

BRUSH PARK SOUTH

DESIGN PROPOSAL - HDC

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MATERIAL CUT SHEETS



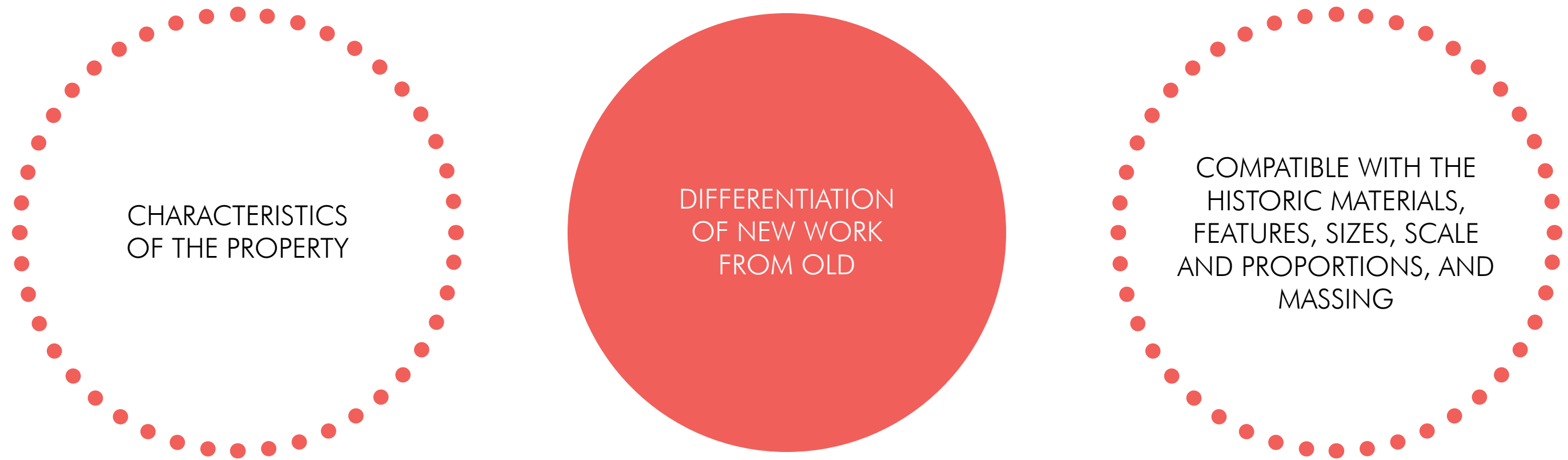
BRUSH PARK SOUTH

WORKING IN HISTORIC NEIGHBORHOODS

HAMILTON ANDERSON STRIVES TO..

- carefully analyze the physical attributes of the site, its neighborhood, and its community
- appreciate the ordinary, extraordinary, authentic, and curious conditions that shape a place
- offer fresh, modern interpretations of Detroit and its rich history
- enrich rather than diminish the context
- be responsible, authentic, and innovative
- produce contemporary designs that enhance the existing spirit of a place
- conflate the best of the past and invigorate a place that looks forward
- create work representative of our time and place with innovative approaches to program, materials and technology
- follow the Secretary of the Interior's Standards for treatment of historic properties





// You cannot simply put something new into a place. You have to absorb what you see around you, what exists on the land, and then use that knowledge along with contemporary thinking to interpret what you see. //

Tadao Ando

HISTORIC (50+ YEARS)

TURN OF THE 21ST C.

TODAY

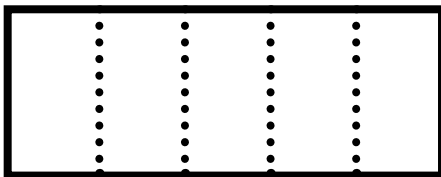


HISTORIC FORM + TYPE:

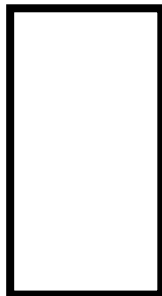
CARRIAGE HOME



SF MANSION



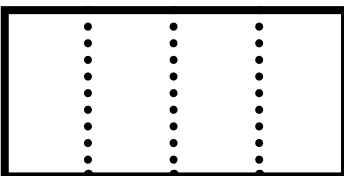
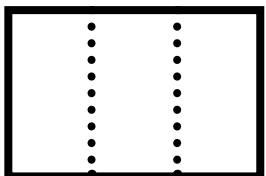
TOWNHOMES / ROWHOMES



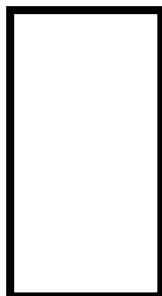
APARTMENTS

CONTEMPORARY FORM + TYPE:





CARRIAGE HOMES



TOWNHOMES



APARTMENTS

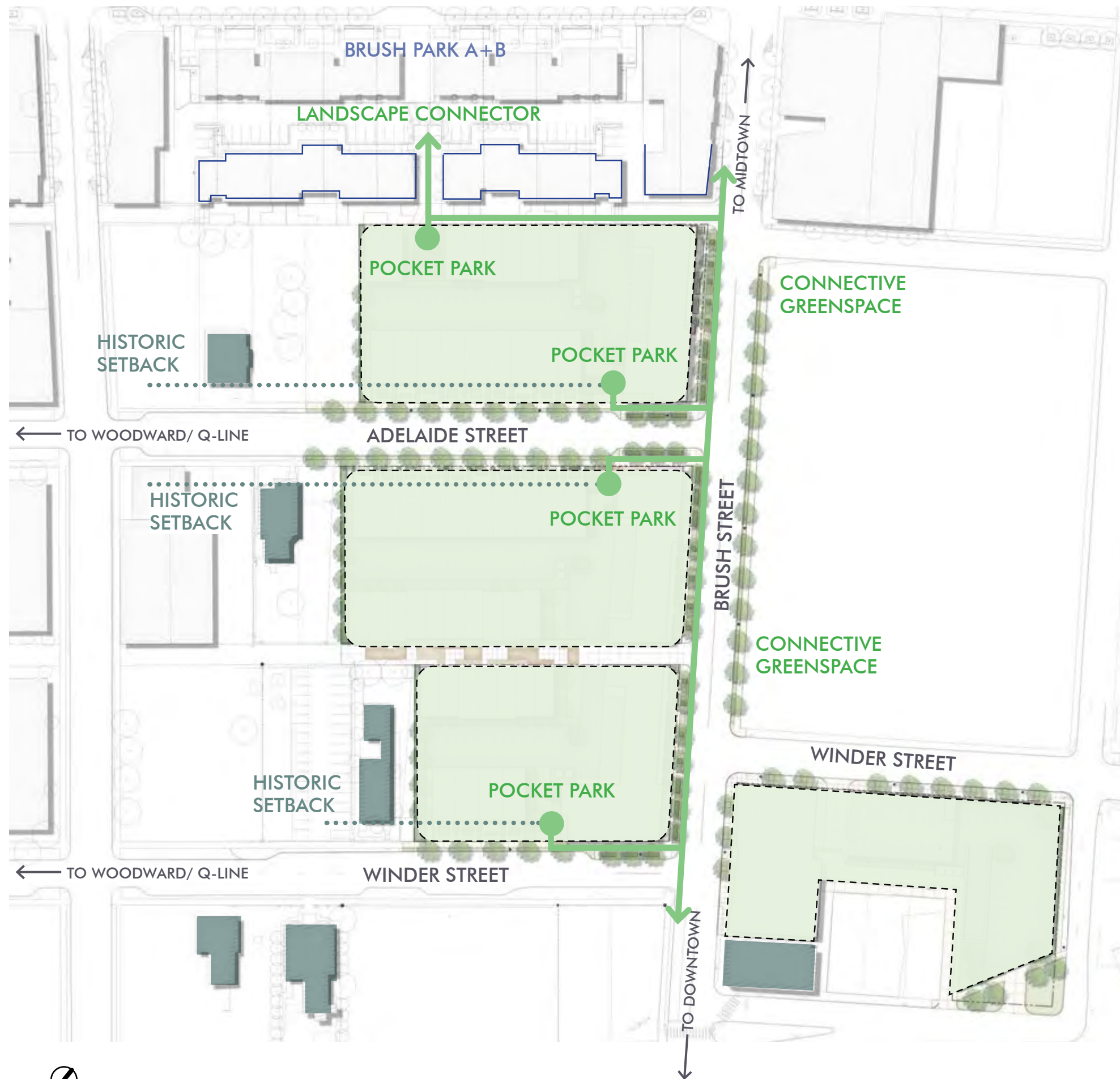
-  SINGLE FAMILY
-  CARRIAGE HOMES
-  APARTMENTS
-  TOWNHOMES

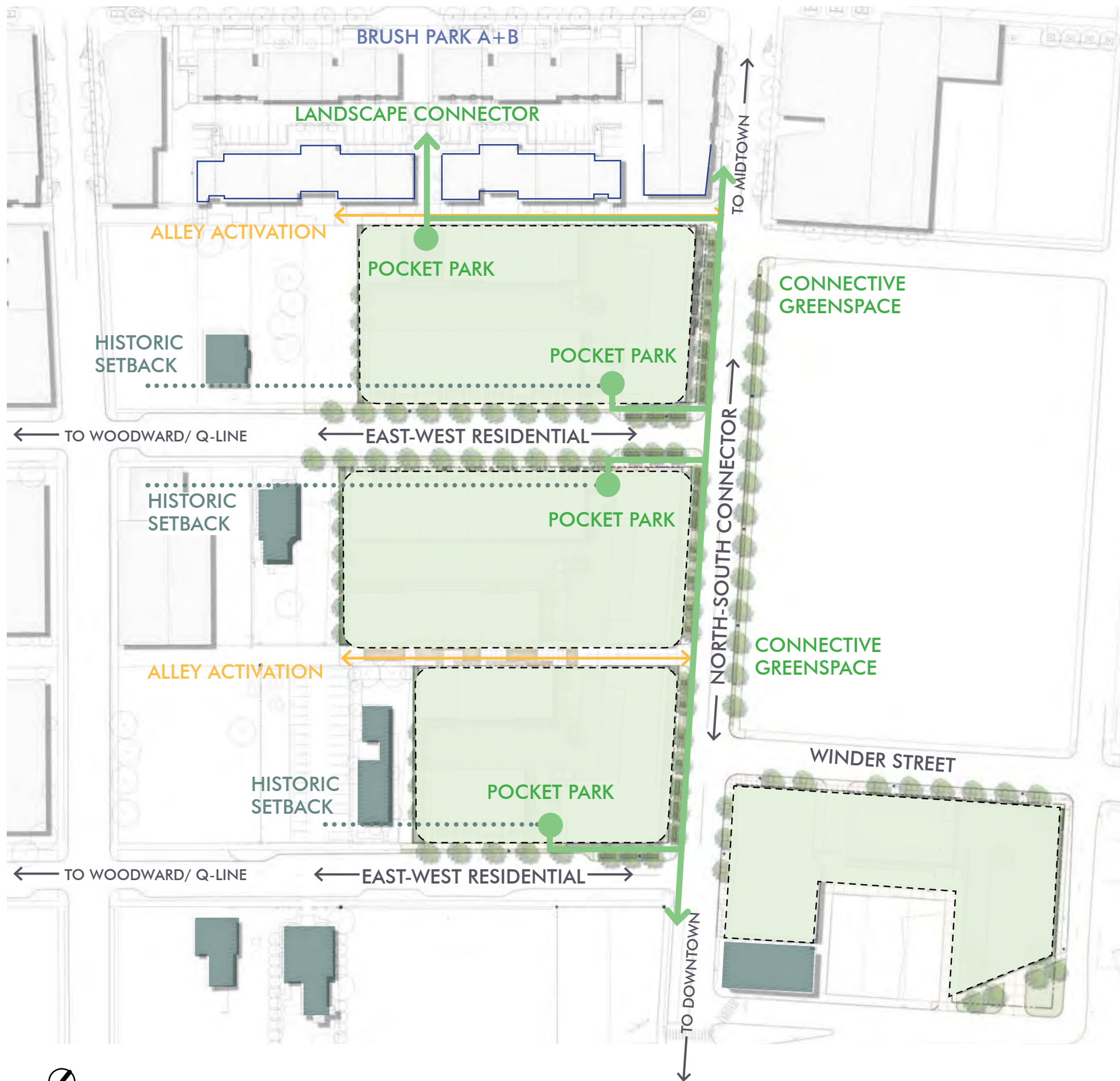


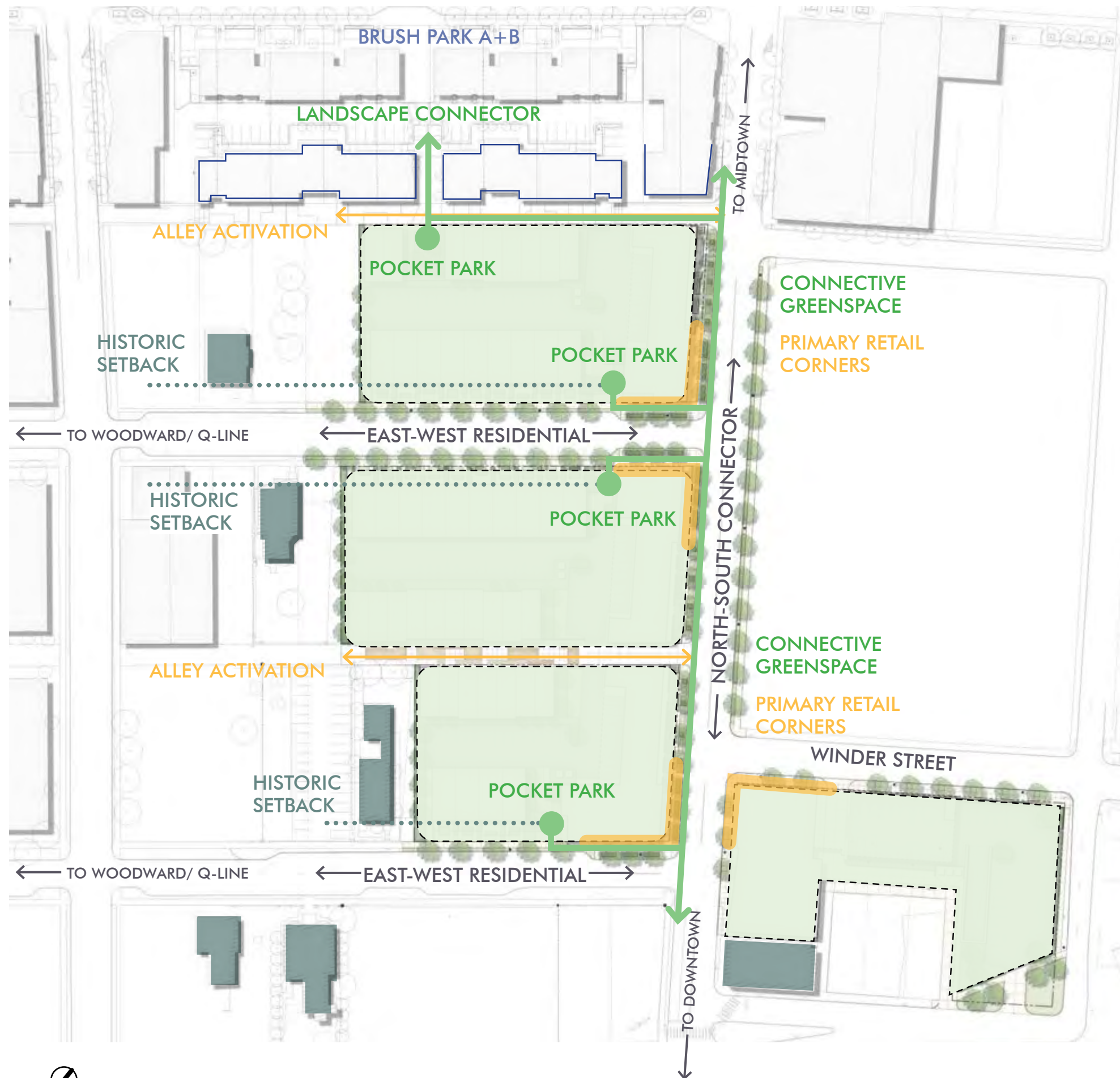


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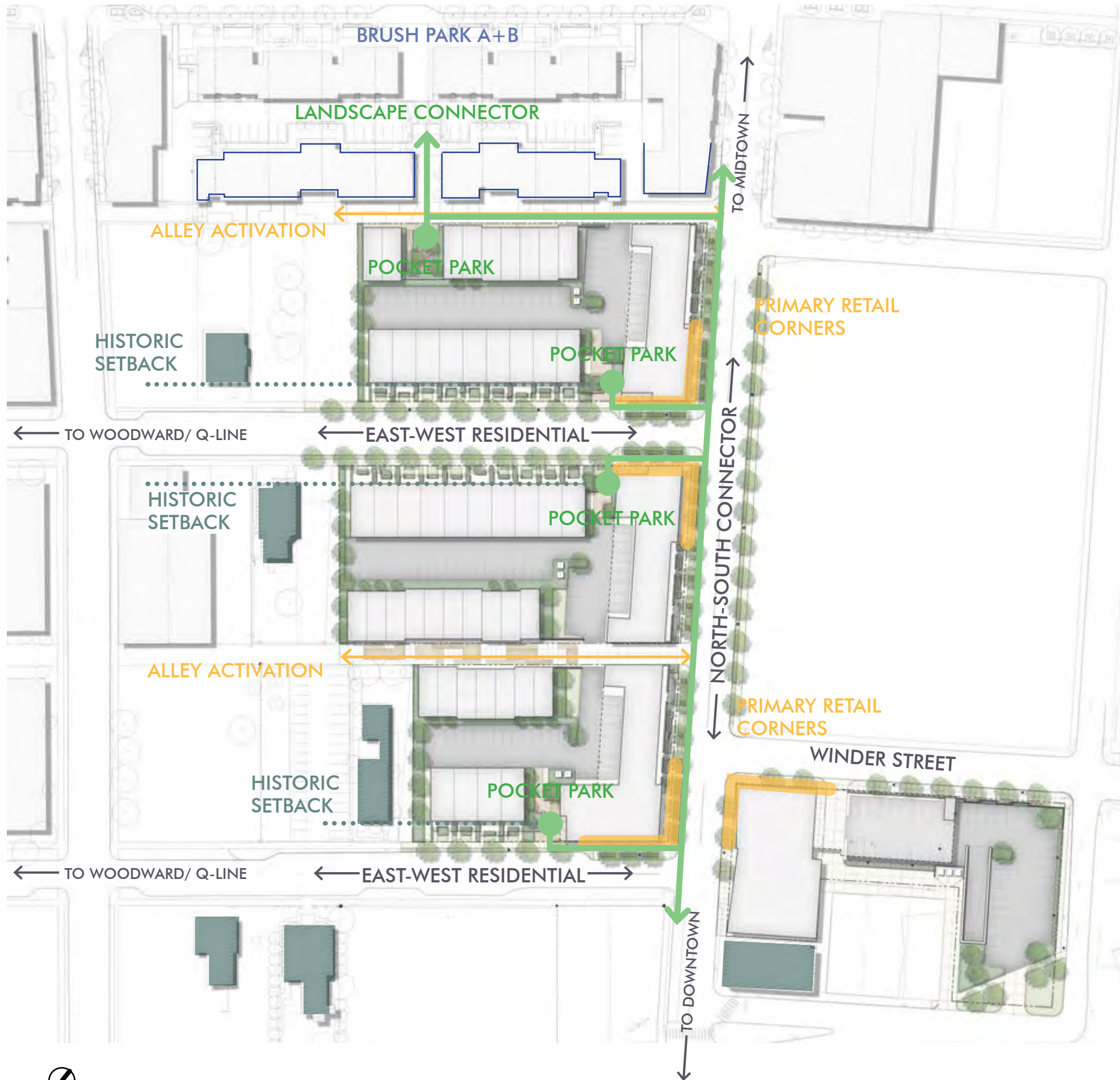








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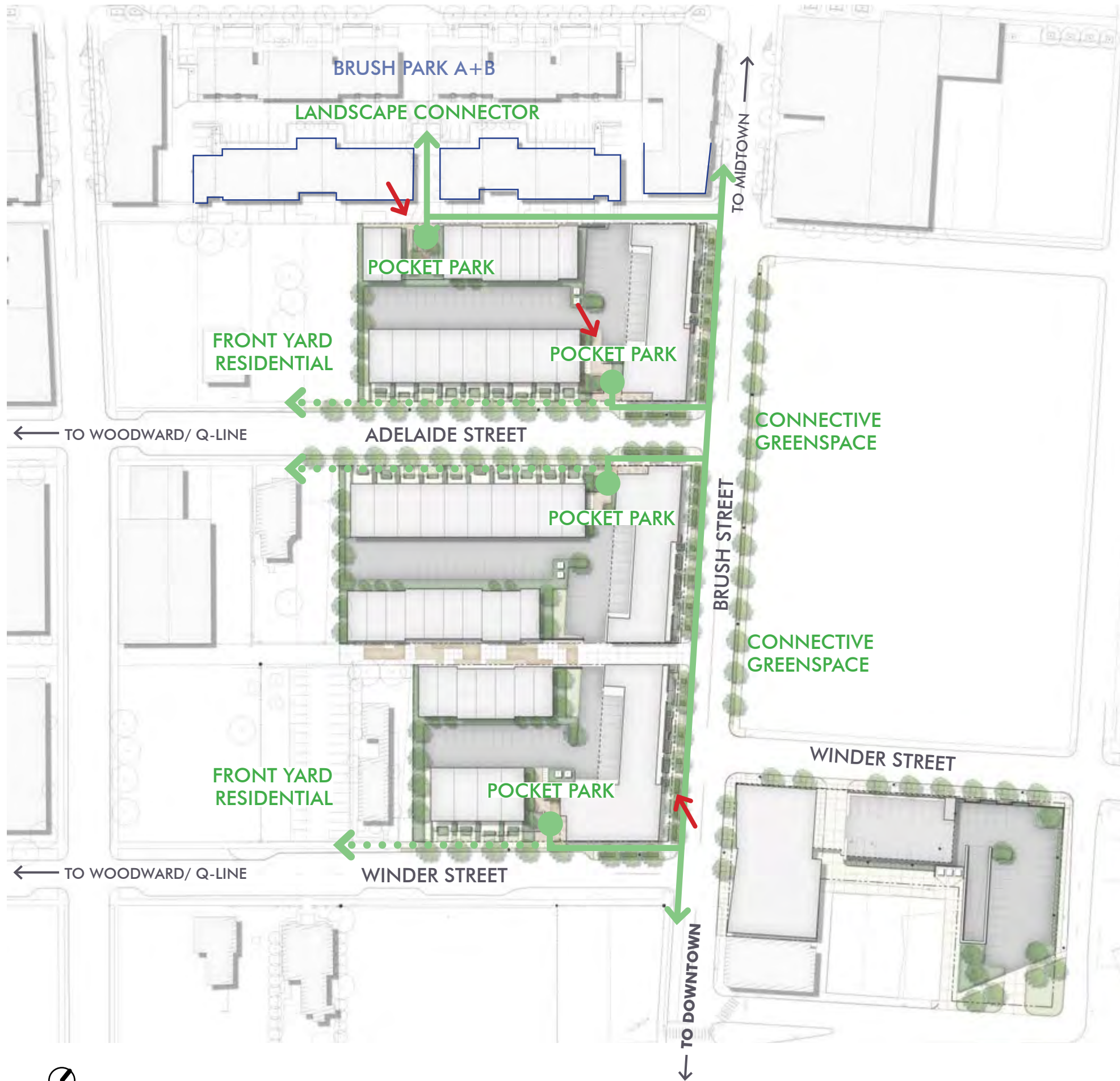
WEST OF BRUSH DEVELOPMENT

BUILDING	# UNITS	PARKING PROVIDED
BUILDING A-1	39 UNITS	36 SPACES
BUILDING A-2	39 UNITS	35 SPACES
BUILDING A-3	47 UNITS	20 SPACES
TOWN HOMES [SELF PARKED]	46 UNITS	46 SPACES
CARRIAGE HOMES [SELF PARKED]	26 UNITS	26 SPACES
TOTAL	197 UNITS	163 SPACES

[-34 REMAINING CARS TO PARK AT EAST OF BRUSH]

EAST OF BRUSH DEVELOPMENT

MIXED USE APARTMENT	90 UNITS
PARKING SPACES [BELOW GRADE]	78 SPACES
PARKING SPACES [ABOVE GRADE]	50 SPACES
TOTAL	128 SPACES
PARKING SURPLUS [TO BE USED FOR EAST OF BRUSH RESIDENTS]	38 SPACES



PERSPECTIVE VIEWS ↗



**NORTH ALLEY
POCKET PARK**



302

304

**BRUSH LIVE /WORK
STREETScape**



ADELAIDE RETAIL
POCKET PARK

PLANT PALETTE HISTORIC

STREET TREES



White Swamp Oak
Quercus bicolor



American Elm
Ulmus americana

ORNAMENTAL TREES



Ivory Silk Lilac
Syringa reticulata
'Ivory Silk'



Kousa Dogwood
Cornus kousa
'Florida'



White Pine
Pinus strobus

SHRUBS



Oakleaf Hydrangea
Hydrangea quercifolia



Everlow Yew
Taxus media
'Everlow'



Dwarf English Boxwood
Buxus sempervirens
'Suffruticosa'



Red Prince Weigela
Weigela florida 'Red Prince'

PERENNIALS / GROUNDCOVERS



Lily of the Valley
Convallaria majalis



Shasta Daisy
Leucanthemum x
superbum 'Becky'



English Ivy
Hedera Helix



Border Phlox
Phlox paniculata
'Laura'

PLANT PALETTE CONTEMPORARY

STREET TREES



Kentucky Coffee Tree
Gymnocladus dioica



Blackgum
Nyssa sylvatica



Red Maple
Acer rubrum

ORNAMENTAL TREES



Dawyck Green Beech
Fagus sylvatica 'Dawyck Green'



Eastern Redbud
Cercis canadensis 'Forest Pansy'



White Fir
Abies concolor

SHRUBS



Gold Mound Spirea
Spirea japonica 'Goldmound'



Purple Leaf Sandcherry
Prunus x cistena



Hicksii Yew
Taxus media 'Hicksii'



Shrubby Cinquefoil
Potentilla fruticosa 'Red Ace'

PERENNIALS / GROUNDCOVERS



Allium
Allium giganteum



Black Eyed Susan
Rudbeckia fulgida



Russian Sage
Perovskia atriplicifolia



Stonecrop
Sedum Spectabile 'Brilliant'



KEY HISTORICAL ELEMENTS OF DESIGN



HEIGHT

Height varies in the district from (1) to eleven (11) stories. In the area between Woodward and Brush, the original development was almost exclusively two and one-half (2 1/2) story houses. Late changes included the construction of apartment buildings among the houses, the majority of which are three (3) stories in height. The tallest building, the former Detroit Hotel, is located on Woodward Avenue in the commercial strip. All other buildings more than four (4) stories in height are located between Woodward and John R., and generally on or immediately adjacent to buildings on those streets. East of Brush, the original development ranged from one (1) to two and one-half (2 1/2) stories. Later redevelopment includes apartment buildings not more than four (4) stories tall, most often located on Brush. In the case of the nineteenth century houses located between Woodward and Brush, the two and one half (2 1/2) story height implies more height in feet than usual, since ceiling heights in these houses are unusually high.



PROPORTION OF BUILDING'S FRONT FACADE

Buildings in the district are usually taller than wide; horizontal proportions exist only in incompatible later buildings, except for **row house buildings**.



PROPORTION OF OPENINGS WITHIN THE FACADE

Areas of void generally constitute between fifteen (15) percent and thirty-five (35) percent of the total facade area excluding roof. Proportions of the **openings themselves are generally taller than wide; in some cases, vertically proportioned units are combined to fill an opening wider than tall.**



RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADE

Victorian structures in the district often **display great freedom in the placement of openings in the facades**, although older examples are generally more regular in such placement than later examples. In later apartments, openings tend to be very regular.



RELATIONSHIP OF MATERIALS

By far the **most prevalent material in the district is common brick; other forms of brick**. stone and wood trim are common; wood is used as a structural material only east of Brush. Some later buildings have stucco wall surfaces. Originally, roofs were wood or slate with an occasional example of tile; asphalt replacement roofs are common



RELATIONSHIP OF TEXTURES

The most common **relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces** of stone or wood trim. Slate, wood or tile roofs contribute particular textural values where they exist, especially in the case of slates or shingles or other than rectangular shape.



RELATIONSHIP OF COLORS

Brick red predominates, both in the form of natural color brick and in the form of painted brick. **Other natural brick and stone colors are also present. These relate to painted woodwork in various colors**, and there is an occasional example of stained woodwork. Roofs of other than asphalt are in natural colors; older slate roofs are often laid in patterns with various colors of slate. **Original color schemes** for any given building may be determined by professional analysis of the paint layers on the building, and when so determined are always appropriate for that building.



RELATIONSHIP OF ROOF SHAPES

Examples of many roof shapes, including pitched gable roofs, hip roofs, mansard roofs, and gambrel roofs are present. **Different types are sometimes combined in a single structure and tower roofs, cupolas, lanterns, belvederes, monitors, conical roofs are used on various Victorian houses.** Flat roof areas in the center of hip or mansard roofs are frequent. **Later apartment and commercial buildings generally have flat roofs not visible from the ground.** Generally tall roofs add height to houses of the Victorian period.



WALLS OF CONTINUITY

Between Woodward and Brush, the houses originally **honored common setbacks which provided for front lawns.** Some of the later apartments have not been set back to the same line as the houses amongst which they were built, thus disturbing the original line of continuity. On Woodward, the **commercial development is typically at the sidewalk, creating a wall of continuity;** this is not entirely continuous due to parking lots and some buildings set well back. On John R. and Brush, and east of Brush, buildings are typically placed at or near the sidewalk with little or no front yard. Where buildings are continuous, a wall of continuity is created.



RELATIONSHIP OF LANDSCAPE FEATURES AND SURFACE TREATMENTS

The major landscape feature of the district is vacant land, which creates a feeling that buildings are missing in the district. Some houses have more than the standard fifty (50) foot lot, and have wide side yards. **Individual houses have front lawns often subdivided by walks leading to the entrance;** lawns are exceedingly shallow or non-existent in the area between Beaubien and Brush. **Side drives are rare, access to garages or coach houses being from the alleys.**



RELATIONSHIP OF OPEN SPACE TO STRUCTURES

There is a large quantity of open space in the area, due to demolition of buildings. The character of this open space is haphazard as it relates to buildings, and indicates the unplanned nature of demolitions due to decline. **The feeling created is that buildings are missing and should be present.** On Watson and Edmund between John R. and Brush, the streets have been removed and replaced with landscaped malls. The traditional relationship of houses to street has thus become a relationship between houses and landscaped strip open space.



SCALE OF FACADES AND FACADE ELEMENTS

In the large houses between John R. and Brush, **the scale tends to be large, and the facade elements scaled and disposed to emphasize the large size of the houses.** Towers, setbacks, porches and the like divide facades into large elements. On Woodward, the scale ranges from very large, and emphasized by many small window openings, as in the former Detroit Hotel, and very large, made up of large architectural elements, such as the churches, down to quite small, with large windows emphasizing the small size, as in some commercial fronts. East of Brush, the scale is smaller and the detail less elaborate, creating a more intimate setting with the buildings closer to the street. **Later apartments are large in scale with simple but large elements near the ground and repetitive window openings above,** frequently capped by a substantial cornice.



RHYTHM OF BUILDING SETBACKS

Buildings on the **north-south streets generally have little or no setback, while older houses on the east-west streets between Woodward and Brush have some setback,** which varies from street to street, though generally consistent in any one block. Later apartments and commercial structures in the area often ignore the previously established setback. **Between Brush and Beaubien, setback is generally very limited, only a few feet, if any lawn space being provided between sidewalk and building.**



DEGREE OF COMPLEXITY WITH THE FACADES

The older houses in the district are generally characterized by a high degree of **complexity within the facades,** with bay windows, towers, porches, windows and door hoods, elaborate cornices and other devices used to decorate the buildings. Newer houses in the northern end of the district and older houses in the southern end tend to be somewhat simpler than high Victorian structures between them; later apartment and commercial buildings tend to more **classical decorative elements of a simpler kind.**



GENERAL ENVIRONMENTAL CHARACTER

The environmental character is of an **old urban neighborhood which has undergone, and is undergoing, considerable change.** The original development, reflected in the Victorian period houses, has been altered by the provision of more intensive residential development in the early twentieth century, the change in character of Woodward from residential to commercial at about the same time, and a long period of decline.

As an architect you design for the **PRESENT**, with an awareness of the **PAST**, for a **FUTURE** which is essentially unknown.

Norman Foster

The **rhythm of solids and voids** at Town homes is compatible with the district's historic character.



Relationship of roof shapes including form and height variation at Carriage Homes is compatible historic homes in the district.



Building **height variation** and material changes respond to neighboring buildings.



Building Setbacks at Town homes on East-West streets are consistent with adjacent historic homes.



Landscape Features include Pocket Parks with apartment entrance, cafe and shared green space.



Scale of facades - large in scale with repetitive openings - reinforces the primary North-South retail street and connection to downtown.



The proposed development is uniquely positioned to anchor the Brush Park neighborhood at a critical entry point, strengthen **Brush Street as a major Detroit neighborhood connector**, reinforce the fabric of a residential street (Adelaide), and help **re-envision underutilized alleys as intimate shared residential zones**. The project is sensitive to its historic neighbors, builds on aspects of the development to the north in scale and ethos of contemporary architecture, yet **proposes its own unique voice** that is the result of its particular temporal and geographic position.



Complexity within the facades with color, recesses, and tower-like volumes is compatible with older homes in the district.



A pocket park **landscape feature** at alley completes the Mews from the North development. Green path continues along Brush and Winder.



Brush Street is activated by a series of public spaces, pedestrian amenities, and **landscape features**.



Brush Street **building setbacks** are consistent with North-South streets, with variation for pedestrian amenities and **landscape features**.



Landscape features and architectural elements screen garage and surface parking.



NORTH ALLEY

ADELAIDE STREET

SOUTH ALLEY

WINDER STREET

JOHN R STREET

BRUSH STREET

BEAUBIEN STREET

EAST OF BRUSH

WINDER STREET

I-75 SERVICE DRIVE

East of Brush recognizes its geographical significance in relationship to the rest of the development, as well as to the neighborhood.

On the prominent corner of Brush and Winder, East of Brush serves as an anchor to the neighborhood. It

architecturally activates both the pedestrian and vehicular procession between the central business district and the Brush Park residential district. Ground floor retail is proposed along Brush in further support of this notion. Proposed setbacks are historically typical for buildings between Brush and Beaubien as are the overall scale and proportions. Additional considerations such as texture, color, materiality and openings are also consistent with former layers of Brush Park architecture.



RELATIONSHIP OF SIGNIFICANT LANDSCAPE FEATURES AND SURFACE TREATMENTS The building has minimal setbacks of 0' to 5.5' as is historically typical for the area between Brush and Beaubien. On Winder the ground level is set back between 1.5' to 4.5' to allow for parking lot screening from Winder Street and Beaubien Street rights of way. The screen will incorporate architectural materials from proposed building as well as plantings and integral seating at strategic locations. Concrete walks and street trees continue the language of the historic district.



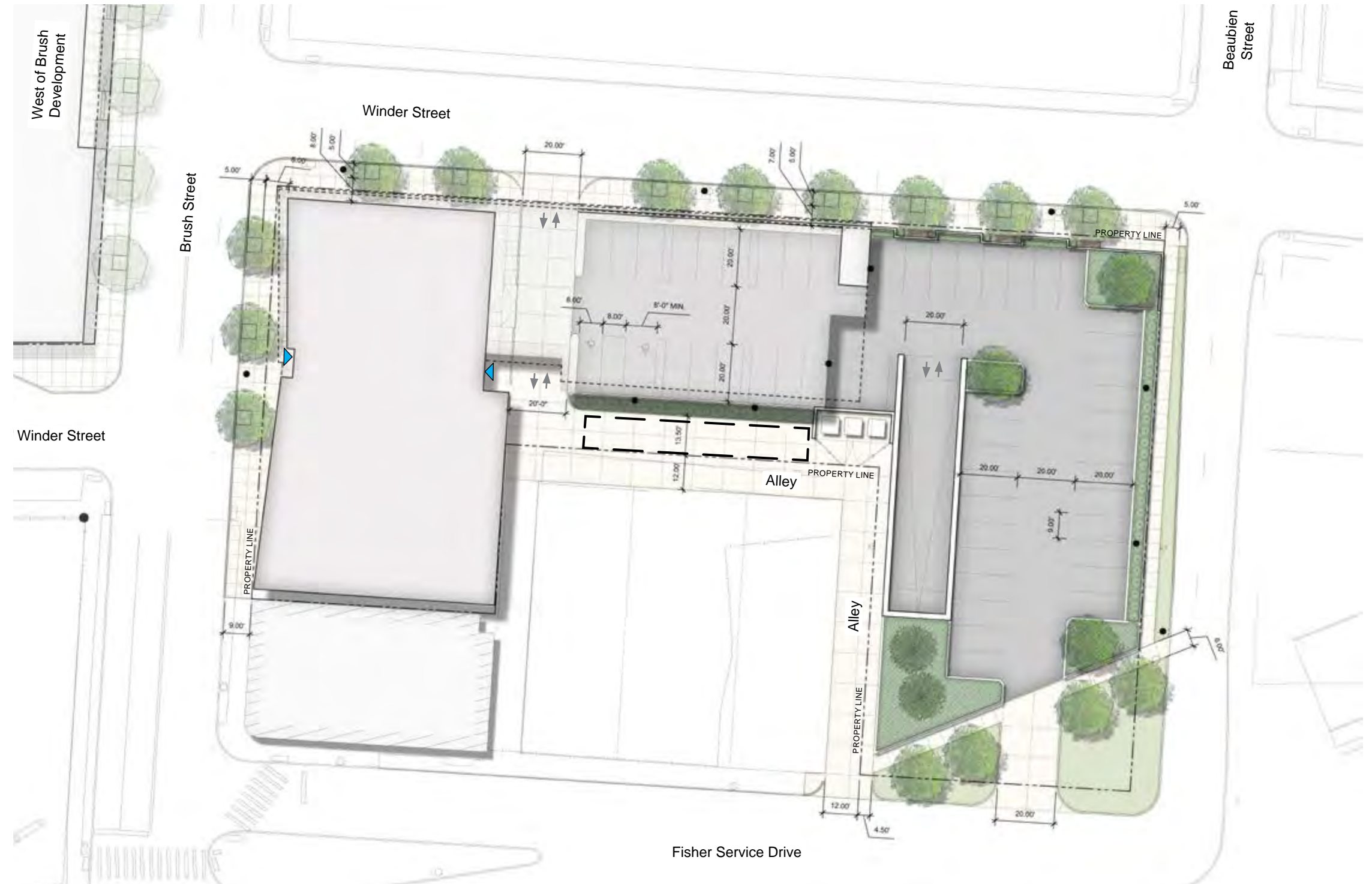
WALLS OF CONTINUITY As a mixed use apartment building at a prominent corner of the development, the building has minimal setbacks and forms a wall of continuity along Brush and Winder Streets.



East of Brush is currently zoned PD-H. A PD amendment application will be submitted to allow for the proposed strategy.



N.T.S.



RELATIONSHIP OF OPEN SPACE TO STRUCTURES The building completes a significant and long empty corner that marks a gateway to Brush Park and neighborhoods beyond, with solidly massed facades along Brush and Winder Streets



PROPORTION OF BUILDING'S FRONT FACADE

While overall building proportions are horizontal to maintain the walls of continuity, window groupings and other architectural elements emphasize strong vertical elements.



SCALE OF FACADES AND FACADE ELEMENTS

This is a large scale facade similar to the district's later historic apartments with simple details, a defined base, and repetitive windows above.



RELATIONSHIP OF TEXTURES The primary brick skin along Brush street is contrasted with the use of smooth ribbed metal panels on Winder Street, compatible with the contrast often found in the district.

ARCHITECTURAL SCREEN WALL
(OFF STREET PARKING AREA)



RELATIONSHIP OF MATERIALS The combination of brick and ribbed metal skin work together to anchor the prominent corner while each facade defines its own street environment.



DEGREE OF COMPLEXITY WITH THE FACADES The building reinforces the precedent established by previous commercial and multi family structures with less complexity and simpler details.

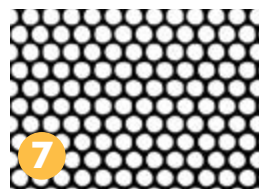
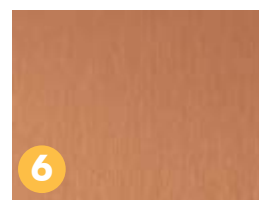
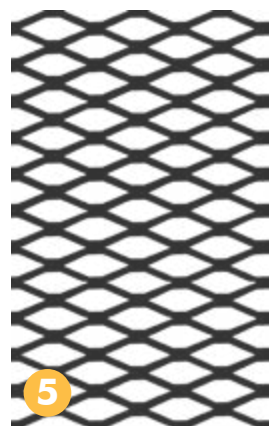
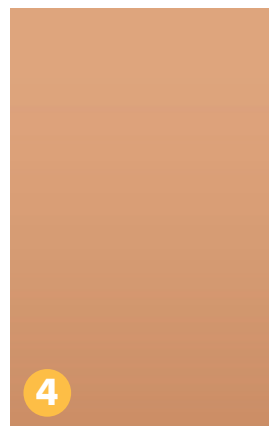
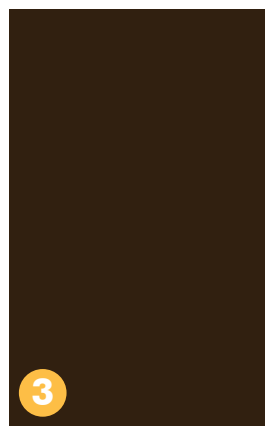
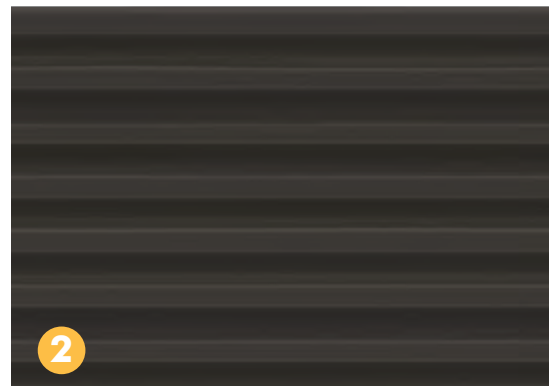
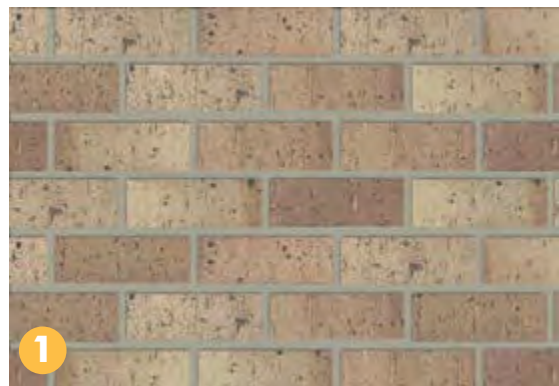


RHYTHM OF BUILDING SETBACKS E.O.B has minimal setbacks as is historically typical for the area between Brush and Beaubien.

E.O.B - WINDER STREET ELEVATION
HAMILTON ANDERSON ASSOCIATES | JULY 25, 2016



- 1 Modular Brick - Driftwood Grey
- 2 Metal Wall Panel with ribbed appearance - Classic Bronze
- 3 Primary Windows and doors - Metal Clad - Desert dust
- 4 Accent Windows & Balconies - Metal Clad - Classic Copper Metallic
- 5 Primary Balconies - Classic Bronze & Metal Mesh
- 6 Screenwall Seating - treated metal finish - Copper Color
- 7 Metal Mesh Screenwall with treated finish



RELATIONSHIP OF COLORS



The proposed warm light brick with subtle variation is compatible with several structures of similar hue in the district, including the neighboring building to the south. The bronze metal skin relates to ironspots of the brick. Copper toned window cladding, frames and other details are also in keeping with the natural, warm building hue.







TYPICAL WINDOW

Residential aluminum clad wood window, operable and fixed as noted. Double glazed with lowE glass. Basis of design - Windsor Windows.



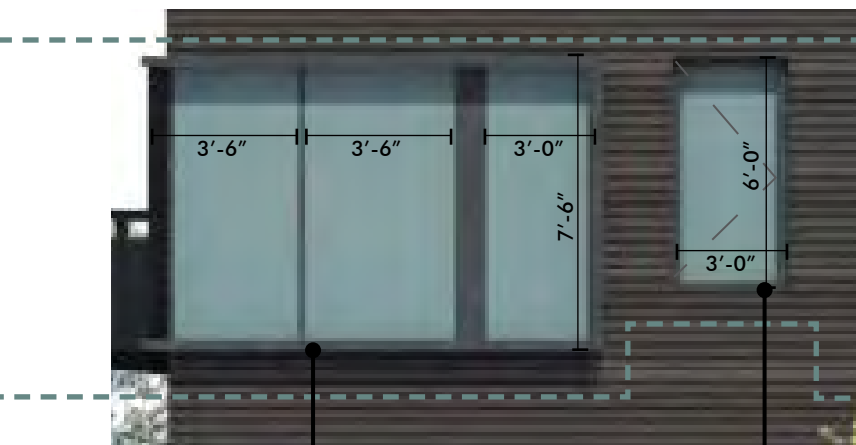
PROPORTION OF OPENINGS WITHIN THE FACADE

Proportions are generally taller than wide, unless vertically proportioned units are combined to fill an opening wider than tall

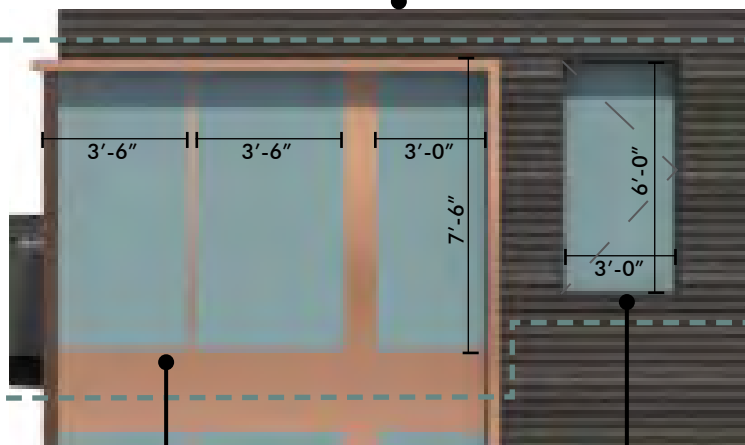


RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADE

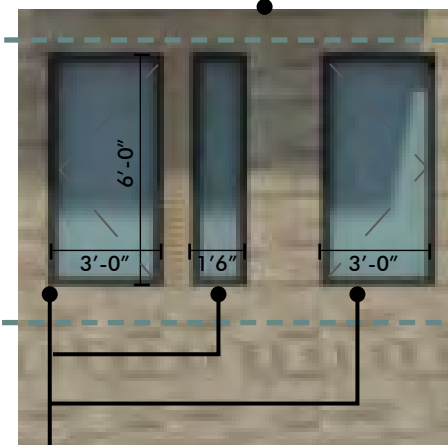
Openings are generally regular in placement, with a playful overlay of several collections of grouped window voids adding interest to the facade



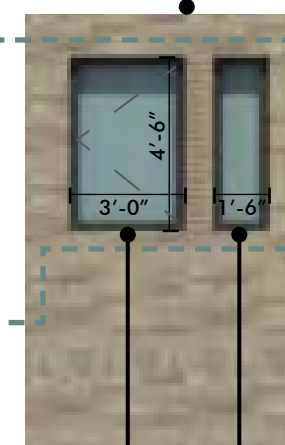
Fixed window - Desert Dust
Casement window - Desert Dust



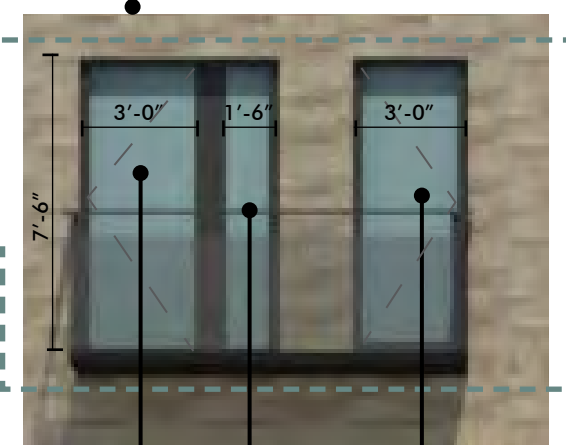
Fixed windows - Classic Copper Metallic
Casement window - Desert Dust



Casement and fixed windows - Desert Dust



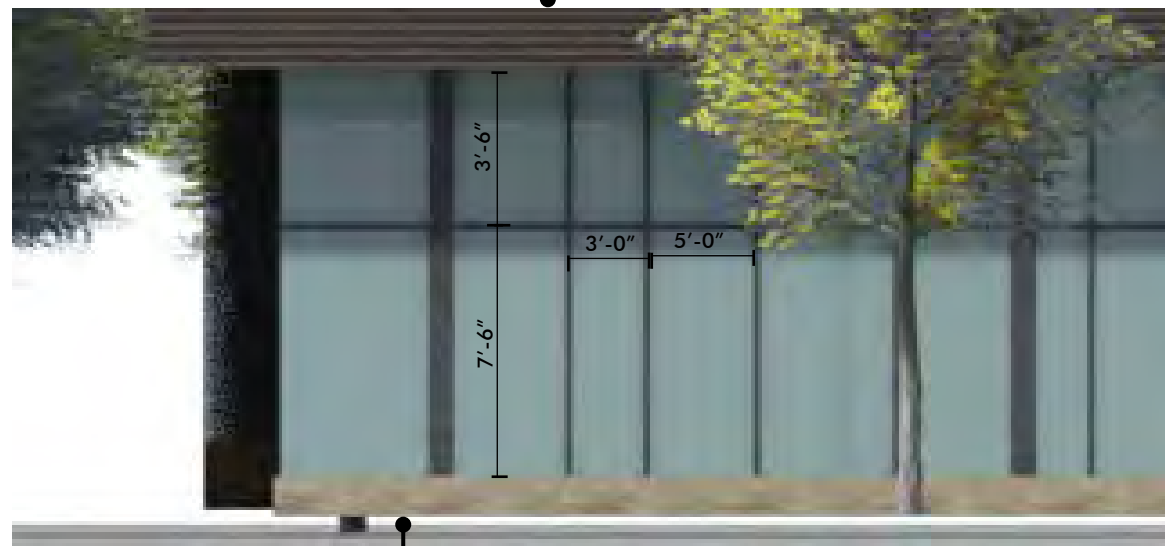
Casement and fixed window - Desert Dust



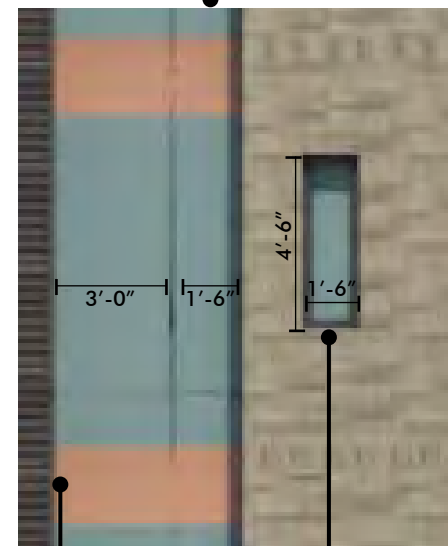
Casement and fixed windows - Desert Dust
Single panel glass door - Desert Dust



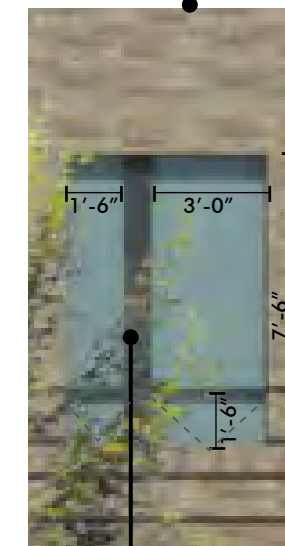
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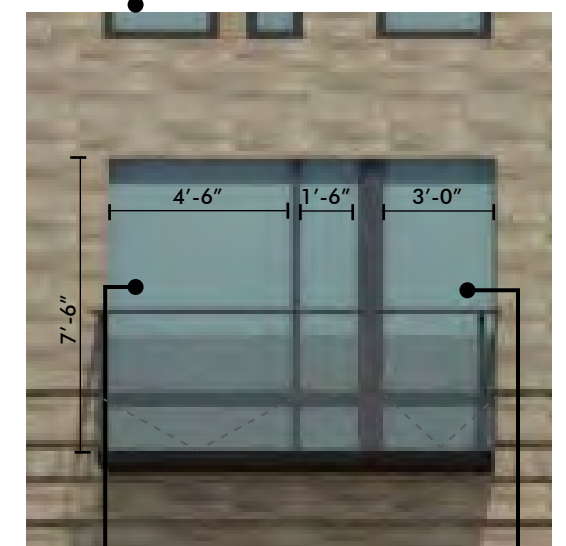
Typical storefront glazing with dark bronze mullion system relating to rhythm of window openings above



Fixed window - Desert Dust
Fixed glazing with spandrel panel - Classic Copper Metallic



double fixed window, double hopper bottom - Desert Dust

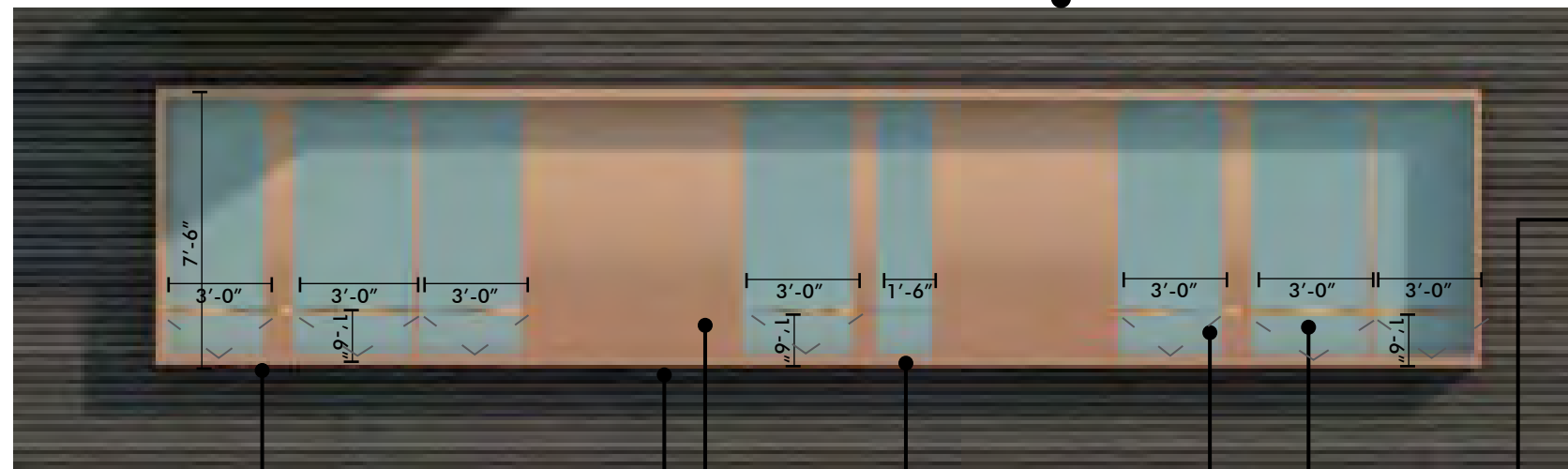


double fixed window, double hopper bottom - Desert Dust
Single panel glass door - Desert Dust



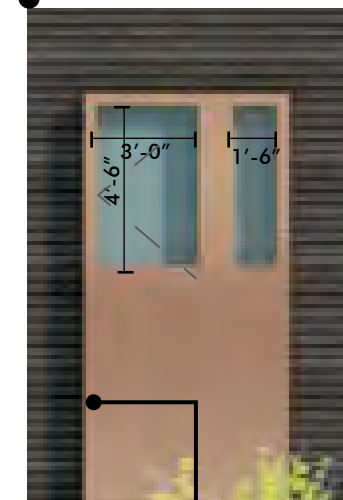


WINDER STREET ELEVATION



fixed upper windows with
hopper bottom, accent
frame and panels
-Classic Copper Metallic

fixed upper windows with
hopper bottom, accent
frame and panels
-Classic Copper Metallic



Casement windows with
Aluminum Frame
-Classic Copper Metallic

Double Height Extended
accent Frame and
spandrel panel
-Classic Copper Metallic



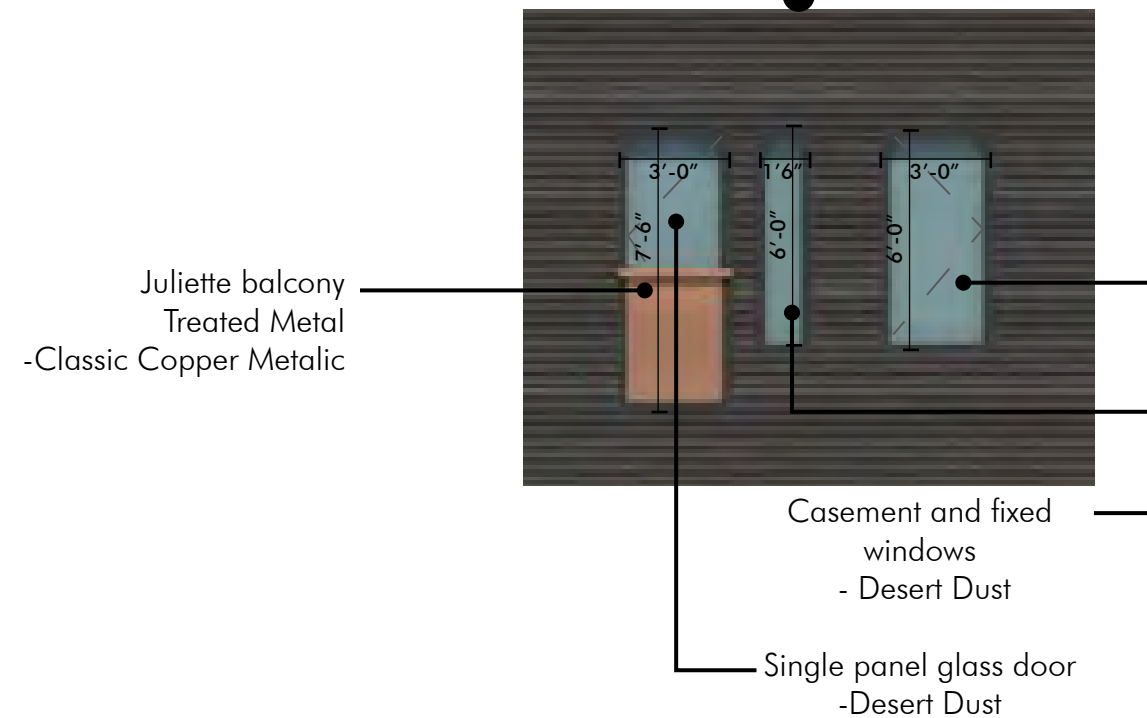
Fixed window with
Aluminum Frame
- Desert Dust

Single panel glass door
with Aluminum Frame

Cantilevered Balcony
-Desert Dust & Metal
Mesh



N.T.S.



N.T.S. 



BEAUBIEN STREET ELEVATION



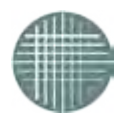
BEAUBIEN STREET ELEVATION

Raised planter and architectural screen wall with built in seating

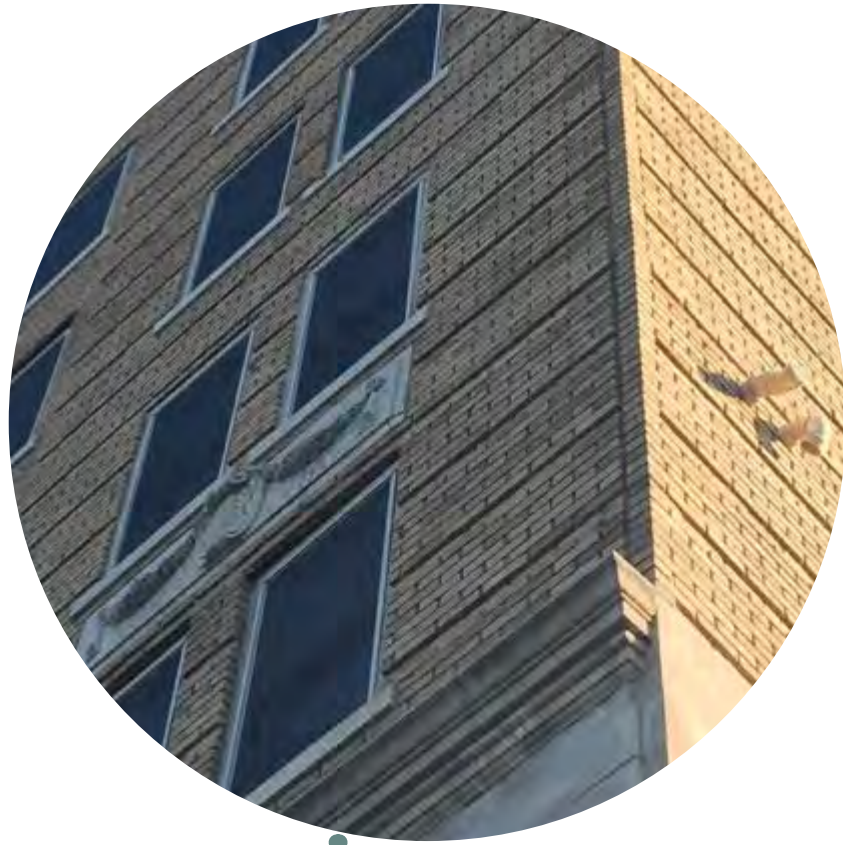


WINDER STREET ELEVATION

Wood and metal mesh architectural screen wall with built in planters and seating



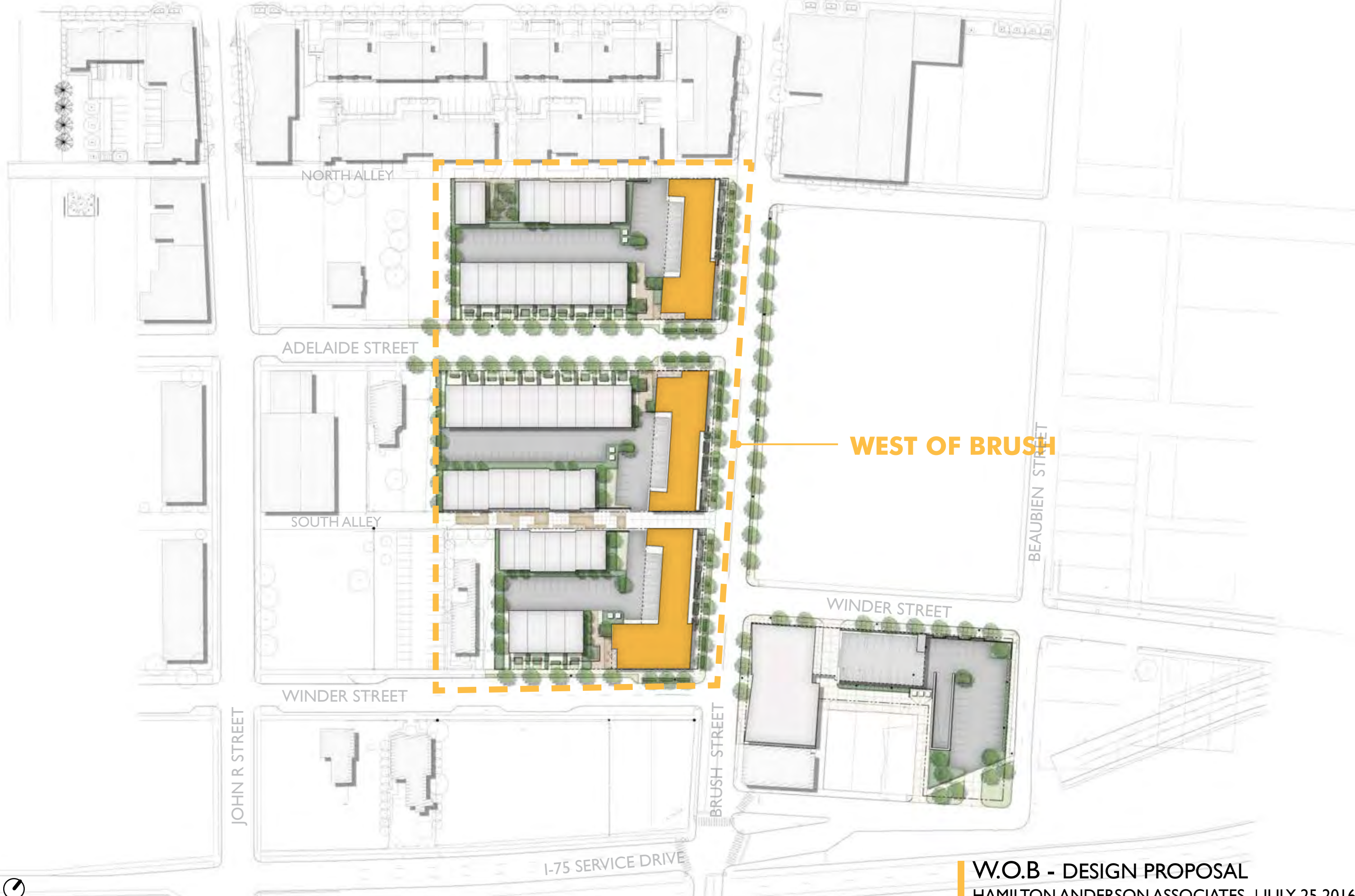
RELATIONSHIP OF TEXTURES The screening along Winder and Beaubien transcribes the architectural detail to the street level at a human scale. A variety of perforated metals, metal mesh, built in seating and planters work together to create a highly texturized and dimensional pedestrian experience.



RELATIONSHIP OF ARCHITECTURAL DETAIL
Details responding to historic structures of the neighborhood include screen patterns at rails, inset window groupings, architectural brick relief, and metal paneling which is compatible with common horizontal relief patterns throughout the neighborhood.



Brush Park is a historic urban neighborhood which has undergone, and is undergoing, considerable change. **East of Brush recognizes the importance of its presence in this historic district.** It does not copy, nor does it compete. **Rather it compliments and respectfully acknowledges the high quality of design that the neighborhood demands.**



N.T.S.



PROPORTION OF BUILDING'S FRONT FACADE
While overall building proportions are horizontal to maintain the street edges, vertical window groupings, window alignments and vertical material panels reinforce verticality.



RHYTHM OF SPACING OF BUILDINGS ON STREETS
The building fills the entire block along Brush Street, with setbacks for entries and street activation.



SCALE OF FACADES AND FACADE ELEMENTS
These are large scale facades similar to the district's later historic apartments with simple elements near the ground and repetitive windows above. The scale of the buildings is exaggerated at the corners, where a partial 5th floor extends up with tall multi-height windows.



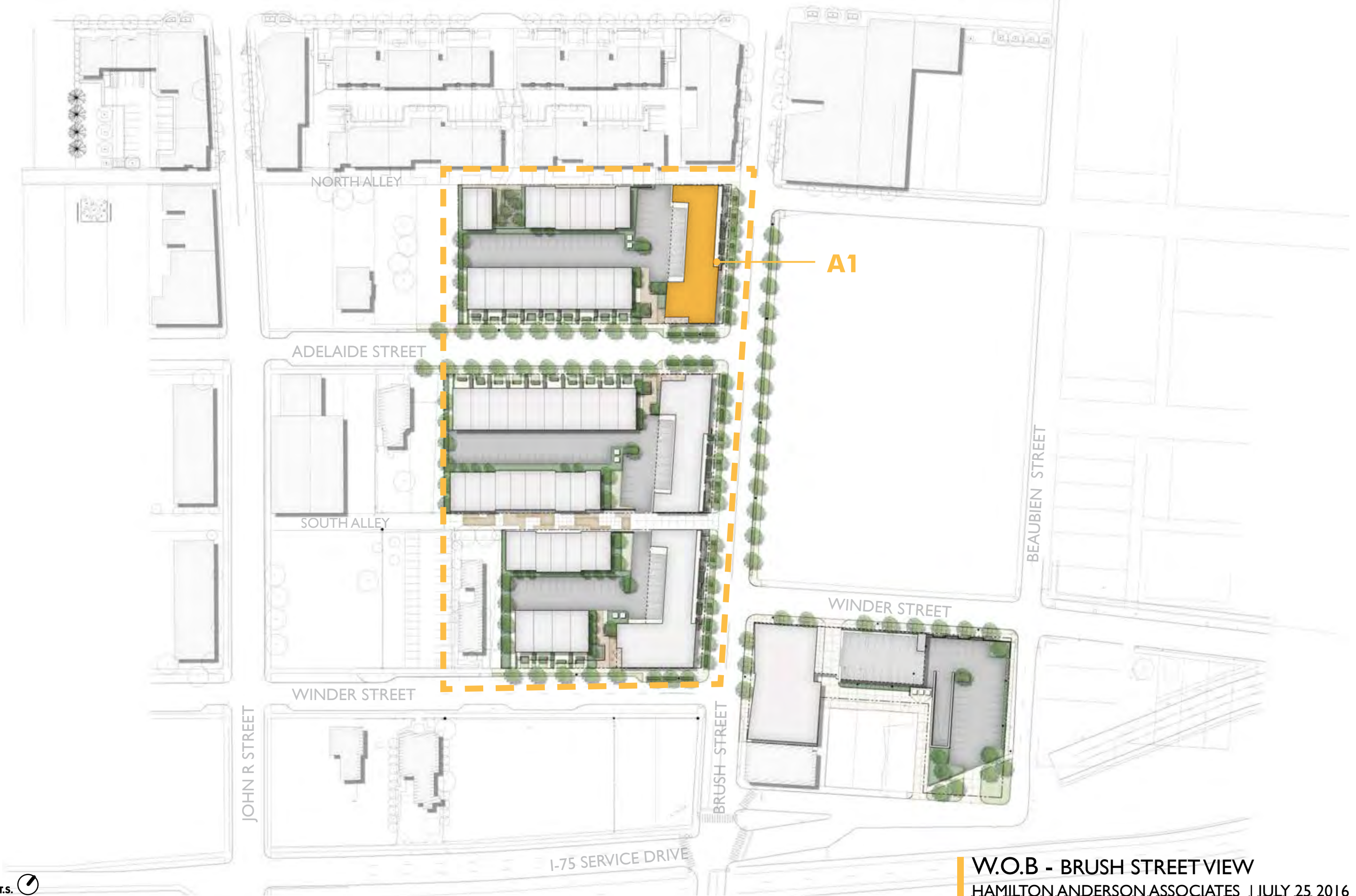
SYMMETRY AND ASYMMETRY
Buildings A1 and A2, similar in plan at ground floor and corner massing, form a symmetrical gateway condition leading to Adelaide Street.



RHYTHM OF ENTRANCE AND PORCH PROJECTIONS
The activated live-work zone, raised up two steps from the street and recessed below the mass of the buildings above, creates a rhythm of entry porch conditions which speaks.



N.T.S.





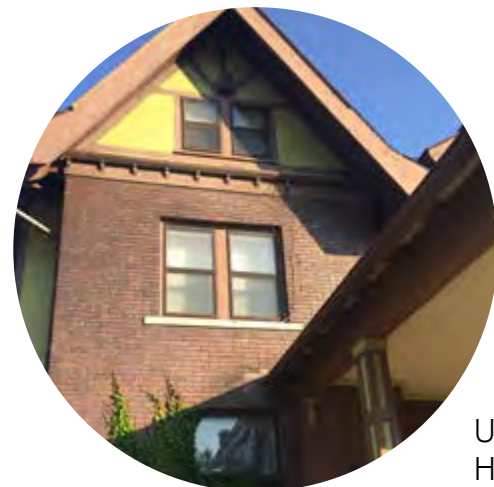
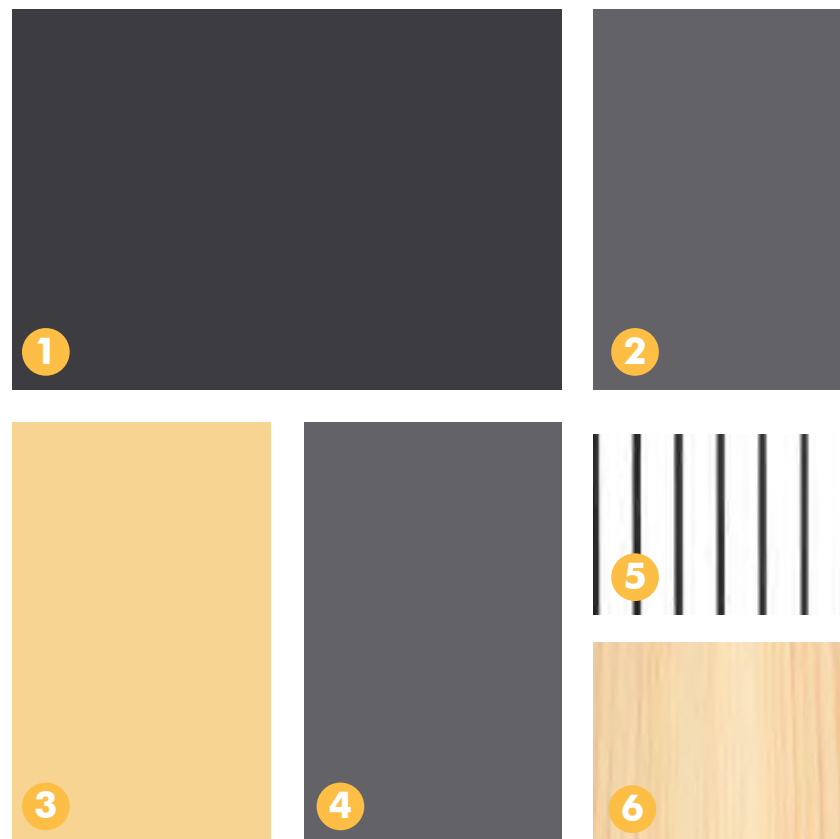
A-1 BRUSH STREET (EAST) ELEVATION

- 1 Metal Panels with Reveals - Iron Gray
- 2 Metal Panels with Reveals - Charcoal Gray
- 4 Primary Window Color - Sunflower

- 4 Secondary Window Color - Slate Gray
- 5 Primary Balcony Rail - Painted Metal
- 6 Painted Wood Screen - Clear Finish White Pine Siding

RELATIONSHIP OF COLORS

The predominantly grey facade is compatible with the cool hue of the dark slate roofs in the district. Clad windows and balcony details in historic sunflower yellow were selected to related directly with the histoirc color palette.



USE OF COLOR AND WOOD DETAILS TO HIGHLIGHT BUILDING ELEMENTS



A-1 BRUSH STREET (EAST) ELEVATION



A-1 ADELAIDE STREET (SOUTH) ELEVATION



A-1 WEST ELEVATION



A-1 NORTH ELEVATION



N.T.S. 



WALLS OF CONTINUITY The structure of this building is placed near the sidewalk along Brush Street, yet is set back to allow for a transitional green space that divides the public space of the sidewalk with the semi-public stoop of the live-work spaces tucked under the residential units above. The green space and stoop are activated with plants, benches, seating areas, and low steps. Where the building ends at Adelaide there is a setback that helps transition to the typical residential setback. Here retail amenities (café, outdoor seating) transition to a pocket park that also leads to the apartment lobby.



DEGREE OF COMPLEXITY WITHIN THE FACADE The building reinforces the precedent established by previous commercial and multi-family structures with less complexity and simpler details, accentuating the elaborately detailed historic structures through contrast.



SYMMETRIC OR ASYMMETRIC APPEARANCE The facade organization is regular and rhythmic, with several prominent features (retail base, extended 5th floor, balcony groupings) that create an asymmetrical yet balanced composition.



A-1 BRUSH STREET (EAST) ELEVATION

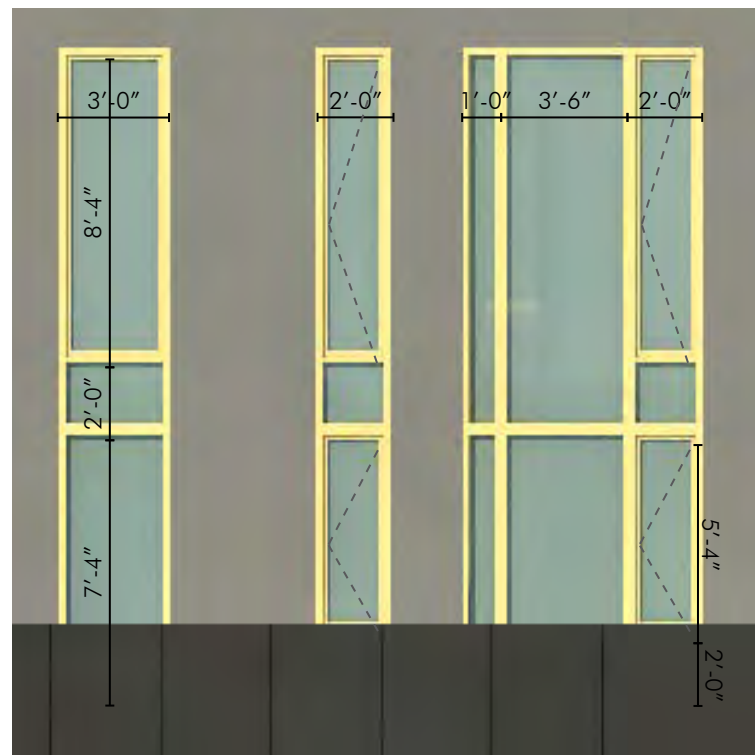
TYPICAL WINDOW

Residential aluminum clad windows, fixed and operable as noted. Double glazed with lowE glass. Basis of design: Windsor Windows. Dark Bronze cladding unless noted.



OPERABLE FOLDING GLASS DOORS

Residential aluminum clad windows, fixed and operable as noted. Double glazed with lowE glass. Basis of design: Windsor Windows. Dark Bronze cladding unless noted.



Fixed and Casement Windows



Fixed and Casement Windows



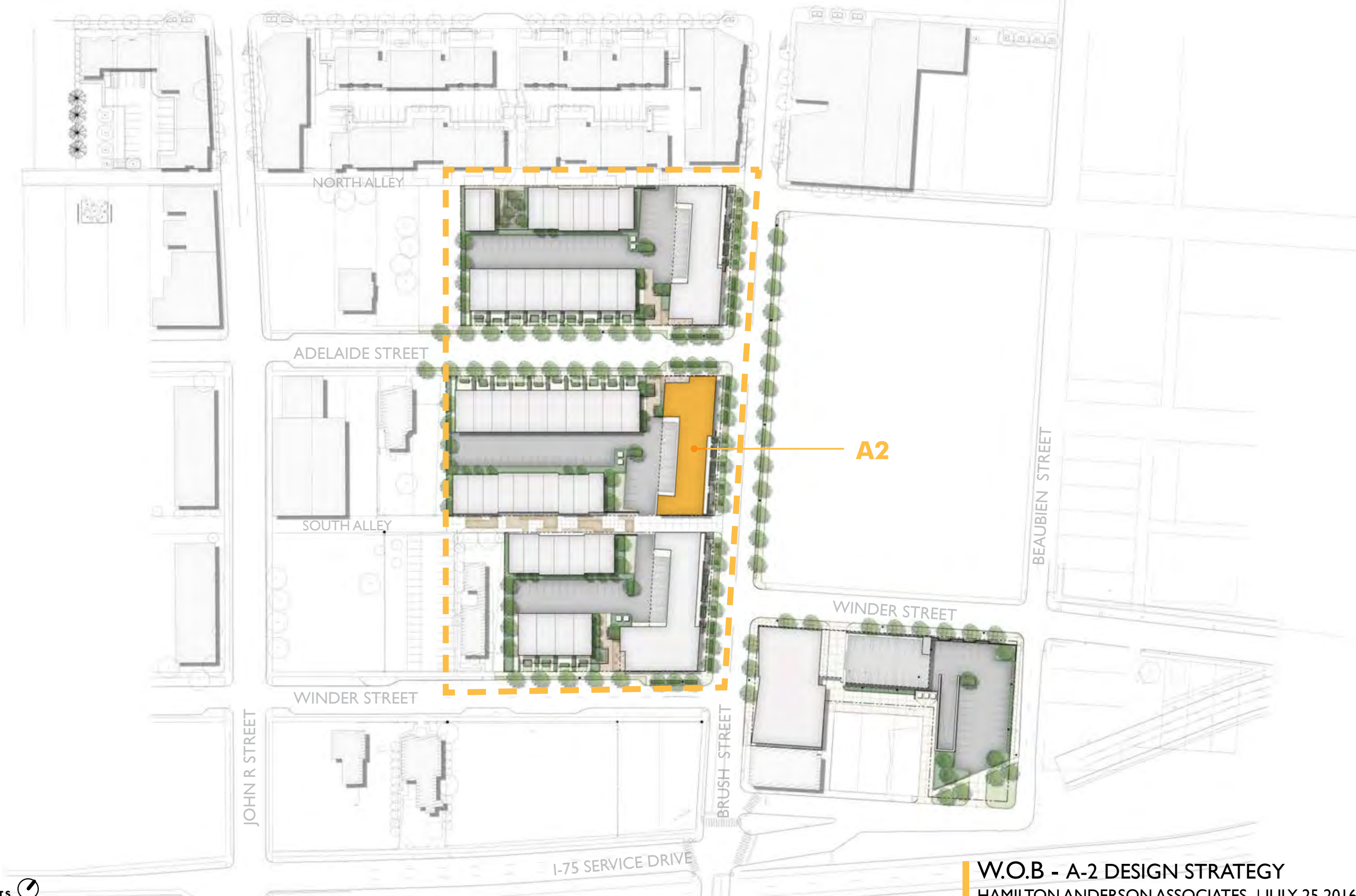
Operable folding glass door



N.T.S.



PROPORTION OF OPENINGS WITHIN THE FACADE
Areas of void - windows, entries, and storefronts - constitute approximately 35% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically.

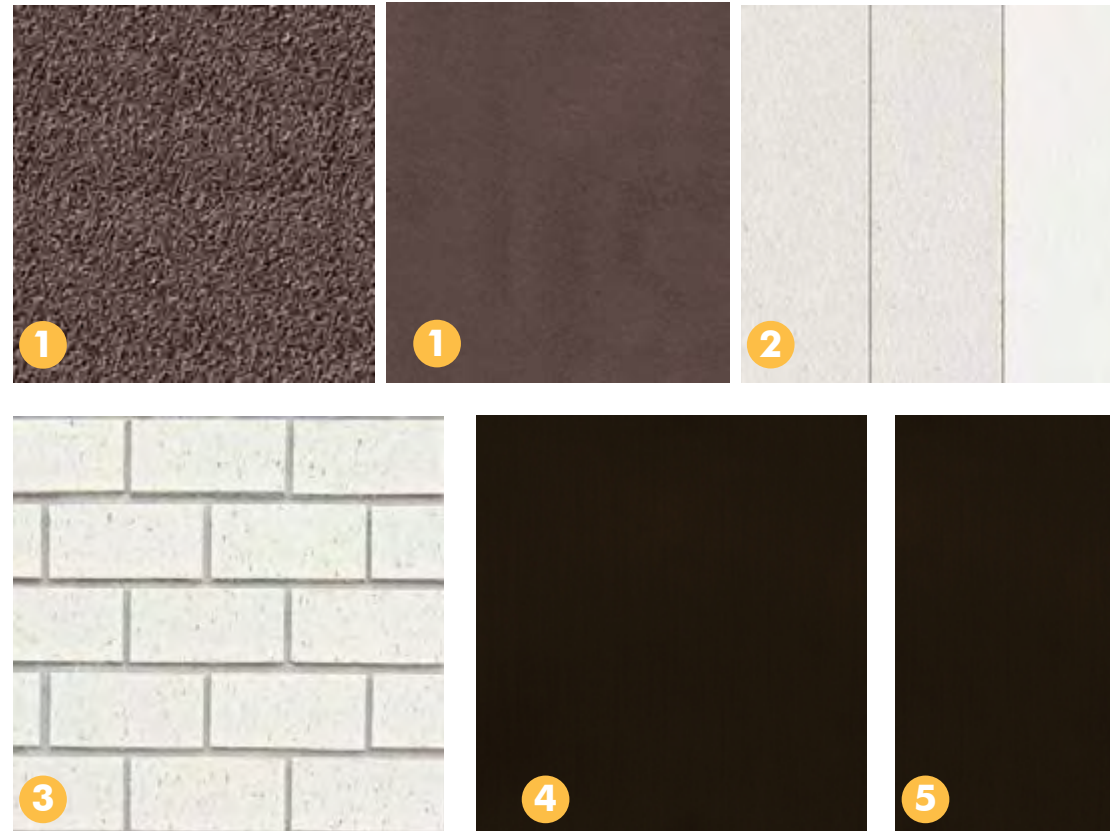




A-2 BRUSH STREET (EAST) ELEVATION

- 1 Fiber Reinforced Concrete panel - Terra
- 2 Fiber Reinforced Concrete Panel - White
- 3 Modular Brick Veneer - Arctic White

- 4 Accent panel - Dark Bronze
- 5 Primary Window Color - Dark Bronze



RELATIONSHIP OF MATERIALS

A primary skin of jointed fiber-reinforced concrete panels relates to the larger historic stone veneer buildings along Woodward. The panels are contrasted with metal panels at the recessed base. Windows are metal clad.



N.T.S.

MONOCHROME WITH VARIATION



LIGHT RED WITH VARIATION



BRUSH STREET ELEVATION (EAST)



RHYTHM OF TOWERS ON HISTORIC BRUSH PARK STREETS



ALLEY ELEVATION (NORTH)



BRUSH STREET ELEVATION (WEST)



ALLEY ELEVATION (SOUTH)



N.T.S.



DEGREE OF COMPLEXITY WITHIN THE FACADE
 The building reinforces the precedent established by previous commercial and multi-family structures with less complexity and simpler details, accentuating the elaborately detailed historic structures through contrast. Some complexity is achieved with deep recesses and tower-like volumes.



RELATIONSHIPS OF ROOF SHAPES
 5th floor loft space create a series of tower forms, which echo the historic rhythm of residential towers once prevalent in the neighborhood. The towers are separated by recessed areas serving as roof terraces for selected units.

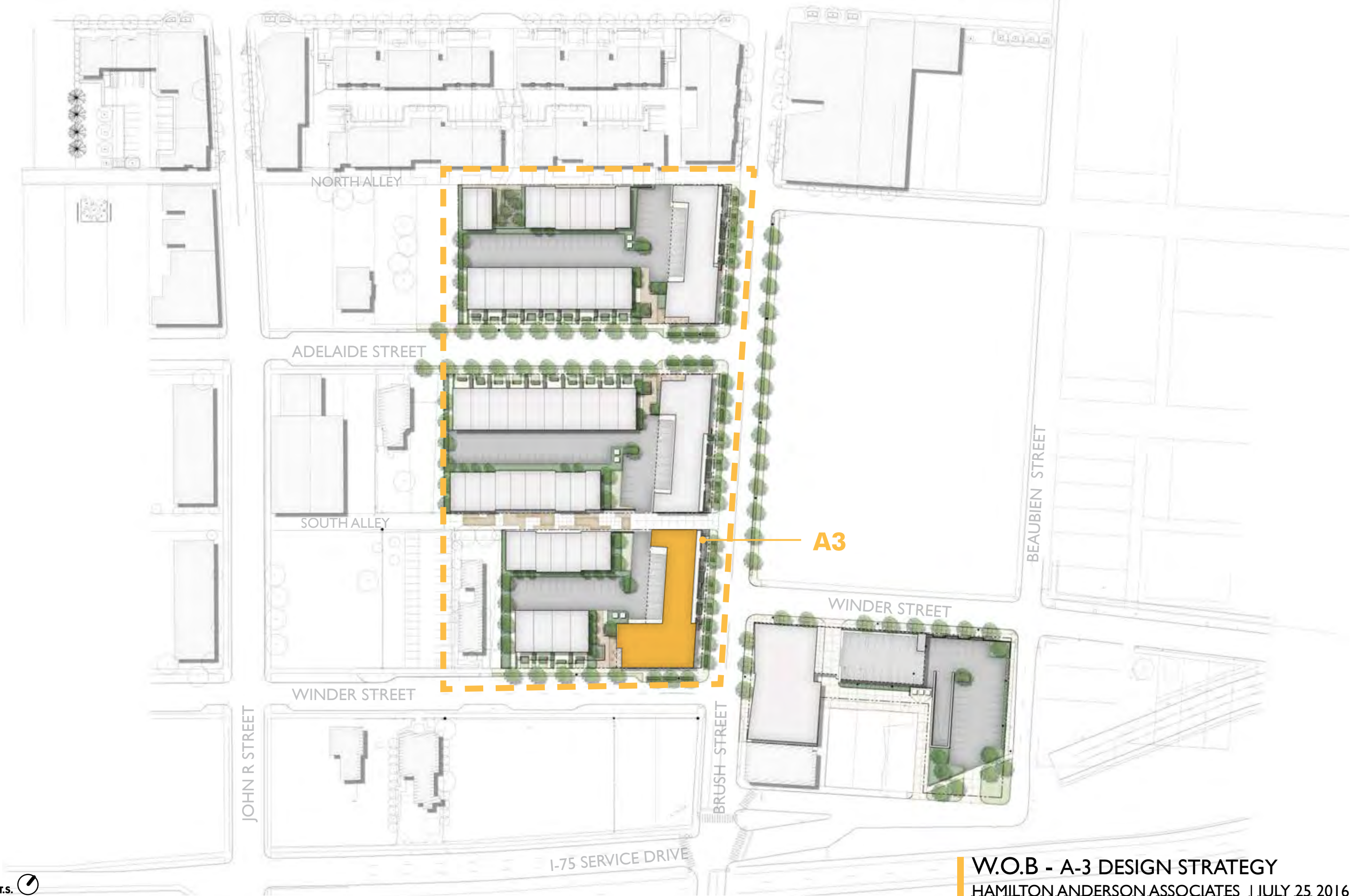


* WINDOW TYPES & DIMENSIONS CONSISTENT WITH A-1 & A-3



PROPORTION OF OPENINGS WITHIN THE FACADE
 Areas of void - windows, entries, and storefronts - constitute approximately 35% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically.

W.O.B - A-2 OPENING STRATEGY
 HAMILTON ANDERSON ASSOCIATES | JULY 25, 2016

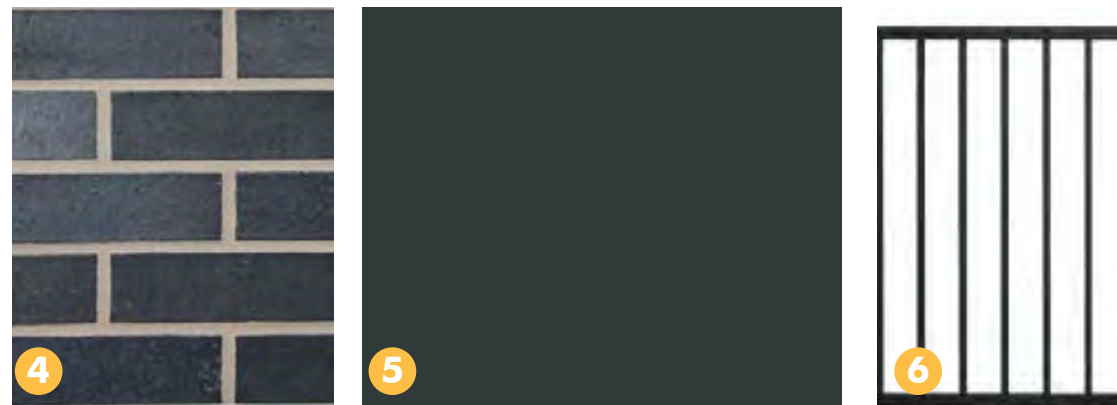




A-3 BRUSH STREET (EAST) ELEVATION

- 1 Modular Brick Veneer - Arctic White
- 2 Modular Brick Veneer - Pewter
- 3 Metal Panel - Blackish Green

- 4 Modular Brick Veneer - Manganese Iron Spot
- 5 Primary Window Color - Blackish Green
- 6 Primary Balcony Rail - Painted Metal



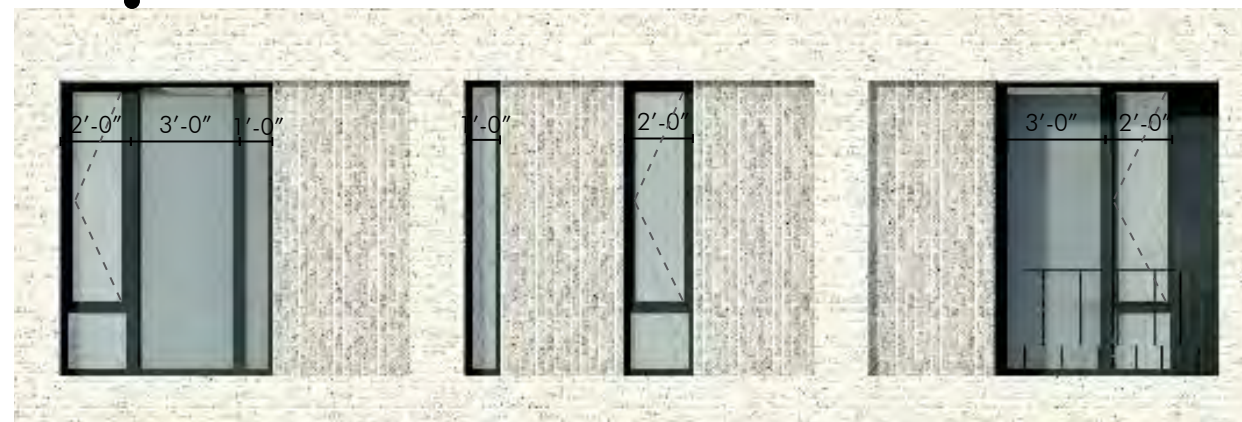
RELATIONSHIP OF COLORS & MATERIALS

The building is primarily brick, organized as a brick frame similar to many historic Detroit buildings. Additional recessed brick is located within the frame as well as metal clad windows. A combination of brick and metal panels line the recessed base.

The historical blackish green color used in both metal paneling and window framing adds interest to the palette which is consistent with the districts historical details.



N.T.S.



* WINDOW TYPES & DIMENSIONS CONSISTENT WITH A-1 & A-3



N.T.S. 



PROPORTION OF OPENINGS WITHIN THE FACADE
Areas of void - windows, entries, and storefronts - constitute approximately 35% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically.



BRUSH STREET ELEVATION (EAST)



ALLEY ELEVATION (NORTH)



WEST STREET ELEVATION



WINDER ELEVATION (SOUTH)



N.T.S. 

BRICK FRAME



RELATIONSHIP OF TEXTURE

The use of brick to articulate a frame is a common historic technique which creates depth within the facade, as well as a sense of rhythm and proportion. Varied brick orientation (horizontal and vertical bond) create additional contrasting texture within the frame, as do metal panels and balcony rails.

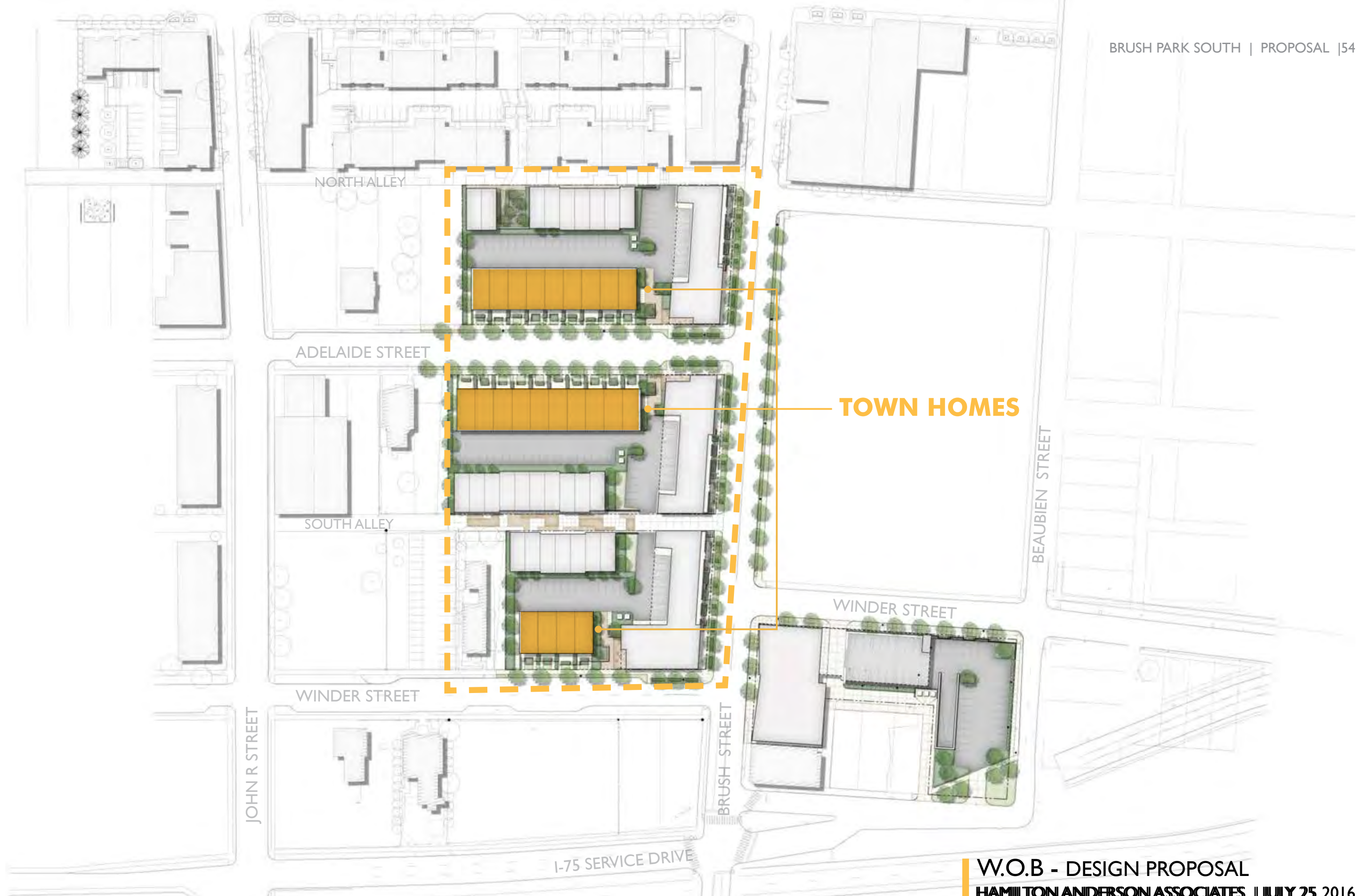


RHYTHM OF BUILDING SETBACKS While different in form and materials from A1 and A2, the relationship of building to street is similar. When the building turns the corner at Winder its setback responds to both the corner condition and the deeper common setback of a typical Brush Park residential side street. Here retail amenities (possible café, outdoor seating) transition to a pocket park that also leads residents to the apartment lobby.



GENERAL ENVIRONMENTAL CHARACTER Special consideration is taken along the apartments at Brush Street to create a high-quality pedestrian experience. Buildings are set back 9.5' from the Brush Street Right of Way, which incorporates specialty paving such as brick pavers and includes pedestrian amenities such as benches, bike racks and trash receptacles. In addition, the street includes landscaped transitions from ground-floor live-work units to public sidewalk - raised planters with ornamental grasses, flowering perennials, seating areas, and steps. Street trees and a planting strip in the public right of way continue the language of the historic district.





TOWN HOMES

A



ADELAIDE STREET - SOUTH ELEVATION

B



ADELAIDE STREET - NORTH ELEVATION

C



WINDER STREET - SOUTH ELEVATION



SCALE OF FACADES AND FACADE ELEMENTS

Facades relate to the prominently scaled houses between John R and Brush with towers, setbacks and other features composed to divide the long street facades into smaller scaled groupings.



HEIGHT

Town Homes are four stories to achieve a desirable density along Adelaide and Winder Streets. Strategic material changes and subtle setbacks allow the 4 story buildings to relate to historic buildings in the area.



RELATIONSHIP OF OPEN SPACE TO STRUCTURES

The Town Homes build on the density and variety of homes once existing on the residential side streets of Brush Park, re-establishing the proper relationship of open space to structures that historically characterized the district.

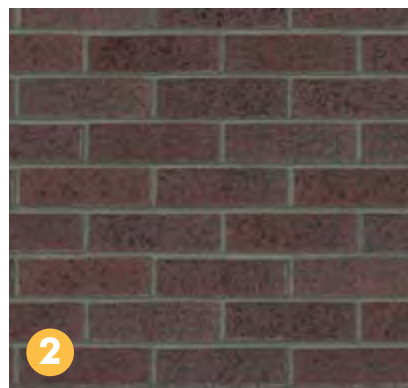


RHYTHM OF BUILDING SETBACKS

The Town Homes maintain the setback of the historic homes on Adelaide and Winder Streets and like the neighboring historic homes, this line is activated with front yards, entry walks, steps, stoops, and recessed and projecting entries.



- 1 Modular Brick - Ash Velour
- 2 Modular Brick - Dark Velour
- 3 Painted Fiber Cement - Historic Moderate Reddish Brown
- 4 Composite Wood Siding - Natural Tone
- 5 Jointed Aluminum Metal Panel - Charcoal Gray

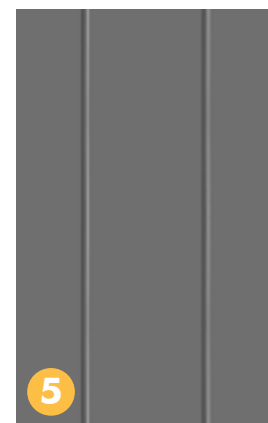
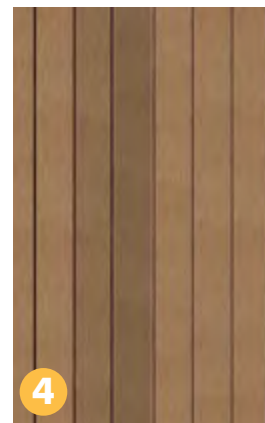
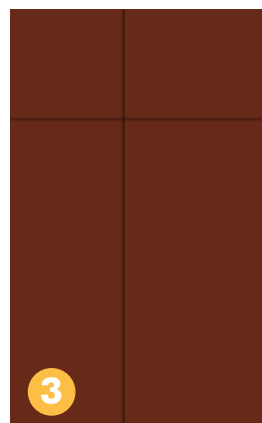


RELATIONSHIP OF MATERIALS & TEXTURES



The Town Homes are primarily brick in response to the prevalence of brick in the district. Areas of metal panels and smooth vertical wood siding are interspersed for variety and scale. Windows are metal clad.

The low relief of brick, smooth metal panels and wood siding provide variety that is sympathetic to the historic textural variety of the district. Vertically and horizontally oriented materials add additional contrast.





- 1 Modular Brick - Ash Velour
- 2 Modular Brick - Brown Tweed Velour
- 3 Composite Wood Siding - Natural Tone
- 4 Jointed Metal Panel - Charcoal Gray
- 5 Painted Fiber Cement Panels - Moderate Reddish Brown



RELATIONSHIP OF COLORS

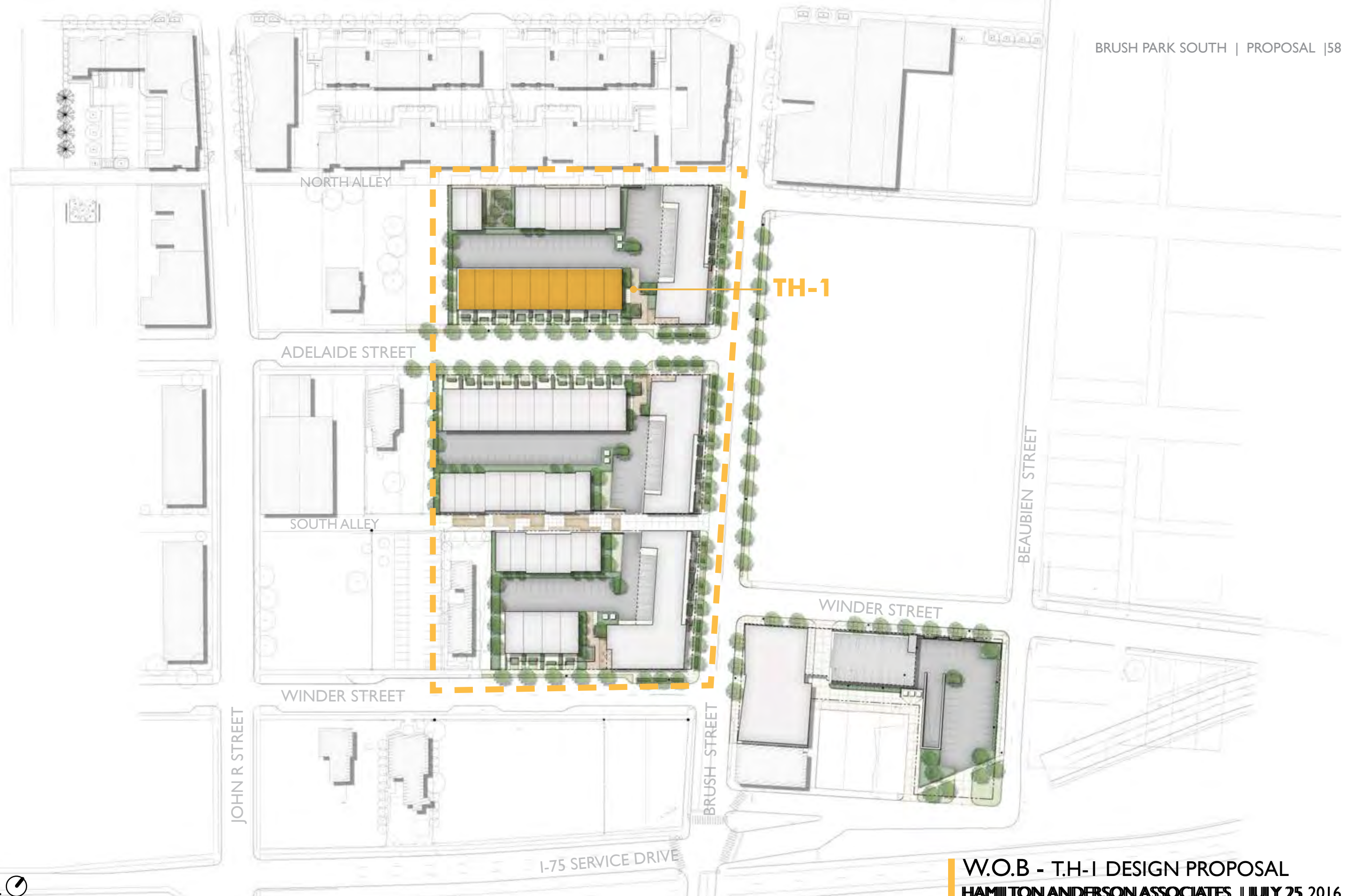


Warm brown brick and white brick relate to brick and stone hues of the district. Areas of red panels relate to the predominant hue of the district and match historic Moderate Reddish Brown. Cool gray accent areas relate to the hue of dark slate roofs.



WINDER STREET ELEVATION





JOHN R STREET

NORTH ALLEY

ADELAIDE STREET

SOUTH ALLEY

WINDER STREET

BRUSH STREET

BEAUBIEN STREET

WINDER STREET

TH-1

I-75 SERVICE DRIVE



TH-1 ADELAIDE STREET - SOUTH ELEVATION



TH-1 NORTH ELEVATION



TH-1 - EAST ELEVATION



TH-1 - WEST ELEVATION



N.T.S. 



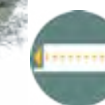
PROPORTIONS OF BUILDINGS FRONT FACADE Town home massing is consistent with traditional row houses and newly proposed town homes of the neighborhood, as a series of connected vertical homes



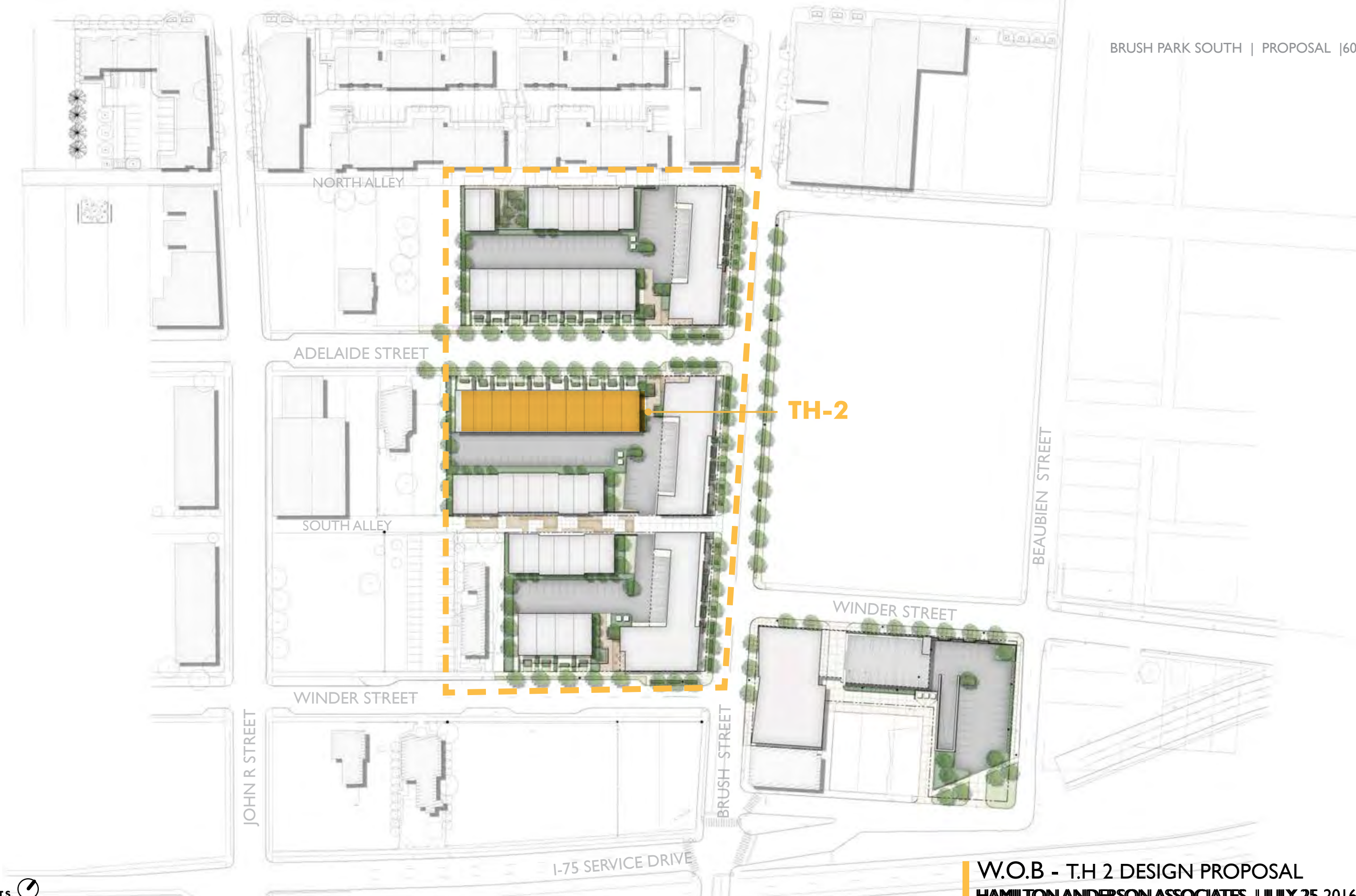
RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADE Openings are arranged with more freedom, adding rhythm and visual quality to a repetitive unit type.



WALLS OF CONTINUITY The Town homes maintain the setback of the historic homes on Adelaide and Winder Streets. Unlike the individual historic residences however, a line of continuity at the primary facade wall is formed. Like the neighboring historic homes, this line is activated with front yards, entry walks, steps, stoops, and recessed and projecting entries.



RELATIONSHIP OF SIGNIFICANT LANDSCAPE FEATURES AND SURFACE TREATMENTS The town homes are compatible with many historic houses in the district, with small front yards and entry walks. Here stoops are landscaped with perennials, grasses, and shrubs in planting boxes. While the setback of Town Homes is consistent with the historic setback, variety within the planting areas adds to the street character. Street trees and a planting strip in the public right of way continue the historic landscape language of the district



JOHN R STREET

NORTH ALLEY

ADELAIDE STREET

SOUTH ALLEY

WINDER STREET

I-75 SERVICE DRIVE

BRUSH STREET

BEAUBIEN STREET

WINDER STREET

TH-2



DEGREE OF COMPLEXITY WITH THE FACADES

The Town homes facades are compatible with the complexity of the Victorian architecture of the district with a playful composition of different materials, colors, recesses, and occasional tower-like volumes.



TH-2 ADELAIDE STREET - NORTH ELEVATION



TH-2 SOUTH ELEVATION



N.T.S.



TH-2 - EAST ELEVATION

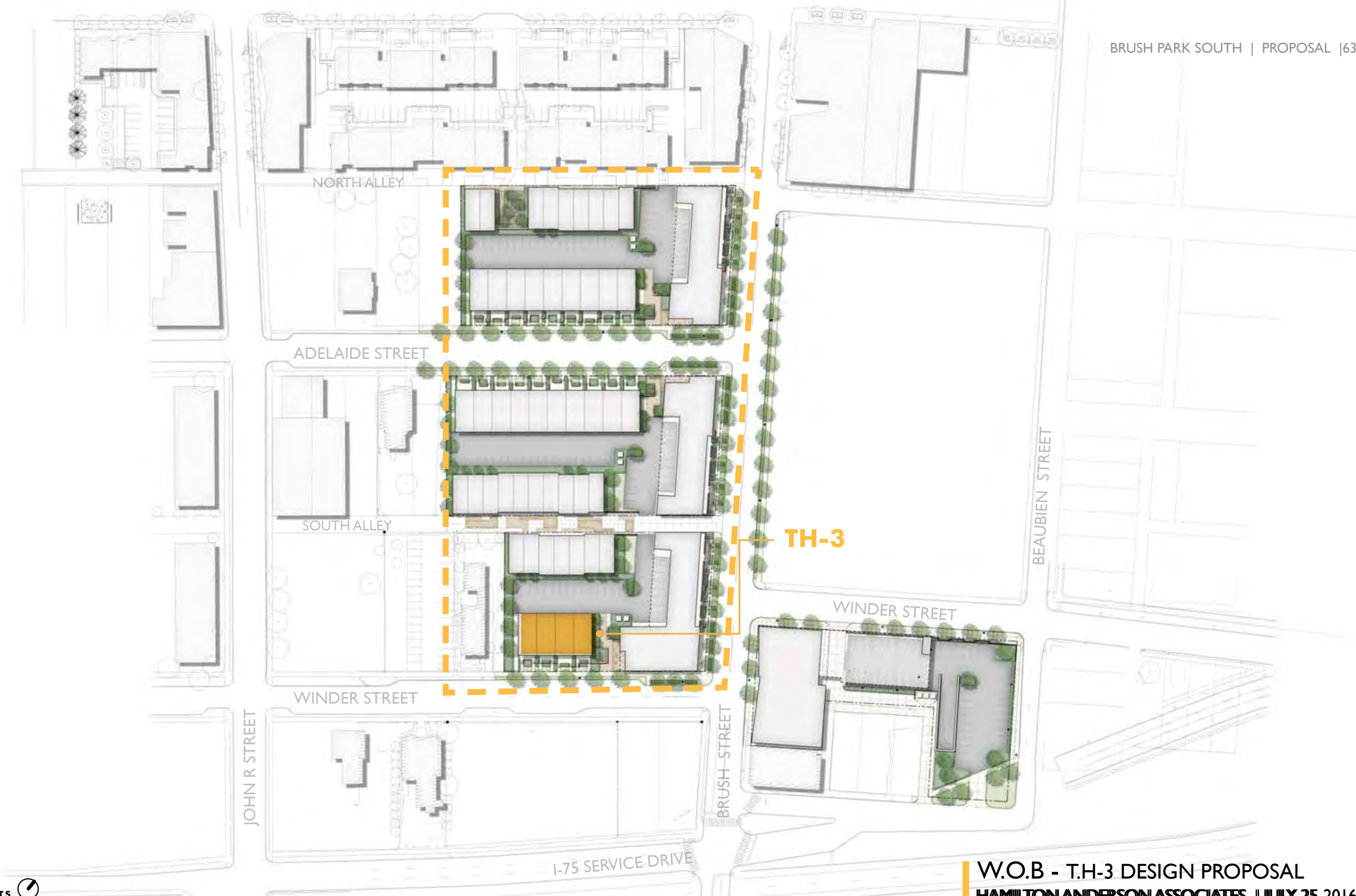


TH-2 - WEST ELEVATION



RELATIONSHIP OF SIGNIFICANT LANDSCAPE FEATURES AND SURFACE TREATMENTS

The town homes are compatible with many historic houses in the district, with small front yards and entry walks. Stoops are integrated with raised planters which include flowering perennials, ornamental grasses, and shrubs. While the setback of Town Homes is consistent with existing adjacent structures, variety within the planting areas adds to the interest of the street character. Street trees and a planting strip in the public right of way continue the language of the historic district.



TH-3

JOHN R STREET

NORTH ALLEY

ADELAIDE STREET

SOUTH ALLEY

WINDER STREET

BRUSH STREET

I-75 SERVICE DRIVE

BEAUBIEN STREET

WINDER STREET



TH-3 WEST ELEVATION



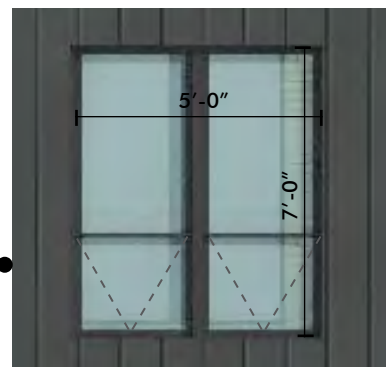
TH-3 WINDER STREET - SOUTH ELEVATION



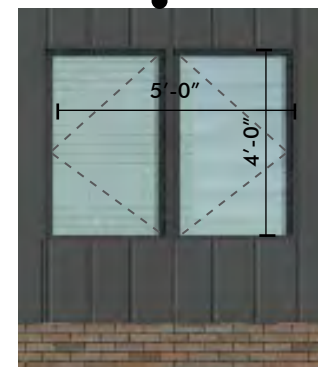
TH-3 EAST ELEVATION



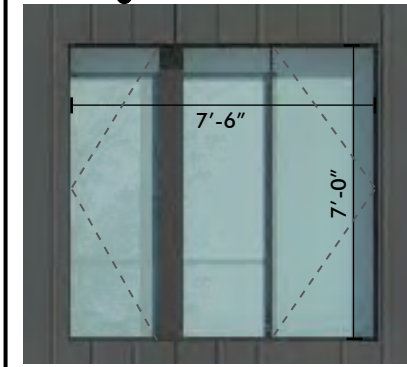
TH-3 NORTH ELEVATION



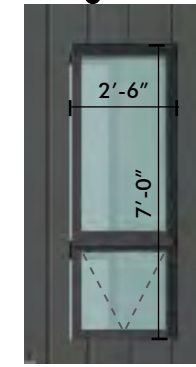
Awning and fixed windows



Casement windows



Casement and fixed windows



Awning and fixed windows



TYPICAL WINDOW

Residential aluminum clad wood window, operable and fixed as noted. Double Glazed with lowE glass. Basis of Design: Windsor Windows. Dark Bronze cladding unless noted.



Residential Heavy Gauge Steel Garage Door - Smooth



Aluminum Frame Glass Entrance Door Fixed window



PROPORTIONS OF OPENINGS WITHIN THE FACADE

Areas of void - windows, entries, and storefronts - constitute approximately 35% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically - sometimes combined with other vertical windows.



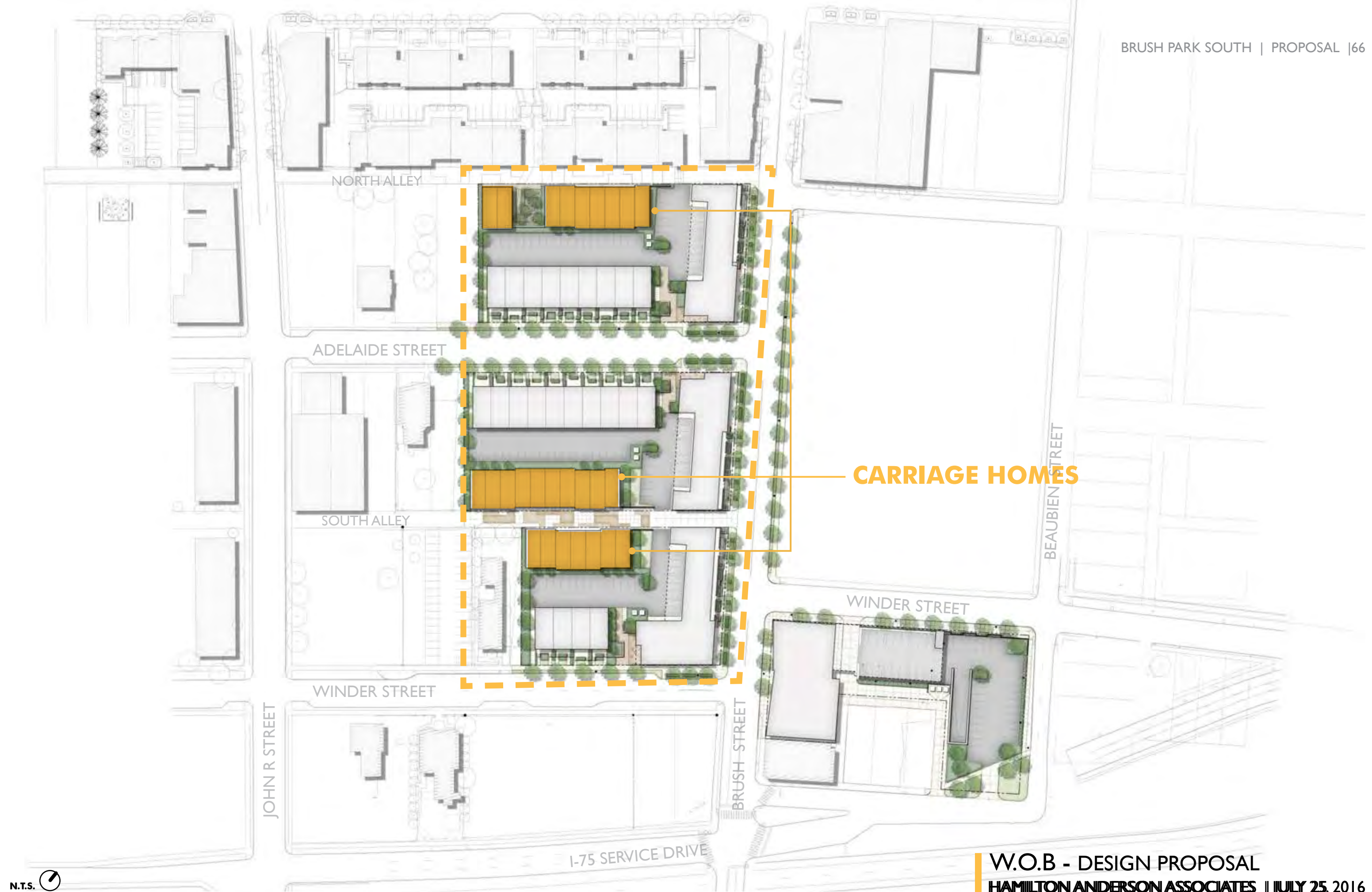
N.T.S.

W.O.B - T.H -3 ELEVATIONS & OPENINGS

HAMILTON ANDERSON ASSOCIATES | JULY 25, 2016



The Town homes maintain the setback of the historic homes on Adelaide and Winder Streets and like the neighboring historic homes, this line is activated with front yards, entry walks, steps, stoops, and recessed and projecting entries.



CARRIAGE HOMES

A



NORTH ALLEY - NORTH ELEVATION

B



SOUTH ALLEY - SOUTH ELEVATION

C



SOUTH ALLEY - NORTH ELEVATION

32'-0"
21'-0"
10'-6"
0'-0"



HEIGHT

Carriage Homes are primarily two stories, relating to the height of historic carriage homes in the district. Height is consistent with proposed carriage homes in the development to the North, along the shared alley. Occasional 3 story Carriage Homes are integrated into the 2 story massing for variety and street character.



RHYTHM OF BUILDING SETBACKS

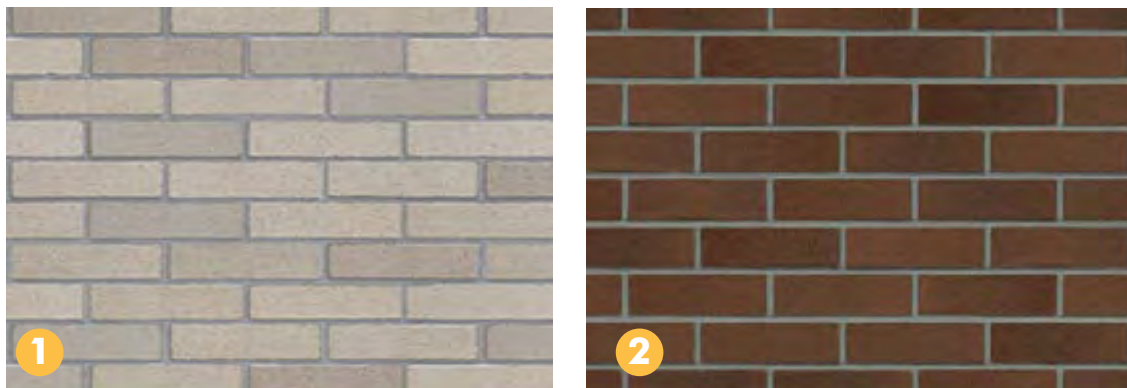
The Carriage Homes maintain a minimal setback appropriate to historic garages along an alley, creating an intimate sense of place along the alley.



N.T.S.



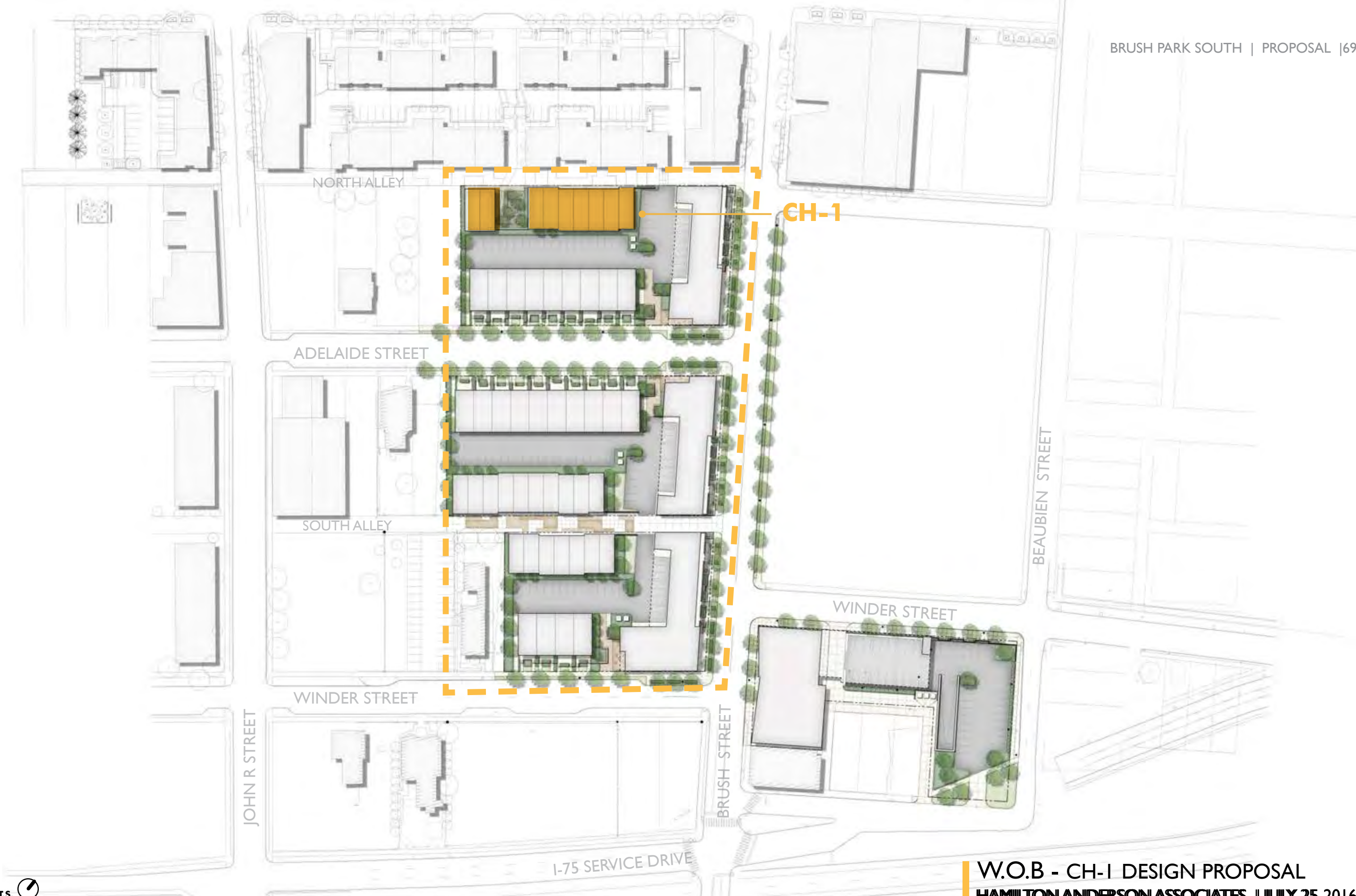
- 1 Modular Brick - Light Tan Variety
- 2 Modular Brick - Warm Brown Variety
- 3 Composite Wood Siding - Natural Tone
- 4 Standing Seam Metal Panel - Iron Gray
- 5 Painted Fiber Cement Lap Siding - Smooth Finish Light Gray w/ Variation
- 6 Painted Fiber Cement Lap Siding - Smooth Finish Pewter
- 7 Jointed Metal Panel - Historic Strong Yellowish Brown
- 8 Perforated Metal Railings - Dark Gray Painted Finish



RELATIONSHIP OF COLORS

Warm brown brick and tan brick relate to brick and stone hues of the district. Areas of red metal panels relate to the predominant hue of the district and match historic Moderate Reddish Brown. Cool gray accent areas relate to the hue of dark slate roofs. Historic Strong Yellowish Brown clad windows in select locations were selected to relate directly with the historic palette.





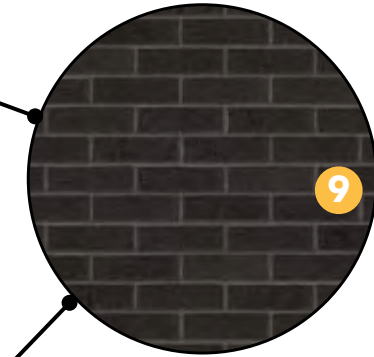
N.T.S. 



CH-1 NORTH ALLEY - NORTH ELEVATION



RELATIONSHIP OF OPEN SPACE TO STRUCTURES The town homes build on the density and variety of homes once existing on the residential side streets of Brush Park, re-establishing the proper relationship of open space to structures that historically characterized the district.



9 Modular Brick - Manganese Smooth




CH-1 SOUTH ELEVATION



MATERIAL CHANGE AT CH-1 The northern most grouping of carriage homes share an alley with the newest residential development. The carriage home typology is also planned on the northern side of the alley. Therefore the material palette varies slightly in response to its surrounding context



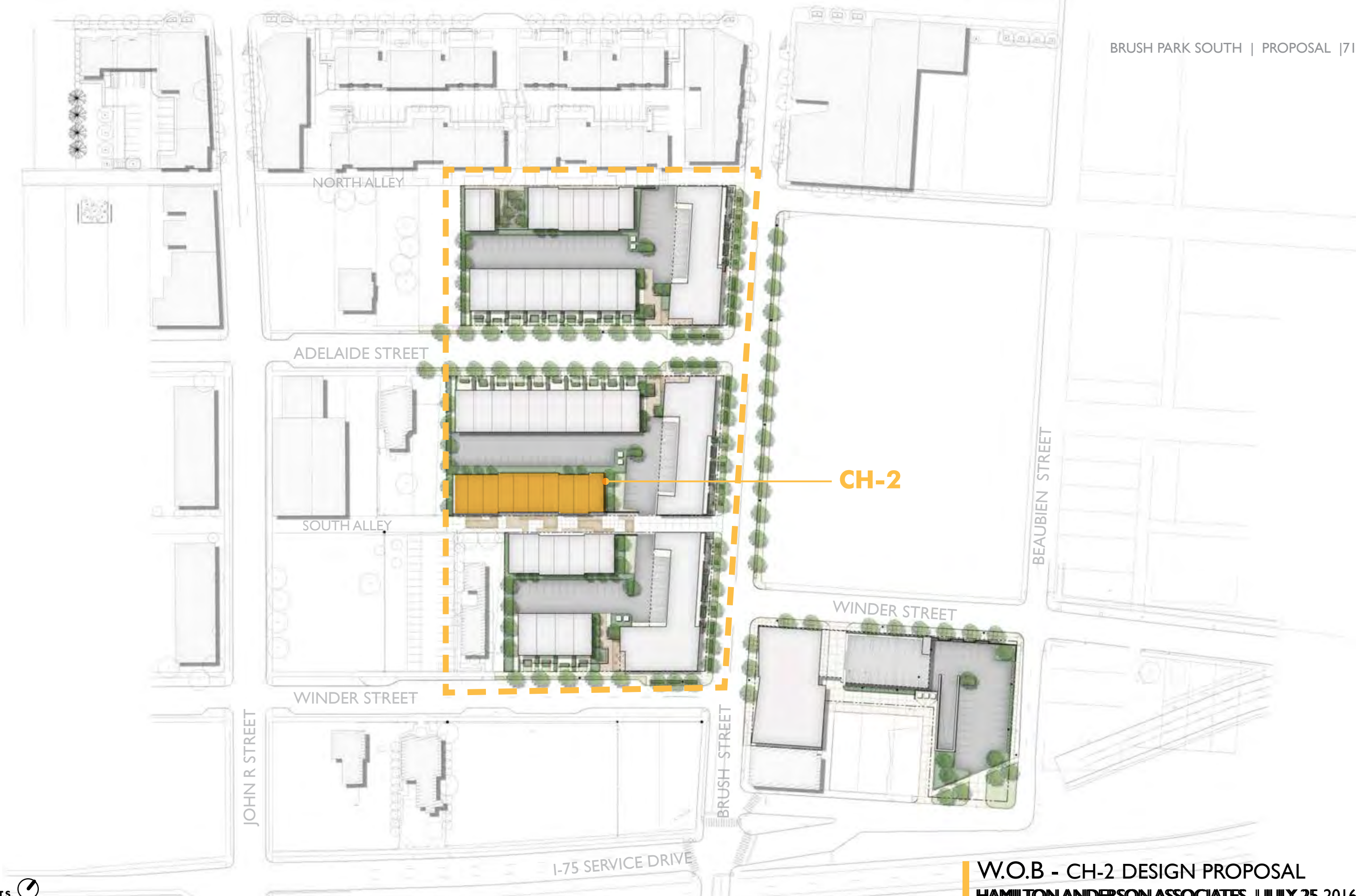
N.T.S. 



CH-1 EAST ELEVATION



CH-1 WEST ELEVATION



CH-2



CH-2 SOUTH ALLEY - SOUTH ELEVATION



CH-2 NORTH ELEVATION



N.T.S.



CH-2 WEST ELEVATION



CH-2 EAST ELEVATION



RELATIONSHIP OF MATERIALS The ground level of all Carriage Homes is brick, typical of historic district structures of this type. Areas of metal panels, vertical wood siding, and painted fiber cement lap siding are interspersed at the second level for variety and scale. Windows are metal clad.



RELATIONSHIP OF OPEN SPACE TO STRUCTURES

The flat, two-story Carriage Home roof line achieves variation with articulated higher living space volumes. Exaggerated height variation is achieved where 3 story units (sometimes with pitched roofs) mark the beginning and end of a row and in some cases the center of long groupings. This is responsive to historic homes where different roof types were sometimes combined in a single structure.



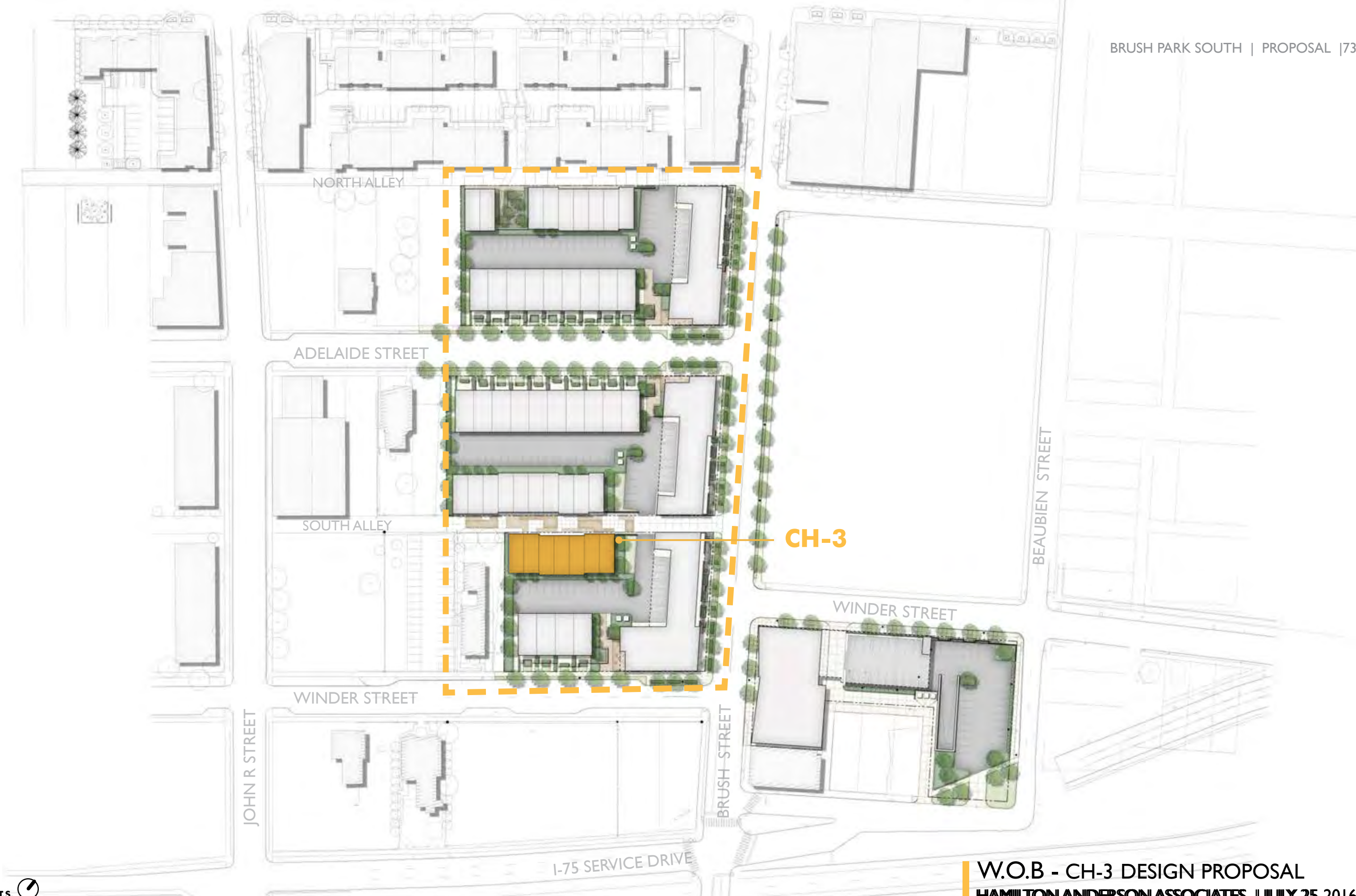
RELATIONSHIP OF OPEN SPACE TO STRUCTURES

The Carriage Homes expand on the density of alleys that were designed to house the cars of single family homes, bringing new use to a traditional typology in a contemporary manner - adding small scale livable density on a shared public lane.



DEGREE OF COMPLEXITY WITHIN THE FACADES

The Carriage Homes facades relate most to the simpler post Victorian structures, but express variety with taller units, deeper setbacks and pitched roofs mixed in.



JOHN R STREET

NORTH ALLEY

ADELAIDE STREET

SOUTH ALLEY

WINDER STREET

BRUSH STREET

BEAUBIEN STREET

WINDER STREET

I-75 SERVICE DRIVE

CH-3



CH-3 SOUTH ALLEY - NORTH ELEVATION



Steel Door
With Lite

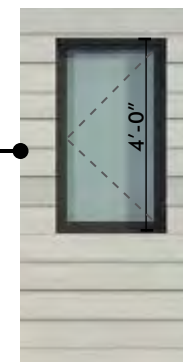
Residential Heavy Gauge
Steel Garage Door - Smooth



Awning and
fixed windows



CH-3 SOUTH ELEVATION



Casement
window



Casement and
fixed windows



Awning and
fixed windows



N.T.S.



CH-3 EAST ELEVATION



CH-3 WEST ELEVATION



PROPORTION OF OPENINGS WITHIN THE FACADE

Areas of void - windows, entries, and storefronts - constitute approximately 35% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically - sometimes combined with other vertical windows.



The Carriage Homes expand on the density of alleys that were designed to house the cars of single family homes, bring new use to a traditional typology in a contemporary manner, and add small scale livable space on a shared public lane.

HISTORICAL HEIGHT VARIETIES EAST-WEST RESIDENTIAL STREETS

PROPOSED HEIGHT VARIETIES EAST-WEST RESIDENTIAL STREETS



NOTE: IMAGES NOT SPECIFIC TO SINGLE STREET ELEVATION

APPENDIX

BRUSH PARK ELEMENTS OF DESIGN

- (1) *Height.* Height varies in the district from one (1) to eleven (11) stories. In the area between Woodward and Brush, the original development was almost exclusively two and one-half (2 1/2) story houses. Later changes included the construction of apartment buildings among the houses, the majority of which are three (3) stories in height. The tallest building, the former Detroit Hotel, is located on Woodward Avenue in the commercial strip. All other buildings more than four (4) stories in height are located between Woodward and John R., and generally on or immediately adjacent to buildings on those streets. East of Brush, the original development ranged from one (1) to two and one-half (2 1/2) stories. Later redevelopment includes apartment buildings not more than four (4) stories tall, most often located on Brush. In the case of the nineteenth century houses located between Woodward and Brush, the two and one-half (2 1/2) story height implies more height in feet than usual, since ceiling heights in these houses are unusually high.

East of Brush (EOB)

- **Six stories along brush street, 5 at Winder**
- **5/6 story combination consistent with proposed buildings in developments to the North along Brush St.**
- **sixth-story setback from the building face minimizing the building's mass and visual impact from the principle street (Brush) while adding space to achieve a desirable density of dwelling units.**
- **5 and 6 story masses are articulated in different materials to break down the massing into distinct parts - intersecting at the corner for emphasis.**

A1

- **four stories along brush street, with taller mass that extends to 5th story for massing variety and interior unit configuration**
- **4 stories with variation consistent with proposed buildings in developments to the North along Brush St.**
- **fifth story extension emphasizes corner at Adelaide, with building dropping back to four stories after corner turn**
- **4 and 5 story masses are articulated in different materials to break down the massing and create visual variety**

A2

- **four stories along brush street, with taller mass that extends to 5th story for massing variety and interior unit configuration**
- **4 stories with variation consistent with proposed buildings in developments to the North along Brush St.**
- **4 and 5 story masses are articulated in different materials to break down the massing and add visual variety along brush street**

A3

- **four stories along brush street, with taller mass that extends to 5th story for massing variety and interior unit configuration**
- **4 stories with variation consistent with proposed buildings in developments to the North along Brush St.**
- **fifth story extension emphasizes corner at Winder, with building dropping back to four stories after corner turn**

Townhomes

- **four stories to achieve a desirable density along Adelaide and Winder Streets.**

- Strategic material changes and subtle setbacks allow the 4 story buildings to relate to historic buildings in the area

Carriage Homes

- Carriage Homes are primarily two stories, relating to the height of historic carriage homes in the district.
- Height is consistent with proposed carriage homes in the development to the North, along the shared alley.
- Occasional 3 story Carriage Homes are integrated into the 2 story massing for variety and street character.

(2) *Proportion of building's front facade.* Buildings in the district are usually taller than wide; horizontal proportions exist only in incompatible later buildings, except for row house buildings.

EOB

- While overall building proportions are horizontal to maintain the long available street edges, window groupings and other architectural elements emphasize strong vertical elements

A1

- While overall building proportions are horizontal to maintain the long available street edges, vertical window groupings, window alignments and vertical material panels reinforce verticality

A2

- While overall building proportions are horizontal to maintain the long available street edges, vertical window groupings, window alignments and vertical material panels reinforce verticality

A3

- While overall building proportions are horizontal to maintain the long available street edges, vertical window groupings, window alignments and vertical material panels reinforce verticality

Townhomes

- townhome massing is consistent with traditional row houses and newly proposed townhomes of the neighborhood, as a series of connected vertical homes
- verticality is reinforced with material and color changes, window groupings, and multi-story bays

Carriage Homes

- Carriage Home massing is similar to traditional row houses, as a series of connected vertical homes
- verticality is reinforced with material and color changes, vertical material orientation, window groupings, and massing

(3) *Proportion of openings within the facade.* Areas of void generally constitute between fifteen (15) percent and thirty-five (35) percent of the total facade area, excluding roof. Proportions of the openings themselves are generally taller than wide; in some cases, vertically proportioned units are combined to fill an opening wider than tall.

EOB

- Areas of void - windows, entries, and storefronts - constitute approximately 30% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically

A1

- Areas of void - windows, entries, and storefronts - constitute approximately 30% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically.

A2

- Areas of void - windows, entries, and storefronts - constitute approximately 30% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically.

A3

- Areas of void - windows, entries, and storefronts - constitute approximately 30% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically.

Townhomes

- Areas of void - windows, entries, and storefronts - constitute approximately 25% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically – sometimes combined with other vertical windows.

Carriage Homes

- Areas of void - windows, entries, and storefronts - constitute approximately 25% of the total facade area, consistent with other buildings. Openings are vertically proportioned, typically – sometimes combined with other vertical windows.

(4) *Rhythm of solids to voids in front facade.* Victorian structures in the district often display great freedom in the placement of openings in the facades, although older examples are generally more regular in such placement than later examples. In later apartments, openings tend to be very regular.

EOB

- Openings are generally regular in placement, with a playful overlay of several collections of grouped window voids (both vertical and horizontal) adding interest to the façade. A large expanses of retail storefront is located at the base of the building, vertically divided into modules that align with residential windows above.

A1

- Opening locations are guided by the system and pattern of the façade material, so the apparent freedom of window placement relates both to the logic of later apartment buildings and the playfulness of the Victorians. A regularly divided storefront system occupies approximately 1/3 of the building base.

A2

- Openings are regular in placement similar to apartment buildings in the district. A regularly divided storefront system occupies approximately 1/3 of the building base.

A3

- A varied window pattern, relating to the Victorian examples in the district, is organized within a more regular frame system similar to later historic apartment

buildings. In certain areas within the frame there are deep recesses for balconies. A regularly divided storefront system occupies approximately 1/3 of the building base.

Townhomes

- **Openings are arranged with more freedom, adding rhythm and visual quality to a repetitive unit type.**

Carriage Homes

- **Openings are generally regular in placement.**

(5) *Rhythm of spacing of buildings on streets.* The area between Woodward and Brush appears to have been developed in a very regular spacing, with fifty (50) foot lots. This regularity has been disrupted by the demolition of many of the houses, and the vacant land resulting, as well as the occasional combination of lots for larger structures, particularly close to Woodward. East of Brush, smaller lots were used in subdividing, but many buildings stand on more land than one lot, and the parcel sizes are now quite irregular, as is the placement of buildings.

EOB

- **The building occupies more than one original lot, stretching from Brush Street to Beaubien along Winder, and to the existing building to the South along Brush.**

A1

- **The building fills the entire block along Brush Street, with setbacks for entries and street activation.**

A2

- **The building fills the entire block along Brush Street, with setbacks for entries and street activation.**

A3

- **The building fills the entire block along Brush Street, with setbacks for entries and street activation.**

Townhomes

- **The townhomes occupy a number of original blocks along Adelaide, similar to a rowhouse arrangement.**

Carriage Homes

- **The Carriage Homes form a continuous alley edge, stretching across a number of original blocks.**

(6) *Rhythm of entrance and/or porch projections.* Most buildings have or had a porch or entrance projection. The variety inherent in Victorian design precludes the establishment of any absolute rhythm, but such projections were often centered. On Woodward, the commercial nature of most buildings and the widening of Woodward has effectively eliminated such projections.

EOB

- **As a mixed-use building with ground floor retail, storefront windows articulate the base with recessed entrances for retail spaces and apartment lobby entrance.**

A1

- **The primary Brush Street Façade features a long semi-public stoop separated from the sidewalk with planters and occasional steps, forming a porch condition for live-**

work units that line the street. Rhythm is created by a series of entry recesses visually separated by an intermittent screen wall.

A2

- The primary Brush Street Façade features a long semi-public stoop separated from the sidewalk with planters and occasional steps, forming a porch condition for live-work units that line the street. Rhythm is created by a series of columns.

A3

- The primary Brush Street Façade features a long semi-public stoop separated from the sidewalk with planters and occasional steps, forming a porch condition for live-work units that line the street. Rhythm is created by a series of entry recesses visually separated by an intermittent screen wall.

Townhomes

- The townhomes are articulated at the street level with stoops, recessed entries, and projected canopies that form a syncopated rhythm of adjacent and singular entries that vary with unit orientation.

Carriage Homes

- The Carriage Homes entries are on grade, and are defined by a series of recessed porches with balconies projecting above, forming a syncopated rhythm of adjacent and singular entries that vary with unit orientation.

(7) *Relationship of materials.* By far the most prevalent material in the district is common brick; other forms of brick, stone and wood trim are common; wood is used as a structural material only east of Brush. Some later buildings have stucco wall surfaces. Originally, roofs were wood or slate with an occasional example of tile; asphalt replacement roofs are common.

EOB

- The building is a combination of brick and ribbed metal skin, with the brick primarily on Brush street and metal skin on Winder, the corner marked by an intersection of the materials with brick rising above as the taller 6th floor. The addition of metal spandrel panels in select locations, as well as metal mesh balcony and screens at the base compliment the two primary skins. Windows are metal clad.

A1

- A primary skin of jointed metal panels is contrasted with painted wood screens and vertical wood siding at the base. Balcony rails are a combination of painted metal rails and screen. Windows are metal clad.

A2

- A primary skin of jointed concrete panels relates to the larger historic stone veneer buildings along Woodward. The concrete panels are contrasted with metal panels at the recessed base. Windows are metal clad.

A3

- The building is primarily brick, organized in as a brick frame similar to many historic Detroit buildings. Additional recessed brick is located within the frame as well as metal clad windows. A combination of brick and metal panels line the recessed base.

Townhomes

- The Townhomes are primarily brick in response to the prevalence of brick in the district. Areas of metal panels and smooth vertical wood siding are interspersed for variety and scale. Windows are metal clad.

Carriage Homes

- The ground level of all Carriage Homes is brick, typical of historic district structures of this type. Areas of metal panels, vertical wood siding, and painted fiber cement lap siding are interspersed at the second level for variety and scale. Windows are metal clad.

(8) *Relationship of textures.* The most common relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces of stone or wood trim. Slate, wood, or tile roofs contribute particular textural values where they exist, especially in the case of slates or shingles of other than rectangular shape.

EOB

- The primary brick skin along Brush Street is contrasted with the use of smooth ribbed metal panels on Winder street, compatible with the contrast often found in the district.

A1

- The smooth texture of metal panels with joints is contrasted with painted wood slats and natural wood siding that provide texture through spacing and fine joints. The patterned joint spacing of the metal panels adds textural quality and relates to the patterned slate roofs of the district.

A2

- The varied texture of concrete panels (smooth and sandblasted) as well as repetitive joint patterns provides subtle textural contrast similar to larger historic stone buildings along Woodward.

A3

- A common historic relationship of brick texture contrasted with a smooth surface, in this case metal panels, is evident here. Contrasting brick orientation (horizontal and vertical bond) adds additional texture.

Townhomes

- The low relief of brick, smooth metal panels and wood siding provide variety that is sympathetic to the historic textural variety of the district. Vertically and horizontally oriented materials add additional contrast.

Carriage Homes

- The low relief of brick, smooth metal panels and wood siding provide variety that is sympathetic to the historic textural variety of the district. Vertically and horizontally oriented materials add additional contrast.

(9) *Relationship of colors.* Brick red predominates, both in the form of natural color brick and in the form of painted brick. Other natural brick and stone colors are also present. These relate to painted woodwork in various colors, and there is an occasional example of stained woodwork. Roofs of other than asphalt are in natural colors; older slate roofs are often laid in patterns with various colors of slate. Original color schemes for any given building may be determined by professional analysis of the paint layers on the building, and when so determined are always appropriate for that building.

EOB

- The proposed warm light brick with subtle variation is compatible with several structures of similar hue in the district, including the neighboring building to the South. The bronze metal skin relates to the ironspots of the brick. Copper-toned window cladding, frames, and other details are also in keeping with the natural warm building hue.

A1

- This predominately gray façade is compatible with the cool hue of the dark slate roofs in the district. Clad windows and balcony details in historic yellow were selected to relate directly with the historic palette.

A2

- Fiber reinforced concrete panels with a slight red tone are compatible with historic palette colors *Grayish Brown* and *Dark Reddish Brown* that can be found in the district. A light brick base and white paneled upper story recesses relate to the light brick and natural stone materials of the district.

A3

- The white brick relates to white buildings on Woodward adjacent to the district – some with dark green windows. Clad windows, balcony details, and infill panels in Blackish Green were selected to relate directly with the historic palette.

Townhomes

- Warm brown brick and white brick relate to brick and stone hues of the district. Areas of red metal panels relate to the predominant hue of the district and match historic *Moderate Reddish Brown*. Cool gray accent areas relate to the hue of dark slate roofs.

Carriage Homes

- Warm brown brick and tan brick relate to brick and stone hues of the district. Areas of red metal panels relate to the predominant hue of the district and match historic *Moderate Reddish Brown*. Cool gray accent areas relate to the hue of dark slate roofs. Historic *Strong Yellowish Brown* clad windows in select locations were selected to relate directly with the historic palette.

(10) *Relationship of architectural detail.* On the buildings of the Victorian period, elaborate detail in wood, stone, or sheet metal was common; areas treated include porches, window and door surrounds, cornices, dormers, and other areas. Later buildings are generally simpler, but include less elaborate detail in similar areas.

EOB

- Details responding to historic structures of the neighborhood include screen patterns at rails, framed metal parking screens, and window groupings that are inset and surrounded by a projected frame.

A1

- Details responding to historic structures of the neighborhood include Vertical metal rails at recessed balconies.

A2

- Detail is less elaborate in this building when compared with others in the neighborhood.

A3

- Details responding to historic structures of the neighborhood include projecting balconies with metal rails and a painted wood screen wall at the building base.

Townhomes

- Details responding to historic structures of the neighborhood include balconies with metal rails and entry canopies. Selected windows are surrounded by a projecting window frame for emphasis.

Carriage Homes

- Details responding to historic structures of the neighborhood include balconies with patterned metal screen guards and painted wood screen walls at selected entryways.

(11) *Relationship of roof shapes.* Examples of many roof shapes, including pitched gable roofs, hip roofs, mansard roofs, and gambrel roofs are present. Different types are sometimes combined in a single structure, and tower roofs, cupolas, lanterns, belvideres, monitors, conical roofs are used on various Victorian houses. Flat roof areas in the center of hip or mansard roofs are frequent. Later apartment and commercial buildings generally have flat roofs not visible from the ground. The generally tall roofs add height to the houses of the Victorian period.

EOB

- As a large apartment building on a primary North-South street, roof forms respond to later historic apartment buildings of the area with flat roofs not visible from the ground. Two primary roof heights add variety to the roof condition of this 5 & 6 story building with facades on two primary streets.

A1

- As an apartment building on a primary North-South street, roof forms respond to later historic apartment buildings of the area with flat roofs not visible from the ground. Two main roof heights add variety to the roof condition of this 4 story building with a 5th floor loft space zone that is broken up into 4 distinct volumes with higher roofs.

A2

- As an apartment building on a primary North-South street, roof forms respond to later historic apartment buildings of the area with flat roofs not visible from the ground. Two main roof heights add variety to the roof condition of this 4 story building with four 5th floor loft space zones. These are separated by a recessed area serving as roof terraces for selected units.

A3

- As an apartment building on a primary North-South street, roof forms respond to later historic apartment buildings of the area with flat roofs not visible from the ground. Two primary roof heights add variety to the roof condition of this 4 story building with a partial 5th floor loft space. Higher roof zone is articulated with taller windows to further distinguish this higher roof.

Townhomes

- The flat, four-story townhome roofline achieves perceived and actual roof height variation with brick kept at 3 stories in certain locations and rising past the primary roofline in other locations. The recessed fourth story in a contrasting material (vertical metal panels or wood siding) achieves a similar effect as the nearly vertical

fourth floor roof forms of the Victorian era. Additional two story areas add further roof variation.

Carriage Homes

- **The flat, two-story Carriage Home roofline achieves variation with articulated higher living space volumes. Exaggerated height variation is achieved where 3 story units (sometimes with pitched roofs) mark the beginning and end of a row and in some cases the center of long groupings. This is responsive to historic homes where different roof types were sometimes combined in a single structure.**

(12) *Walls of continuity.* Between Woodward and Brush, the houses originally honored common setbacks which provided for front lawns. Some of the later apartments have not been set back to the same line as the houses amongst which they were built, thus disturbing the original line of continuity. On Woodward, the commercial development is typically at the sidewalk, creating a wall of continuity; this is not entirely continuous due to parking lots and some buildings set well back. On John R. and Brush, and east of Brush, buildings are typically placed at or near the sidewalk with little or no front yard. Where buildings are continuous, a wall of continuity is created.

EOB

- **As a mixed-use apartment building at a prominent corner of the development, the building has minimal setbacks and forms a wall of continuity along Brush and Winder Streets. The storefront retail wall at the ground floor varies gradually from the plane of the residential floors above. This adds interest, creates occupiable spaces and provides cover at the retail level and building entrances. As the building transitions from covered parking with residential above to surface parking along Winder, a screen wall occupied with plants and benches diffuses the views of cars and provides activated green space.**

A1

- **The structure of this building is placed near the sidewalk along Brush Street, yet is set back to allow for a transitional green space that divides the public space of the sidewalk with the semi-public stoop of the live-work spaces tucked under the residential units above. The green space and stoop are activated with plants, benches, seating areas, and low steps. Where the building ends at Adelaide there is a setback that helps transition to the typical residential setback. Here retail amenities (café, outdoor seating) transition to a pocket park that also leads to the apartment lobby.**

A2

- **While different in form and materials, the relationship of building to street is similar to Apartment Building A1. This provides street continuity along this primary North-South corridor activated with green space and public amenities. The corner at Adelaide mirrors A1 with retail amenities that transition to a small pocket park that also leads residents to the apartment lobby.**

A3

- **While different in form and materials from A1 and A2, the relationship of building to street is similar. When the building turns the corner at Winder it forms a gradual setback that responds to both the corner condition and the deeper common setback of a typical Brush Park residential side street. Here retail amenities (café, outdoor seating) transition to a pocket park that also leads residents to the apartment lobby.**

Townhomes

- The Townhomes maintain the setback of the historic homes on Adelaide and Winder Streets. Unlike the individual historic residences however, a line of continuity at the primary façade wall is formed. Like the neighboring historic homes, this line is activated with front yards, entry walks, steps, stoops, and recessed and projecting entries.

Carriage Homes

- The Carriage Homes maintain a setback appropriate to historic garages along an alley. And as a series of contiguous residential units, a wall of continuity is formed at the ground floor – punctuated with recessed entrances with balconies above.

(13) *Relationship of significant landscape features and surface treatments.* The major landscape feature of the district is the vacant land, which creates a feeling that buildings are missing in the district. Some houses have more than the standard fifty (50) foot lot, and have wide side yards. Individual houses have front lawns often subdivided by walks leading to the entrance; lawns are exceedingly shallow or non-existent in the area between Beaubien and Brush. Side drives are rare, access to garages or coach houses being from the alleys. The closing of Watson and Edmund Place between John R. and Brush has created landscaped malls uncharacteristic to the district. Some walks of stone slabs have survived; others have been replaced in concrete. Sidewalks are characteristically close to the curb.

EOB

- The building has minimal setbacks of 0' to 5.5' as is historically typical for the area between Brush and Beaubien. On Winder the ground level is set back between 1.5' to 4.5' to allow for parking lot screening from Winder Street and Beaubien Street rights of way. The screen will incorporate architectural materials from proposed building as well as plantings and integral seating at strategic locations. Concrete walks and street trees continue the language of the historic district.

A1-A3

- Special consideration is taken along the apartments at Brush Street to create a high-quality pedestrian experience. Buildings are set back 9.5' from the Brush Street Right of Way, which incorporates specialty paving such as brick pavers and includes pedestrian amenities such as benches, bike racks and trash receptacles. In addition, the street includes landscaped transitions from ground-floor live-work units to public sidewalk - raised planters with ornamental grasses, flowering perennials, seating areas, and steps. Street trees and a planting strip in the public right of way continue the language of the historic district.
- On Adelaide and Winder Streets, public spaces are located between mixed-use apartment buildings and Town Homes. This public space is to include brick pavers, planters, seating, shade and ornamental trees, ornamental grasses, and flowering perennials. This transition will allow for a reduction in scale from commercial to neighborhood streets, respecting the context of historic Brush Park.
- Visibility of corner retail at Adelaide and Brush Street will replace the sense of missing buildings with an activated street frontage.

Townhomes

- The townhomes are compatible with many historic houses in the district, with small front yards and entry walks. Stoops are integrated with raised planters which

include flowering perennials, ornamental grasses, and shrubs. While the setback of Town Homes is consistent with existing adjacent structures, variety within the planting areas adds to the interest of the street character. Street trees and a planting strip in the public right of way continue the language of the historic district.

Carriage Homes

- Because they follow historic typologies, Carriage Homes front alleys and have little opportunity for landscaping. The alley incorporates high-quality materials and textures such as brick pavers and specialty concrete in order to create an interesting and engaging place in lieu of traditional landscaped front yards. To the rear of the Carriage Homes, the asphalt parking lot is landscaped with a selection of hardy groundcovers, shrubs, multi-stem trees and shade trees.
- In the Northern most alley, a pocket park engages with the pedestrian Mews from the North and includes raised planters, shade trees, and a combination of moveable and fixed seating on a series of raised terraces.

(14) *Relationship of open space to structures.* There is a large quantity of open space in the area, due to demolition of buildings. The character of this open space is haphazard as it relates to buildings, and indicates the unplanned nature of demolitions due to decline. The feeling created is that buildings are missing and should be present. On Watson and Edmund between John R. and Brush, the streets have been removed and replaced with landscaped malls. The traditional relationship of houses to street has thus become a relationship between houses and landscaped strip open space.

EOB

- The building completes a significant and long empty corner that marks a gateway to brush park and neighborhoods beyond, with solidly massed facades along Brush and Winder Streets.

A1

- Mixed Use Apartment Buildings A1, A2, and A3 help to form much needed neighborhood street edges and strengthen the pedestrian and automobile experience to and from downtown.

Townhomes

- The townhomes build on the density and variety of homes once existing on the residential side streets of Brush Park, re-establishing the proper relationship of open space to structures that historically characterized the district.

Carriage Homes

- The Carriage Homes expand on the density of alleys that were designed to house the cars of single family homes, bringing new use to a traditional typology in a contemporary manner - adding small scale liveable density on a shared public lane.

(15) *Scale of facades and facade elements.* In the large houses between John R. and Brush, the scale tends to be large, and the facade elements scaled and disposed to emphasize the large size of the houses. Towers, setbacks, porches and the like divide facades into large elements. On Woodward, the scale ranges from very large, and emphasized by many small window openings, as in the former Detroit Hotel, and very large, made up of large architectural elements, such as the churches, down to quite small, with large windows emphasizing the small size, as in some commercial fronts. East of Brush, the scale is smaller and the detail less elaborate, creating a more intimate setting with the buildings closer

to the street. Later apartments are large in scale with simple but large elements near the ground and repetitive window openings above, frequently capped by a substantial cornice.

EOB

- This is a large scale facade similar to the district's later historic apartments with simple details, a defined base, and repetitive windows above. Several large façade elements (grouped windows, vertical circulation volumes) relate to historic buildings with larger façade elements.

A1

- This is a large scale facade similar to the district's later historic apartments with simple elements near the ground, and repetitive windows above. The scale of the building is exaggerated at a portion of the upper 2 floors with tall multi-height windows.

A2

- This is a large scale facade similar to the district's later historic apartments with simple elements near the ground and repetitive windows above. The scale is broken down with tower-like elements at the higher stories set apart with deep building recesses. Tall multi-height windows exaggerate the scale of these tall elements.

A3

- This is a large scale facade similar to the district's later historic apartments with simple elements near the ground and repetitive windows above. The scale of the building is exaggerated at the corner, with a partial 5th floor extends up with tall multi-height windows.

Townhomes

- Facades relate to the prominently scaled houses between John R and Brush with towers, setbacks and other features composed to divide the long street facades into smaller scaled groupings.

Carriage Homes

- Small in scale with large openings and an intimate proximity with the alley – the Carriage Homes build on conditions evident in small historic buildings of the district.

(16) *Directional expression of front facades.* A substantial majority of the buildings in the district have front facades vertically expressed. Exceptions are some commercial buildings on Woodward, row houses on John R. or Brush, and some duplexes or row houses east of Brush.

EOB

- While generally horizontal in expression like Row Houses and other later buildings, vertical expression is achieved with vertically aligned and proportioned windows, window groupings that span floors, and tall zones that express primary entry and circulation.

A1

- While generally horizontal in expression like Row Houses and other later buildings, vertical expression is achieved with vertically proportioned windows, window groupings that span floors, and two-story zones that setback from the primary façade.

A2

- While generally horizontal in expression like Row Houses and other later buildings, vertical expression is achieved with vertically proportioned windows and four tower like masses with window groupings that span floors.

A3

- While generally horizontal in expression like Row Houses and other later buildings, vertical expression is achieved with vertically proportioned windows, window groupings that span floors, and a two-story zone that setbacks from the primary façade.

Townhomes

- While generally horizontal in expression like Row Houses and other later buildings, verticality is present in window proportion and alignment, narrow material zones that span multiple floors, and multi-story setbacks that create tower-like volumes.

Carriage Homes

- The Carriage Homes' strong horizontal base is balanced with vertical alignments of garage doors and windows, entry porches with balconies above, and the expression of taller living spaces. Several three-story units are strategically located for additional vertical emphasis.

(17) *Rhythm of building setbacks.* Buildings on the north-south streets generally have little or no setback, while older houses on the east-west streets between Woodward and Brush have some setback, which varies from street to street, though generally consistent in any one block. Later apartments and commercial structures in that area often ignore the previously established setback. Between Brush and Beaubien, setback is generally very limited, only a few feet, if any, lawn space being provided between sidewalk and building.

EOB

- As a mixed-use apartment building at a prominent corner of the development, the building has minimal setbacks as is historically typical for the area between Brush and Beaubien. The Brush Street façade aligns where it meets its neighbor to the South except for a slightly recessed zone that provides a visual joint between the existing and new building. The storefront retail wall at the ground level angles off from there to create a gradually increasing space for street activation culminating at the corner. On Winder the ground level is set back several feet to provide a screened landscape zone.

A1

- The structure of this building is placed near the sidewalk along Brush Street, yet is set back to allow for a transitional green space that divides the public space of the sidewalk with the semi-public stoop of the live-work spaces tucked under the residential units above. The green space and stoop are activated with plants, benches, seating areas, and low steps. When the building turns the corner at Adelaide it forms a gradual setback that responds to both the corner condition and the deeper common setback of a typical Brush Park residential side street.

A2

- While different in form and materials, the relationship of building to street is similar to Apartment Building A1. This provides street continuity along this primary North-South corridor activated with green space and public amenities. The corner at Adelaide mirrors A1 with a setback that responds to the corner and the deeper residential setback.

A

- While different in form and materials from A1 and A2, the relationship of building to street is similar. When the building turns the corner at Winder its setback responds to both the corner condition and the deeper common setback of a typical Brush Park residential side street. Here retail amenities (possible café, outdoor seating) transition to a pocket park that also leads residents to the apartment lobby.

Townhomes

- The Townhomes maintain the setback of the historic homes on Adelaide and Winder Streets and like the neighboring historic homes, this line is activated with front yards, entry walks, steps, stoops, and recessed and projecting entries.

Carriage Homes

- The Carriage Homes maintain a minimal setback appropriate to historic garages along an alley, creating an intimate sense of place along the alley.

(18) *Relationship of lot coverage.* Older single family houses between Woodward and Brush generally occupy about twenty-five (25) to thirty (30) percent of the building lot, not including coach houses or garages. Later apartments and commercial buildings often fill a much higher percentage of the lot, sometimes approaching or reaching complete lot coverage. Between Brush and Beaubien, lot coverage for residential structures is generally about forty (40) percent, with commercial and later apartment buildings again occupying larger percentage of their lots.

EOB

- Consistent with commercial and later apartment buildings in the district, this building covers most of the available lot.

A1

- Consistent with commercial and later apartment buildings in the district, this building covers most of the available lot, although space is created between this building and the adjacent Townhomes for a small pocket park and apartment entrance.

A2

- Consistent with commercial and later apartment buildings in the district, this building covers most of the available lot, although space is created between this building and the adjacent Townhomes for a small pocket park and apartment entrance.

A3

- Consistent with commercial and later apartment buildings in the district, this building covers most of the available lot, although space is created between this building and the adjacent Townhomes for a pocket park, retail amenities, and apartment entrance.

Townhomes

- lot coverage is similar to the historic row houses of the district with small front yards and parking in the rear.

Carriage Homes

- **The Carriage Homes build on the density of alleys that were designed for car storage access. Connected units cover the lot similar to district row houses that meet the street, but smaller in scale.**

(19) *Degree of complexity with the facades.* The older houses in the district are generally characterized by a high degree of complexity within the facades, with bay windows, towers, porches, window and door hoods, elaborate cornices, and other devices used to decorate the buildings. Newer houses in the northern end of the district and older houses in the southern end tend to be somewhat simpler than high Victorian structures between them; later apartments and commercial buildings tend to more classical decorative elements of a simpler kind.

EOB

- **The building reinforces the precedent established by previous commercial and multi-family structures with less complexity and simpler details, accentuating the elaborately detailed historic structures through contrast. Some complexity is achieved with selected prominent window groupings and large corner windows that wrap the corner and span several floors.**

A1

- **The building reinforces the precedent established by previous commercial and multi-family structures with less complexity and simpler details, accentuating the elaborately detailed historic structures through contrast.**

A2

- **The building reinforces the precedent established by previous commercial and multi-family structures with less complexity and simpler details, accentuating the elaborately detailed historic structures through contrast. Some complexity is achieved with deep recesses and tower-like volumes.**

A3

- **The building reinforces the precedent established by previous commercial and multi-family structures with less complexity and simpler details, accentuating the elaborately detailed historic structures through contrast. Some complexity is achieved with shallow and deep recesses and a prominent multi-story corner.**

Townhomes

- **The Townhomes facades are compatible with the complexity of the Victorian architecture of the district with a playful composition of different materials, colors, recesses, and occasional tower-like volumes.**

Carriage Homes

- **The Carriage Homes facades relate most to the simpler post Victorian structures, but express variety with taller units, deeper setbacks and pitched roofs mixed in.**

(20) *Orientation, vistas, overviews.* Houses are generally oriented to the east-west streets, while apartments and commercial structures are more often oriented to the north-south streets. The construction of the Fisher Freeway has created an artificial public view of the rear yards on Winder between Woodward and Brush. The vacant land in the area, largely the result of demolition, creates long-distance views and views of individual buildings from unusual angles which are foreign to the character of the neighborhood as an intensely developed urban area. Garages and coach houses are located in the rear of residential properties, and are generally oriented to the alley.

Development General

- Typical to the historic district, Townhomes and Carriage Homes are oriented to the East-West streets while commercial structures are oriented to the North-South streets.
- Expansive neighborhood viewsheds will be reduced with proposed infill so that views of remaining historic homes adjacent to the development will be framed by a streetscape perspective.
- Enclosed Townhouse garages will be in the rear of residential properties, along with surface parking shielded from the street view with buildings, landscape, and screens.
- Carriage Home garages are oriented to the alley.
- Prominent backside facades of the East of Brush Apartment take potential views from highway into consideration.

(21) *Symmetric or asymmetric appearance.* In the Victorian structures, examples of both symmetric and asymmetric design occur; symmetry is more characteristic of the earlier houses, while the high Victorian examples are more likely to assemble elements in a romantic, asymmetric composition. Later houses to the north are more often symmetrical, especially when derived from classical precedent. Asymmetrical but balanced compositions are common. Later apartments are generally symmetrical.

EOB

- The building features are assembled in a balanced yet asymmetric composition achieved with a generally consistent primary skin, regular window pattern, and selected prominent window groupings (both horizontal and vertical).

A1

- This mixed use apartment building is regular and rhythmic in its façade organization, with several prominent features (retail base, extended 5th floor) that create an asymmetrical yet balanced composition. Similar to A2 in plan at ground floor and corner massing, the two buildings form a symmetrical gateway condition leading to Adelaide Street.

A2

- This mixed use apartment building generally symmetrical in overall massing from the second floor up, yet its serial window pattern and asymmetrical retail base add variety to the composition. Similar to A1 in plan at ground floor and corner massing, the two buildings form a balanced gateway condition leading to Adelaide Street.

A3

- This mixed use apartment building is regular and rhythmic in its façade organization, with several prominent features (retail base, extended 5th floor, and special corner condition) that create an asymmetrical yet balanced composition.

Townhomes

- The Townhomes are organized in a repetitive fashion to achieve a regular rhythm that is made more asymmetric with a playful composition of materials and window placement. Occasionally adjacent Townhome units are mirrored, presenting a subtle symmetry within an otherwise asymmetric street elevation.

Carriage Homes

- Like the Townhomes, the Carriage Homes combine repetitive and mirrored units in a playful strategy of symmetry and repetition - bringing rhythm and variety to a series of repetitive living units.

(22) *General environmental character.* The environmental character is of an old urban neighborhood which has undergone, and is undergoing, considerable change. The original development, reflected in the Victorian period houses, has been altered by the provision of more intensive residential development in the early twentieth century, the change in character of Woodward from residential to commercial at about the same time, and a long period of decline.

The proposed development is uniquely positioned to anchor the Brush Park neighborhood at a critical entry point, strengthen Brush Street as a major Detroit neighborhood connector, reinforce the fabric of a residential street (Adelaide), and help re-envision underutilized alleys as intimate shared residential zones. The project is sensitive to its historic neighbors, builds on aspects of the development to the north in scale and general ethos of contemporary architecture, yet proposes its own unique voice that is the result of its particular temporal and geographic position.

You cannot simply put something new into a place. You have to absorb what you see around you, what exists on the land, and then use that knowledge along with contemporary thinking to interpret what you see.

Tadao Ando

Pinnacle Select Casement & Awning

Benefits of Pinnacle Select

- [1]** Extruded aluminum in 22 standard colors, 20 feature colors and eight anodized finishes; custom colors also available
- [2]** All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments
- [3]** Clear Select Pine, Douglas Fir, Natural Alder or primed interior finishes
- [4]** Constructed with 2-5/16" wide stiles and rails that add structural stability and provide a more massive architectural appearance
- [5]** Robust 2-3/16" thick sash adds dimension and strength

- [6]** Double mortise and tenon sash joints fastened with screws for strength and stability
- [7]** Select casement and awning available in larger sizes
 - Crank-out: up to 3678 or 3096
 - Push-out: up to 3678
 - Venting awning: up to 6060
- [8]** Select casement and awning available in two styles
 - Operating: standard crank
 - Push-out: lever handle
- [9]** Retractable screens available on operating and push-out products; pull bar, cartridge case and frame of screen produced from same wood species as window
- [10]** Full-width extension jambs standard
- [11]** Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available

Features of Push-out Units

- [12]** Push-out hardware consists of an easy-to-operate lever with cam rollers and keepers; this mechanism provides a multi-point locking system that is standard
- [13]** Push-outs equipped with adjustable friction hinges and lock rollers in both casement and awning
- [14]** Friction device on larger push-out awning maintains sash opening
- [15]** Push-out casement provides an impressive DP rating of 50 for all sizes
- [16]** DP rating of push-out awning range from 40 up to 70

Features of Operating Units

- [17]** Operating casement uses adjustable hinges
- [18]** Operating casement provides an amazing DP rating of 70 (*except for the 3678, which has a DP rating of 50*)
- [19]** DP rating of operating awning is 50 for all sizes



The Wonders of Wood

Strength and beauty shine through in Windsor's Pinnacle products. We use only the finest pine, alder and fir so you can create only the finest homes. The many sizes and shapes available allow you to make a statement – from contemporary looks to classic lines.

No matter what design you have in mind, Windsor allows you to achieve it in style. With each Pinnacle product, you get the rugged durability and traditional appeal of real wood.

See What Sets Pinnacle Apart

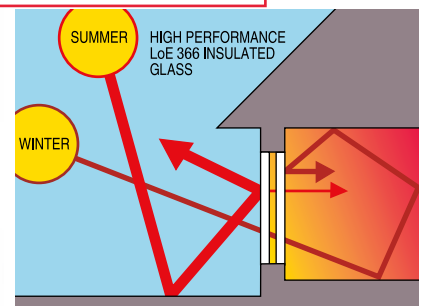
[1] PREMIUM WOOD CONSTRUCTION Natural wood serves as one of the most energy efficient materials available. Windsor uses only the finest wood interiors of Clear Select Pine, Natural Alder or Douglas Fir.

[2] CARDINAL® LoE 366 GLASS Windsor products feature LoE 366 glass with a coating that alters the way glass transmits visible and invisible light. LoE 366 decreases heat loss in the winter and heat gain in the summer. Reduced ultraviolet light penetration also helps prevent your furniture, drapes and carpet from fading.

A triple-glazed IG option is available for Pinnacle Select and Pinnacle clad direct set and radius units. Triple IG consists of 1-1/4" OA thickness and two LoE coatings. The LoE 366 coating on surface #2 and the LoE 180 coating on surface #5 provides superior U-value thermal performance.

[3] EXTRUDED ALUMINUM We use only heavy-duty .050 extruded aluminum cladding, versus thin roll form aluminum. It is sturdier and more resistant to exterior damage, including dents and chips. The powder coat used in our paint application is the extremely durable 2604 finish. The 2605 finish is available when your project requires an even stronger defense against the elements.

NO SIMULATED DIVIDED LITES

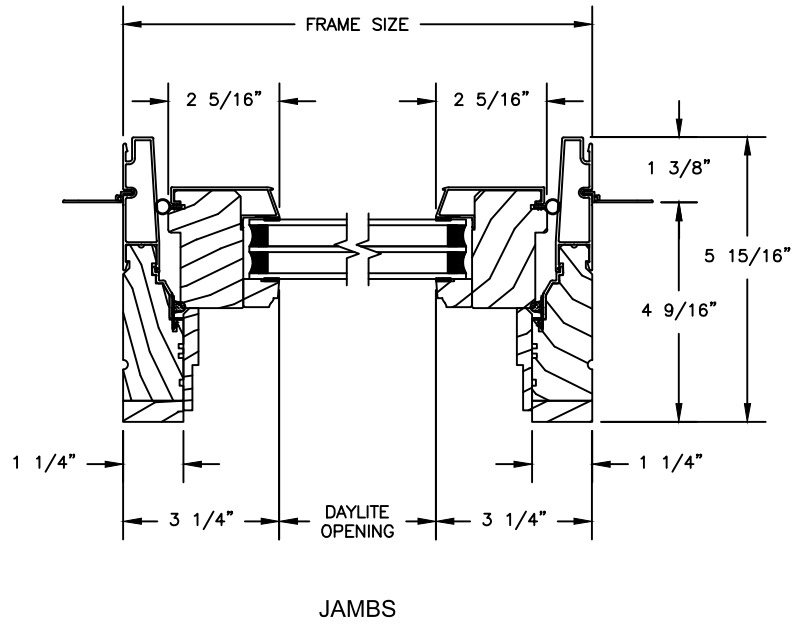
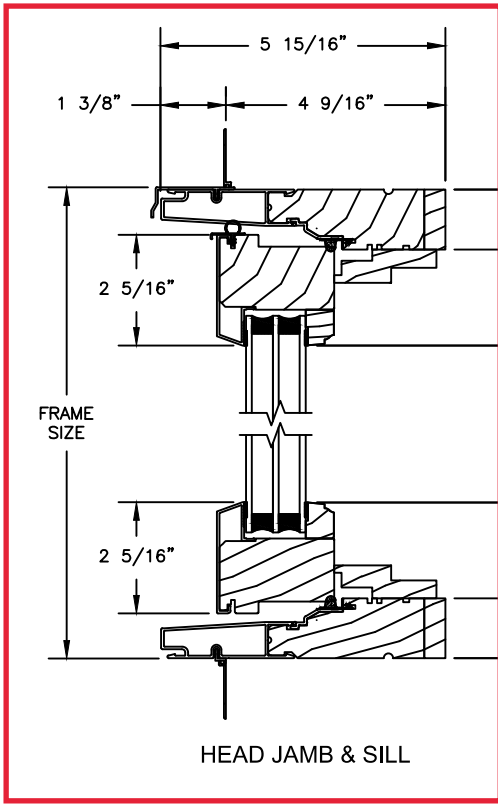


Pinnacle Select Series

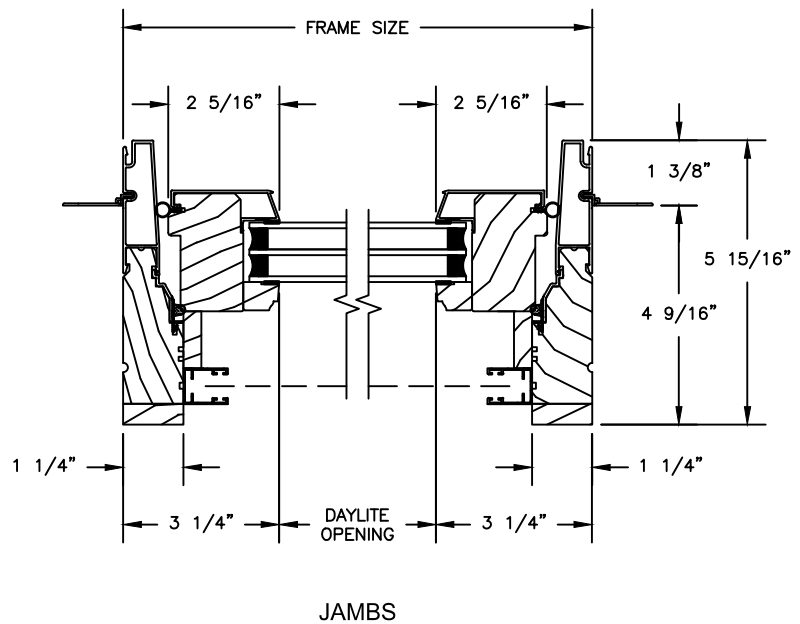
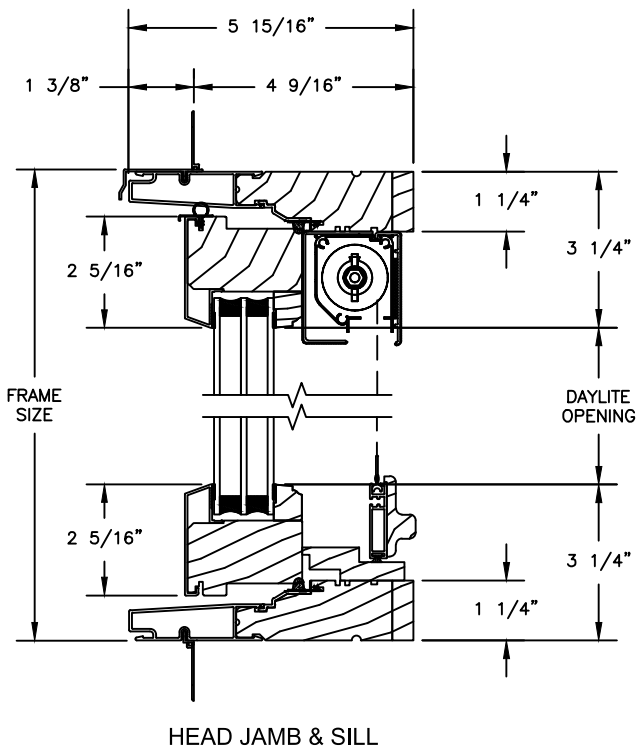
CLAD PUSH-OUT CASEMENT

SECTION DETAILS : 1 1/4" TRIPLE IG OPERATING

PUSH-OUT



PUSH-OUT WITH RETRACTABLE SCREEN



Pinnacle Sliding Patio Door

Features and Benefits

- [1]** Wood parting stops and absence of screws provide a warm, clean look
- [2]** Integral nail fin on clad doors
- [3]** Heavy-duty interlock improves air and structural performance
- [4]** Standard two-point lock for added security
- [5]** One-piece, fiberglass pultruded sill minimizes cold conduction
- [6]** Aluminum jamb covers at the head and strike jambs hide exposed screws and provide a smoother, more attractive surface
- [7]** Doors slide on two tandem, heavy-duty, end-adjustable, ball bearing rollers for years of smooth, trouble-free operation
- [8]** Improved breakaway force of panel (10 lbs) and operating force (6 lbs) provide effortless operation
- [9]** Taller sill provides excellent water performance and design pressure ratings
- [10]** Foam-backed glazing bead prevents paint and stain from bleeding
- [11]** All stiles constructed of an LVL core for a stronger, straighter, more durable door
- [12]** Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance

Sizes

- Five standard heights: 6'8", 6'10", 8'0", 9'0" and 10'0" (9'0" and 10'0" doors available in French slider only)
- Custom sizes available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Interior stop glazed with silicone sealant
- Custom and special glass types available

Exterior Trim

- Clad doors available with WM 180 brickmould or Williamsburg casing; primed doors available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing

Weatherstripping

- Flexible, weatherable PVC and foam seal at the head and jambs with a pile fin-seal weatherstripping at the interlocks; pile weatherstripping also used at the bottom of the operating panel and at the ends of the interlock

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" perimeter grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL (*primed*)
- 5/8" and 7/8" short putty WDL
- 7/8", 1-1/4" and 2" contemporary WDL (*interior only*)
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail (*primed*)
- Standard and custom grille patterns available

Finishes

- Interior – Clad doors available in Clear Select Pine, Douglas Fir, Natural Alder, primed or painted white interior finishes; primed doors available in Clear Select Pine, primed or painted white interior finishes; narrow-style doors not available in Douglas Fir or Natural Alder
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 20 feature colors; custom colors available
- 8 anodized finishes

Hardware

D-shaped handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, bright brass, antique brass, faux bronze, oil rubbed bronze and black

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



SLIDING PATIO DOORS TO BE METAL CLAD EXTERIOR - COLOR TO MATCH HISTORIC RED METAL SIDING

Pinnacle Swinging Patio Door

Features and Benefits

- Stainless steel multi-point locking hardware option for added security
- Integral structural astragal allows for doors up to 12 feet wide to be placed in a single frame, which decreases the potential for air and water infiltration
- "Easy Adjust" hinge system for effortless operation and correction after installation
- Wept sill system to eliminate water infiltration
- Dual-seal frame weatherstripping at panel face and edge improves air and thermal performance
- Taller sill provides excellent water performance and design pressure ratings
- Foam-backed glazing bead prevents paint and stain from bleeding
- Active stiles constructed of an LVL core material for added strength and stability
- Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance
- Low-clearance (ADA-approved) sill options
- In-swing and out-swing options available
- 1/2 and 3/4 lite available with flat or split panel option
- Seg-top available

SWINGING PATIO DOORS TO BE METAL CLAD EXTERIOR - COLOR TO MATCH HISTORIC RED METAL SIDING



Sizes

- Five standard heights: 6'8", 6'10", 8'0", 9'0" and 10'0"
- Custom sizes available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Interior stop glazed with silicone sealant
- Custom and special glass types available

Exterior Trim

- Clad doors available with WM 180 brickmould or Williamsburg casing; primed doors available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing

Weatherstripping

- Rigid, weatherable PVC or urethane foam encased in polyethylene film
- In-swing and out-swing doors feature bottom heavy-duty, self-adjusting sweep

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" perimeter grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL (*primed*)
- 5/8" and 7/8" short putty WDL
- 7/8", 1-1/4" and 2" contemporary WDL (*interior only*)
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail (*primed*)
- Standard and custom grille patterns available

Finishes

- Interior – Clad doors available in Clear Select Pine, Douglas Fir, Natural Alder, primed or painted white interior finishes; primed doors available in Clear Select Pine, primed or painted white interior finishes; narrow-style doors not available in Douglas Fir or Natural Alder
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 20 feature colors; custom colors available
- 8 anodized finishes

Hardware

Classic or contemporary handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, bright brass, antique brass, faux bronze, oil rubbed bronze and black

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



NO SIMULATED DIVIDED LITES

Custom Creations

Finishing touches to perfect your vision. Windsor does more than just create durable, high-performance windows and doors. We pay attention to every detail and offer a wide array of options and finishes to match any décor. Flashy and eye-catching or simple and understated, our hardware, finishes, grille options, cladding colors, glass options and trim options complete the perfect window and door package.

See the difference paint can make. Windsor's in-house powder paint application can help you make a statement with your windows and doors. Choose from over 40 shades in our standard and feature color palettes, or make it truly unique with custom color matching. All paints are protected with the highly durable 2604 finish, or you can upgrade to 2605 for even stronger defense against the elements.¹

Standard Clad Colors



***CUSTOM GREEN TO MATCH HISTORIC BLACKISH GREEN**

Feature Clad Colors

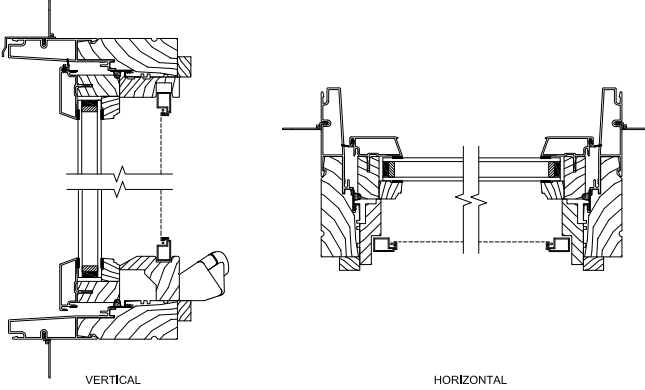
Custom color matching is also available.



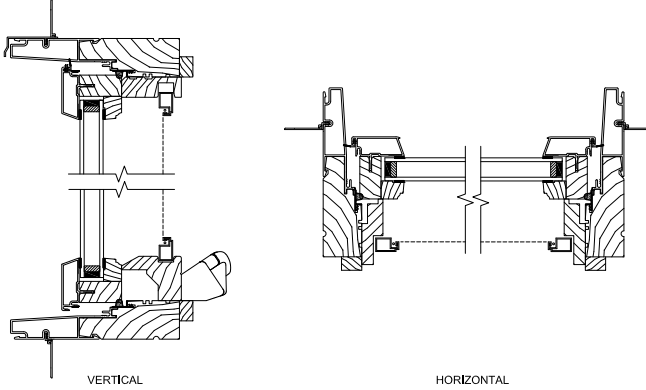
¹2604 finish backed by a 20-year* warranty; 2605 finish backed by a 30-year* warranty; applications within one mile of the coast carry a 10-year warranty. For specific warranty details, please refer to the complete warranty document posted on our website, www.windsorwindows.com.

Pinnacle Clad Casement & Awning Technical Drawings

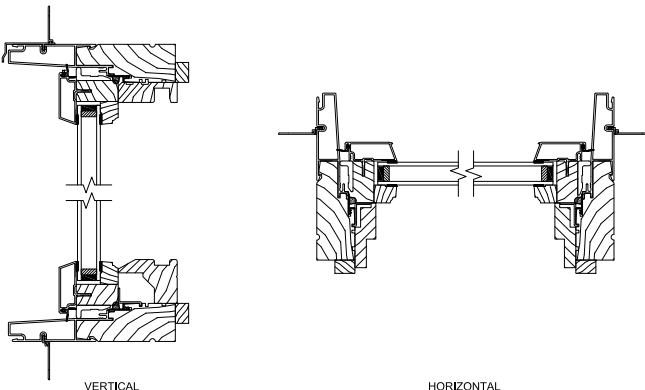
Pinnacle Clad Casement – Operating



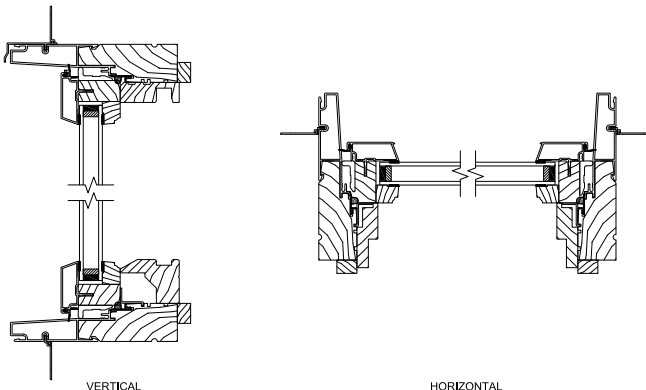
Pinnacle Clad Awning – Operating



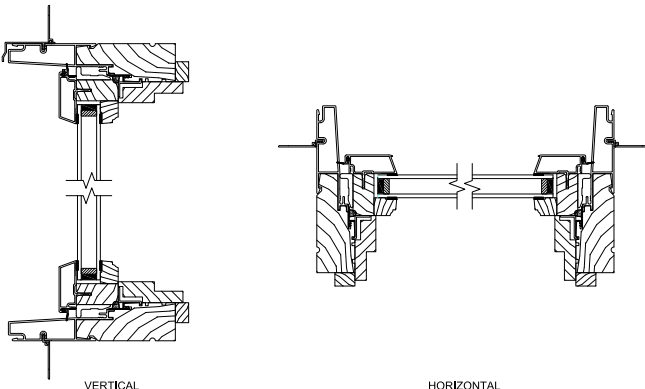
Pinnacle Clad Casement – Stationary



Pinnacle Clad Awning – Stationary



Pinnacle Clad Casement – Transom and Picture





[Visit Our Main Site](#)

Select Clad Primed

[Warranty, Care & Installation](#) [Product Literature](#)

CLAD | BI-FOLD DOOR

[Contact Us](#) [Find a Distributor](#)

Enjoy smooth operation and the beauty of the outdoors with bi-fold doors from Windsor Windows & Doors. Create the perfect setting with a wide variety of sizes, colors and hardware configurations.



- Multi-point locking system on passage doors feature three-point jamb-engaged tongue system for uncompromised security
- Bi-fold hardware system provides stability and smooth operation
- Deadbolt for added security
- Panel exterior matches Pinnacle product line
- Interior and exterior grilles may be paired in a variety of combinations. However, some combinations are not available in every product.

Options

[Standard Colors](#) [Feature Colors](#) [Anodized Finishes](#) [Interior Finishes](#) [Patio Door Handles](#) [Glass](#) [Grilles](#)
[Grille Patterns](#) [Grille Profiles](#) [Back to Top](#)

Standard Colors

White

Linen

Ivory

Sandstone

```
preloadImages(['images/images/parchment.gif']);
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Instant Curb Appeal.

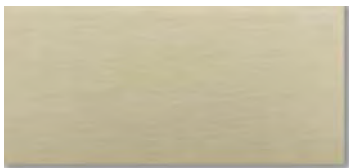


The 700 Series Residential Garage Doors from Haas Door are made with heavy gauge galvanized steel and embossed with a deep wood grain. Combined with 1 3/4" thick, CFC free polyurethane, the 700 series is engineered for maximum energy efficiency and years of maintenance free use.

A full range of color and window options, plus Limited Lifetime Warranty make the 700 series the ideal choice to add beauty and value to your home.

700 Series Garage Door Models

Features



Flush

All Colors Except Oak, Cherry & Walnut

Model 710: [Window Options](#)



V-Groove

All Colors Except Walnut

Model 712: [Window Options](#)



Ribbed Short Panel

All Colors

Model 760: [Carriage Windows](#)

All Colors Except Walnut

Model 772: [Ranch Windows](#)

Model 782: [Standard Windows](#)



Recessed Short Panel

All Colors

Model 761: [Carriage Windows](#)

All Colors Except Walnut

Model 771: [Ranch Windows](#)

Model 781: [Standard Windows](#)



Recessed Long Panel

All Colors

Model 763: [Carriage Windows](#)

All Colors Except Walnut

Model 773: [Ranch Windows](#)



Ribbed Long Panel

All Colors

Model 764: [Carriage Windows](#)

All Colors Except Walnut

Model 774: [Ranch Windows](#)



Ranch Panel

All Colors Except Walnut

Model 770: [Ranch Windows](#)



Raised Panel

All Colors Except Walnut

Model 780: [Standard Windows](#)



Sculptured Raised

All Colors Except Walnut

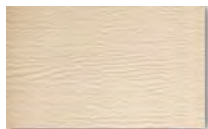
Model 790: [Standard Windows](#)

Color Options

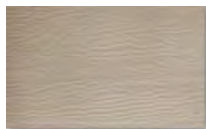
Standard Colors



Polar White



Almond



Sandstone

- Lifetime Warranty
- 16.18 Calculated R-Value
- Full Thermal Break
- 1-3/4" Thick CFC FREE Insulation
- Heavy Vinyl Bottom Seal
- Embossed Wood Grain Steel
- Durable Polyester Finish Coat
- 17 Color Choices

Downloads

- 700 Series Brochure (.pdf)
- Window Options (.pdf)
- American Walnut Brochure (.pdf)

Optional Hardware



Hinges
Optional



Handles
Standard on 760



Gray



Sahara Tan



Bronze



Charcoal



Hunter Green



Brown

Premium Colors



Trinar® White*



Trinar® Beige*



Trinar® Brown*



Cool Black**

Premium Woodgrain



Smooth Cherry***



Smooth Oak***



Embossed Mahogany



Embossed Ash

Premium Bi-Directional Woodgrain



[American Walnut](#)

(Only available in models 760, 761, 763 & 764)



Create the perfect garage door for your home in just a few steps, with the HaasCreate Visualizer. Simply upload a photo of your home, and outline the location of your existing garage door. HaasCreate will help you create your new garage door, with every option in Haas Door's collection at your fingertips!

[learn more](#)

Color Matching



Need to match your trim to your garage door?

Haas Door colors are available at Sherwin Williams

[locate a store](#)

[Click here for printable color codes to take to the store.](#)

Colors are not exact due to the differences in monitors. For accurate color samples, contact a Haas Door dealer for a color selector.

*Trinar® colors carry a 35 year finish warranty, making them ideal for projects that require lasting durability and beauty. Trinar Colors are only available in 21" & 24" section heights.

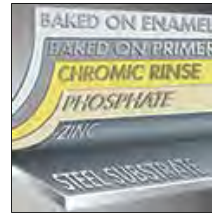
**Cool Black includes a cool chemistry paint finish but is not recommended for projects with extreme exposures to heat and light.

***Smooth Cherry & Oak not available in models 710, 763 & 773.

Technical Information



The 700 Series series provides maximum energy efficiency with CFC FREE, polyurethane insulation with a calculated R-Value of 16.18, resulting in doors that provide more than six times the insulating value of wood or non-insulated doors.



All 700 series doors includes a three-tier, corrosion-resistant protective finish with a polyurethane primer and a durable polyester finish coat on the interior and exterior. Haas Door's paint thickness is one of the highest in the industry.



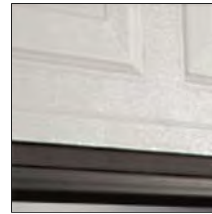
700 series doors are 1 3/4" thick. A Full Thermal Break is used in the tongue-and-groove construction of all 700 series doors. These rigid vinyl top and bottom caps seal the joints and eliminates metal-to-metal contact, which limits the transfer of temperature.



Exterior & interior skins are made from galvanized steel to assure protection from warping, rotting, and rusting. Heavy 20-gauge galvanized back-up plates extend the full height of each section to give superior hardware support.



The 700 Series is also available in a wide range of design pressures for wind load requirements. Contact your local Haas Door dealer for more information about wind load requirements in your area.



A heavy vinyl bottom weather seal that flexes to fit the contour of the floor is included on all of our 700 series doors. This combination of protection seals out the elements and repels the most hostile weather conditions.



Dealers-Only Resources



Haas Door © 2014
320 Sycamore
Wauseon, Ohio USA
info@haasdoor.com



Vertigo Cladding Board



Geolam: a stunning alternative to wood cladding

Vertigo is a composite wood cladding board requiring minimum maintenance. Durable and fade resistant, it will not crack or show significant signs of age over time. It is resistant to insect and fungus damage. It has been used by Japanese architects for more than 20 years, and in Europe for more than five, to enhance the architectural features of their buildings. Geolam Vertigo is made from recycled material and is manufactured using environmentally friendly processes.





Bevel Profile

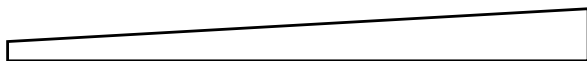
Bevel Siding

The Bevel profile is the newest addition to the Boral TruExterior® Siding Craftsman Collection™ – the first manmade siding profiles to genuinely replicate the natural aesthetic of real wood while maintaining a high level of dimensional stability.† Recreating the look and character of traditional clapboard or bevel lap siding, Boral TruExterior® Siding’s Bevel profile offers the true taper and shadow line effect historically seen with cedar and redwood siding, without the moisture-related issues that commonly plague wood.

Product Dimensions

Bevel Profile

Nominal Size	Actual Size
1/2 x 6	1/2" x 5 1/2"



Bevel Siding

Installation Best Practices

- The use of a drainable house wrap is recommended
- For longer tool life, use carbide tipped blades and drill bits
- Use fasteners designed for exterior trim and siding
- Minimum lap is 1"
- Each board has a factory-applied primer
- The product must be painted
- No gluing or gapping is necessary to control or limit movement
- No need to prime or paint ends or field-cut edges



Boral TruExterior® Siding

Boral TruExterior® Siding is like no other siding product on the market, offering a lower-maintenance, easier-to-install alternative to wood and other material without sacrificing the look, feel and character of traditional wood siding. Boral TruExterior® Siding maintains a high level of dimensional stability during periods of temperature and moisture change, which allows it to resist moisture-related issues such as cracking and splitting. Plus it's virtually rot- and termite-free, and is backed by a 20-year limited warranty.

Boral TruExterior® Siding Facts

- Easy to install with standard woodworking tools and methods
- Maintains a high level of dimensional stability†
- Virtually no moisture cycling†
- Resists rot and termite attacks†
- No cracking, splitting or cupping†
- Suitable for ground contact
- Can be painted any color with exterior grade latex paint
- Accepts a wide variety of fasteners
- Minimum 70% recycled content
- Premium 16' lengths
- 20-year Limited Warranty†
- Made in the USA

†Please see Boral TruExterior® Siding Warranty and Product Data sheet for proprietary test results, located at www.BoralTruExterior.com

*Cradle to Cradle is a certification licensed by the Cradle to Cradle Products Innovation Institute

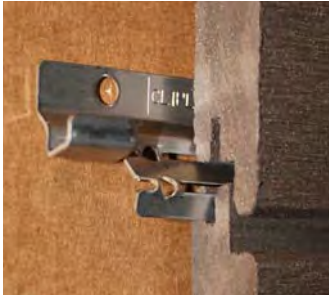
SUSTAINABILITY

Boral TruExterior® Siding's sustainable properties are a result of the use of a proprietary polymer blend and highly-refined coal combustion products (ash), which are endorsed by the U.S. Green Building Council (USGBC) in the production of construction materials.

- Minimum 70% recycled content, as verified by SCS Global Services
- Cradle to Cradle Certified™ Silver*
- Produced in a state-of-the-art LEED Silver certified commercial facility



Installation guide *Geolam® is a composite material made from recycled wood and resins, and is easy to install. However, handling and fitting techniques are different to those deployed when using natural wood, so please be sure to follow the instructions below carefully...*



Vertigo Board



Stainless steel Vertigo clips

QUICK BUT IMPORTANT HINTS

1. Board lengths expand and contract according to temperature. Refer to the Expansion Table (on page 3) to compare temperature at time of installation vs maximum or minimum temperatures anticipated. For example if boards are installed on the hottest day of the year they will not expand.
2. Allow airflow behind the boards to assist in temperature and moisture management. (See diagrams on page 10)
3. Install "anchor" screws at mid point of boards to prevent "walking" (See diagram on page 11).
4. Boards may accumulate greater than normal dust and dirt on a construction site, both waiting to be installed and immediately afterwards. If this is the case, wash boards to prevent streaking. (Once installed and cleaned the normal forces of wind and rain will keep the boards clean).

Please refer to these installation guidelines carefully, as improper installation may result in product malfunction and voiding the warranty. Geolam consists of, amongst other materials natural wood. Accordingly, color variation may occur.

BASIC GUIDELINES FOR USING GEOLAM®.

- Geolam composite boards consist of almost 50% natural wood fiber. As a result there will be some color variation from board to board. Please take this into consideration in planning your installation to maximize aesthetic appeal.
- Leave a minimum interval of $\frac{3}{4}$ " between the wall and the cladding boards. Thickness of the strapping or sleepers must be no less than $\frac{3}{4}$ " to ensure adequate ventilation of the boards after installation, including around doors and window frames.
- Intervals between each sleeper center cannot exceed 16". Minimum section of sleepers must be $\frac{3}{4}$ " x 2". You may install exterior insulation between the sleepers, but if you do so please make sure that your sleepers are sufficiently deep so as not to compromise the $\frac{3}{4}$ " airspace behind the boards. For example, if you install $\frac{3}{4}$ " rigid insulation, you will need 1 $\frac{1}{2}$ " deep sleepers.
- Vertigo boards are 12 feet in length. Clips need to be applied on each sleeper, however a minimum of 3 contact points and 3 clips are required per board, whatever the length of the board, i.e. for shorter lengths of boards.



ATAS International, Inc.

Sustainable Building Envelope Technology



Metal Roofing Systems

Featuring

Batten Seam, Standing Seam,
Shingles & Tiles

Metal Wall Panels

Featuring

Formed, Perforated & Curved
Panels, Insulated Metal Panels,
Metal Composite Panels

Sustainable Components

Featuring

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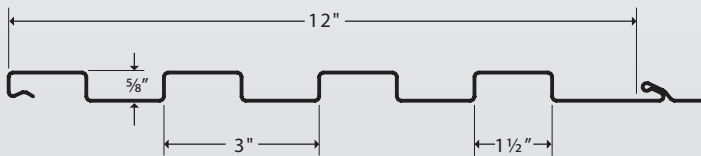
metafor™



Metafor is a structural panel with a ribbed appearance and a concealed fastening system. The architectural ribbed panel has 4-up, 4-down ribs. The texture of the panel is either smooth or stucco embossed. Metafor may be installed horizontally or vertically. This panel is lightweight, but it also is strong. It can be applied directly to solid decking or open framing. Typical applications for this panel are walls, ceilings, fascias, mansards, equipment screens and soffits. It may also be used for walkways, balconies, entrances and vestibules.

SKU:	MFP120
Material:	.032, .040, .050 aluminum 16*, 20* oz. copper
Panel Width:	12"
Panel Length:	Cut to customer specifications with a minimum of 1'-6", maximum to transportation limitations and/or product and project design considerations
Panel Depth:	5/8"
Texture:	Embossed, Smooth
Perforations Available:	Yes
Finish:	Kynar 500° PVDF or Hylar 5000° PVDF
Colors:	Choice of over 30 standard colors Custom colors available*
Anodized:	Clear*, Dark Bronze*
Accessories:	A complete line of trims available in matching colors, gauge, and finish or as specified

*Subject to minimum quantities and longer lead time. Inquire for availability.



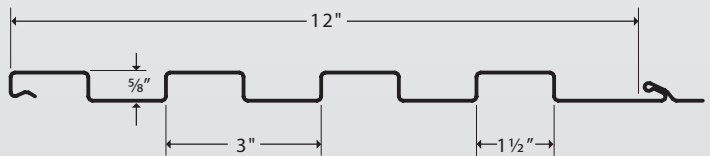
arc-metafor™



Arc-Metafor, (MFX120 & MFV120) is a 12" structural ribbed panel with the Wind-Lok™ fastening system in convex or concave form. It is an architectural ribbed panel with 4-up, 4-down ribs. The panel is available in 0.032 aluminum in over 30 standard colors, as well as clear and bronze anodized. The Arc-Metafor panel can be installed in a vertical or horizontal fashion.

SKU:	MFX120 (convex) MFV120 (concave)
Material:	.032 aluminum
Panel Width:	12"
Panel Length:	Cut to customer specifications with a minimum of 4'-0", maximum to transportation limitations and/or product and project design considerations
Panel Depth:	5/8"
Curve:	Convex or Concave
Minimum Radius:	5'-9" (MFX) 10'-0" (MFV)
Texture:	Embossed, Smooth
Perforations Available:	Yes
Finish:	Kynar 500° PVDF or Hylar 5000° PVDF
Colors:	Choice of over 30 standard colors Custom colors available*
Anodized:	Clear*, Dark Bronze*
Accessories:	A complete line of trims available in matching colors, gauge, and finish or as specified

*Subject to minimum quantities and longer lead time. Inquire for availability.



Versa-Seam™

Versa-Lok™



Versa-Seam is a rainscreen style system that requires a waterproof building envelope behind it. The panel forms architectural shadow lines in its horizontal installation and is available with three optional reveal or shadow line configurations and optional end folds. Stack or stagger panels for different aesthetics. Panels may also be installed vertically.

Versa-Lok, a flat shingle style wall panel, creates classic rectangular shapes with its versatile mix-and-match sizes. Versa-Lok sizes include: 12 by 36 inch (VSL123), 12 by 60 inch (VSL126), 16 by 36 inch (VSL163) and 16 by 60 inch (VSL166) applied horizontally and 36 by 12 inch (VSL312), 60 by 12 inch (VSL612), 36 by 16 inch (VSL316) and 60 by 16 inch (VSL616) applied vertically. The panel installs right-to-left starting at the bottom, and it utilizes concealed clips and fasteners to provide a metal shingle type application on a wall.

SKU:	VSS080, VSS100, VSS120
Material:	.032, .040 aluminum .8, 1.0 mm zinc 16, 20 oz. copper
Panel Width:	8", 10", 12" Custom widths available
Panel Length:	Cut to customer specifications with a minimum of 3'-0", maximum of 20'-0"
Panel Depth:	1"
Texture:	Smooth, Embossed
Perforations Available:	Yes
Finish:	Kynar 500° PVDF or Hylar 5000° PVDF
Colors:	Choice of over 30 standard colors Custom colors available*
Anodized:	Clear*, Dark Bronze*
Accessories:	A complete line of trims available in matching colors, gauge, and finish or as specified

NOTE: HEAVY GAUGE WHERE METAL EXPOSED TO ABUSE AND CONTACT

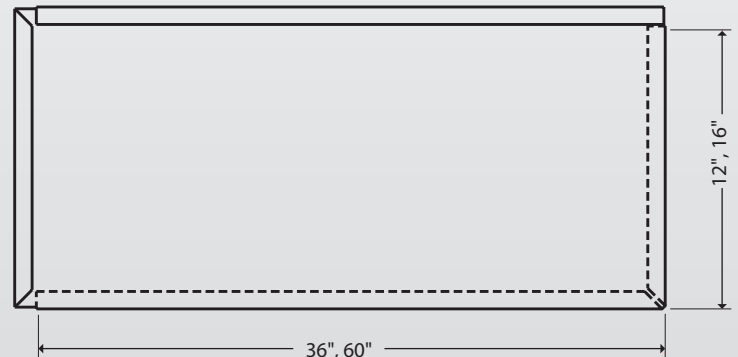
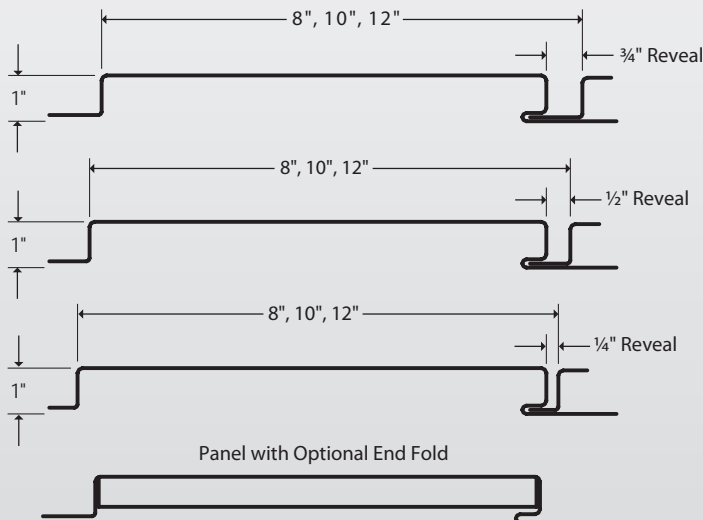
Horizontally oriented panel: VSL123 (12" Vert. x 36" Horiz.), VSL126 (12" Vert. x 60" Horiz.), VSL163 (16" Vert. x 36" Horiz.), VSL166 (16" Vert. x 60" Horiz.)

Vertically oriented panel: VSL312 (36" Vert. x 12" Horiz.), VSL316 (36" Vert. x 16" Horiz.), VSL612 (60" Vert. x 12" Horiz.), VSL616 (60" Vert. x 16" Horiz.)

Material:	.032, .040 aluminum 16, 20 oz. copper 1 mm quartz zinc
Texture:	Smooth
Finish:	Kynar 500° PVDF or Hylar 5000° PVDF
Colors:	Choice of over 30 standard colors Custom colors available*
Anodized:	Clear*, Dark Bronze*
Accessories:	A complete line of trims available in matching colors, gauge, and finish or as specified

*Subject to minimum quantities and longer lead time. Inquire for availability.

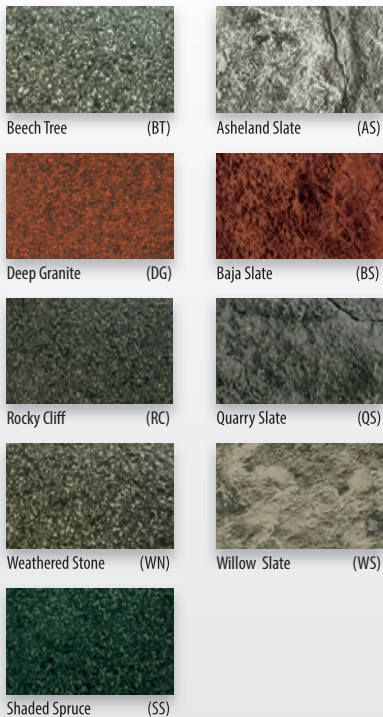
*Subject to minimum quantities and longer lead time. Inquire for availability.



Color Chart



Advanta® Americana Classic Series

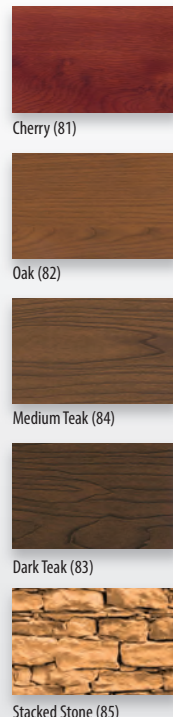


Granitile™ Colors



Laminates

Inquire for material availability



Oxide Series

Inquire for material availability



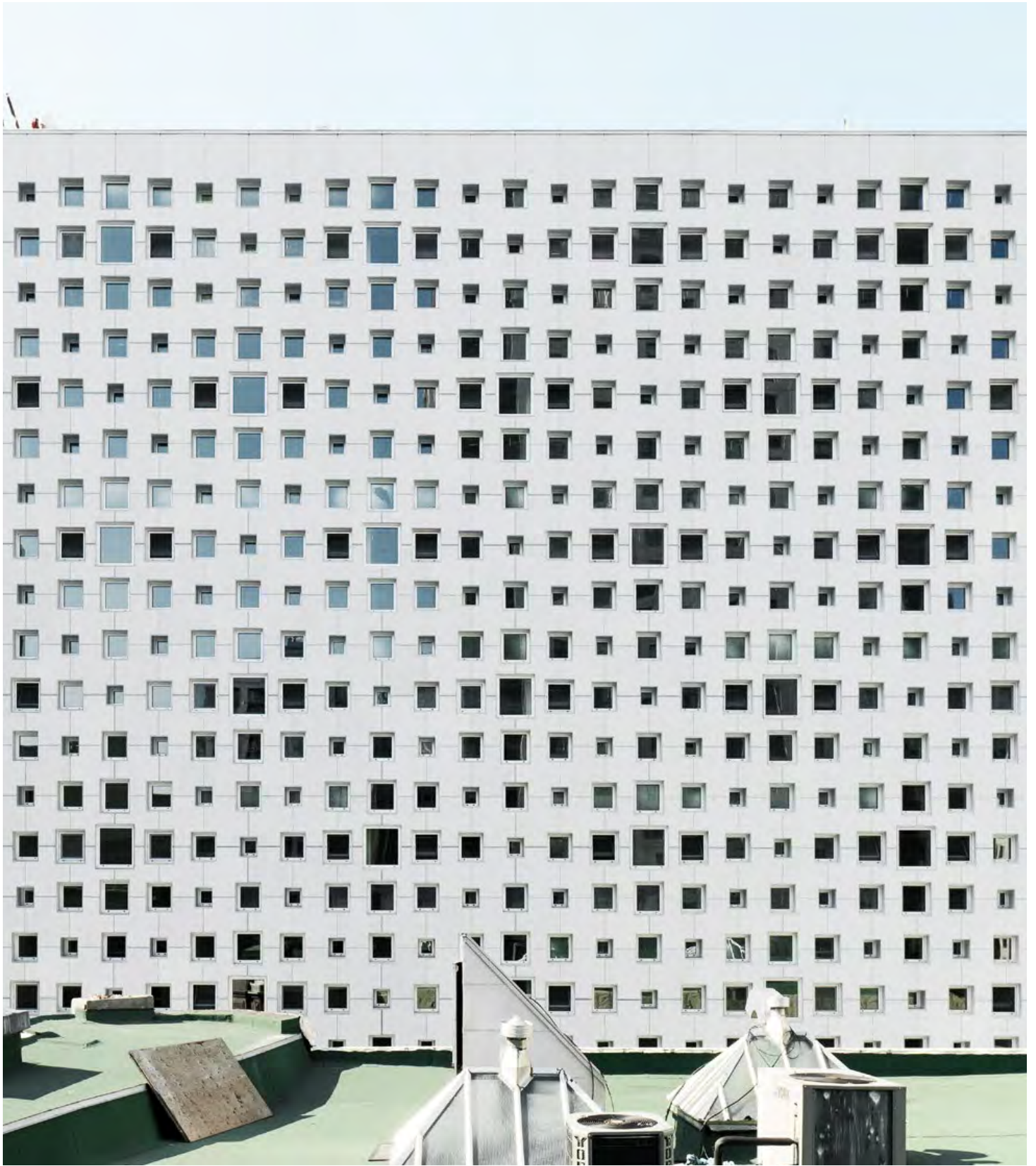
Your Single Source for Metal Roofing, Wall Panels, Ceilings and Accessories

ATAS International, Inc., offers sustainable building envelope technology products that are coated with cool pigment paint that reflects infrared radiation, allowing the color to appear the same while keeping the material cooler. This helps in reducing the urban heat island effect. ATAS products contribute to LEED® credits, be rated by the CRRG® and/or be ENERGY STAR® qualified. Please visit www.atas.com for more information.

The Kynar 500® PVDF or Hylar 5000® PVDF finish carries a limited warranty against fading and chalking. ATAS coated materials are non-staining and virtually maintenance free. Any surface residue is easily removed with conventional cleaning solutions or detergents. Minor scratches may be touched up with an air dry touch-up coating of the same color, available from ATAS. Visit www.atas.com for specialty trend colors.

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For current SRI values and agency listings, please refer to our online color chart: www.atas.com/SRI



concrete skin

facade panels made of fibreC
glassfibre reinforced concrete

Beton lebt.



RIEDER



concrete skin

The development of concrete skin was inspired by Rieder's vision of a concrete cladding panel that is both stable and lightweight. The large-format panels are 13 mm thin and give architects plenty of scope in the design of individual facades, with regard to color, structure and form. Glassfibre reinforced concrete is non-combustible and made of mineral-based raw materials, giving the panels their unique characteristics. The authentic appearance creates a vivid facade. Since concrete skin can be used for interior applications, it becomes possible to overcome traditional boundaries of space and to increase the element of flow inherent in the materials. Interior and exterior spaces are merged into one.



formparts

Thanks to its ductility, concrete skin can be smoothly guided over corners and edges. The curved elements are tailor-made as a single piece and are obtainable as semicircular arches and corners or with a U-section. It is through flowing transitions that monolithic facades emerge, with the joints presenting an image of calm. By combining large-format panels with formparts, an economically viable solution is made possible for the entire casing of the building.





concrete skin for interior design

Technical data

Sizes

1200 x 2500 x 13 mm (CA) 47 5/8" x 8'-2 27/64" x 1/2" (US)
 1200 x 3100 x 13 mm (CA) 47 5/8" x 10'-2" x 1/2" (US)
 1200 x 3600 x 13 mm (CA) 47 5/8" x 11'-9 3/4" x 1/2" (US)

Fastening systems

Substructure: aluminum, steel
 Visible: rivets, screws
 Concealed: undercut anchor, adhesive, Rieder Power Anchor (coming soon)

Product characteristics

Building material class A1 (according to DIN 4102), non-combustible
 Dead load / mass per unit area 26 - 31.5 kg/m² | 5.33 - 6.45 lbs/ft²
 Bending tensile strength > 18 N/mm²

Colors and surfaces

12 colors, through-colored
 3 surfaces: ferro (sandblasted), ferro light (finely sandblasted) and matt (brushed)

More colors and sizes are available on request.



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COVER

Hotel Mount Stephen, Montreal | lemay architects
 ivory, matt, concealed fastened

PAGE 2

University of Ottawa, Vanier hall | Diamond Schmitt architects
 terra, matt & ferro light, face fastened

Private residence, Chicago | DMAC architecture
 polar white, ferro light, concealed fastened

Sheridan College, Oakville | Rounthwaite Dick & Hadley
 sandstone, matt & ferro light, concealed fastened

PAGE 3

365 Queen Street, Toronto | Montgomery Sisam architects
 liquide black, matt & ferro, concealed fastened
 polar white, matt, face fastened

Residential building, Austria | Seelos architects
 sahara, ferro & ferro light, concealed fastened