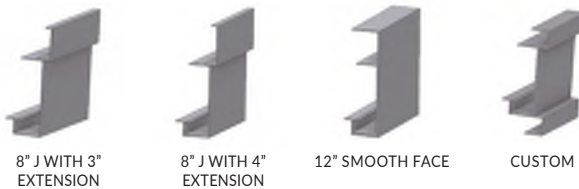
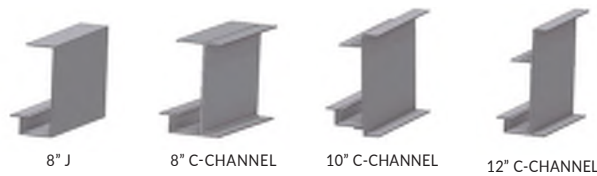
- Retail Branding
- Shopping Centers
- Storefronts
- Office Buildings

DECK OPTIONS

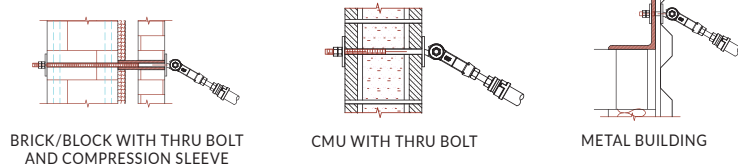


FLAT SOFFIT

FASCIA OPTIONS



WALL MOUNT DETAILS



MAPES ARCHITECTURAL CANOPIES

7748 North 56th Street, Lincoln, NE 68514 Phone: 888-273-1132 Fax: 877-455-6572 mapes.com

TECHTRAC™ MQ
Incandescent Marquee -
Wet Location

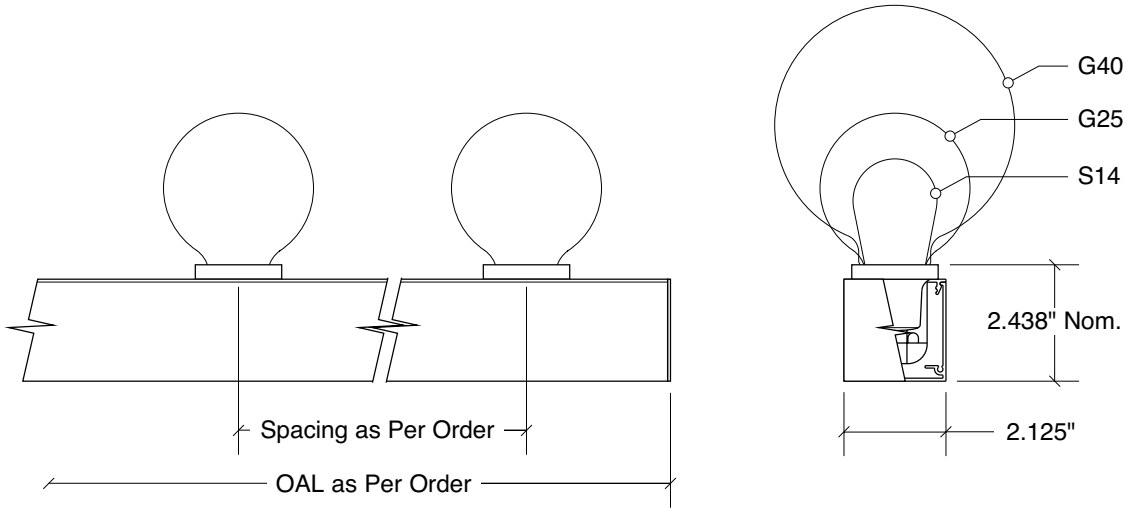
Product Code:

220 - MB - _____ - _____ - _____ - WP
(Length) (Spacing) (Finish)

Fixture Type:

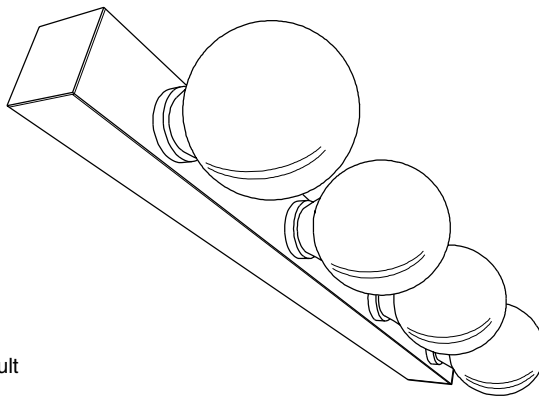
MQ / MB

220 / MB - Surface Mount Lamps, Waterproof



Side View
Scale: 1:4
G25 Lamp Shown for Reference

End View
Scale: 1:4

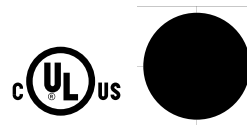


Perspective View
Scale: NTS

Notes

- 1-Fixture ambient temperature **not to exceed** 100°F
- 2-Available in Satin Aluminum, Polished Chrome, Polished Brass and White or Black semi-gloss painted finishes. Consult factory for alternate finishes.
- 3-Lamps provided by others. Recommended Lamps to be 120 volt incandescent. **Medium base** lamp type and wattage as per order. Warning, risk of fire. Do not exceed maximum recommended wattage.
- 4-Fixtures provided with Ø.875" knockouts for power feed.
- 5-Mitering, mounting and bending options available. Consult factory for details.
- 6-Socket spacing as specified. For custom spacing, consult factory for lamp compatibility.
- 7-For multiple circuit wiring consult factory.

Lamp Spacing	
<input type="checkbox"/>	6"
<input type="checkbox"/>	12"
<input type="checkbox"/>	_____
Other (Consult Factory)	
Finishes	
<input type="checkbox"/>	SA Satin Aluminum
<input type="checkbox"/>	PC Polished Chrome
<input type="checkbox"/>	PB Polished Brass
<input type="checkbox"/>	WH White Paint
<input checked="" type="checkbox"/>	BK Black Paint
<input type="checkbox"/>	Custom (Specify)



Starfire Lighting, Inc.

7 Donna Drive, Wood-Ridge, NJ 07075
(201) 438-9540 FAX: (201) 438-9541
Toll Free: (800) 443-8823
E-Mail: info@starfirelighting.com

Date:

Starfire Agent:

Drawing No:

0464

Project:

Specified by:

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Black Paint Finish

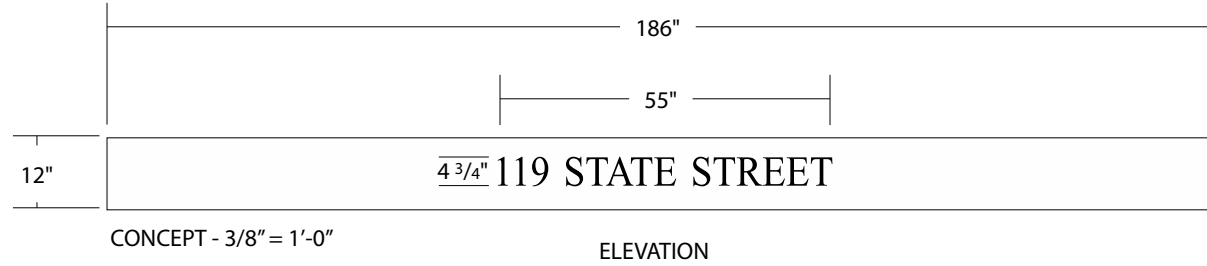
Edison Bulb (ST19 Shape)



**LED Filament - 5 W (40 W equal) -
2700K - Clear Finish**



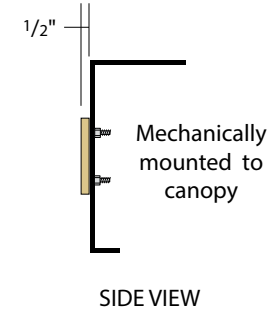
**LED Filament - 5 W (40 W equal) -
2000K - Amber Finish**



Times Roman Regular typeface, painted Metallic Gold

119 STATE STREET

CONCEPT - 1" = 1'-0"



SIGN DIMENSIONS

4 3/4" H x 55" W

CUT-OUT DIMENSIONAL METAL TEXT



Color Palette



MAP Metallic Gold (TBD)



Field measurements prior to production

119
STATE STREET

Sales Person: Matt Thomas

Drawn By: Steve

Date: 12/11/2021

File Name: 119 State Street

Revision: 1/15/2022

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Customer Signature _____ Date _____

Work Order#: XXX



11444 Kaltz Ave
Warren, MI 48089
Phone: 586-759-2700
Fax: 586-759-2703

200 Series Curtainwall

The 200 Series Curtainwall is an economical system with a wide range of low- to mid-rise applications including atriums and clerestory. This exterior-glazed pressure bar system with 2" face dimension is ideal for curving and compatible with all Tubelite entrances.

Snap-on cover finishes, available in a variety of colors, allow for contrasting interior and exterior finishes on exposed framing. Silicone-glazed verticals can be selected to provide a sleek uninterrupted surface.

Both our 200 and 400 Series Curtainwall systems are subjected to rigorous testing by an independent agency, ensuring that you get the highest quality curtainwall products that the industry has to offer.

*200 Curtainwall, T14000 I/O Storefront, Medium Stile Doors, Mountain Tech III, Lindon, UT
Photographer: Cache Valley Photographers*



Standard Narrow Stile Entrances



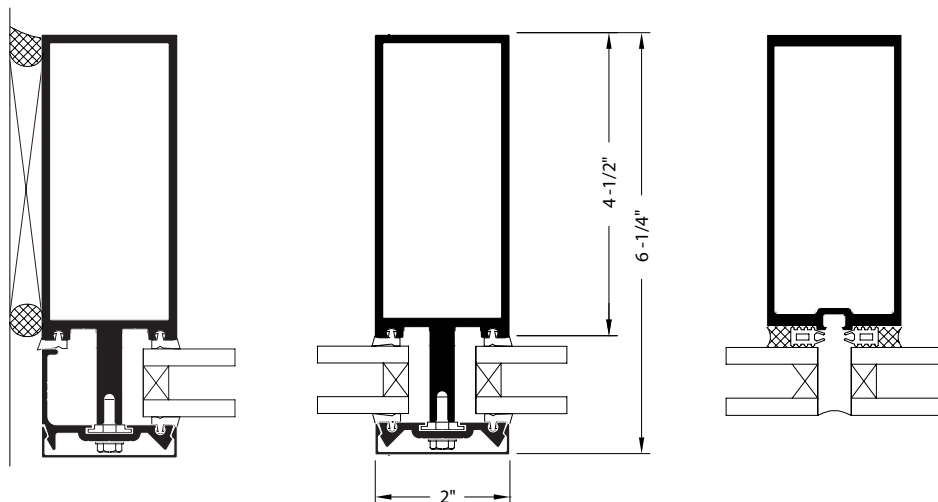
14000 I/O Series Multiplane Storefront Framing

ALSO USED WITH

TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS

200 Series Curtainwall



System Features:

- Standard 4-1/8" (104.8mm) to 7-3/4" (196.9mm) depth systems
- 2" (50.8mm) sight line matches Tubelite storefront systems for insulated glass
- Outside glazed pressure-plate system available in captured and structural glazed configurations
- Standard infill option 1" (25.4mm), other infills available
- Thermally Improved using a continuous 1/8" (3.2mm) EPDM Isolator
- Can be shop-fabricated and shop-glazed for labor savings
- Silicone compatible glazing materials for long-lasting seals
- Captured & SSG inside and outside corners available

Optional Features:

- Steel reinforcing available
- Optional deep profile and bull nose covers available
- Silicone glazed intermediate verticals & horizontals available
- Easily integrates with Tubelite's, Entrances, 3700 and Phantom 5000 Insert Vents, Maxblock Sunshades, and aLuminate Light Shelves
- Deep and heavy-weight mullions available

200 Series Curtainwall Product Specifications

Application: Low and mid-rise commercial buildings including retail, office, healthcare, schools, etc.

Description: 2" x 4-1/4" to 7-3/4" field glazed, shear block construction curtainwall

Face Width:	Overall Depths:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	U-Factor**:	CRF:	Acoustic:
2"	4-1/4" to 7-3/4"	1" (1/8" to 1")	0.06 CFM/Ft.2 @ 6.24 PSF	15 PSF – Static 15 PSF – Dynamic	60 PSF – Design 90 PSF – Overload	0.39 – Captured 0.32 – SSG	68	32 STC 26 OITC

** U-Factor per NFRC 100: COG = 0.24 with warm edge spacer, 1-3/4" x 4-1/2" non-thermal frame.

Refer to the U-Factor table at: www.tubeliteinc.com/products/curtainwall/200-series-curtainwall/ for other glass makeups and configurations.

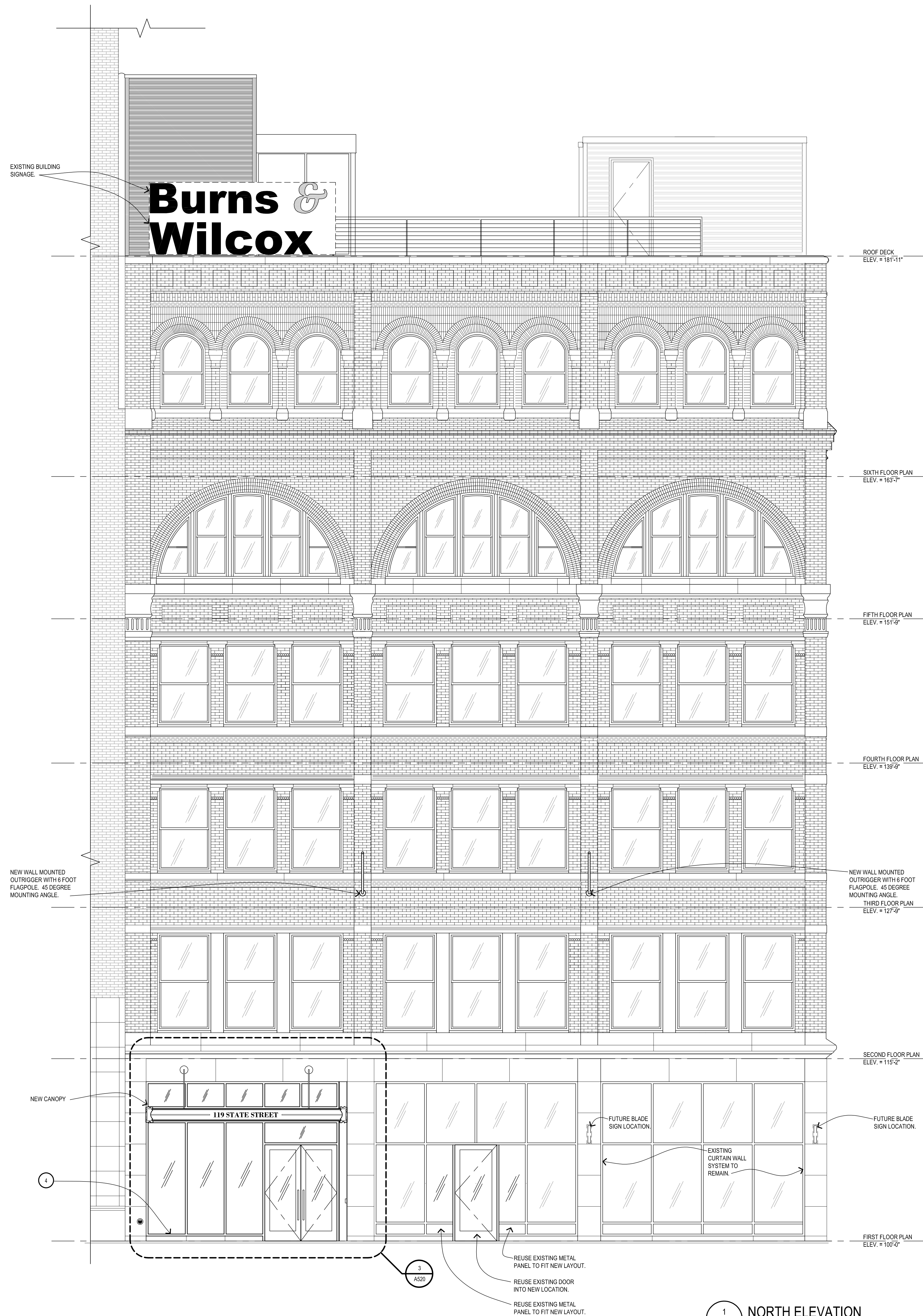
DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2018 Tubelite Inc.

092120

TUBELITE®

DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS



KEYNOTES:

- 1 STONE RETURN VENEER RETURNED UNDER AT SOFFIT. ATTACHED BACK TO NEW METAL FRAMING OR EXISTING MASONRY WITH STAINLESS STEEL STONE ANCHOR.
- 2 STONE VENEER ATTACHED BACK TO NEW METAL FRAMING OR EXISTING MASONRY WITH STAINLESS STEEL STONE ANCHOR.
- 3 FLUID APPLIED AIR AND WEATHER BARRIER ON 1/2" EXTERIOR SHEATHING ON COLD-FORMED METAL STUDS AT 16" O.C. (FILL CAVITY WITH THERMAL BATT INSULATION WHERE SHOWN) OR EXISTING MASONRY WALL.
- 4 6" DEEP PREFINISHED ALUMINUM CURTAIN WALL SYSTEM - REFER TO ELEVATIONS FOR SPANDREL LOCATIONS AND TYPES.
- 5 GRANITE SILL ANCHORED TO EXISTING STRUCTURE.
- 6 HSS6X6X1/4 COLUMN WITH 12X12X1/2" BASE PLATE AND (4) 3/4" EXPANSION ANCHORS.
- 7 INTERIOR PARTITION - REFER TO FLOOR PLANS FOR WALL TYPES.
- 8 CEILING SYSTEM - REFER TO CEILING PLANS FOR TYPE AND ROOM FINISH SCHEDULE FOR HEIGHT.
- 9 EMBEDDED STAINLESS STEEL FLASHING WITH DRP - EXTEND 1/2" BEYOND FACE OF STONE.
- 10 CONTINUOUS SEALANT AND BACKER ROD - 3/8" U.N.O.
- 11 EXISTING MASONRY TO REMAIN.
- 12 NOT USED.
- 13 HSS12X6X1/4 BEAM WITH END PLATE BOLTED TO NEW STEEL COLUMN. THE OTHER END OF THE BEAM IS TO BE SET INTO THE EXISTING MASONRY WALL. POCKET AND GROUT SOLID INTO EXISTING MASONRY WALL EMBED 12" MIN.
- 14 PREFABRICATED ALL-EXTRUDED ALUMINUM FLAT SOFFIT CANOPY. CUSTOM FASCIA PROFILE AND 1" HANGER ROD WITH THRU BOLT ATTACHMENT TO EXISTING BUILDING STRUCTURE.
- 15 STORM WATER PIPING WITH STAINLESS STEEL DOWNSPOUT NOZZLE.

NOTE:
1. PROVIDE ISOLATION MATERIALS BETWEEN ALL DISSIMILAR MATERIALS.



1500 Woodward
Suite 300
Detroit, Michigan 48226
phone 313.782.4800
hannahneumannsmith.com

**BURNS AND WILCOX
CANOPY ADDITION AND
LOBBY RENOVATION
119 STATE STREET
DETROIT, MI. 48226**

Issued for

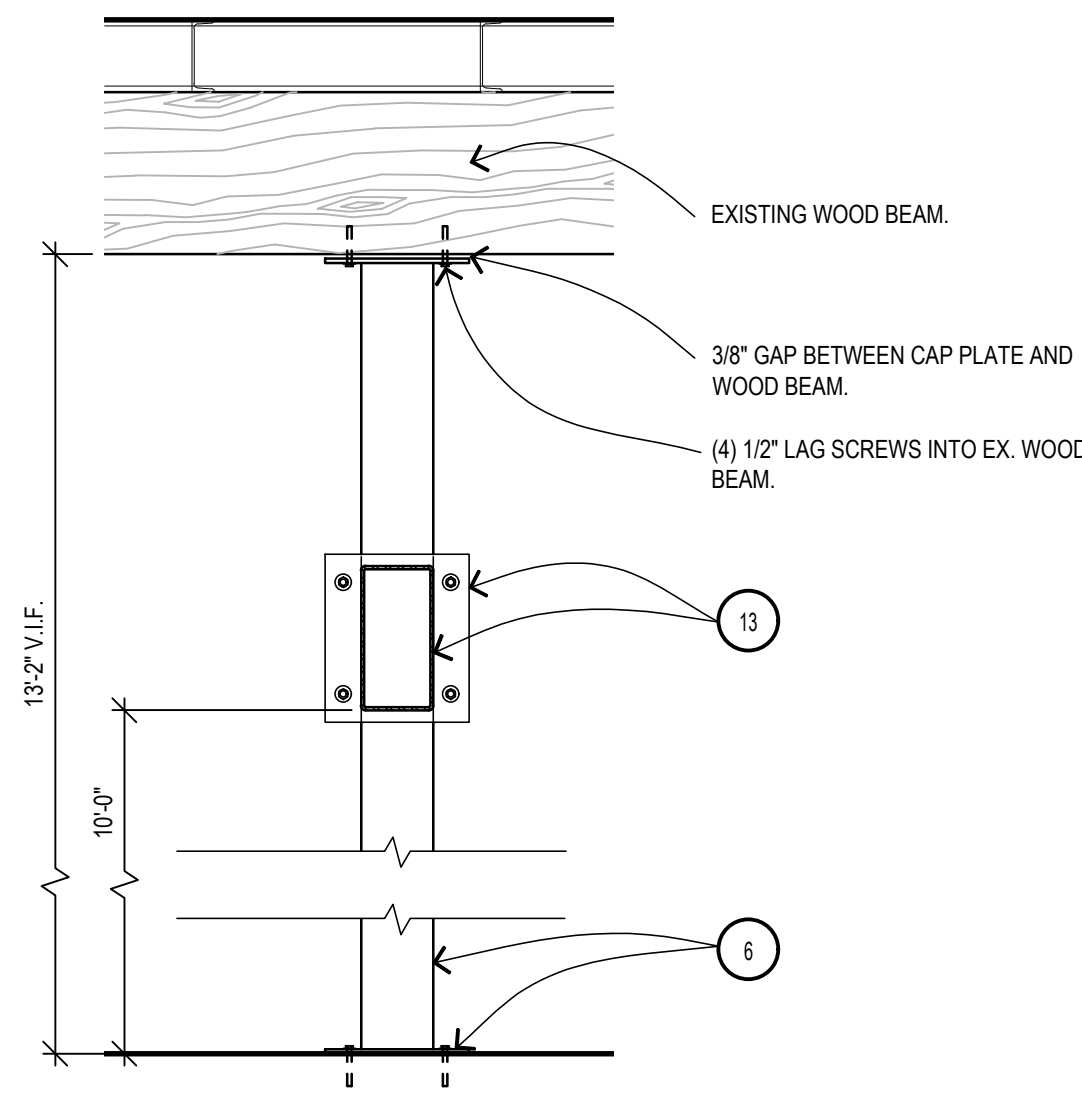
01-27-2022 BIDS AND PERMITS
12-22-2021 CD Progress
10-14-2021 100% DESIGN DEVELOPMENT

Drawn Preliminary
JMC Construction
Checked Record
MK
Approved Do not scale
JS Use figured dimensions only
Bid/pak Number

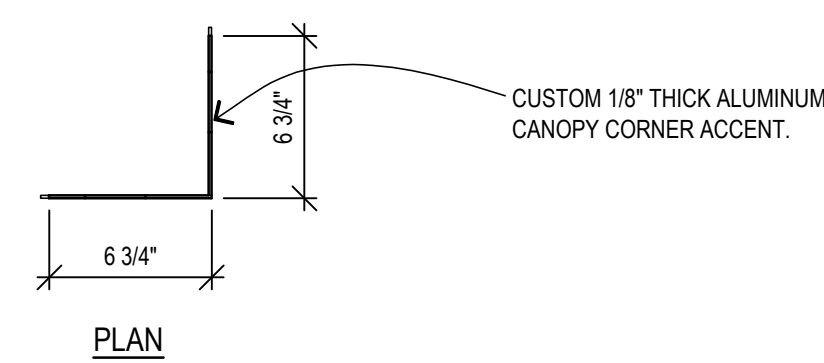
Job Number
2021061
Title
EXTERIOR ELEVATION

Sheet
A400

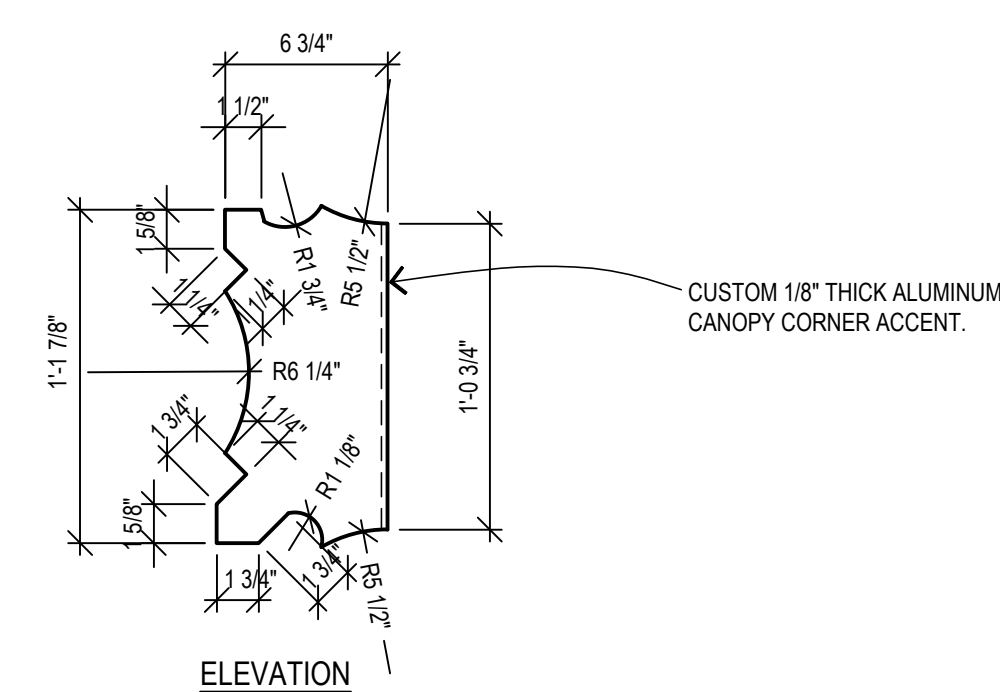
1 NORTH ELEVATION
A201 1/4" = 1'-0"



7 STEEL COLUMN AND BEAM SECTION
A520 3/4" = 1'-0"

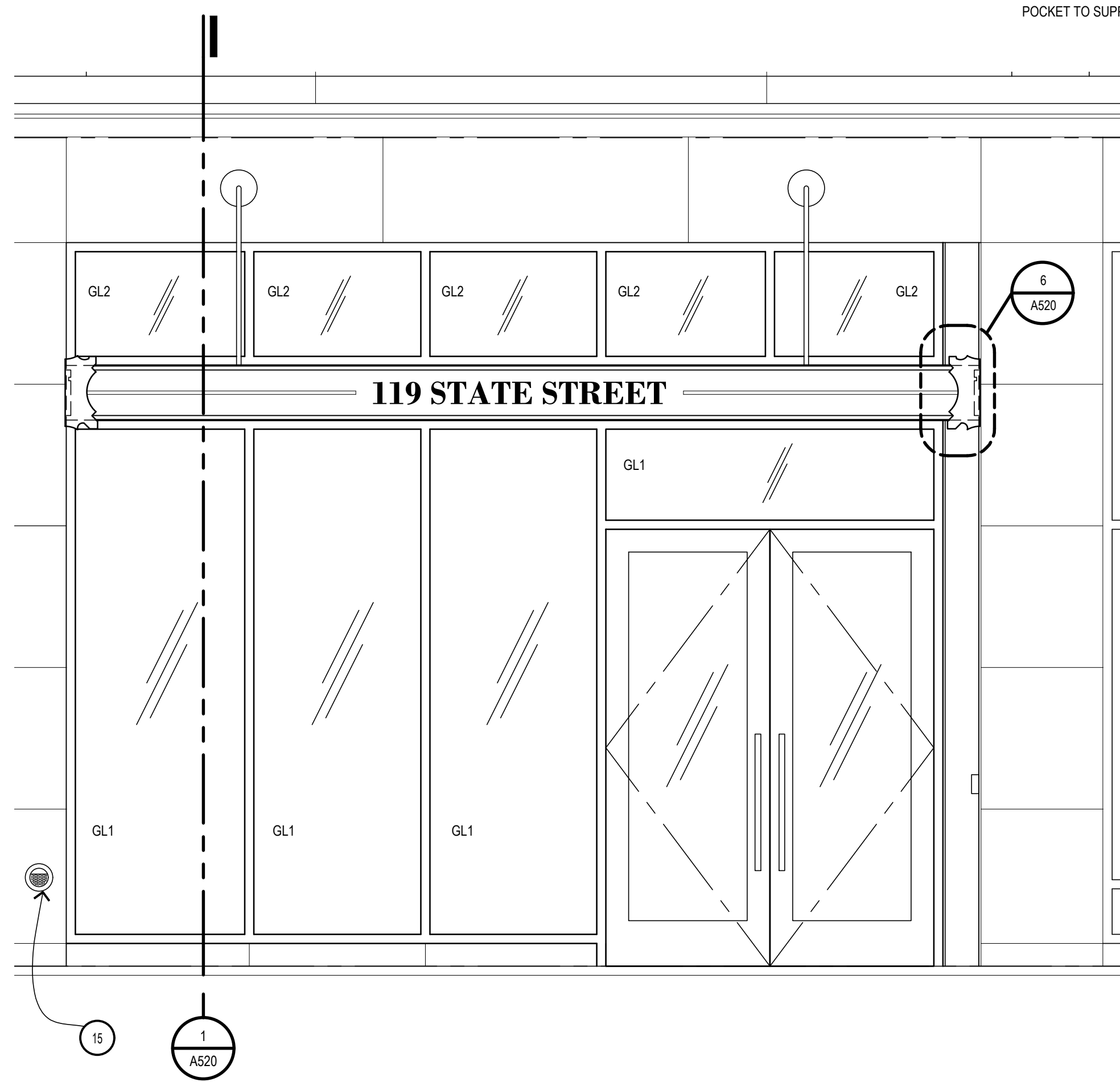


PLAN

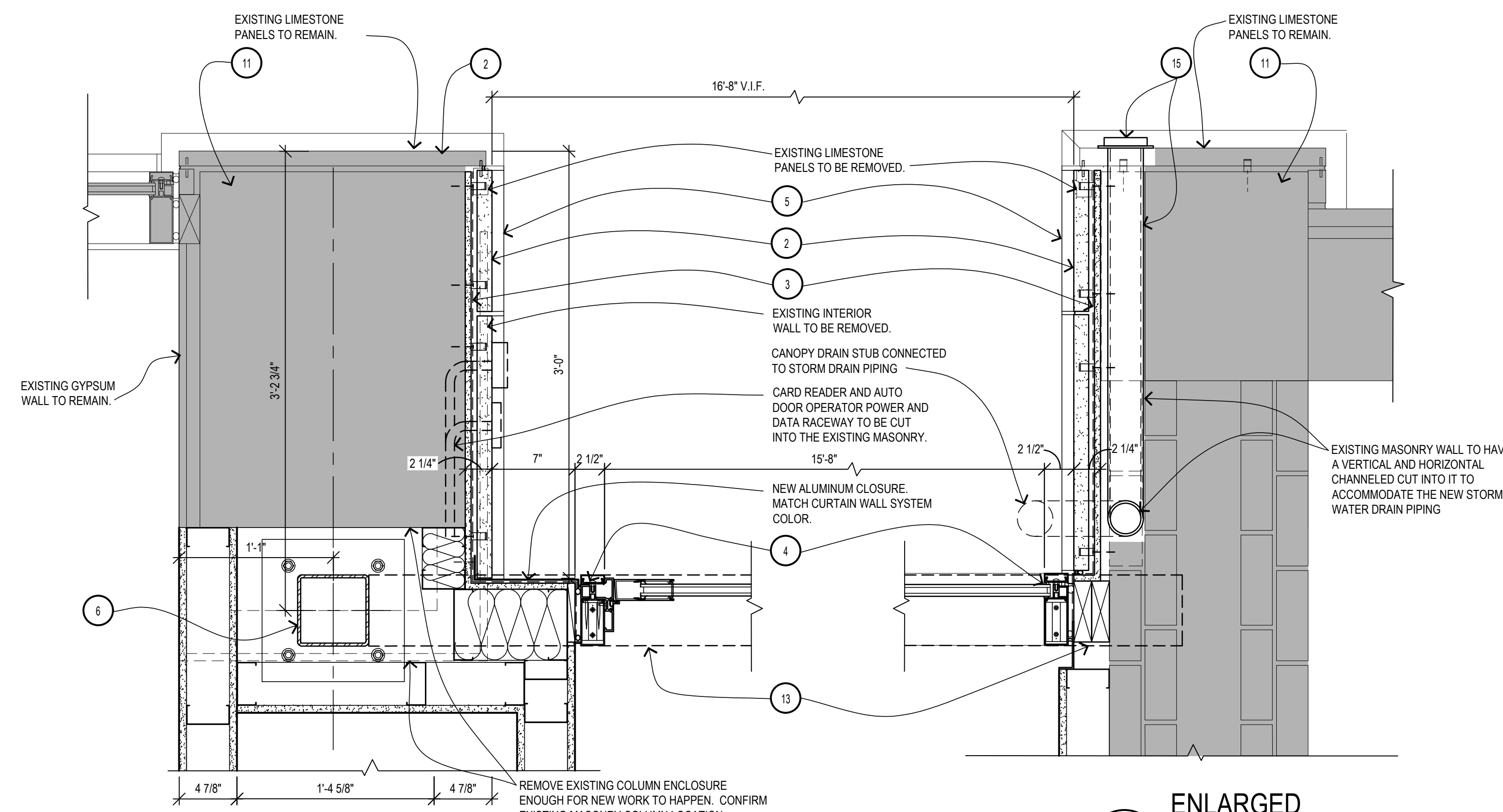


ELEVATION

6 ENLARGED DETAIL
A520 1 1/2" = 1'-0"

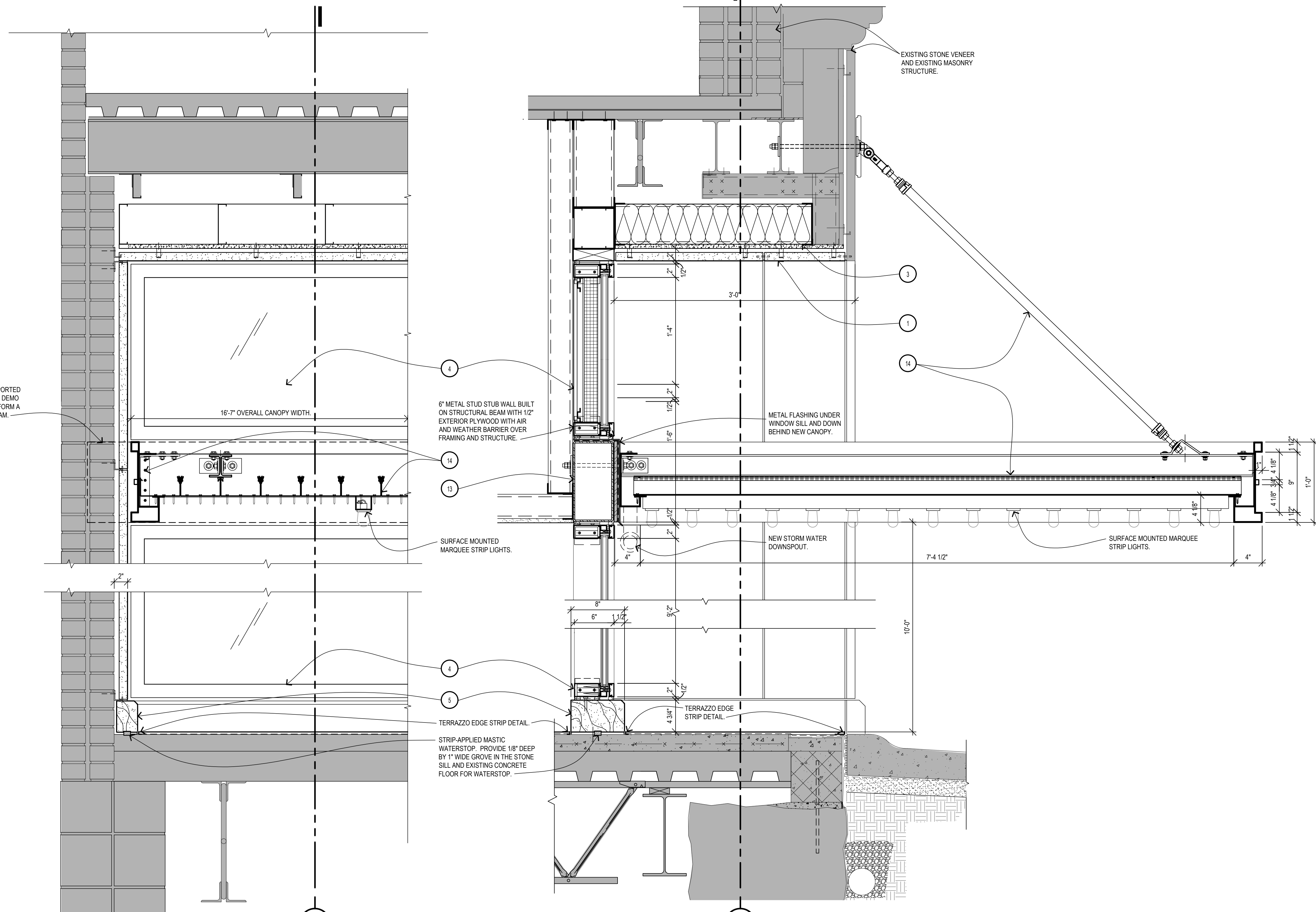


3 ENLARGED CANOPY ELEVATION
A400 1/2" = 1'-0"



5 ENLARGED PLAN DETAIL
A201 1 1/2" = 1'-0"

4 ENLARGED PLAN DETAIL
A201 1 1/2" = 1'-0"



2 CANOPY SECTION
A520 1 1/2" = 1'-0"

1 CANOPY SECTION
A520 1 1/2" = 1'-0"

KEYNOTES:

- 1 STONE RETURN VENEER RETURNED UNDER AT SOFFIT. ATTACHED BACK TO NEW METAL FRAMING OR EXISTING MASONRY WITH STAINLESS STEEL ANCHOR.
- 2 STONE VENEER ATTACHED BACK TO NEW METAL FRAMING OR EXISTING MASONRY WITH STAINLESS STEEL ANCHOR.
- 3 FLUID APPLIED AIR AND WEATHER BARRIER ON 1/2" EXTERIOR SHEATHING ON COLD FORMED METAL STUDS AT 16" O.C. (FILL CAVITY WITH THERMAL BATT INSULATION WHERE SHOWN) OR EXISTING MASONRY WALL.
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- 10 CONTINUOUS SEALANT AND BACKER ROD - 3/8" U.O.
- 11 EXISTING MASONRY TO REMAIN.
- 12 FACE LIT CHANNEL LETTER SIGNAGE, 1/2" RETURN (MIP ALUMINUM) PAINTED BLACK WITH .002" ALUMINUM BACK - L.E.D. INTERNAL LIGHTING 3/16" WHITE ACRYLIC FACE.
- 13 HSS12X6X1/4 BEAM WITH END PLATE BOLTED TO NEW STEEL COLUMN. THE OTHER END OF THE BEAM IS TO BE SET INTO THE EXISTING MASONRY WALL POCKET AND GROUT SOLID INTO EXISTING MASONRY WALL EMBED 10" MIN.
- 14 PREFABRICATED ALL-EXTRUDED ALUMINUM FLAT SOFFIT CANOPY. CUSTOM FASCIA PROFILE AND 1" HANGER ROD WITH THRU BOLT ATTACHMENT TO EXISTING BUILDING STRUCTURE.
- 15 STORM WATER PIPING WITH STAINLESS STEEL DOWNSPOUT NOZZLE.

NOTE:

1. PROVIDE ISOLATION MATERIALS BETWEEN ALL DISSIMILAR MATERIALS.

Issued for

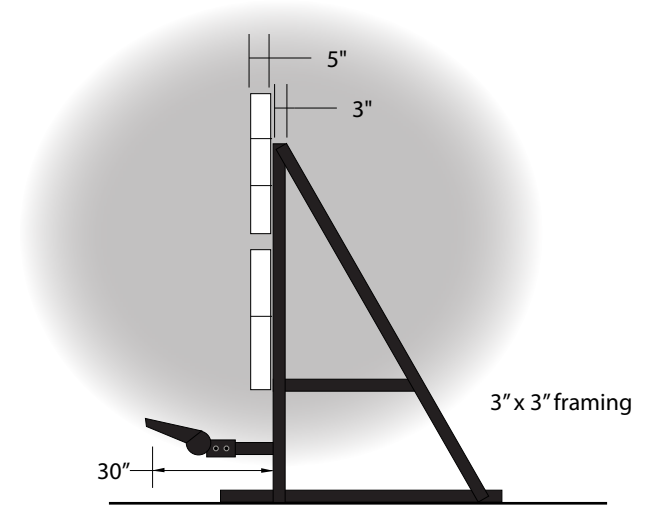
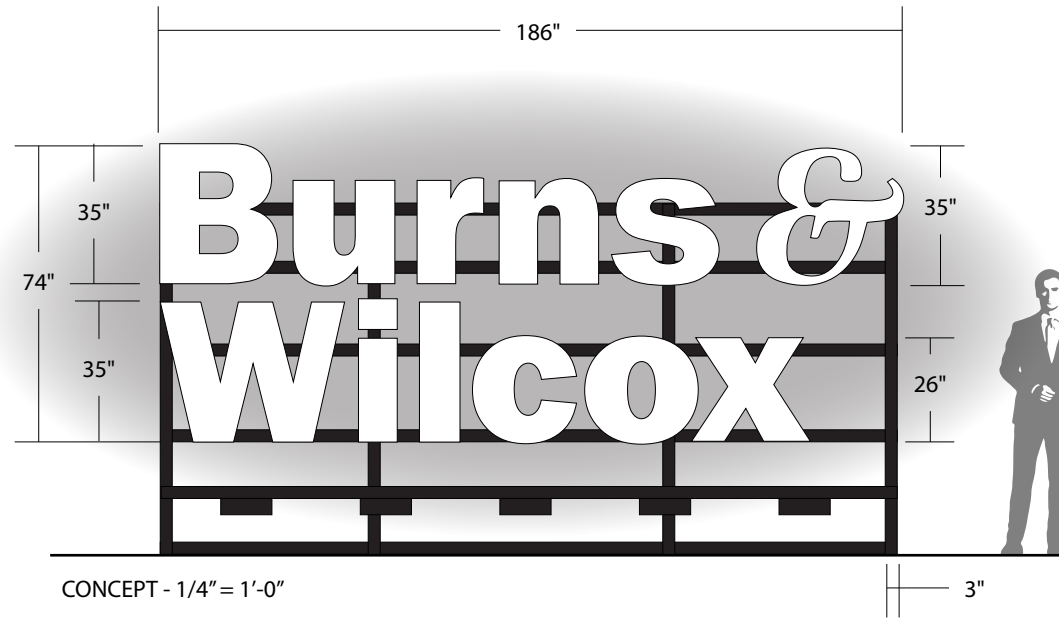
12-22-2021 CD Progress
10-14-2021 100% DESIGN
DEVELOPMENT

Drawn Preliminary
JMC Construction
Checked Record
MK
Approved Do not scale
JS Use figured dimensions only
Bidpak Number

Job Number
2021061

Title
**NEW CANOPY PLANS,
SECTION AND
DETAILS**

Sheet
A520



SIGN DIMENSIONS
74" H x 186" W 95.58 Sq Ft

EXTERIOR LIGHTING



FL05 HiBoard LED Billboard Floodlight
www.agclighting.com



Night Simulation

Color Palette



119
 STATE STREET

Sales Person: Matt Thomas

Drawn By: Steve

Date: 12/11/2021

File Name: 119 State Street

Revision: 1/15/2022

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Customer Signature _____ Date _____

Work Order#: XXX

METRO SIGNS & LIGHTING
 11444 Kaltz Ave
 Warren, MI 48089
 Phone: 586-759-2700
 Fax: 586-759-2703

LUMINOUS ZONE1 LED SHOEBOX



FEATURES

- High Luminous Efficacy 128 lm/W+
- Multiple Mounts Available
- Photocell standard on UNV (120-277) voltage

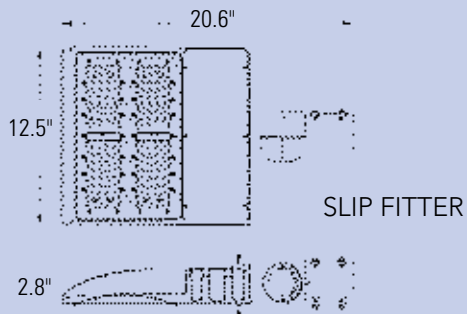
APPLICATIONS

- Outdoor Pole Mounted

REPLACES

- 250W
- 400W

ZONE 1 60W, 90W, 120W & 150W



PRODUCT SPECIFICATIONS

CRI (ra)	> 80
Rated Life (Hours)	50,000+
Warranty	5 Years
Certification	UL, cUL, DLC, FCC
Operating Temperature	-4°F - 113°F
IP Rating	65

ORDERING INFORMATION

EXAMPLE: ZONE1-02-120W-UNV-50KT3-SF

Model	Series	Wattage	Voltage	Color Temperature	Optics	Performance	Mount
ZONE1	02	60W (8,474lm, 141 lm/W) 90W (12,412 lm, 138 lm/W) 120W (16,055lm, 133 lm/W) 150W (20,060lm, 128 lm/W) 150W (19,355lm, 130 lm/W) 150W (18,786lm, 130 lm/W)	UNV (120v-277v) UNVM (120-277V) 480 (347-480v)	40K (4000K) 50K (5000K STD) 57K (5700K)	T3	blank (STD Performance) DP (HIGH Performance)*	SF (Slip Fitter) DM (Direct Mount) YM (Yoke Mount)

Bold Option Denotes 480V

* High Performance only available in 150W UNV model, DLC Premium



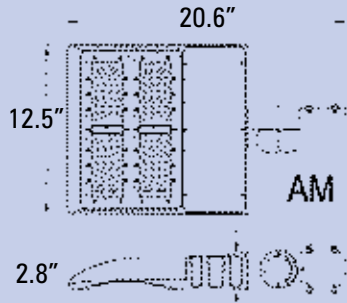
Qualified pointing straight down



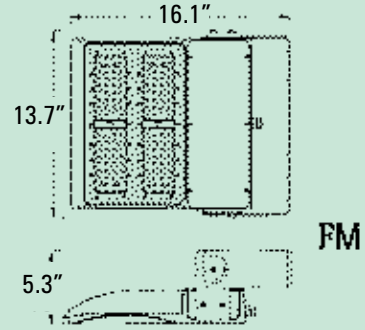
For ordering information please visit
www.sigmaluminous.com
866.755.3563

SIGMA
LUMINOUS
ENERGY SAVINGS THROUGH INNOVATION

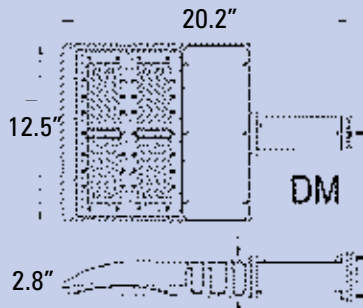
ADJUSTABLE FITTER MOUNTING



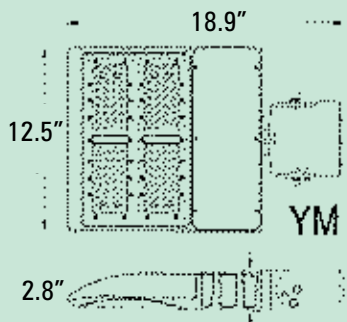
FLOOD MOUNTING



DIRECT MOUNTING



YOKE MOUNTING



For ordering information please visit
www.sigmaluminous.com
 866.755.3563



Outrigger Wall Mount Series

External Single Stationary - Rope Halyard

The **Outrigger Single Stationary Series** from Concord American Flagpole offers wall mounted flagpole options in lengths of **6' to 20'**. A variety of Wall Mount design and angle options give project owners the ability to enhance any building facade with the customized look and beauty of aluminum flagpoles.



0-30
45° Arm Angle
4 Bolt Design



0-31
30°, 45°, 60°
Arm Angle
3 Bolt Design

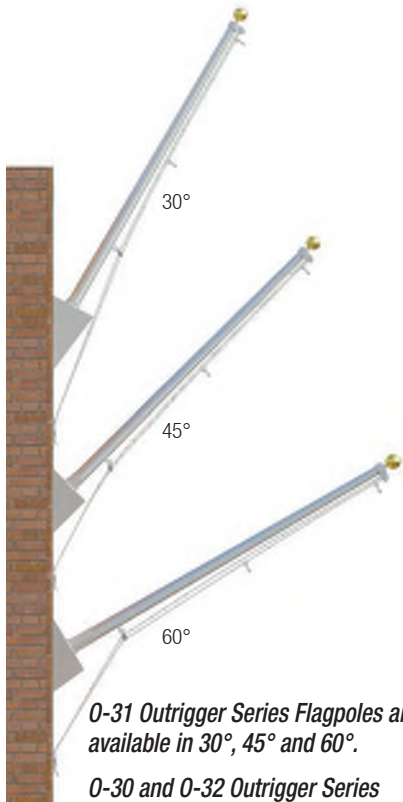


0-32
45° Arm Angle
4 Bolt Design

STANDARD FLAGPOLE ACCESSORIES

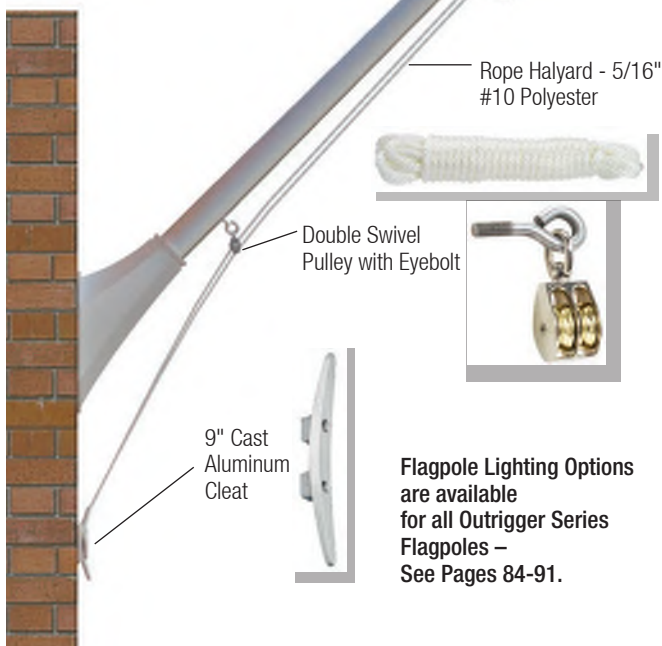
Specifications

- Patented, Heavy-Duty Gold Anodized Aluminum Ball
- Cast Aluminum Single Stationary Truck Assembly with Aluminum Pulley
- Complete External Halyard Assembly
 - Rope Halyard - 5/16" #10 Polyester
 - Two (2) Solid Brass Swivel Flagnaps
 - Two (2) Neoprene Flagnap Covers
- 9" Cast Aluminum Cleat
- 3/8" Eyebolt and Double Swivel Pulley
- Anchorage by Others



0-31 Outrigger Series Flagpoles are available in 30°, 45° and 60°.

0-30 and 0-32 Outrigger Series Flagpoles are available in 45° only.



Gold Anodized Aluminum Ball
Patent #7334535
See Page 58



External Stationary Truck



Two (2) Solid Brass Swivel Flagnaps with Neoprene Flagnap Covers



Rope Halyard - 5/16" #10 Polyester



Double Swivel Pulley with Eyebolt



9" Cast Aluminum Cleat



Flagpole Lighting Options are available for all Outrigger Series Flagpoles – See Pages 84-91.

OUTRIGGER SERIES OPTIONS

Cap Mounted Single Revolving Truck In Lieu Of Standard Stationary Truck.



See Page 64 Add \$62

Outrigger Retainer System. Pulley Shown. See Page 83 for full System details.



Outrigger Retainer System . . . Add \$68

Cleat Cover (Specify Cylinder Lock or Padlock) - See Page 77.



Cleat Cover Add \$164

Wall Anchorage Kit. Contains one Sleeve, one Bolt, Washers and Nuts. Offered as component pieces only for 0-31 and 0-32. See NOTE on page 83.



WAK-9421 Add \$68 / Ea.

Outrigger Wall Mount Series External Single Stationary - Rope Halyard

0-30 - 45°

DESCRIPTION	NOMINAL OVERALL LENGTH	BUTT DIA.	WALL THICKNESS	POLE SECTIONS	TOP DIAM.	CATALOG NUMBER ***SPECIFY FINISH	Satin	CLEAR ANODIZED	DARK BRONZE OR BLACK ANODIZED	BRONZE TONE, BLACK, WHITE, OR CLEAR POWDERCOAT
0-30 - 45° Arm Angle - Straight Shaft	8'	3"	.125"	1	3"	030-08B34-***	\$516	\$570	\$581	\$553
0-30 - 45° Arm Angle - Straight Shaft	10'	3"	.125"	1	3"	030-10B34-***	\$618	\$676	\$690	\$657

0-31 - 30° / 45° / 60°

DESCRIPTION	NOMINAL OVERALL LENGTH	BUTT DIA.	WALL THICKNESS	POLE SECTIONS	TOP DIAM.	CATALOG NUMBER ***SPECIFY FINISH	Satin	CLEAR ANODIZED	DARK BRONZE OR BLACK ANODIZED	BRONZE TONE, BLACK, WHITE, OR CLEAR POWDERCOAT
0-31 - 30° Arm Angle - Tapered Shaft	6'	4"	.125"	1	2.5"	031-06B43-***	\$1,419	\$1,499	\$1,553	\$1,455
0-31 - 30° Arm Angle - Tapered Shaft	8'	4"	.125"	1	2.5"	031-08B43-***	\$1,455	\$1,553	\$1,590	\$1,507
0-31 - 30° Arm Angle - Tapered Shaft	10'	4"	.125"	1	2.5"	031-10B43-***	\$1,523	\$1,621	\$1,658	\$1,519
0-31 - 30° Arm Angle - Tapered Shaft	12'	4"	.156"	1	2.5"	031-12C43-***	\$1,597	\$1,695	\$1,806	\$1,593
0-31 - 30° Arm Angle - Tapered Shaft	15'	4"	.188"	1	2.5"	031-15D43-***	\$1,668	\$1,826	\$1,896	\$1,771
0-31 - 30° Arm Angle - Tapered Shaft	18'	4"	.188"	1	2.5"	031-18D43-***	\$2,075	\$2,349	\$2,440	\$2,278
0-31 - 30° Arm Angle - Tapered Shaft	20'	4"	.188"	1	2.5"	031-20D43-***	\$2,236	\$2,511	\$2,620	\$2,436
0-31 - 45° Arm Angle - Tapered Shaft	6'	4"	.125"	1	2.5"	031-06B44-***	\$1,419	\$1,499	\$1,553	\$1,455
0-31 - 45° Arm Angle - Tapered Shaft	8'	4"	.125"	1	2.5"	031-08B44-***	\$1,455	\$1,553	\$1,590	\$1,507
0-31 - 45° Arm Angle - Tapered Shaft	10'	4"	.125"	1	2.5"	031-10B44-***	\$1,523	\$1,621	\$1,658	\$1,519
0-31 - 45° Arm Angle - Tapered Shaft	12'	4"	.156"	1	2.5"	031-12C44-***	\$1,597	\$1,695	\$1,806	\$1,593
0-31 - 45° Arm Angle - Tapered Shaft	15'	4"	.188"	1	2.5"	031-15D44-***	\$1,668	\$1,826	\$1,896	\$1,771
0-31 - 45° Arm Angle - Tapered Shaft	18'	4"	.188"	1	2.5"	031-18D44-***	\$2,075	\$2,349	\$2,440	\$2,278
0-31 - 45° Arm Angle - Tapered Shaft	20'	4"	.188"	1	2.5"	031-20D44-***	\$2,236	\$2,511	\$2,620	\$2,436
0-31 - 60° Arm Angle - Tapered Shaft	6'	4"	.125"	1	2.5"	031-06B46-***	\$1,419	\$1,499	\$1,553	\$1,455
0-31 - 60° Arm Angle - Tapered Shaft	8'	4"	.125"	1	2.5"	031-08B46-***	\$1,455	\$1,553	\$1,590	\$1,507
0-31 - 60° Arm Angle - Tapered Shaft	10'	4"	.125"	1	2.5"	031-10B46-***	\$1,523	\$1,621	\$1,658	\$1,519
0-31 - 60° Arm Angle - Tapered Shaft	12'	4"	.156"	1	2.5"	031-12C46-***	\$1,597	\$1,695	\$1,806	\$1,593
0-31 - 60° Arm Angle - Tapered Shaft	15'	4"	.188"	1	2.5"	031-15D46-***	\$1,668	\$1,826	\$1,896	\$1,771
0-31 - 60° Arm Angle - Tapered Shaft	18'	4"	.188"	1	2.5"	031-18D46-***	\$2,075	\$2,349	\$2,440	\$2,278
0-31 - 60° Arm Angle - Tapered Shaft	20'	4"	.188"	1	2.5"	031-20D46-***	\$2,236	\$2,511	\$2,620	\$2,436

0-32 - 45°

DESCRIPTION	NOMINAL OVERALL LENGTH	BUTT DIA.	WALL THICKNESS	POLE SECTIONS	TOP DIAM.	CATALOG NUMBER ***SPECIFY FINISH	Satin	CLEAR ANODIZED	DARK BRONZE OR BLACK ANODIZED	BRONZE TONE, BLACK, WHITE, OR CLEAR POWDERCOAT
0-32 - 45° Arm Angle - Tapered Shaft	6'	4"	.125"	1	2.5"	032-06B44-***	\$1,792	\$1,896	\$1,933	\$1,840
0-32 - 45° Arm Angle - Tapered Shaft	8'	4"	.125"	1	2.5"	032-08B44-***	\$1,900	\$1,998	\$2,070	\$1,938
0-32 - 45° Arm Angle - Tapered Shaft	10'	4"	.125"	1	2.5"	032-10B44-***	\$2,030	\$2,169	\$2,222	\$2,104
0-32 - 45° Arm Angle - Tapered Shaft	12'	4"	.156"	1	2.5"	032-12C44-***	\$2,138	\$2,169	\$2,222	\$2,104
0-32 - 45° Arm Angle - Tapered Shaft	15'	4"	.188"	1	2.5"	032-15D44-***	\$2,447	\$2,223	\$2,314	\$2,155
0-32 - 45° Arm Angle - Tapered Shaft	18'	4"	.188"	1	2.5"	032-18D44-***	\$2,555	\$2,818	\$2,929	\$2,733
0-32 - 45° Arm Angle - Tapered Shaft	20'	4"	.188"	1	2.5"	032-20D44-***	\$2,643	\$2,944	\$3,055	\$2,856

*** - Finish Options

- SAT = Satin
- ACL = Anodized - Clear
- ADB = Anodized - Dark Bronze
- ABL = Anodized - Black
- BZT = Powder Coat - BronzeTone
- BLK = Powder Coat - Black
- WHT = Powder Coat - White
- CLR = Powder Coat - Clear

Quantity Discounts

5+ = 5% 8+ = 10% 15+ = 12%
 *Flagpoles From All Flagpole Series May Be Combined To Achieve Quantity Discounts.

NOTE: Cast Brackets Must Be Powder Coated. Due to the color variances between Anodized & Powder Coat finishes, it is recommended that Vertical Wall Mount Flagpoles be Powder Coated.

