



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00591

PROPERTY INFORMATION**ADDRESS(ES):** 2233 Park Avenue**HISTORIC DISTRICT:** Park Avenue Local**SCOPE OF WORK: (Check ALL that apply)**

- | | | | | | |
|---|---|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Remover and replace windows in 112 openings on the south, east and north elevations, third floor through eight. Repair window opening before installing new windows if needed.

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Architect/Engineer/Consultant**NAME:** steven craig flum**COMPANY NAME:** Steven C. Flum, Inc.**ADDRESS:** 3105 Holbrook**CITY:** HAMTRAMCK**STATE:** MI**ZIP:** 48212**PHONE:** +1 (313) 831-2844**EMAIL:** SFLUM@STEVENCFUM.COM**I AGREE TO AND AFFIRM THE FOLLOWING:**

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

Signed by:

steven craig flum

Steven C. Flum, Inc.

09/15/2025

SIGNATURE

DATE

3105 Holbrook

HAMTRAMCK

MI

48212

+1 (313) 831-2844

SFLUM@STEVENCFUM.COM

Questions? Contact us at hdcc@detroitmi.gov or (313)224-1762

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

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

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

ePLANS PERMIT NUMBER:

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

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

SEE ATTACHED DESCRIPTION, WINDOW SURVEY AND BUILDING FLOOR PLANS



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

SEE ATTACHED DESCRIPTION OF PROPOSED PROJECT



4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

SEE ATTACHED DETAILED SCOPE OF WORK



5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

<div><div>6. WINDOWS/DOORS</div><div>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</div></div>	<div></div>

Section 1 Description of Existing Condition

Existing windows located on the second thru eighth floor, on the north, east and south elevation. Total of 112 window openings, See attached building floor plans showing window locations. Window survey was conducted where each window was documented on its current condition of the sash, frame and sill. See attached window survey.

All wood windows are similar in size and type. The two lower sashes are active French windows that swing in, with no center dividing post. The upper sash is a fixed transom. The overall window are taller than wide and the height ratio of the sashes is two-thirds lower sashes and one-third upper sash. All windows exterior is painted black and interior painted white.

There are 15 windows or 12 percent of the total windows that are original. This includes the wood brick moulding, sash, window frame and sill. All of these windows the single pane glass was replaced with dual pane insulated glass and window hardware and weather stripping were replaced. The windows exterior is painted black and interior painted white.

The balance of the windows 104 or 88 percent of the total current windows all the sashes were replaced in 2006 along with the weather stripping and window hardware. The original wood buck, sill and brick crown moulding remains

See photographs in section 2 and drawings of original and current windows.

The existing wood windows are deteriorating, proper lacking weatherization and unsafe. The window sashes that were replaced in 2006 were installed with poor workmanship and using a soft wood windows that were painted, have not fared well with the extreme weather conditions that a high-rise building faces. The many of the sashes are warped and do not open or open properly. The weather stripping on the jambs, sill and head are greatly deteriorated or missing.

Safety is a major concern with the existing French window, when they are in the open position creates an opening that is 37" wide by 42" high. This window bottom of the opening is only 28" above the floor. There is a chance of a child or adult accidentally falling out the window. If someone were to walk to the open window and trip, there is a possibility of accidentally falling out the window. Also, at each existing window there is a wide window sill. Sitting on the sill while the window is open could lead to a tragedy if the person leans back too far. Perhaps if the window sill were to be 36 to 42" above the floor, the hazard would diminish. Raising the sill would drastically change the height of the window and would affect the exterior appearance.

Iodent Loft Building

9/9/2025

Existing Building Widnow Survey

Repair Classification	Existing Category	Color Code
Class 1: Routine Maintenance	1-a orgional window	15
Class 2: Stabilization	casement sashes, fixed	107
Class 3: Partial Replacement	transom and brick mould	122
Class 4: Total Replacement	2-retains orgional brick mould	Total Windows

Window #	Section 6		Existing Conditions						Remarks
	Picture #	Detail #	Repair Class			Findings		Existing Category	
			sash	frame	sill	repair	replace		
300	4	5,6	3	3	4	X		2	vent transom and sashes interior face flush
301	4	5,6	3	3	4	X		2	sashes interior face flush
302	4	5,6	3	3	4	X		2	vent transom and sashes interior face flush
303	4	5,6	3	3	4		X	1	
304	1	2,3	4	3	4		X	1	
305	1	2,3	4	3	4		X	1	vent transom and sashes interior face flush
306	4	5,6	4	4	4		X	2	
307	4	5,6	4	4	4		X	2	sashes interior face flush
308	4	5,6	4	3	4		X	2	
309	4	5,6	4	3	4		X	2	
310	4	5,6	4	3	4		X	2	sashes interior face flush
311	4	5,6	4	3	4		X	2	
312	4	5,6	4	3	4		X	2	vent transom and sashes interior face flush
313	4	5,6	4	3	4		X	2	
314	4	5,6	4	3	4		X	2	
315	4	5,6	4	3	4		X	2	vent transom and sashes interior face flush
316	4	5,6	4	4	4		X	2	
317	4	5,6	4	4	4		X	2	vent transom and sashes interior face flush
400	4	5,6	3	3	4	X		2	
401	4	5,6	3	3	4	X		2	
402	4	5,6	3	3	4	X		2	
403	1	2,3	4	3	4		X	1	transom replaced detail pictures
404	1	2,3	4	3	4		X	1	
405	4	5,6	4	4	4		X	2	
406	4	5,6	4	4	4		X	2	
407	4	5,6	4	3	4		X	2	
408	4	5,6	4	3	4		X	2	
409	4	5,6	4	3	4		X	2	
410	4	5,6	4	3	4		X	2	
411	4	5,6	4	3	4		X	2	
412	4	5,6	4	4	4		X	2	
413	4	5,6	4	3	4		X	2	
414	4	5,6	4	3	4		X	2	
415	4	5,6	4	3	4		X	2	
416	4	5,6	4	4	4		X	2	
417	4	5,6	4	4	4		X	2	

Window #	Section 6		Existing Conditions						Remarks
	Picture	Detail	Repair Class			Findings		Existing Category	
			sash	frame	sill	repair	replace		
500	4	5,6	3	3	4	X		3	
501	4	5,6	3	3	4	X		3	
502	4	5,6	4	4	4		X	3	
503	4	5,6	4	4	4		X	3	
504	1	2,3	4	3	4		X	1	
505	4	5,6	3	3	4	X		3	
506	4	5,6	4	4	4		X	3	detail pictures
507	4	5,6	4	3	4		X	3	
508	4	5,6	4	3	4		X	3	
509	4	5,6	4	3	4		X	3	
510	4	5,6	4	3	4		X	3	
511	4	5,6	4	3	4		X	3	
512	4	5,6	4	3	4		X	3	
513	4	5,6	4	3	4		X	3	
514	4	5,6	4	3	4		X	3	
515	4	5,6	4	3	4		X	3	
516	4	5,6	4	4	4		X	3	
517	4	5,6	4	4	4		X	3	
518	4	5,6	4	4	4		X	3	
600	1	2,3	4	3	4		X	1	
601	1	2,3	4	3	4		X	1	
602	1	2,3	4	3	4		X	1	
603	1	2,3	4	3	4		X	1	
604	1	2,3	4	3	4		X	1	detail pictures
605	4	5,6	3	3	4	X		3	
606	4	5,6	3	3	4	X		3	
607	4	5,6	4	3	4		X	3	
608	4	5,6	4	3	4		X	3	
609	4	5,6	4	3	4		X	3	
610	4	5,6	4	3	4		X	3	
611	4	5,6	4	3	4		X	3	
612	4	5,6	4	3	4		X	3	
613	4	5,6	4	3	4		X	3	
614	4	5,6	4	3	4		X	3	
615	4	5,6	4	4	4		X	3	
616	4	5,6	4	4	4		X	3	
617	4	5,6	4	4	4		X	3	
618	4	5,6	4	4	4		X	3	

Window #	Section 6		Existing Conditions						Remarks
	Picture	Detail	Repair Class			Findings		Existing Category	
			sash	frame	sill	repair	replace		
700	1	2,3	4	3	4		X	1	transom replaced
701	1	2,3	4	3	4		X	1	
702	1	2,3	4	3	4		X	1	
703	1	2,3	4	3	4		X	1	
704	1	2,3	4	3	4		X	1	
705	4	5,6	3	3	4	X		3	
706	4	5,6	3	3	4	X		3	
707	4	5,6	3	3	4	X		3	
708	4	5,6	4	4	4		X	3	
709	4	5,6	4	4	4		X	3	
710	4	5,6	4	3	4		X	3	
711	4	5,6	4	3	4		X	3	
712	4	5,6	4	3	4		X	3	
713	4	5,6	4	3	4		X	3	
714	4	5,6	4	3	4		X	3	
715	4	5,6	4	3	4		X	3	
716	4	5,6	4	3	4		X	3	
717	4	5,6	4	3	4		X	3	
718	4	5,6	4	3	4		X	3	
800	4	5,6	3	3	4	X		3	
801	4	5,6	3	3	4	X		3	
802	4	5,6	4	3	4		X	3	
803	4	5,6	4	3	4		X	3	
804	4	5,6	4	3	4		X	3	
805	4	5,6	4	3	4		X	3	
806	4	5,6	4	3	4		X	3	
807	4	5,6	4	3	4		X	3	
808	4	5,6	4	3	4		X	3	
809	4	5,6	4	3	4		X	3	
810	4	5,6	4	3	4		X	3	
811	4	5,6	4	3	4		X	3	
812	4	5,6	4	3	4		X	3	
813	4	5,6	4	3	4		X	3	
814	4	5,6	4	3	4		X	3	
815	4	5,6	4	3	4		X	3	
816	4	5,6	4	4	4		X	3	
817	4	5,6	4	4	4		X	3	
818	4	5,6	4	4	4		X	3	



IODENT
BUILDING
7/1/2025

WINDOW
IDENTIFICATION
NORTH
ELEVATION

IODENT BUILDING

7/1/2025



WINDOW
IDENTIFICATION
EAST
ELEVATION



IODENT BUILDING

7/1/2025

WINDOW
IDENTIFICATION
SOUTH
ELEVATION

REV.	DESCRIPTION	DATE
1	BIDS	5.12.06
2	OWNER REVIEW	6.27.06
3	PERMIT	1.5.07

\\two\FlumNew\1269...\\Sheets\New...

SHEET DESCRIPTION:
PROPOSED THIRD AND
FOURTH FLOOR PLANS

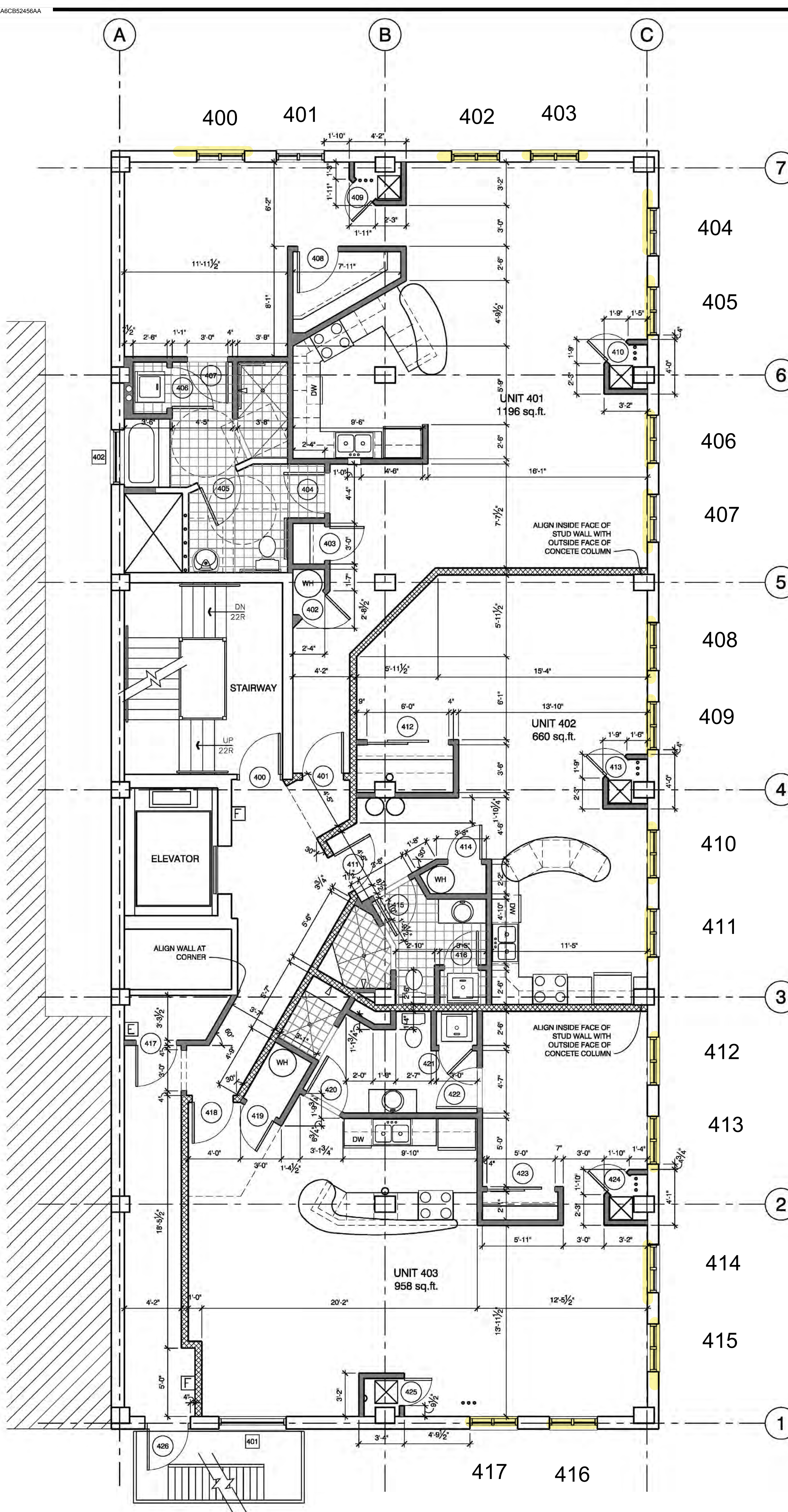
DRAWN: JTF/DMA
CHECKED: SCF

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

DATE: 5 JANUARY 2007

JOB NO. SHEET NO.

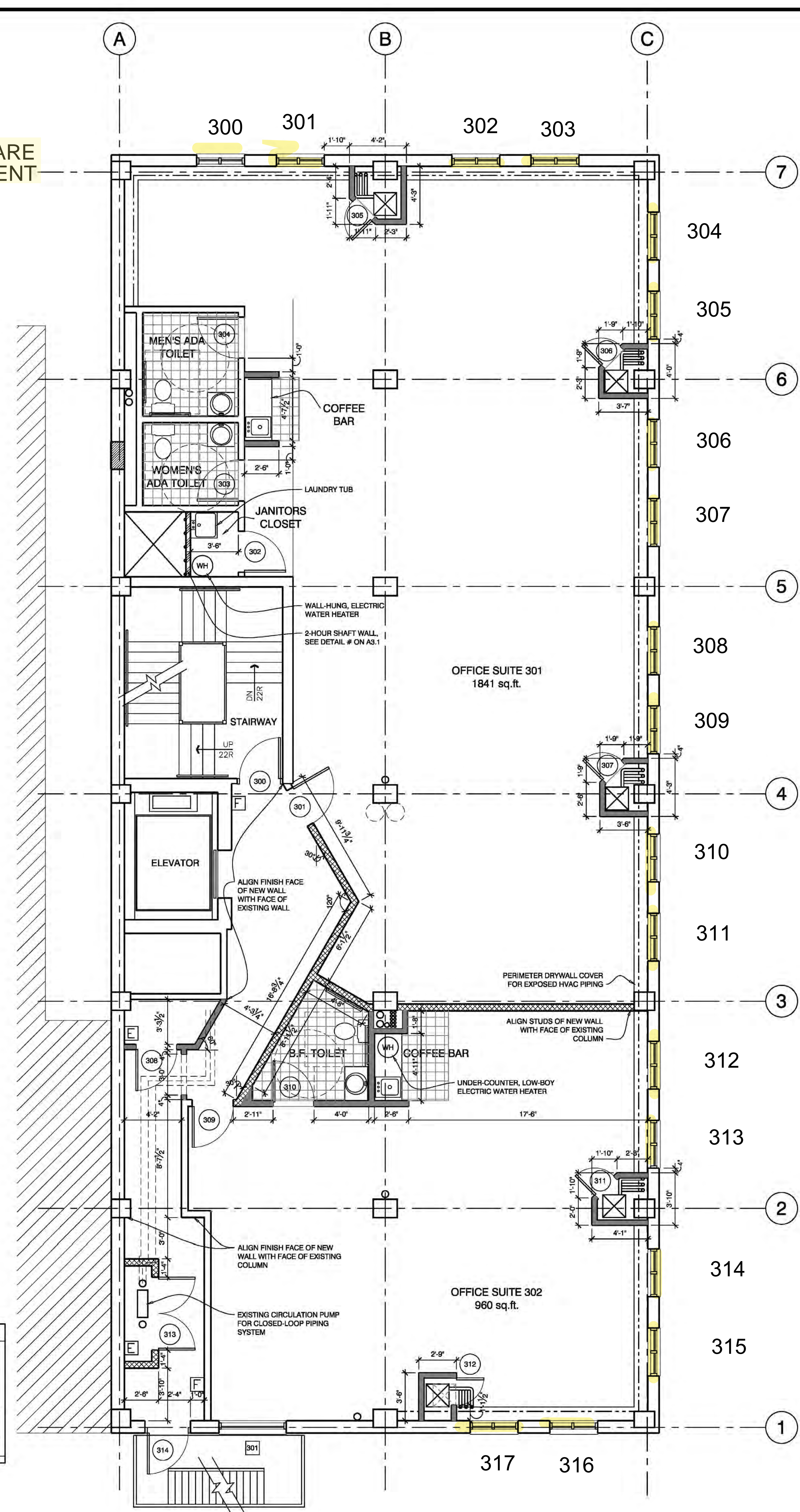
1269 A1.1



PROPOSED
FOURTH FLOOR PLAN
2
A1.1
1/4" = 1'-0"

HIGHLIGHTED WINDOWS ARE
LOCATION OF REPLACEMENT

- NOTES:
- 1.) DIMENSIONS TO OUTER/EXISTING WALLS ARE TO CURRENT CONDITIONS, NOT PROPOSED FINISHED CONDITIONS.
 - 2.) FOR WALL THICKNESSES SEE SHEET A3.1
 - 3.) FOR DOOR SIZES SEE SHEET A5.1



PROPOSED
THIRD FLOOR PLAN
1
A1.1
1/4" = 1'-0"

REV.	DESCRIPTION	DATE
1	BIDS	6.12.06
2	OWNER REVIEW	6.27.06
3	PERMIT	1.5.07

\\two\Flum\New\1269... \Sheets\New...

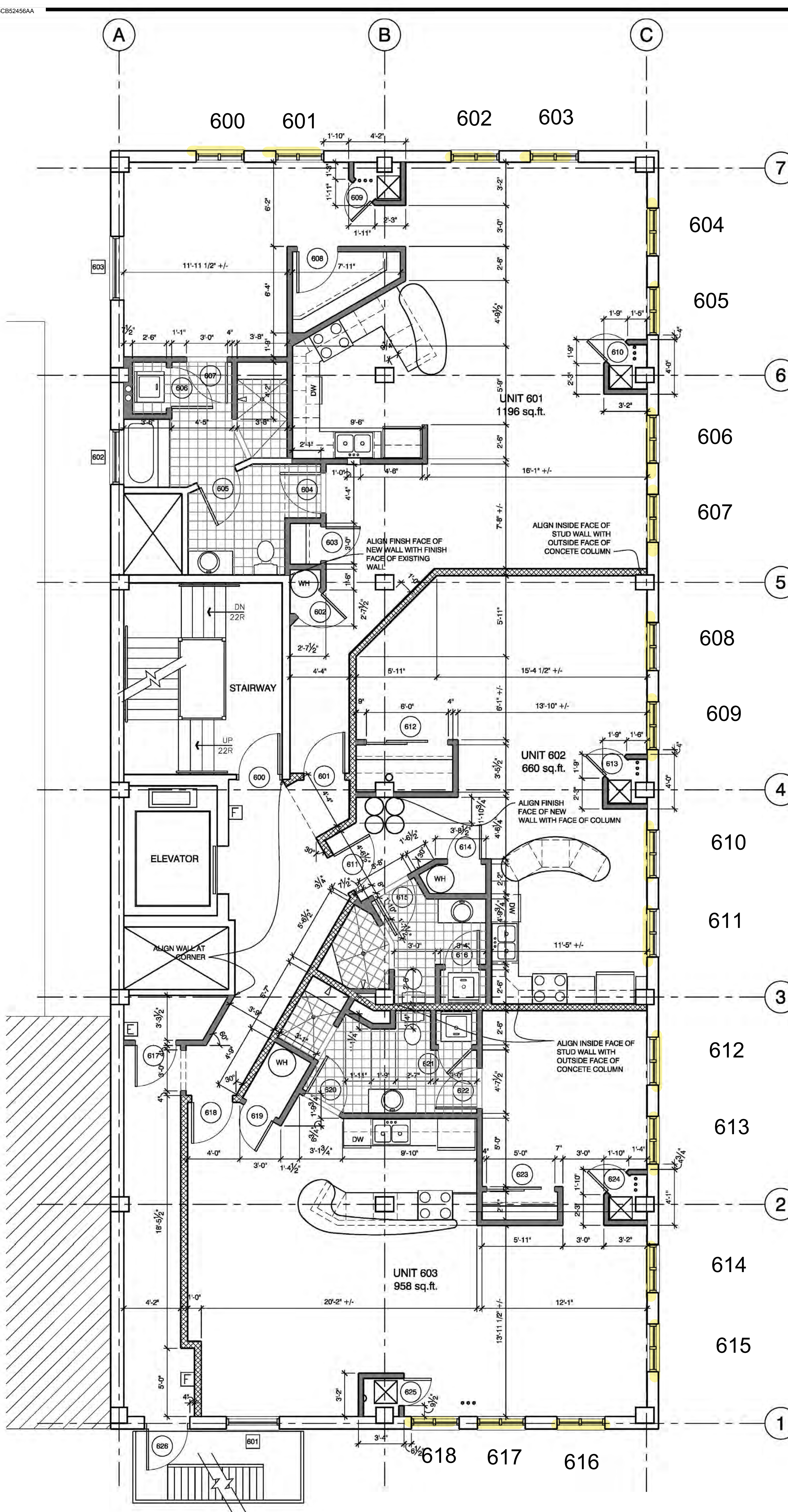
SHEET DESCRIPTION:
PROPOSED FIFTH AND SIXTH
FLOOR PLANS

DRAWN: JTF/DMA
CHECKED: SCF

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

DATE: 5 JANUARY 2007

JOB NO. 1269
SHEET NO. A1.2



PROPOSED
SIXTH FLOOR PLAN
A1.2 1/4" = 1'-0"

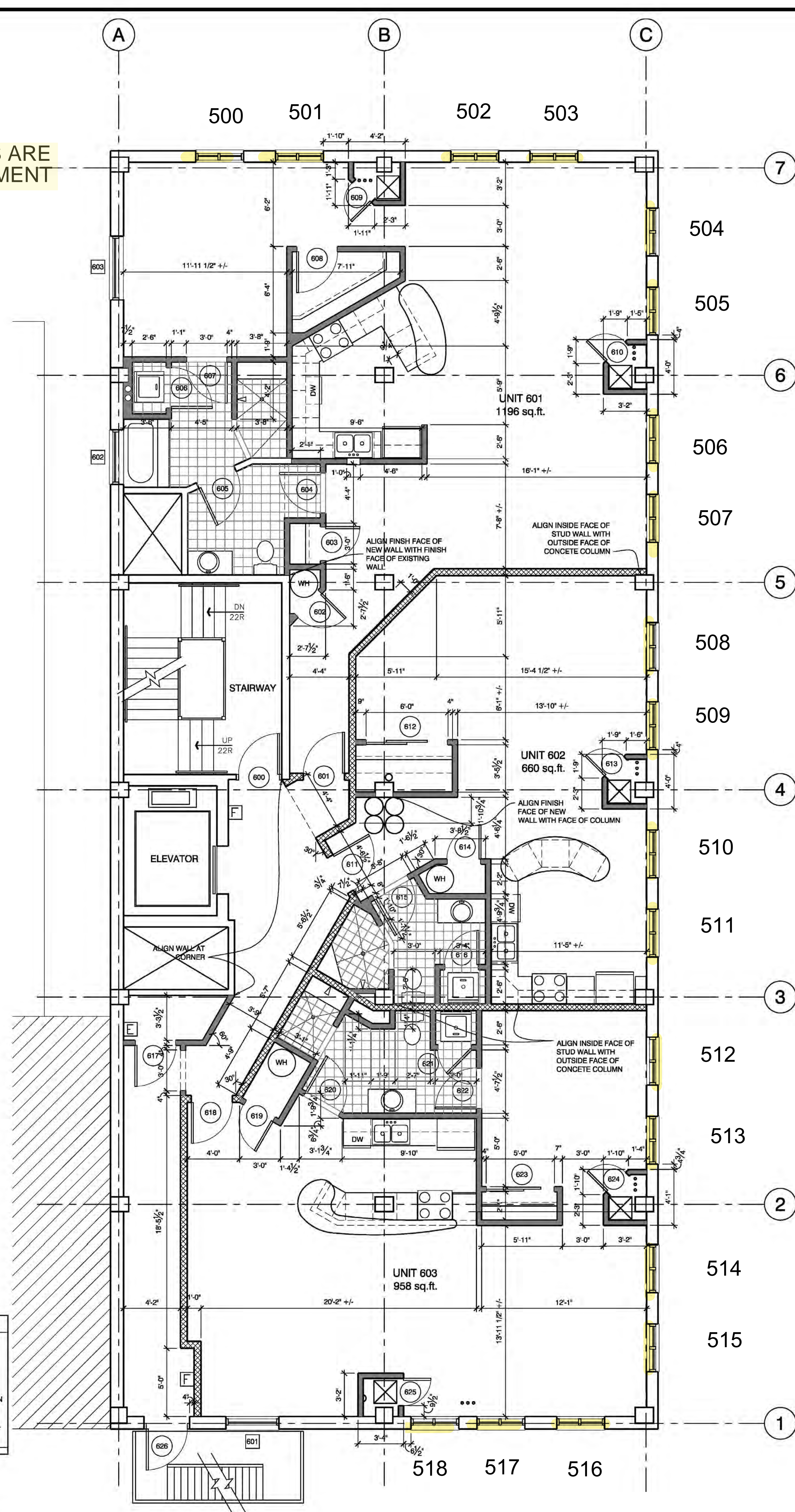
HIGHLIGHTED WINDOWS ARE
LOCATION OF REPLACEMENT

LEGEND	
[Symbol]	FIRE PULL/ALARM
[Symbol]	ELECTRICAL PANEL
[Symbol]	ELECTRICAL METER

WALL LEGEND	
[Line Style]	3/8" METAL STUD HALF-WALL
[Line Style]	3/8" METAL STUD WALL w/ 5/8" DRYWALL ON EACH FACE, TO CONC. CEILING
[Line Style]	1-HOUR RATED CORRIDOR AND TENANT SEPERATION WALL. SEE DESIGN NO. U411 ON SHEET A3.1
[Line Style]	2-HOUR RATED SHAFT-WALL. SEE DESIGN NO. U415-SYSTEM B ON SHEET A3.1

NOTES:

- 1.) DIMENSIONS TO OUTER/EXISTING WALLS ARE TO CURRENT CONDITIONS, NOT PROPOSED FINISHED CONDITIONS.
- 2.) FOR WALL THICKNESSES SEE SHEET A3.1
- 3.) FOR DOOR SIZES SEE SHEET A5.1



PROPOSED
FIFTH FLOOR PLAN
A1.2 1/4" = 1'-0"

REV.	DESCRIPTION	DATE
1	BIDS	6.12.06
2	OWNER REVIEW	6.27.06
3	PERMIT	1.5.07

\\two\FlumNew\1269...\\Sheets\\New...

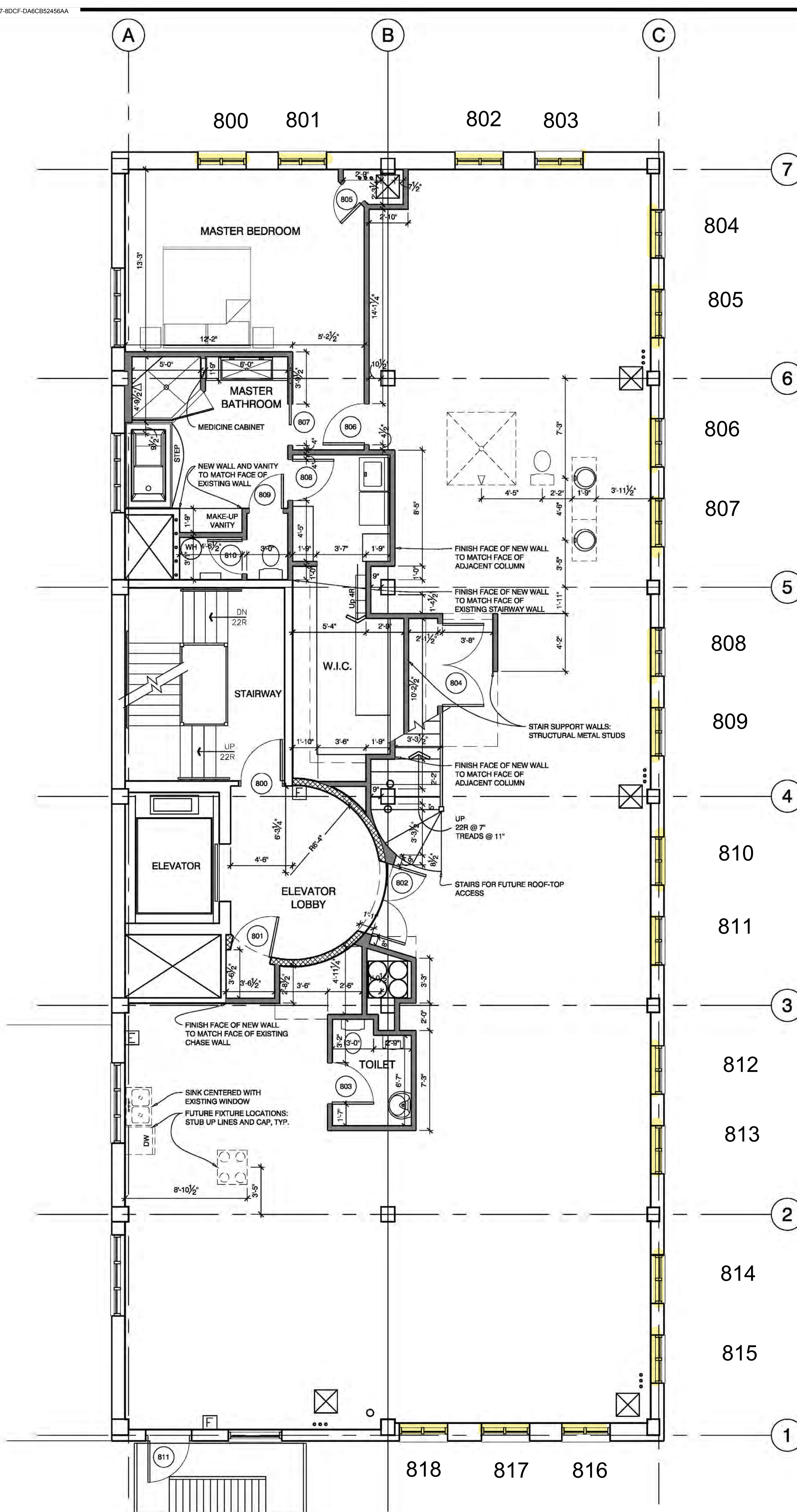
SHEET DESCRIPTION:
PROPOSED SEVENTH AND
EIGHTH FLOOR PLANS

DRAWN: JTF/DMA
CHECKED: SCF

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

DATE: 5 JANUARY 2007

JOB NO. 1269
SHEET NO. A1.3



HIGHLIGHTED WINDOWS ARE
LOCATION OF REPLACEMENT

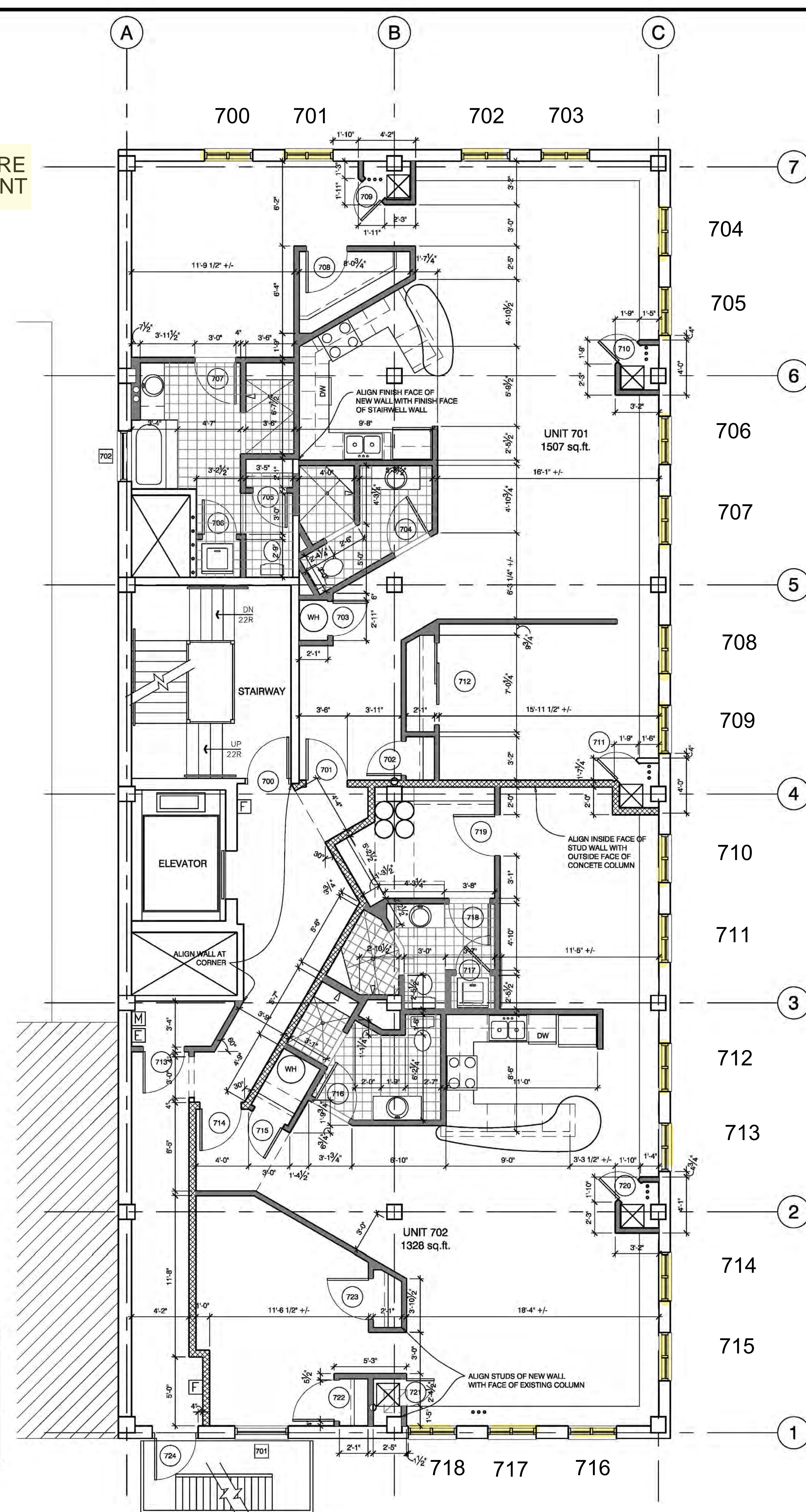
LEGEND	
[Symbol]	FIRE PULL/ALARM
[Symbol]	ELECTRICAL PANEL
[Symbol]	ELECTRICAL METER

WALL LEGEND	
[Symbol]	3/8" METAL STUD HALF-WALL
[Symbol]	3/8" METAL STUD WALL w/ 5/8" DRYWALL ON EACH FACE, TO CONC. CEILING
[Symbol]	1-HOUR RATED CORRIDOR AND TENANT SEPERATION WALL. SEE DESIGN NO. U411 ON SHEET A3.1
[Symbol]	2-HOUR RATED SHAFT-WALL. SEE DESIGN NO. U415 - SYSTEM B ON SHEET A3.1

NOTES:

- 1.) DIMENSIONS TO OUTER/EXISTING WALLS ARE TO CURRENT CONDITIONS, NOT PROPOSED FINISHED CONDITIONS.
- 2.) FOR WALL THICKNESSES SEE SHEET A3.1
- 3.) FOR DOOR SIZES SEE SHEET A5.1

PROPOSED
EIGHTH FLOOR PLAN
2
A1.3 1/4" = 1'-0"



PROPOSED
SEVENTH FLOOR PLAN
1
A1.3 1/4" = 1'-0"

Iodent building photographs



North East Corner Park Ave. and W. Montcalm St.

Iodent building photographs



South view of building at alley

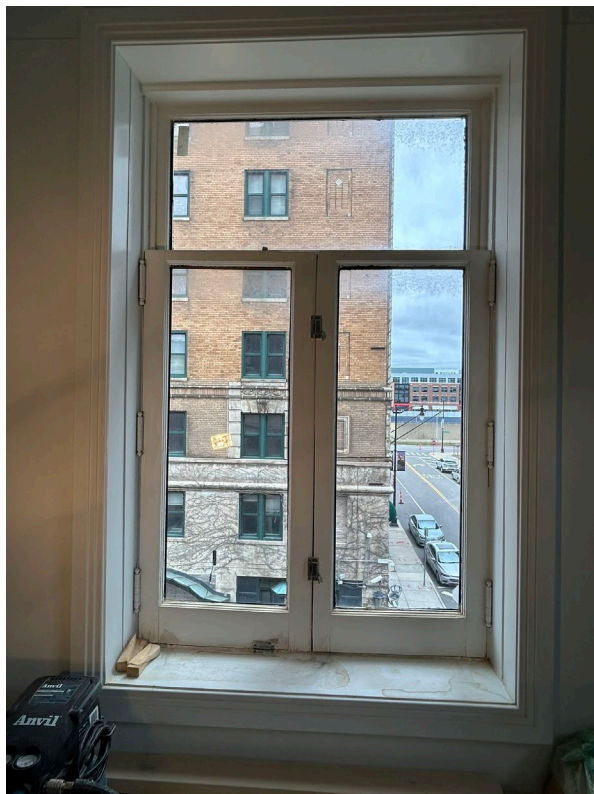
Iodent building photographs



Exterior close up view of existing windows

Iodent building original windows photographs

Window #301



Window #304



Iodent building original windows photographs

Window #403



Window #405

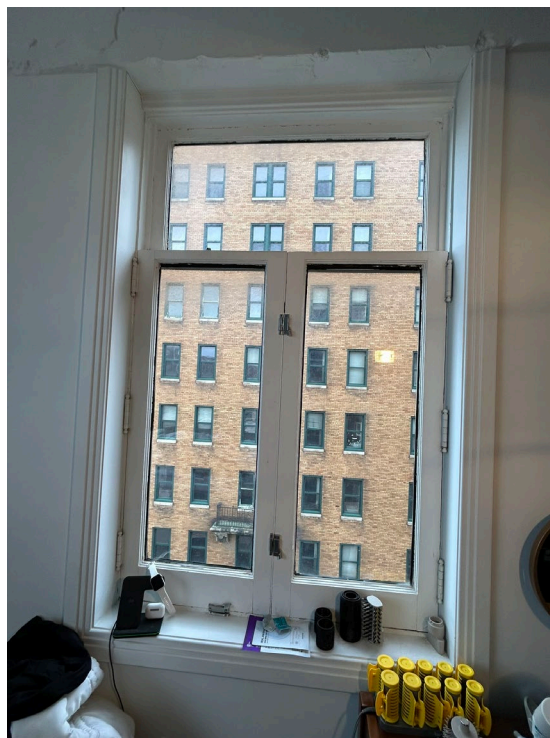


Iodent building original windows photographs

Window #506

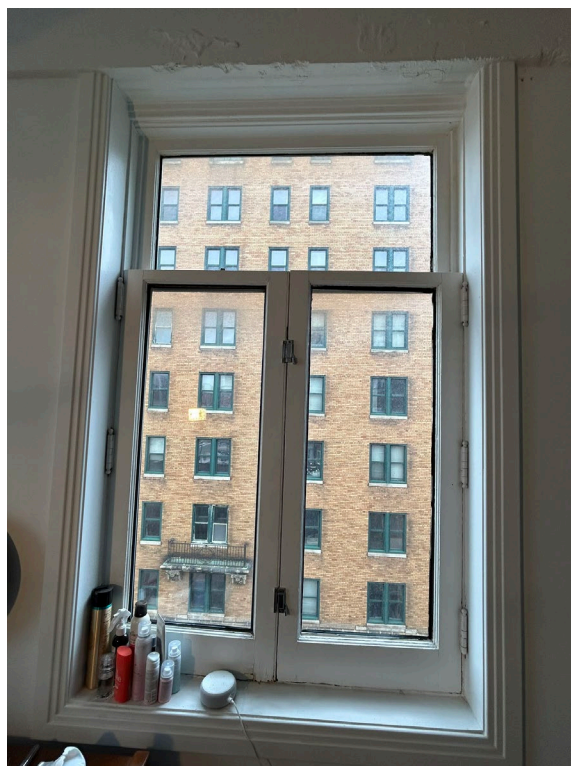


Window #600



Iodent building original windows photographs

Window #601



Window #602



Iodent building original windows photographs

Window #603

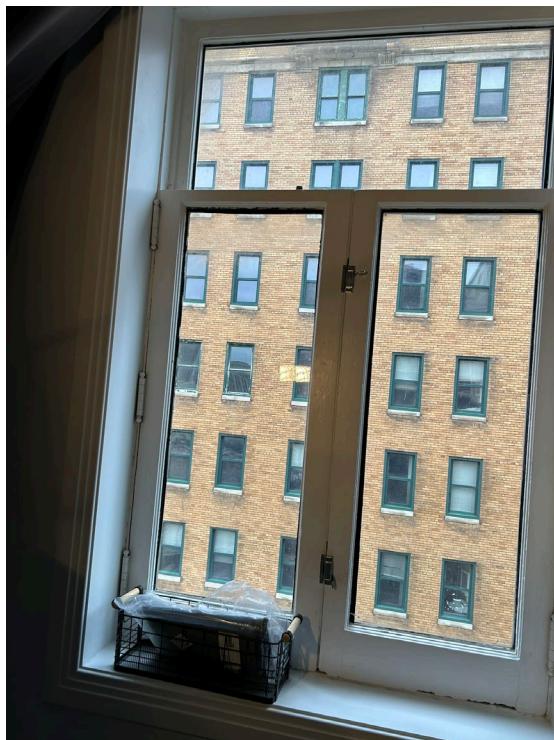


Window #604

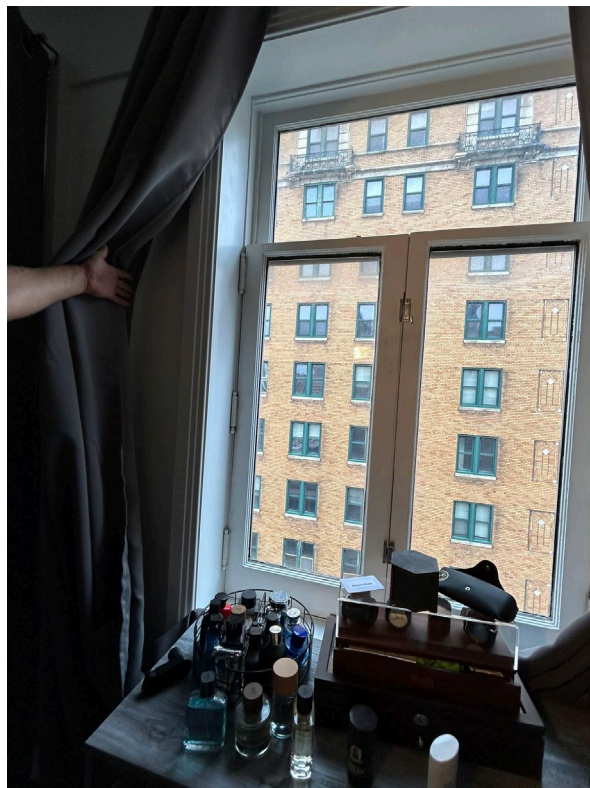


Iodent building original windows photographs

Window #700



Window #701

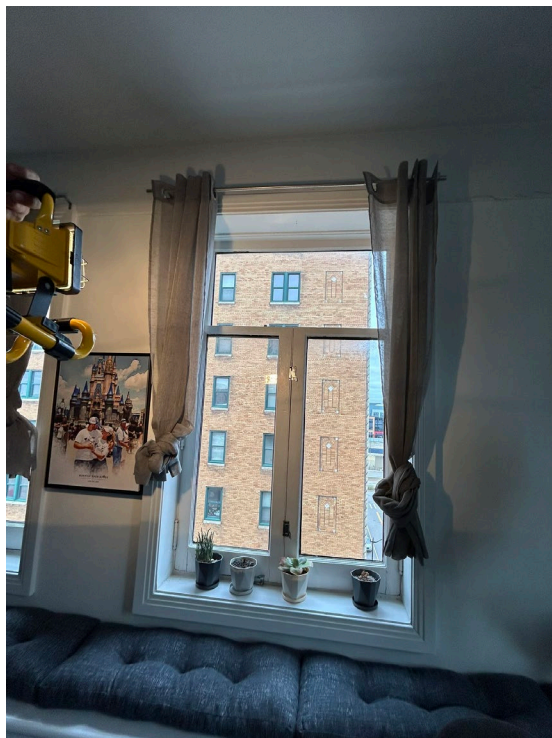


Iodent building original windows photographs

Window #702



Window #703



Iodent building original windows photographs

Window 704



Iodent building original windows photographs

Window #403 Detail



Window #403 Detail



Iodent building original windows photographs

Window #403 Detail



Window #403 Detail



Iodent building original windows photographs

Window #403 Detail



Window #506 Detail



Iodent building original windows photographs

Window #506 Detail



Window #506 Detail



Iodent building original windows photographs

Window #506 Detail



Window #506 Detail



Iodent building original windows photographs

Window #506 Detail



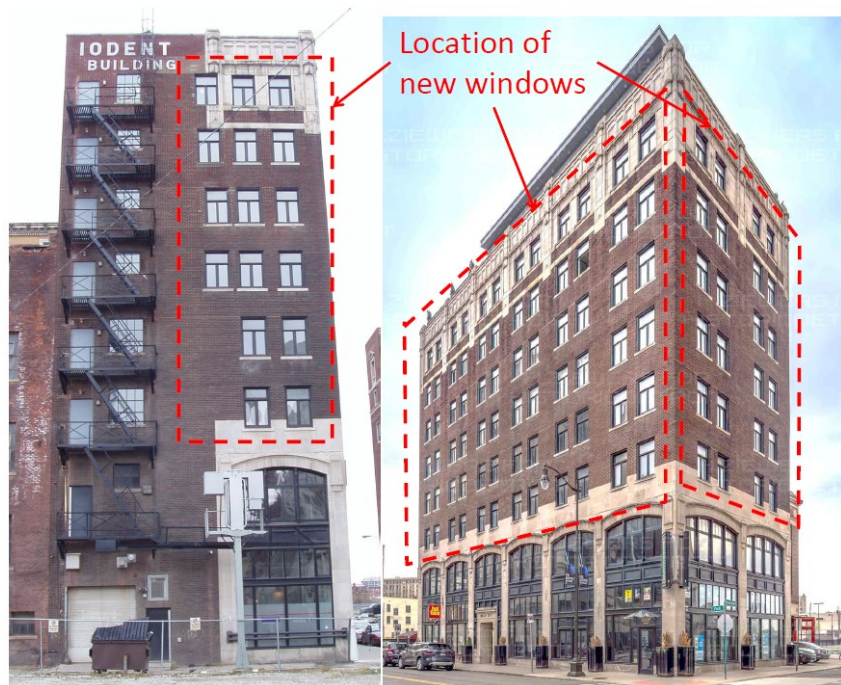
Section 3 Description of Project

Based on the Existing Condition Window Survey a total of 105 windows should be replaced or 85% of the total windows. Based on the high percentage of replacement the findings were that all the 122 windows shall be replaced.

Remove and replacement of the 112 windows located on the second thru eighth floor, on the north, east and south elevation. The new windows shall be Pella Reserve aluminum clad wood cottage style single hung window with a fixed transom above. The lower sash shall have a 2 inch wide exterior and interior applied vertical mutin dividing the lower sash into two lights, complementing the original window style of two separate sashes. . The cottage style window has a taller bottom sash than the upper sash further complementing the original window style. The wood brick crown moulding will be replaced with similar size and profile aluminum brick moulding. See section 5 Brochures / Cut Sheets.

The new window provides a superior performance with air and water infiltration, structural integrity and is a safer solution. The windows will have insulated dual pane glass. The exterior aluminum window and trim finish to be black and the interior wood window and trim to be painted white.

Installing a cottage style single hung window would diminish the safety hazards of the current French windows, when the window is opened it has a smaller open area. In addition, all windows will have a “window opening control device” that limits the window opening to a maximum of four inches, unless it’s intentionally disengaged.



SOUTH ELEVATION

EAST AND NORTH ELEVATION

Section 4 Detail Scope of Work

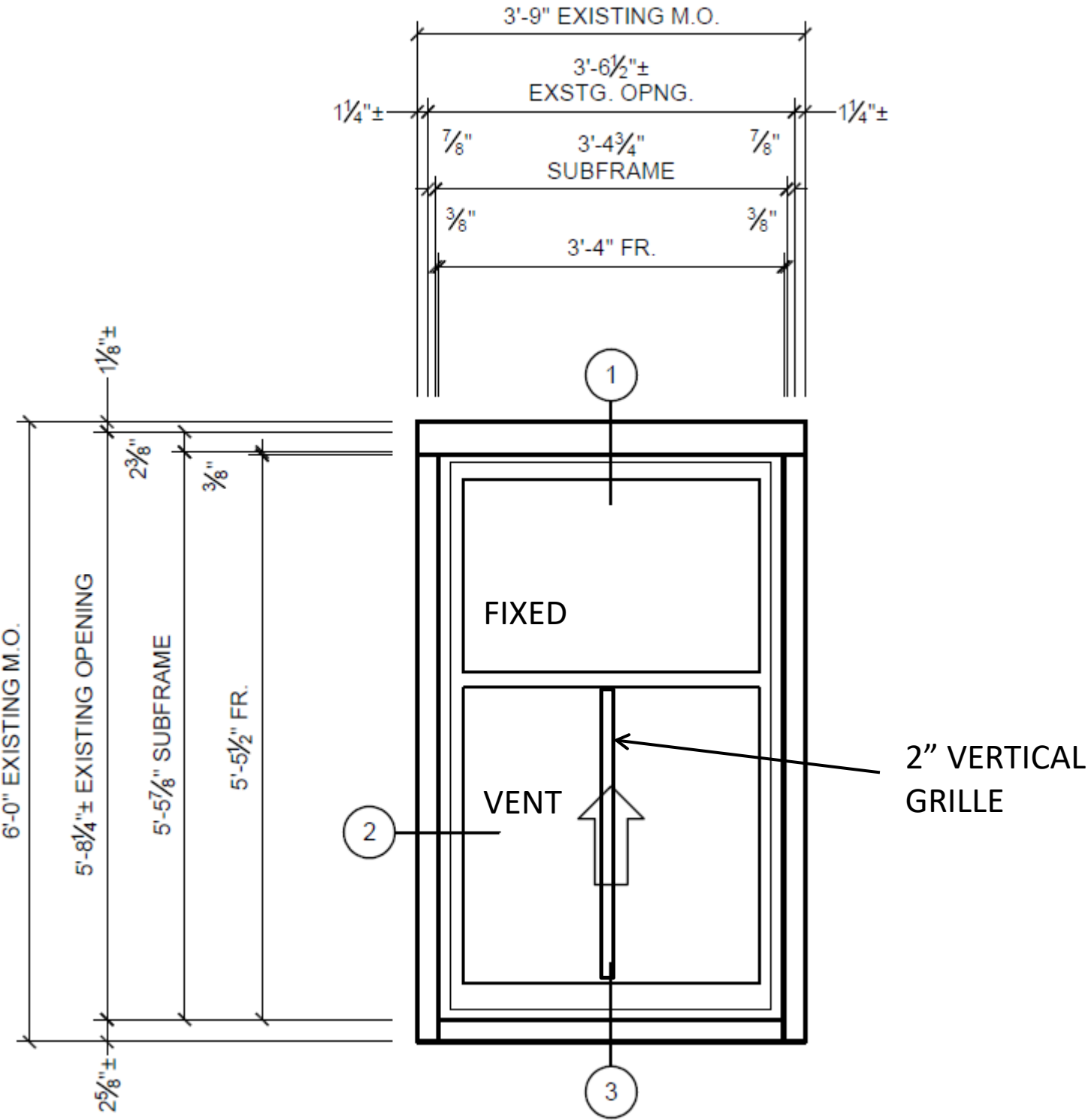
1. Remove existing wood windows sashes, and trim
2. Repair or replace wood bucks at the jamb, head and sill that is anchored to the masonry
3. Install new aluminum wood clad window and interior trim
4. Install new exterior aluminum brick molding and caulking between molding and masonry
5. Install new aluminum flashing at sill and caulk

Section 5 Brochures/Cut Sheets

See attached files on the new Pella Window

- Cottage Style Window elevation
- Pella Window Cottage Style Single Hung Shop Drawing
- Vertical Ogee Grille (vertical lower sash divider)
- Aluminum Brick Mould, original and new profile comparison
- Aluminum Color Selection

Pella Reserve / Traditional / Cottage Style Single Hung Window



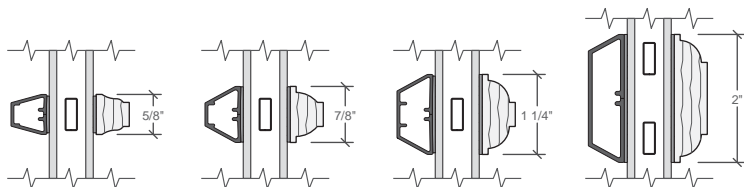


Pella® Reserve™ Traditional Hung Window

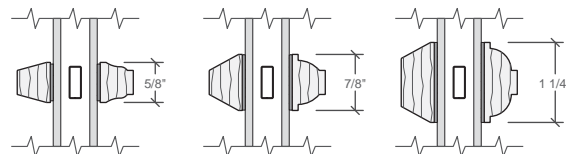
Grille Profiles

Traditional Style Collection - Integral Light Technology®

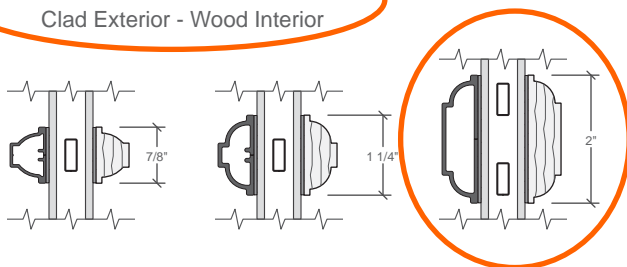
Putty Glaze and Ogee Grilles Clad Exterior - Wood Interior



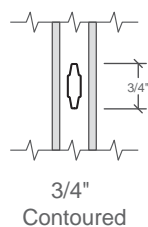
Putty Glaze and Ogee Grilles Wood Exterior - Wood Interior



Ogee Grilles Clad Exterior - Wood Interior



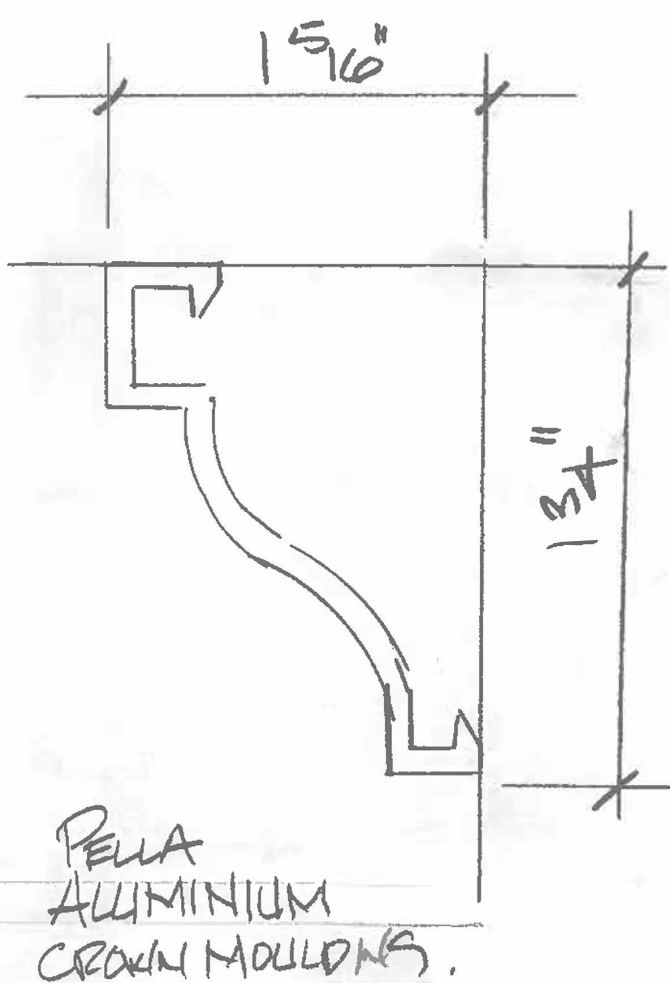
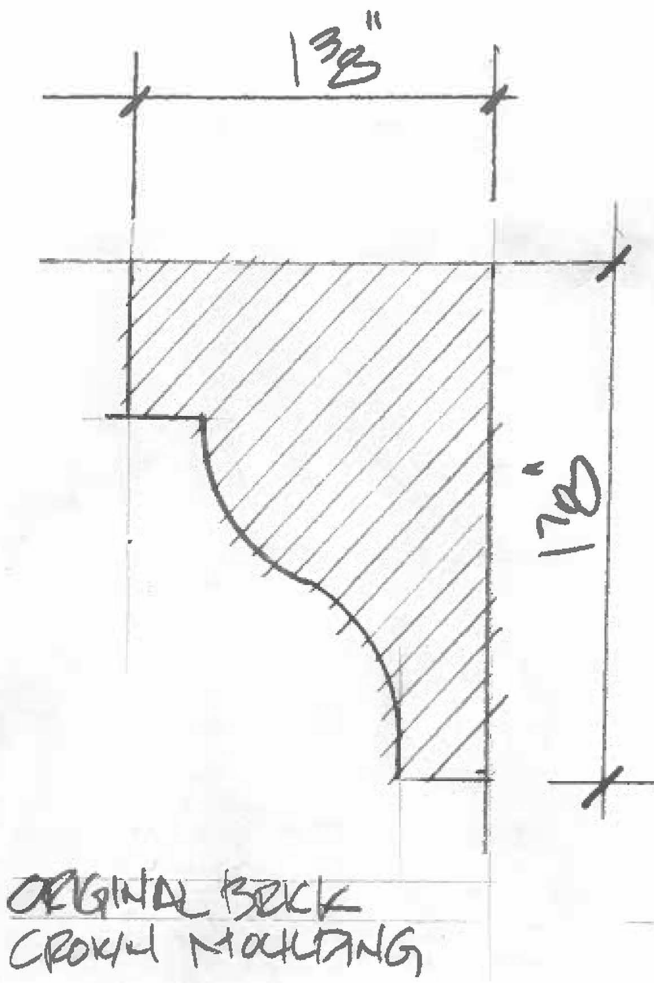
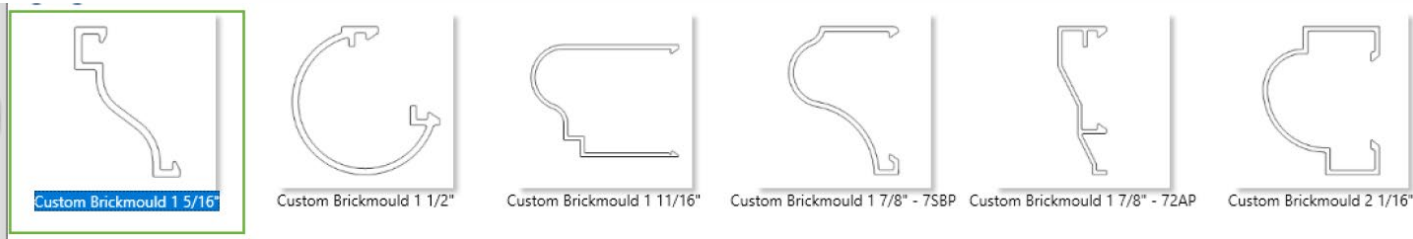
Grilles-Between-the-Glass



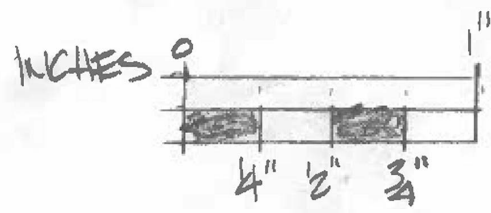
Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.

Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

Pella Window Standare Aluminum Brick Moulds



BRICK CROWN MOULDING PROFILES



Pella Reserve / Traditional / Cottage Style Single Hung Window



Black

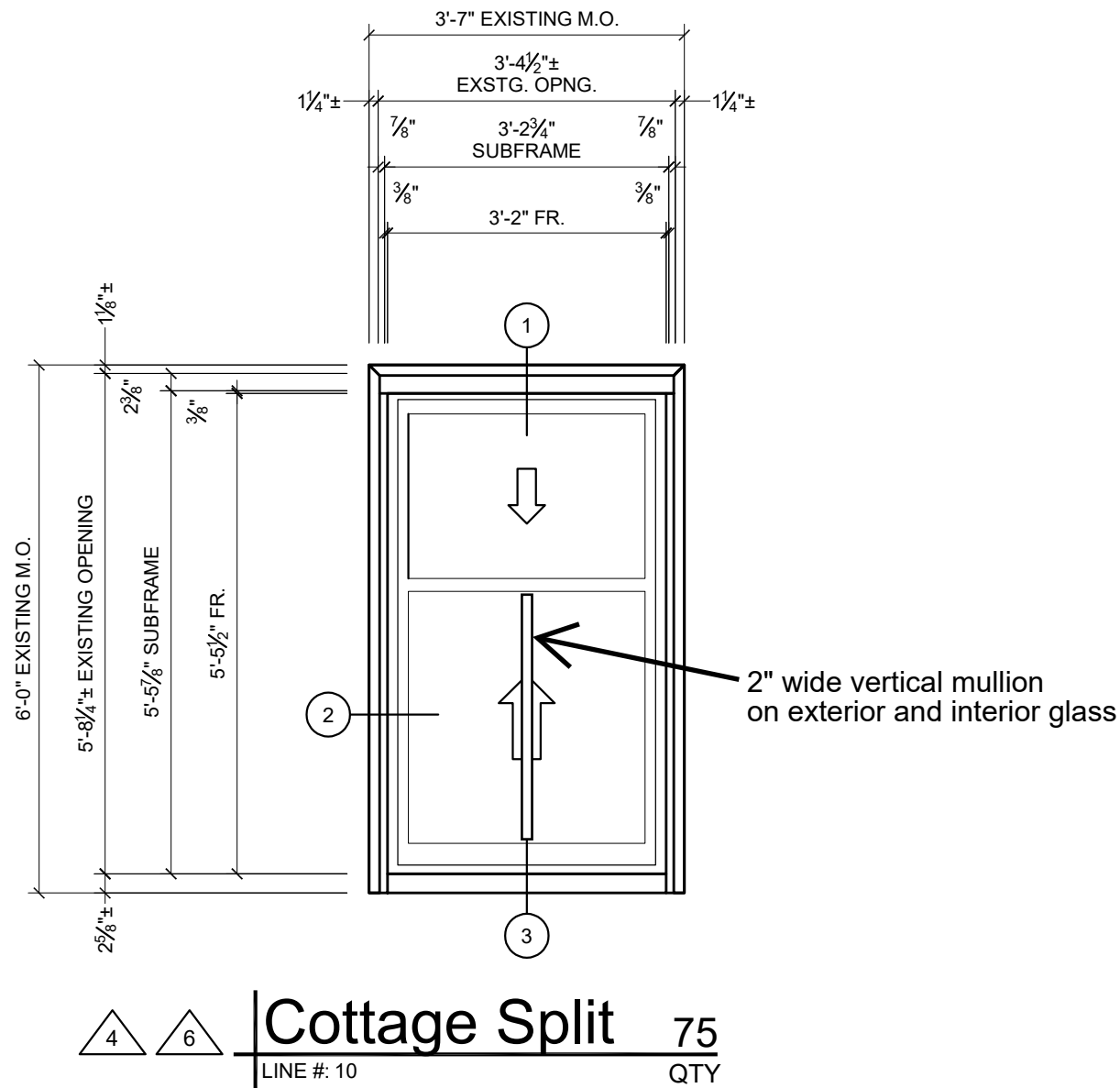
Aluminum cladding color for window, trim and brick mould

Exterior Finishes

Our low-maintenance, aluminum-clad exteriors with EnduraClad® resist chalking and fading and are available in a wide variety of colors plus virtually unlimited custom options. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.²⁶

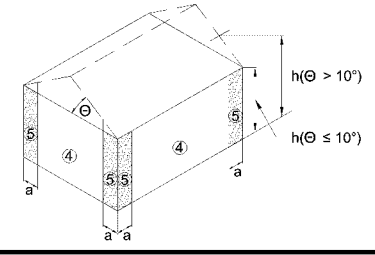
								
Black	White	Brown	Fossil	Iron Ore	Portobello	Putty	Almond	Classic White
								
Brick Red	Hartford Green	Pearl Gray	Soft Linen	Satin Steel	Matte Gray	Wolf Gray	Spice Red	Sage

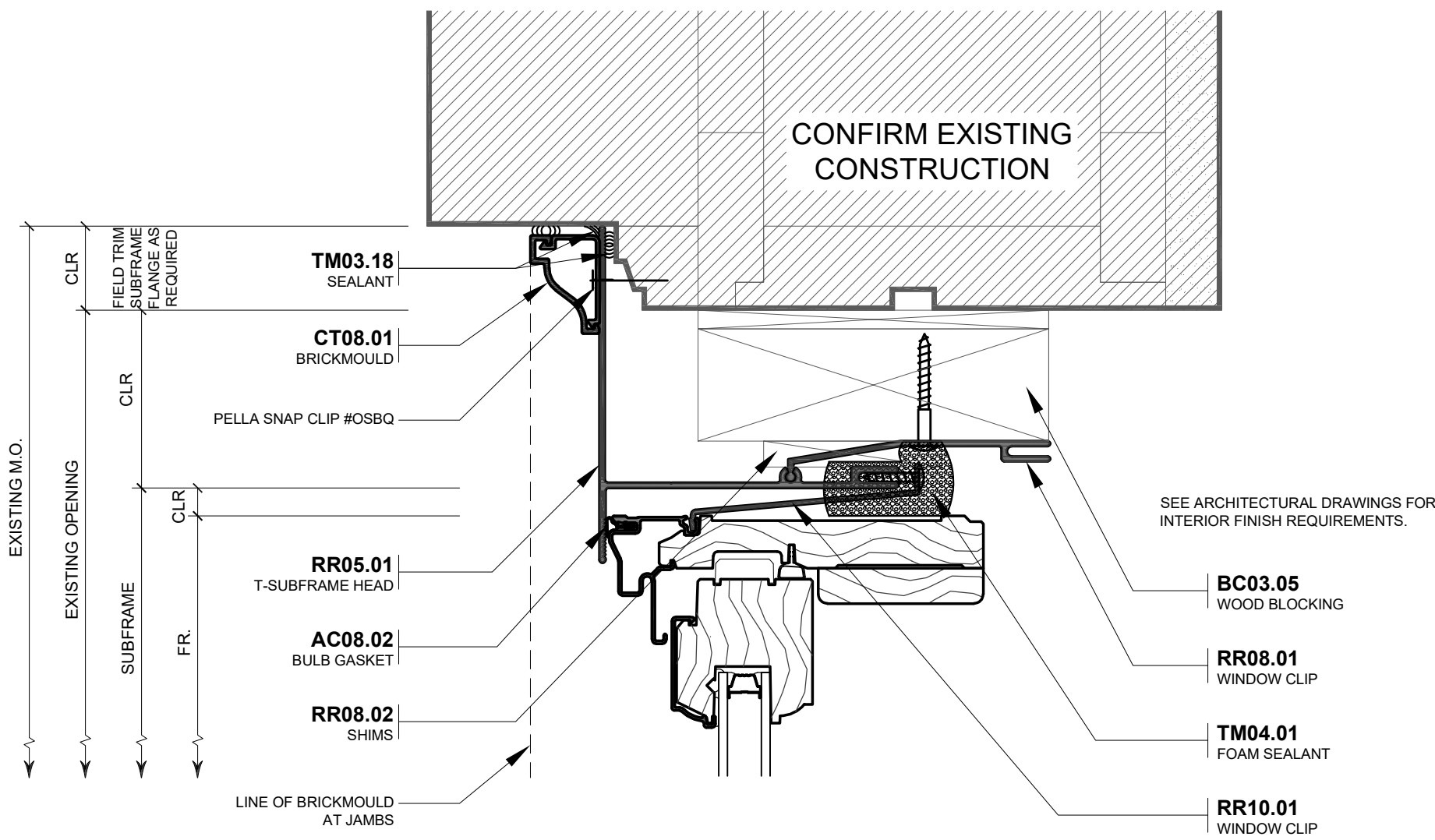
PRELIMINARY DRAWING FOR
IODENT BUILDING
RENOVATION
DETROIT, MICHIGAN



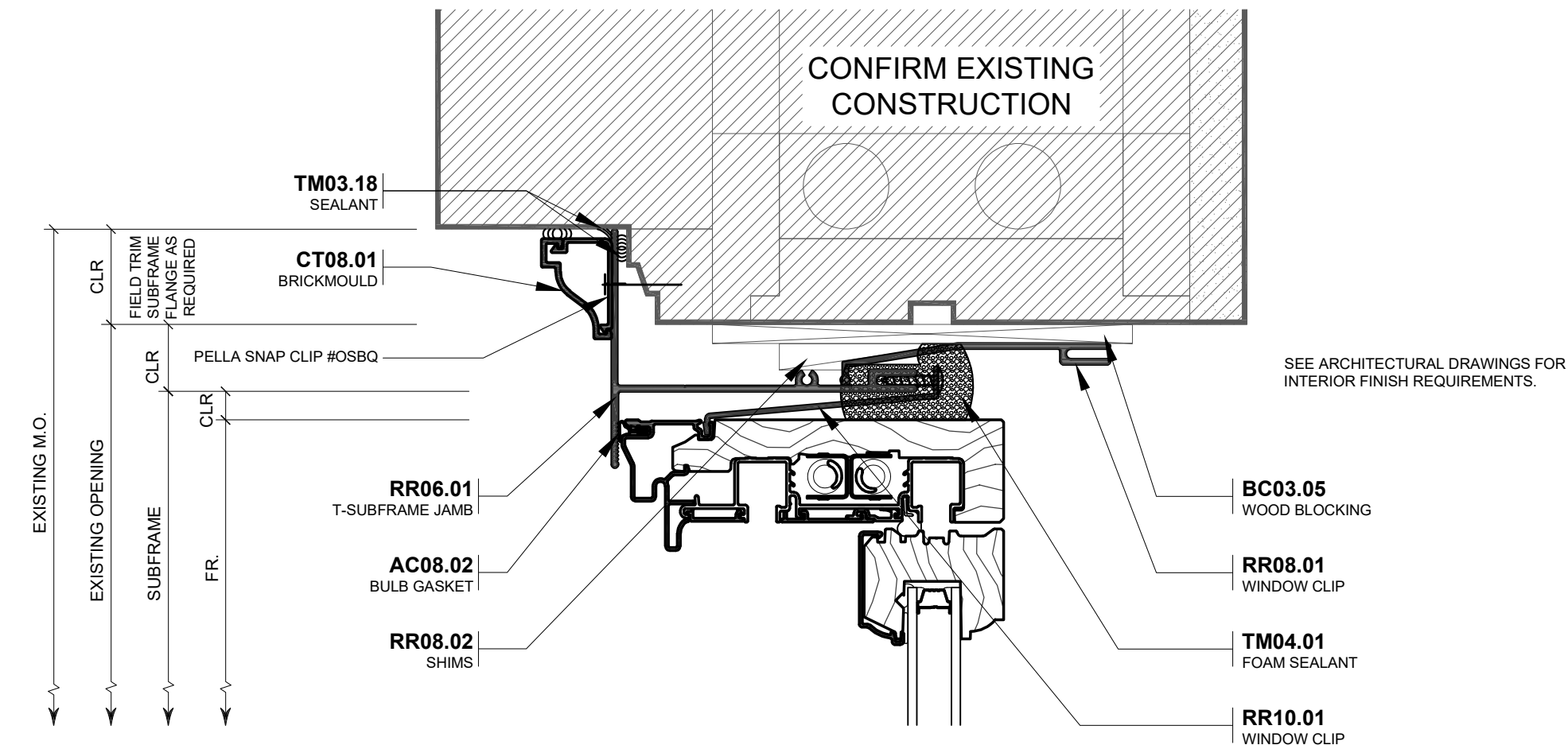
PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

Components & Cladding Design Pressures

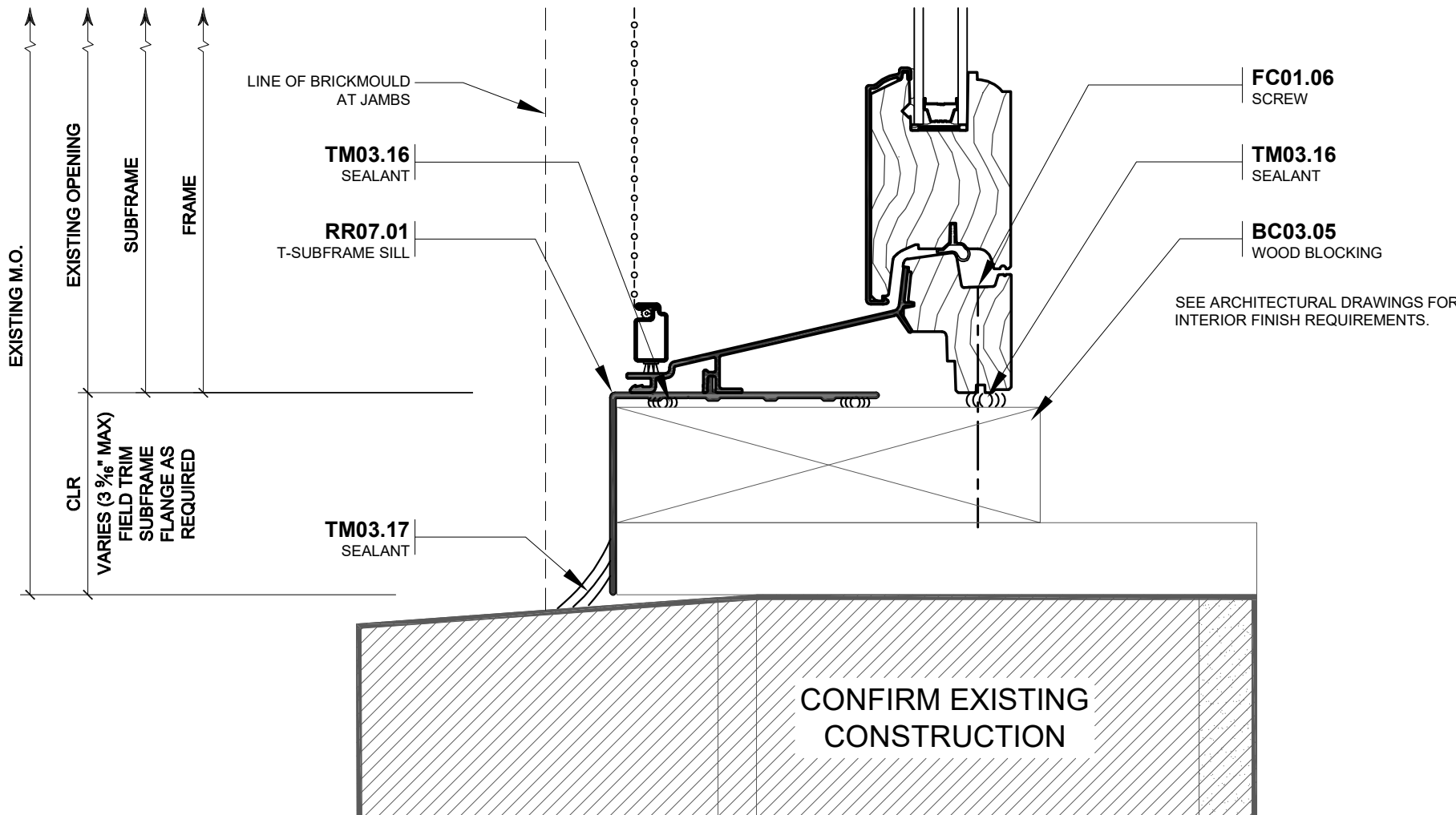
DESIGN PRESSURE PER CODE: ASCE 7-10																
Mean Roof Height (ft):		94		Building Length (ft):		106										
Building Classification/Risk Category:		II		Building Width (ft):		80										
Ultimate Design Wind Speed (MPH):		115		Edge Strip "a" (ft):		8										
Allowable Design Wind Speed (MPH):		89														
Exposure Category:		B														
Topographical Factor (K _z):		1														
Project Elevation (ft):		0														
Ground Elevation Factor (K _g):		1.00														
Components and Cladding Design Pressures (PSF)																
	Ultimate								Allowable (ASD)							
	Zone 4				Zone 5				Zone 4				Zone 5			
	Pos		Neg		Pos		Neg		Pos		Neg		Pos		Neg	
	10		+30.1 -30.1		+30.1 -55.4		+18.1 -18.1		+18.1 -33.2		+18.1 -33.2		+18.1 -33.2			
	20		+30.1 -30.1		+30.1 -55.4		+18.1 -18.1		+18.1 -33.2		+18.1 -33.2		+18.1 -33.2			
	50		+27.8 -28.6		+27.8 -49.0		+16.7 -17.2		+16.7 -29.4		+16.7 -29.4		+16.7 -29.4			
	100		+26.0 -27.4		+26.0 -44.1		+15.6 -16.4		+15.6 -26.5		+15.6 -26.5		+15.6 -26.5			
	200		+24.2 -26.2		+24.2 -39.3		+14.5 -15.7		+14.5 -23.6		+14.5 -23.6		+14.5 -23.6			
	The proposed windows and doors comply with the design pressures shown unless noted otherwise. Allowable Stress Design (ASD) pressures were obtained by multiplying the Ultimate design pressures (Ult.) by 0.6 per IBC section 1609. ASD pressures align with WDMA/AAMA standards and the NAFS performance rating system. Please confirm these design pressures with the structural engineer or building official.															
	FAILURE TO CONFIRM THESE DESIGN PRESSURES BY A LOCAL STRUCTURAL ENGINEER OR BUILDING OFFICIAL MAY RESULT IN INADEQUATE MULLION DESIGN OR SELECTION OF PRODUCTS.															



1 HEAD
REF. ARCH. DWG.: -



2 JAMB
REF. ARCH. DWG.: -



3 SILL
REF. ARCH. DWG.: -

DETAIL KEYNOTES

AC : ATTACHMENT COMPONENTS

AC08.02 VINYL RECEPTOR GASKET. INSTALL INTO ACCESSORY GROOVE AS NOTED PRIOR TO INSTALLING UNIT. NOTCH BARB TO CONTINUE BULB GASKET OVER MULLION ENDS.

BC : BUILDING COMPONENTS (BY OTHERS)

BC03.05 CONTINUOUS WOOD BLOCKING. SEAL AND ANCHOR SECURELY TO WALL CONSTRUCTION.

CT : TRIM ACCESSORIES

CT08.01 ALUMINUM BRICKMOULD AND ATTACHMENT CLIP. FIELD CUT TO LENGTH AND MITER CORNERS AS REQUIRED. LOCATE CLIP AND ANCHOR SECURELY TO BLOCKING. SNAP BRICKMOULD ONTO CLIP.

FC : FASTENING COMPONENTS

FC01.06 ANCHOR UNIT TO OPENING WITHIN 4" OF ENDS AND 16" ON CENTER (MAXIMUM) WITH #8 X 3" WOOD SCREWS OR SIMILAR SUBSTRATE COMPATIBLE ANCHOR.

RR : RENOVATION AND REPLACEMENT ACCESSORIES

RR05.01 ALUMINUM T-SUBFRAME SYSTEM. HEAD. REFER TO PELLA SUBFRAME INSTALLATION INSTRUCTIONS FOR ASSEMBLY AND INSTALLATION REQUIREMENTS

RR06.01 ALUMINUM T-SUBFRAME SYSTEM JAMB. REFER TO PELLA SUBFRAME INSTALLATION INSTRUCTIONS FOR ASSEMBLY AND INSTALLATION REQUIREMENTS

RR07.01 ALUMINUM T-SUBFRAME SYSTEM SILL. REFER TO PELLA SUBFRAME INSTALLATION INSTRUCTIONS FOR ASSEMBLY AND INSTALLATION REQUIREMENTS

RR08.01 SUBFRAME CLIP. SEE TYPICAL DETAIL CC1. ANCHOR TO OPENING WITH TREATED WOOD OR EXISTING WOOD WINDOW. #8 X 1-1/2" STAINLESS STEEL PAN HEAD SCREW. CONCRETE, BLOCK/BRICK. 3/16" X 1-3/4" STAINLESS STEEL HEX WASHER HEAD MASONRY SCREW. STEEL STUD. #8 X 1-1/2" STAINLESS STEEL SELF-DRILLING PAN HEAD SCREW.

RR08.02 CAUTION! SHIM CLIP AS REQUIRED. TO MAINTAIN 5/8" DIM. BETWEEN SUBFRAME AND OPENING.

RR10.01 WINDOW CLIP. SEE TYPICAL DETAIL CC1. USE #8 X 5/8" STAINLESS STEEL SCREW. AVOID INTERFERENCE WITH SUBFRAME CLIP.

TM : THERMAL AND MOISTURE PROTECTION

TM03.16 CONTINUOUS SEALANT. ENSURE FIELD APPLIED PERIMETER SEALANT CONNECTS WITH SEALANT ENDS.

TM03.17 CONTINUOUS SEALANT. PROVIDE WEEPS AS REQUIRED.

TM03.18 CONTINUOUS SEALANT.

TM04.01 APPLY CONTINUOUS 1" BEAD OF LOW EXPANSION, POLYURETHANE, INSULATING FOAM SEALANT MEETING THE REQUIREMENTS OF AAMA812 - DO NOT USE HIGH PRESSURE OR LATEX FOAMS TO CREATE FULL INTERIOR SEAL.

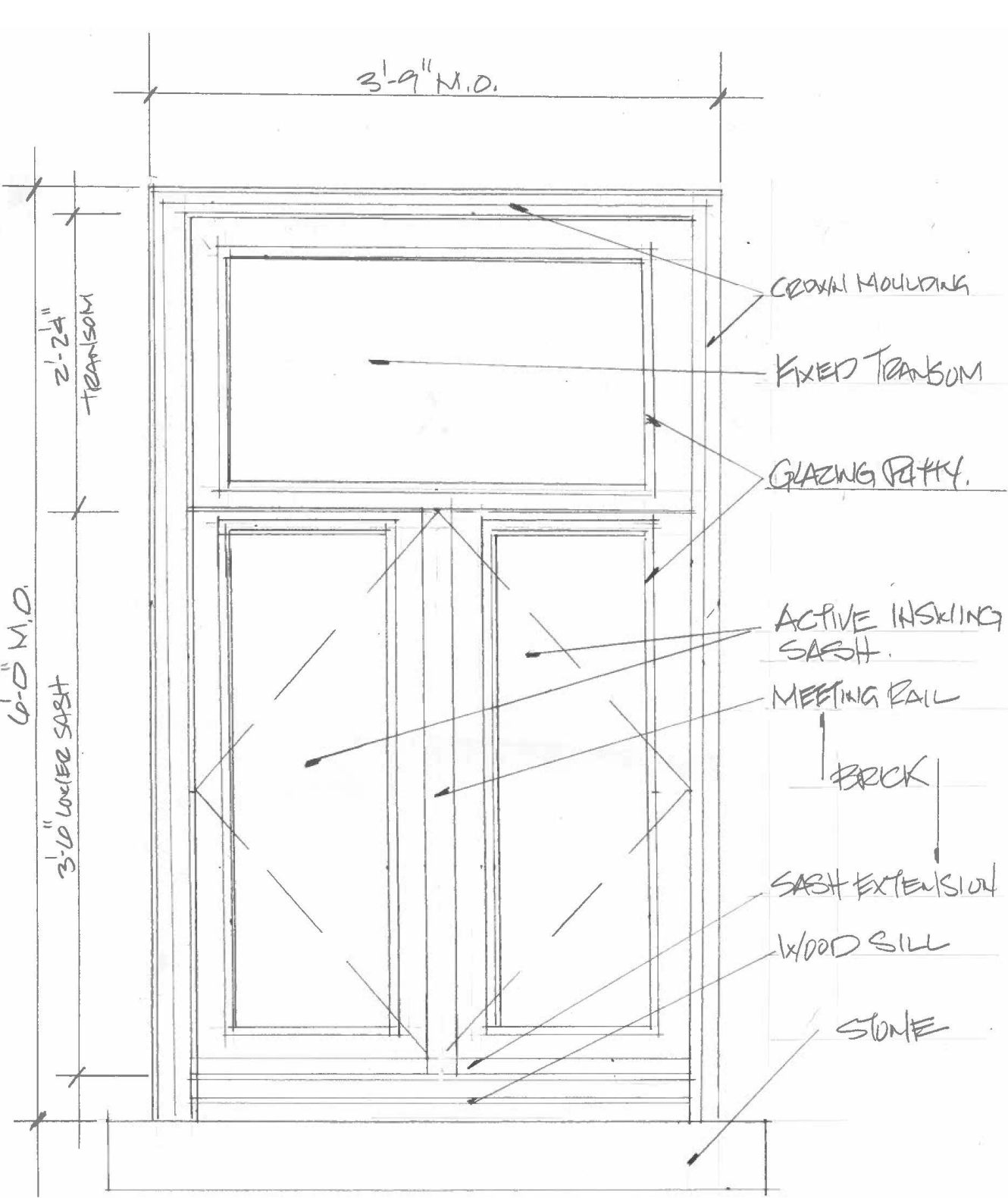
REV.	DATE	REV.	DATE	REV.	DATE	REV.	DATE
1	-	2	-	3	-	4	-
5	-	6	-	7	-	8	-
9	-	10	-	11	-	12	-
13	-	14	-	15	-	16	-
17	-	18	-	19	-	20	-
21	-	22	-	23	-	24	-
25	-	26	-	27	-	28	-
29	-	30	-	31	-	32	-
33	-	34	-	35	-	36	-
37	-	38	-	39	-	40	-
41	-	42	-	43	-	44	-
45	-	46	-	47	-	48	-
49	-	50	-	51	-	52	-
53	-	54	-	55	-	56	-
57	-	58	-	59	-	60	-
61	-	62	-	63	-	64	-
65	-	66	-	67	-	68	-
69	-	70	-	71	-	72	-
73	-	74	-	75	-	76	-
77	-	78	-	79	-	80	-
81	-	82	-	83	-	84	-
85	-	86	-	87	-	88	-
89	-	90	-	91	-	92	-
93	-	94	-	95	-	96	-
97	-	98	-	99	-	100	-

Section 6 Window Details

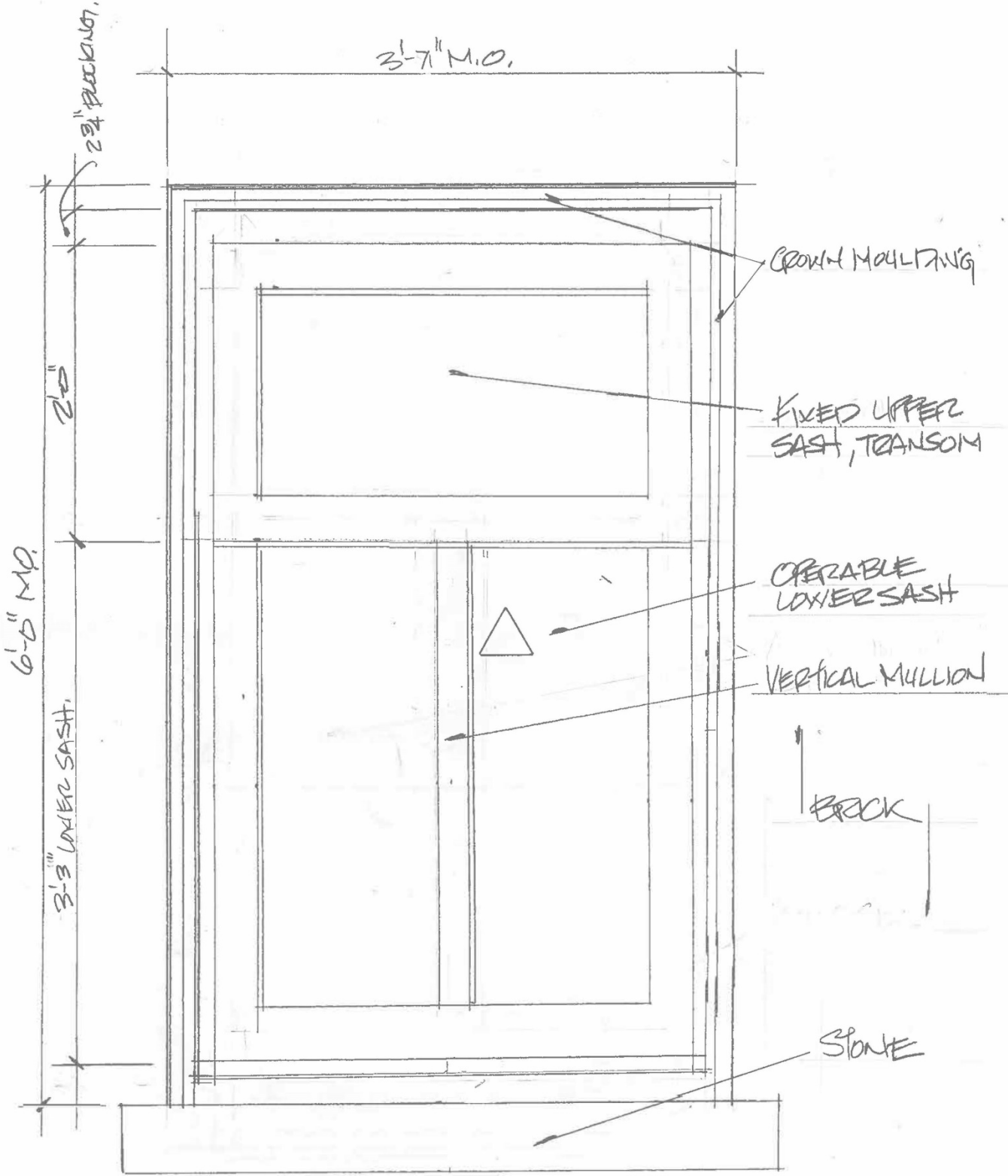
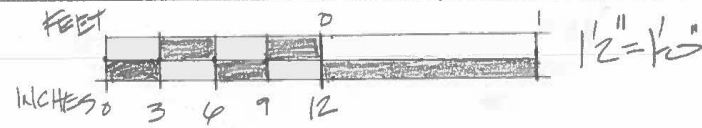
Attached are drawings of original window and new window

1. Original and New Window Elevation Comparison
2. Original and New Window Section Comparison
3. Original and New Brick Crown Moulding Comparison
4. Pella Window Shop Drawing of Cottage Style Single Hung Window

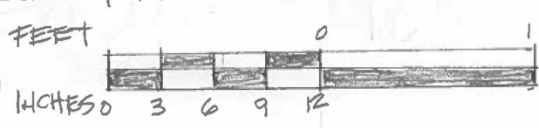
ORIGINAL AND NEW WINDOW ELEVATION COMPARISON



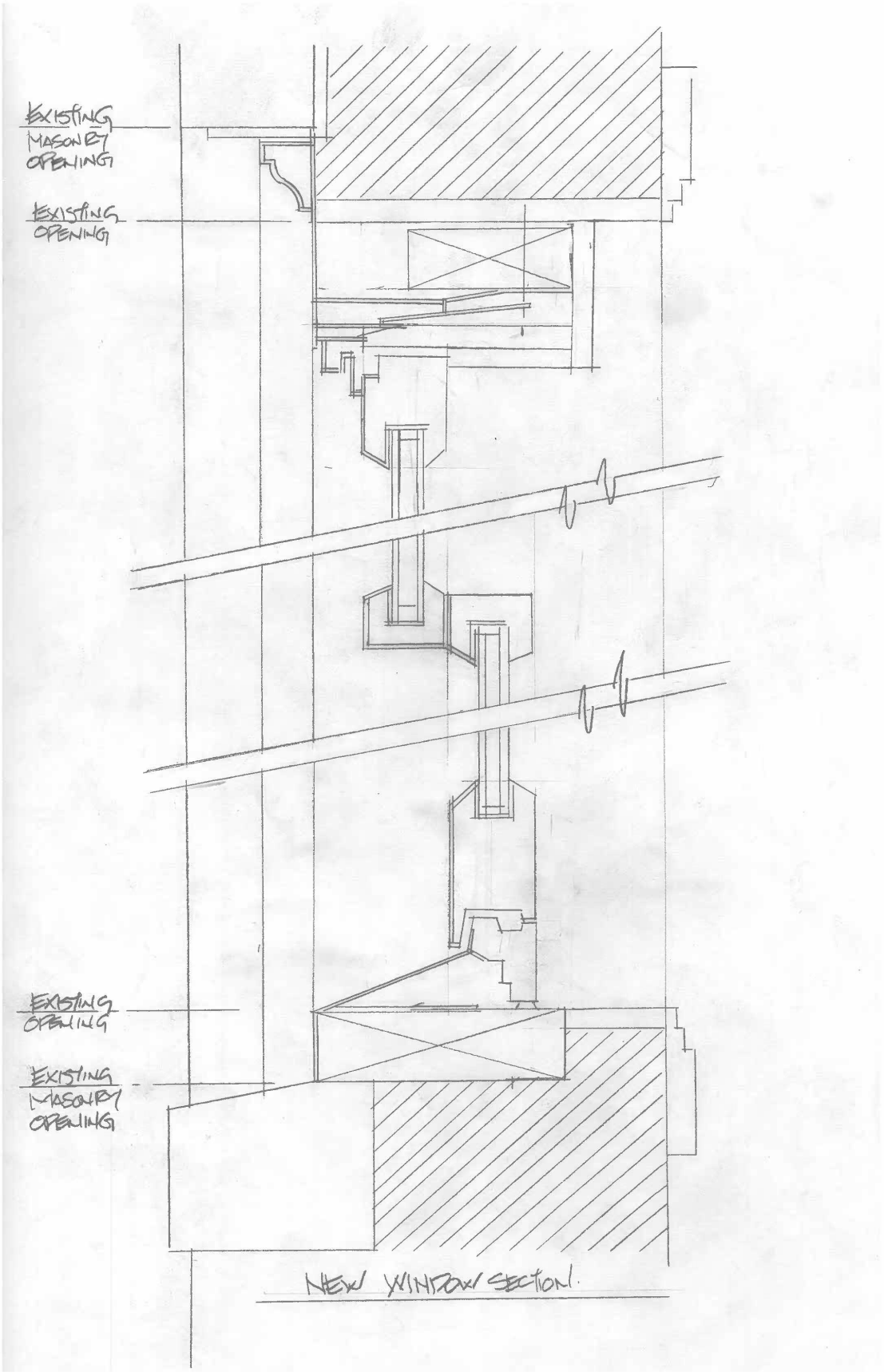
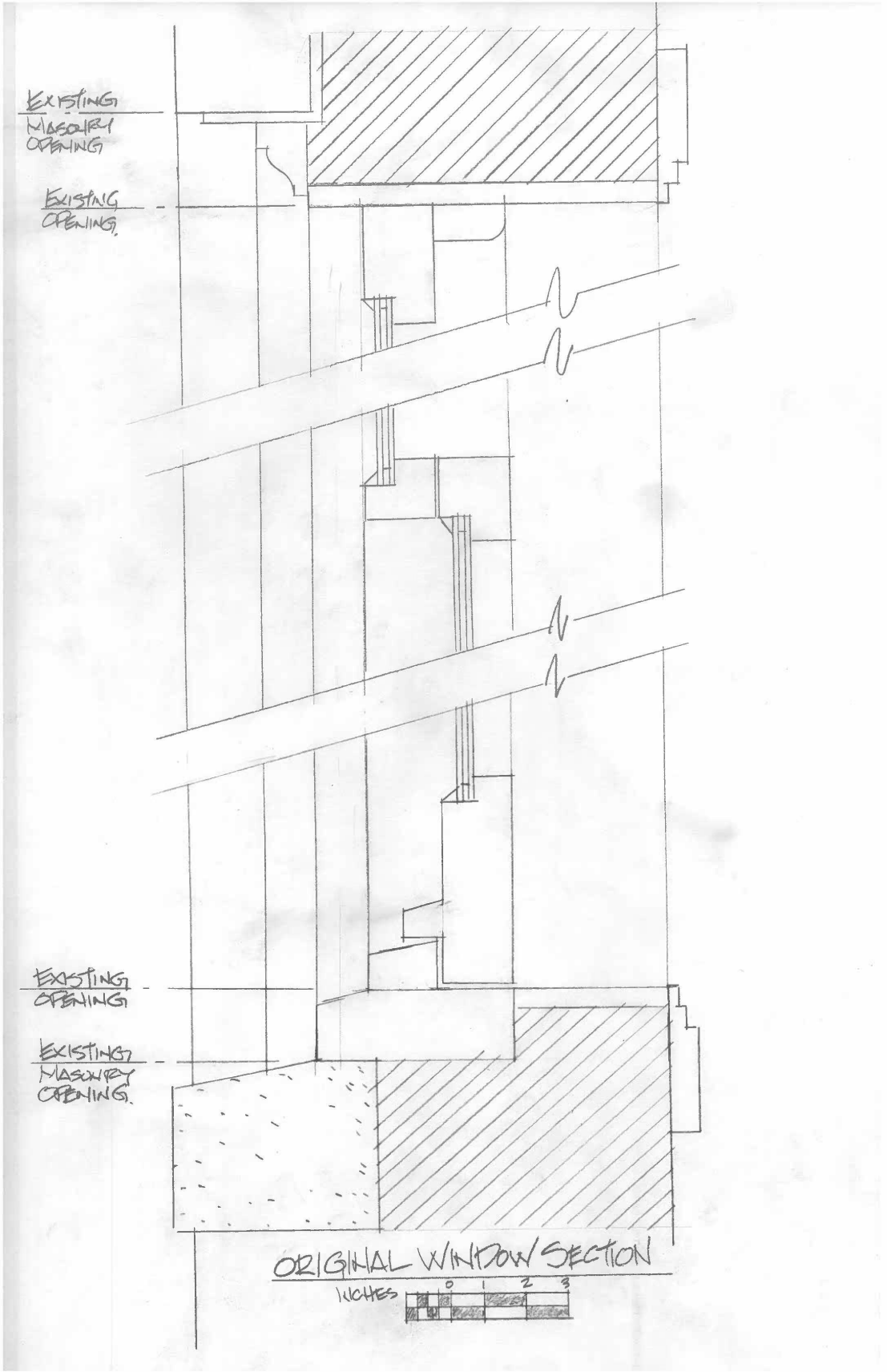
ORIGINAL EXTERIOR WINDOW ELEVATION



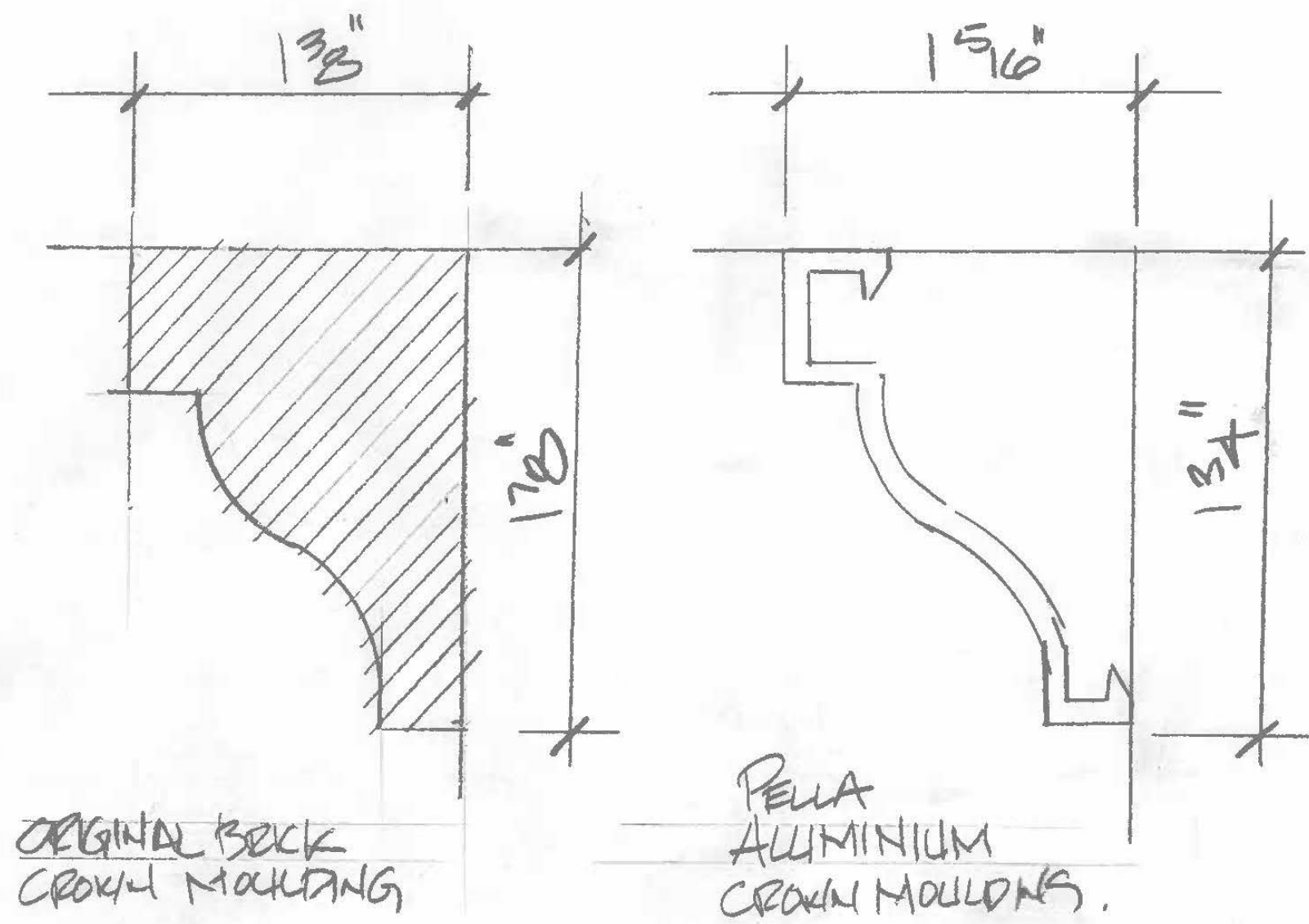
NEW EXTERIOR WINDOW ELEVATION



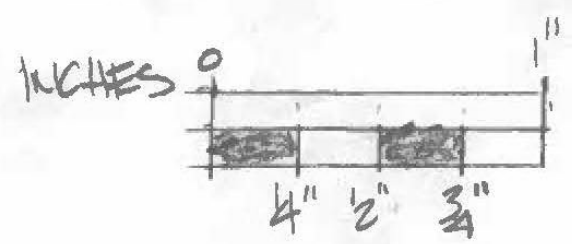
ORIGINAL AND NEW WINDOW SECTION COMPARISON



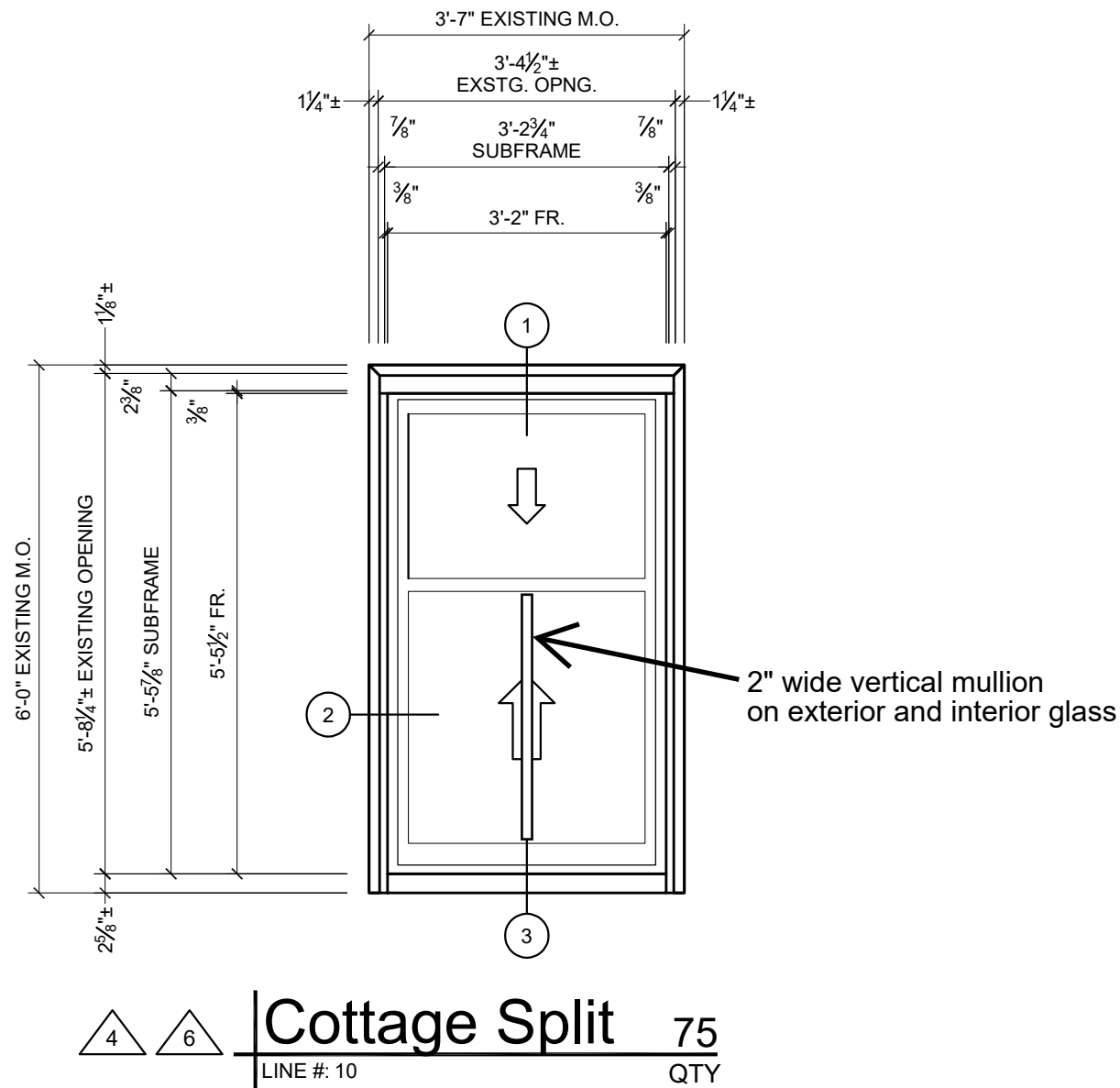
ORGINIAL AND NEW BRICK CROWN MOULDING COMPARISON



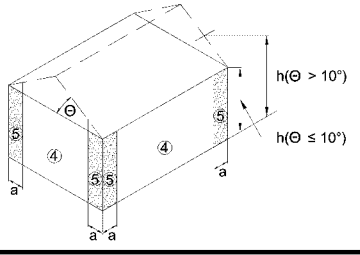
BRICK CROWN MOULDING PROFILES

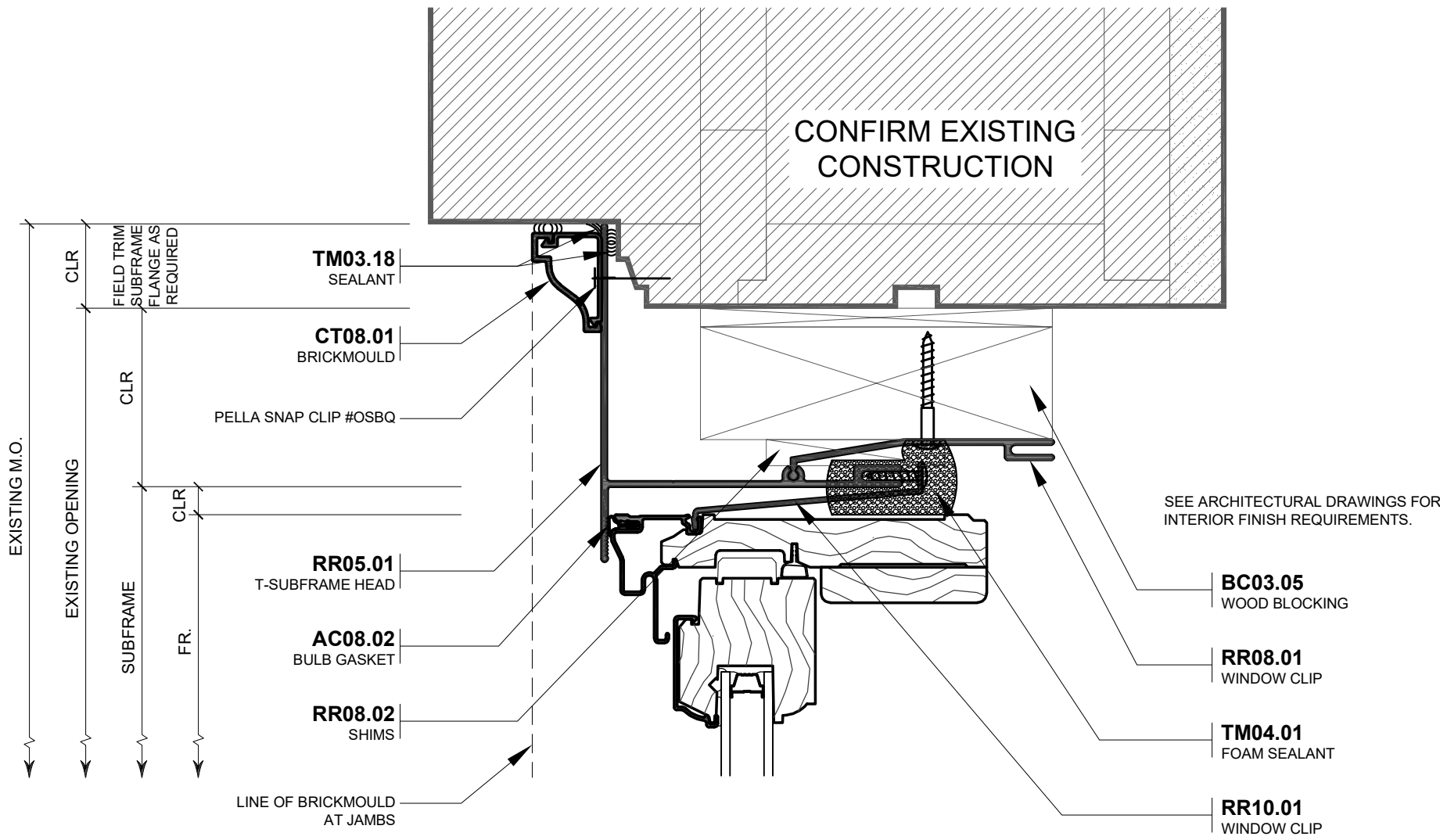


PRELIMINARY DRAWING FOR
IODENT BUILDING
RENOVATION
DETROIT, MICHIGAN

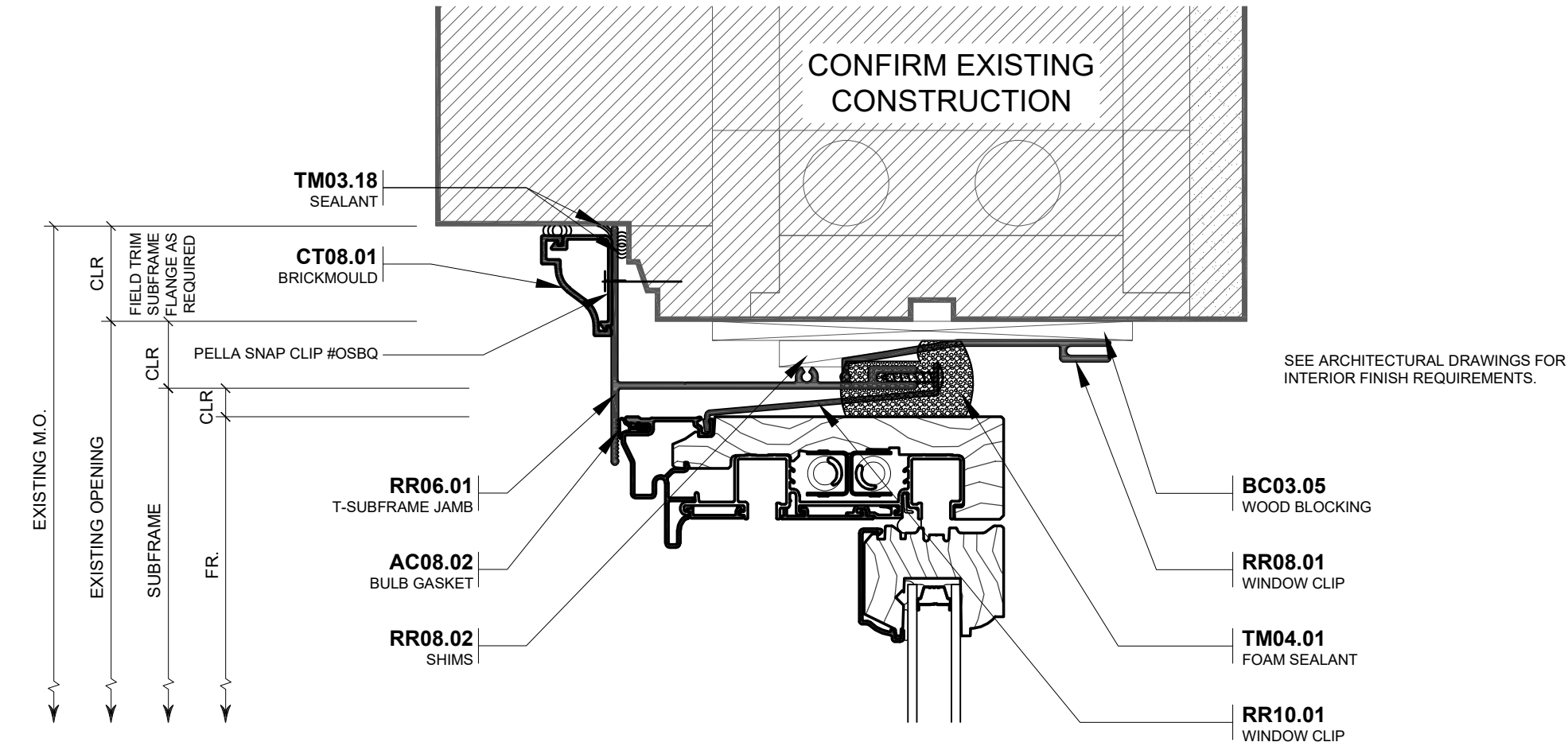


PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

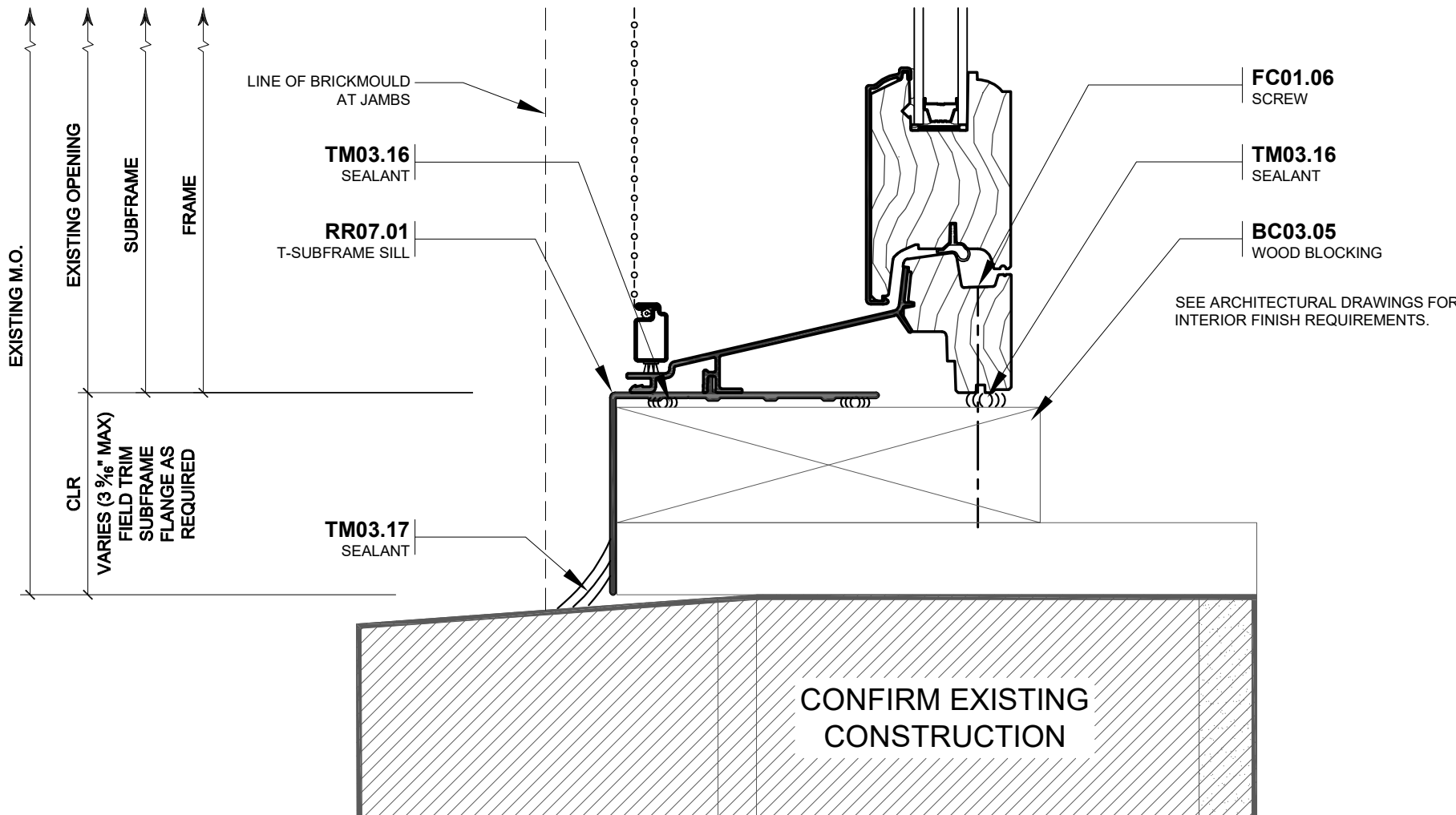
Components & Cladding Design Pressures									
DESIGN PRESSURE PER CODE: ASCE 7-10									
Mean Roof Height (ft):		94		Building Length (ft):		106			
Building Classification/Risk Category:		II		Building Width (ft):		80			
Ultimate Design Wind Speed (MPH):		115		Edge Strip "a" (ft):		8			
Allowable Design Wind Speed (MPH):		89							
Exposure Category:		B							
Topographical Factor (K _z):		1							
Project Elevation (ft):		0							
Ground Elevation Factor (K _g):		1.00							
	Components and Cladding Design Pressures (PSF)								
	Ultimate				Allowable (ASD)				
	Zone 4		Zone 5		Zone 4		Zone 5		
	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	
	10	+30.1	-30.1	+30.1	-55.4	+18.1	-18.1	+18.1	-33.2
	20	+30.1	-30.1	+30.1	-55.4	+18.1	-18.1	+18.1	-33.2
	50	+27.8	-28.6	+27.8	-49.0	+16.7	-17.2	+16.7	-29.4
	100	+26.0	-27.4	+26.0	-44.1	+15.6	-16.4	+15.6	-26.5
	200	+24.2	-26.2	+24.2	-39.3	+14.5	-15.7	+14.5	-23.6
	The proposed windows and doors comply with the design pressures shown unless noted otherwise. Allowable Stress Design (ASD) pressures were obtained by multiplying the Ultimate design pressures (Ult.) by 0.6 per IBC section 1609. ASD pressures align with WDMA/AAMA standards and the NAFS performance rating system. Please confirm these design pressures with the structural engineer or building official.								
FAILURE TO CONFIRM THESE DESIGN PRESSURES BY A LOCAL STRUCTURAL ENGINEER OR BUILDING OFFICIAL MAY RESULT IN INADEQUATE MULLION DESIGN OR SELECTION OF PRODUCTS.									



1 HEAD
REF. ARCH. DWG.: -



2 JAMB
REF. ARCH. DWG.: -



3 SILL
REF. ARCH. DWG.: -

DETAIL KEYNOTES

AC : ATTACHMENT COMPONENTS

AC08.02 VINYL RECEPTOR GASKET. INSTALL INTO ACCESSORY GROOVE AS NOTED PRIOR TO INSTALLING UNIT. NOTCH BARB TO CONTINUE BULB GASKET OVER MULLION ENDS.

BC : BUILDING COMPONENTS (BY OTHERS)

BC03.05 CONTINUOUS WOOD BLOCKING. SEAL AND ANCHOR SECURELY TO WALL CONSTRUCTION.

CT : TRIM ACCESSORIES

CT08.01 ALUMINUM BRICKMOULD AND ATTACHMENT CLIP. FIELD CUT TO LENGTH AND MITER CORNERS AS REQUIRED. LOCATE CLIP AND ANCHOR SECURELY TO BLOCKING. SNAP BRICKMOULD ONTO CLIP.

FC : FASTENING COMPONENTS

FC01.06 ANCHOR UNIT TO OPENING WITHIN 4" OF ENDS AND 16" ON CENTER (MAXIMUM) WITH #8 X 3" WOOD SCREWS OR SIMILAR SUBSTRATE COMPATIBLE ANCHOR.

RR : RENOVATION AND REPLACEMENT ACCESSORIES

RR05.01 ALUMINUM T-SUBFRAME SYSTEM. HEAD. REFER TO PELLA SUBFRAME INSTALLATION INSTRUCTIONS FOR ASSEMBLY AND INSTALLATION REQUIREMENTS

RR06.01 ALUMINUM T-SUBFRAME SYSTEM JAMB. REFER TO PELLA SUBFRAME INSTALLATION INSTRUCTIONS FOR ASSEMBLY AND INSTALLATION REQUIREMENTS

RR07.01 ALUMINUM T-SUBFRAME SYSTEM SILL. REFER TO PELLA SUBFRAME INSTALLATION INSTRUCTIONS FOR ASSEMBLY AND INSTALLATION REQUIREMENTS

RR08.01 SUBFRAME CLIP. SEE TYPICAL DETAIL CC1. ANCHOR TO OPENING WITH TREATED WOOD OR EXISTING WOOD WINDOW. #8 X 1-1/2" STAINLESS STEEL PAN HEAD SCREW.

RR08.02 CONCRETE, BLOCK/BRICK. 3/16" X 1-3/4" STAINLESS STEEL HEX WASHER HEAD MASONRY SCREW. STEEL STUD. #8 X 1-1/2" STAINLESS STEEL SELF-DRILLING PAN HEAD SCREW.

RR10.01 WINDOW CLIP. SEE TYPICAL DETAIL CC1. USE #8 X 5/8" STAINLESS STEEL SCREW. AVOID INTERFERENCE WITH SUBFRAME CLIP.

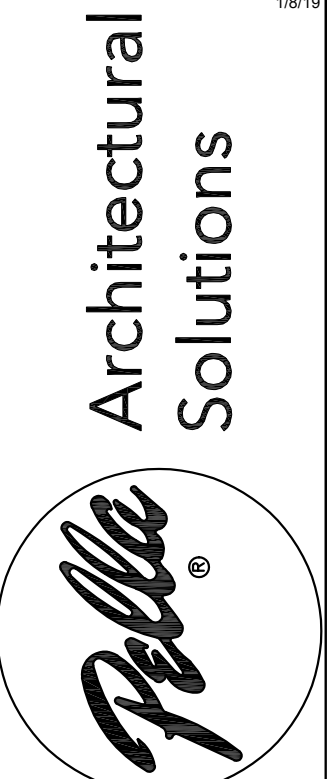
TM : THERMAL AND MOISTURE PROTECTION

TM03.16 CONTINUOUS SEALANT. ENSURE FIELD APPLIED PERIMETER SEALANT CONNECTS WITH SEALANT ENDS.

TM03.17 CONTINUOUS SEALANT. PROVIDE WEEPS AS REQUIRED.

TM03.18 CONTINUOUS SEALANT.

TM04.01 APPLY CONTINUOUS 1" BEAD OF LOW EXPANSION, POLYURETHANE, INSULATING FOAM SEALANT MEETING THE REQUIREMENTS OF AAMA812 - DO NOT USE HIGH PRESSURE OR LATEX FOAMS TO CREATE FULL INTERIOR SEAL.



REV.	DATE	REV.	DATE	REV.	DATE	REV.	DATE
1	-	2	-	3	-	4	-
1	-	2	-	3	-	4	-
1	-	2	-	3	-	4	-
1	-	2	-	3	-	4	-
1	-	2	-	3	-	4	-
1	-	2	-	3	-	4	-
1	-	2	-	3	-	4	-

PRELIMINARY DRAWING FOR
IODENT BUILDING RENOVATION
LOCATION: DETROIT, MICHIGAN
ARCHITECT: STEVEN C. FLUM, INC.

ORIGINAL: 3-17-2025
DRAWN BY: BMB
CHECKED BY: RCH
Project No.:
223688.06
SHEET:
01 OF 01