



687, 689, 691 W. ALEXANDRINE

REHABILITATION AND NEW CONSTRUCTION

THE CITY OF DETROIT HISTORIC
DISTRICT COMMISSION HEARING

DECEMBER 9, 2020

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MOSAIC
PROPERTIES

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LETTER OF SUPPORT BY THE OWNER OF 711 W. ALEXANDRINE



pkhousing.com

517-347-2001

1784 Hamilton Road
Okemos MI 48864

Red Shepard Investments, LLC
ATTN: Brad Rottschafer
2050 Celadon Dr. NE, Ste. B
Grand Rapids, MI 49525

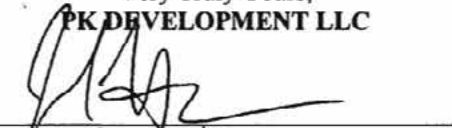
Re: 691 Alexandrine Project

To Whom it May Concern:

We are the owners of 711 Alexandrine, the property adjacent to 691 Alexandrine. One of our related companies sold the site to Red Shepard Investments. We have reviewed the plans for the proposed development and fully support the project. We think the design will add value to the neighborhood, both aesthetically and economically, and the building will be a positive addition to the community.

Let us know if you have any questions. Thanks.

Very Truly Yours,
PK DEVELOPMENT LLC



By: JACOBS HOLMAN
Its: VP OF DEVELOPMENT



This institution is an equal opportunity provider | TDD# 711



687, 689, 691 W. ALEXANDRINE STREET, DETROIT

One Multi-Family Residential Building

Owner: Mosaic Properties & Homes,
2050 Celadon Drive, Suite B
Grand Rapids, MI 49525

Phone: 616.340.5366

Location: 687, 689, 691 W. Alexandrine Street,
Detroit MI 48201

Building Size: 5,295 sq ft GSF (proposed)
2,232 sq ft GSF (existing)

Building Height: 41'-4" (North, East, South), 48'-10" (West facade)
23'-8" (existing historic structure)

Lot Size: 5,350 sq ft

Parcel Number: 04000795

County: Wayne

Subdivision: CASS FARM

Legal: S ALEXANDRINE E 50 FT 8-7 BLK 94 CASS FARM
SUB L1 P175-7 PLATS, W C R 4/34 50 X 107

Existing Residential Duplex built: ~ 1905

Zoning Regulations: Willis-Selden Local Historic District
SD2 – Special District

Occupancy Type, New Use: R-2

Construction Type (MBC 602): Type V A Light wood framing

Design Team: VolumeOne Design Studio LLC, Detroit
Lars Gräbner & Christina Hansen
1100 Parker Street, Suite 100
Detroit, MI 48214
Phone: 313-264-1130
graebner@v1-studio.com, www.v1-studio.com

PROJECT DESCRIPTION

The proposed project consists of two parts. One is the rehabilitation of the existing two-story duplex in the rear of the lot (687 and 689 W. Alexandrine). The existing duplex is currently uninhabited. The second part of the project consists of a new construction of a three-story multi-family residential building with parking located below the building (691 W. Alexandrine). The new construction replaces a former two-story building in the same location, which has been demolished in or before the 1950's, according to records (Sanborn maps).

The lot is zoned SD2 which promotes multi-family development and discourages low density typologies, such as single family or duplex buildings or town houses.

The existing building on the lot was built around 1905 and is a contributing building in the Willis-Selden Local Historic District. The site encompasses 5,350 square feet, with the two-story duplex encompassing approximately 2,232 square feet, which is located on the rear of the lot and a rear setback of 10'-0". The front of the lot used to be occupied by another two-story structure, which has been demolished some time before 1951. The Sanborn maps, included in this document (pages 6 and 9), reveal the history of the lot.

The existing building has a red face brick façade with modest decorative elements, which include an entrance porch on the main entrance and a small awning over the second entrance to the unit above. The windows are double hung (6 over 1) and made of a wood frame with single pane glazing with thin muntins. The windows are deteriorated to a degree that prohibits restoration and are planned to be replaced by equally designed new windows with matching profiles and appearance.

The wooden structure of the porch is in equally deteriorated condition and reveals non-original wood and ceiling panels. The aspiration is to reconstruct the porch to a historically adequate quality and detailing and to apply a color scheme adequate to the historic district.

Furthermore the facade shows signs of a cornice, which no longer exists. A modest and historically correctly proportioned new cornice will be installed and will be painted in the same color scheme as the porch.

The renovated units in the existing building will include access to the roof via a roof hatch. The new roof deck handrail will be setback 5' from north, east, and west facades to minimize its visual impact from ground level. The unit on the ground level will also have access to the basement, which will require a new window and light well on the west facade to maximize the natural light and to comply with egress requirements. The new window will be the same style as the historical windows in the existing building. The light well will be of minimal visual impact to the historical building and will only be visible from the west side.

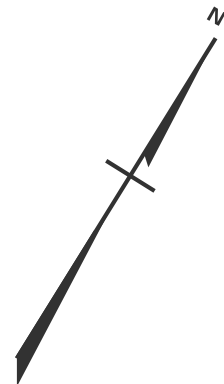
The proposed configuration of the two buildings on the lot allows for two parking spaces for the existing duplex. However, to provide adequate clearance for maneuvering vehicles, we propose to alter the historic building's steps and reinstall them on the side of the porch. Any repair and reconstruction will be executed with reclaimed brick from the same building components.

The second part of the project consists of a new three-story multi-family residential building in the same location as the former, demolished building. The new structure will be located on the property line on West Alexandrine. This attempt to re-densify the lot results in a continuation of the street façades along the street, which contributes positively to the urban character of the streetscape. The proportions of the new building in terms of height and width fits adequately between the two larger residential buildings on either side of the lot and in respect to the historic context. To achieve feasibility of the building the proforma required the provision of a minimum of three units, one egress stair and no elevator. The limitation to three floors resulted in the provision of parking at EL. -2'-10" to not be counted as an additional floor.

The proposed façade material are weathered steel panels in resemblance of precedents found on Selden Street (The Selden) and on W. Alexandrine Street across the street (The Elmore). The material of weathered steel will naturally age over time. We believe that the weathered steel fits perfectly into the primarily brick and limestone context of the neighborhood. Due to the construction type of this building (light wood framing) brick cannot be applied for structural reasons. The dark bronze colored window frames in the new building will reference the dominant dark colors of windows of the adjacent buildings.

691 W ALEXANDRINE ST.
ZONING: SD2
5

WILLIS-SELDEN
LOCAL HISTORIC DISTRICT

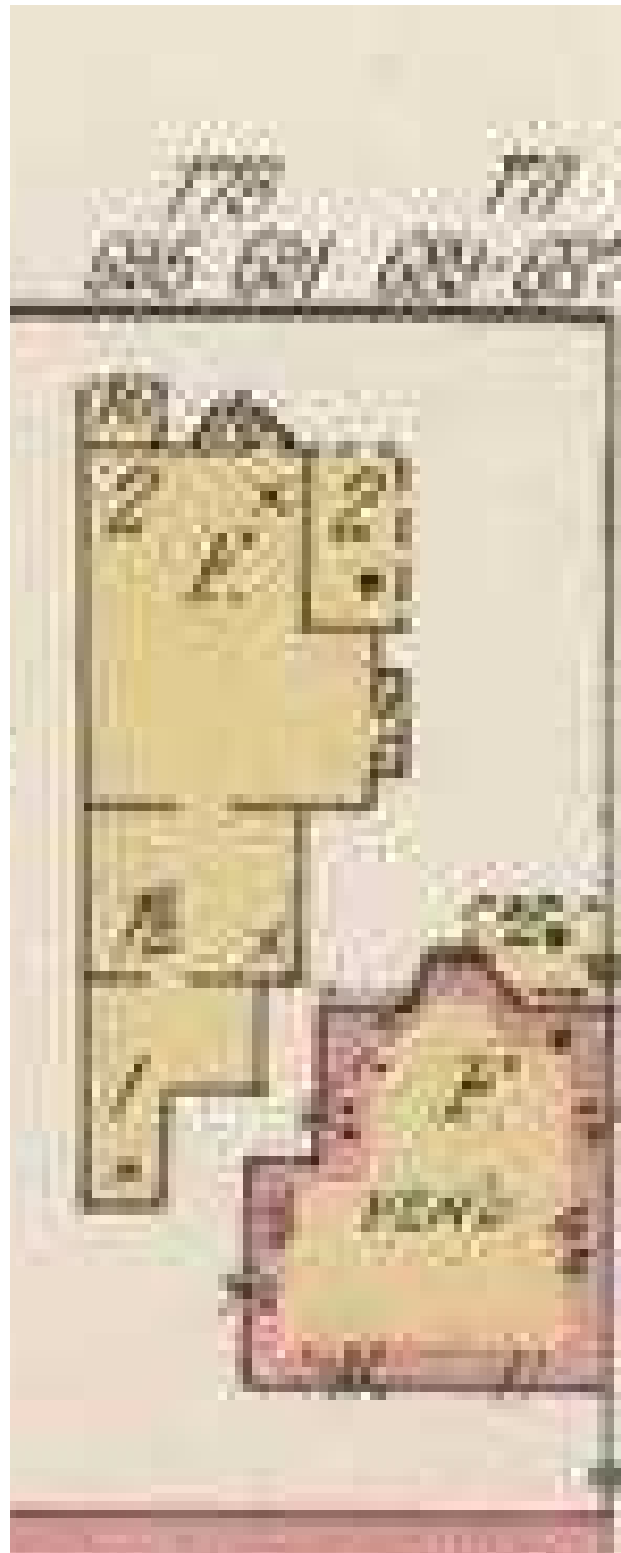


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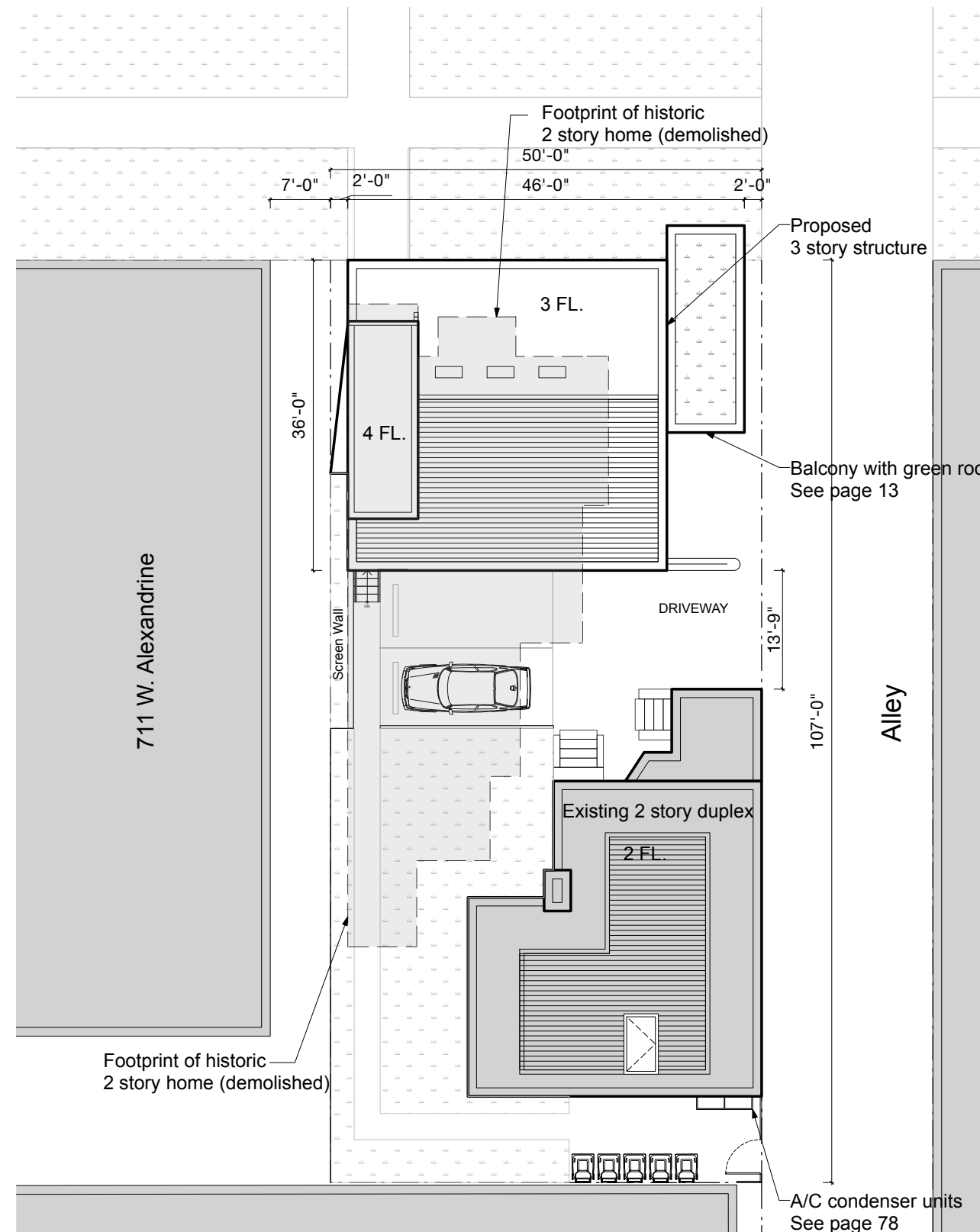
4



ZONING AND MBC CODE SUMMARY



SANBORN MAP



SITE PLAN

OWNER'S DIRECTION:

- 3 Multi Family Apartments min.
- 3 Enclosed Parking Garages min.
- Provision of additional surface parking for Duplex if possible
- Enclosed main staircase

ZONING:

SD2 - SPECIAL DEVELOPMENT DISTRICT
 WILLIS - SELDEN LOCAL HISTORIC DISTRICT

PARKING REQUIREMENTS:

0.75/ Dwelling unit for Multifamily in SD2 and 0.5 Miles from rapid transportation.
 0/ Dwelling for existing Duplex (Grandfathered in)
TOTAL: Min. of 3 parking spaces required

SETBACKS:

Front: Median Building Line
 Side: No min.
 Rear: 10' w Alley and 20' w/o Alley

BUILDING HEIGHT: 45' max.

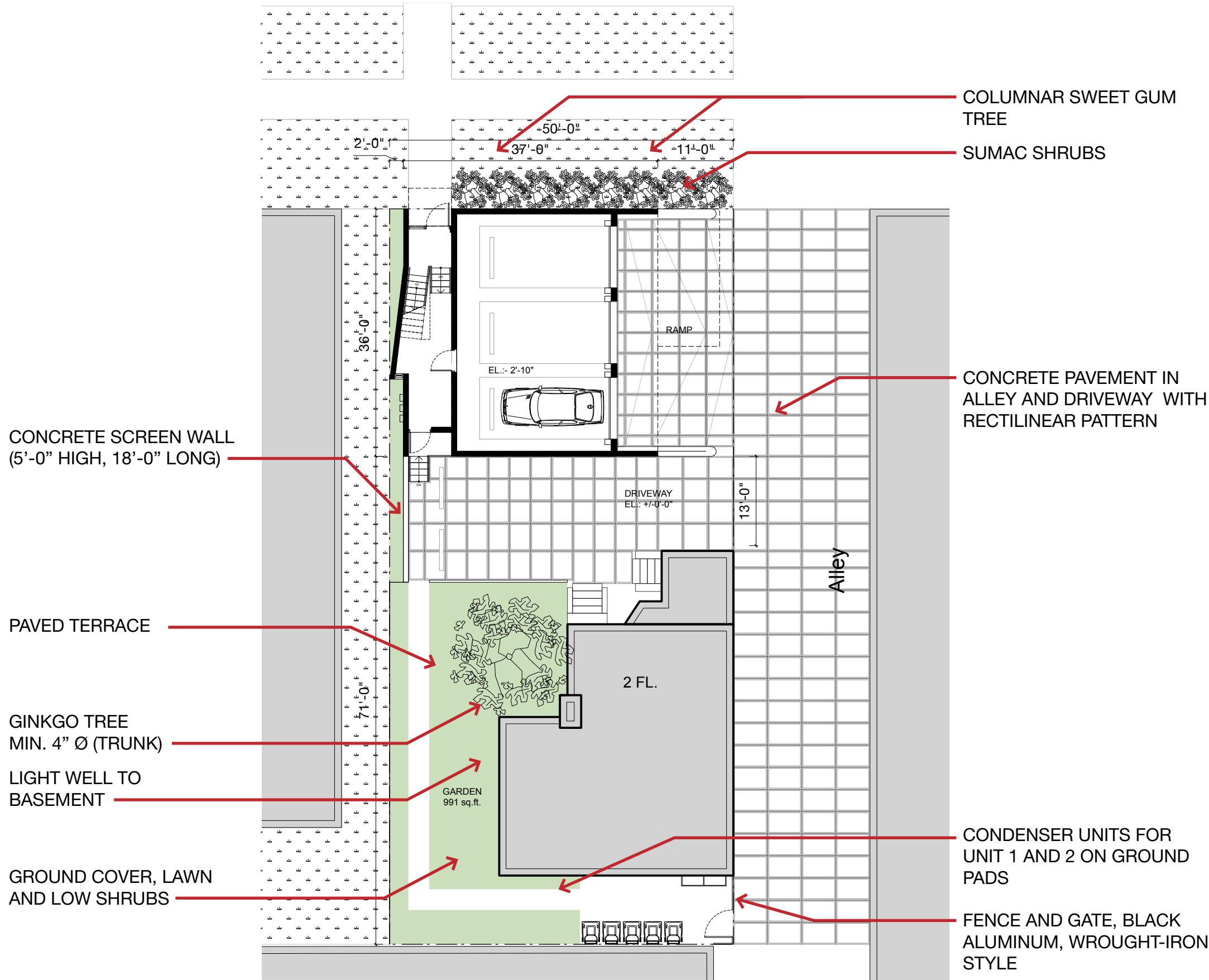
RSR Requirements: 0.07 RSR (375 sqft)

Sec. 61-11-190. Conditional Uses. (Multi-family dwelling)
 Sec. 61-12-3. Conditional use need to be reviewed and approved in accordance with the Conditional Use Permit procedures of ARTICLE III
 Sec. 61-3-1. Summary table of review and approval procedures

MICHIGAN BUILDING CODE:

(MBC Table 713.4, 1019.3)
 Fire Rating for Stairs (Exit access doorways): 1 hour
 (MBC Table 1006.2.1) Spaces with one exit or egress doorway
 Requirements for R-2: Max. Occ. load = 10
 Max. travel distance to exit/ exit access doorway : 125'

LANDSCAPE PLAN



Landscape and site design

The entire lot will be landscaped adequately for the use of the tenants as shared garden space and driveway and parking area. The Alley will be restored and repaved in conjunction with the driveway on the lot. The pavement will be in-situ concrete with a rectilinear pattern. The extent of the paved alley will be along the entire property line (170'-0") and in full width (20'-0")

Plantings are planned for the garden as well as in front of the building. Two columnar sweet gum trees are planned in the front of the building. A row of decorative sumac shrubs will be planted along the entire front of the lot. A Ginkgo tree (approx 4"Ø maturity) will be planted in the rear of the lot. Ground covers and decorative shrubs of native species will be designed for the garden area, as well as a small grill terrace and paved seating area for the residents.

In conjunction with the garage foundation and walls, a small concrete screen wall (5'-0" high, 18'-0" long) will be installed on the lot line towards the western neighboring building, to prevent any headlights to impact the neighboring units in the lower floor.

In the back of the existing building (10'-0" Set-back) will be a small paved area for Refuse containers and two A/C condenser units for the two residences. The area will be fenced off towards the alley with a wrought-iron style, black aluminum fence and gate.

The unit on the ground level will also have access to the basement, which will require a new window and light well on the west facade to maximize the natural light and to comply with egress requirements. The new window will be the same style as the historical windows in the existing building. The light well will be of minimal visual impact to the historical building and will only be visible from the west side.



LANDSCAPE DESIGN
TREE AND SHRUB SPECIES



COLUMNAR SWEET GUM TREE



SUMAC SHRUB



GINKGO TREE

THE SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION - PROJECTS RESPONSE

See the following pages illustrating conformation with the Standards

- ① A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The existing building will remain a duplex residential building and will be rehabilitated with minimal changes. The new building will be a walk-up 3 unit 3-story residential building, replacing the two-story duplex that was demolished some decades ago, aligning with the front property line defining West Alexandrines street scape.

- ② The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationship that characterize a property will be avoided.

The orientation of the historic building stoops will be altered in order to provide accessible parking for the existing duplex. The wood porch and brick building will be maintained or rehabilitated to the original historic features facing the street frontage of the building.

- ③ Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The new building in the front of the lot will recognize and respect the historic duplex and the character of the historic district by distinguishing itself clearly as a new and contemporary addition. It will not imitate the historic details seen on historic building and will be executed in contemporary proportions and minimalist detailing.

- ④ Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The historic building will be retained and preserved with minimal adjustments to the stoop. The new building will substitute for the once demolished two-story duplex.

- ⑤ Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No alterations of existing features of the historic structure will be undertaken. There is a missing cornice that will be rebuilt with correct historical proportions and painted the same color scheme as the porch.

- ⑥ Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The existing wood windows are deteriorated to a degree that prohibits restoration and will be replaced by equally designed new aluminum windows matching profile and color.

- ⑦ Chemical or physical treatment, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

N/A

- ⑧ Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

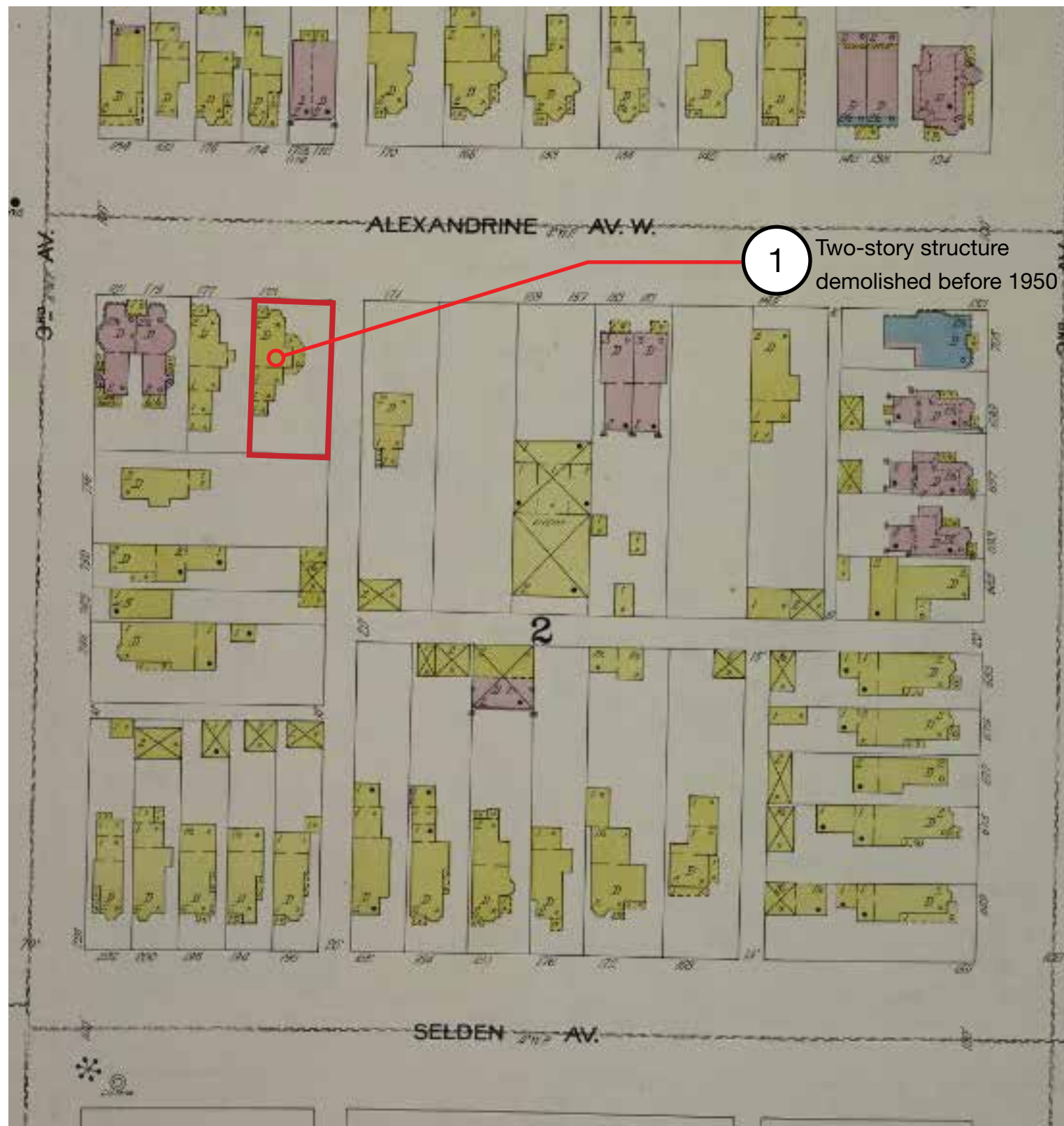
N/A

- ⑨ New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

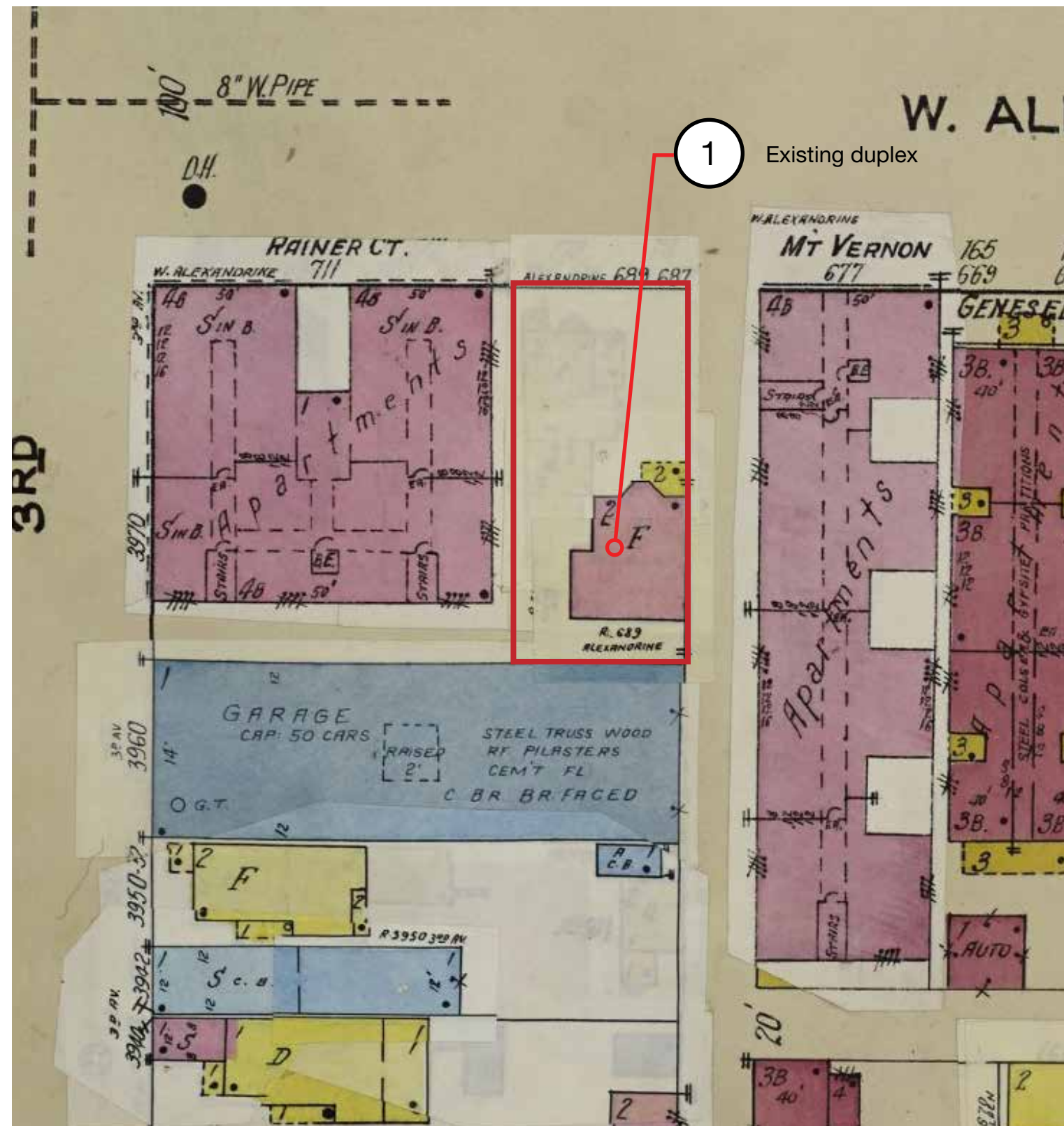
The stoops of the historic building will be altered in order to make parking accessible. The stoops will be relocated and combines the two separate entrances. The brick will be salvaged and reinstalled in a modified configuration to allow access to parking on the lot. The new building in the front of the lot will recognize and respect the adjacent historic buildings by distinguishing itself clearly as a new and contemporary addition. The new building will not imitate the historic character and will be executed in contemporary proportions and minimalist detailing. The facade of the new building will be executed with natural rusted steel facade panels, matching material characteristics and proportions of the neighborhood, however can be clearly identified as new material. The new roof deck handrail will be setback 5' from north, east, and west facades to minimize its visual impact from ground level.

- ⑩ New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new building will not be touching the historic building. The construction of the new addition will not remove historic valuable details and distinctive features.

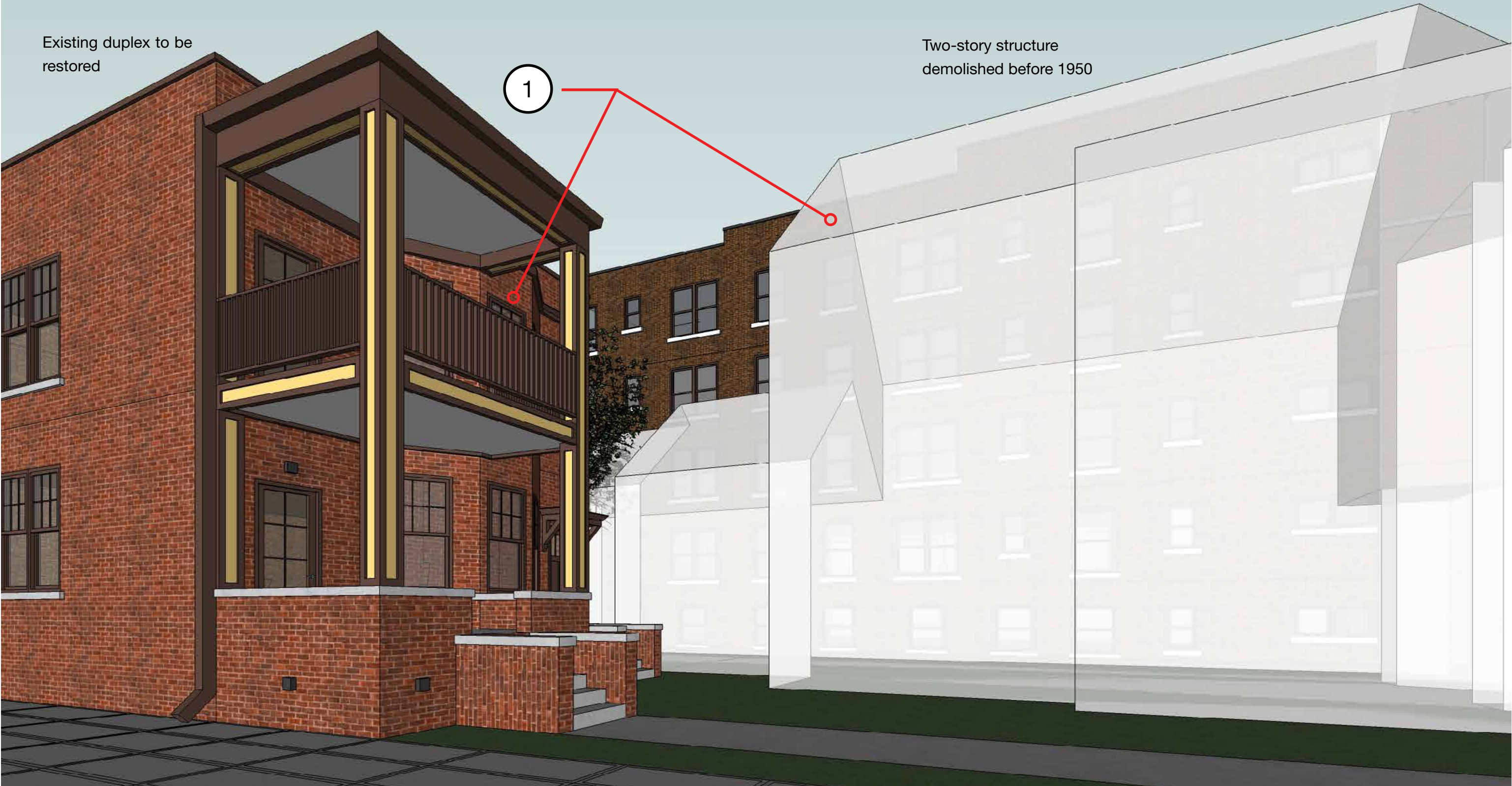


SANBORN MAP, 1897



SANBORN MAP, 1950





Existing duplex to be restored

Two-story structure demolished before 1950

1





















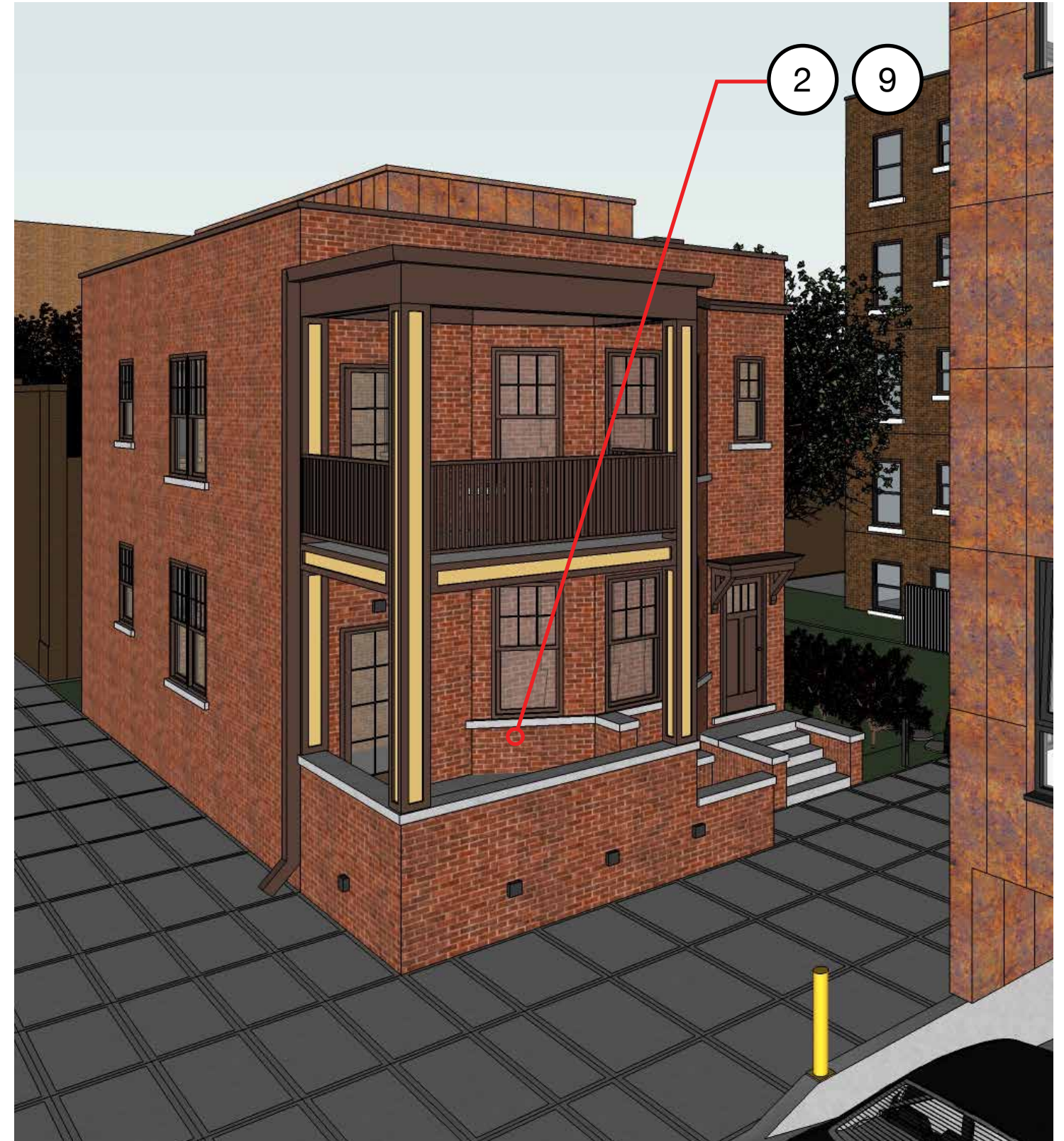




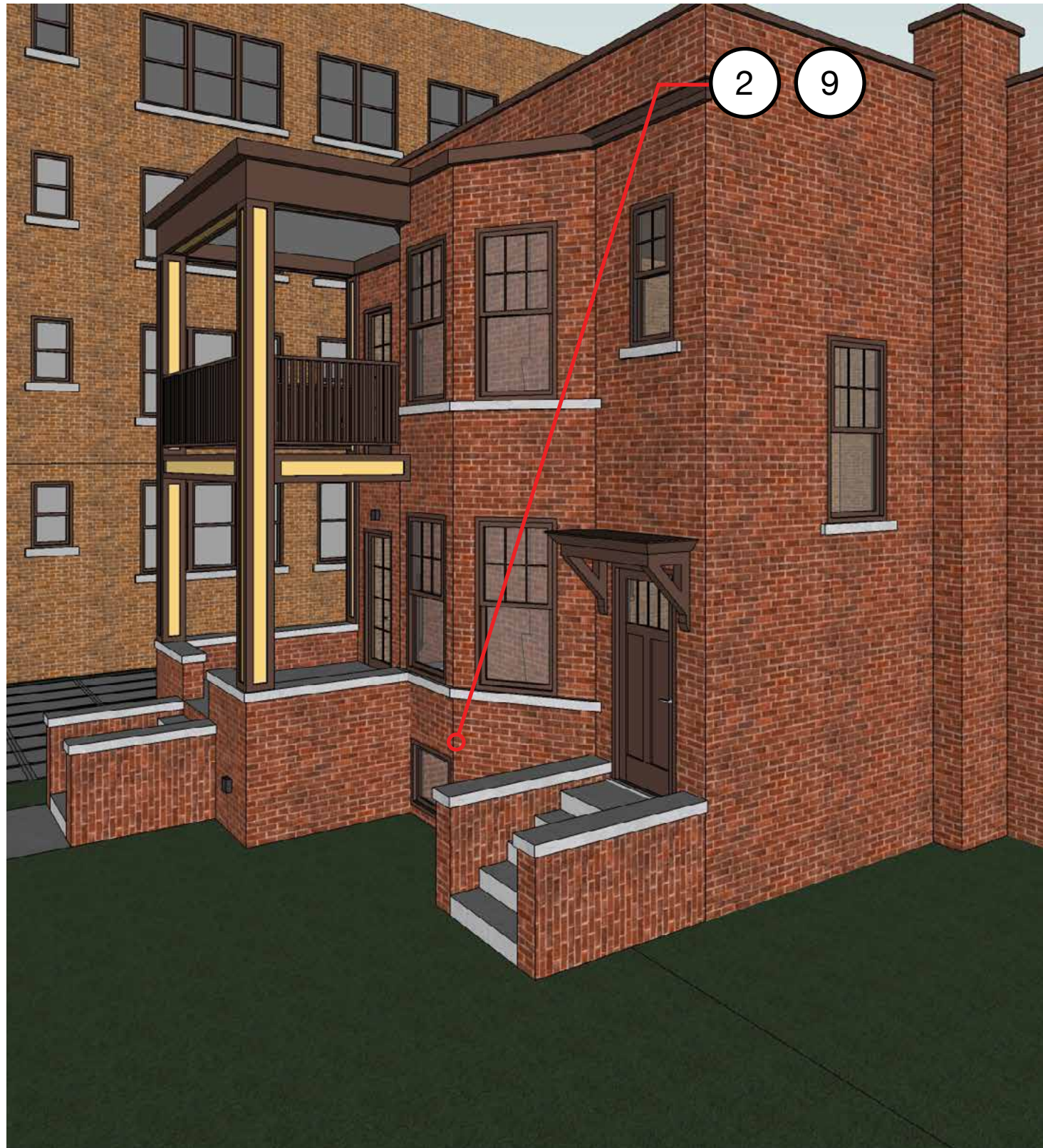




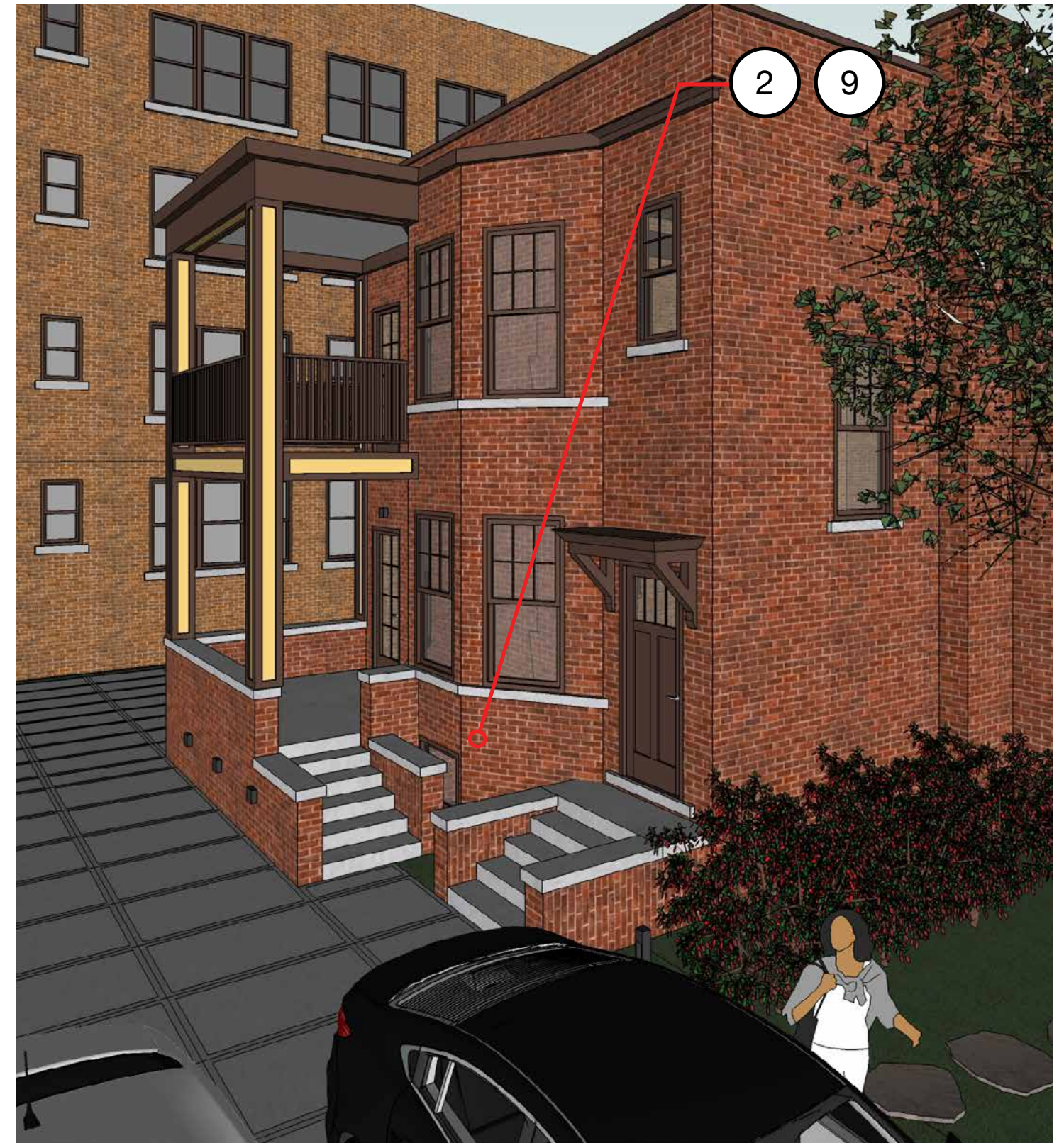
EXISTING PORCH AND STOOP CONFIGURATION



PROPOSED PORCH AND STOOP CONFIGURATION
TO ALLOW ACCESS TO PARKING ON THE LOT



EXISTING PORCH AND STOOP CONFIGURATION



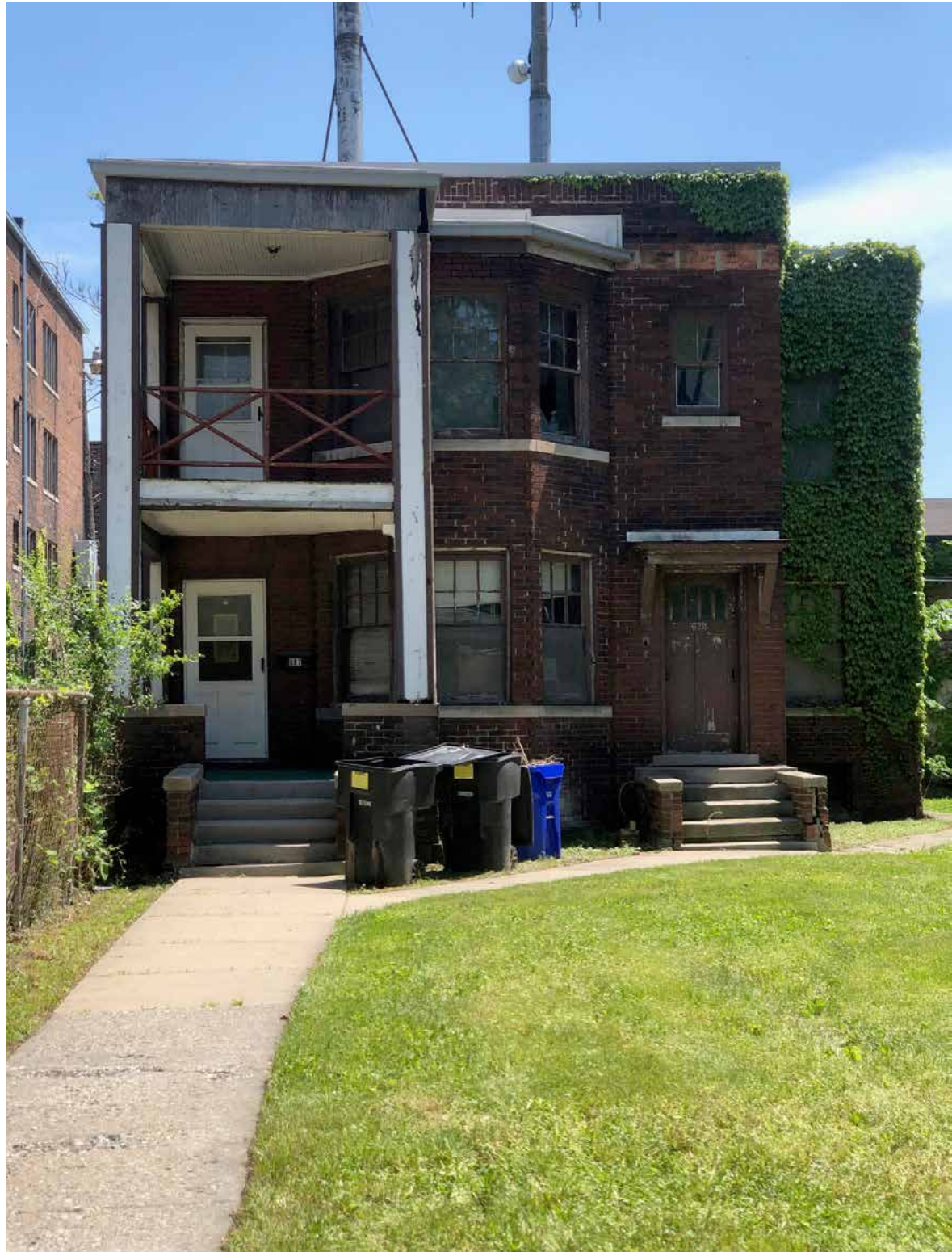
PROPOSED PORCH AND STOOP CONFIGURATION
TO ALLOW ACCESS TO PARKING ON THE LOT











HISTORIC DUPLEX REHABILITATION

687 & 689 W. ALEXANDRINE

SCOPE OF WORK

Brick Stoops:

Dismantle existing brick porches as they are falling apart. Existing brick to be salvaged and cleaned to be reinstalled.

Rebuild both brick porches with the original brick and sandstone caps and steps in the proposed new configuration to allow access to parking on the lot. The new mortar is intended to match the mortar of the existing brick facade.

Wood Porches:

Remove the existing wood porches and columns as they are falling apart and they are a safety hazard.

Rebuild wooden porches and columns using weather treated wood columns. Cedar planks will be used as finish for the columns, facade panels and trim.

The new wood porch, its columns, trim and cornice will be painted in the historic colors of (B-8 Grayish Brown, B-3 light Yellow).

Windows:

Demolish two replacement windows that do not match the existing ones.

Remove the all remaining existing wood windows and frame as they have rotted sashes, sills and some jambs. Install new historical correct windows that match the existing profiles, sashes configuration of six over one glazing. The windows will be aluminum clad wood windows from Quakers historic collection. See specifications in this document.

Entrance doors:

Replace the existing entry doors with wood doors matching profiles found on historic entrance door in the Historic District.

Cornice:

The existing cornice has fallen off the building and was demolished. A new wood cornice will be installed with replicated profiles found on other historic buildings in the district, however in a modest interpretation.

Brick Facade:

The brick front façade of the build will be tuckpointed (around the door, in between the window and the entry door for the upstairs unit, at the corner of the building near the door for the upstairs unit). The new mortar is intended to match the mortar of the existing brick facade.

Alley:

The repaving of the alley through the entire depth of the lot will be included in the scope. The installation of a concrete pavement with a rectilinear pattern is proposed.

Roof:

The new roof deck handrail will be setback 5' from north, east, and west facades to minimize its visual impact from ground level.

New Window and Light Well:

The west facade will have a new window and light well for the basement. The new window will be the same style as the historical windows in the existing building.

687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT



PROPOSED PORCH COLOR SAMPLES FROM THE "ACCEPTABLE COLOR COMBINATIONS COLOR SYSTEM B"

PHOTOS OF EXISTING DUPLEX FACADE



NORTH FACADE

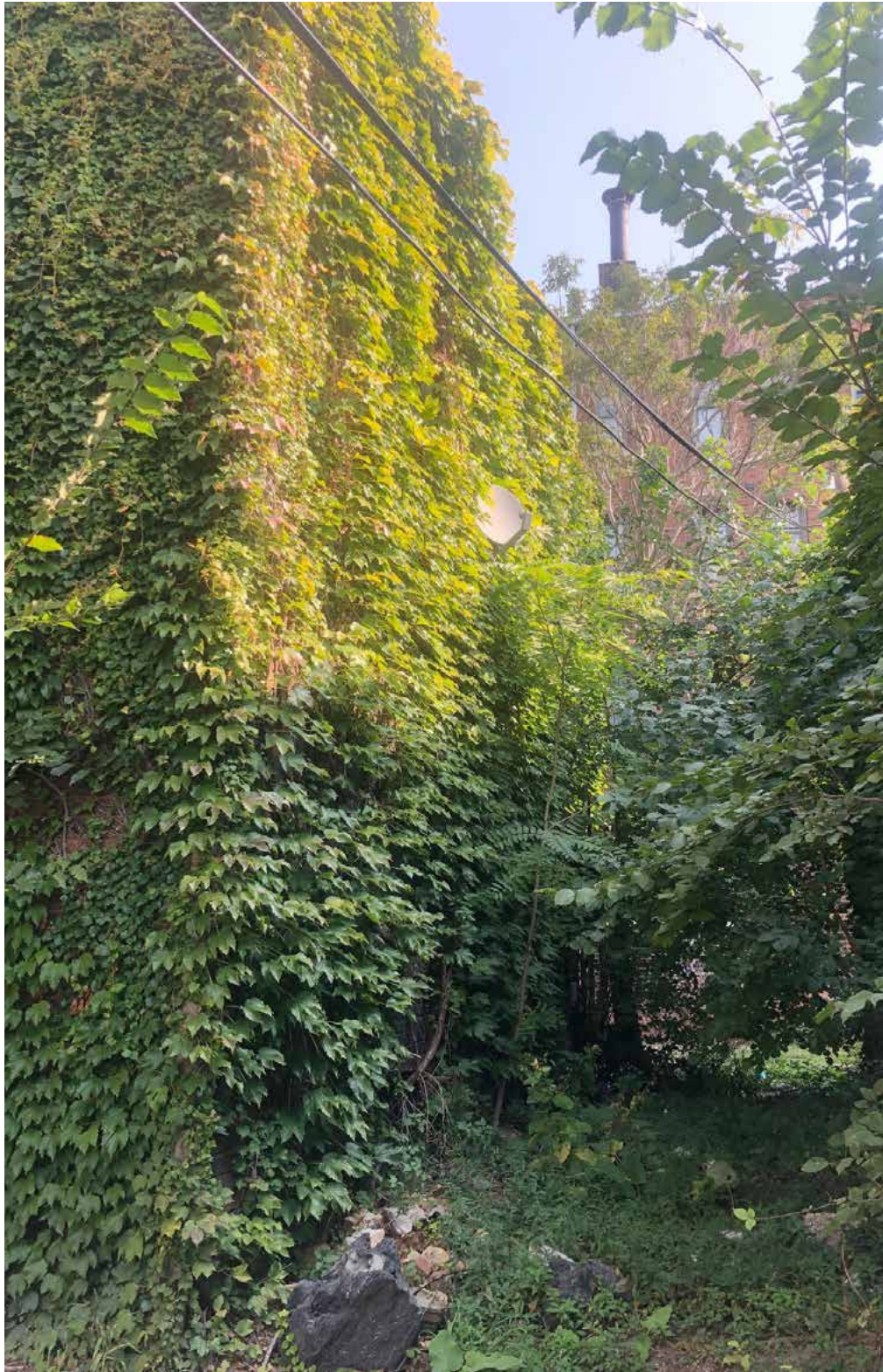


EAST FACADE (FRONT)



EAST FACADE (SIDE)

PHOTOS OF EXISTING DUPLEX FACADE



SOUTH FACADE (BACK)



WEST FACADE (SIDE)



WEST FACADE (SIDE)

PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW
AT NORTH FACADE, EXTERIOR & INTERIOR



NORTH FACADE



WINDOW F-1
EXTERIOR



WINDOW F-2
EXTERIOR



WINDOW F-2
INTERIOR



WINDOW F-2
INTERIOR



WINDOW F-3
EXTERIOR



WINDOW F3
INTERIOR



WINDOW F3
INTERIOR



WINDOW F3
INTERIOR

PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW AT NORTH FACADE,
EXTERIOR & INTERIOR



NORTH FACADE



WINDOW S-1
EXTERIOR



WINDOW S-2
EXTERIOR



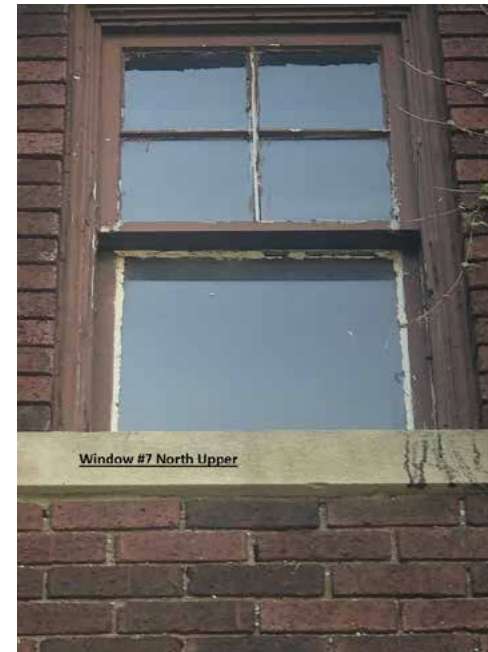
WINDOW S-2
INTERIOR



WINDOW S-3
EXTERIOR



WINDOW S-3
INTERIOR



WINDOW S-4
EXTERIOR



WINDOW S-4
INTERIOR

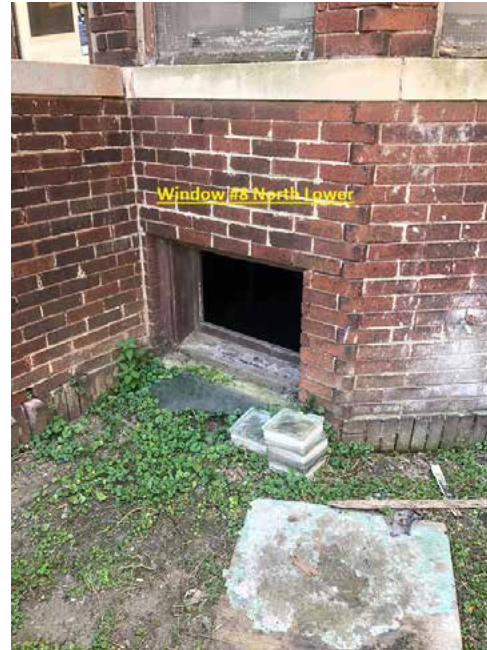


WINDOW S-4
INTERIOR

PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW AT NORTH FACADE,
EXTERIOR & INTERIOR

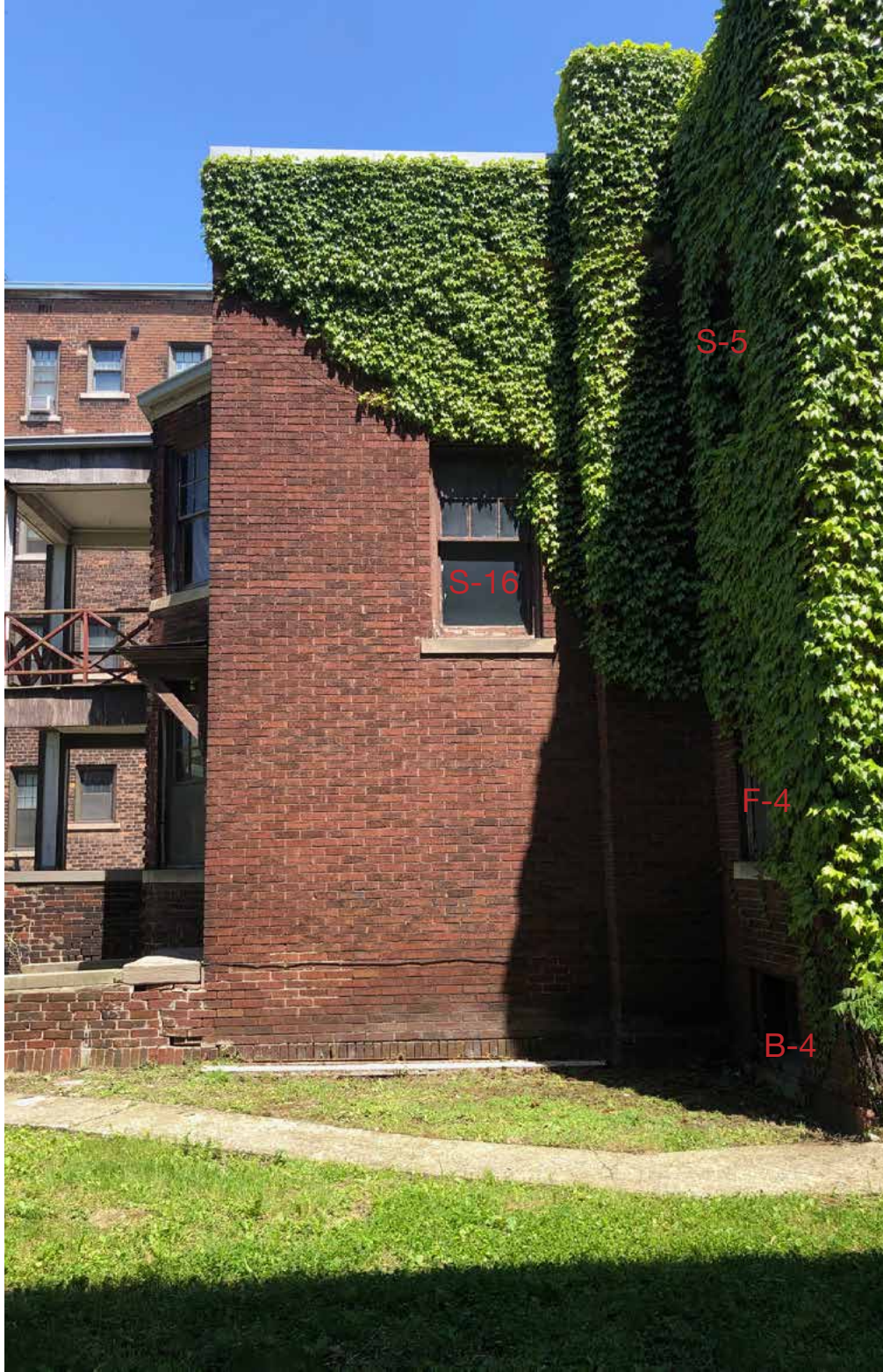


NORTH FACADE

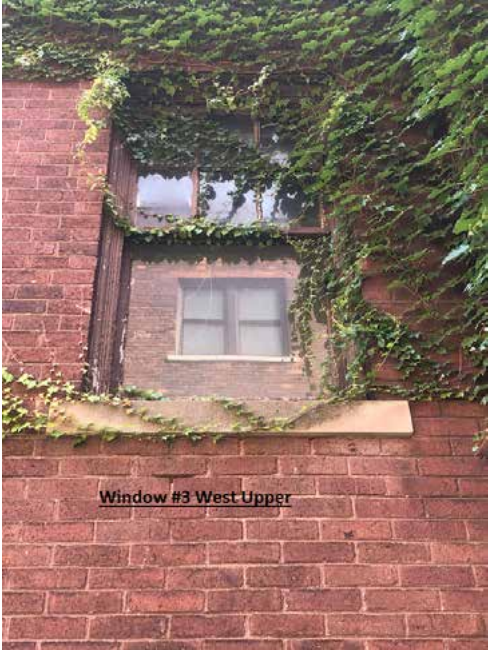


WINDOW B-2
EXTERIOR

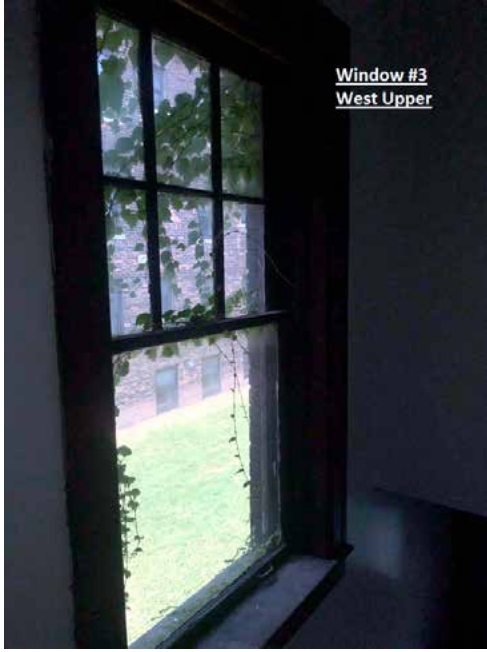
PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW AT WEST FACADE
EXTERIOR & INTERIOR



WEST FACADE



WINDOW F-4
EXTERIOR



WINDOW F-4
INTERIOR

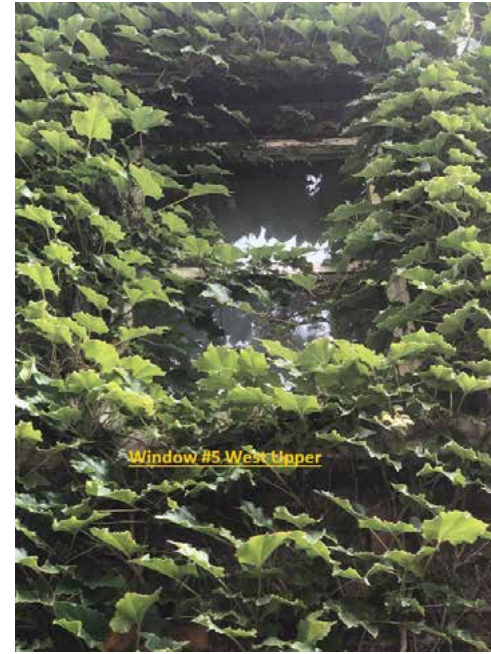


WINDOW B-4
EXTERIOR

PHOTOS OF EACH INDIVIDUAL WINDOW AT WEST FACADE
EXTERIOR & INTERIOR



WEST FACADE



WINDOW S-7
EXTERIOR



WINDOW S-7
INTERIOR



WINDOW S-8
INTERIOR



WINDOW F-6
INTERIOR



WINDOW F-6
INTERIOR



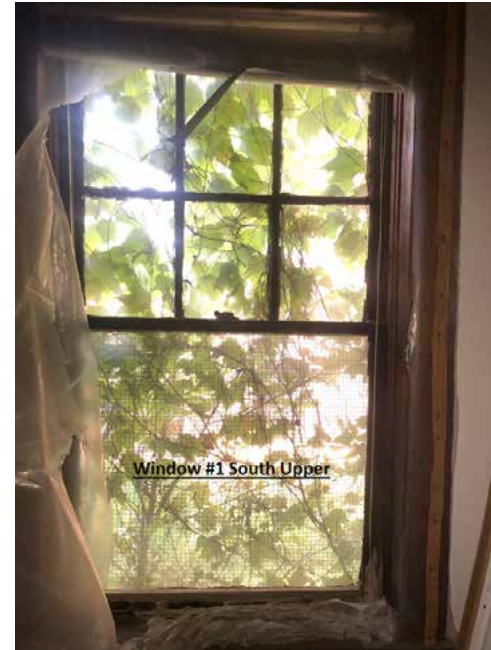
WINDOW F-7
INTERIOR

6

PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW AT SOUTH FACADE
EXTERIOR & INTERIOR



SOUTH FACADE



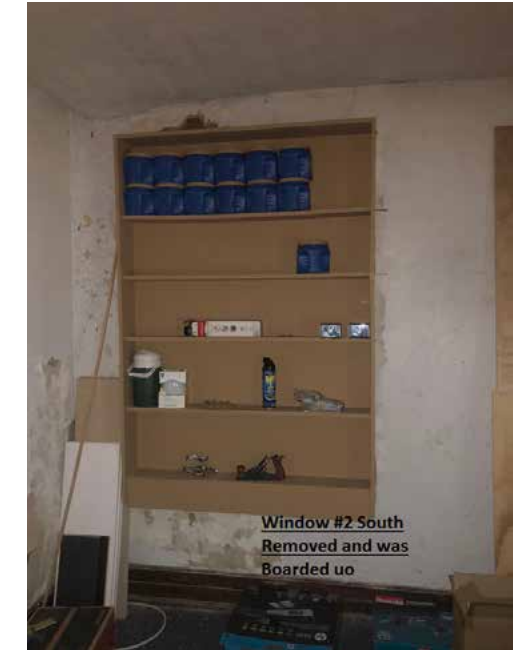
WINDOW S-9
INTERIOR



WINDOW S-9
INTERIOR



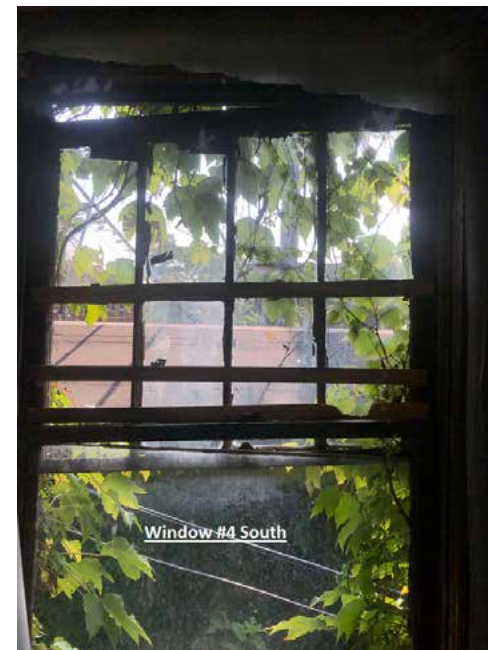
WINDOW S-9
INTERIOR



WINDOW F-8
INTERIOR



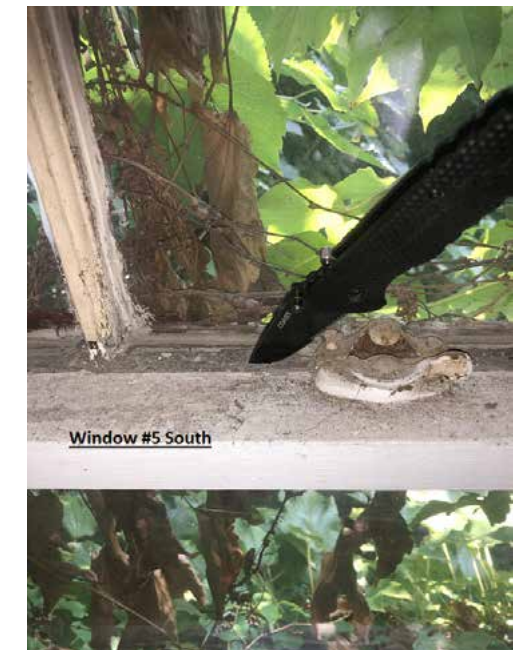
WINDOW S-12
INTERIOR



WINDOW F-9
INTERIOR



WINDOW F-10
INTERIOR

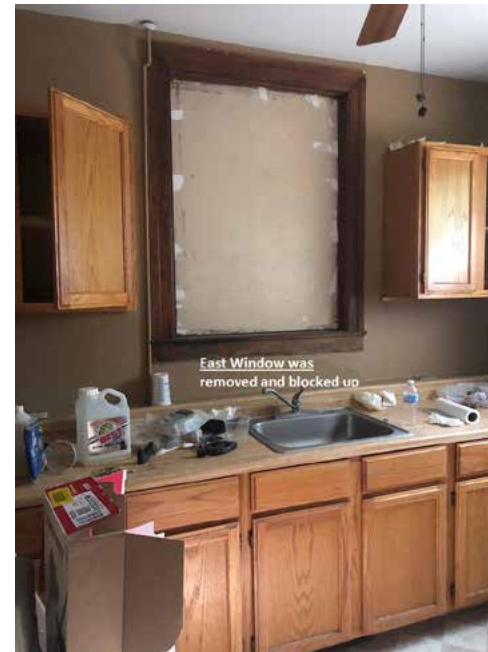


WINDOW F-10
INTERIOR

PHOTOS OF EACH INDIVIDUAL DUPLEX WINDOW AT EAST FACADE
EXTERIOR & INTERIOR



EAST FACADE (BACK)



WINDOW F-11
INTERIOR



WINDOW S-14 & S-15
INTERIOR



WINDOW S-13
INTERIOR

F-1



- WINDOW IS SEALED SHOUT
- EXTERIOR WINDOWSILL HAS SOME ROT
- ONE OF THE LEAD WEIGHTS IS MISSING
- WINDOW IS COCKED IN OPENING
- WINDOW WILL NOT LOCK
- WINDOW NEEDS TO BE RE-PUTTED
- WEATHER STRIPPING MISSING

F-2



- WINDOW OPENS BUT THE LEAD COUNTERWEIGHTS ARE MISSING
- INTERIOR SILL IS ROTTEN
- ONE STOP IS MISSING, AND THE OTHER STOP IS MISSING ALL BUT ONE OF THE SCREWS
- WINDOW NEEDS TO BE RE-PUTTED
- WEATHER STRIPPING MISSING
- JAMB ON RIGHT SIDE HAS ROT

F-3



- WINDOW IS SEALED SHOUT
- EXTERIOR WINDOWSILL AND JAMB HAVE SOME ROT
- GLASS IS BROKEN IN BOTTOM SASH
- BOTH LEAD WEIGHTS ARE MISSING
- BOTTOM SASH HAS ROT RIGHT SIDE
- TRIM AT BOTTOM OF WINDOW HAS ROT
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE-PUTTED

F-4



- WINDOW WILL NOT OPEN
- MISSING HANDLES
- BOTH OF THE LEAD WEIGHTS ARE MISSING
- UPPER SASH HAS EXTENSIVE ROT ON BOTTOM
- WINDOW INTERIOR SILL HAD SOME REPLACEMENT
- EXTERIOR BRICKMOLD EXTENSIVE ROT ON BOTTOM
- EXTERIOR SILL HAS EXTENSIVE ROT
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE-PUTTED
- WINDOW WILL NOT LOCK

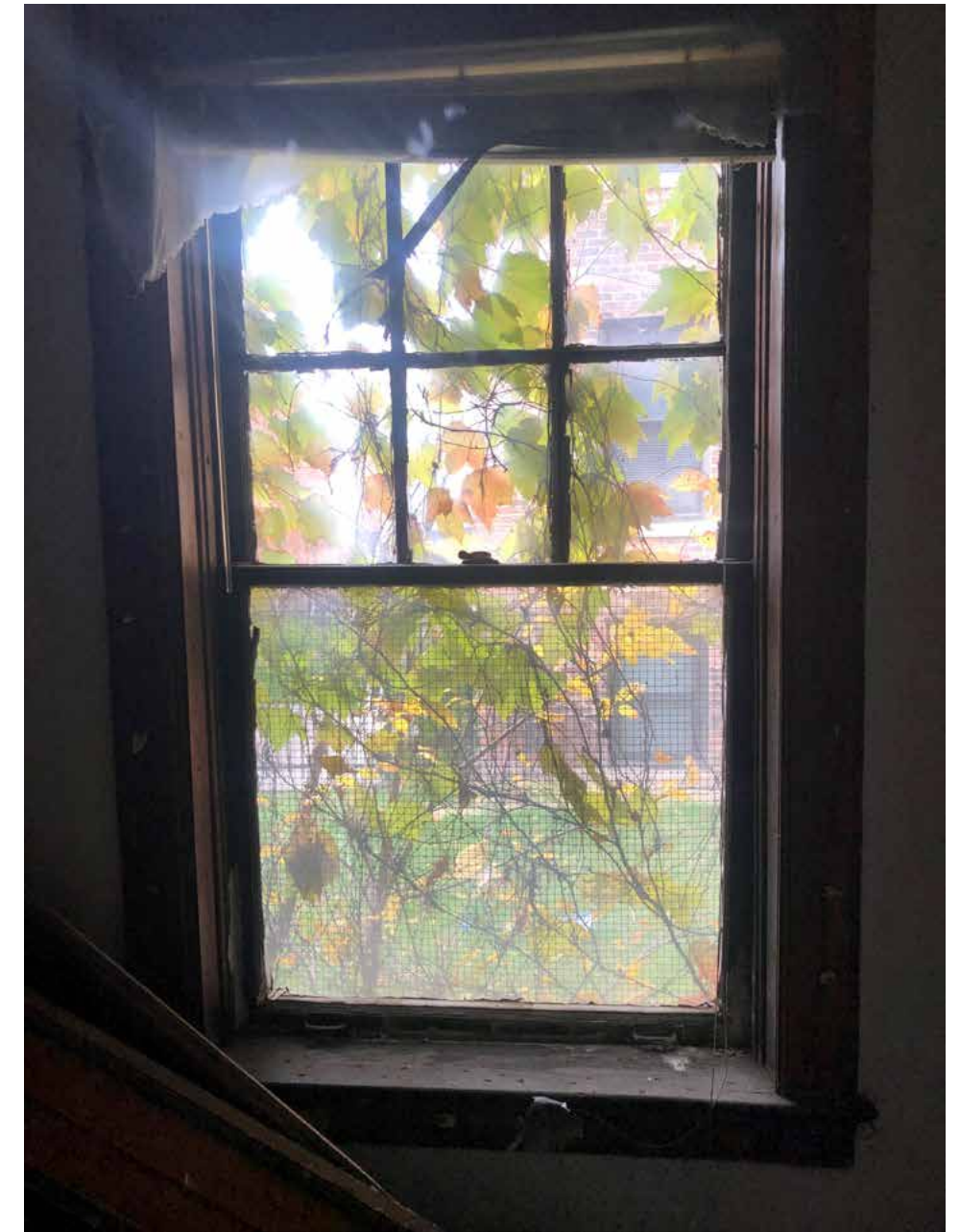
687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT

F-5



- UPPER SASH HAS FALLEN AND WILL NOT MOVE. OLD NEWSPAPER HAS BEEN STUFFED IN GAP
- WINDOW NEEDS TO BE RE-PUTTED
- BOTH LEAD WEIGHTS ARE MISSING
- INTERIOR SILL IS ROTTEN
- BOTTOM SASH HAS EXTENSIVE ROT
- STOPS HAVE ROT
- EXTERIOR LEFT BRICKMOLD HAS EXTENSIVE ROT
- EXTERIOR SILL HAS EXTENSIVE ROT

F-6



- WINDOW WILL NOT OPEN
- BOTTOM SASH HAS EXTENSIVE ROT
- WINDOW NEEDS TO BE RE-PUTTED
- BOTH LEAD WEIGHTS ARE MISSING
- INTERIOR SILL IS ROTTEN AND BROKEN
- EXTERIOR SILL HAS EXTENSIVE ROT, AND THE SASH IS PUSHED OUT
- STOPS ARE MISSING
- WEATHER STRIPPING MISSING

F-7



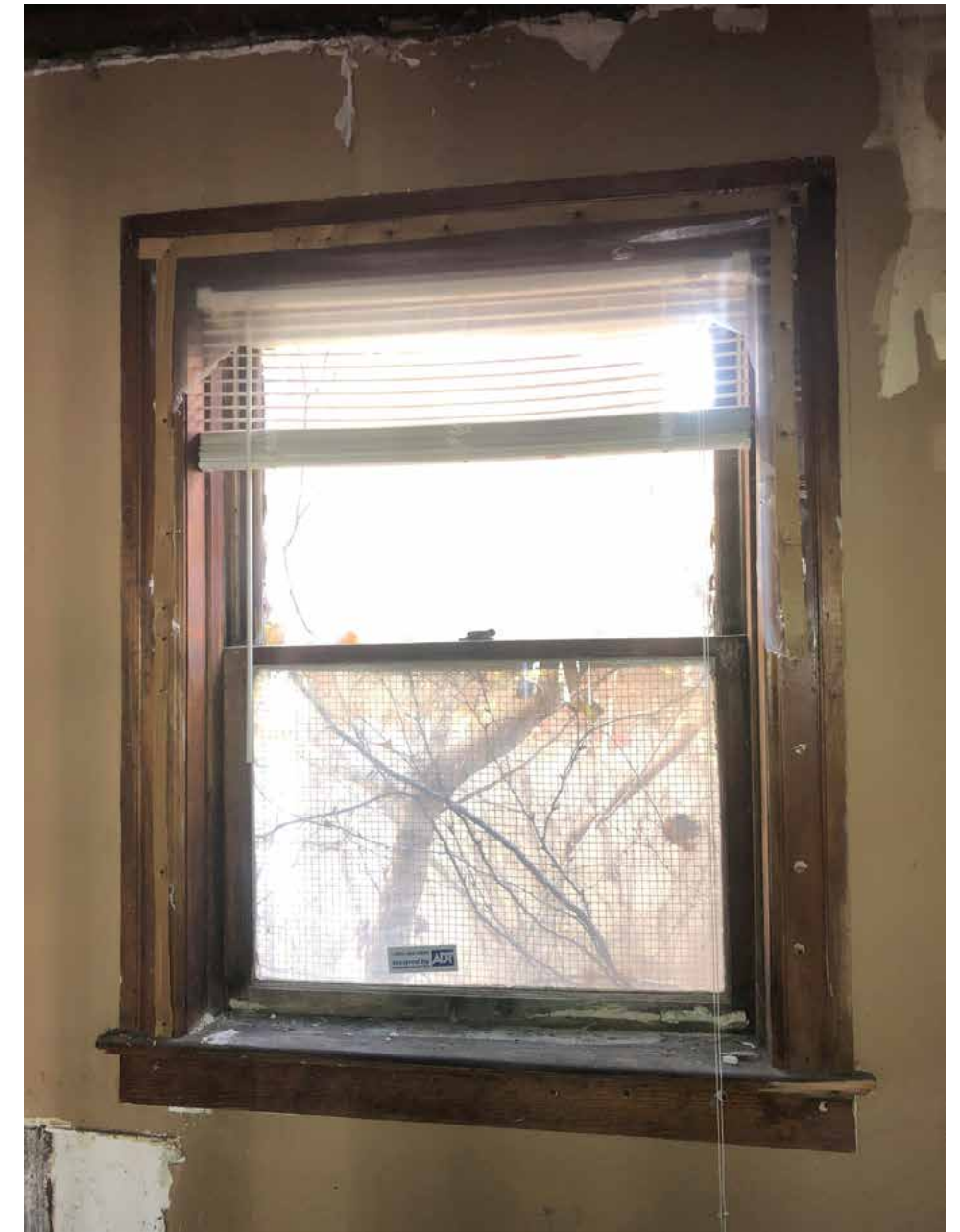
- INTERNAL SILL IS MISSING
- WINDOW WAS BOARDED UP ON THE OUTSIDE AND SEALERS WAS USE AROUND THE SASHES
- STOPS ARE BROKEN ON BOTH SIDES
- SEVER ROT ON WHAT IS LEFT OF THE JAMBS
- STOPS ARE MISSING
- UPPER SASH GLASS IS BROKEN
- LEAD WEIGHTS ARE MISSING
- TRIM IS MISSING

F-8



- INTERNAL SILL IS MISSING
- WINDOW WAS BOARDED UP ON THE OUTSIDE
- BOTTOM SASH MISSING
- STOPS ARE BROKEN ON BOTH SIDES
- SEVER ROT ON JAMBS

F-9



- BOTH SASHES' HAVE SEVERE ROT
- MISSING BOTH HANDLES
- WINDOW NEEDS TO BE RE-PUTTED
- BOTH LEAD WEIGHTS ARE MISSING
- WINDOW WILL NOT OPEN
- WEATHER STRIPPING MISSING
- JAMB ON RIGHT SIDE HAS WATER DAMAGE
- BRICK MOLDING ON BOTH SIDES HAVE SEVERE ROT
- EXTERIOR SILL HAS EXTENSIVE ROT
- STOPS HAVE BEEN REPLACED AND DO NOT MATCH

F-10



- SASHES' AND STOPE HAVE BEEN REMOVED AND THE WINDOW IS BOARDED UP INSIDE AND ON THE OUTSIDE.

F-11 & F-12



- THE WINDOW IS BOARDED UP ON THE OUTSIDE.
- EXTERIOR SILL HAS EXTENSIVE ROT
- BOTH SASHES' HAVE SEVERE ROT
- WINDOWS NEED TO BE RE-PUTTED
- WEATHER STRIPPING MISSING
- LEAD WEIGHTS ARE MISSING IN BOTH WINDOWS

S-1



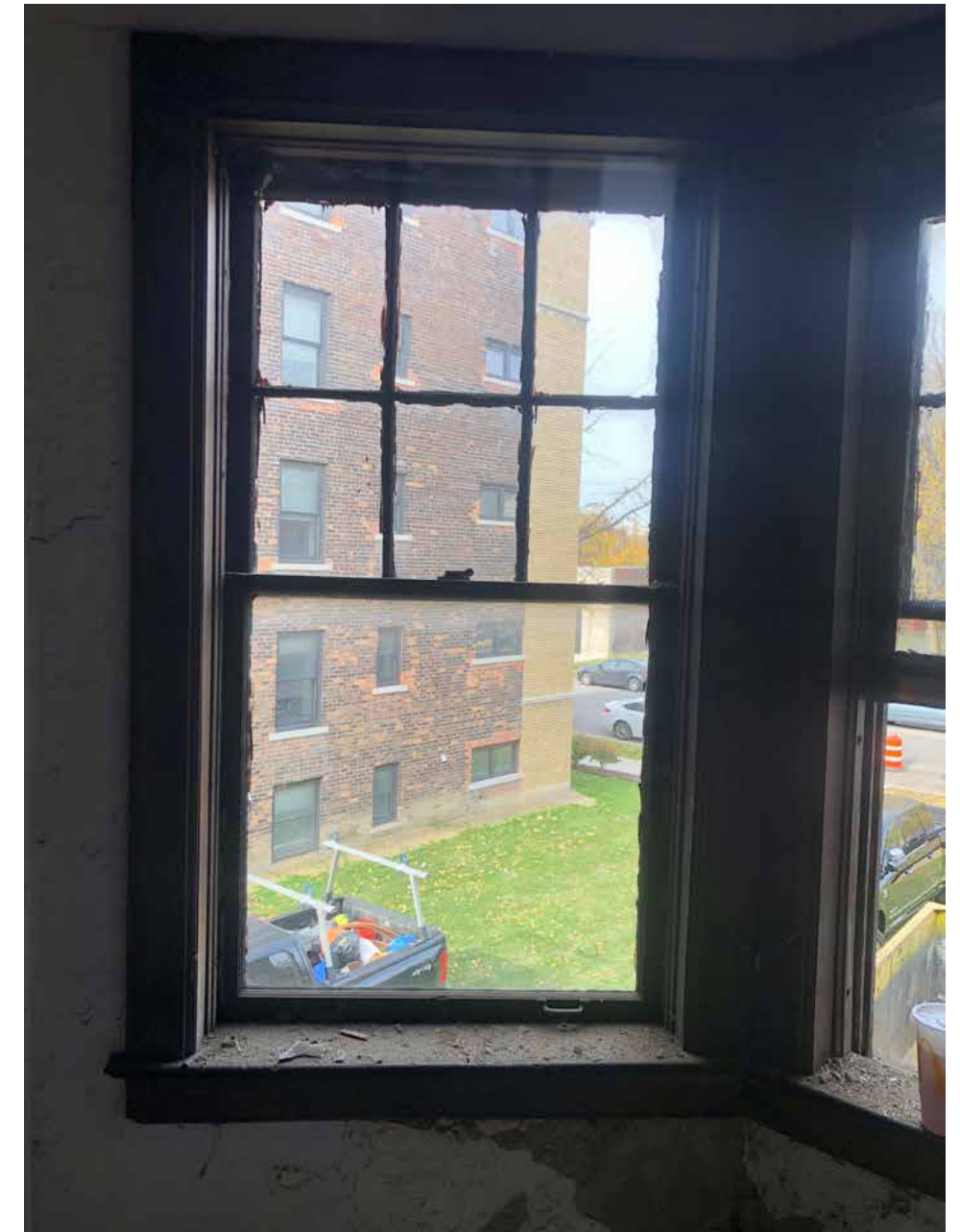
- WINDOW WILL OPEN
- EXTERIOR SILL HAS ROT
- SASHES WILL NOT LINE UP OR LOCK
- WEATHER STRIPPING MISSING
- INTERIOR SILL IS ROTTEN
- WINDOW NEEDS TO BE RE-PUTTED
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING

S-2



- WINDOW WILL OPEN
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING
- BOTTOM SASH HAS SOME ROT
- STOPES ARE MISSING SCREWS
- SASHES WILL NOT LINE UP OR LOCK
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE-PUTTED
- INTERIOR SILL IS ROTTEN AND LOOSE
- BRICK MOLDING ON RIGHT SIDE HAVE SOME ROT

S-3



- RIGHT LEAD WEIGHT IS MISSING
- EXTERIOR SILL IS BROKEN
- BRICK MOLDING ON LEFT SIDE HAS SEVERE ROT
- WINDOW WILL ONLY OPEN HALFWAY
- MISSING ONE HANDLE
- WEATHER STRIPPING MISSING
- BOTTOM SASH HAS ROT AT BOTTOM

S-4



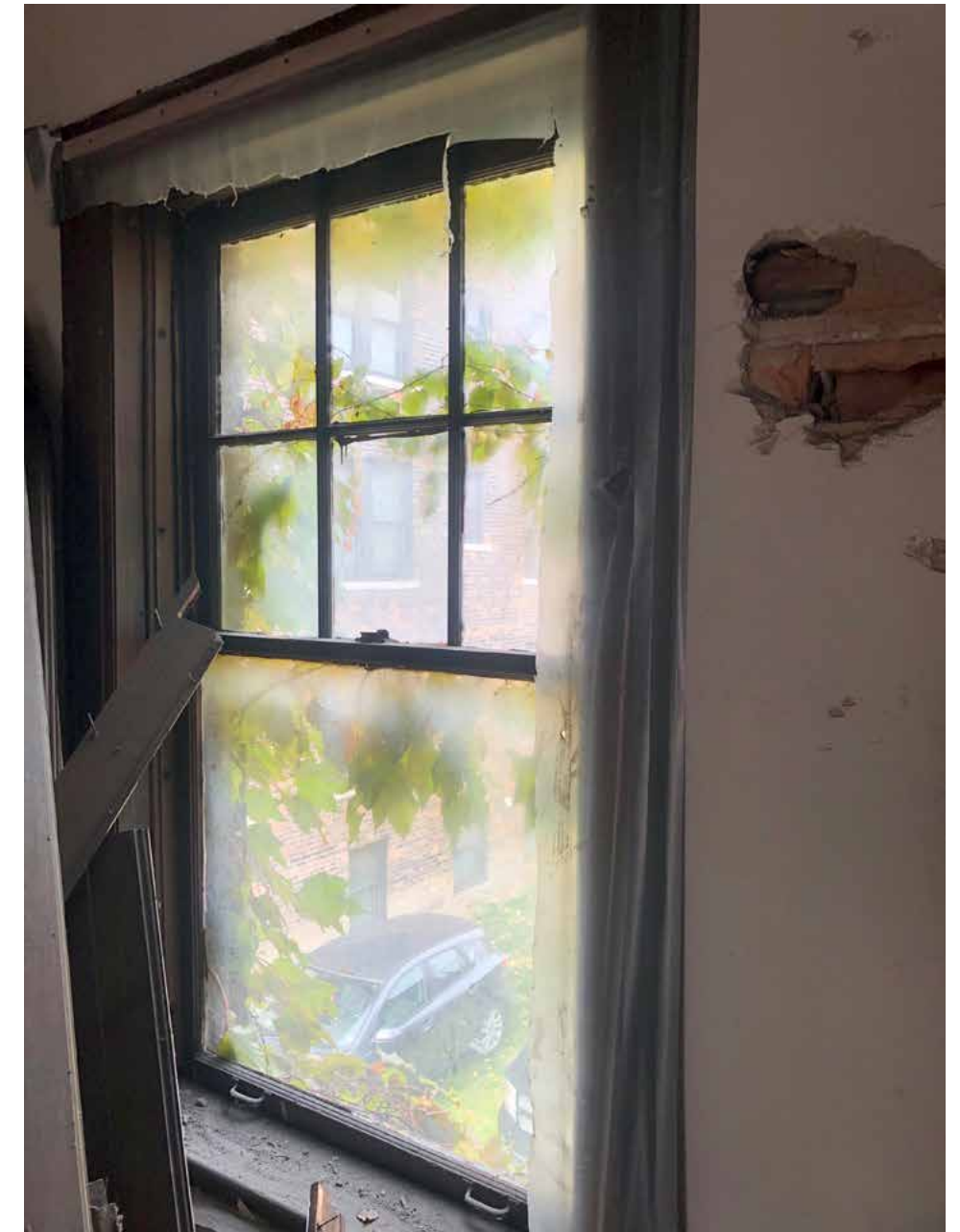
- WINDOW WILL OPEN
- LEAD WEIGHTS ARE MISSING IN BOTH SIDES
- EXTERIOR SILL IS BROKEN AND HAS ROT
- INTERIOR JAMB HAS WATER DAMAGE
- WINDOW NEEDS TO BE RE-PUTTED
- WEATHER STRIPPING MISSING

S-5



- MISSING BOTH WEIGHTS
- EXTERIOR SILL HAS EXTENSIVE ROT
- WINDOW WILL NOT OPEN
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE-PUTTED

S-6



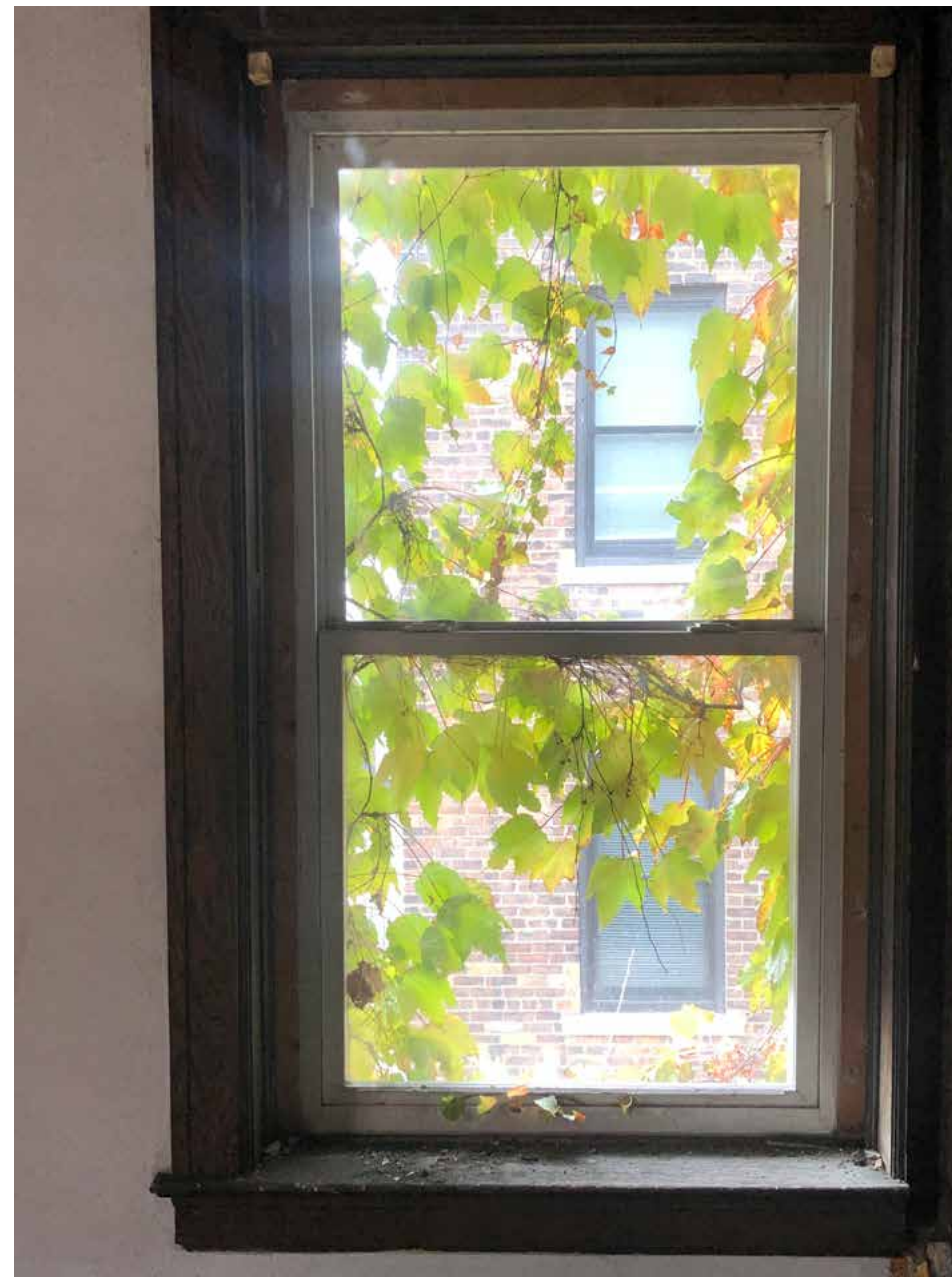
- GLASS IS BROKEN IN UPPER SASH
- WINDOW WILL NOT OPEN
- MISSING BOTH WEIGHTS
- EXTERIOR SILL HAS EXTENSIVE ROT
- WINDOW NEEDS TO BE RE-PUTTED
- MISSING SCREWS IN STOPS
- WEATHER STRIPPING MISSING
- TOP SASH HAS ROT ON RIGHT SIDE
- VINES ARE GROWING THRU WINDOW

S-7



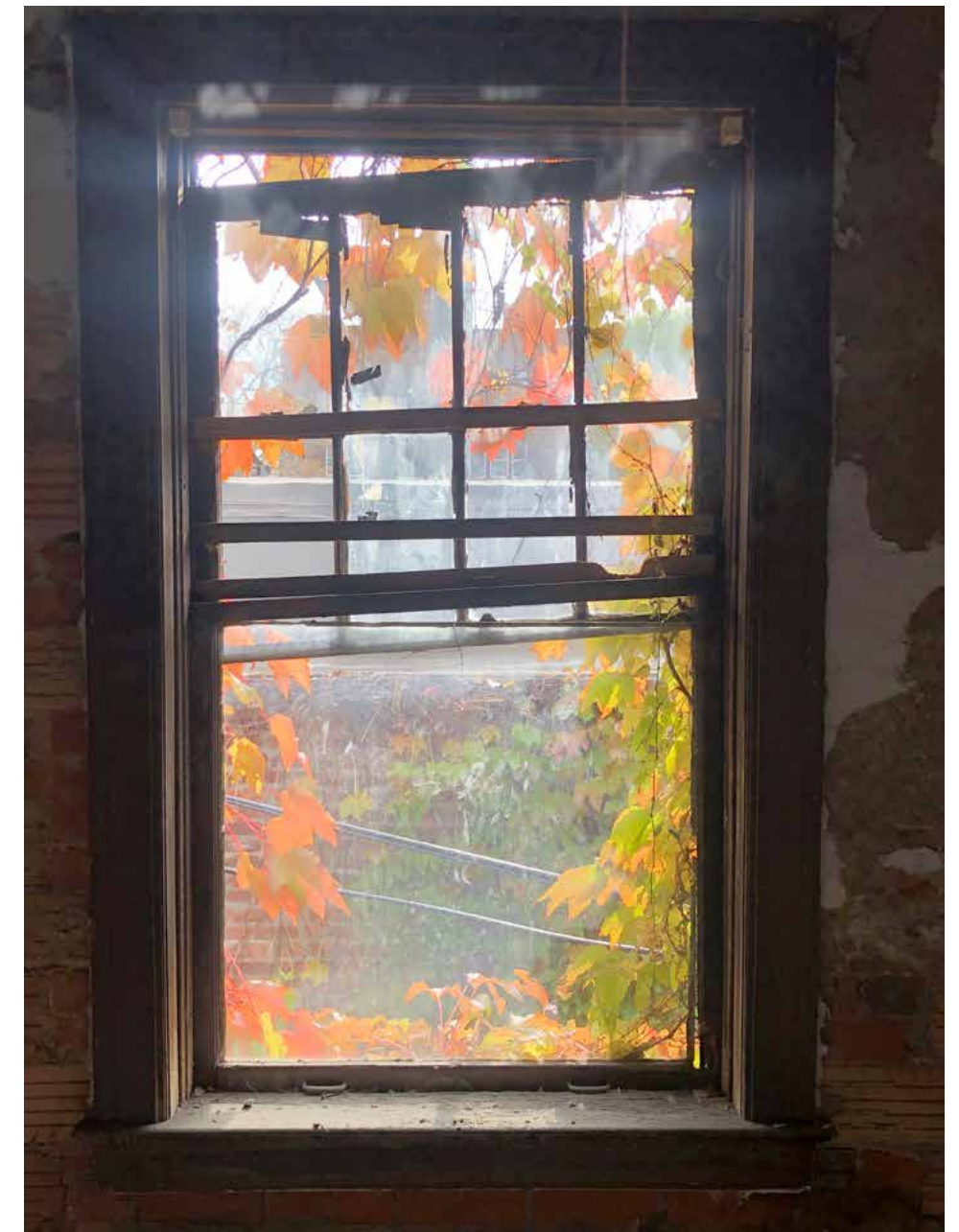
- WINDOW WILL NOT OPEN
- MISSING ONE LEAD WEIGHT
- VINES ARE GROWING THRU WINDOW
- BOTTOM SASH IS ROTTEN
- INTERIOR SILL HAS DAMAGE
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE-PUTTED

S-8



- WINDOW HAS BEEN REPLACED WITH A VINYL REPLACEMENT THAT DOES NOT FIT IN OPENING
- WOOD WAS USED TO INFILL THE GAPES
- STOPS ARE MISSING
- SASHES ARE MISSING
- LEAD WEIGHTS ARE MISSING
- EXTERIOR SILL IS ROTTEN

S-9



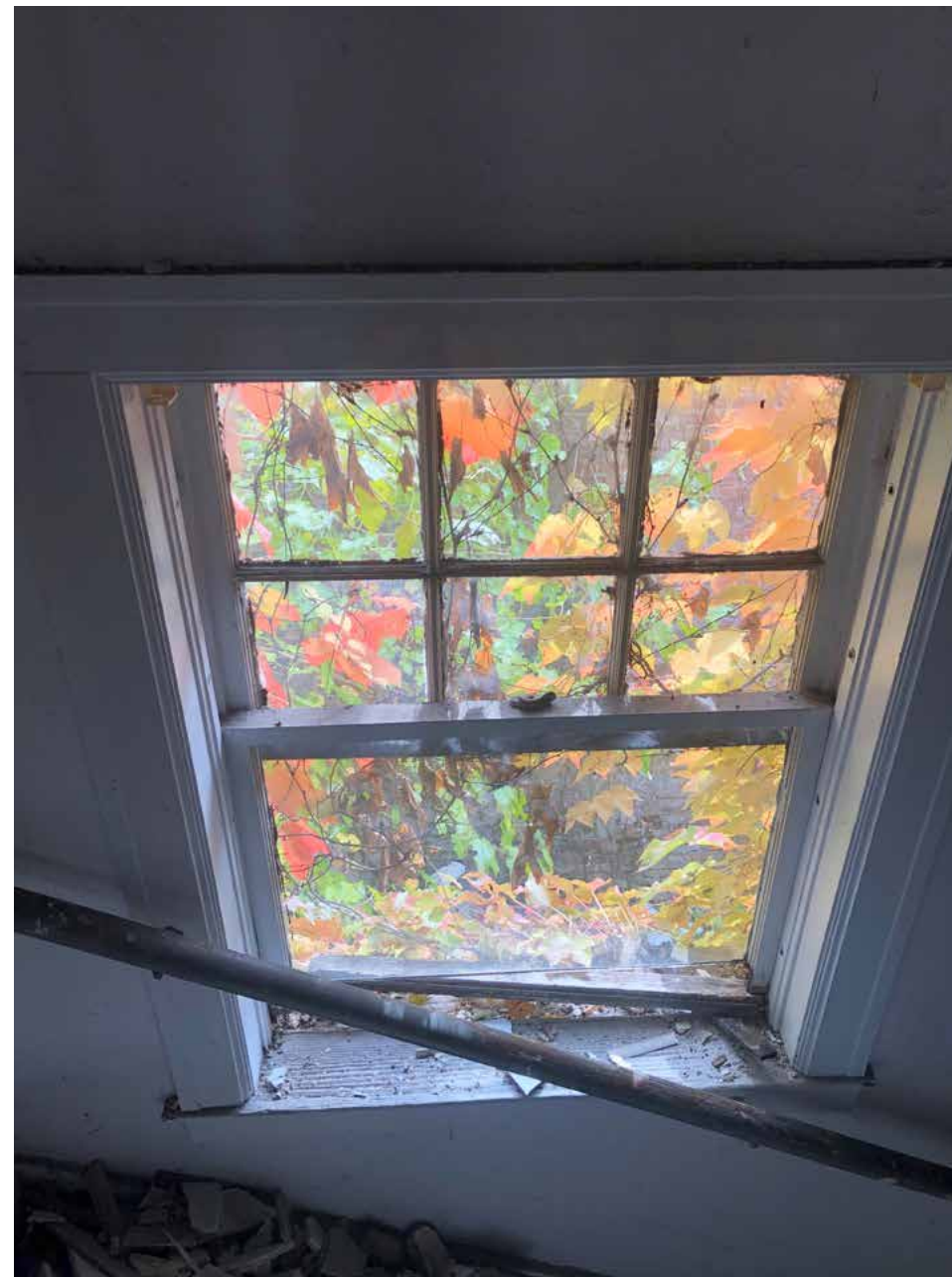
- WINDOWS HAS BEEN REPLACED WITH A VINYL REPLACEMENT THAT DOES NOT FIT IN OPENING
- WOOD WAS USED TO INFILL THE GAPES
- STOPS ARE MISSING
- SASHES ARE MISSING
- LEAD WEIGHTS ARE MISSING
- EXTERIOR SILL IS ROTTEN
- ONE WINDOW IS MISSING TRIM ON RIGHT SIDE

S-10



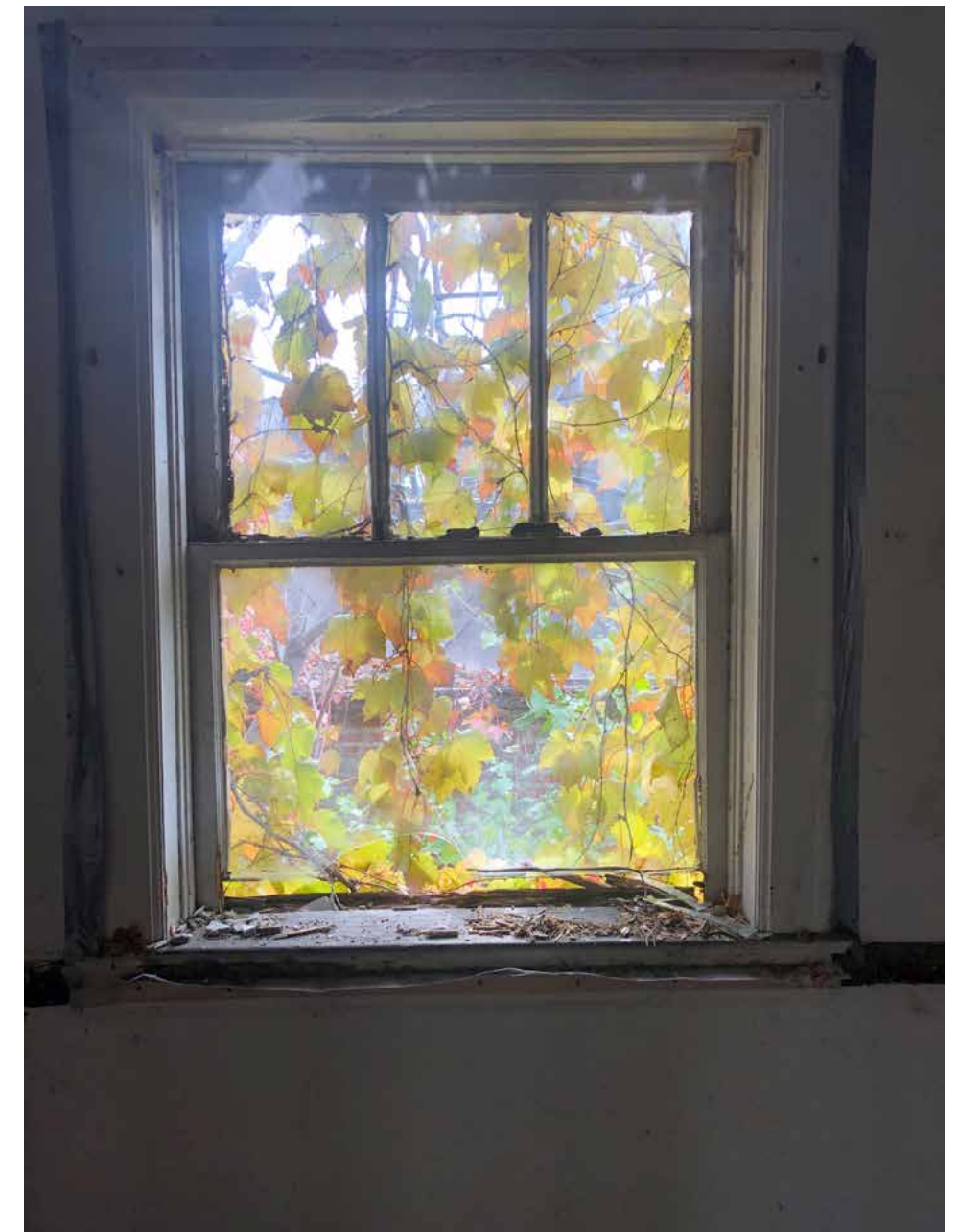
- UPPER AND LOWER SASHES HAVE MASSIVE ROT
- BOTH SASHES ARE FALLING APART
- MISSING GLASS IN UPPER SASH
- INTERIOR SILL HAS MASSIVE ROT
- EXTERIOR SILL HAS MASSIVE ROT
- WEATHER STRIPPING MISSING
- STOPS & JAMBS HAVE MASSIVE ROT AND ARE FALLING APART
- TRIM AROUND WINDOW HAS WATER DAMAGE
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING

S-11



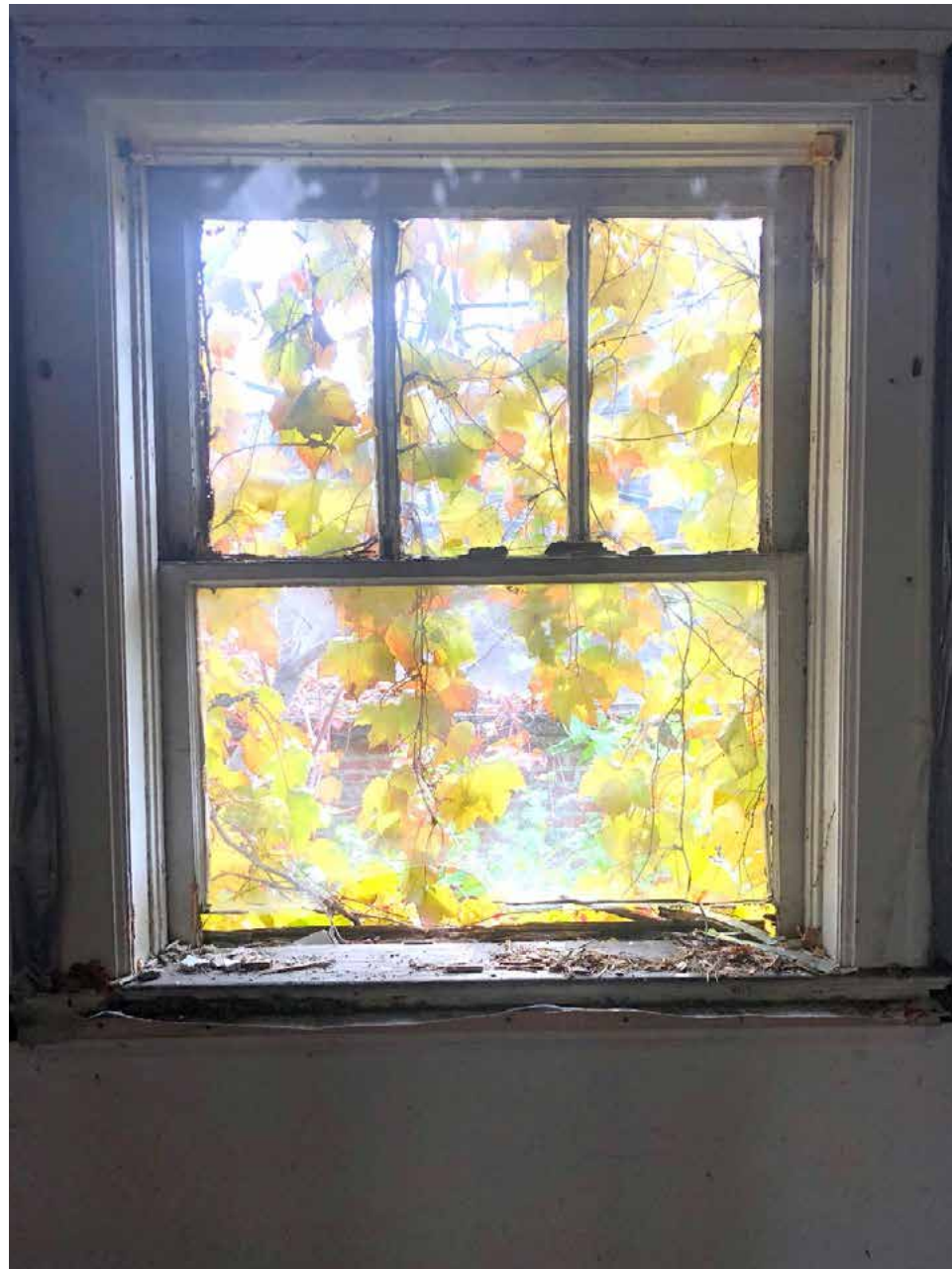
- WINDOW WILL NOT OPEN
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING
- EXTERIOR SILL HAS MASSIVE ROT
- INTERIOR SILL IS ROTTEN AND LOOSE
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE PUTTED
- BOTTOM SASH HAS EXTENSIVE ROT

S-12



- WINDOW WILL NOT OPEN
- WINDOW IS THREE OVER ONE
- BOTTOM SASH HAS EXTENSIVE ROT AND IS BROKEN
- GLASS IN UPPER SASH IS BROKEN ON RIGHT SIDE
- INTERIOR SILL HAS MASSIVE ROT
- WEATHER STRIPPING MISSING
- WINDOW NEEDS TO BE RE PUTTED
- EXTERIOR SILL HAS MASSIVE ROT
- LEAD WEIGHTS ARE MISSING

S-13



- WINDOW WILL NOT OPEN
- WINDOW IS THREE OVER ONE
- BOTTOM SASH HAS EXTENSIVE ROT
- GLASS IN UPPER SASH IS BROKEN ON LEFT SIDE
- INTERIOR SILL HAS MASSIVE ROT
- EXTERIOR SILL HAS MASSIVE ROT
- WINDOW NEEDS TO BE RE PUTTED
- LEAD WEIGHTS ARE MISSING
- WEATHER STRIPPING MISSING
- BRICK MOLDING HAS EXTENSIVE ROT

687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT

S-14



- WINDOW WILL NOT OPEN
- BOTH LEAD WEIGHTS ARE MISSING
- BOTTOM SASH HAS EXTENSIVE ROT
- WINDOW NEEDS TO BE RE PUTTED
- LOWER SASH GLASS IS FALLING OUT
- WEATHER STRIPPING MISSING
- INTERIOR SILL HAS MASSIVE ROT

S-15



- WINDOW WILL NOT OPEN
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING
- BOTTOM SASH HAS EXTENSIVE ROT
- WEATHER STRIPPING MISSING
- WINDOW IS BOARDED UP ON THE OUTSIDE
- WINDOW WILL NOT LOCK
- BRICK MOLDING HAS EXTENSIVE ROT
- GLASS IN UPPER SASH IS BROKEN
- UPPER SASH HAS EXTENSIVE ROT

S-16



- WINDOW WILL NOT OPEN
- LEAD WEIGHTS ARE IN PLACE, BUT CORDS NEED REPLACING
- BOTTOM SASH HAS EXTENSIVE ROT
- WEATHER STRIPPING MISSING
- WINDOW IS BOARDED UP ON THE OUTSIDE
- WINDOW WILL NOT LOCK
- BRICK MOLDING HAS EXTENSIVE ROT
- TRIM BELOW WINDOW HAS WATER DAMAGE
- WINDOW WILL NOT LOCK



Established 1925
12152 Merriman Road • P.O. Box 51877 • Livonia, Michigan 48151
phone: 734.513.5777 • fax: 734.513.5785 • www.gutherielumber.com

To Whom it may Concern:

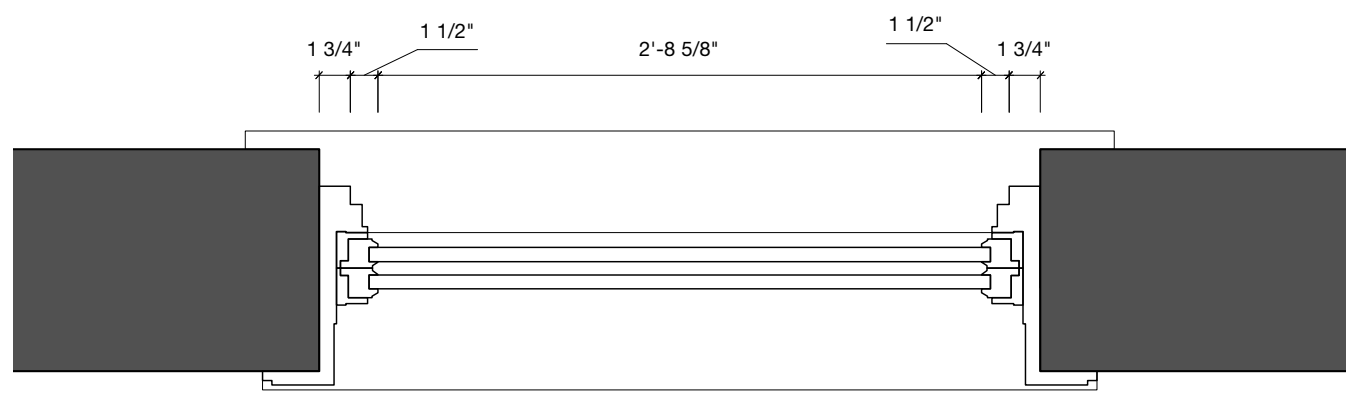
We have inspected the windows at the property known as 687 / 689 Alexandrine, in Detroit Michigan. We have determined that the windows are beyond repair and should be replaced. They have several issues including rotten wood, missing wood, windows that have been replaced with noncompliant or nonhistorical windows, missing sashes, cracked and/or missing glass, poor insulating value (single pane) and damaged hardware that cannot be replaced. I have provided a detail report with photos for your review. Please see attached

There are options that will maintain the historical component and look of the original windows that were installed.

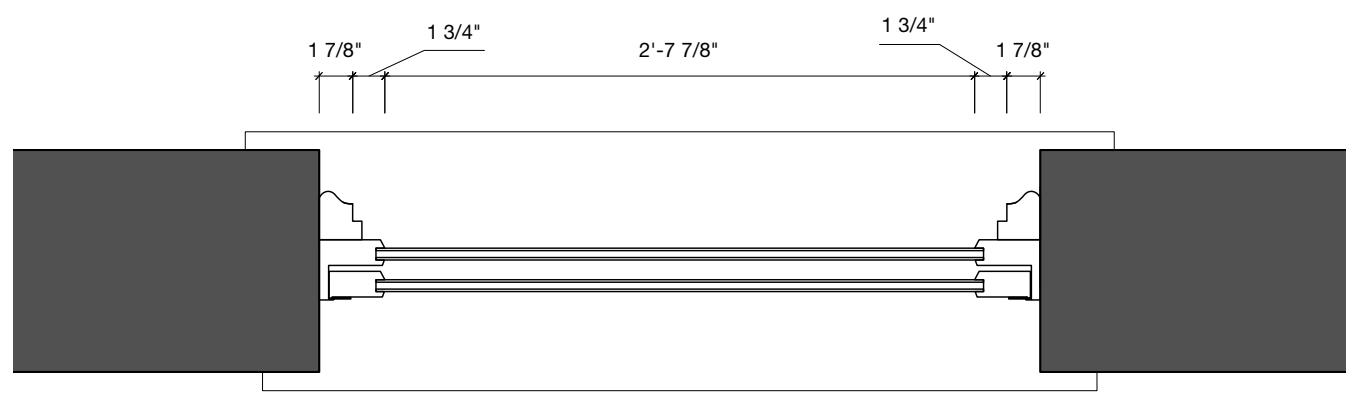
Thank you for your time,

Paul Aggeler
Mobile: 586-405-3977
Office Direct: 734-744-8434
PGA@gutherielumber.com

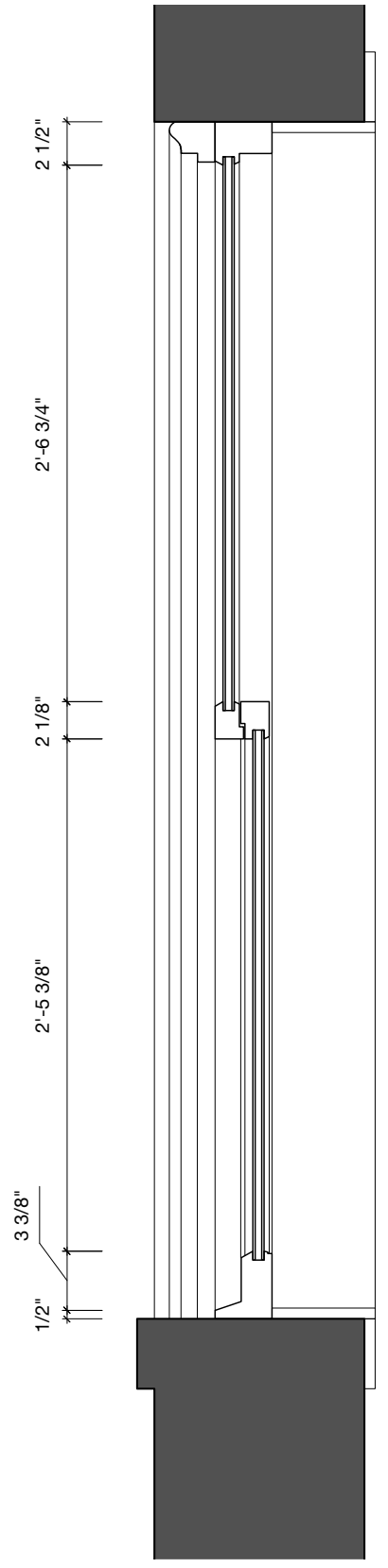
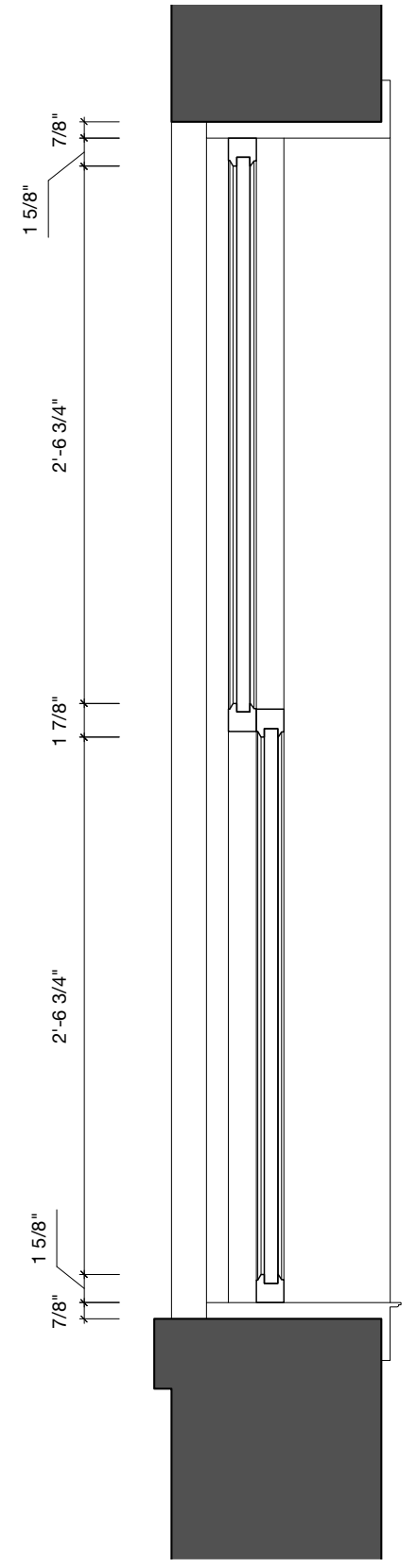
WINDOW PROFILES - OLD PROFILES



EXISTING HORIZONTAL SECTION



PROPOSED HORIZONTAL SECTION



WINDOW PROFILES -
OLD PROFILES



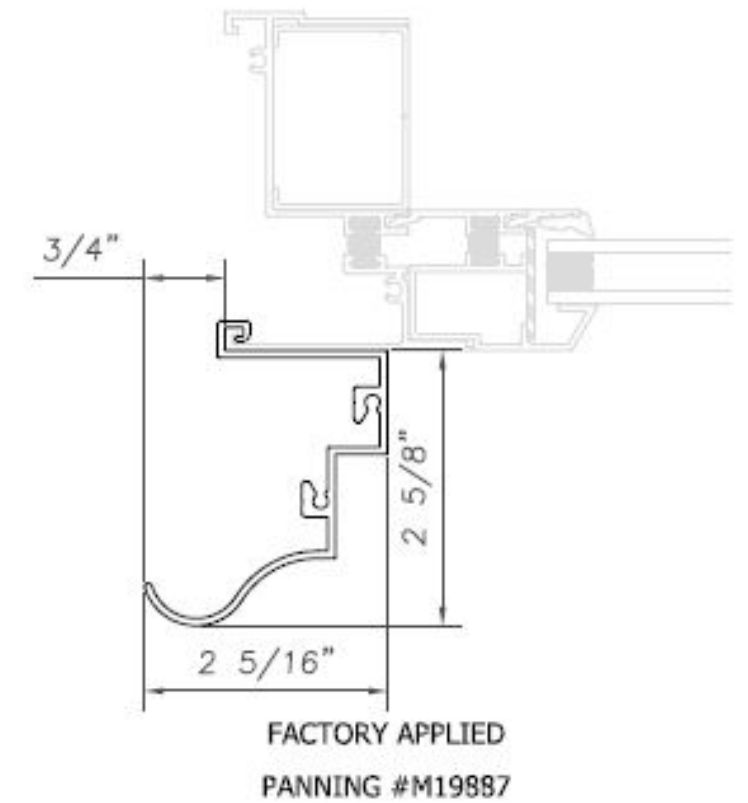
HISTORICAL WINDOW



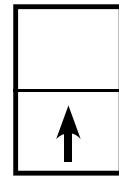
HISTORICAL WINDOW PROFILE



ALL WINDOWS WILL BE REPLACED
WITH THIS PROFILE, BY QUAKER



NEW WINDOW PROFILE
QUAKER, H300 SERIES SINGLE HUNG



**H300 Series
HC40
3 1/4" Frame Depth
Single Hung**

H300 SERIES SINGLE HUNG

The Quaker Historical H300 Series Single Hung window is ideal for a variety of applications including - Historical, Landmarks, Institutions, Education, Apartments and Assisted Living.

FEATURES

- ◇ Commercial Framing System
 - 3 1/4" main frame
 - 0.062" wall thickness of interior and exterior walls
- ◇ Thermally Enhanced Design
 - Azon pour and debridge thermal break is 1/2" wide in all main frame and vent rail extrusions
- ◇ Glazing
 - 5/8" insulated glass
- ◇ Hardware
 - Block and tackle balancer
 - Gravity latch
- ◇ Screen
 - Extruded aluminum screen frame with BetterVue™ mesh

BENEFITS

- ◇ The capacity to match exterior colors for unique project facades
- ◇ The ability to facilitate large sizes for taller and wider window openings
- ◇ Historically accurate panning and trim styles to help your project meet Historic Preservation codes

PERFORMANCE

- ◇ Structural & Thermal (test reports or thermal simulations available upon request)

Model	Single Hung
AAMA/WDMA/CSA 101/LS.2/A440-08 Rating	HC40
Structural Load P.S.F.	60.15
Air at 50 MPH (cfm/ft ²)	0.20
Water (No Penetration) P.S.F.	12.11
U-Value (with Low-E and Argon)	0.39 - 0.48
SHGC (with Low-E and Argon)	0.14 - 0.31

Window test size: 60" x 99" Operating Force: 39 lbf (maintain motion), 10 lbf (latches)

OPTIONS

- ◇ Available Configurations
 - Single Hung
 - Oriel single hung
- ◇ Muntin Choices
 - Internal or simulated divided lites available
- ◇ Limited travel hardware
- ◇ Screen
 - Extruded aluminum screen frame with aluminum wire mesh
 - Extruded aluminum screen frame with sunscreen mesh
 - Extruded aluminum screen frame with stainless steel 0.009" thickness mesh
 - Security screen
- ◇ Glazing
 - Capillary tubes
 - Argon gas
 - Wide variety of glazing, tinting and thickness options
- ◇ Panning & Trim Choices
 - Wide variety of panning, receptor and trim available
- ◇ Mulling
 - Wide variety of structural mulls
- ◇ Specialty
 - Attached exterior or interior storm window
 - Extension jambs
 - Screen track cut-out
 - Ogee lugs

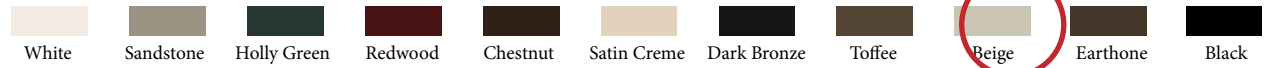


WINDOW SPECIFICATIONS FOR EXISTING DUPLEX

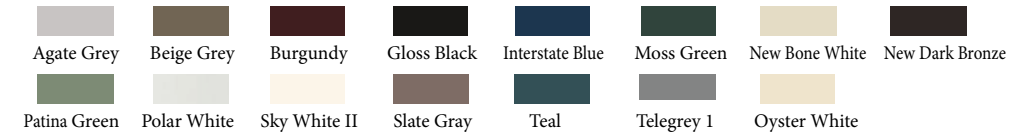
ARCHITECTURAL PAINT COATINGS AND FINISHES

- ◇ Baked on powder coat finish meets ANSA/AAMA 2604 specs and is available in unlimited colors

- 11 Popular Colors



- 15 Impressive Colors



- 7 Resemble Colors (painted finish resembling anodized)



- Unlimited Custom Colors

- ◇ ANSA/AAMA 2605 powder coat finishes
- ◇ AAMA 611-98 Class I clear and tinted anodized finishes

* Printed colors shown here may not accurately depict actual painted colors. Color samples are available upon request.

NEW WINDOWS WILL HAVE SIMULATED DIVIDED LIGHT

Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.



1/2019 - V4

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Freeburg, MO

1-800-347-0438

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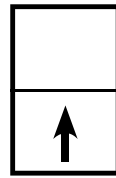


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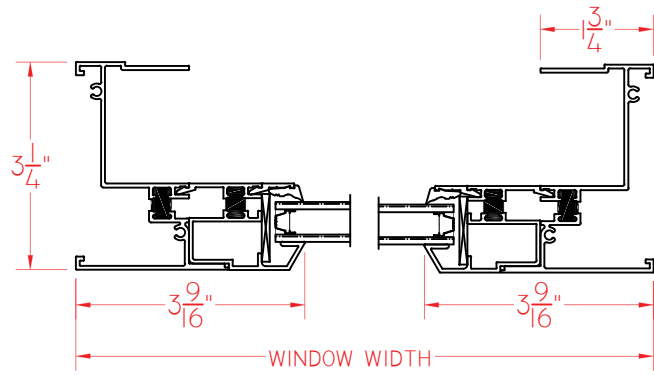
1-800-347-0438



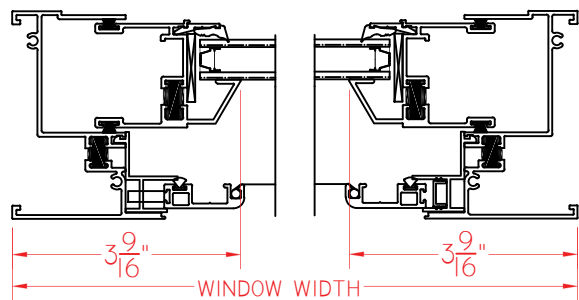
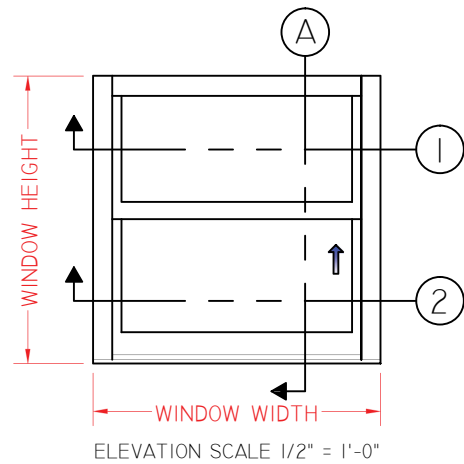
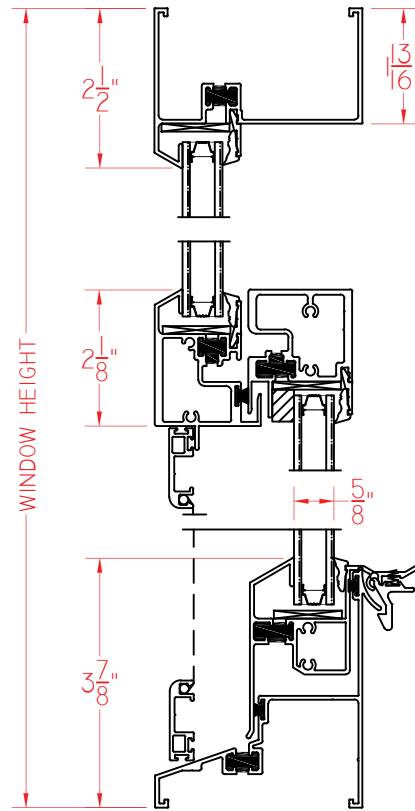
**H300 Series
HC40
3 1/4" Frame Depth
Single Hung**

H300 SH

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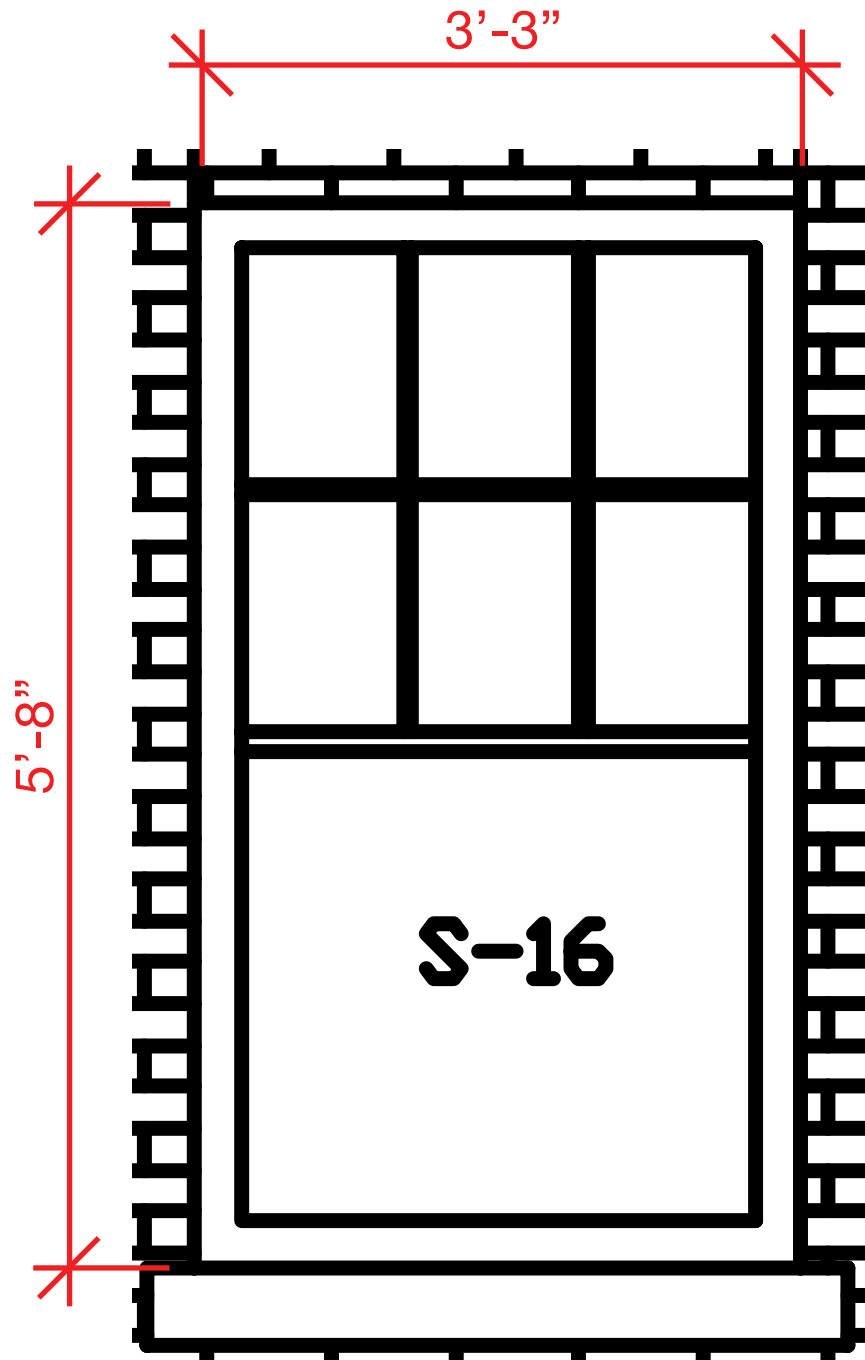


Ⓐ VERTICAL CROSS SECTION



H300 SINGLE HUNG 02.04.2015 VERSION 1.0

SCALE 1:3



ALL WINDOWS WILL BE REPLACED WITH THIS PROFILE, BY QUAKER

ALL WINDOWS WILL BE REPLACED WITH THIS PROFILE, BY QUAKER

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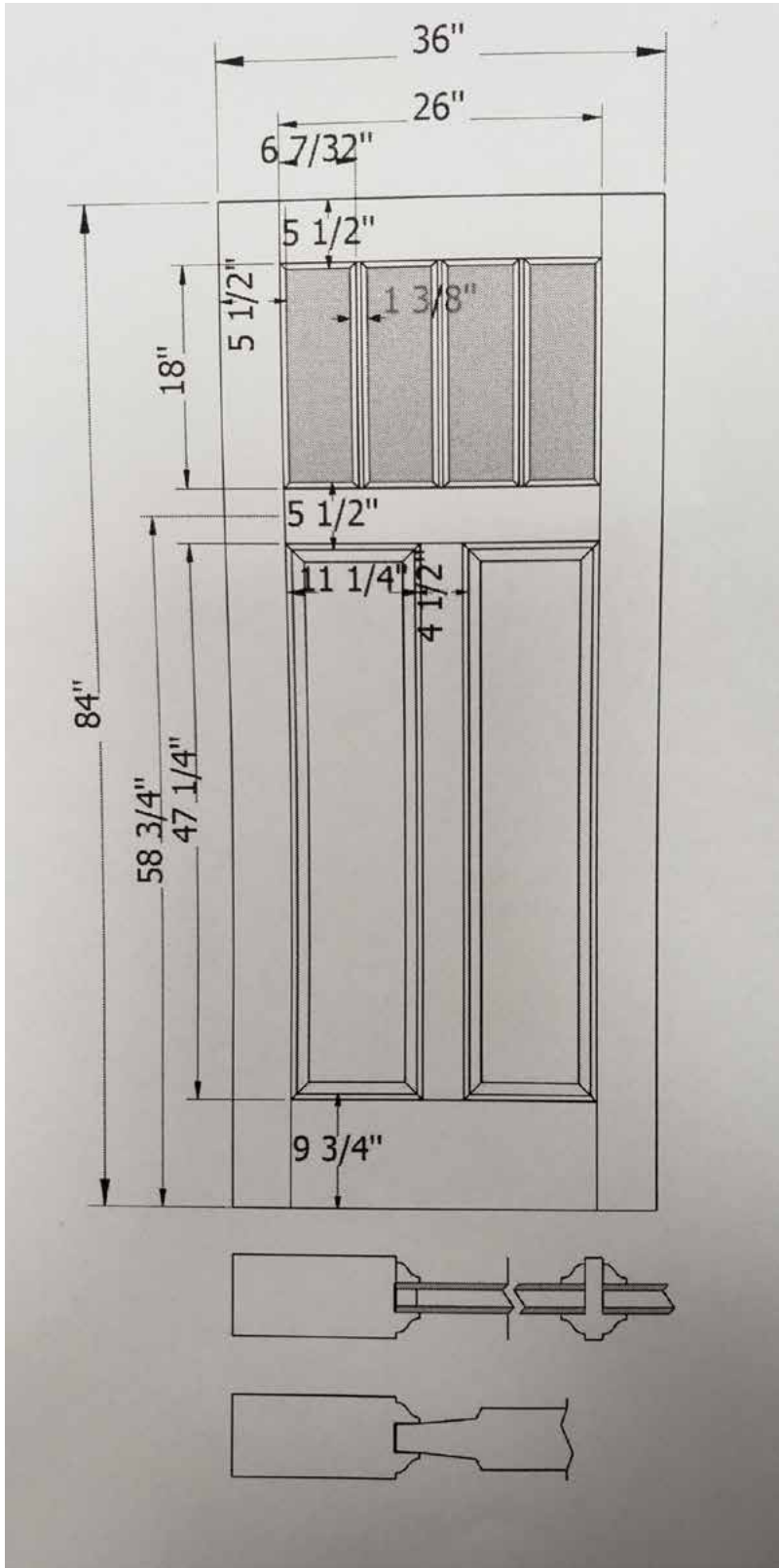
VOLUMEONE DESIGN STUDIO



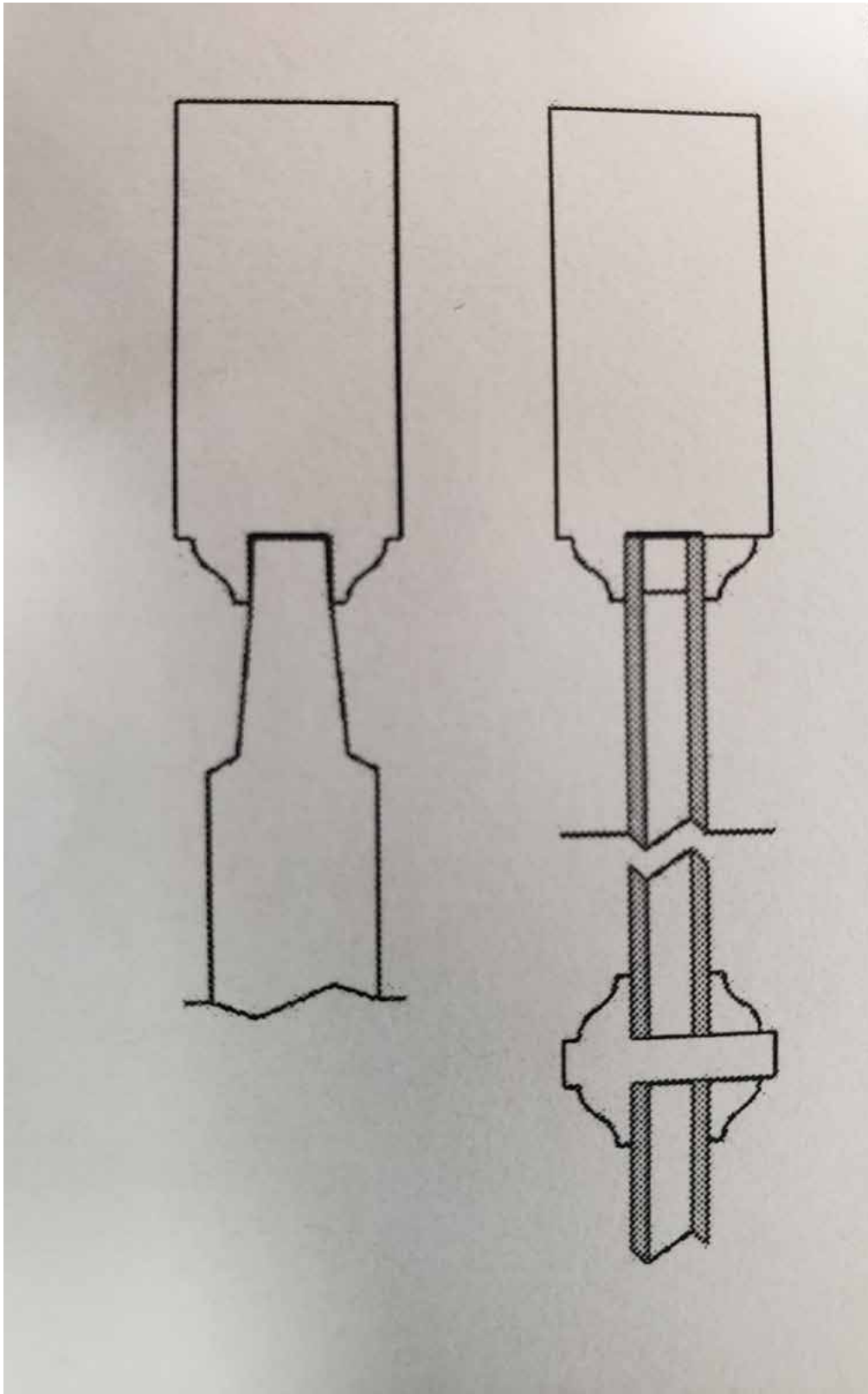
ALL WINDOWS WILL BE REPLACED WITH THIS PROFILE, BY QUAKER

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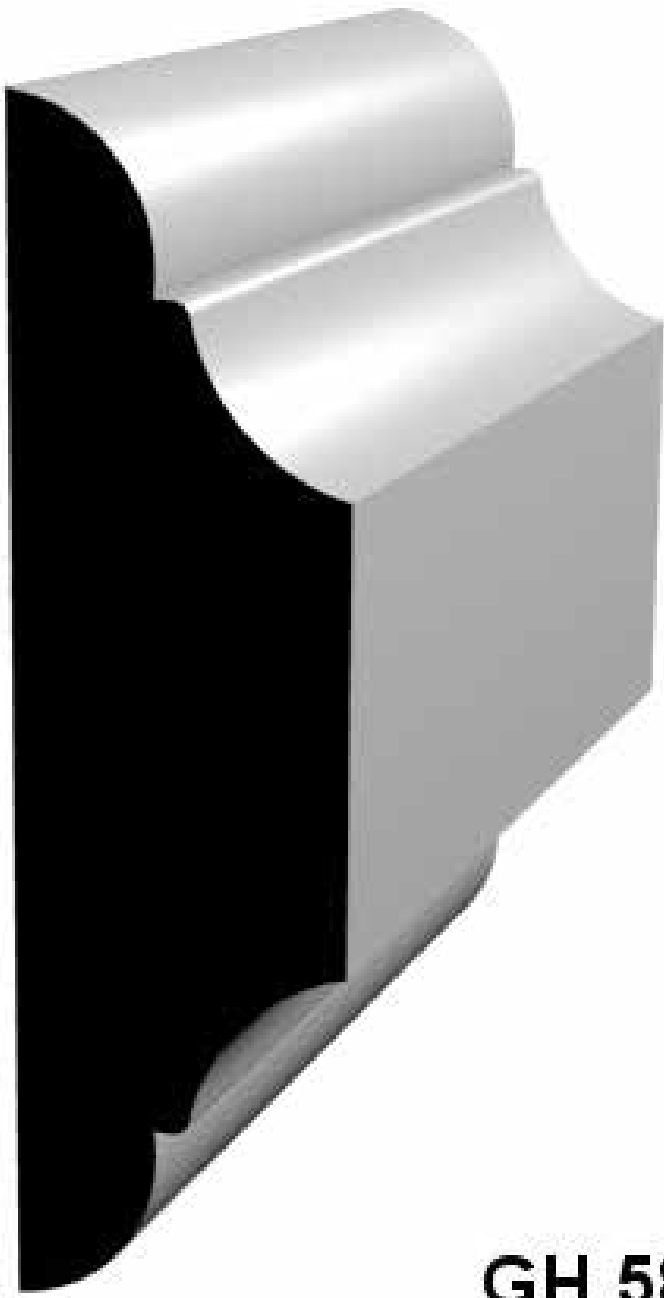
687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT



HISTORIC DOOR DETAILS DIMENSIONED



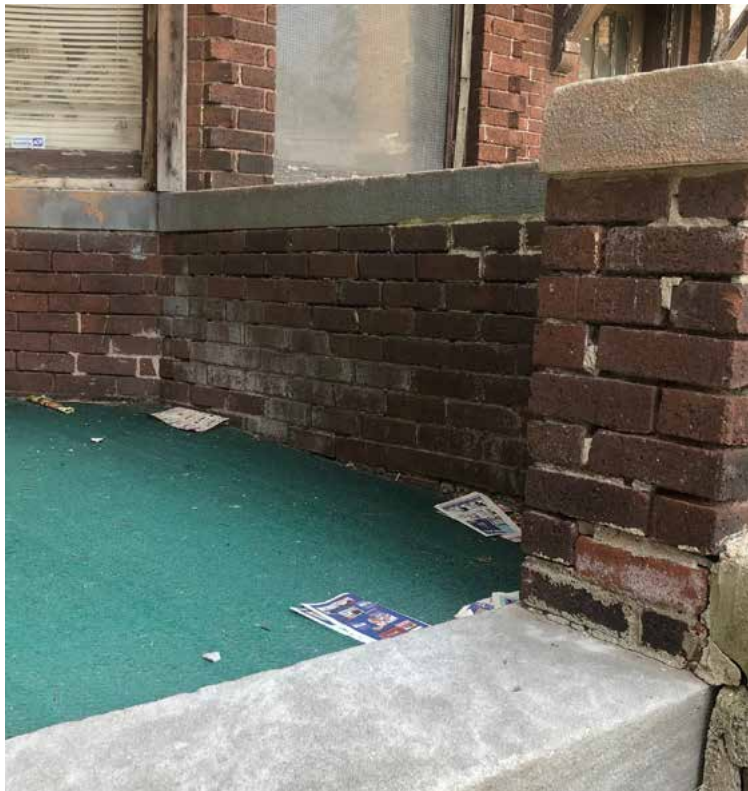
TYPICAL HISTORIC DOOR
 MULLION PROFILE



GH 584
 7/8" x 3 1/16"

NEW DOOR MULLIONS

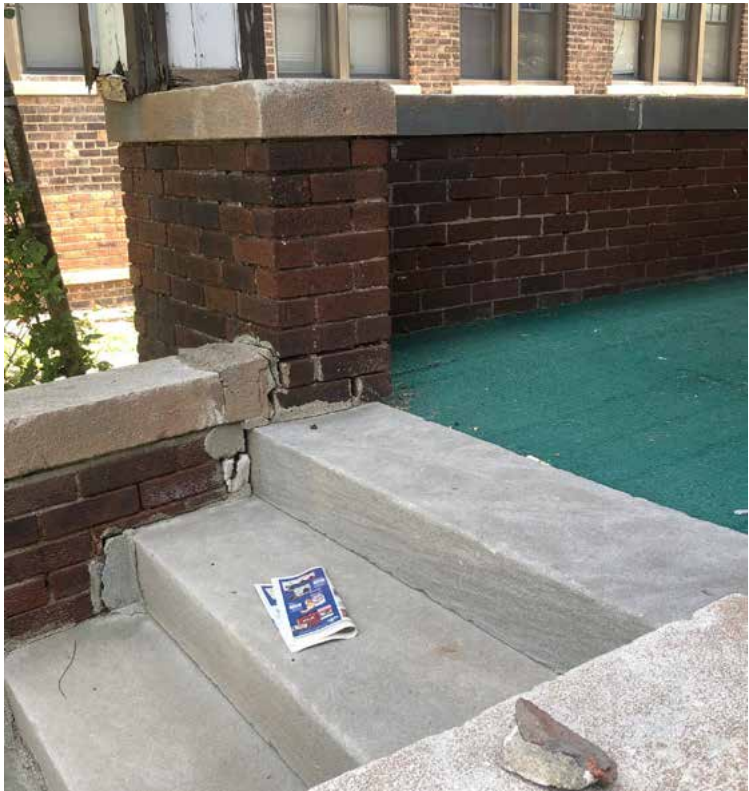
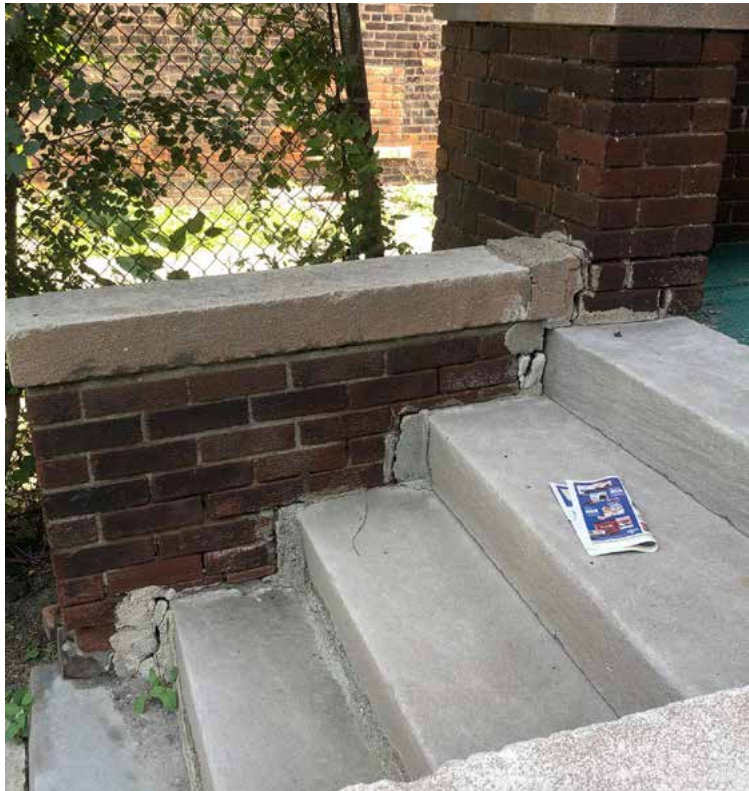
PHOTOS OF CONDITIONS OF PORCH AND STOOP

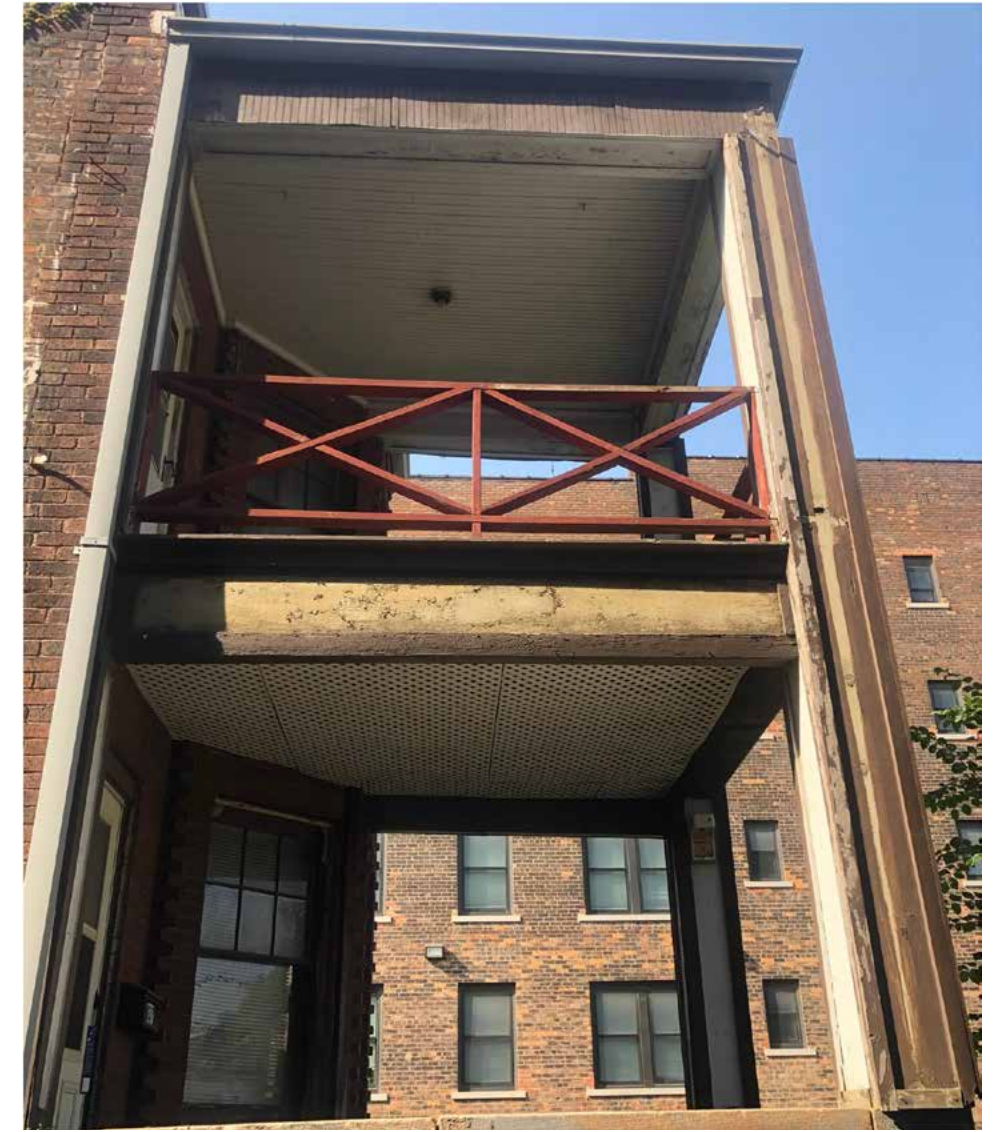


PHOTOS OF CONDITIONS OF PORCH AND STOOP



PHOTOS OF CONDITIONS OF PORCH AND STOOP



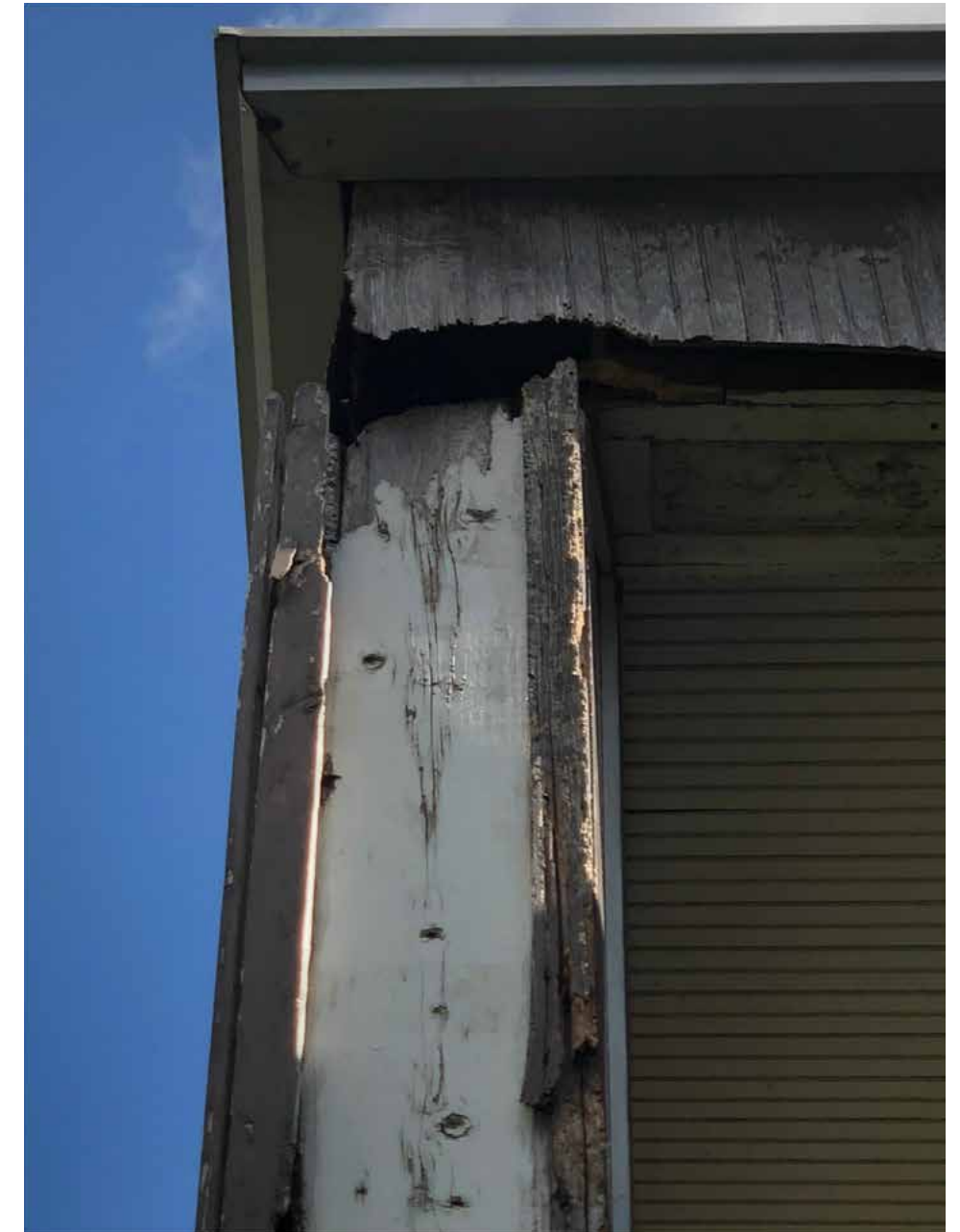




- COLUMNS HAVE SEVERE ROT AND DECAY
- TRIM BOARDS ARE MISSING



- BOARDS HAVE BEEN REPLACED
- COLUMNS HAVE SEVERE ROT AND DECAY
- SUPPORT FOR THE UPPER PORCH IS IN RISK



- BOARDS HAVE BEEN REPLACED
- TRIM BOARDS ARE MISSING
- COLUMNS HAVE SEVERE ROT AND DECAY COULD COLLAPSE CAUSING THE UPPER PORCH TO COLLAPSE.
- FACIA BOARDS HAVE ROTTED AWAY



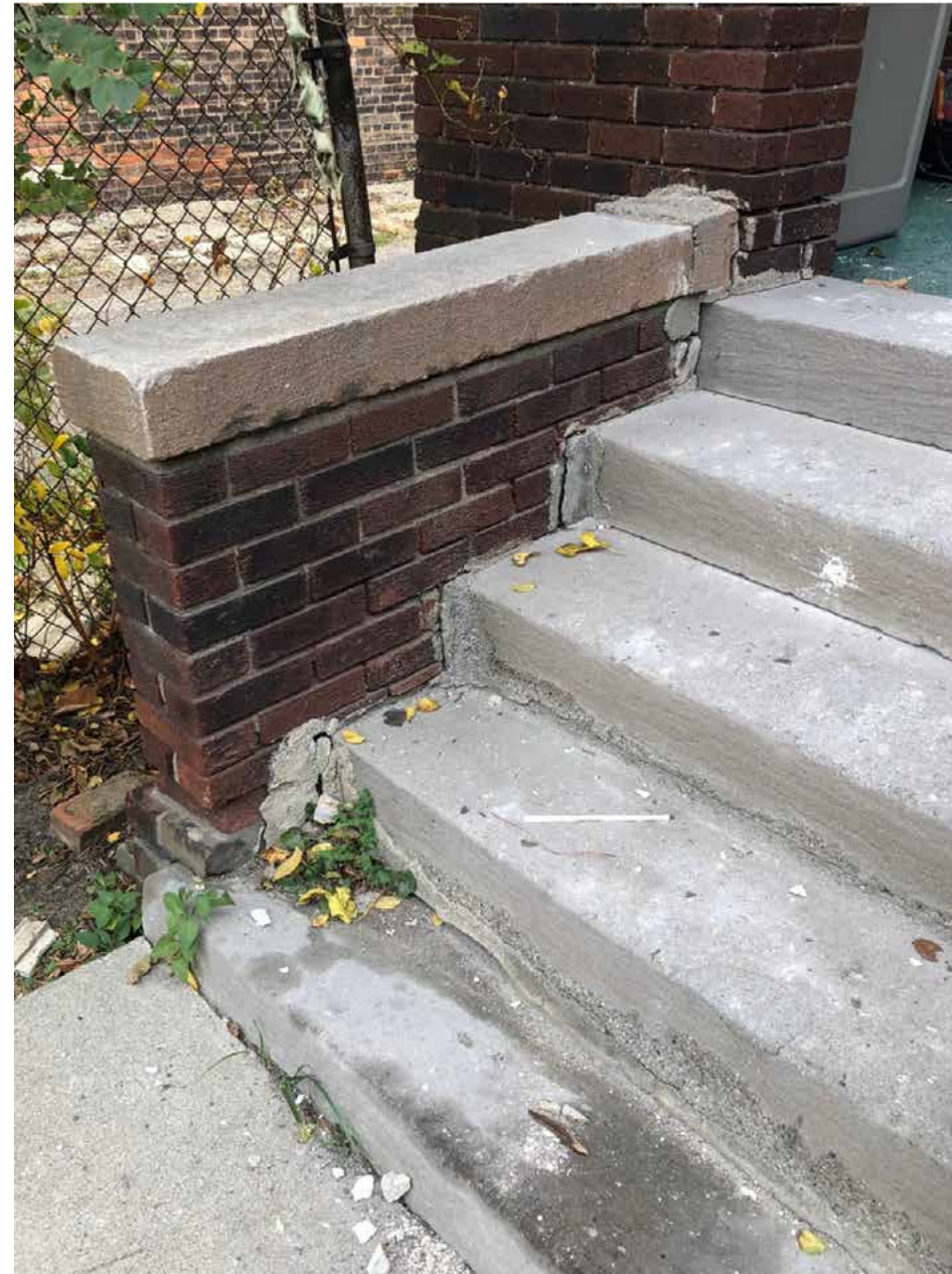
- UPPER PORCH HAS SOME ROT IN THE SUPPORTS
- THE FLOORING HAS A LOT OF ROT (WOULD NOT RECOMMEND ANYONE VENTURE ONTO THE PORCH)
- THE CEILING OF THE LOWER DECK HAS BEEN REPLACED WITH VINYL LATTICE.



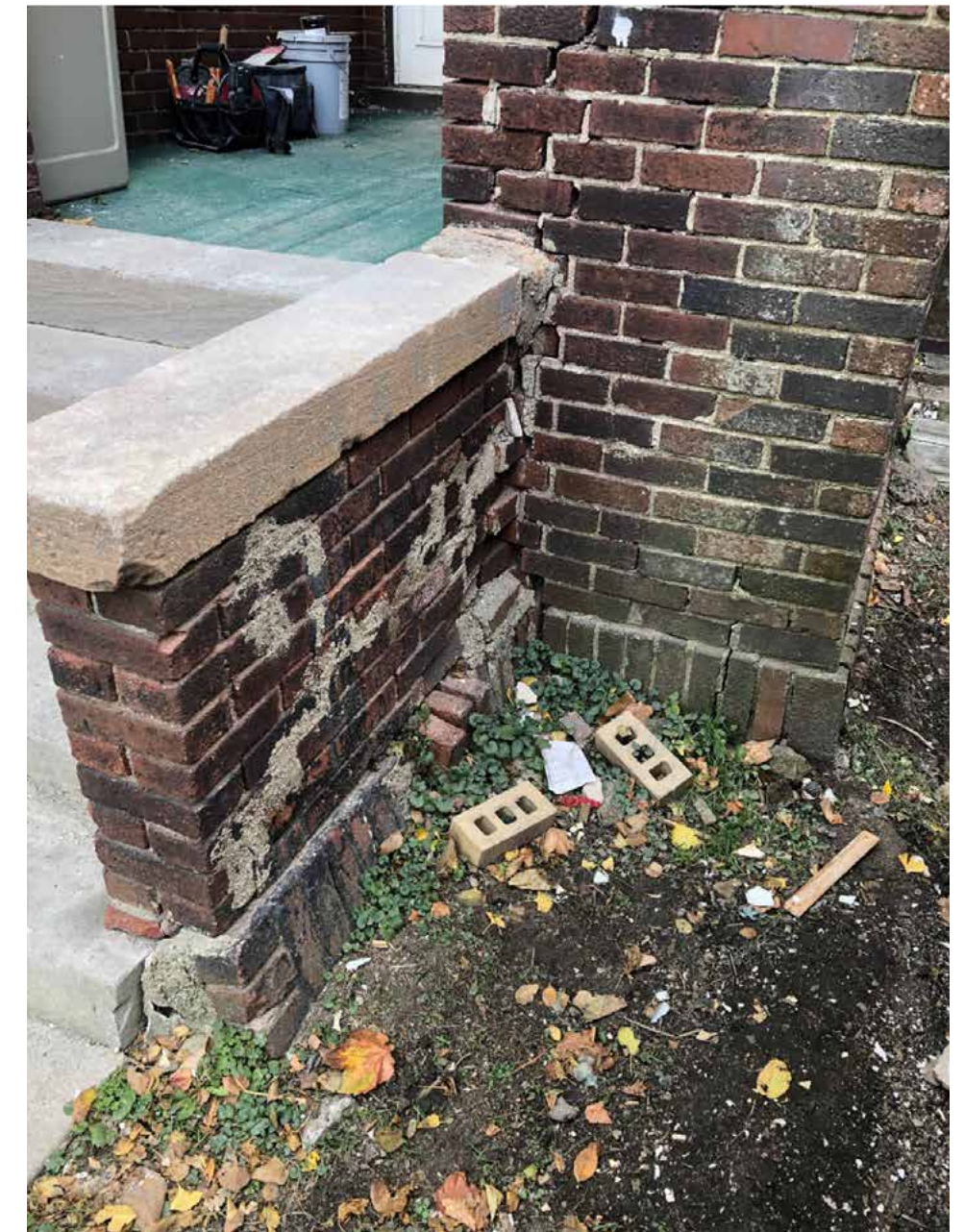
- UPPER PORCH CEILING IS BEADBOARD AND IN GOOD CONDITION. WOULD SUGGEST REMOVING AND REINSTALL ON REBUILT PORCH.



IT IS OUR OPINION THAT THE WOOD ON THE PORCH HAS SEVER ROT AND IS IN DISARRAY. THE UPPER PORCH IS DANGEROUS AND SHOULD NOT BE USE. THE WOOD ON THE PORCH NEEDS TO BE DISASSEMBLED WHILE SUPPORTING THE ROOF. THE PORCH TO BE REBUILT USING NEW WOOD AND SUPPORT COLUMNS. TRIM BOARD TO BE INSTALLED TO MATCH EXISTING AND PAINTED TO REDUCE THE CHANCE OF ROT.



- STEPS HAVE PULLED AWAY FROM THE PORCH AND WAS IMPROPERLY FILLED
- WALL HAS PULLED AWAY FROM THE PORCH AND WAS IMPROPERLY FILLED
- STEPS ARE NOT TO CODE OR ADA COMPLIANCE.
- THERE ARE GAPS BETWEEN THE STEPS AND HAVE BEEN FILLED



- WALL IS 2 LAYERS OF BRICK
- WALL HAS PULLED AWAY FROM THE PORCH AND WAS IMPROPERLY FILLED
- WALL IS FALLING APART. WILL NEED TO BE TORN DOWN AND REBUILT TO MAKE RIGHT.
- THE GAPS IN THE BRICK HAVE BEEN IMPROPERLY FILLED AND LOOK BAD.
- BRICKS ARE LOOSE AND FALLING OUT



- WALL IS 4 LAYERS OF BRICKS
- THE GAPS IN THE BRICK HAVE BEEN IMPROPERLY FILLED AND LOOK BAD.
- BRICKS ARE LOOSE AND FALLING OUT
- WALL IS FALLING APART. WILL NEED TO BE TORN DOWN AND REBUILT TO MAKE RIGHT.
- SOME BRICKS HAVE BEEN REPLACED WITH NON-MATCHING BRICKS.

687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT



- WALL IS 4 LAYERS OF BRICKS
- THERE ARE SEVERE CRACKS IN THE PORCH WALL
- THE GAPS IN THE BRICK HAVE BEEN IMPROPERLY FILLED AND LOOK BAD.
- BRICKS ARE LOOSE AND FALLING OUT
- WALL IS FALLING APART AND IS UNSAFE. WILL NEED TO BE TORN DOWN AND REBUILT TO BE CORRECTED.
- SOME BRICKS HAVE BEEN REPLACED WITH NON-MATCHING BRICKS.
- WALL SUPPORTS THE UPPER PORCH AND IS LEANING OUT AND COULD COLLAPSE CAUSING THE UPPER PORCH TO COLLAPSE ALSO.
- BRICKS ON CORNER ARE MISSING.
- THE REST OF THE PORCH WALLS IS IN GOOD CONDITION. BRICKS NEED TO BE CLEANED.

PHOTOS OF CONDITIONS OF STEPS AND WINGWALLS OF UNIT 2 ENTRANCE



PORCH MASONRY REPORT BY QUALITY MASONRY



- STEPS HAVE PULLED AWAY FROM THE PORCH AND WAS IMPROPERLY FILLED
- STEP WALL HAS PULLED AWAY FROM ITSELF AND WAS IMPROPERLY FILLED
- STEPS ARE NOT TO CODE OR ADA COMPLIANCE.
- THERE ARE GAPS BETWEEN THE STEPS AND HAVE BEEN FILLED



- THE GAPS IN THE BRICK HAVE BEEN IMPROPERLY FILLED AND LOOK BAD.
- BRICKS ARE LOOSE AND FALLING OUT
- THERE ARE SEVERE CRACKS IN THE PORCH WALL
- WALL IS FALLING APART AND IS UNSAFE. WILL NEED TO BE TORN DOWN AND REBUILT TO BE CORRECTED.
- SOME BRICKS HAVE BEEN REPLACED WITH NON-MATCHING BRICKS

IT IS OUR OPINION THAT THE PORCHES ARE IN SERVER DISARRAY. THE PORCHES ARE DANGEROUS AND NEEDS TO BE DISASSEMBLED, AND THE BRICK BE CLEANED OF OLD MORTAR, THE LIMESTONE STEPS, AND CAPS TO BE REMOVED AND CLEANED. THE PORCH TO HAVE A CONCRETE FOOTING AND THE PORCH TO BE REBUILT USING THE EXISTING BRICK AND LIMESTONE STEPS AND CAPS.

PROPOSED DUPLEX STOOP REMOVAL AND REINSTALLATION



EXISTING STEPS AND WINGWALLS



PROPOSED REINSTALLATION OF STEPS TO PROVIDE CLEARANCE FOR DRIVEWAY

DUPLEX PROPOSED ENTRANCE STEPS



Porch repainted to designated historic approved colors

Original stoop relocated to give way for a driveway for desired parking

Toothed in with reclaimed brick from existing condition

2



EXISTING PORCH AND STOOP CONFIGURATION



PROPOSED REINSTALLATION OF THE ENTRANCE STEPS TO PROVIDE CLEARANCE FOR THE DRIVEWAY

HISTORIC APPROVED PALETTE

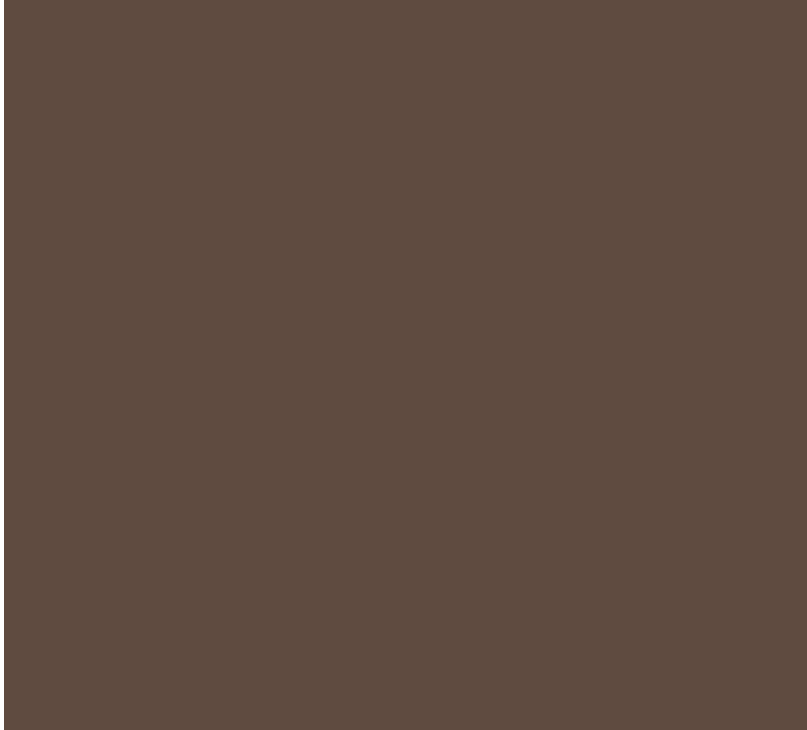
SHERWIN WILLIAMS PALETTE

COLOR SYSTEM B

ACCEPTABLE COLOR COMBINATIONS *MS = MUNSELL STANDARD

BODY	TRIM	SASH	CORNICE/ PORCH	IRON CRESTING
Any System B Color EXCEPT A:7, A:8, A:9, B:19	Any System B Color	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19
Shingles: Stained or painted any System B Color ESPECIALLY Dark Greens, Olives, Browns and Yellows EXCEPT A:7, A:8, B:19	Any System B Color	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19
Existing brick or stone	Any System B Color darker than the brick or stone body, ESPECIALLY B:6, B:8, B:11, B:18	Match trim color or A:9, B:12, B:18, B:19	Match trim color or stone detailing	A:8, B:8, B:11 or B:19

FIND OUT MORE!
www.detroitmi.gov/hdc



SABLE
SW 6983



AFTERGLOW
SW 6667

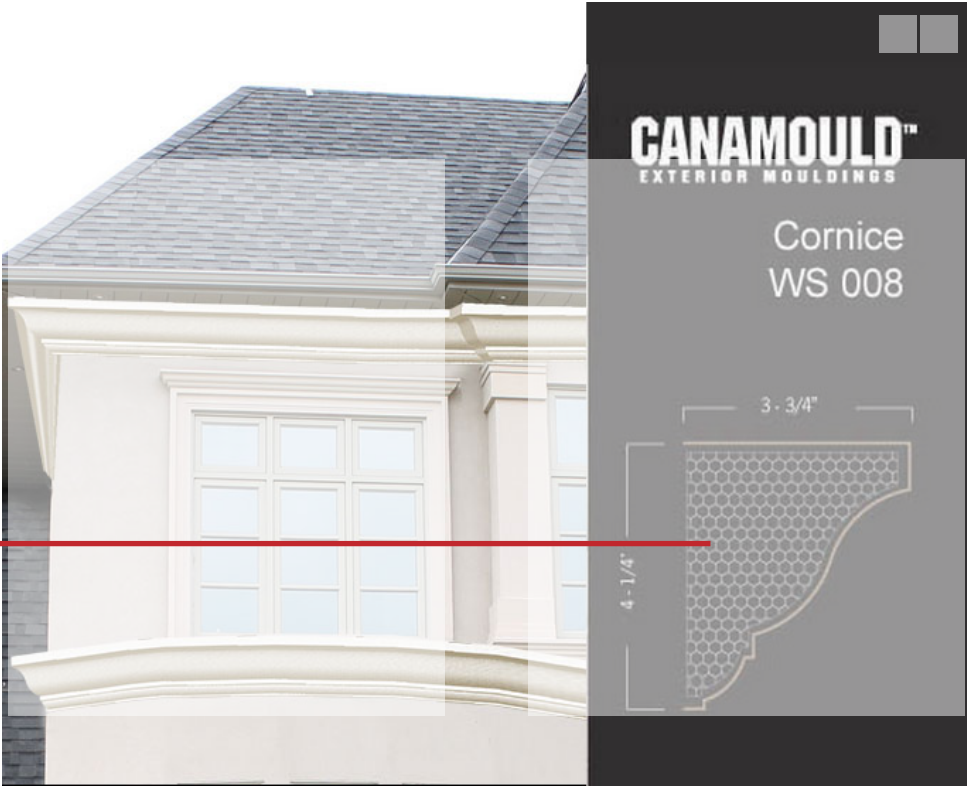


NEW WOOD CORNICE PROFILE



10/15/2020

Exterior Cornices - Canamould.com



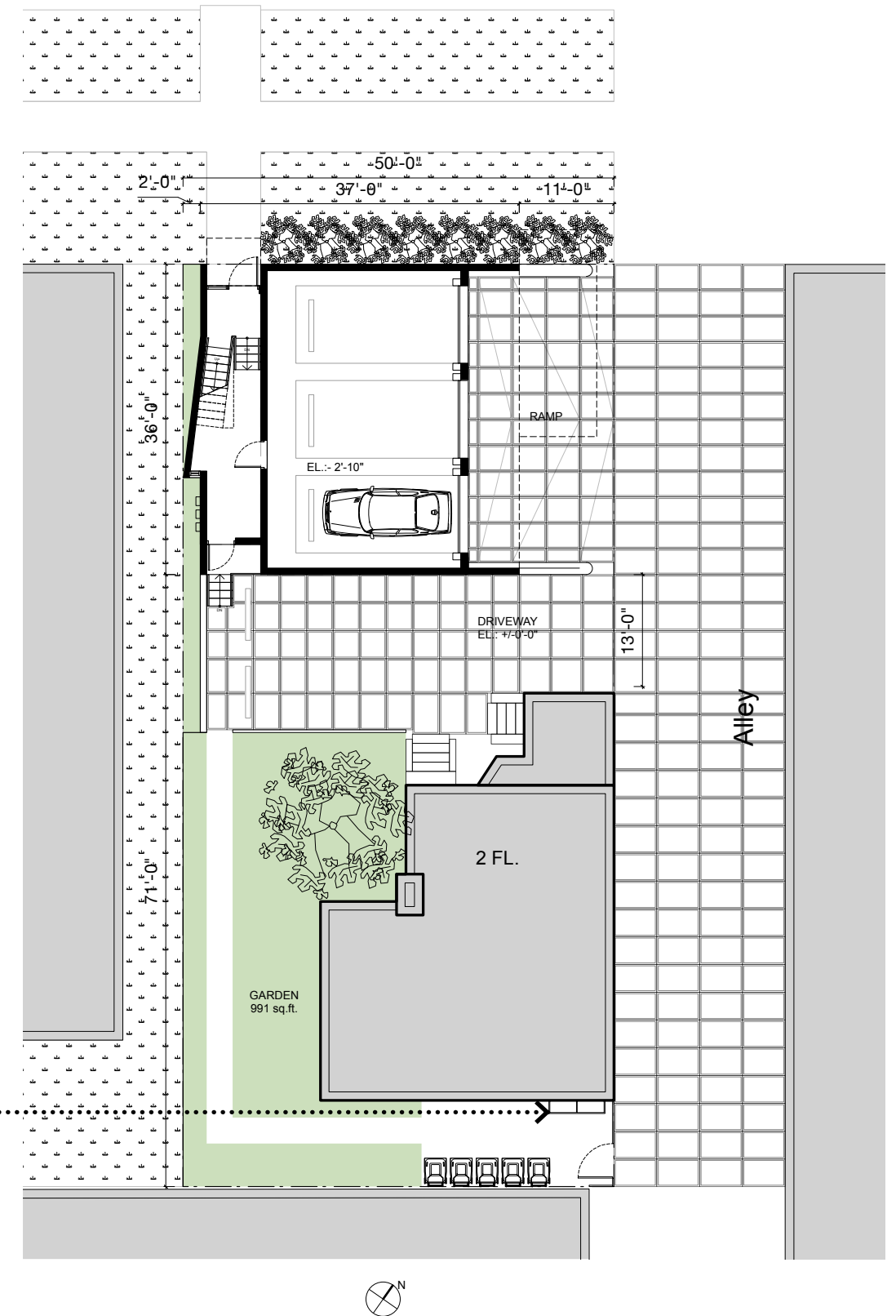
BILCOW WINDOW WELL COVER



LG LMU420HHV



PLATFORM FOR A/C
CONDENSERS WILL HAVE A
DIMENSION OF 1'-6" X 6'-6"



Job Name/Location: _____ Tag #: _____

Date: _____ For: File Resubmit

PO No.: _____ Approval Other _____

Architect: _____ GC: _____

Engr: _____ Mech: _____

Rep: _____ (Company) (Project Manager)



LMU420HHV
Multi F MAX with LGRED Heat Pump Outdoor Unit



Performance:

Cooling (Min-Rated-Max, Btu/h)	11,700~42,000~53,897
Heating (Min-Rated-Max, Btu/h)	13,455~45,000~55,256
Cooling Power Input (Min-Rated-Max, kW)	0.72 ~ 3.00 ~ 4.34
Heating Power Input (Min-Rated-Max, kW)	0.96 ~ 3.30 ~ 4.48

Cooling Nominal Test Conditions: Indoor: 80°F DB/67°F WB Outdoor: 95°F DB/75°F WB	Heating Nominal Test Conditions: Indoor: 70°F DB/60°F WB Outdoor: 47°F DB/43°F WB
--	--

Electrical:

Power Supply (V ¹ /Hz/Ø)	208-230/60/1
MOP (A)	45
MCA (A)	30.2
Cooling Rated Amps (A)	25.06
Heating Rated Amps (A)	25.06
Compressor (A)	20.4
Fan Motor (A)	0.73 x 2

MOP - Maximum Overcurrent Protection MCA - Minimum Circuit Ampacity

Piping:

Refrigerant Charge (lbs.)	12.34
Liquid Line (in, OD)	Ø3/8 x 1
Vapor Line (in, OD)	Ø3/4 x 1
Max Total Piping ² (ft)	475.7
Max ODU to IDU Piping ³ (ft)	229.6
Piping Length ⁴ (no add'l refrigerant, ft)	147.6
Max Elevation between ODU and IDU (ft)	98.4
Max Elevation between IDU and IDU (ft)	49.2

ODU - Outdoor Unit IDU - Indoor Unit

- Controls Features:**
- Auto operation
 - Auto restart opera. on
 - Defrost/Deicing
 - Inverter (variable speed compressor)
 - Low ambient operation to 14F (cooling mode)
 - Restart delay (3-minutes)
 - Self diagnosis
 - Soft start
 - Factory installed Drain Pan Heater

- Optional Accessories:**
- PI-485 Integration Board - PMNFP14A1
 - AC Smart IV - PACS4B000
 - ACP IV - PACP4B000
 - Power Distribution Indicator - PQNUI1S41
 - MultiSITE™ CRC1 - PREMTBVC0
 - MultiSITE CRC1+ - PREMTBVC1
 - MultiSITE CM - PBACNBTR0A
 - LonWorks® Gateway - PLNWK100
 - Y-Branch - PMBL5620
 - AC Smart IV BACnet® Gateway - PBACNA000
 - ACP IV BACnet Gateway - PQNFB17C2
 - Low Ambient Wind Baffle (Cooling operation to -4°F) - ZLABGP04A x2
 - 2 Port BD Unit - PMBD3620
 - 3 Port BD Unit - PMBD3630
 - 4 Port BD Unit - PMBD3640
 - 4 Port BD Unit - PMBD3641

For a complete list of available accessories, contact your LG representative.
 For continual product development, LG reserves the right to change specifications without notice.
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Operating Range:

Cooling (°F DB)	14 to +118
Heating (°F WB)	-13 to +75

Unit Data:

Refrigerant Type	R410A
Refrigerant Control	EEV
Sound Pressure ³ (Cool/Heat) ±3 dB(A)	54 / 57
Net Unit Weight (lbs)	222.7
Shipping Weight (lbs)	249.1
Heat Exchanger Coating	GoldFin™
Min Number of Indoor Units	2
Max Number of Indoor Units	6

Compressor:

Quantity	1
Type	Twin Rotary
Oil/Type	FVC68D

Fan:

Type	Propeller
Quantity	2
Fan Motor/Drive	Brushless Digitally Controlled/Direct
Airflow Rate (CFM)	2,119 x 2

- Notes:**
1. Acceptable operating voltage: 187V-253V
 2. Piping lengths are equivalent.
 3. 180.4 ft of Main Piping + 49.2 ft of Branch Piping.
 4. 16 ft of Main Piping + 131 ft of Branch Piping.
 5. At least one BD Unit is required for system operation; a maximum of two can be installed per ODU with use of Y-branch accessory (PMBL5620).
 6. Sound Pressure levels are tested in an anechoic chamber under ISO Standard 1996.
 7. All power/communication cable to be minimum 16 AWG from the outdoor unit to the BD unit and 18 AWG from the BD unit to the indoor unit.
 8. All power/communication cable to be 4-conductor, stranded, shielded and must comply with applicable local and national code.
 9. Power wiring cable size must comply with the applicable local and national code.
 10. See Engineering Manual Capacity Tables for ODU sensible and latent capacities.
 11. See Engineering Manual Combination Tables for allocation of ODU rated capacity to each connected IDU when all are calling for full capacity. Allocation percentages should be applied to ODU capacity at design conditions.
 12. This data is rated 0 ft above sea level, with 115 ft of refrigerant line and a 0 ft level difference between outdoor and indoor units. All capacities are net with a combination ratio between 95 - 105%.
 13. Must follow installation instructions in the applicable LG installation manual.
 14. See Engineering Manual Capacity Tables for ODU capacity at design condition.



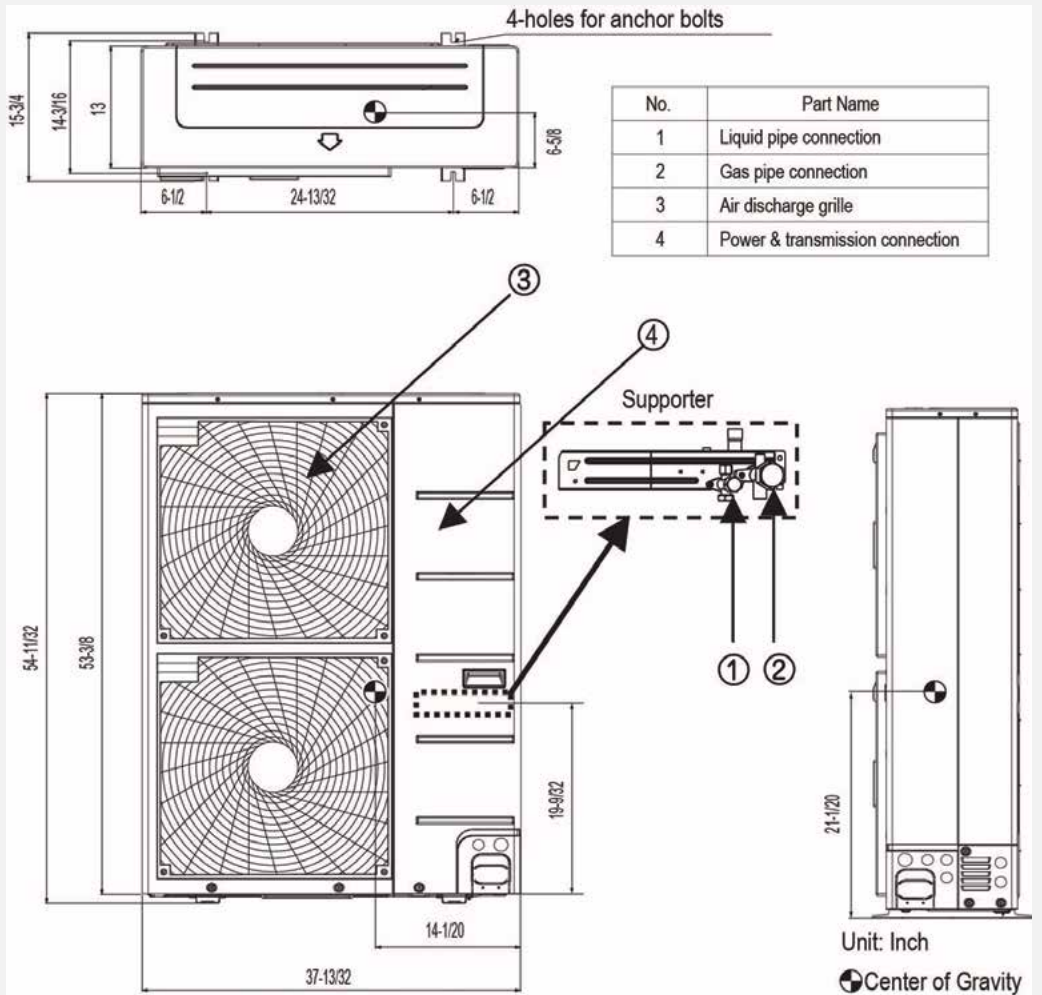
BACnet® is a registered trademark of ASHRAE. LonWorks is a trademark of Echelon Corporation.

Job Name/Location: _____ Tag #: _____

LMU420HHV
Multi F MAX with LGRED Heat Pump Outdoor Unit

LG Life's Good

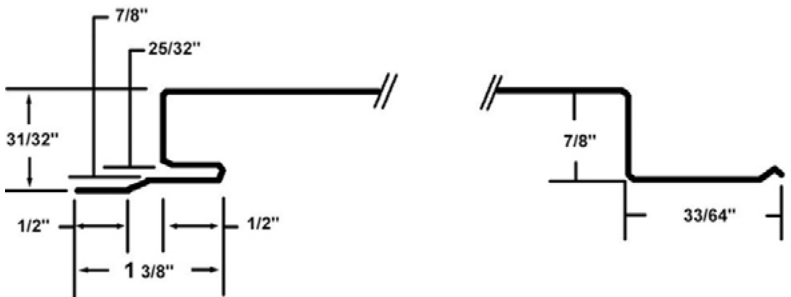
Date: _____ PO No.: _____



For continual product development, LG reserves the right to change specifications without notice.
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GUARDRAIL ON DUPLEX ROOF DECK WITH SAME RUSTED STEEL AS NEW BUILDING

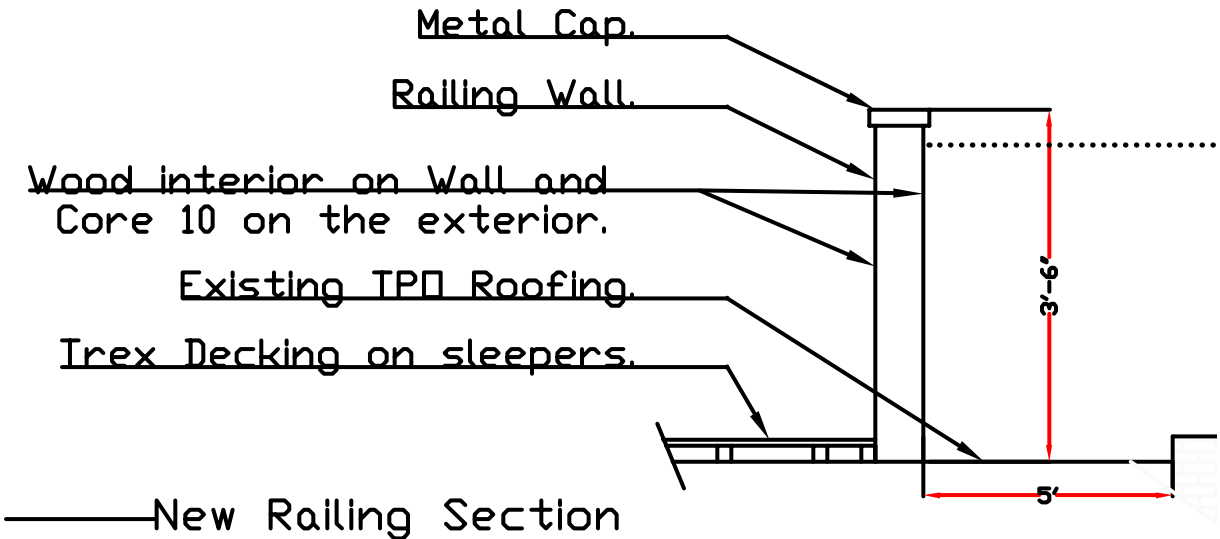
Natural Rusted Metal Facade Panel
 Manufacturer:
 Oakland Metal Sales, Inc.
 18" wide, 24ga, Flat Panel



8", 10", 12", 14", 16", 18", 20" AND CUSTOM WIDTHS AVAILABLE

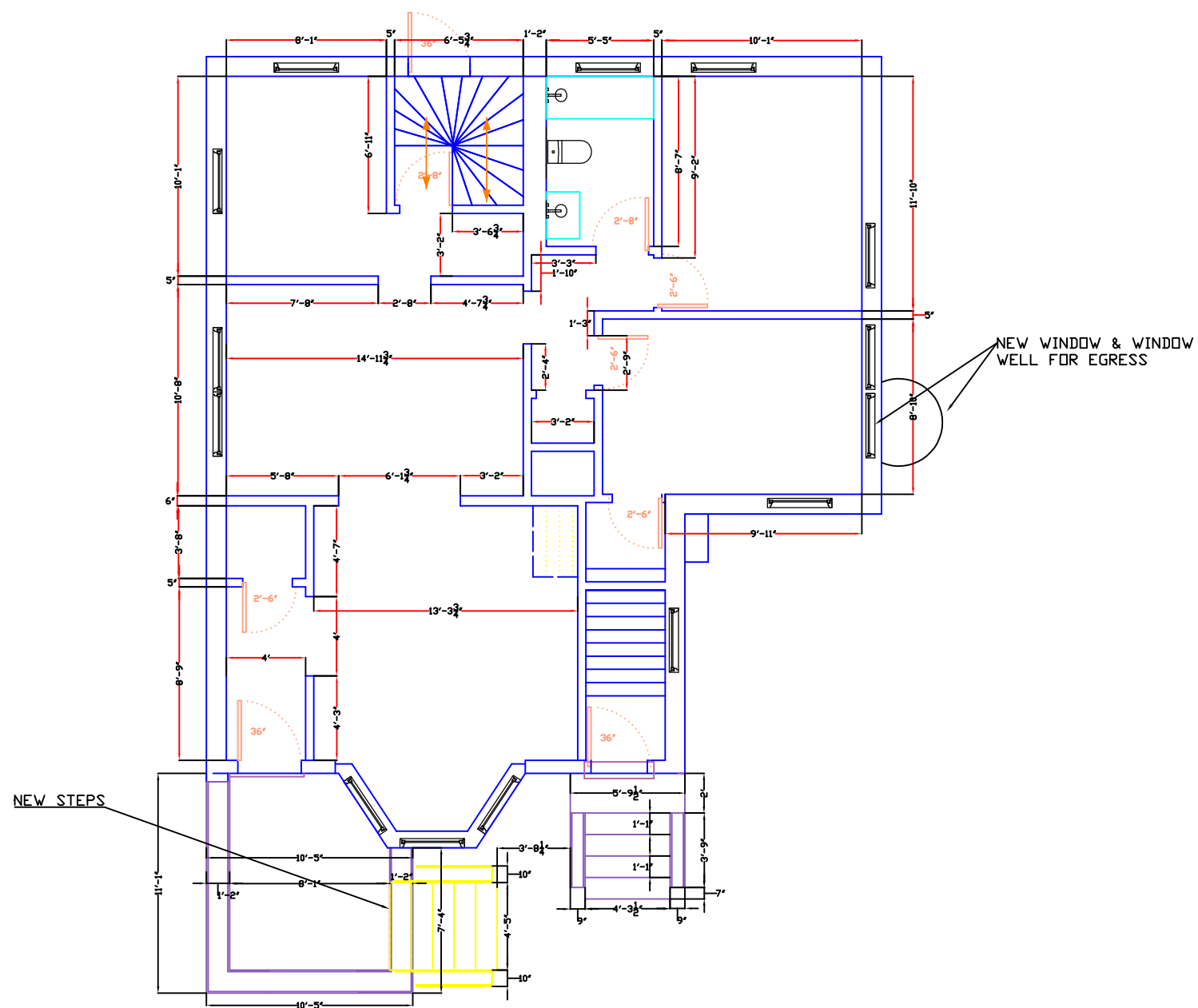


PRECEDENT

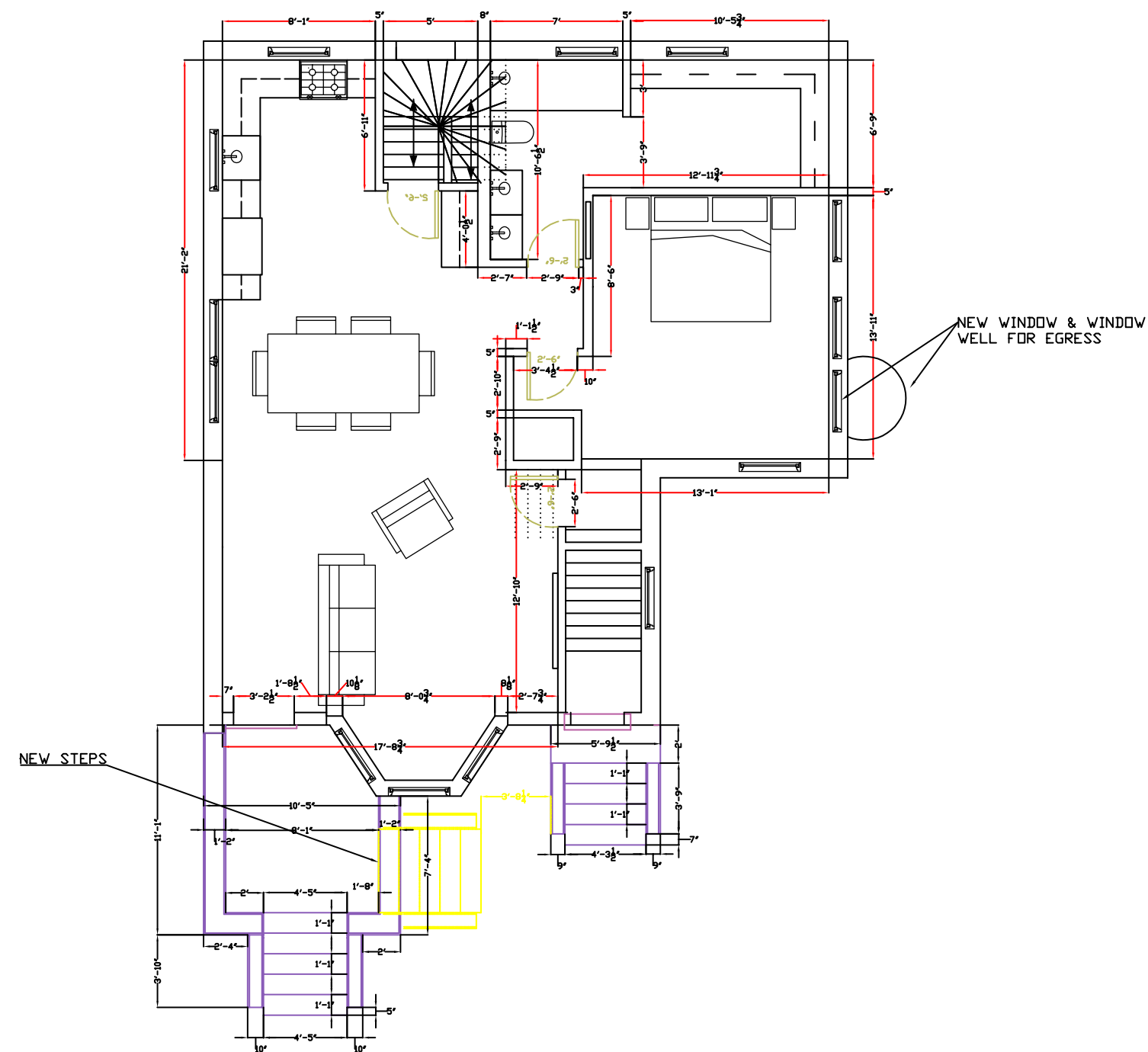


NEW RAILING SECTION

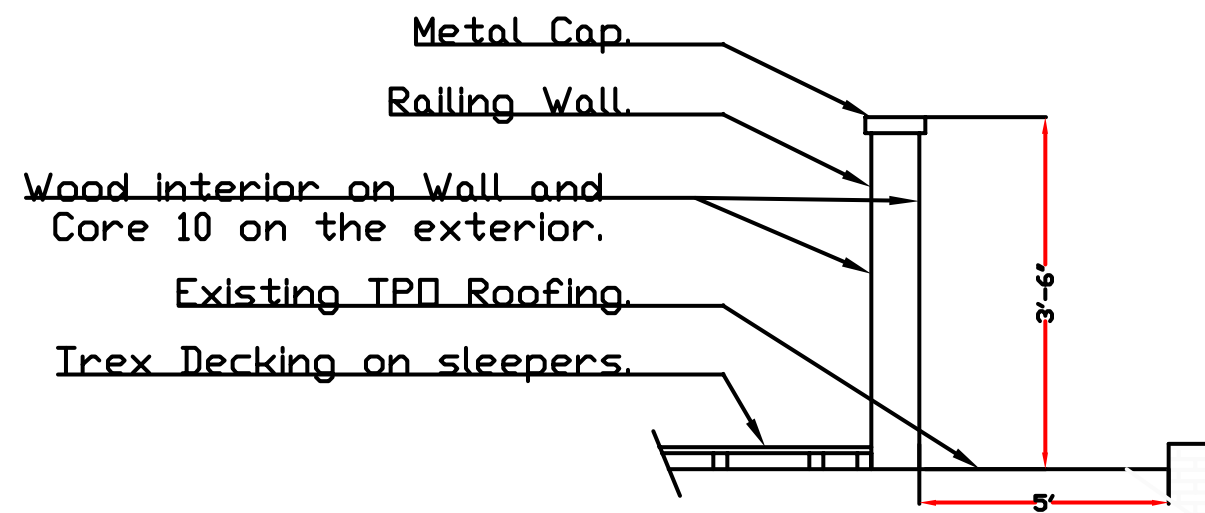




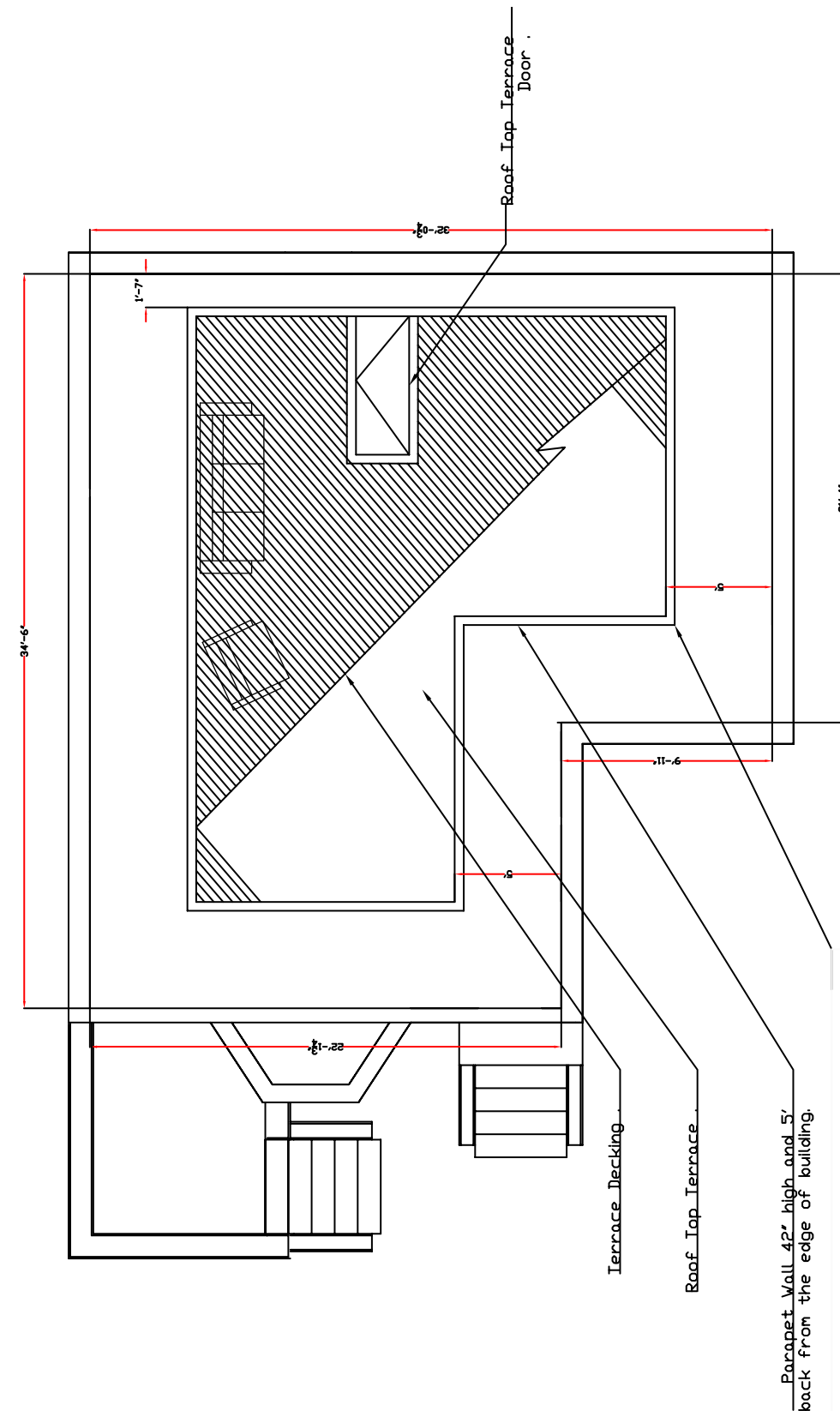
EXISTING 1ST FLOOR PLAN



PROPOSED/PLANNED 1ST FLOOR PLAN



NEW RAILING SECTION

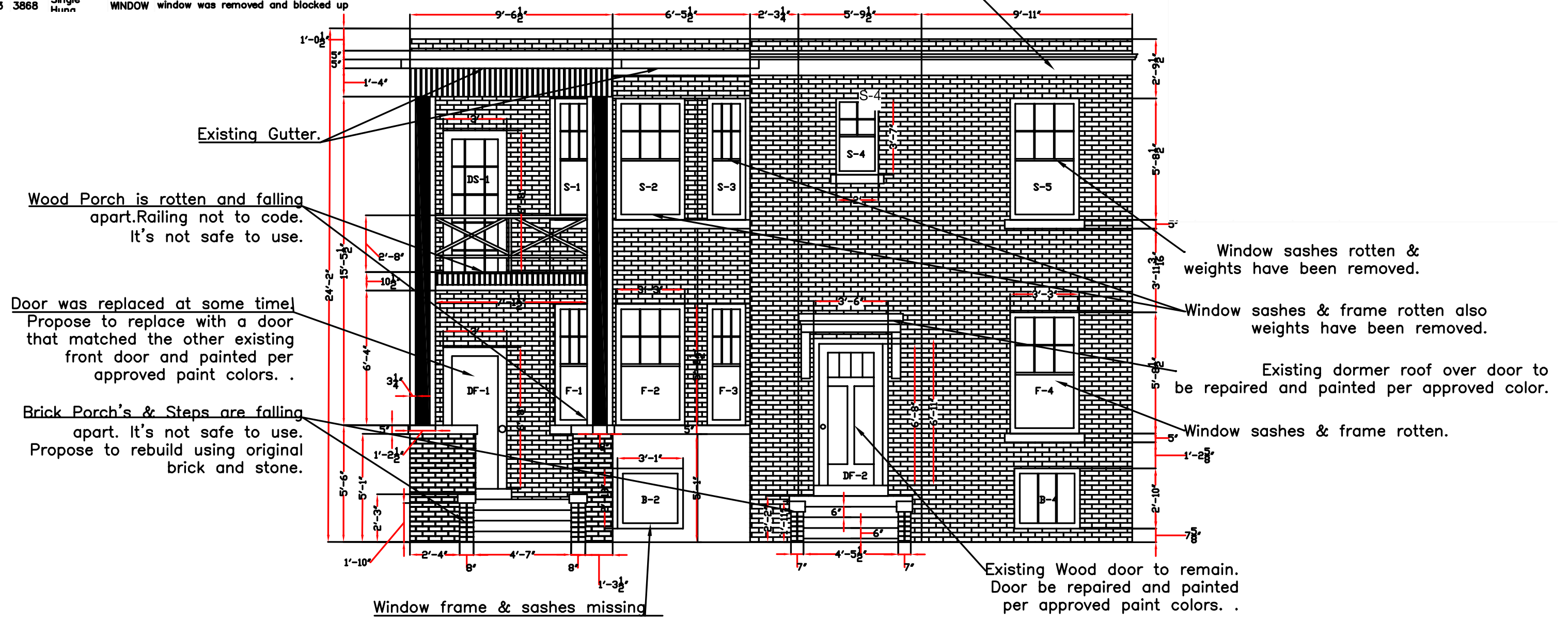


PROPOSED/PLANNED ROOF PLAN

NORTH ELEVATION (EXISTING)

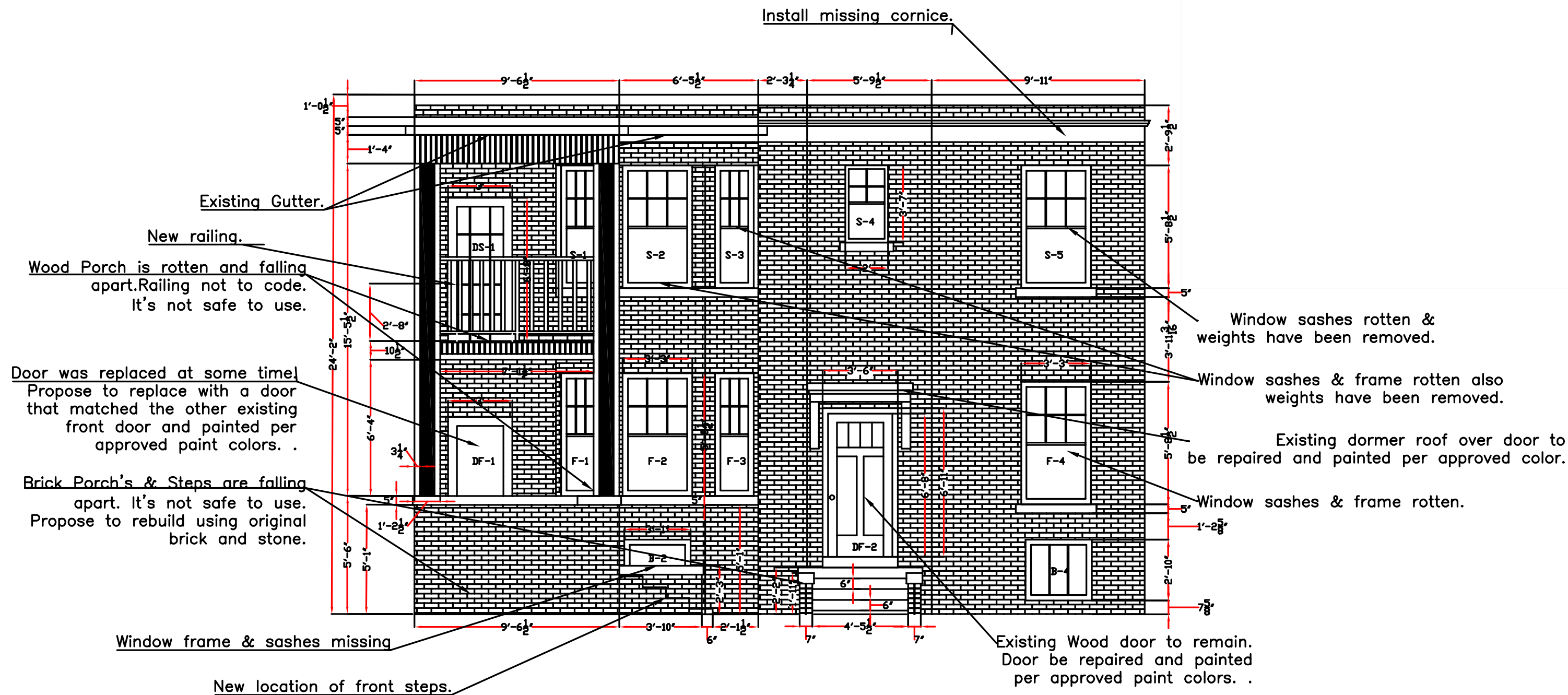
F-1	3868	Single Hung	WINDOW	S-1	3868	Single Hung	WINDOW	S13	3868	Single Hung	WINDOW	
F-2	3868	Single Hung	WINDOW	S-2	3868	Single Hung	WINDOW	S14	3868	Single Hung	WINDOW	
F-3	3868	Single Hung	WINDOW	S-3	3868	Single Hung	WINDOW	S15	3868	Single Hung	WINDOW	
F-4	3868	Single Hung	WINDOW	S-4	2443	Single Hung	WINDOW	S16	3868	Single Hung	WINDOW	
F-5	3868	Single Hung	WINDOW	S-5	3868	Single Hung	WINDOW	DF1	3684	Steel	DOOR	Door was replaced at some tir
F-6	3868	Single Hung	WINDOW	S-6	3868	Single Hung	WINDOW	DF2	7284	Wood	DOOR	Replace with matching door
F-7	3868	Single Hung	WINDOW	S-7	3868	Single Hung	WINDOW	DS1	1884	Wood	DOOR	Existing Door repair and paint
F-8	3868	Single Hung	WINDOW	S-8	3868	Single Hung	WINDOW	DB1	3696	Steel	DOOR	Existing Door repair and paint
F-9	3868	Single Hung	WINDOW	S-9	3248	Single Hung	WINDOW					Window was replaced with vinyl window
F10	3642	Single Hung	WINDOW	S-10	3868	Single Hung	WINDOW					Window was replaced with vinyl window
F11	3868	Single Hung	WINDOW	S-11	3868	Single Hung	WINDOW					Window is rotten and falling out
F12	3868	Single Hung	WINDOW	S-12	3868	Single Hung	WINDOW					Window was removed
F13	3868	Single Hung	WINDOW									Window was removed

Install missing cornice.

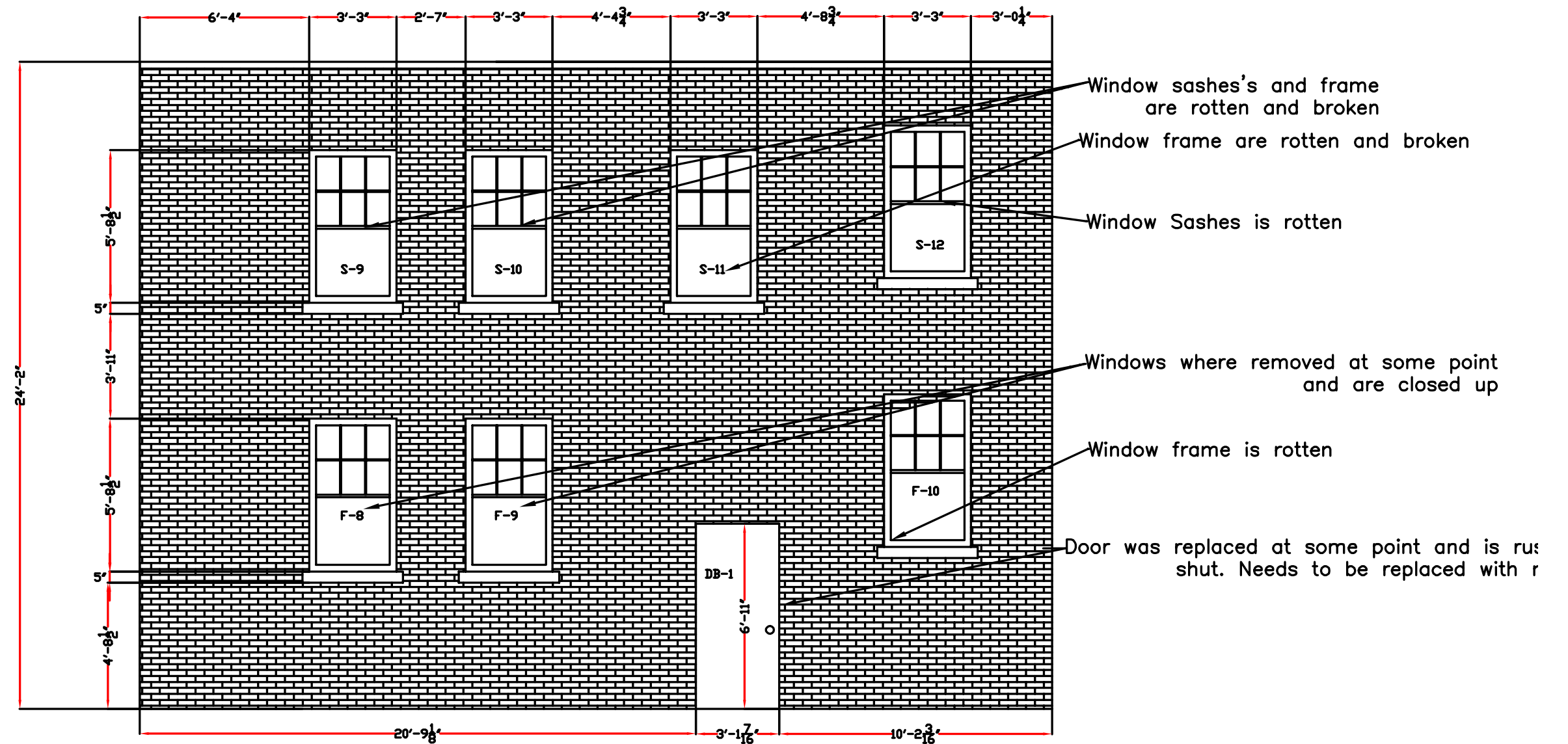


NORTH ELEVATION (PROPOSED)

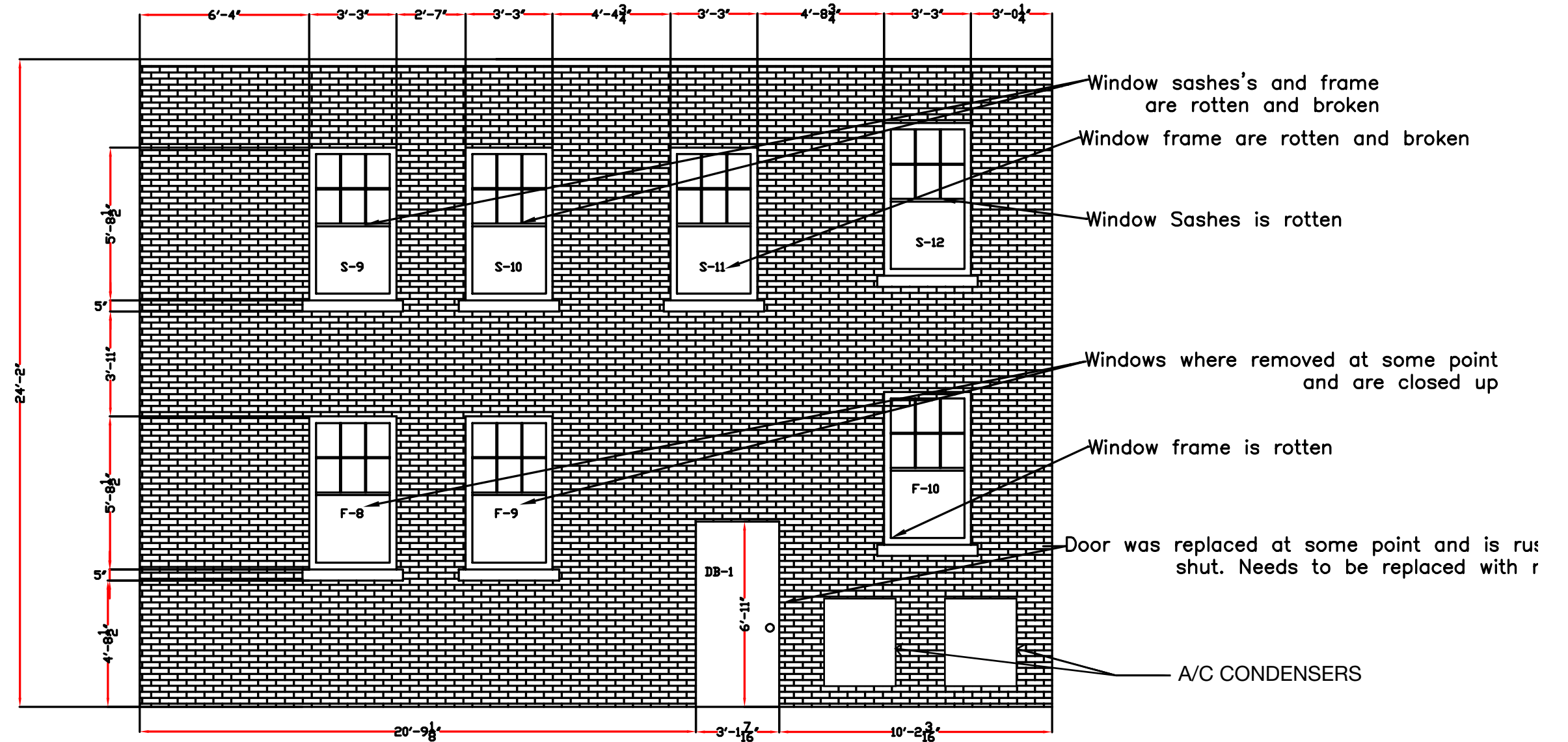
Install missing cornice.



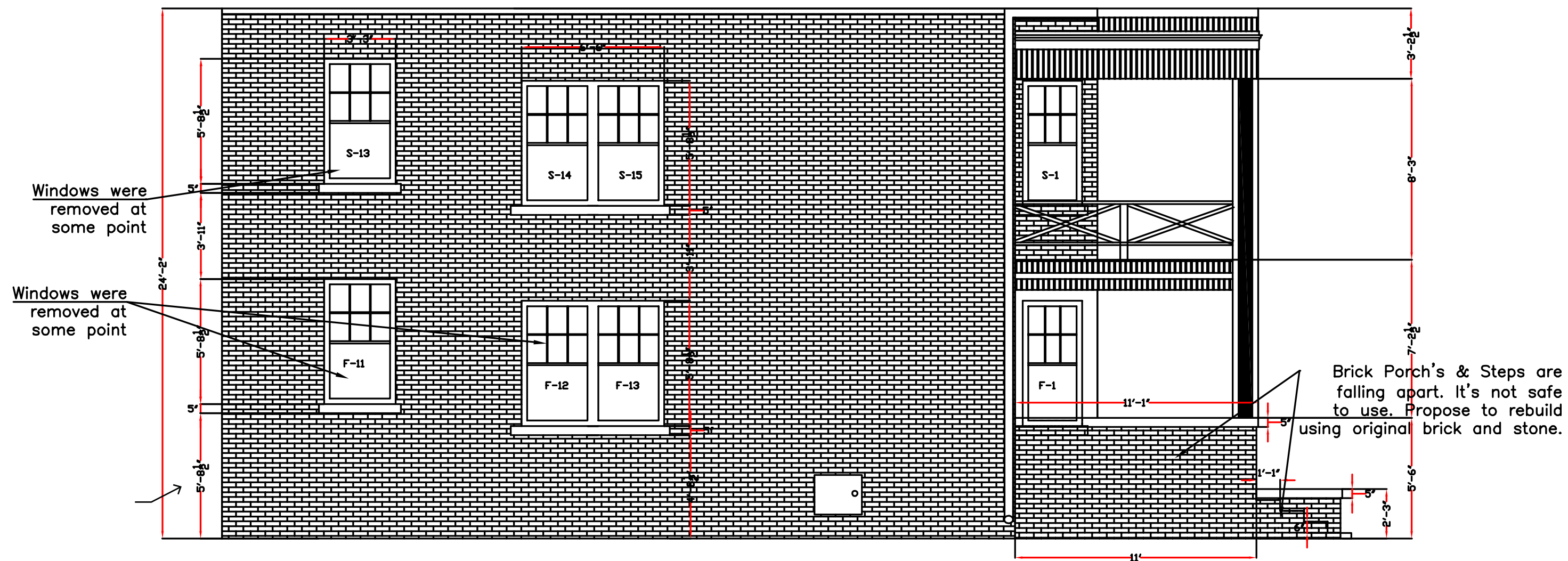
SOUTH ELEVATION (EXISTING)



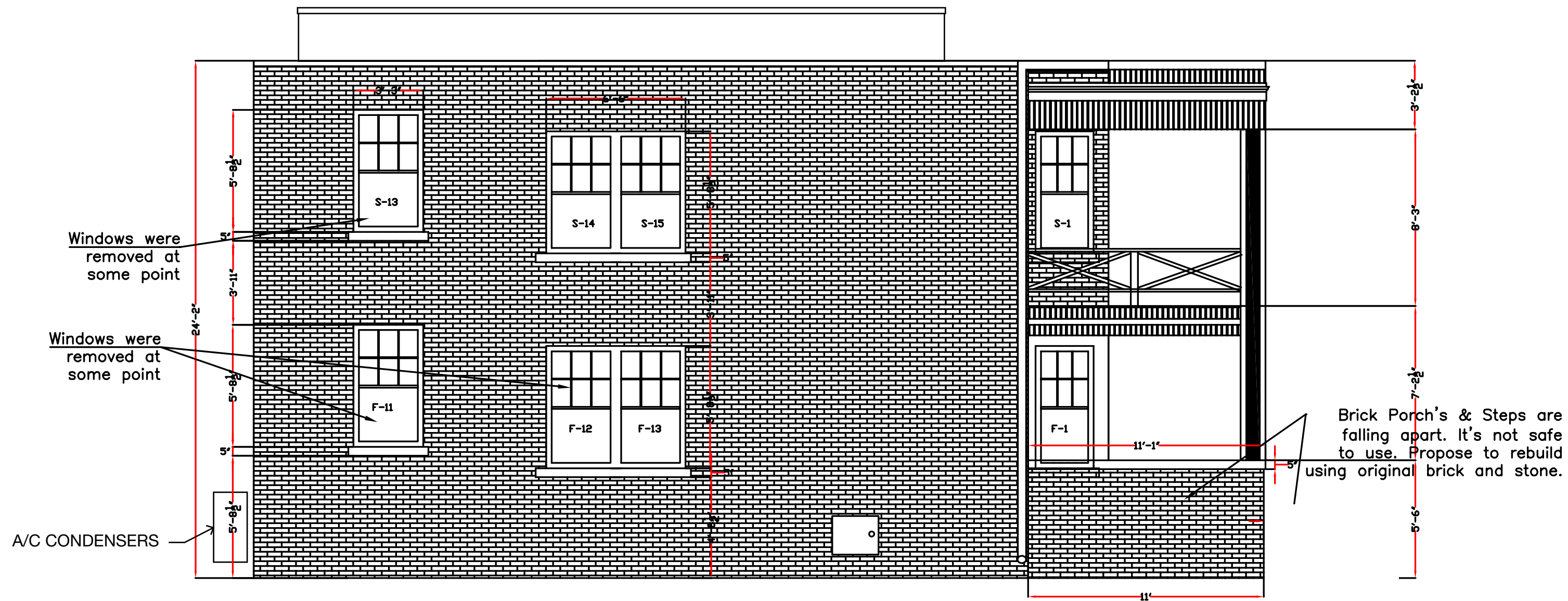
SOUTH ELEVATION (PROPOSED)



EAST ELEVATION (EXISTING)



EAST ELEVATION (PROPOSED)





NEW THREE-STORY MULTIFAMILY BUILDING

691 W. ALEXANDRINE

AREA CALCULATIONS

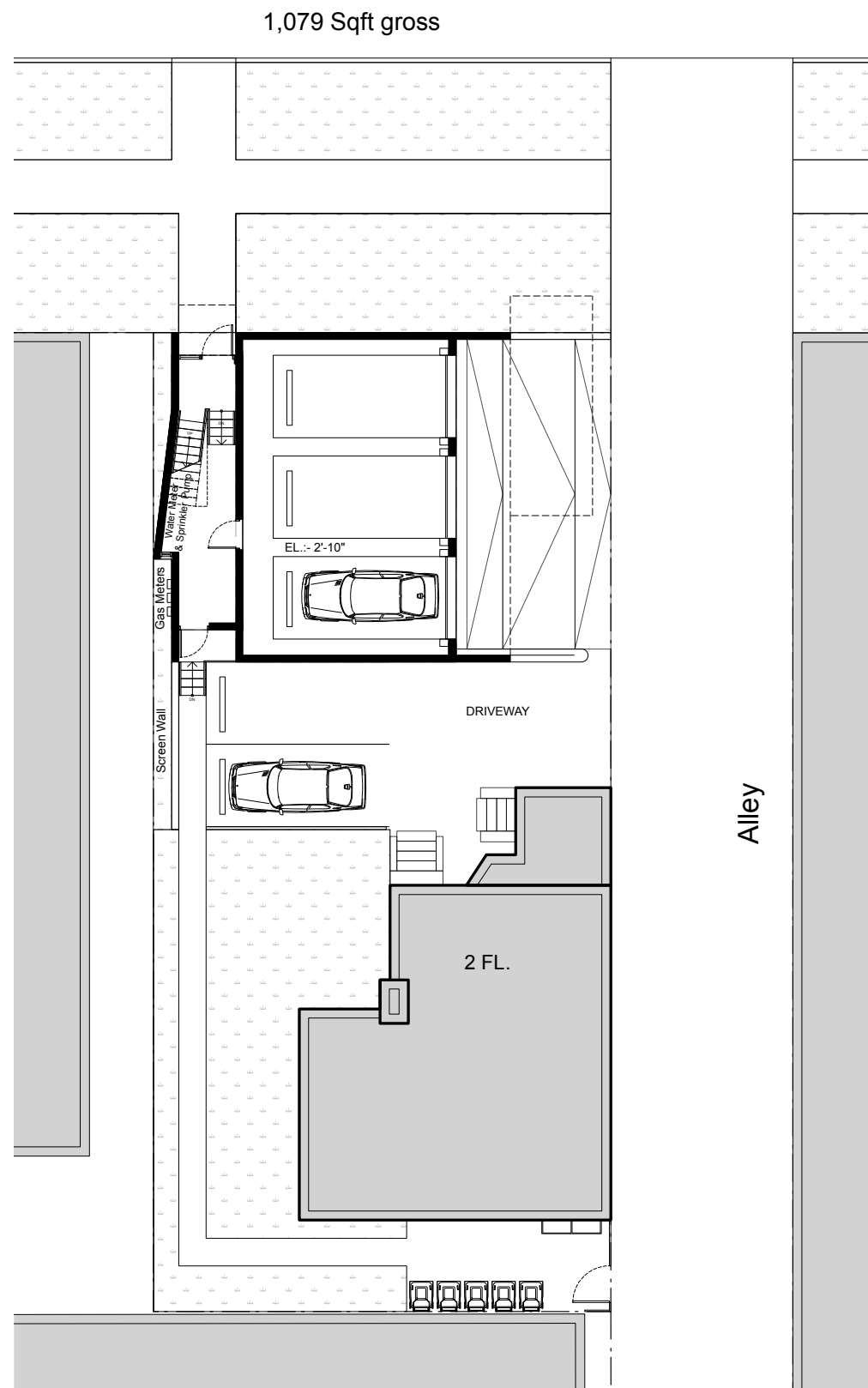


GROSS FLOOR AREA:	5,295 sq ft
RESIDENTIAL FLOOR AREA (NET)	3,803 sq ft
UNIT 1, FLOOR AREA 2 BEDROOMS, 2 BATHS	1,152 sq ft
UNIT 2, FLOOR AREA 2 BEDROOMS, 2 BATHS + BALCONY	1,210 sq ft 216 sq ft
UNIT 3, FLOOR AREA 2 BEDROOMS, 2 BATHS + PENTHOUSE + ROOF PATIO	1,229 sq ft 163 sq ft 565 sq ft
GARAGE 3-CAR COMMON GARAGE	842 sq ft
UNCOVERED PARKING	652 sq ft
FOOTPRINT	1,348 sq ft

SPECIAL QUALITIES:

- COMPACT MASSING
- SETBACK ALLOWS VIEWS FOR EXISTING BUILDING
- UNIT 2 HAVE BALCONIES
- MINIMIZED FOOTPRINT
- SPACIOUS GARAGE FOR 3 CARS
- STACKED PLUMBING WALLS FOR ALL UNITS
- GARDEN ACCESS FOR ALL UNITS
- PENTHOUSE AND ROOF DECK FOR 3RD FLOOR UNIT WITH DOWNTOWN VIEW
- PRIVATE BALCONY FOR SECOND FLOOR UNIT

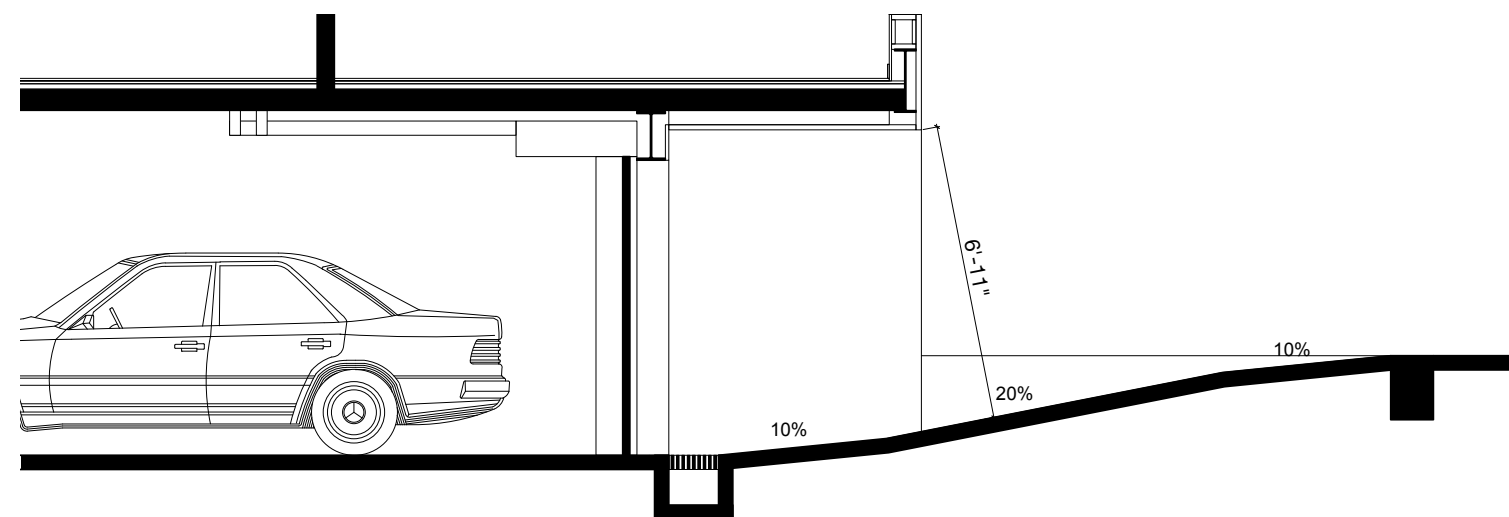
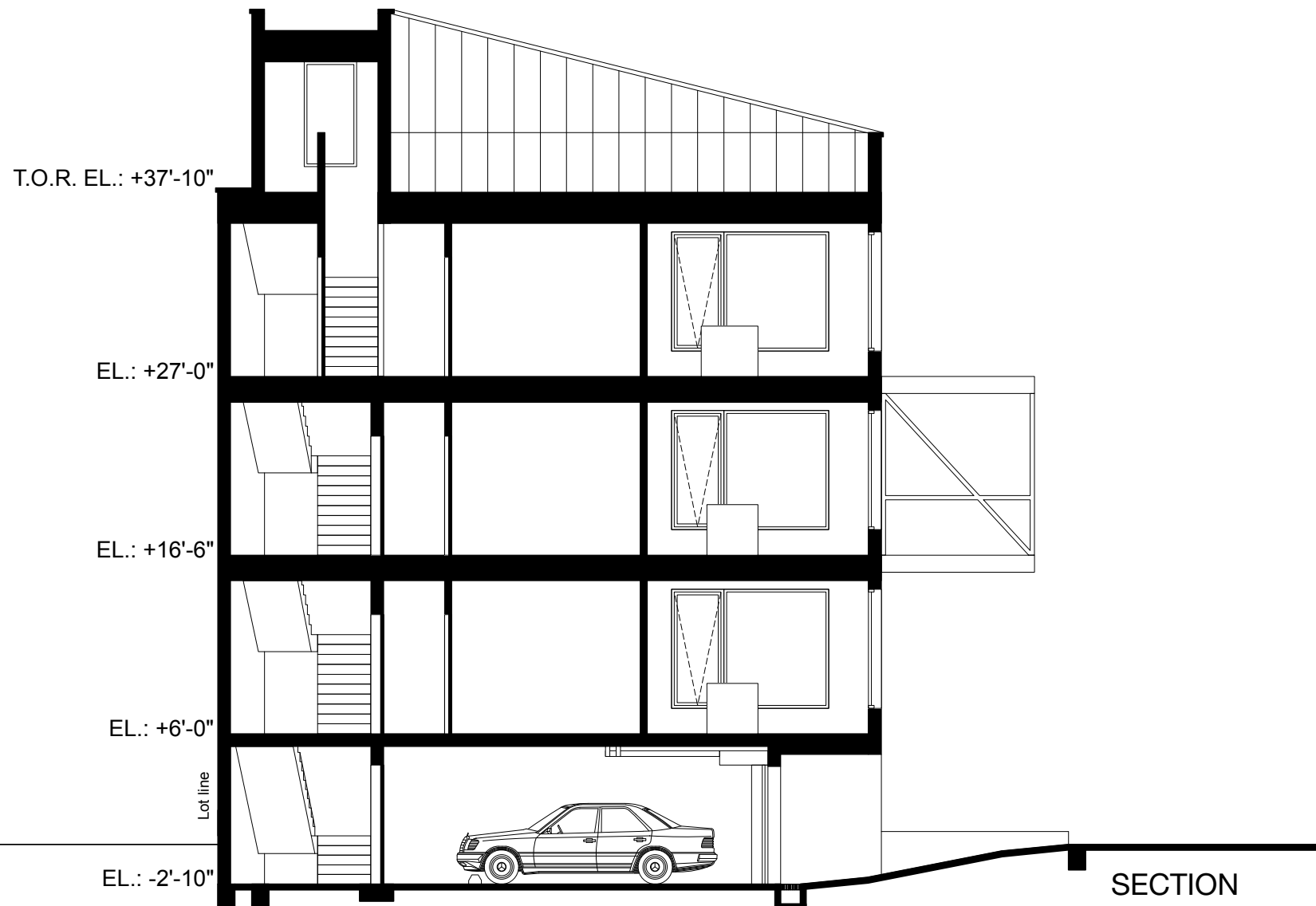
GROUND FLOOR & SECTION



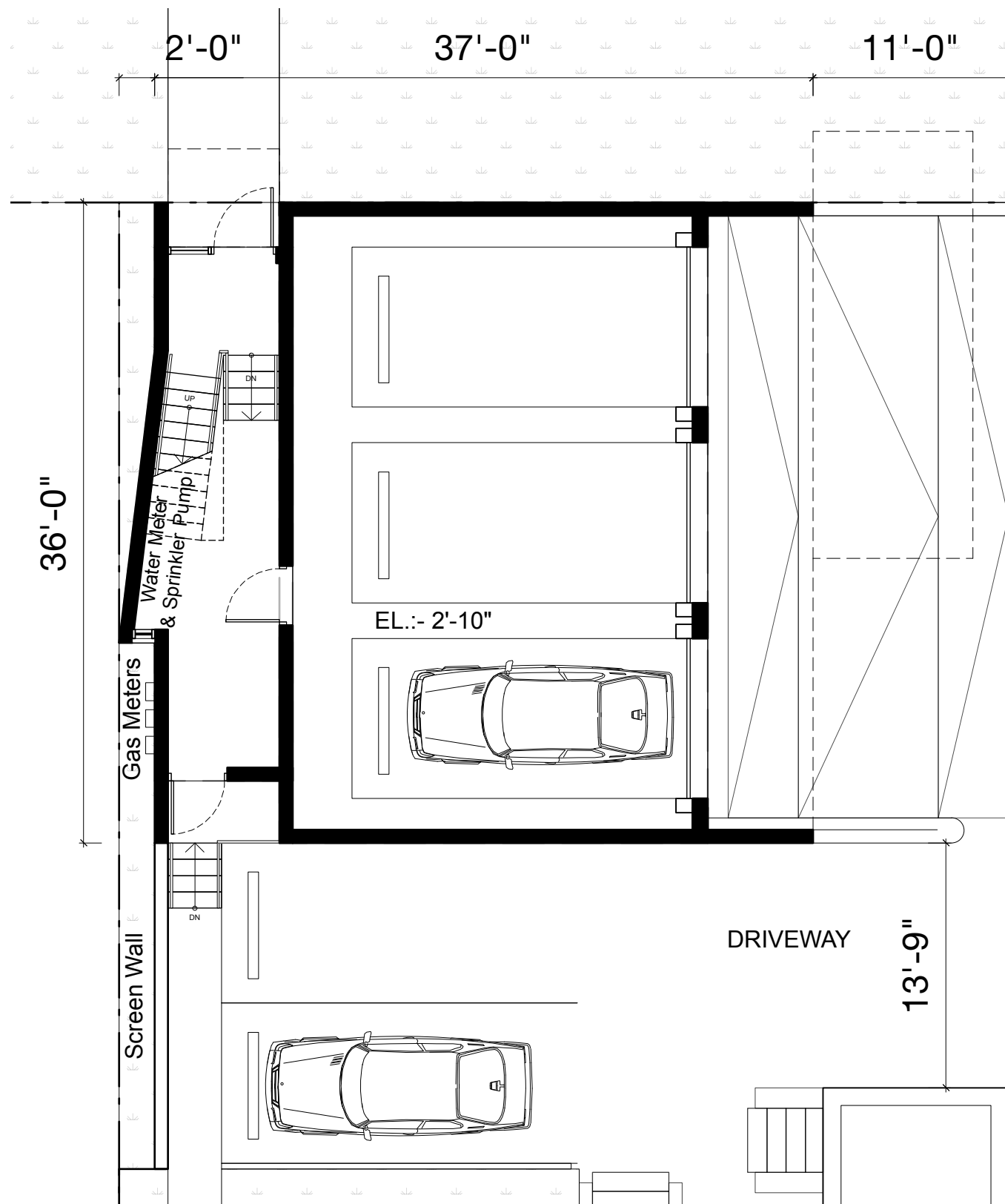
GROUND FLOOR PLAN



687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT



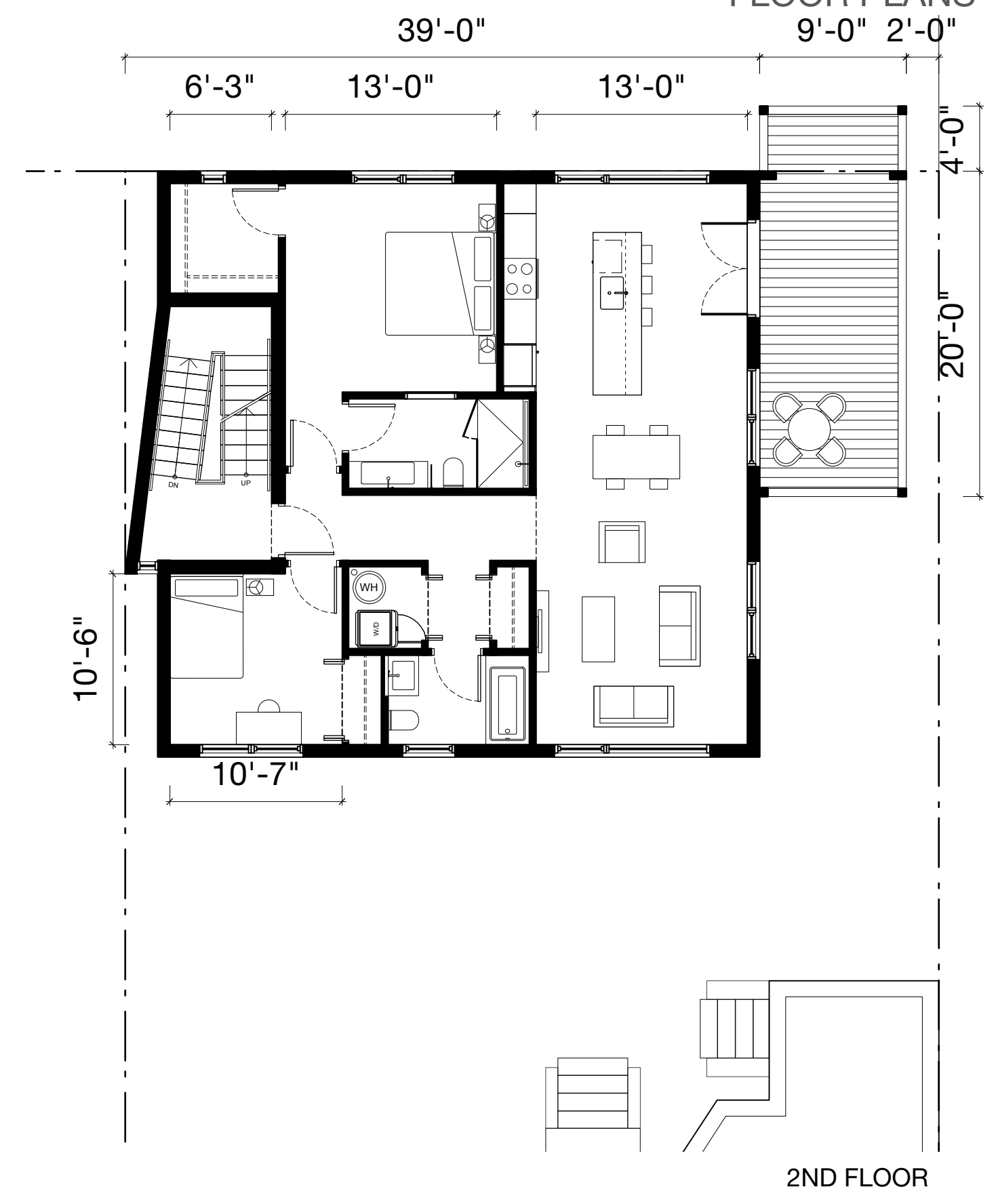
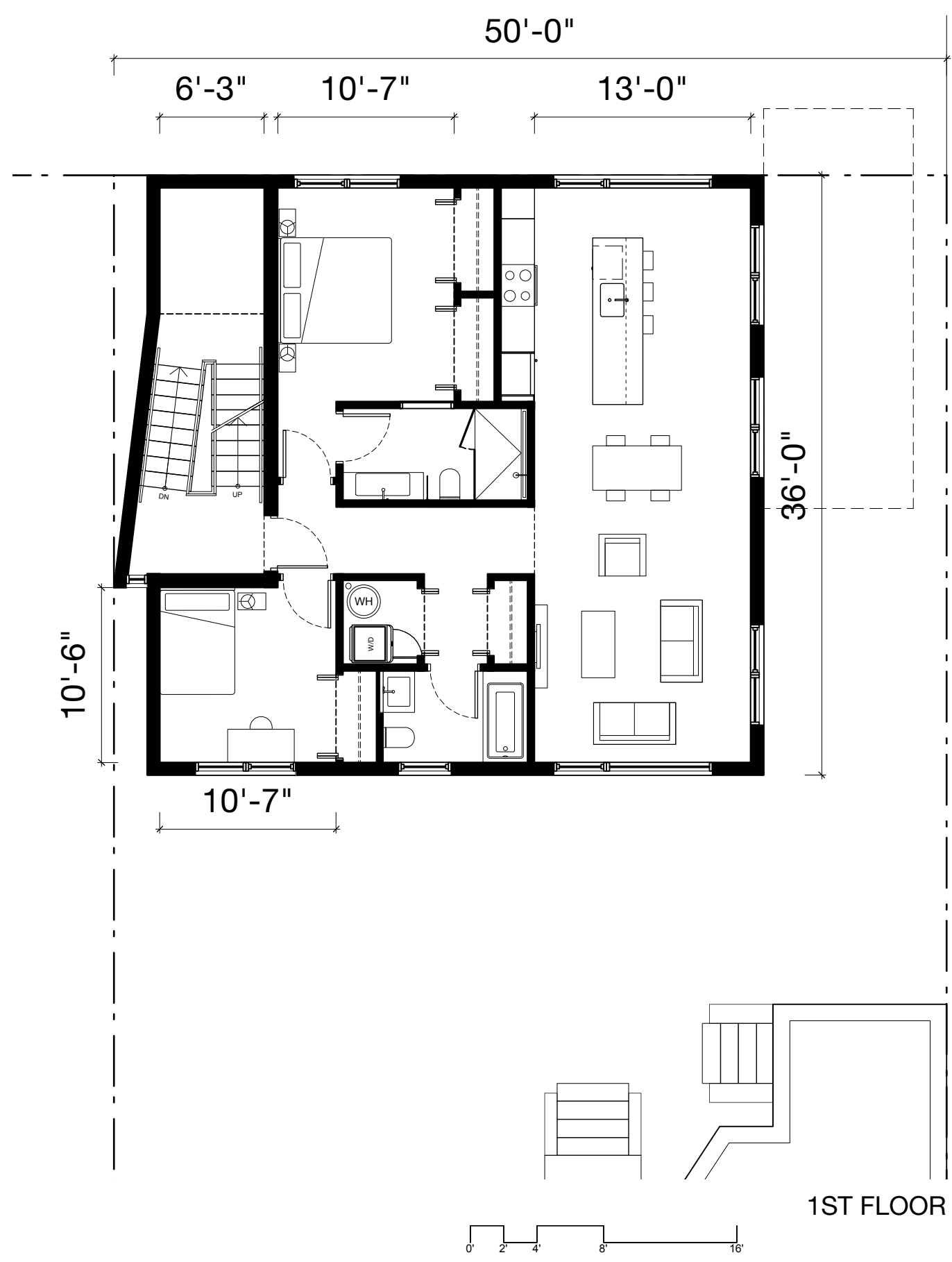
GARAGE DETAIL SECTION

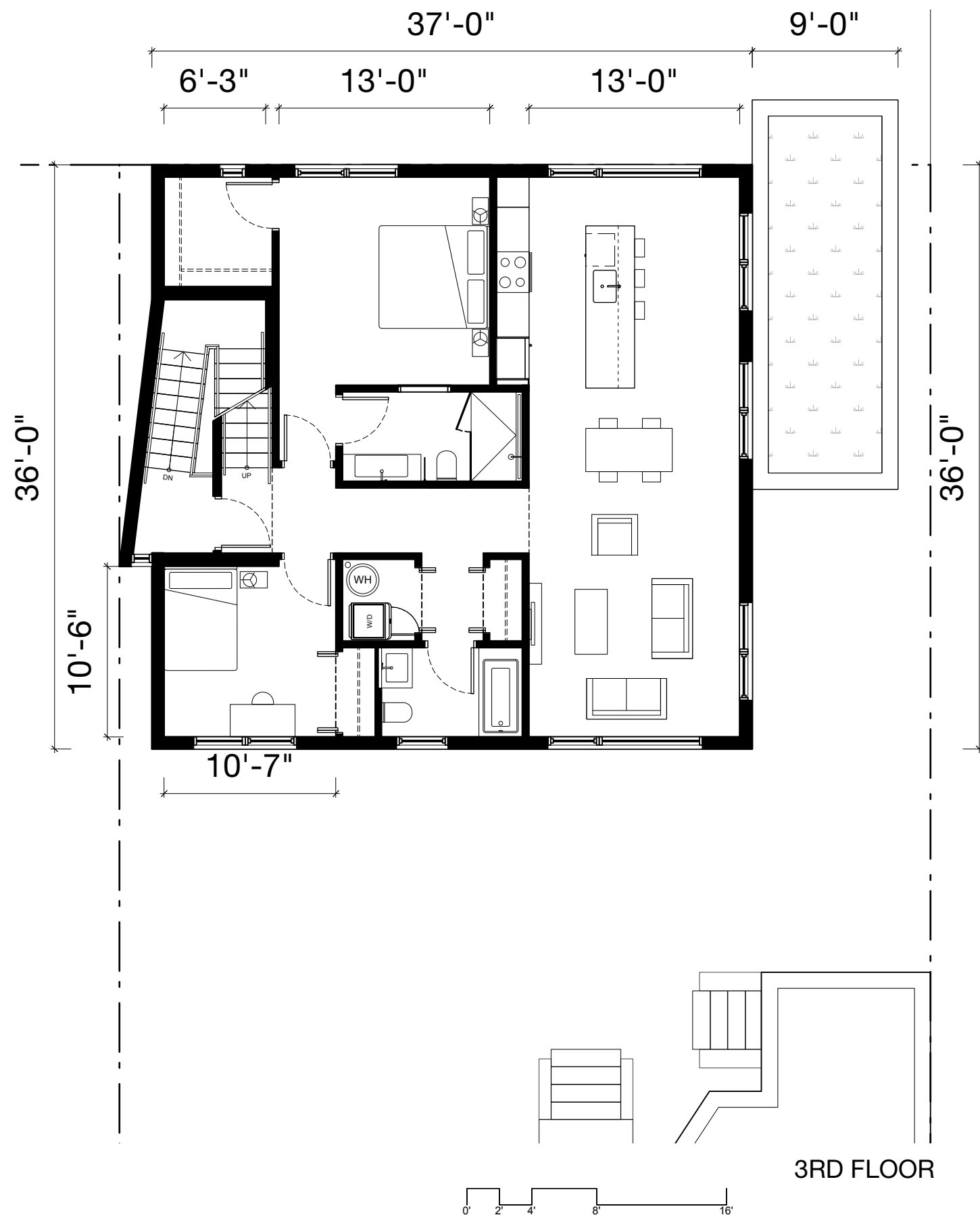


GROUND FLOOR

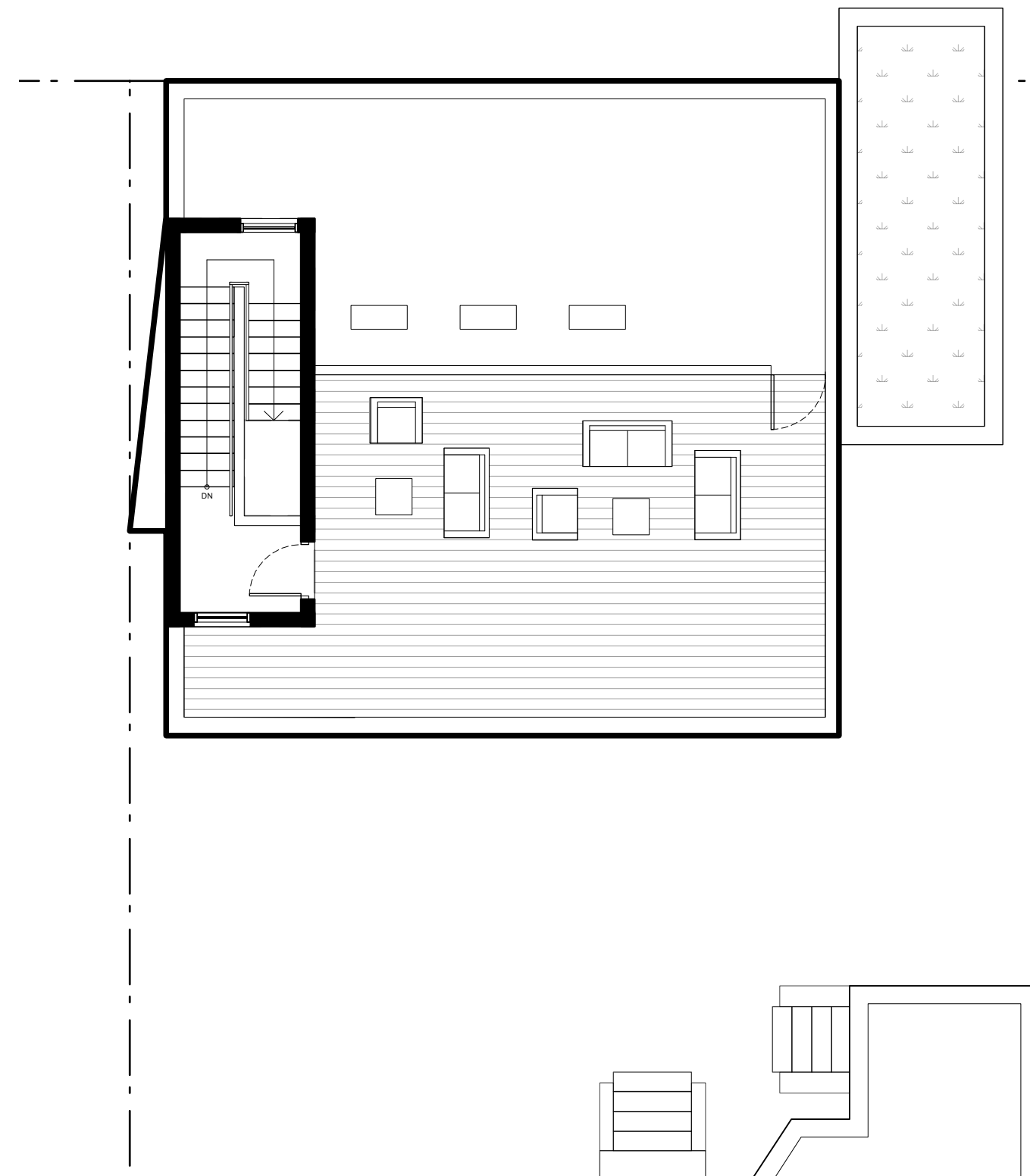


FLOOR PLANS



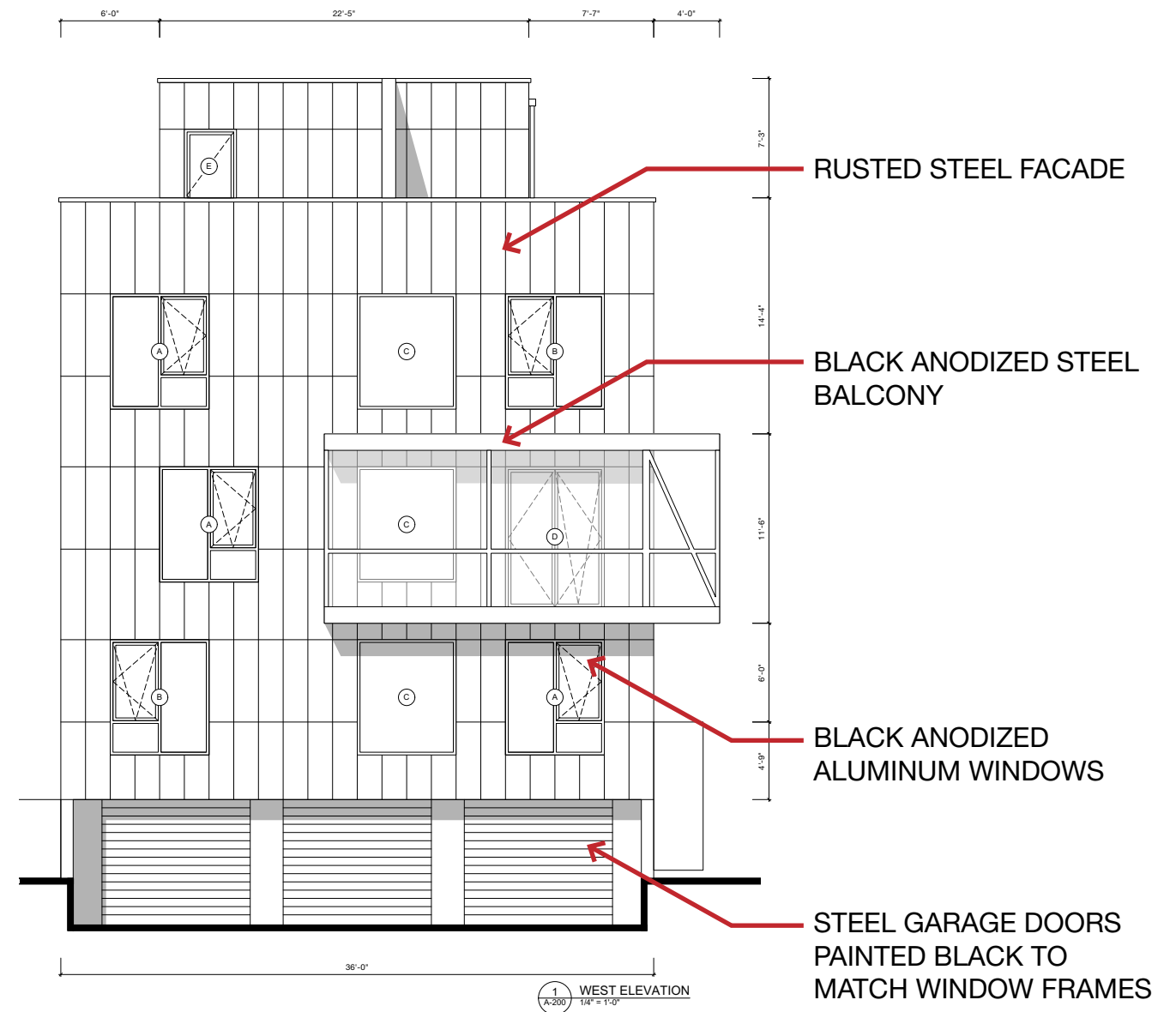
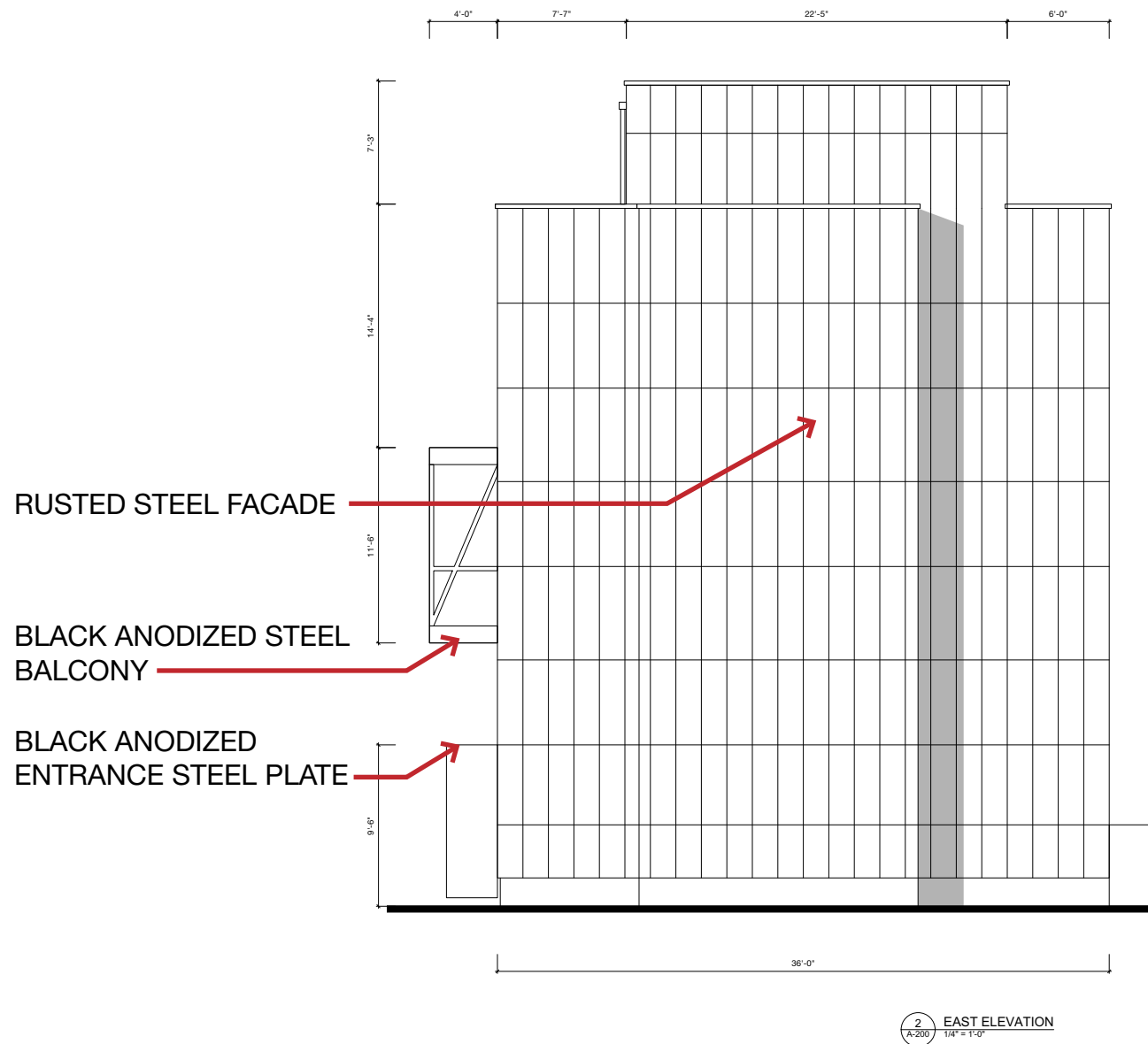
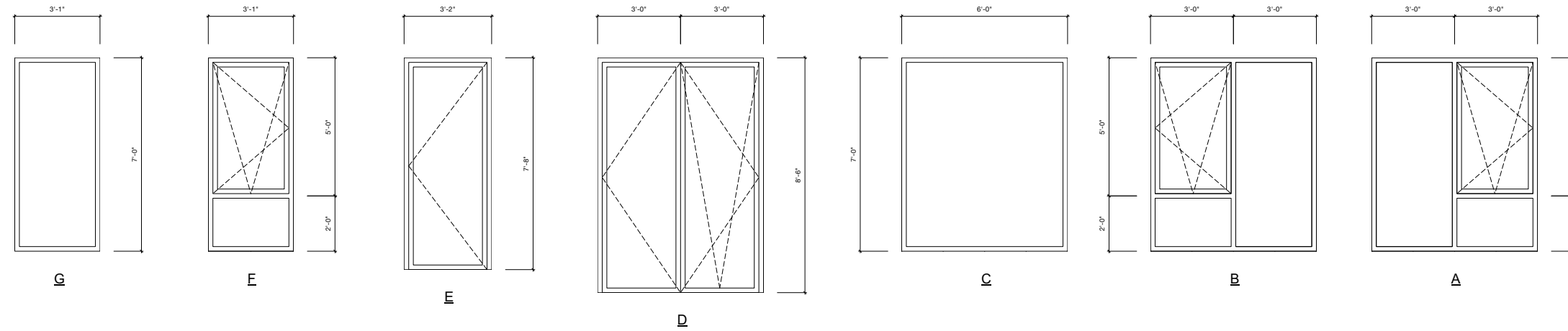


3RD FLOOR

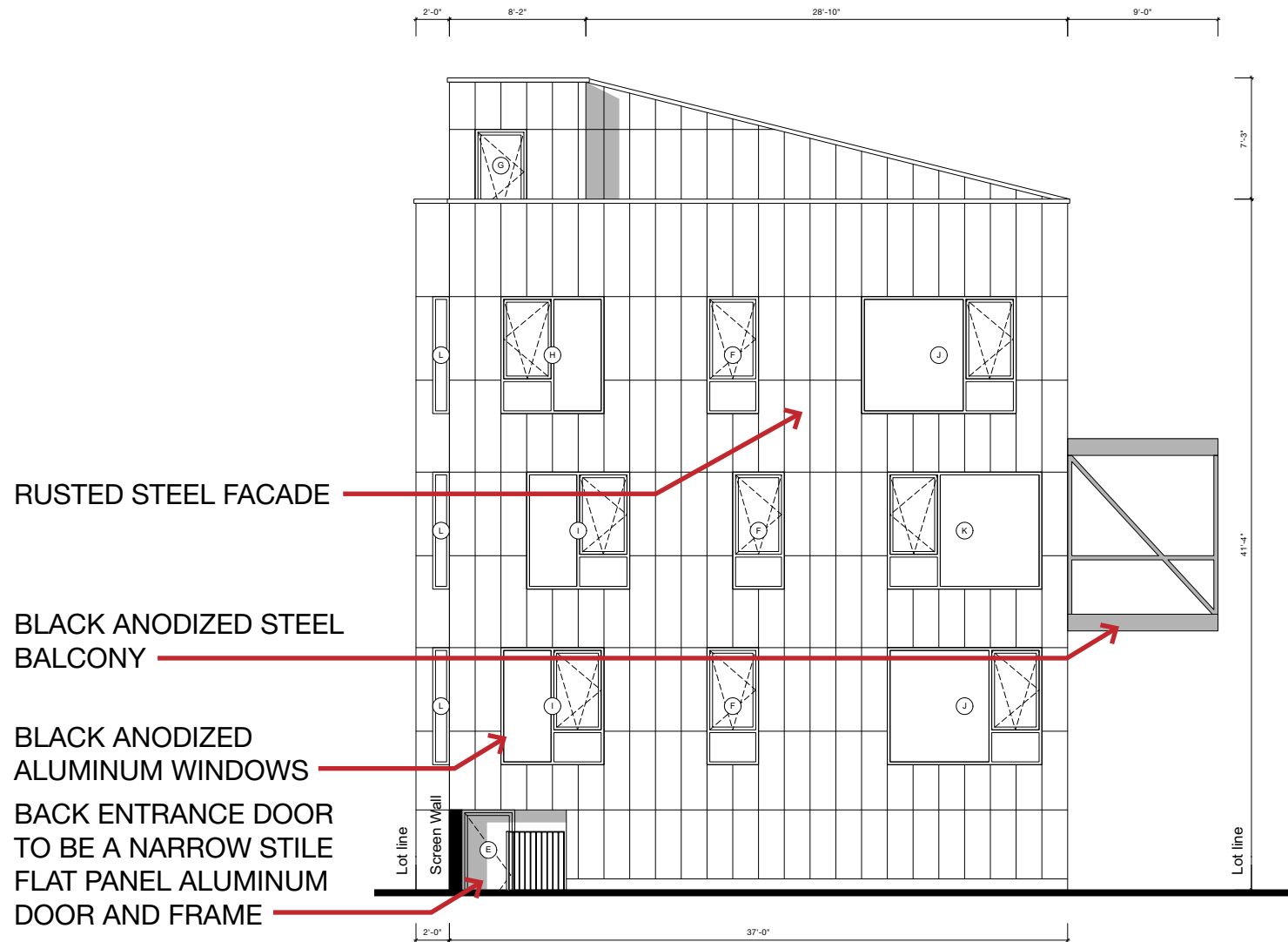
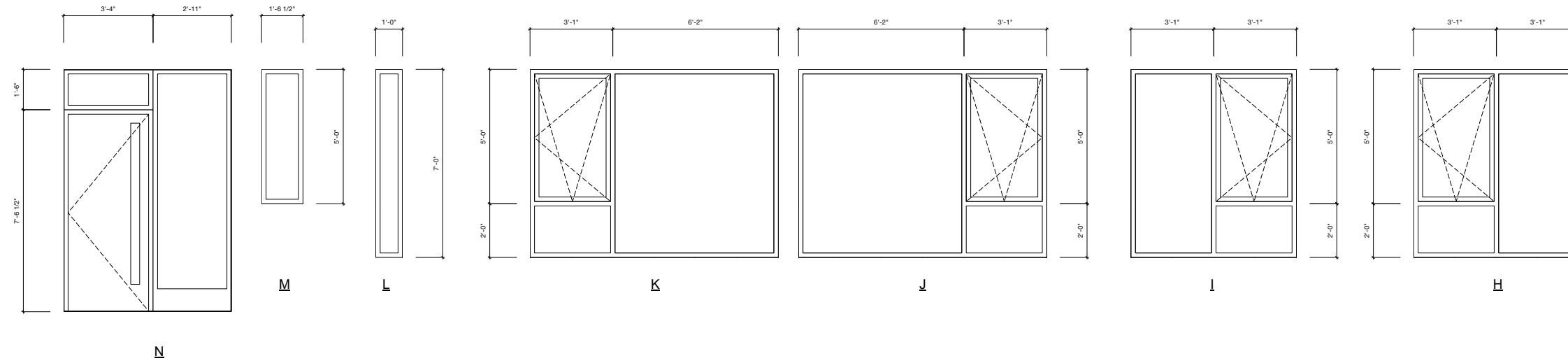


PENTHOUSE

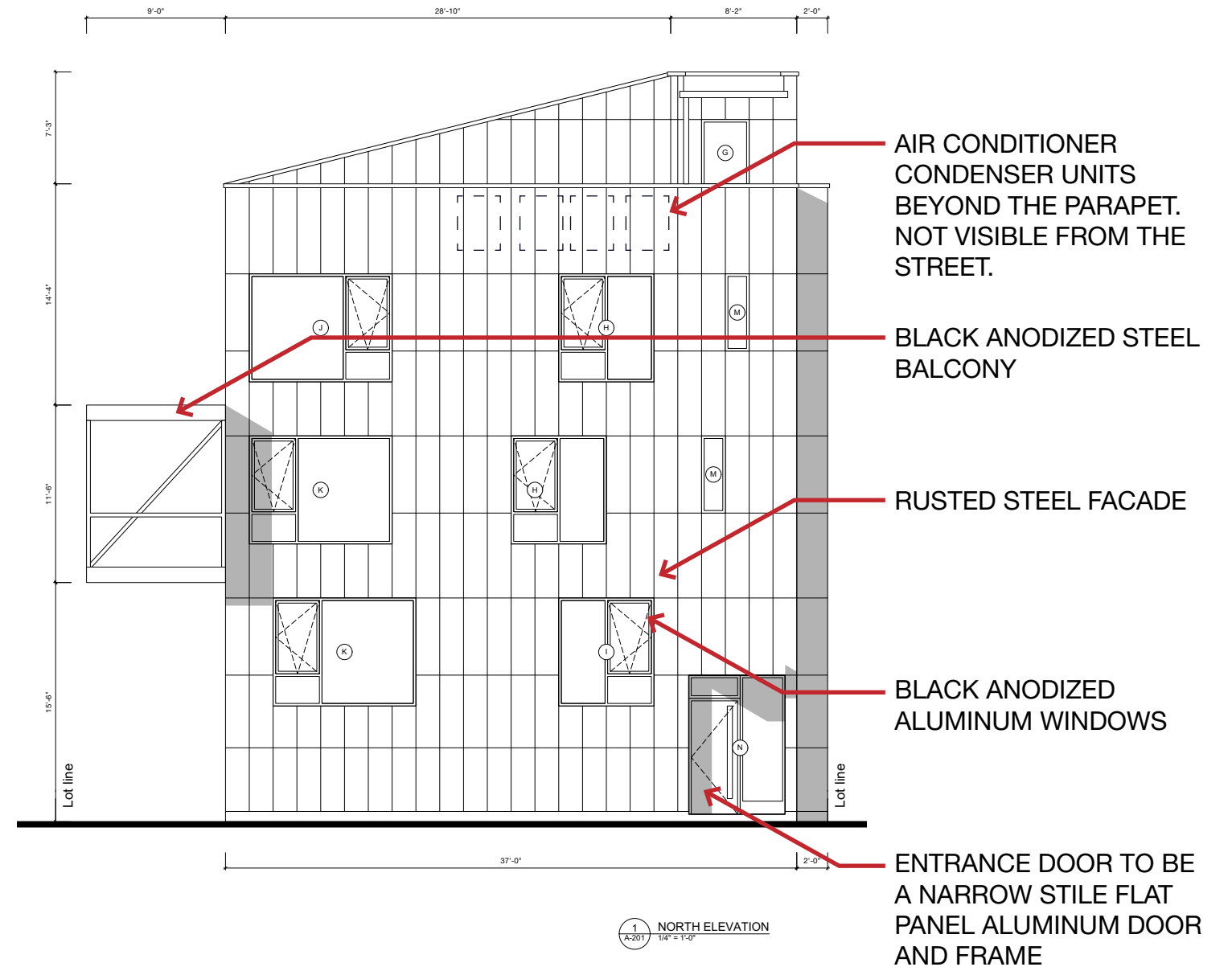
ELEVATIONS / WINDOW SCHEDULE



ELEVATIONS/ WINDOW SCHEDULE



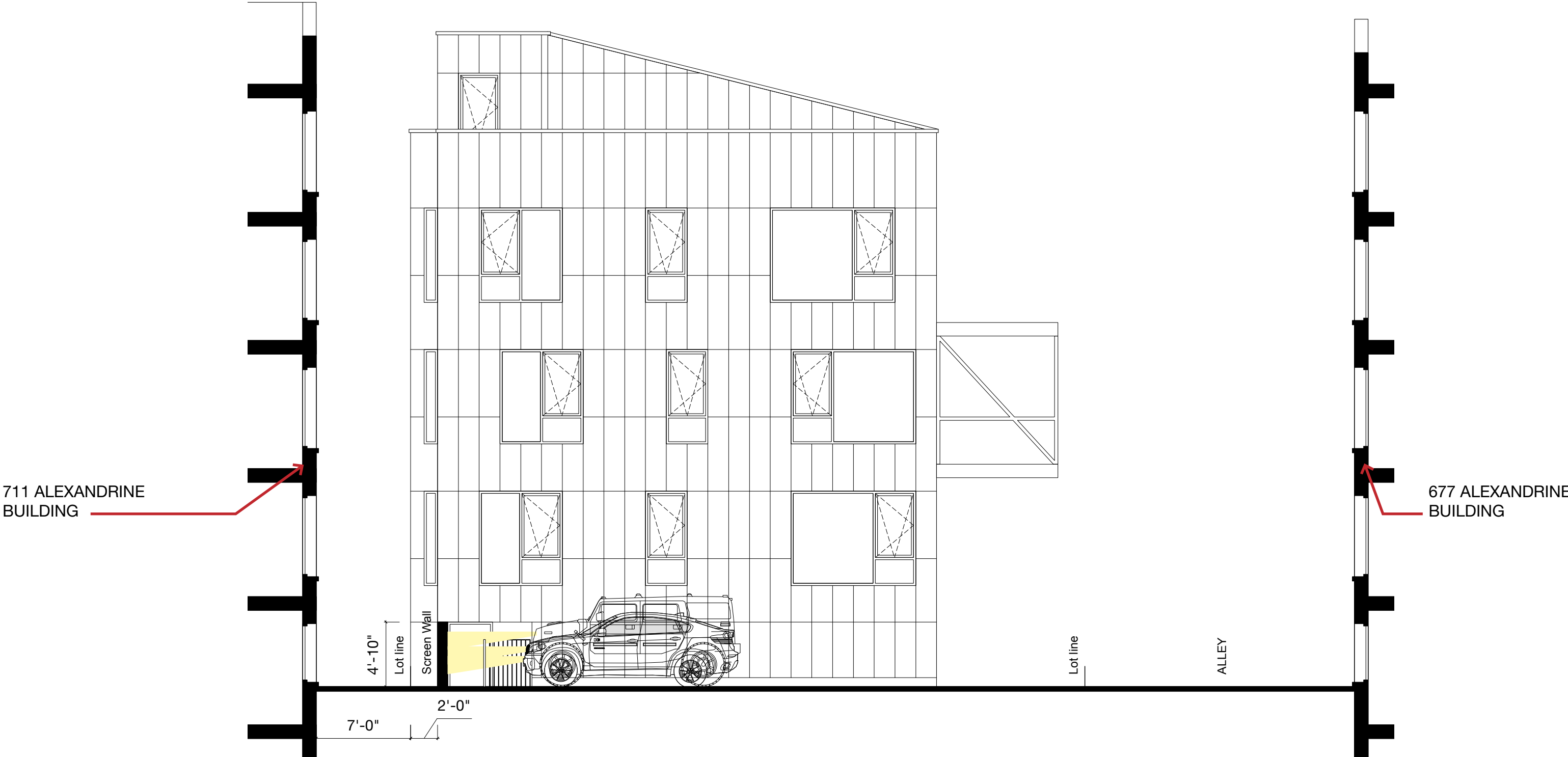
2 SOUTH ELEVATION
A-201
1/4" = 1'-0"



1 NORTH ELEVATION
A-201
1/4" = 1'-0"

PROJECTION ON ADJACENT BUILDING

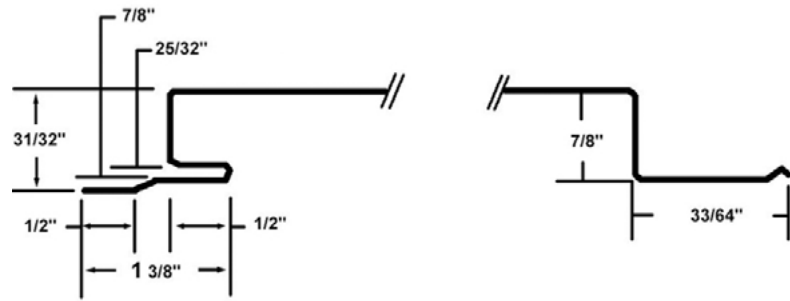




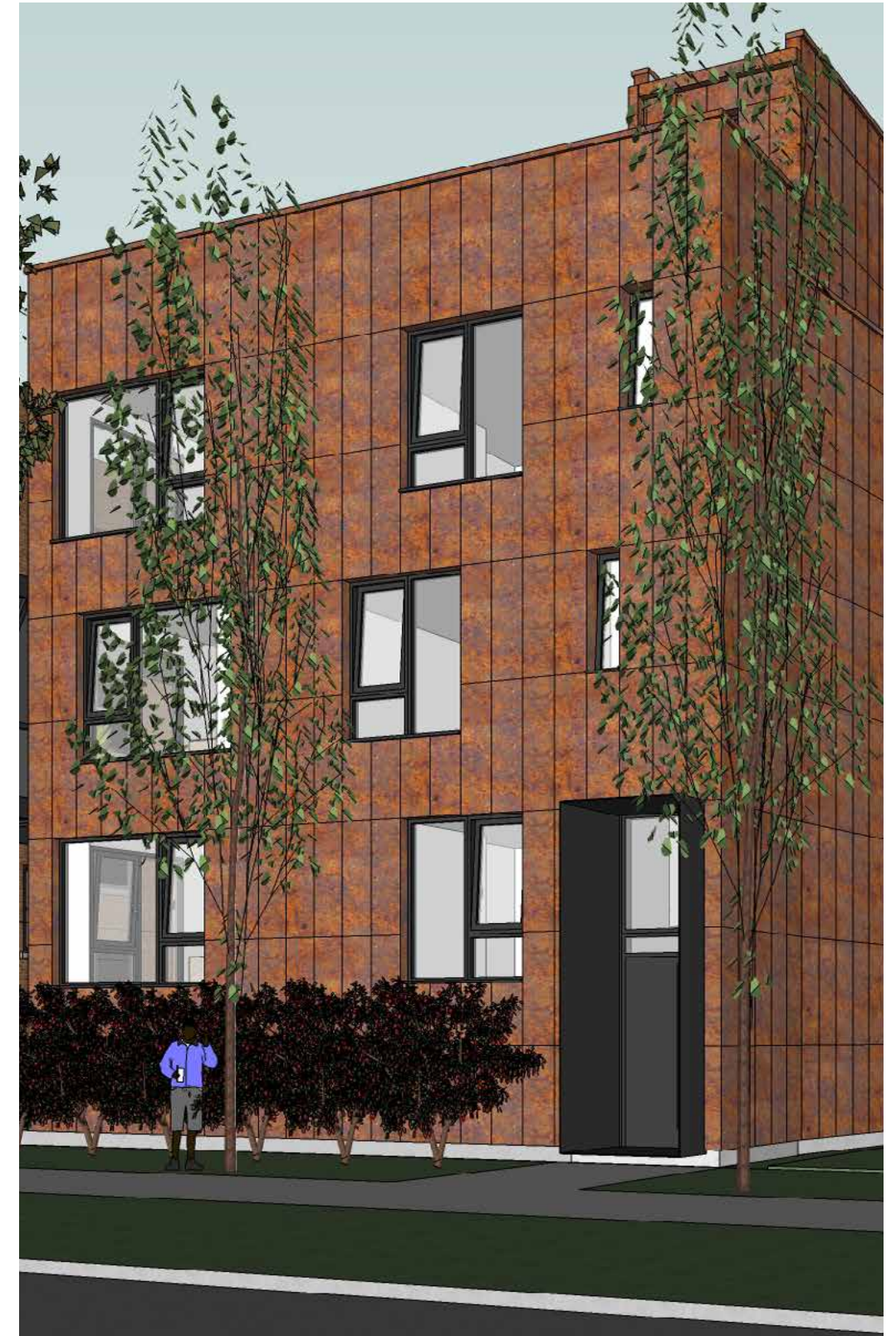
FACADE MATERIAL SPECIFICATIONS

NATURAL RUSTED METAL FACADE PANELS

Natural Rusted Metal Facade Panel
 Manufacturer:
 Oakland Metal Sales, Inc.
 18" wide, 24ga, Flat Panel



8", 10", 12", 14", 16", 18", 20" AND CUSTOM WIDTHS AVAILABLE



PRECEDENTS

PROPOSED METAL FACADE

DOOR/ WINDOW SPECIFICATIONS



ENTRANCE DOOR ON WEST ALEXANDRINE STREET:
Aluminum Door and Frame:
Manufacturer: YKK
YES 45 TU Series, 2" x 4 1/2' Front Set System,
YKK25FD Series Flush Door
Dark gray painted Finish
Door Liner: 1/2" steel plate painted dark gray



INTUS WINDOW SAMPLE
UPV with Dark Bronze foil
Tilt-and-turn

687, 689, 691 WEST ALEXANDRINE, MIDTOWN DETROIT



Stanford Bronze Outdoor LED Wall Up And Downlight - Style # 2W562, 5 1/2" X 5 1/2"



Hinkley Atlantis 30"H Bronze LED 120V Square Bollard Light - Style # 67E80





THE CAGE



THE TRAY



THE BLACK BOX



THE WEDGE



THE CRATE

BALCONY DESIGN

The owner wishes to offer an exterior space for the second floor condominium as the first floor has direct access to the garden and the third floor unit will get the opportunity to use a roof deck.

In respect to the overall massing of the building in its appearance in the urban context as well as a relatively unobstructed visual connection from the street to the historic building we have tested out several optional designs.

It is our intention to present all five designs as possible solutions. Our preference, however, would be the design of 'The Cage' or 'The Tray' whereas the crate is the least preferable to the design team.

THE CAGE
VIEW FROM SIDEWALK



THE CAGE
VIEW FROM W. ALEXANDRINE





THE TRAY
VIEW FROM SIDEWALK



THE TRAY
VIEW FROM W. ALEXANDRINE





THE BLACK BOX
VIEW FROM SIDEWALK



THE BLACK BOX
VIEW FROM W. ALEXANDRINE



THE BLACK BOX
VIEW FROM EXISTING DUPLEX



THE WEDGE
VIEW FROM SIDEWALK



THE WEDGE
VIEW FROM W. ALEXANDRINE



THE WEDGE
VIEW FROM EXISTING DUPLEX



THE CRATE
VIEW FROM SIDEWALK



THE CRATE
VIEW FROM W. ALEXANDRINE



THE CRATE
VIEW FROM EXISTING DUPLEX

