HISTORIC DISTRICT COMMISSION

November 7, 2024 - 6:00PM
Saugatuck City Hall
102 Butler St. Saugatuck, MI 49453

Our Purpose
Protect, celebrate, and advocate for the historic fabric of Saugatuck. We are caretakers of something special, carefully preserving what we love today for those who come after us to enjoy tomorrow.

1. **Call to Order**
2. **Roll Call**
3. **Agenda Changes/Additions/Deletions**
4. **Approval of Minutes:**
   - **A.** Minutes of Special Meeting held on October 16, 2024
5. **Public Comments on Agenda Items** *(Limit 3 Minutes)*
6. **Unfinished Business:**
7. **New Business:**
   - **A. 249 Mason** – Outdoor Deck and Signage.
   - **B. 740 Lake St** – Exterior Renovation to Residential unit.
   - **C. 142 Butler** – Exterior Renovation to Commercial unit.
   - **D. Annual election of Officers**
8. **Administrative Approvals & Updates:**
9. **Communication:**
10. **Public Comments** *(Limit 3 Minutes)*
11. **Commission Comments**

NOTICE:
This public meeting will be held in-person. The public can join via Zoom video/audio conference technology.
Join online by visiting:
https://us02web.zoom.us/j/2698572603
Join by phone by dialing:
(312) 626-6799
-or-
(646) 518-9805
Then enter "Meeting ID":
269 857 2603
Please send questions or comments regarding meeting agenda items prior to meeting to:
rcummins@saugatuckcity.com

12. Adjourn *(Voice Vote)*

The Saugatuck Historic District Commission has the responsibility to regulate the construction, demolition, and improvements to the exterior of structures in the historic district. The intent is to safeguard the heritage of the City of Saugatuck, to protect the architecture and local village character of the City, to foster civic beauty, and to promote the use of historic districts for the education, pleasure, and welfare of the residents, visitors, and general public.

City of Saugatuck
Historic District Commission

Special Meeting Minutes October 16, 6:00 PM - PROPOSED.
Saugatuck City Hall
102 Butler Street

Call to Order/Roll Call: Chair Straker called the meeting to order at 6:00 p.m.

Present: Chairman Straker, Commission members: Cannarsa, Donahue, Gardner, Godfrey, Lampen, & Paterson.

Absent: None.

Others Present: Director of Planning & Zoning Thompson, Deputy Clerk Williams.

Approval of Minutes for September 5, 2024, Meeting:

Motion by Godfrey, second by Cannarsa, to approve the special minutes for the September 5, 2024, meeting minutes. Upon voice vote, the motion was carried unanimously.

Public Comments:

- Mark Klungle (747 Water): Klungle spoke regarding project at 149 (Lucy).

Unfinished Business: None.

New Business:

A. <u>149 Lucy St – Addition to principal dwelling.</u>

The applicant proposes an 850 square feet second story to an existing dwelling at 149 Lucy. The property is located in the Center Residential R-4 Zoning District and Historic District. The dwelling is not listed as a contributing resource.

The Commission deliberated with Chair Straker emphasizing the importance of guidelines-based recommendations. Cannarsa expressed concerns, noting that the new ones are more modern and not keeping with the house's style. The applicant Keely Frye explained that the new door will be a slider, and the windows will have narrower frames but will still match the existing white color. She then provided additional details including dimensions and materials. The

Commissioners discussed the consistency of the new windows with the existing house and the importance of not making the structure more non-conforming.

Motion by Donahue, second by Cannarsa, to approve the second story addition, in accordance with the plans and details submitted within the application materials. Approval shall include the use of either asphalt or metal roof, not the polycarbonate that is on the porch.

Upon roll call vote, motion carried 6-1.

Yeas: Cannarsa, Donahue, Godfrey, Lampen, Paterson, Straker
Nays: Gardner.

B. 229 Francis St – Replacement doors, deck, and concrete flatwork:

The applicant proposes replacement doors, deck, and concrete flatwork at 229 Francis Street. The property is located in the Community Residential R-1 Zoning District and Historic District. Although the dwelling is not listed as a contributing resource, the contributing resource report lists it as a cottage-style building constructed prior to 1900. It is assumed that construction projects over the years resulted in a non-contributing status.

The Commissioners deliberated and expressed concerns about the sign's location, particularly its proximity to pedestrian traffic. They made suggestions to move the sign to a less crowded area, and they emphasized the importance of consulting with the Department of Public Works for placement.

Motion by Gardner, second by Cannarsa to approve the application as presented. Upon voice vote, motion carried unanimously.

C. Village Square Park – Install benches on concrete pads around Village Square:

The City Manager, on behalf of the City of Saugatuck, proposes to re-install benches on concrete pads around the Village Square Park. The subject property is located within the City Center C-1 Zoning District and the Historic District. The same benches were placed around the previous playground area.

The Commissioners deliberated and expressed concerns about the sign's location, particularly its proximity to pedestrian traffic. They made suggestions to move the sign to a less crowded area, and they emphasized the importance of consulting with the Department of Public Works for placement.

Motion by Paterson, second by Godfrey to approve the location of the concrete pads and benches at Village Square Park. Upon voice vote, motion carried unanimously.

Administrative Approvals & Updates: None.

Communication: None.

Public Comment:

- Helen Baldwin.

Commission Comments: None.

Adjourn:

Motion by Gardner, second by Godfrey to adjourn. Upon voice vote, motion carried unanimously. Chairman Straker adjourned the meeting at 6:49 p.m.

Respectfully Submitted by,
Sara Williams

_____
Deputy Clerk

MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: Luke Thompson, Director of Planning/Zoning
David M. Jirousek, AICP, Consulting Planner

DATE: November 4, 2024

RE: Historic District Permit Application, Terry Walker: 249 Mason Street

REQUEST: The applicant proposes an outdoor deck area under and adjacent to the former Huntington Bank drive-thru canopy (600 s.f.). Additionally, three signs (one projecting and two wall signs) are proposed for the boutique store and market.

BACKGROUND: The property is located in the City Center C-1 Zoning District and Historic District. The 4,809-square-foot building was constructed in 1971 and is not listed as a contributing resource.

0357-300-170-00		249	MASON	ST				NC

APPLICABILITY: A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within the Historic District (§ 152.03).

COMPLETENESS REVIEW: All applications to construct, alter, repair, move, or demolish any structure or install or alter any signage or fence structure in a historic district shall include the supporting plans and documents as specified by § 152.07 B. The applicant has provided a written narrative, images of three signs, photographs of existing conditions, project area limits, and an example concept image.

§ 152.07 D. GUIDELINES:

1. *In reviewing applications and plans submitted under this chapter, the Commission shall follow U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures as set forth in 36 C.F.R. part 67, as amended. Additional guidelines may be developed and followed if they are equivalent in guidance to the Secretary's standards and guidelines and are approved by the Center. Any*

additional guidelines must be adopted by the Commission and approved by the City Council. In reviewing applications and plans, the Commission shall also give consideration to:

a. *The historical or architectural significance of the resource and its relationship to the historical value of the surrounding area.*
b. *The compatibility of the exterior of the structure and the space around it with the visual or historical context of the surrounding area.*
c. *The impact of the exterior of the structure and the space around it on the village/rural character and contextual aesthetic of the city.*
d. *Other factors which the Commission considers to be pertinent.*

2. *In exercising its authority to approve or deny an application under this chapter, the Commission shall exercise its educated judgment on a case-by-case basis in interpreting these guidelines and the following the applicable standards.*

Comments: The photos provide a general overview of the proposed concept. It appears that wood decking has been installed under the canopy (photo #1). However, photo #2 shows additional decking beyond the concrete drive aisle island, which is different from the limits shown in photo #4. Additionally, furniture and umbrella details are difficult to distinguish based on the size of the images in the submittal. The decking plan is not entirely clear as only a top view has been provided.

Details concerning the future wall or fence were not provided, and the sign surface materials and mounting hardware are not indicated on the images.

Overall, the project does not appear to be inconsistent with the guidelines or the intent of the historic district. The outdoor sitting area is not the focal point of the site, and the elimination of the drive-through with usable outdoor open space is a positive improvement.

RECOMMENDATION: The applicant should provide details concerning the signs and furniture and additional specifications for the deck construction, including its exact location and height. A wall or fence should only be approved once plans are submitted for HDC review.

If the applicant provides additional details at the meeting and if the HDC determines that the applicable standards of the Historic Preservation Review Guidelines are met, the following motion may be used:

I move to approve the outdoor seating area, decking, planters, furniture, and signs in accordance with the plans and details submitted within the application materials. Approval shall be subject to the following conditions (if applicable):

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Commission Review Fee: $250
Administrative Review Fee: $50

Historic District Permit Application

LOCATION INFORMATION — APPLICATION NUMBER ____ - _____

Address 249 Mason Street, Saugatuck MI 49 | Parcel Number _____

APPLICANTS INFORMATION

Name Lulu Cadieux | Address / PO Box 249 Mason Street (PO Box 33)

City Saugatuck | State MI | Zip 49453 | Phone 810-252-8083

Interest In Project _____ | E-Mail info@lulucadieux.com

Signature Terry Walker | Digitally signed by Terry Walker Date: 2024.09.24 14:55:58 -04'00' | Date 9/23/24

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name _____ | Address / PO Box _____

City _____ | State _____ | Zip _____ | Phone _____

E-Mail _____

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature Terry Walker | Digitally signed by Terry Walker Date: 2024.09.24 14:58:31 -04'00' | Date _____

CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name _____ | Contact Name _____

Address / PO Box _____ | City _____

State _____ | Zip _____ | Phone _____ | Fax _____

E-Mail _____

License Number _____ | Expiration Date _____

PROPERTY INFORMATION

Depth 67 ft | Width 101 ft | Size 6700 sf | Zoning District _____ | Current Use Retail

Check all that apply: Waterfront _____ | Dunes _____ | Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Add wood decking to efficiently transform the former Huntington Bank drive-thru into an attractive outdoor area whenever possible to minimize asphalt and concrete visuals (approximately 600 sf). It is our ongoing intention to add green space whenever possible.

Historic District Application

Application #_____-_____

HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

Y	N	NA	
☒	☐	☐	Photographs of the structure and its relationship to adjacent structures.
☒	☐	☐	A plot plan with the placement of the proposed addition, or location of fencing to be constructed.
☐	☐	☐	Elevation drawings of the exterior of the structure or improvements.
☐	☐	☐	Samples of all proposed exterior finishes and materials.
☒	☐	☐	Photographs showing, in detail, the problem areas to be addressed during the proposed repair or alteration.
☐	☐	☐	A scale drawing of all proposed signage, including design, lettering style, type of illumination (if any), placement or location on the lot or building, and the type of support(s) for the sign(s).
☐	☐	☐	If an application for signage is made by tenants of a building located within a historic district, the tenants must obtain written permission from the building owner to install or alter the proposed sign(s).
☐	☐	☐	Plot plan showing the following:
☐	☐	☐	Current location, shape, area and dimension of the lot.
☐	☐	☐	Current site improvements (including structures, sidewalks, decks, streets, fences, etc).
☐	☐	☐	Proposed improvements and distances from other improvements or property lines.
☐	☐	☐	Proposed and/or current yard, open space and parking space dimensions and calculations.
☐	☐	☐	Location of any flood plains, watersheds, wetlands, easements, critical dunes, or other applicable features.
☒	☐	☐	Description of proposed use and of the building (dwelling, structure, barn, garage and the like) or improvements.
☐	☐	☐	Detailed written description of the activities related to the proposed use and/or improvements.

OFFICE USE ONLY:

Application Complete _____ Fee Paid____Date Paid _____

Notes: _____

LULU CADIEUX
SIGNAGE PERMIT

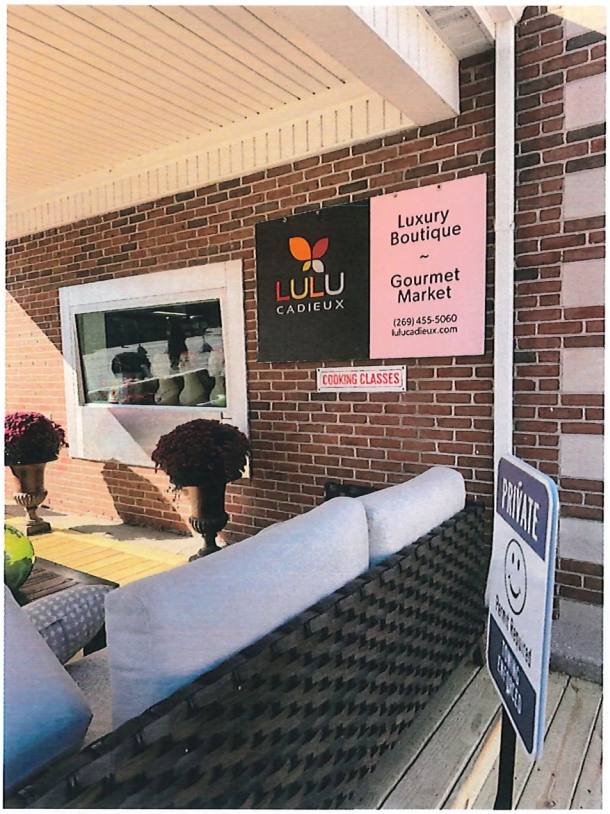
#1: Simple logo on Mason Street hung perpendicular to front of building. Size within permit guidelines.
#2: Recycle existing sign from Blue Star Hwy to west side of building facing Butler Street. 3'x6' size is less than permitted in guidelines.
#3: Recycle existing sign from Blue Star Hwy to east side of building facing Griffith Street. 3'x5' size is less than permitted in guidelines.



SIGN #1



SIGN #2



SIGN #3

LULU CADIEUX
FORMER BANK DRIVE-THRU CONVERSION
TO GREEN SPACE

#1-2: Installed wood decking at same height as concrete dividers to eliminate the former bank drive-thru.
#3-5: Continue wood decking over asphalt at ground level continuing to back of building to minimize effect of parking lot and adding plants to achieve a significant green space.

Final goal will be to enclose the area with low brick/stone walls or fencing to achieve a courtyard.



PHOTO #1

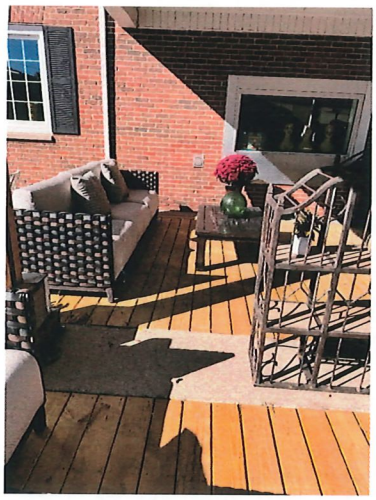


PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5

Permanent Sign Fee: $75

Sign Application

Location Information

Application Number ____ - ____

Address 249 Mason Street

Parcel Number ____

Applicants Information

Name LULU CADIEUX

Address / PO Box 249 Mason Street (P.O. Box 33)

City Saugatuck State MI Zip 49453 Phone 810-252-8083

Interest In Project ____

E-Mail info@lulucadieux.com

Signature ____

Date 10/15/24

Owners Information (if different from applicants)

Name ____

Address / PO Box ____

City ____ State ____ Zip ____ Phone ____

E-Mail ____

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature ____

Date ____

Property Information

Building Width 67'

Property Width 101'

Current Use Retail

Historic District X

Sign Description (attach more sheets if necessary)

Type: Permanent 1 Temporary ____ Attached 2 Detached ____

Proposed Size(s) ____ Illumination ____ Dates to be displayed ____

Further Comments:

See attached sheet

Sign Application

Application #_____-_____

PLEASE INCLUDE THE FOLLOWING INFORMATION

Pursuant to Section 154.141, please attach the following supporting documents when applying for sign approval

Y	N	NA	
☒	☐	☐	Photographs of the structure including any signage to remain
☒	☐	☐	Dimensions of any signs on the property to remain
☐	☐	☐	Plot plan showing the following:
☒	☐	☐	Location, shape, area and dimension of the lot
☐	☐	☐	Current site improvements (including structures, sidewalks, decks, streets, fences, etc)
☒	☐	☐	Location of any proposed and existing detached signs
☐	☐	☐	Samples of all proposed exterior finishes and materials (if located within Historic District)
☐	☐	☐	A scaled drawing of all proposed signage, including design, lettering style, type of illumination (if any), placement or location on the lot or building, and the type of support(s) for the sign(s)

OFFICE USE ONLY:

Date Application Complete_____ Date Fee Paid _____

Notes: _____

MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: Luke Thompson, Director of Planning/Zoning
David M. Jirousek, AICP, Consulting Planner

DATE: November 4, 2024

RE: Historic District Permit Application, Patrick Murphy: 740 Lake Street

REQUEST: The applicant proposes a comprehensive façade renovation for the existing dwelling, including new windows, front porches, railings, front door, siding, and roofing.

BACKGROUND: The property is located in the Lake Street R-2 Zoning District and Historic District. The dwelling is not listed as a contributing resource.

0357-514-036-00		740	LAKE	ST					NC

APPLICABILITY: A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within the Historic District (§ 152.03).

COMPLETENESS REVIEW: All applications to construct, alter, repair, move, or demolish any structure or install or alter any signage or fence structure in a historic district shall include the supporting plans and documents as specified by § 152.07 B. Building floor plans and elevations were provided. The applicant has provided several pages of railing specifications, so guidance appears necessary. An exhibit of exterior materials and Pella window specification sheets were also included in the packet.

§ 152.07 D. GUIDELINES:

1. *In reviewing applications and plans submitted under this chapter, the Commission shall follow U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures as set forth in 36 C.F.R. part 67, as amended. Additional guidelines may be developed and followed if they are equivalent in guidance to the Secretary's standards and guidelines and are approved by the Center. Any additional guidelines must be adopted by the Commission and approved by the City*

Council. In reviewing applications and plans, the Commission shall also give consideration to:

a. *The historical or architectural significance of the resource and its relationship to the historic value of the surrounding area.*
b. *The compatibility of the exterior of the structure and the space around it with the visual or historical context of the surrounding area.*
c. *The impact of the exterior of the structure and the space around it on the village/rural character and contextual aesthetic of the city.*
d. *Other factors which the Commission considers to be pertinent.*

2. *In exercising its authority to approve or deny an application under this chapter, the Commission shall exercise its educated judgment on a case-by-case basis in interpreting these guidelines and the following the applicable standards.*

Comments: The proposed improvements are generally compatible with the visual and historical context of the neighborhood. While designed without grids, the new windows can still align with historic standards if they maintain a scale and proportion consistent with traditional window styles. The building materials, including brick columns, metal roofing, shingles, wood decking, and metal railings, reflect traditional architectural elements found in historic settings, but they do not intend to create a false sense of history. The overall plan aligns well with the neighborhood's established look, based on a review of nearby buildings, and the proposed facade improvements show a thoughtful consideration for preserving the aesthetic integrity of the neighborhood.

RECOMMENDATION: While it appears that guidance is needed concerning the multiple railing options provided, if the HDC determines that the applicable standards of the Historic Preservation Review Guidelines are met, the following motion may be used.

I move to approve the façade improvement plans, in accordance with the plans and details submitted within the application materials. Approval shall be subject to the following conditions (if applicable):

1. _____
2. _____
3. _____
4. _____

5. _____

6. _____

Commission Review Fee: $250
Administrative Review Fee: $50

Historic District Permit Application

Location Information

Application Number ____ - _____

Address 740 Lake St

Parcel Number 57-514-036-00

Applicants Information

Name Patrick Murphy

Address / PO Box PO Box 39

City Douglas State Mi Zip 49406 Phone 269-906-5004

Interest In Project Builder

E-Mail pat@omurphy.com

Signature Patrick Murphy Date 10/16/24

Owners Information (if different from applicants)

Name John & Lauren Sharar

Address / PO Box 740 Lake St.

City Saugatuck State Mi Zip 49453 Phone 616-638-1744

E-Mail john.sharar@retroboatrentals,com

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature _____ Date _____

Contractors/ Developers Information (unless proposed work is to be done by the property owner)

Name Patrick Murphy Builders, LLC

Contact Name Pat Murphy

Address / PO Box PO Box 39

City Douglas

State Mi Zip 49406 Phone 269-906-5004 Fax _____

E-Mail pat@omurphy.com

License Number 21001178278

Expiration Date 5/31/26

Property Information

Depth 201 Width 65 Size .29 Acres Zoning District R-2Lake St Current Use Home

Check all that apply: Waterfront _____ Dunes _____ Vacant _____

Project Description (attach more sheets if necessary)

PLANS ATTACHED

1) Changing front elevation
2) New windows Pella on porch NO GRIDS
3) Adding Front Porch with Metal Railing - Brick Columns - Any Deck Material will be wood
4) New Front Door maybe real wood if Not it will be smoth with simulated divided lights
5) Roof Shingles will be Certainteed
6) Little Roofs will be metal
7) All Shakes will be real wood

Historic District Application

Application #_____- _____

HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

Y	N	NA	
☒	☐	☐	Photographs of the structure and its relationship to adjacent structures.
☒	☐	☐	A plot plan with the placement of the proposed addition, or location of fencing to be constructed.
☒	☐	☐	Elevation drawings of the exterior of the structure or improvements.
☒	☐	☐	Samples of all proposed exterior finishes and materials.
☒	☐	☐	Photographs showing, in detail, the problem areas to be addressed during the proposed repair or alteration.
☐	☐	☒	A scale drawing of all proposed signage, including design, lettering style, type of illumination (if any), placement or location on the lot or building, and the type of support(s) for the sign(s).
☐	☐	☒	If an application for signage is made by tenants of a building located within a historic district, the tenants must obtain written permission from the building owner to install or alter the proposed sign(s).
☒	☐	☐	Plot plan showing the following:
☒	☐	☐	Current location, shape, area and dimension of the lot.
☒	☐	☐	Current site improvements (including structures, sidewalks, decks, streets, fences, etc).
☒	☐	☐	Proposed improvements and distances from other improvements or property lines.
☐	☐	☒	Proposed and/or current yard, open space and parking space dimensions and calculations.
☐	☐	☒	Location of any flood plains, watersheds, wetlands, easements, critical dunes, or other applicable features.
☒	☐	☐	Description of proposed use and of the building (dwelling, structure, barn, garage and the like) or improvements.
☒	☐	☐	Detailed written description of the activities related to the proposed use and/or improvements.

OFFICE USE ONLY:

Application Complete _____ Fee Paid____Date Paid _____

Notes: _____



Featured: LP SmartSide ExpertFinish Panel & Vertical Siding, Trim & Fascia in Abyss Black

DURABLE FROM TOP TO BOTTOM

PANEL & VERTICAL SIDING

Tough to the core, LP® SmartSide® ExpertFinish® Panel & Vertical Siding are treated engineered wood products that boast better durability, stability and consistency than traditional wood panels. They're easy to recommend for multifamily, shed and residential applications that require a premium look and the toughness to help combat extreme weather. Plus, they can help you re-create the charming appearance of board and batten while providing the added protection of the LP® SmartGuard® process.



LP SMARTSIDE EXPERTFINISH CEDAR TEXTURE PANEL

Shown in ExpertFinish color Snowscape White



LP SMARTSIDE EXPERTFINISH CEDAR TEXTURE VERTICAL SIDING

Shown in ExpertFinish color Snowscape White



LP SMARTSIDE EXPERTFINISH BRUSHED SMOOTH PANEL

Shown in ExpertFinish color Garden Sage



LP SMARTSIDE EXPERTFINISH BRUSHED SMOOTH VERTICAL SIDING

Shown in ExpertFinish color Garden Sage

Available in select colors. Refer to specifications section for details.



Featured: LP SmartSide Cedar Shakes, Vertical Siding, Trim & Fascia

THE FINISHING TOUCH TO MAKE THE NEIGHBORS JEALOUS

TRIM & FASCIA

LP® SmartSide® ExpertFinish® Trim & Fascia are the finishing touch that's the first to get noticed. With deep cedar-grain texture and brushed smooth options as well as a variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP SmartSide ExpertFinish Trim is a must-have product for when you want your craftsmanship to stand out on any home or shed.



LP SMARTSIDE EXPERTFINISH CEDAR TEXTURE TRIM

Shown in ExpertFinish color Snowscape White



LP SMARTSIDE EXPERTFINISH BRUSHED SMOOTH TRIM

Shown in ExpertFinish color Garden Sage

Available in select colors. Refer to specifications section for details.

DESCRIPTION

The City of Saugatuck. County of Allegan and State of Michigan to wit:

PART OF LOT 5, BLOCK 4 OF MORRISON AND DENSMORE'S ADDITION TO SAUGATUCK IN THE SOUTHEAST 1/4 OF SECTION 9, TOWN 3 NORTH, RANGE 16 WEST, ALLEGAN COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT THE MOST WESTERLY CORNER OF LOT 5 AND PROCEEDING THENCE ALONG THE LINE BETWEEN LOTS 5 AND 6, NORTH 32 DEGREES 16' 30" EAST 192.76 FEET; THENCE SOUTH 57 DEGREES 43' 30" EAST 64.92 FEET; THENCE ALONG THE LINE BETWEEN LOTS 4 AND 5, SOUTH 32 DEGREES 06' 42" WEST 201.20 FEET; THENCE ALONG THE NORTH LINE OF LAKE STREET, NORTH 50 DEGREES 23' 13" WEST 66.03 FEET TO THE POINT OF BEGINNING.

03-57-514-036-00

(Warranty Deed recorded in Liber 3007, Page 539, dated July 6, 206, Allegan County Register of Deeds Office)

SCHEDULE B - SECTION II NOTES

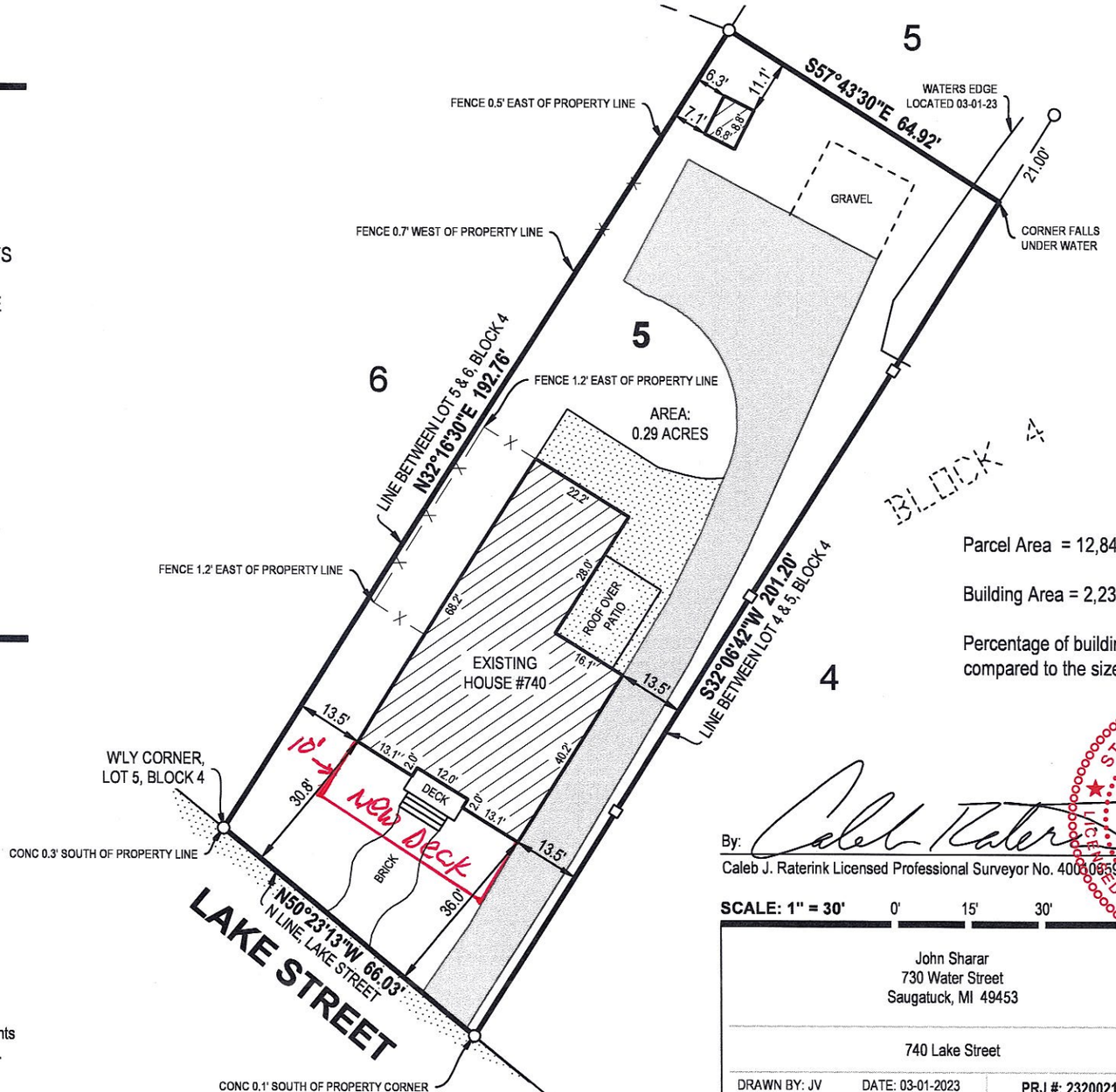
Title commitment not received at time of survey.

LEGEND

- Iron - Found
- Set Wood Stake
- Fence
- Asphalt
- Concrete
- Existing Building

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



Parcel Area = 12,843 Sq. Ft.

Building Area = 2,230 Sq. Ft.

Percentage of building footprint (including deck) compared to the size of the Parcel = 17.4%

By: Caleb Raterink

Caleb J. Raterink Licensed Professional Surveyor No. 4001065916

STATE OF MICHIGAN
Caleb James Raterink
License No. 4001065916
LICENSED PROFESSIONAL SURVEYOR

SCALE: 1" = 30' 0' 15' 30' NORTH

John Sharar
730 Water Street
Saugatuck, MI 49453

740 Lake Street

DRAWN BY: JV
REV. BY:
REV.:

DATE: 03-01-2023
REV. DATE:

PRJ #: 23200214

1 OF 1

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Holland, MI 49423
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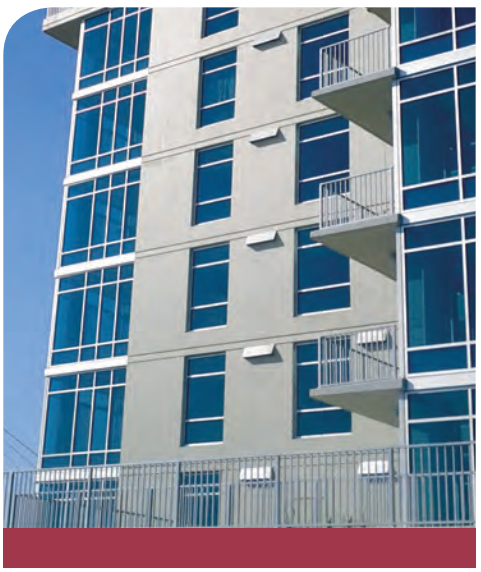
Westbury®
aluminum railing

MADE IN THE USA

Welcome Home

Home is the foundation that supports the rest of everything in life.







MIAMI-DADE COUNTY APPROVED

Tuscany C10
Rivera C30, C30R, C31, C32, C33, C34

CCRR-0163 complies with IBC, IRC, and FBC

Westbury®
aluminum railing



You cherish your home and embrace your family and friends. You work hard to create a place where you can spend quality time enjoying your life's journey.

Westbury® Aluminum Railing adds a level of beauty, distinction, and lasting value to your home.

- By selecting the color that fits your home, you are adding beauty.
- By selecting the design that fits your lifestyle, you are adding distinction.
- By selecting one of our virtually maintenance-free aluminum railing systems, you are adding lasting value.

We welcome you home with Westbury® Aluminum Railing.







Welcome Home

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TESTING RESULTS

CCRR-0163 complies with IBC, IRC, and FBC. The following Westbury® Railing Products are included in CCRR-0163: C10, C101, C30, C301, C30R, C301R, C31, C311, C32, C321, C33, C331, C34, C341, C70, C80, 2 ½” Power Post, 4” Plain Post, and 2” Heavy Duty Post.

Note: Please check with local code authorities for requirements.

A Style: Tuscany
Color: Bronze Fine Texture

B Style: Montego
Color: Black Fine Texture

C Style: Riviera
Color: Bronze Fine Texture

D Style: Veranda
Color: Satin Black

E Style: Montego (Special 3-Rail)
Color: Satin Black







Style C10*

From the stylish top rail to the classic bottom rail to the ideal 3/4" square balusters, Style C10 compliments the most distinguished decks and patios.

Style C101

If you prefer a more open viewing area with the classic look of balusters, Style C101 does just that. The 3/4" round balusters leave an airy feeling while maintaining the security of an enclosed railing.

A Style: C10 Radius
Color: Satin Black

B Style: C101
Color: Black
Fine Texture

CCRR-0163 complies with IBC, IRC, and FBC

MIAMI-DADE COUNTY APPROVED

*For 4' through 6' Sections

Tuscany

Styles C10* & C101

The Tuscany Series adds a touch of class with classic 2-rail designs. These designs are accented with a stylish top rail and 3/4" square or round balusters along with a variety of satin, textured, and multi-colored finishes, and a lifetime limited warranty. Featuring classic designs to warm your heart as you are greeted home.

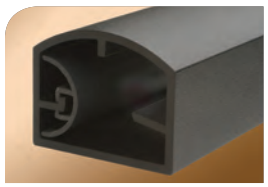


C10* C101

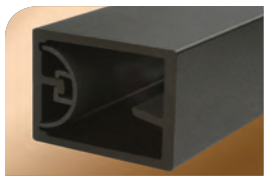
SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6', 7', 8'
- Stair Rail Lengths†: 4', 5', 6', 7', 8'
- C10 Baluster: 3/4" x 3/4" x (.045" wall)
- C101 Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top and Bottom Rails)
- Bottom Rail Support: 7', 8'
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

NOTE: Baluster end spacing may vary by length.
All sections do not come out even on each end as shown above.



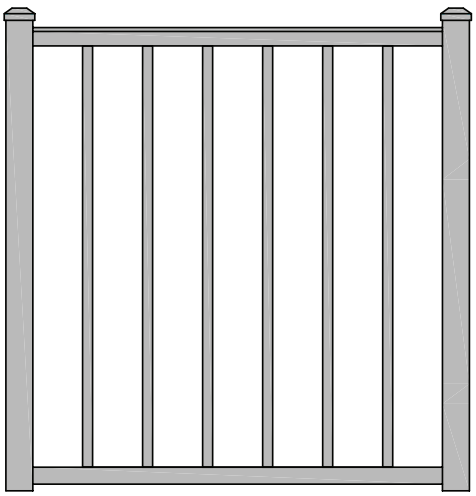
Top Rail Profile



Bottom Rail Profile

A stylish 1-3/4" x 1-3/8" top rail combined with the 1-3/4" x 1-1/4" classic bottom rail creates a streamlined design sure to appeal to those with a touch of class.

G



†For Stair Rail Racking Information visit our website.



E



F

E Style: C10 With Level Crossover Post
Color: Bronze Fine Texture

F Style: C10 With Level Crossover Post
Color: Satin Black

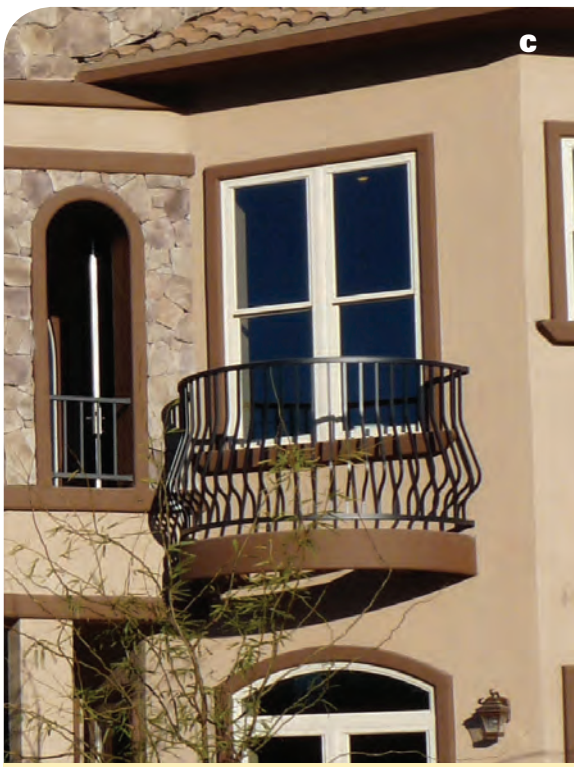
G Style: C10 Adjustable Gate

CCRR-0163 complies with IBC, IRC, and FBC

MIAMI-DADE COUNTY APPROVED *For 4' through 6' Sections







A Style: C20 Radius
(Special 3-Rail)
Color: Satin Black

B Style: C20 Radius
Color: Satin Black

C Style: C20 Radius
Color: Satin Black

Montego

Style C20

Montego creates an eye-catching design with the curved lines of the architectural balusters and a definitive 2-rail design. You'll want to roll out the red carpet for these luxurious designs.

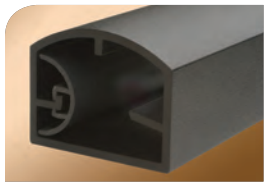


C20

SPECIFICATIONS

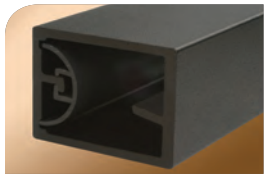
- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6', 7', 8'
- Stair Rail Lengths†: 4', 5', 6', 7', 8'
- Architectural Baluster: 3/4" x 3/4" x (.053" wall)
- Architectural Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top and Bottom Rails)
- Bottom Rail Support: 7', 8'

NOTE: Baluster end spacing may vary by length.
All sections do not come out even on each end as shown above.

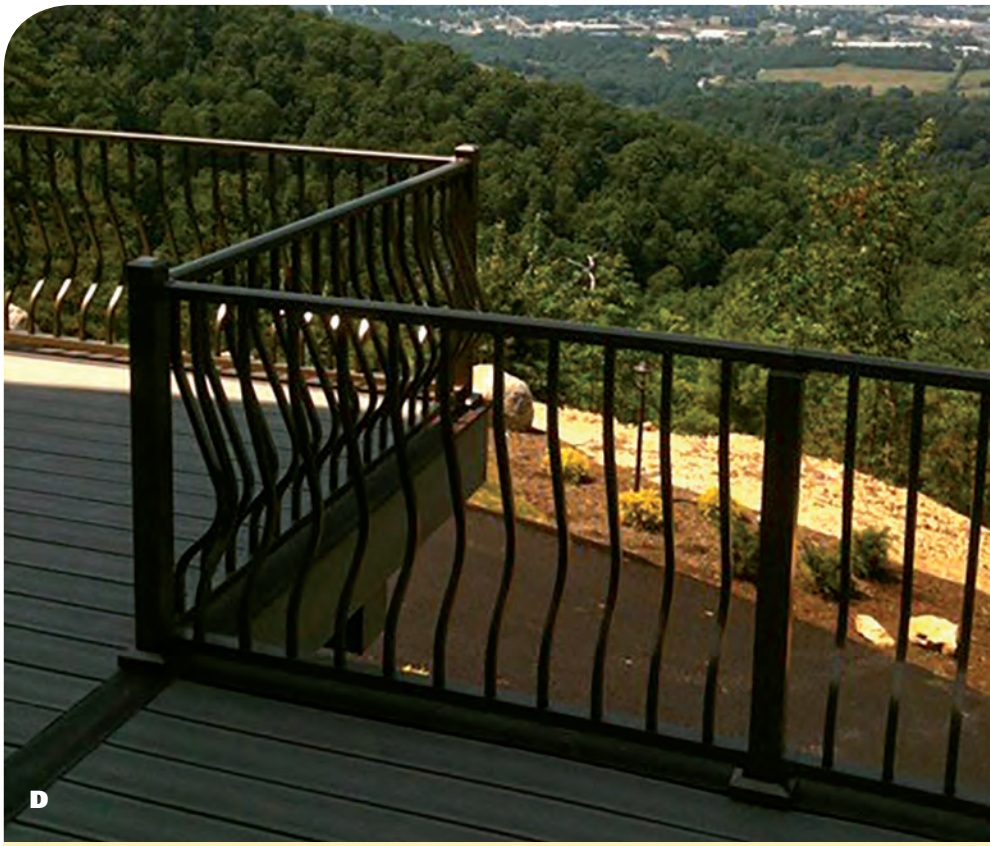


Top Rail Profile

The eye-catching shapes of the rails compliment the contour of the architectural baluster.



Bottom Rail Profile



D Style: C20
Color: Satin Black

†For Stair Rail Racking Information visit our website.



Style C30*

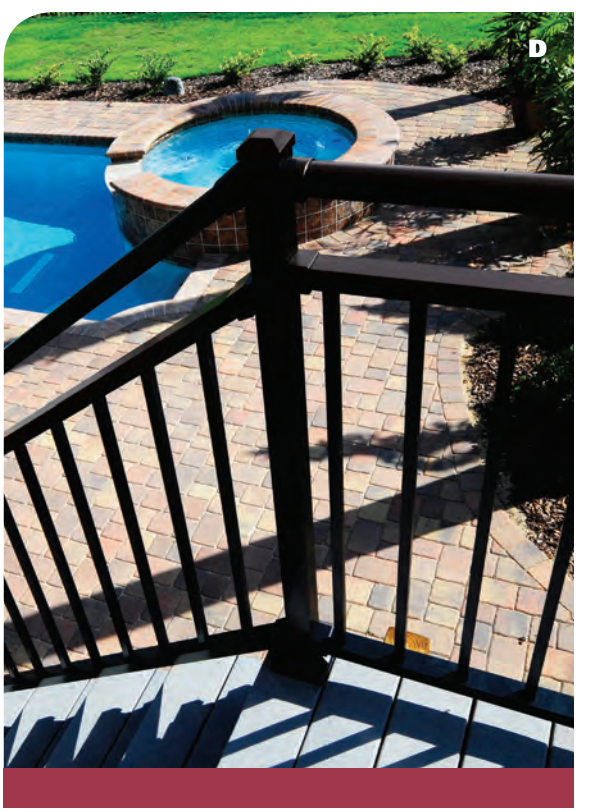
With the open top space and 3/4" balusters filling in the bottom area, Style C30 adds a rich presence to your outdoor living space.



Style C301

For a unique look to fit your personality, Style C301 opens your view by utilizing 3/4" round balusters.





A Style: C30
With Level
Crossover Post
Color: Satin Black

B Style: C30
Color: Satin Black

C Style: C30
Color: Satin Black

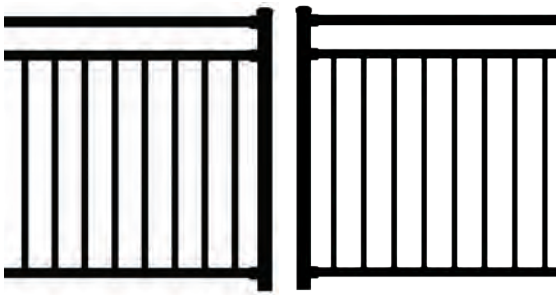
D Style: C30
Color: Satin Black

Note: 7' & 8' Section Center Picket Between Mid and Top Rail

CCRR-0163 complies with IBC, IRC, and FBC

MIAMI-DADE COUNTY APPROVED

*For 4' through 6' Sections



C30* C301

Riviera

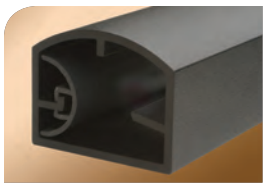
Styles C30* & C301



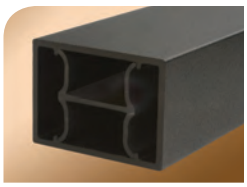
SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6', 7', 8'
- Stair Rail Lengths†: 4', 5', 6', 7', 8'
- C30 Baluster: 3/4" x 3/4" x (.045 " wall)
- C301 Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Mid Rail: 1-3/4" w (.070") x 1-1/4" t (.070")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top, Mid and Bottom Rails)
- Bottom Rail Support: 5', 6', 7', 8'
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

NOTE: Baluster end spacing may vary by length.
All sections do not come out even on each end as shown above.
7' & 8' sections have center support between top and mid rail.
All radius sections have mid rail support.



Top Rail Profile

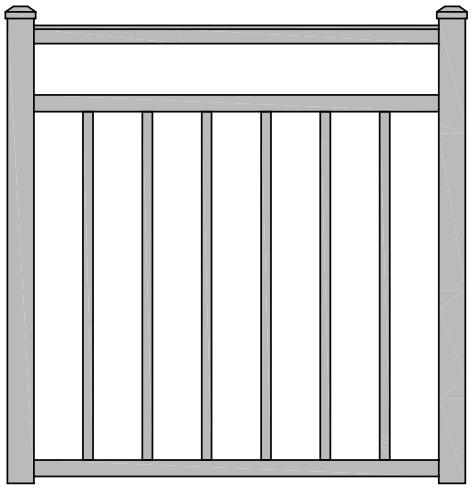


Mid Rail Profile



Bottom Rail Profile

A sleek designed top rail and the esthetically shaped mid and bottom rails create a harmonious appearance.



F

E Style: C30
Color: Bronze
Fine Texture

F Style: C30 Adjustable Gate



True Close Hinge



Lock Latch Deluxe, Back



Lock Latch Deluxe, Front



Magna-Latch

CCRR-0163 complies with IBC, IRC, and FBC

MIAMI-DADE COUNTY APPROVED *For 4' through 6' Sections

†For Stair Rail Racking Information visit our website.

Riviera "R"

Styles C30R* & C301R

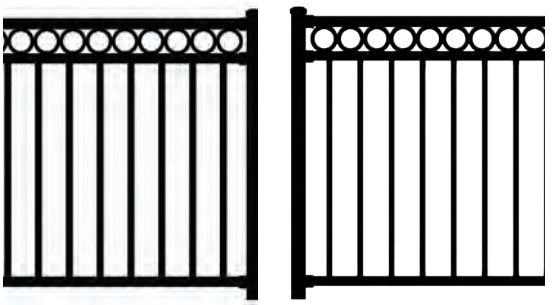
Adding rings to the 3-rail design gives it a sophisticated appearance. With an option of Style C30R 3/4" square or Style C301R 3/4" round balusters, you can create your own design to fit your lifestyle.



A Style: C30R
Color: Gloss White

B Style: C301R
Color: Black Fine Texture

C Style: C30R Adjustable Gate

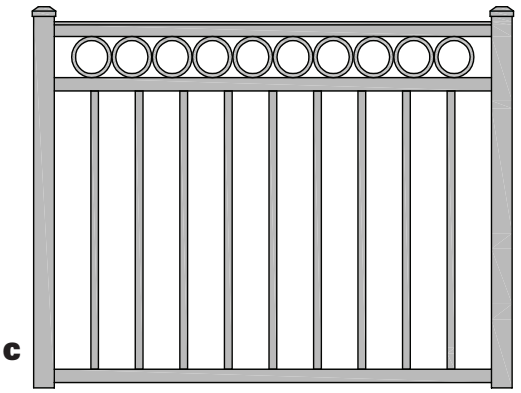


C30R* C301R

SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6', 7', 8'
- Stair Rail Lengths†: 4', 5', 6', 7', 8'
- C30R Baluster: 3/4" x 3/4" x (.045" wall)
- C301R Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Mid Rail: 1-3/4" w (.070") x 1-1/4" t (.070")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top, Mid and Bottom Rails)
- Bottom Rail Support: 5', 6', 7', 8
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

NOTE: Baluster end spacing may vary by length.
All sections do not come out even on each end as shown above.

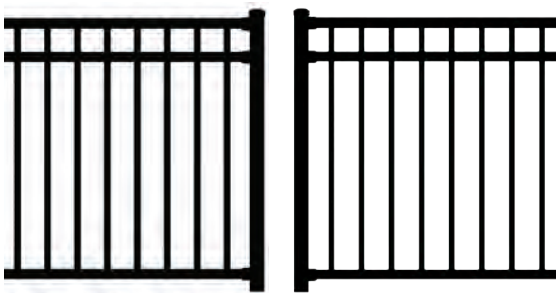




†For Stair Rail Racking Information visit our website.

CCRR-0163 complies with IBC, IRC, and FBC

MIAMI-DADE COUNTY APPROVED *For 4' through 6' Sections



C31* C311

Riviera I

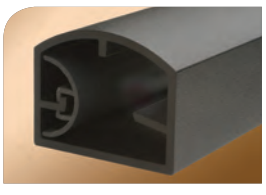
Styles C31* & C311

You can create a high quality appearance with the designs of Style C31 or C311. Style C31 utilizes a 3-rail design including 3/4" square balusters while Style C311 is comprised of the 3-rail design along with 3/4" round balusters.

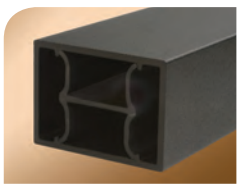
SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6', 7', 8'
- Stair Rail Lengths†: 4', 5', 6', 7', 8'
- C31 Baluster: 3/4" x 3/4" x (.045" wall)
- C311 Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Mid Rail: 1-3/4" w (.070") x 1-1/4" t (.070")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top, Mid and Bottom Rails)
- Bottom Rail Support: 5', 6', 7', 8'
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

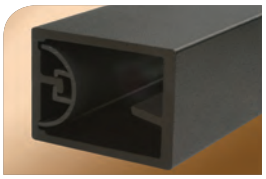
NOTE: Baluster end spacing may vary by length.
All sections do not come out even on each end as shown above.



Top Rail Profile



Mid Rail Profile



Bottom Rail Profile



A Style: C31
Color: Gloss White

CCRR-0163 complies with IBC, IRC, and FBC

MIAMI-DADE COUNTY APPROVED *For 4' through 6' Sections

†**For Stair Rail Racking Information visit our website.**



Style C32*

The unparalleled design of Style C32 is created by the stylish top rail, classic mid and bottom rails, and 3/4" square balusters.

Style C321

Another option is the smooth feel of Style C321 created by 3/4" round balusters

A Style: C32
Color: Bronze
Fine Texture

B B Style: C321
Color: Gloss White

C Style: C321
Color: Speckled
Walnut

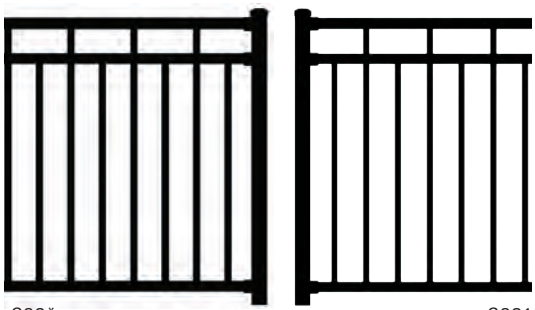




CCRR-0163 complies with IBC, IRC, and FBC

MIAMI-DADE COUNTY APPROVED *For 4' through 6' Sections

Riviera II



C32* C321

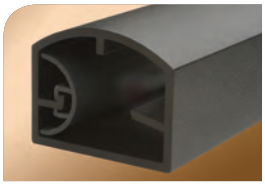
Styles C32* & C321

The Riviera II Series embraces a proud statement by taking the ordinary to the extraordinary. The look and feel of every other Baluster in the top section compliments the full balusters below.

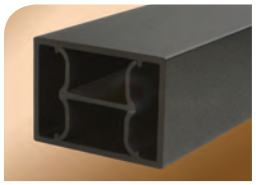
SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6', 7', 8'
- Stair Rail Lengths†: 4', 5', 6', 7', 8'
- C32 Baluster: 3/4" x 3/4" x (.045" wall)
- C321 Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Mid Rail: 1-3/4" w (.070") x 1-1/4" t (.070")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top, Mid and Bottom Rails)
- Bottom Rail Support: 5', 6', 7', 8'
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

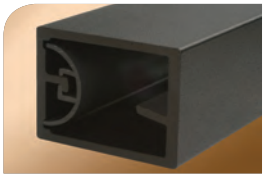
NOTE: Baluster end spacing may vary by length.
All sections do not come out even on each end as shown above.



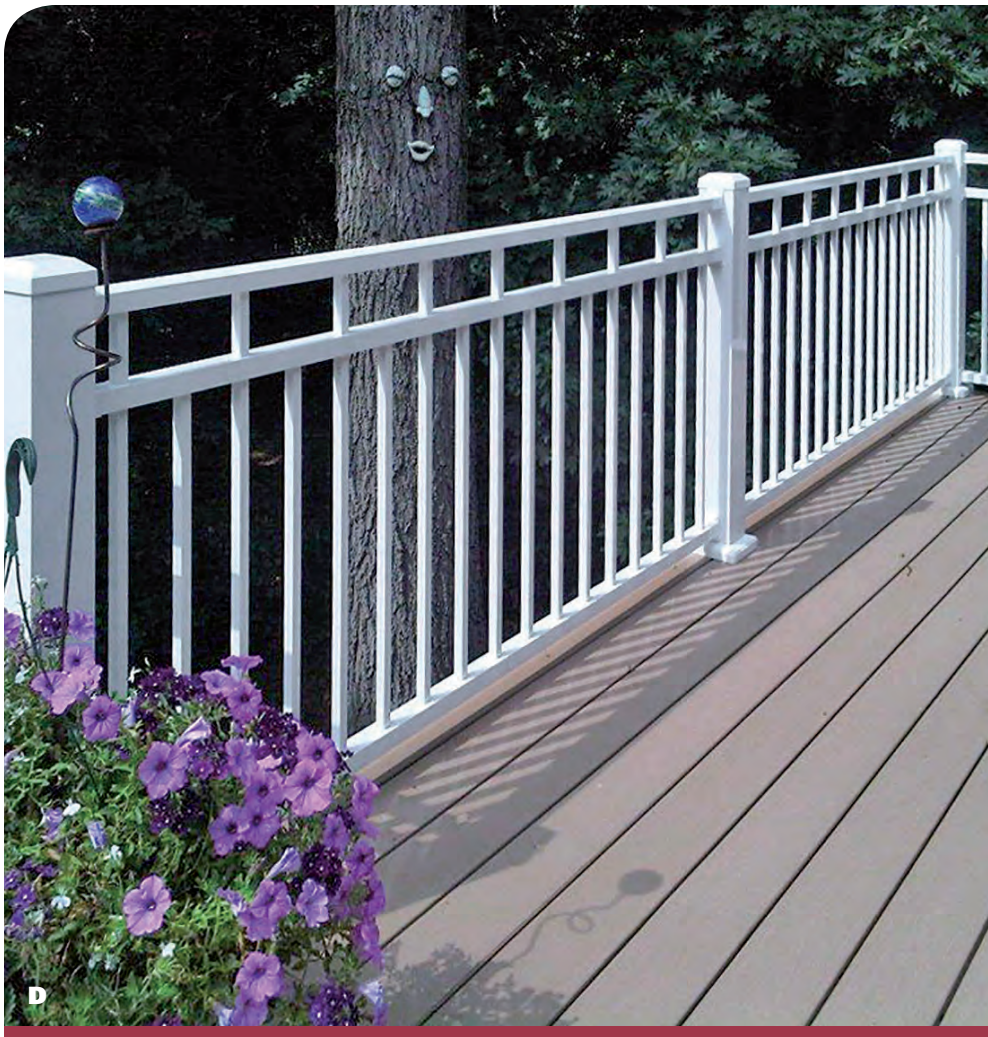
Top Rail Profile



Mid Rail Profile



Bottom Rail Profile



D Style: C32
Color: Gloss White

CCRR-0163 complies with IBC, IRC, and FBC

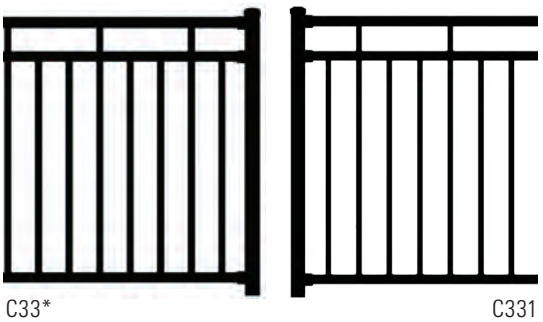
MIAMI-DADE COUNTY APPROVED *For 4' through 6' Sections

†For Stair Rail Racking Information visit our website.

Riviera III

Styles C33* & C331

Riviera III Series encompasses the 3-rail design with a unique top design. This design places every third Baluster in the top section while the bottom section contains balusters within the entire section. Style C33 is created with 3/4" square balusters. Style C331 captures a different feel with 3/4" round balusters.



C33* C331

SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6', 7', 8'
- Stair Rail Lengths†: 4', 5', 6', 7', 8'
- C33 Baluster: 3/4" x 3/4" x (.045" wall)
- C331 Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Mid Rail: 1-3/4" w (.070") x 1-1/4" t (.070")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top, Mid and Bottom Rails)
- Bottom Rail Support: 5', 6', 7', 8'
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

NOTE: Baluster end spacing may vary by length.
All sections do not come out even on each end as shown above.



A Style: C33
Color: Satin Black



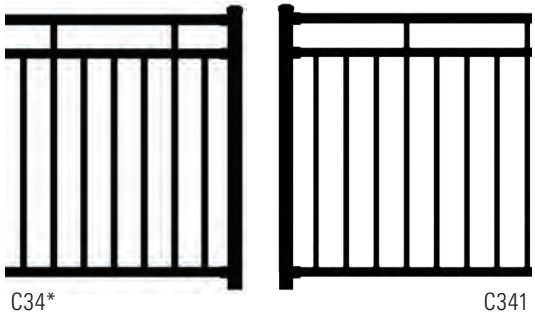
B Style: C33
Color: Satin Black

CCRR-0163 complies with IBC, IRC, and FBC

MIAMI-DADE COUNTY APPROVED *For 4' through 6' Sections

†For Stair Rail Racking Information visit our website.

Riviera IV



C34* C341

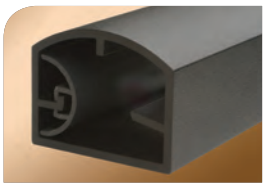
Styles C34* & C341

For a more delicate appearance, the Riviera IV Series takes every fourth Baluster to the top rail with a bottom section full of balusters. Style C34 has 3/4" square balusters while Style C341 is complimented with 3/4" round balusters.

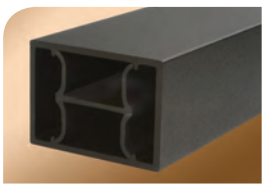
SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6', 7', 8'
- Stair Rail Lengths†: 4', 5', 6', 7', 8'
- C34 Baluster: 3/4" x 3/4" x (.045" wall)
- C341 Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.085")
- Mid Rail: 1-3/4" w (.070") x 1-1/4" t (.070")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top, Mid and Bottom Rails)
- Bottom Rail Support: 5', 6', 7', 8'
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

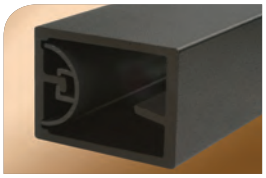
NOTE: Baluster end spacing may vary by length.
All sections do not come out even on each end as shown above.



Top Rail Profile



Mid Rail Profile



Bottom Rail Profile

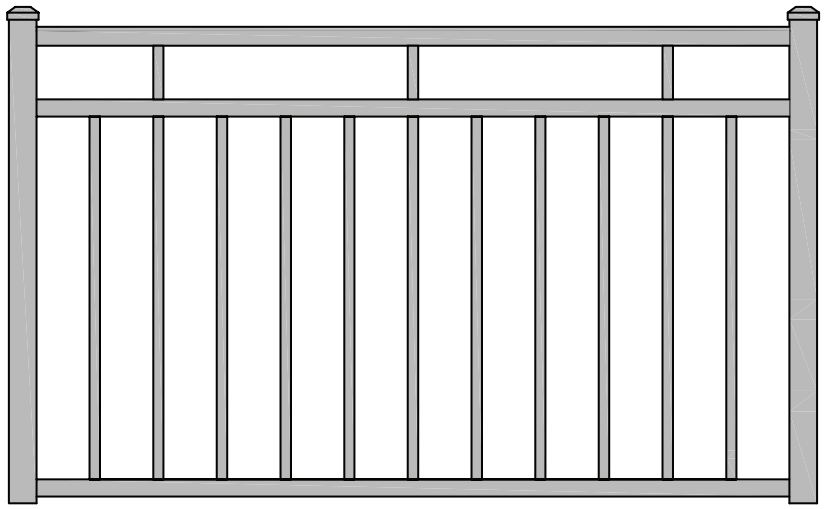
CCRR-0163 complies with IBC, IRC, and FBC

MIAMI-DADE COUNTY APPROVED *For 4' through 6' Sections



C Style: C34
Color: Satin Black

D



D Style: C341 Adjustable Gate

†For Stair Rail Racking Information visit our website.





A Style: C70
Color: Black
Fine Texture
with Clear Glass

B Style: C70
Color: Satin Black
with Clear Glass



Veranda

Style C70

Veranda creates a phenomenal viewing area. The crystal clear design incorporates full glass panels into the classic 2-rail design. Whether you have a view of land or water, Veranda gives you an open concept with the security of full railing sections.

SPECIFICATIONS

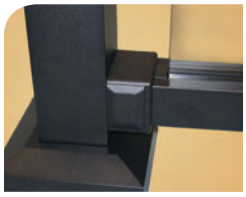
- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6'
- Stair Rail Lengths: All Stair Rails are Custom Ordered
- Glass Panel: 1/4" Tempered Glass Standard
- Standard Glass Panel Color: Clear
  Special Order Colors: Bronze, Grey
- Optional 3/8" Tempered Glass Rails Available
  (3/8" Glass NOT Available Through DSI)
- Stylish Top Rail: 1-3/4" w (.085") x 1-3/8" t (.085")
- Bottom Rail: 1-3/4" w (.085") x 1-1/4" t (.085")
- EPDM Gasket: Top and Bottom Rails
- Welded Gates: 36"W, 48"W, and 60"W Openings
  (Custom Sizes Available through Tech Services)

NOTE: Glass end spacing may vary if rails are cut down.
All sections do not come out even on each end as shown above.



Top Rail Profile

The stylish top rail and classic bottom rail securely hold glass panels in place.



Bottom Rail Profile





D&E Style: C70
Color: Black Fine Texture with Clear Glass

CCRR-0163 complies with IBC, IRC, and FBC



A Easily Attaches to Westbury® C Series Crossover Post System

B Supports Wood or Composite Deck Board (Deck Board Not Included)

C Solid Wall Construction for Strength & Durability







Drink Rail

Westbury® Drink Rail adapts to all Westbury® C Series designs. Pre-drilled and ready to install, Drink Rail mounts sturdily and is ready for your wood or composite material to be attached. Convenient and beautiful, Drink Rail creates the perfect spot for your morning coffee or a cool drink in the afternoon.

SPECIFICATIONS

- Pre-Drilled Westbury® Aluminum Drink Rail (individually sleeved)
- #10 x 5/8" Self-Tapping Screws (Attach To Top Rail)
- #10 x 3/4" Screws (To Attach Deck Boards)
- Drink Rail Length: 74" & 98"
- Drink Rail Width: 3¼"
- Supports Wood or Composite Deck Board
- Lifetime Limited Warranty
- Installs on Westbury® C Series Crossover Post System
- Available in all Westbury® Standard Colors
- Deck Board Not Included





D Underside View of the Seamless Integration of the Drink Rail system

E Pre-Drilled to Attach the Top Rail

F Easily Attaches to Westbury® C Series Railing

POWDER COATING



1 The raw premium-grade aluminum is inspected to be free of blemishes and is not exposed to the outdoor elements.



2 The product enters a heated acidic cleaning stage to remove extrusion debris and fabrication oils.



3-6 **CLEAN:** City water rinse
CLEANER: Recycling reverse osmosis water rinse
CLEANEST: Pure reverse osmosis water rinse
SEALER: Dried-in-place aluminum sealer



7-8 A 200 MPH air blast removes water drops from the pre-treated aluminum. A convection oven completes the dry-off process.



9 Powder is applied with 18 automated and 2 manual spray guns. Compressed process air is dried to -35°F Dew Point for superior adhesion.



10 The powder coating is then bonded and adhered to the aluminum sub-straight in a 400 degree cure stage.

The powder coating application booth produces zero VOC emissions. Powder is stored and applied in a climate controlled positive pressure environmental room. Ten pre-treat system titration checks twice per shift maintain system parameters and ten QC checks are completed every hour on product coming off the powder-coating line. Parts are not touched by human hands during the pre-treat, dry-off, application and cure process to maintain ultimate cleanliness of powder-coated parts.

DSI is a PCI 4000 certified and verified AAMA 2604 and AAMA 2605 compliant powder coating applicator. The powder coating process is accredited by the American Architectural Manufacturing Association and the Powder Coating Institute. Our powder coating is custom blended from a Super Durable Polyester TGIC (Triglycidyl Isocyanurate) resin-base, using premium pigmentation to meet AAMA 2604 specifications. Our AAMA 2605 is a fluorocarbon polymer resin system.

Satin Black

Black Fine Texture

Ninety Bronze

Bronze Fine Texture

Gloss Beige

Gloss White

White Fine Texture

Brown Fine Texture

Speckled Walnut

Sandy Shore

Chocolate

Silver

Colors shown are a close representation of the true color.
Please consult actual samples for accurate powder coating colors.

Colors

Standard Colors & Custom Colors

Westbury® Aluminum Railing is offered in a variety of colors and textures to compliment your home. Our 12 standard colors include satin, textured and multi-color finishes. Westbury® Aluminum Railing is also available in custom colors to meet your design vision, the possibilities are endless.

Powder Coating

Verfied AAMA 2604 Compliant Powder Coating

AAMA 2604 & AAMA 2605

DSI uses AAMA 2604 rated powder coating on all Westbury® Aluminum Railing. Our PCI-4000 Certified Powder Coating process offers an uncompromising quality created by state-of-the-art technology. AAMA 2605 Powder Coating is also available as an option for your Westbury® Aluminum Railing.



A Style: C10
Color: Black Fine Texture
With Level Crossover Post

Accessories

Brackets, Posts, Caps, & Flairs

Westbury® Accessories add the finishing touch to your masterpiece. A variety of post sizes and wall thicknesses add strength to your railing. The combination of mounts and crossover options provides you with the ability to adapt Westbury® railing to your needs. Optional post caps finished off by the convenience of a 2-piece post flair creates a variety of looks.

Posts





Residential 2" Post (.090" wall)

2" Heavy Duty Post (.093" wall) IRC Approved

2-1/2" Power Post (.125" wall) IBC and Miami Dade Approved

3" Plain Post (.095" wall)

4" Plain Post (.125" wall) IBC Approved

4" Deco Post (.090" wall)

6" Deco Post (.090" wall)

Testing Results - CCRR-0163 complies with IBC, IRC, and FBC. Note: Please check with local code authorities for requirements.

Crossovers



Corner Crossover Post±

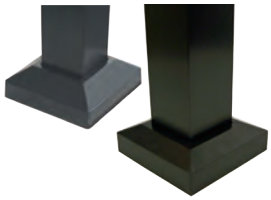


Stair Crossover Post±



Level Crossover Post±

Accessories



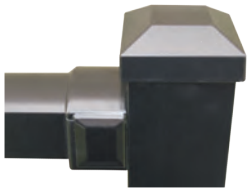
2", 2-1/2", 3", 4" & 6" Post Flair (2-piece)



Rail Support



Welded Corner



Flat Cap (2", 2-1/2", 3",4", 6")

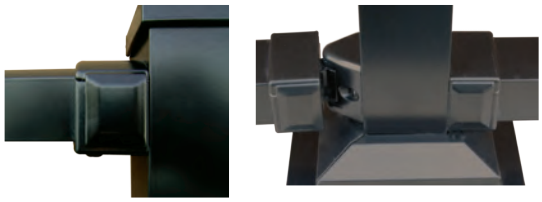


Ball Cap (2", 2-1/2", 4")

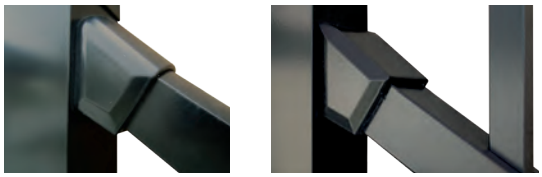


Magena Star Ornamental Lights (Low Voltage)

Mounts



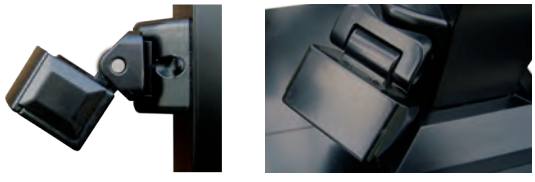
Wall & Angle Swivel Mounts



Stair Mounts



Stair Swivel Mounts



Double Swivel Stair Mount

±Patent No. 8,998,175

CHR Continuous Handrail ALUMINUM

ADA Compliant Handrail

A variety of rail lengths and accessories complete this system. Available in 8', 10', & 16' Rail Lengths

Available in all the colors shown on page 21.



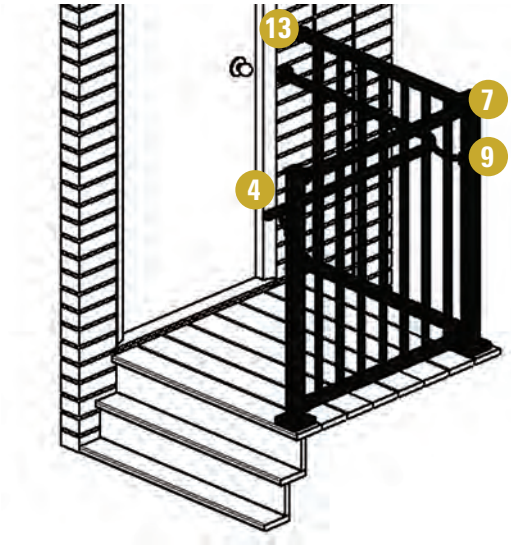
Stair Application





See Assembly 1-2-3 Below

Deck Application





1 **1-3/8" Handrail** (8', 10' & 16')



2 **Internal Connector**



3 **Collar Rings** (to cover splice)



4 **Internal End Cap**



5 **180ï Elbow**



6 **Adjustable Elbow**



7 **90ï Elbow**



8 **90º Welded Elbow**



9 **Inside Corner Mount** (attaches to post)



10 **Wall Mount**



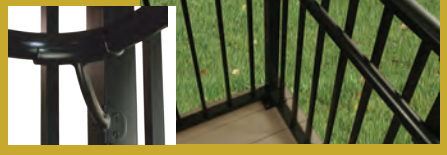
11 **Extended Wall Mount**



12 **Wall Return**



13 **Wall-End Mount**



Inside Corner Mount & 90º Elbow Detail



Wall Mount & Internal End Cap Detail



Extended Wall Mount Detail



90º Welded Elbow Detail

PolyRAIL® Systems
BY DIGGER SPECIALTIES, INC.



Westbury® aluminum railing
ScreenRail



DSI FAMILY OF PRODUCTS



DSI Columns®

Magena Star® LIGHTING SYSTEMS



DSI Digger Specialties Inc.

CERTIFIED pci 4000 AAMA POWDER TOUGH COATED NAHB

westburyrailing.com

MADE IN THE USA

We have tried to make this catalog comprehensive and factual. We reserve the right to discontinue at any time, without notice, colors, materials, equipment and availability. Since some information may have been updated since the time of printing, we are not responsible for typographical or pictorial errors. Materials shown may vary slightly from actual colors. ©Digger Specialties 2017 SP 10/17 99519

BETH HOWLEY
CREATIVE

Coated Metals Group
Metal Roof Samples

Bone White

Almond

Sandstone





Belden Brick and Supply
Modular Yukon Blend



Consider Stainless
cable railing.
House across from the
SCA uses it well.

Siding Samples – All to be on smooth siding material.

Pella Bright White
Trim and windows
Confirm Bright White
with existing white windows.

Benjamin Moore
OC-30
Gray Mist

Benjamin Moore
OC-9
Ballet White

Benjamin Moore
2143-50
Old Prairie

Benjamin Moore
OC-13
Soft Chamois

SHARAR SAUGATUCK RETREAT | EXTERIOR MATERIALS A | 740 LAKE STREET



View from LAKE STREET



740 Lake – Subject House



House to the left



House to the right



Across the street

Pella® Lifestyle Series

Clad/Wood

#1 performing wood window and patio door for the combination of energy, sound and value.[1]

Triple-pane casement



Dual-pane casement



- **Performance redefined**
  You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.[1]
- **ENERGY STAR® certified[2]**
  Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.
- **Enhanced sound control**
  Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.[3]
- **Popular features and options**
  Low-maintenance aluminum-clad exteriors. Factory prefinish with a choice of several paints and stains, or choose primed or unfinished. Several grille types and patterns and high-transparency screens are also available.
- **Intentional design for improved durability**
  Intentional jamb/sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.
- **Durable 3-way corner joint**
  Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.
- **Low-maintenance exteriors**
  Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.
- **Exclusive wood protection**
  Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.
- **Best limited lifetime warranty[4]**
  Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.[4]
- **Testing beyond requirements**
  At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:[5]



Special shape windows also available.

[1,2,3,4,5] See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values		
						U-Factor	SHGC	STC
Awning Dual-pane vent	21"	17"	59"	59"	LC30	0.25-0.35	0.19-0.51	25-28
Awning Triple-pane vent	21"	17"	59"	59"	LC25-CW50	0.12-0.19	0.24-0.56	31-37
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.35	0.19-0.51	25-31
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.50	0.19-0.66	29-32
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.24	0.17-0.46	33-37
Double-Hung Dual-pane vent	21"	35"	41.5"	77"	LC30-LC50	0.19-0.66	0.20-0.56	27-31
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.25-0.29	0.18-0.48	31
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36
Sliding Patio Door Dual-pane single-door fixed (O)	31"	80"	49"	96"	CW50	0.24-0.33	0.18-0.51	27
Sliding Patio Door Triple-pane single-door fixed (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	96"	96"	R20-LC50	0.24-0.33	0.18-0.51	29-32
Sliding Patio Door Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	R25-LC60	0.21-0.27	0.17-0.45	33-36

Window sizes available in 1/4" increments
Special sizes available in triple-pane patio doors. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit installpella.com.

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:



Champagne

White



Brown



Matte Black



Satin Nickel



Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:

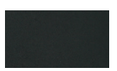


Champagne

White



Brown



Matte Black



Satin Nickel



Satin Brass

Colors

Prefinished Pine Interior Colors

We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.

White

Bright White

Linen White



Golden Oak Stain



Early American Stain



Provincial Stain



Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.



Black

White



Brown



Fossil



Iron Ore



Portobello



Putty

Almond

Classic White



Brick Red



Hartford Green



Wolf Gray

Integrated Blinds[6]

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella® Insynctive® technology.



White



Poplar White



Bisque



Storm



Golden

Mocha

Black

Integrated Shades[6]

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.

Light-Filtering:

White

Silver

Maize

Room-Darkening:

Cotton

Bamboo

Ash

Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.[7] For more information, go to connectpella.com.

[6,7] See back cover for disclosures.

Performance Packages

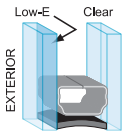
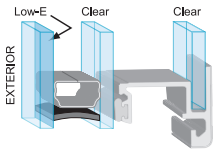
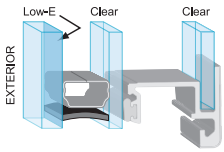
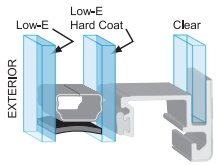
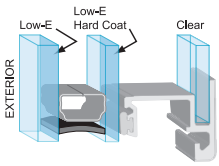
To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.[1] Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.

Most Efficient 2023 www.energystar.gov

Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2023.[2]

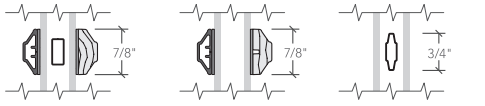
Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
	71% More Energy Efficient[8] + 34% Noise Reduction[3]	52% Noise Reduction[3]	83% More Energy Efficient[8]	79% More Energy Efficient[8] + 52% Noise Reduction[3]
				
Advanced Low-E	**Advanced Low-E SunDefense Low-E or NaturalSun Low-E**	**Advanced Low-E, SunDefense Low-E or NaturalSun Low-E Sound-reduction glazing**	**AdvancedComfort**	**AdvancedComfort Sound-reduction glazing**
Two panes of insulating, energy-efficient glass and our most popular features and options.	A triple-pane glass design for a combination of both improved energy efficiency and sound performance.	Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampering.	A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.	A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.

Dual-Pane

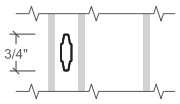


Simulated-Divided-Light with Spacer 7/8"

Simulated-Divided-Light without Spacer 7/8"

Contoured Aluminum Grilles-Between-the-Glass 3/4"[9]

Triple-Pane



Contoured Aluminum Grilles-Between-the-Glass 3/4"[9]

Pella LIMITED LIFETIME WARRANTY

The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.[4]

[1] Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

[2] Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

[3] Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

[4] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

[5] Double-hung windows available in dual-pane only.

[6] Available with triple-pane products only.

[7] Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

[8] Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

[9] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

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NOTES & SPECIFICATIONS

DIVISION 1: GENERAL NOTES AND CONDITIONS

1) Zoning Jurisdiction Allegan county.
2) Current Zoning District Village of Saugatuck.
3) Proposed Use Residential.
4) MBC/MRC 2015 criteria shall govern on all construction.
5) Site Area 12,843 sq. ft.
6) Building Footprint Area 2802 sq. ft.
7) Lot Coverage 22%.
8) All work shall conform to these drawings and specifications.
9) All work shall conform to applicable state and local codes and ordinances.
10) Conformance with site safety programs such as OSHA are the responsibility of the General Contractor. The Contractor shall determine proper erection procedures and sequences and plan for proper bracing and/or shoring of the structure during the construction process. This may involve the use of temporary bracing, guys, tie-downs, etc.
11) The General Contractor and all subcontractors shall examine the existing conditions at the site prior to beginning any work. Commencement of the work shall constitute acceptance of the existing conditions of site and as set forth in the construction documents.
12) The General Contractor and all subcontractors shall verify and coordinate all dimensions and conditions on the drawings, coordinate the plans with the elevations and sections, and familiarize themselves with the details prior to the commencement of bidding and /or construction. If errors or conflicts are found on any of the plans, elevations, sections, and/or details, notify the Architect/Designer before proceeding with the work in question or completing the bid. The General Contractor and/or subcontractors who fail to adequately review the construction documents, become familiar with them, and/or fail to notify the Architect of any discrepancies, errors, and/or omissions, shall take full responsibility for the correct execution of the work as outlined in the construction documents, following the design intent throughout the project established therein, and/or for any errors that occur during the construction process that may require rectification.
13) The General Contractor is responsible for constructing the project to meet all applicable codes. The omission of any notes, specifications, and/or details in these construction documents shall not be license for the General Contractor to construct the project in a manner not to meet applicable codes. If upon review of the construction documents, the General Contractor finds the omission of pertinent information regarding code compliance that would affect the bid/pricing exercise, it shall be brought to the Architect/Designer's attention. If no mention is made prior to work commencing it shall be assumed the General Contractor accepts all conditions as set forth in the construction documents.
14) As this project is a renovation of an existing structure neither the Architect nor the General Contractor will be responsible for unforeseen and/or hidden conditions beyond those outlined in this set of construction documents. Therefore, as such conditions are found in the field, it is the responsibility of the General Contractor to schedule a site meeting with the Architect for immediate review so that proper documentation of the necessary changes and/or additions to the project bid can be completed for approval by the Owner prior to the additional work being started.
15) Do not scale the drawings. Dimensions shall govern. If discrepancies arise on the site between dimensions indicated and notify the Architect for clarification.
16) Interior layout dimensions are based on a standard stud wall; sizes as noted in Division 6, below.
17) The General Contractor shall be responsible for obtaining necessary permits and shall include the costs in the bid pricing.
18) All work shall be guaranteed against defect and poor workmanship for the period of one year, minimum, from the date occupancy.
19) The contractors shall not make any substitutions of materials and/or manufacturers as listed in these documents without prior approval from the Architect.
20) The General Contractor shall be responsible for keeping the site clean and shall remove all construction debris from the site at regular intervals and upon completion. Refuse removal costs shall be included in the project pricing as applicable.
21) All materials and special constructions shall be installed and executed per the individual manufacturers' instructions.
22) As required, the General Contractor shall provide Energy Code calculations, Engineered truss data, and beam/header calculations and sizing for local code officials.
23) Any changes to the construction documents made by the contractor & owner are to be documented and sent to the Architect/Designer for his records. The Architect/Designer will not be responsible for any changes made to construction drawings without proper documentation.

DIVISION 2: SITEWORK

1) Strip topsoil at areas scheduled for excavation and store on site for final grading.
2) Footings shall rest on undisturbed soil with a minimum bearing capacity of 3,000 PSF at the approximate footing level. See plans for footing depths. Provide a soil borings report to confirm soil bearing conditions as required by MBC 2015 code.
3) Fill required at footing any footing areas shall be placed in layers not exceeding 9". Each layer shall be compacted to a minimum density of 95% under footings, slabs and pavement areas, in accordance with ASTM D-1557-78 (cohesive soils).
4) Slab on grade areas shall be proof rolled. All soft spots encountered shall be removed and filled to finished grade with approved and compacted fill material. Compaction of fill should be per item #3 above.
5) All foundation excavations shall be inspected by a soils testing laboratory prior to placement of concrete.
6) The General Contractor shall notify the architect immediately if soil conditions vary from those noted in the soil boring reports.
7) Verify layout of patios and walks with Architect/Designer in field prior to forming. Provide allowance for such items as part of project pricing based on site plan layouts. Materials are as noted on the plans.
8) Contract with "Miss Dig" (or other) to stake site prior to any excavation.
9) Provide an allowance for an additional concrete driveway based on layout noted on site plan. Base gravel shall be compacted to 6" thick. Verify final layouts with Architect in field.

DIVISION 3: CONCRETE

1) Foundations, Footings, and flatwork shall be poured concrete at f'c = 4000 psi.
2) Foundation walls are designed assuming uniform,compacted,granular backfill.Redesign of walls or footings will be required for clay or partially clay soil conditions.
3) All foundation walls & footings will follow all MRC 2015 criteria see table R404.1 for steel rod reinforcement sizing & spacing.The contractor & concrete subcontractor shall field verify rebar specifications, foundation wall,sub-wall & footing elevations based on field conditions: notify architect/designer if field conditions are significantly different than drawings indicated.
4) Concrete steel reinforcing shall be grade 60;FY=60 KSI.
5) Wall reinforcement to continue through any piers.
6) Lap continuous wall reinforcing 44 bar diameters unless otherwise noted. Provide corner rebars for horizontal reinforcing , size and spacing , bend bars with 36" legs.Provide dowels from footing equal in size and number to vertical wall or pier reinforcing.Provide corner reinforcing bars to match horizontal wall reinforcing.
7) Cover for reinforcing shall be in accordance with ACI-318 as follows:
   Walls -1 ½" from outside face, unless noted otherwise.
   Walls - 1" from inside face,unless noted otherwise.
   Footings - 3" from B.O. footing.
8) The minimum spread footing dimensions shall be10"x 16" for frame construction & 10" x 20" for masonry or masonry veneer construction. (Table 403.1, IRC)
9) Anchor bolts shall be embedded 7" minimum into concrete, minimum two per plate, and minimum 12" from corners. (Sec. 403.1.6, International Residential Code.)
10) Calcium chloride and/or admixtures containing such shall not be used.
11) All concrete subjected to exterior exposure with a strength less than 6,000 PSI shall be air entrained to 4%-6%.
12) Cold weather concreting shall be done in accordance with ACI-306.
13) Hot weather concreting shall be done in accordance with ACI-305.
14) Provide control joints for concrete slab areas over 20'x20'; see plans for control joint locations and pattern.
15) Foundations shall be backfilled 10 days after pour; filling equally on all sides.***All walls to be securely braced before any back fill begins, if not braced contractor will be held totally responsible for any damage done.
16) All interior concrete floor slabs to have a 6 mil vapor barrier on the underside per R405.2.2 . Concrete for slab on grade shall be (5) sack mix.
17) Slabs on grade shall be reinforced with fibrous reinforcing. The supplier shall place fibers in the concrete at the batch plant in the amount and method recommended.
18) Exterior flatwork shall be broom finish finish.

DIVISION 4: MASONRY

1) Specify Brick veneer, cultured stone, EIFS, etc. as applicable.
2) Add special specifications for additional information for masonry application for brick and/or concrete block veneers as applicable.

DIVISION 5: METALS

1) Any required structural steel members, including but not limited to columns and beams, must be engineered by the Steel supplier and approved by the General Contractor before execution. The General Contractor shall notify the Architect/Designer if the need arises to retain an independent Structural Engineer as a consultant on the project.
2) Provide seamless aluminum gutters with downspouts tied to footing drains; Color white; Size 6".

DIVISION 6: WOODS & PLASTICS

1) All framing shall be of materials as noted on the drawings and/or in the specifications.
2) Wood moisture content shall not be greater than 19%.
3) All ceiling height/headroom areas shall be a minimum of 80" if not noted otherwise on plans.
4) Wood construction shall conform to MRC 2015.
5) All exterior walls shall be 2x6 construction; 16" o.c. unless noted otherwise on plans.
6) All interior walls shall be 2x4 construction; 16" o.c.
7) Floor joists shall be "I" joist type sized per the structural analysis.
8) Provide 1x4 or metal cross bracing at all floor joists a minimum 6' o.c..
9) Provide solid wood blocking, same depth as joists, between joists at all support locations.
10) Roof structure shall be 2x4 built up trusses and/or 2x12 rafters as applicable; sized per the structural analysis. Submit shop drawings for any engineered trusses for Architect/Designer's approval prior to fabrication. Shop drawings shall be signed and stamped by a registered professional engineer.
11) All final roof pitches must be confirmed by the General Contractor prior to ordering related materials.
12) All roof framing needs to be verified by the truss company engineers (engineered trusses) and/or the lumber company engineers (rafters) as applicable.
13) Engineered roof trusses shall be designed using the following criteria: Meet published roof snow load and wind load criteria for the specific site and indicate the design load on the shop drawings. Include weight (as applicable) of skylights, light fixtures, filled sprinkler lines, truss supported equipment, etc.. Mechanical and/or Electrical contractors shall provide loads as applicable. Meet the standards for developing the design loads as stated in the MBC 2015 code.

    a) Use ANSI/TPI 1 - 1995 design criteria.
    b) Maximum truss spacing shall be 2'-0" o.c.
    c) Bottom chord live load shall be designed for 10 psf.
    d) Top and bottom chords shall be minimally a nominal 2x6 member.

14) Roof trussing shall be installed using the recommendations in "Temporary Bracing of Metal Plate Connected Wood Trusses" DSB-89 by the Truss Plate Institute.
15) Connect bottom chord of engineered roof trusses to top of non-load bearing partitions using Simpson Strong-Tie model DTC and (6) - 8d nails.
16) Install wood blocking between trusses on bearing walls. Nail roof sheathing to trusses and blocking with 10d galvanized roofing nails 3" o.c.
17) The General Contractor shall provide temporary bracing as required to insure proper alignment and stability of trusses during construction per applicable code.
18) Any other structural members, including but not limited to, engineered girders and beams, joists, wall framing members, and any other supporting structure must be approved by the General Contractor and/or lumber company engineer prior to execution. The General Contractor shall notify the Architect/Designer if the need arises to retain an independent Structural Engineer as a consultant on the project.
19) Connect roof sheathing with Simpson Strong-Tie model PSCL panel sheathing clips.
20) Exterior trims,soffits & siding to be LP Smart material replacing existing vinyl siding materials.
21) Decking for new upper balcony to be Azek or equal.
22) All interior trim to match existing where possible.

    Handrail details and mounting configuration shall be per IBC / MBC 2015 code at locations noted on plans.
23) Subflooring shall be 3/4" T&G Advantech glued and screwed. Provide protection of subfloor from weather until the structure is enclosed.
24) Match existing hardwood flooring . Final finish to be 3 coats semi-gloss urethane, sanding between coats, for a smooth finish.
25) Stairs to have partical treads and riser for stair to storage room over garage.
26) Roof sheathing shall be 1/2" OSB.
27) Wall sheathing shall be $\frac{7}{16}$"" OSB or Zip System Panels.
28) The Contractor shall provide all necessary blocking for doors, windows, cabinetry etc. as required.
29) Provide a minimum 22"x30" wood framed attic access opening/panel as located on the plans.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

1) Provide waterproof membrane at exterior of all below grade basement foundation walls.
2) Provide damp proofing at any crawlspace area foundation walls, below grade,
3) Comply with the following Climatic and Geographic Design Criteria. Table R301.2(1) Amended:

    Roof Snow Load - 50lbs.
    Wind speed- 90 mph.
    Seismic Design Category - B
    Frost line Depth - 42"
    Winter Design Temperature - 0 degrees Fahrenheit

4) If soils are determined to be heavy clay conditions, provide additional perforated drain tiles below the basement floor slab at 16' o.c. intervals. Tie to sump pit as applicable.
5) Provide a 6 mil. Vapor barrier beneath all concrete slab on grade areas with a minimum 6" lapped joint.
6) Provide proper flashing at all roof valleys, skylights or other penetrations.
7) Sloped roofing shall be dimensional shingle applied over ice & water sheild underlayment.
8) Flat roof areas to be premium grade rubber membrane.
9) Provide R49 cellulose insulation at ceilings/attics; blown in.
10) Provide R24 cellulose insulation at exterior 2x6 walls; blown in; w/vapor barrier.
11) Provide R13 cellulose insulation at exterior 2x4 wall areas; blown in; w/vapor barrier.
12) Wrap entire structure in 'Tyvek' house wrap/or Zip System Panels before applying exterior finish materials. Joints shall be taped per manufacturer's recommendations.
13) Enclosed spaces where finished ceiling material is applied directly to the underside roof rafters shall have venting for each separate space. Such vents shall be of a type to prevent rain/snow infiltration. Vents may be eliminated in any location subject to drifting snow.
14) The required roof/attic ventilation area shall meet the MBC 2015 code minimums. 50% of the required venting area shall be provided by ridge, gable and/or "pot" vents. 50% of the required venting shall be provided by eave and/or cornice vents. All venting shall be screened with corrosive resistant screening material; maximum ½" x ½" screen.

DIVISION 8: DOORS AND WINDOWS

1) Exterior windows, French doors are to be Pella or equal. Cladding color to be white.
   Interior screen & hardware finish shall be white. Glazing shall be low-E Argon, insulated. French Door hardware shall be decided.
2) Windows shall be arranged and/or ganged per the elevations. Install based on the manufacturer's suggested method with all required accessories and/or reinforcement for the specific application at each window location.
3) New exterior front door is to be Fiberglass; primed for a painted finish; 6 panel design to match interior doors. Size as indicated on plan.
4) Minimum exterior flashing for windows and doors shall be multilayer composite employing polyethylene and fiberglass with an integral adhesive strip that produces a perm rating of less than .30 perms and complying with ASTM E331. Infiltration barrier joint tape is not acceptable.
   Window & door flashing must be installed in accordance with the American Architectural Manufacturers Association(AAMA) guidelines.
5) Door Hardware to be Emtek/Schlage or equal.

DIVISION 9: FINISHES

1) All interior walls and ceilings to have a smooth finish ½" fiber strength drywall taped at seams & sanded. All wet areas to have Kerdie waterproof membrane wall covering or equal.
2) Enclosed spaces beneath any stairways and around mechanical rooms/closets shall have a 1-hour construction per U.S. Gypsum standards.
3) Interior wall painting shall be one prime coat and 2 finish coats; surface sanded between coats; roller applied; as follows:

    Interior Ceilings: Flat Latex; Colors to be selected.
    Interior Walls: Satin Latex; Colors to be selected.

4) Interior trim painting shall be one prime coat and 2 finish coats; surface sanded between coats; sprayed application; as follows: Interior trims:

    Latex Semi-gloss enamel; Colors to be selected.

5) Provide a material allowance of $10.00 per square foot for all tile areas such as flooring, shower/tub surrounds etc. Allowance to include tile materials, underlayment at floors and installation. Tiles to be selected by Owner and Architect.
6) Provide an allowance for solid surface kitchen countertops and tile backsplashes.

DIVISION 10: SPECIALTIES

1) Fireplace insert to be Superior Indoor /Outdoor gas 36"unit .

DIVISION 11: EQUIPMENT

1) Provide an allowance of cabinetry and cabinet hardware as indicated on plans. Add a dollar amount as appropriate for installation.
2) Owner to be responsible for the purchase of all appliances outside of this contract, supplier to deliver & install. Supplier will provide contractor with all specifications required for installation.
3) Provide an allowance of Kohler or equal for kitchen sinks and faucets which are to be selected by Owner.
4) The Plumbing Subcontractor shall be responsible for providing any plumbing engineering and/or layout drawings that may be required for the project.
5) The Mechanical Subcontractor shall be responsible for providing any mechanical engineering and/or layout drawings that may be required for the project in order for the General Contractor to coordinate cut openings in engineered lumber components, chases, etc..

DIVISION 12: ELECTRICAL

1) All electrical work shall be done in accordance with applicable local and/or State codes.
2) The Electrical Subcontractor shall be responsible for providing any electrical engineering and/or layout drawings that may be required for the project.
3) Refer to the plans and schedule for notes, types, heights, and locations.
4) All receptacles, switches, dimmers, and trims to be 'Decora' style; color to be determined.
5) All exterior receptacles and one receptacle adjacent to any sinks or lavatories shall be grounded and have appropriate ground fault-interrupting devices.
6) Electrical receptacles shall be installed at a minimum 12' o.c. and on any wall a minimum of 24" long.
7) Provide hard-wired smoke detectors with battery backup minimally within each bedroom, in a central hall location outside each group of bedrooms, kitchen, and mechanical room/closet. See plans for additional information.
8) The Contractor shall verify all equipment and appliance requirements with the manufacturer prior to installation.
9) Phone/Data cabling to be Cat.5e or upgrade to Cat. 6; TV cabling to be "RG-6". All locations to be wired as a home run to a central location. No daisy chain connections.
10) Provide electrical whips and circuits to exterior lighting as noted on the plans. Lighting for these areas to be done by landscape designer and not in contract.
11) Replace existing driveway lighting on side of house.
12) The Electrical Contractor shall do a walk through with client before any work begins as to verify all electrical.
13) Electrical contractor shall supply diagrams and/or information, as may be required by local code administrators, on the following:

    Circuiting
    Conductor and/or raceway sizing
    Wattage schedule
    Equipment & Load schedule
    Service location and riser diagram

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SHARAR RESIDENCE

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drawing title:

BUILDING SPECIFICATIONS & DOOR/ WINDOW SCHEDULE

date: 10/ 1/ 2024

scale: NONE

drawn by: JH

checked by: JH

CAD by:

date/ action:

drawing number:

A-1

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JOHN SHARAR
740 LAKE ST.
SAUGATUCK, MI 49453

drawing title:
FIRST FLOOR
PLAN

date: 10/ 1/ 2024

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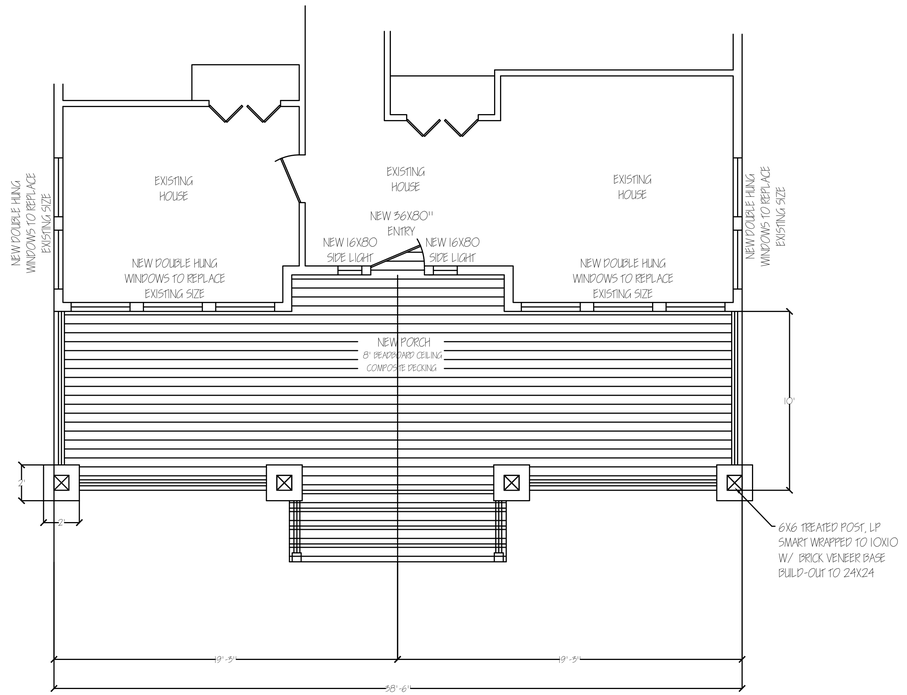
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A-4



FIRST FLOOR PLAN

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FOUNDATION
PLAN

date: 10/ 1/ 2024

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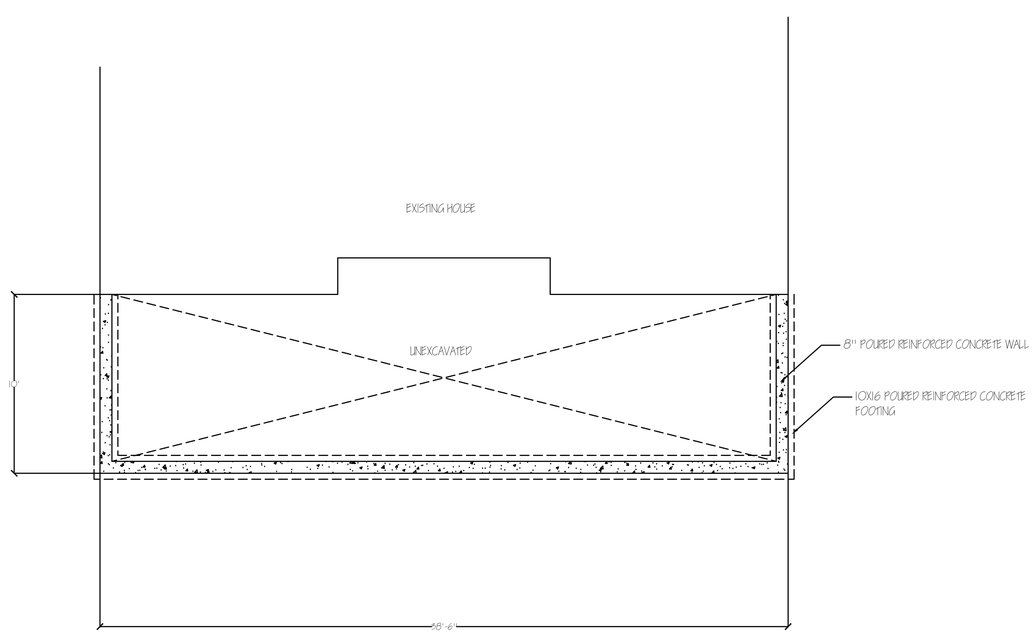
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FOUNDATION PLAN

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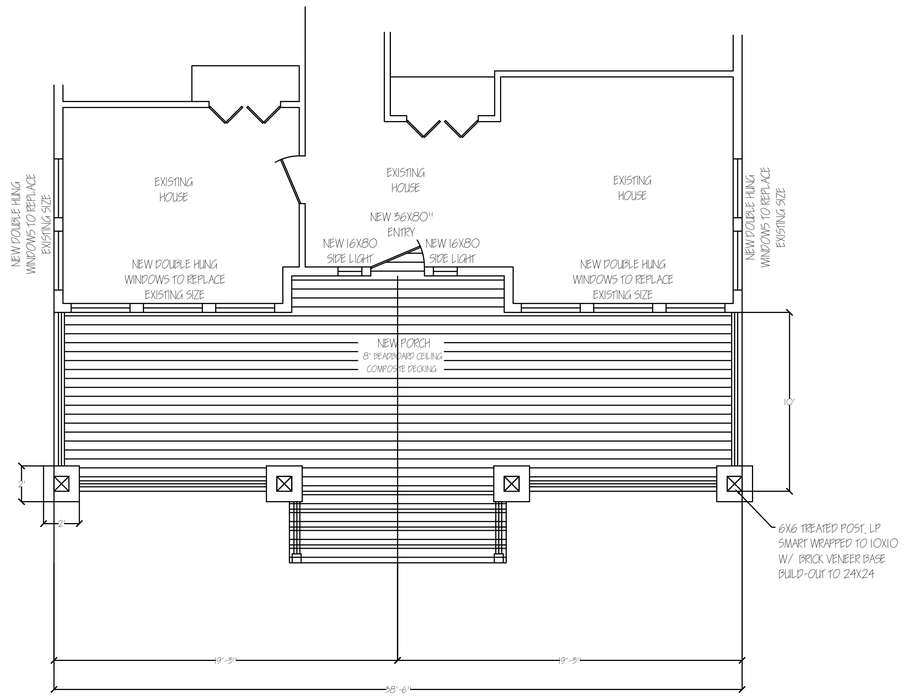
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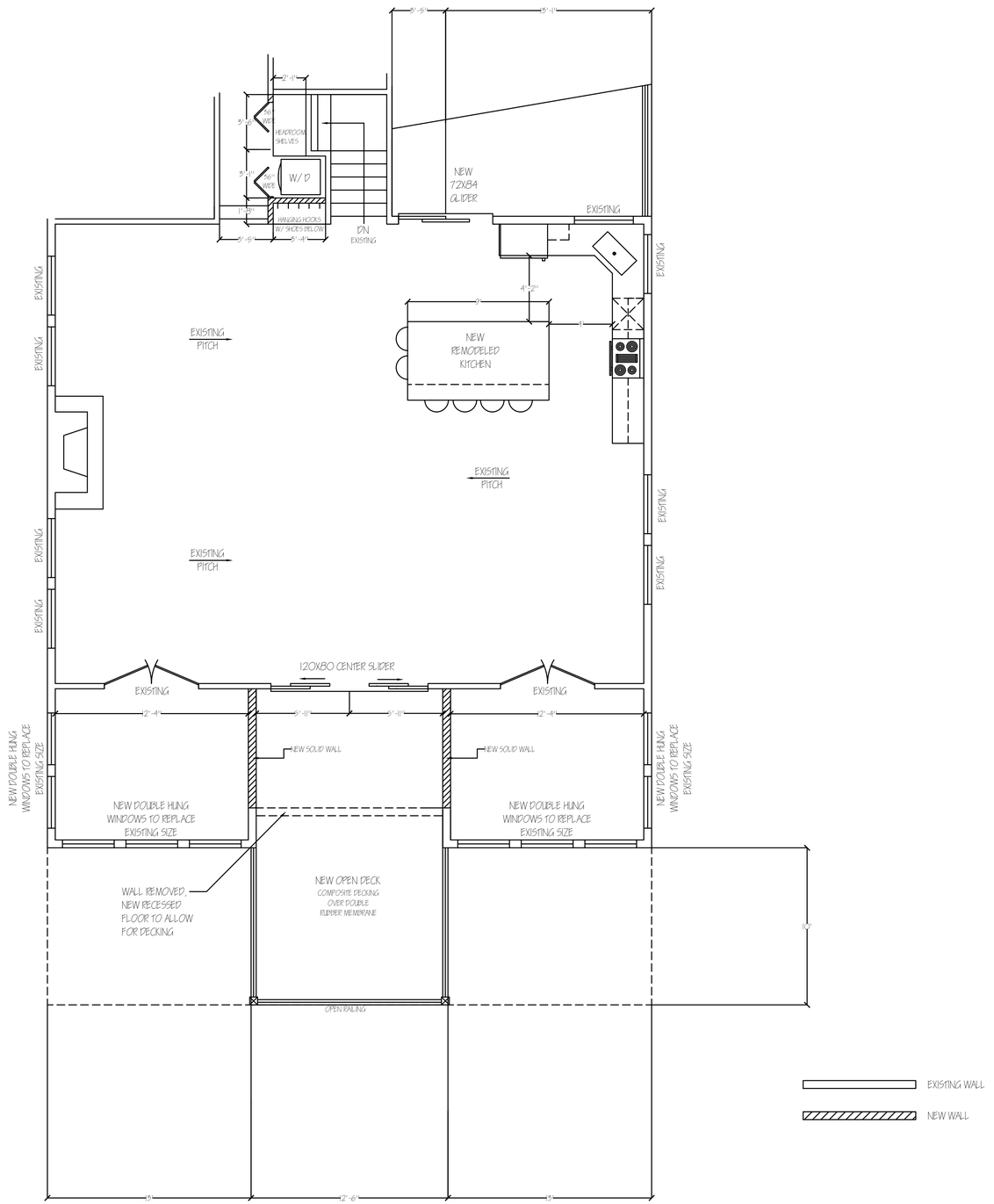
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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drawing title:
SECOND FLOOR PLAN

date: 10/ 1/ 2024

scale: $\frac{1}{4}$"=1'-0"

drawn by: JH

checked by: JH

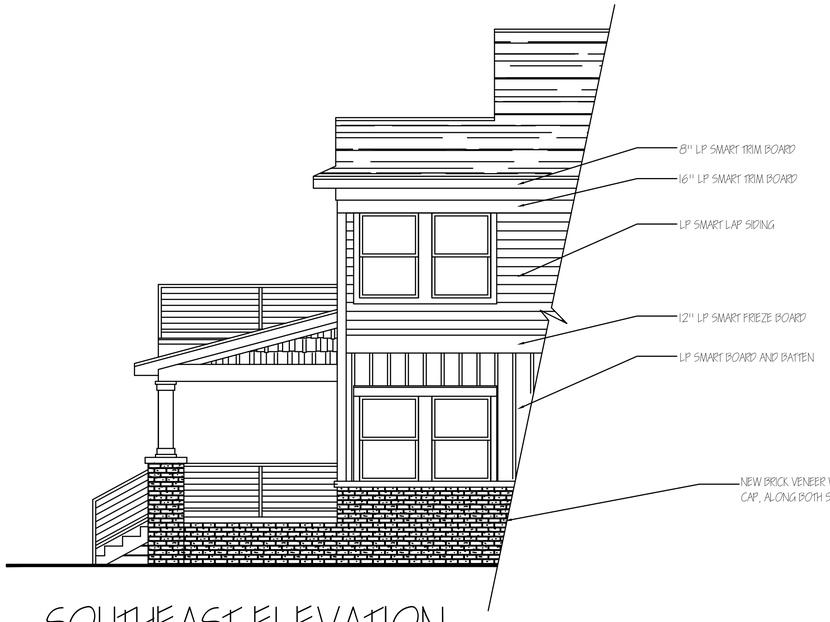
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A-5



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHWEST ELEVATION

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drawing title:

ELEVATION

date: 10/ 1/ 2024

scale: 1/ 4'' =1'-0''

drawn by: JH

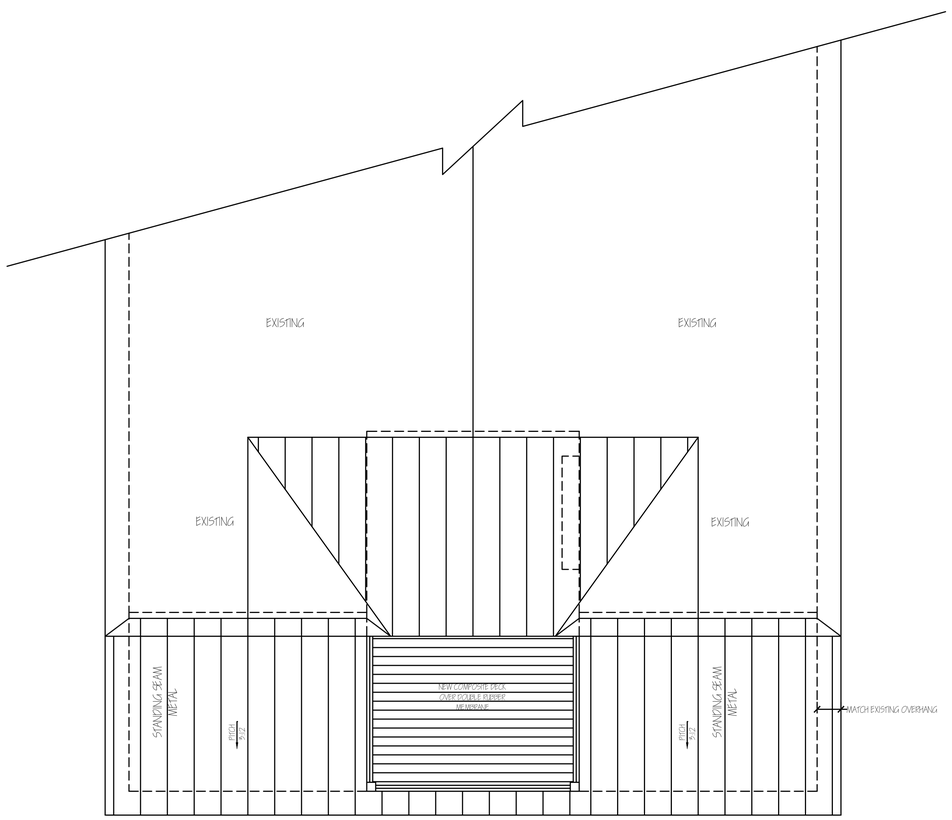
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drawing number:

A-6



ROOF PLAN

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drawing title:
ROOF PLAN

date: 10/ 1/ 2024

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

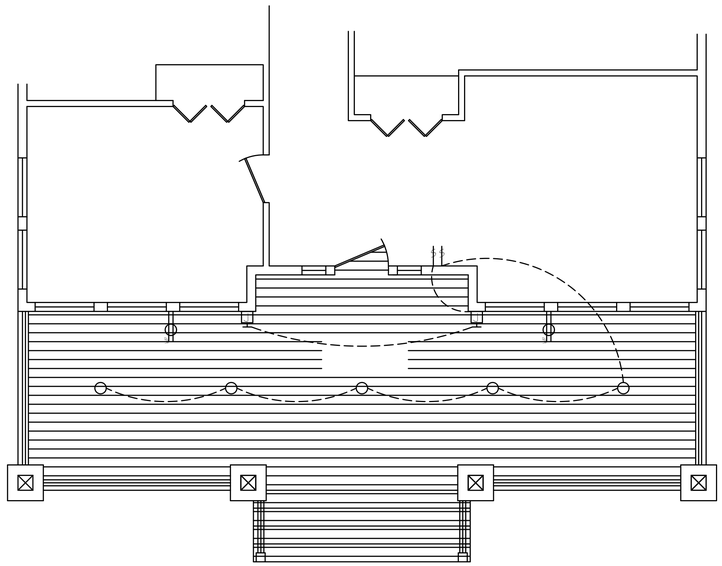
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CAD by:

date/ action:

drawing number:
A-7



FIRST FLOOR ELECTRICAL PLAN

ELECTRICAL LEGEND

- RECESSED LED 4" DOWNLIGHT
- JUNCTION BOX FOR DECORATIVE FIXTURE AS SELECTED BY OWNER PROVIDE A $150 ALLOWANCE PER FIXTURE
- SWITCH; SINGLE POLE; MOUNT AT 36" AFF UNLESS NOTED OTHERWISE SUBSTITUTE DIMMER SWITCHES AT ALL INCANDESCENT FIXTURES
- WATERPROOF GFI EXTERIOR RECEPTACLE

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drawing title:

FIRST FLOOR
ELECTRICAL &
REFLECTED
CEILING PLAN

date: 10/ 1/ 2024

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

drawn by: JH

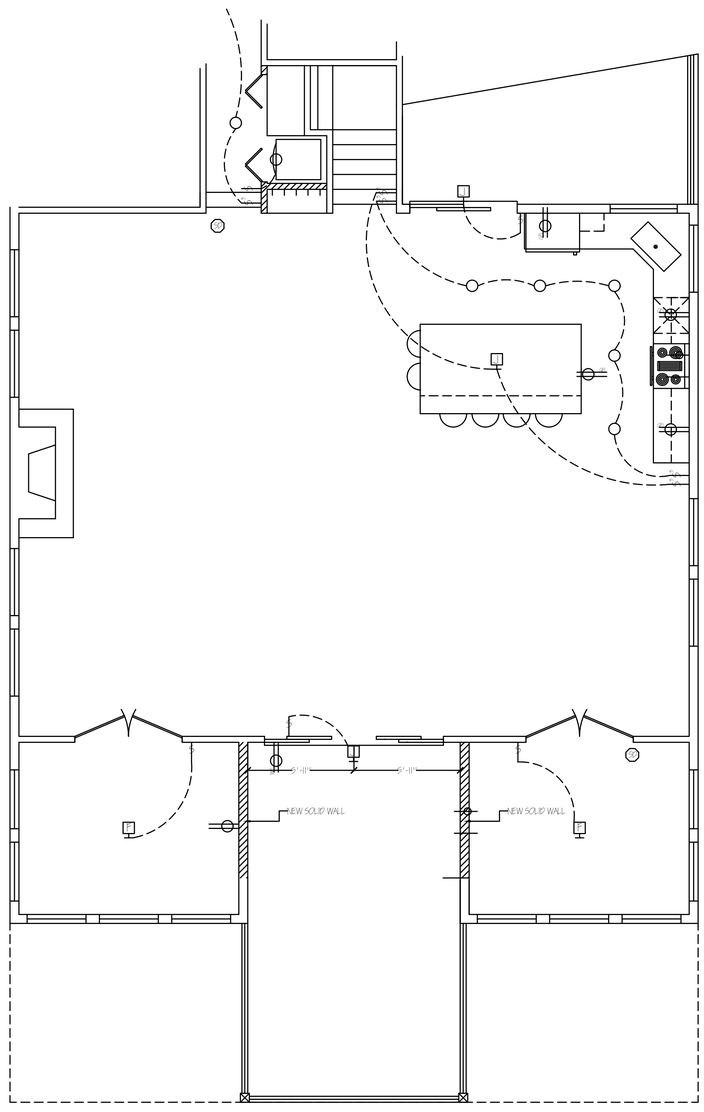
checked by: JH

CAD by:

date/ action:

drawing number:

A-8



ELECTRICAL LEGEND

- RECESSED LED 4" DOWNLIGHT
- JUNCTION BOX FOR DECORATIVE FIXTURE AS SELECTED BY OWNER PROVIDE A $150 ALLOWANCE PER FIXTURE
- FAN JUNCTION BOX FOR CEILING FAN AS SELECTED BY OWNER PROVIDE A $150 ALLOWANCE PER FAN
- DUPLEX RECEPTACLE; MOUNT AT 12" AFF UNLESS NOTED OTHERWISE.
- GFI DUPLEX RECEPTACLE; MOUNTING HEIGHT AS INDICATED ON PLANS
- WATERPROOF GFI EXTERIOR RECEPTACLE
- ELECTRIC WHIP FOR A HARD WIRED CONNECTION FOR A LIGHT FIXTURE OR APPLIANCE
- GAS LINE
- SMOKE DETECTOR; HARD WIRED WITH BATTERY BACK UP; MOUNT 12" BELOW FINISHED CEILING
- SWITCH; SINGLE POLE; MOUNT AT 36" AFF UNLESS NOTED OTHERWISE SUBSTITUTE DIMMER SWITCHES AT ALL INCANDESCENT FIXTURES
- 3 SWITCH; 3-WAY; MOUNT AT 36" AFF UNLESS NOTED OTHERWISE SUBSTITUTE DIMMER SWITCHES AT ALL INCANDESCENT FIXTURES

EXISTING WALL

NEW WALL

SECOND FLOOR ELECTRICAL PLAN

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SECOND FLOOR
ELECTRICAL &
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CEILING PLAN

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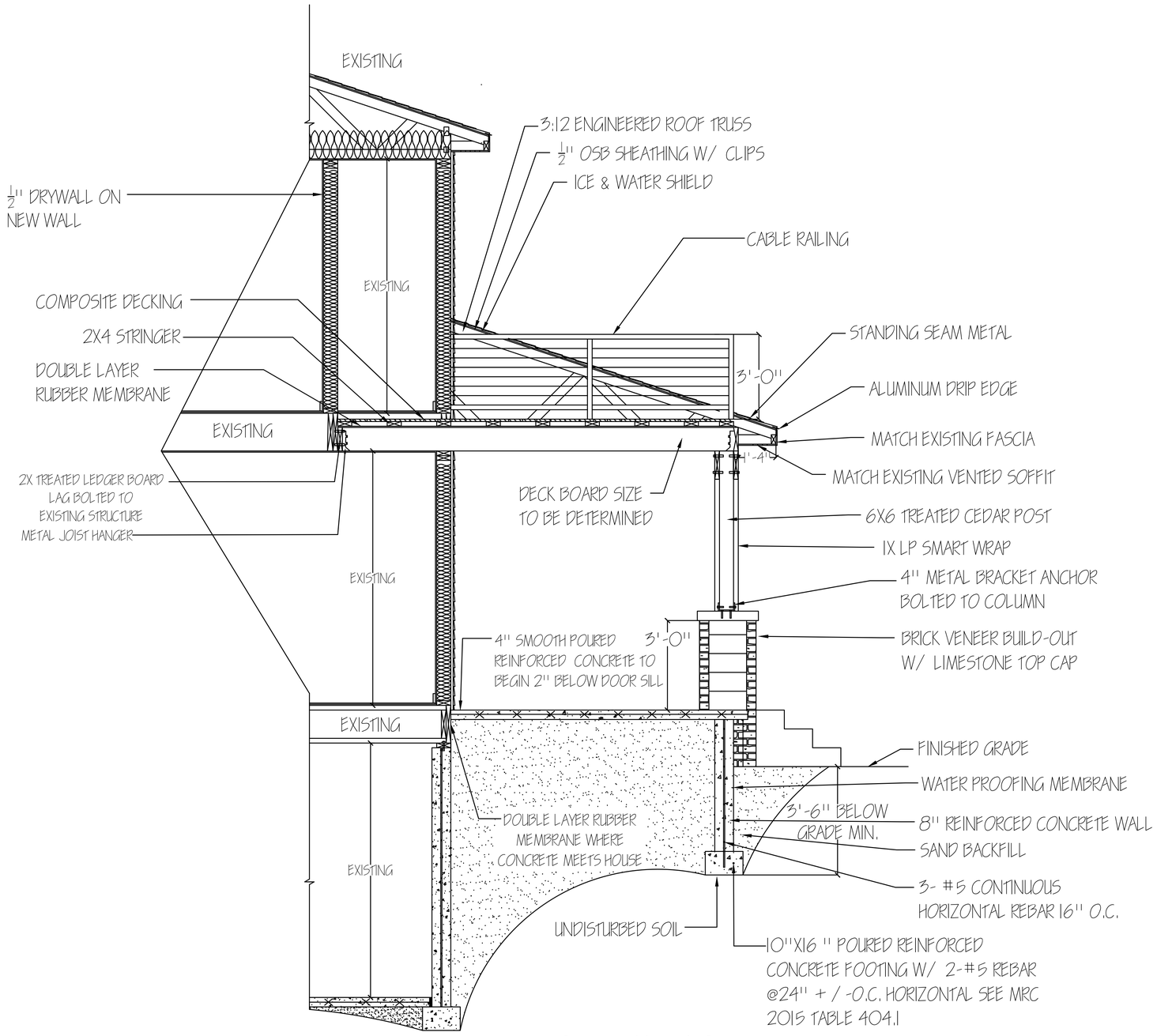
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A-9



CROSS SECTION

HURST
&ASSOCIATES
INCORPORATED

RESIDENTIAL DESIGN

Address:
5917 126th Ave.
Fennville, Michigan 49408

Phone:
269.561.2752

www.jhurstassociates.com

project:

SHARAR RESIDENCE

JOHN SHARAR
740 LAKE ST.
SAUGATUCK, MI 49453

drawing title:
PORCH CROSS SECTION

date: 10/ 1/ 2024

scale: 1/ 2"=1'-0"

drawn by: JH

checked by: JH

CAD by:

date/ action:

drawing number:
A-10

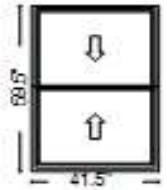
Contract - Detailed

Pella Window and Door Showroom of Grand Rapids
2120 Oak Industrial Drive
Grand Rapids, MI 49505
Phone: (616) 235-3600 **Fax:** (616) 234-1969

Sales Rep Name: Mullins, Rourke
Sales Rep Phone: 616-456-1614
Sales Rep Fax:
Sales Rep E-Mail: rmullins@pellabyhorne.com

Customer Information	Project/Delivery Address	Order Information
Patrick Murphy Builders LLC	**740 Lake St Project**	**Quote Name:** 740 Lake St Project - Customer X
186 Hamilton St	186 Hamilton St	
PO BOX 39		**Order Number:** 193
DOUGLAS, MI 49406-5182	**Lot #**	**Quote Number:** **17342008**
Primary Phone: (269) 9065004	Douglas, MI 49406-5182	**Order Type:** Non-Installed Sales
Mobile Phone:	**County:**	**Wall Depth:**
Fax Number:	**Owner Name:**	**Payment Terms:** Net 20 Days
E-Mail: pat@omurphy.com		**Tax Code:** TAXABLE
Contact Name:	**Owner Phone:**	**Cust Delivery Date:** None
		Quoted Date: 9/20/2023
Great Plains #: 100PMURPHY		**Contracted Date:**
Customer Number: 1006820160		**Booked Date:**
Customer Account: 1002254811		**Customer PO #:**

Line #	Location:	Attributes
10	Lower Level Side	



Viewed From Exterior

PK # 2144

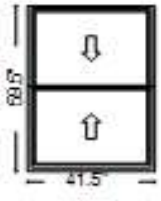
Lifestyle, Double Hung, 41.5 X 59.5, Without HGP, White

Item Price	Qty	Ext'd Price
$928.53	1	$928.53

1: 41.559.5 Double Hung, Equal
Frame Size: 41 1/2 X 59 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 26.5, Clear Opening Area 7.050472, Egress Meets Typical 5.7 sqft (E) (United States Only)**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
15	Lower Level Side	



Viewed From Exterior

PK # 2144

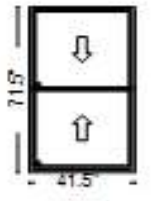
Lifestyle, Double Hung, 41.5 X 59.5, Without HGP, White

Item Price	Qty	Ext'd Price
$928.53	1	$928.53

1: 41.559.5 Double Hung, Equal
Frame Size: 41 1/2 X 59 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 26.5, Clear Opening Area 7.050472, Egress Meets Typical 5.7 sqft (E) (United States Only)**
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Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
20	Lower Level	



Viewed From Exterior

PK # 2144

Lifestyle, Double Hung, 41.5 X 71.5, Without HGP, White

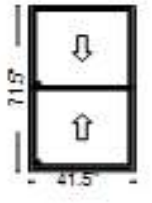
Item Price	Qty	Ext'd Price
$1,251.33	1	$1,251.33

1: 41.571.5 Double Hung, Equal
Frame Size: 41 1/2 X 71 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00427-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 32.5, Clear Opening Area 8.646806, Egress Meets Typical 5.7 sqft (E) (United States Only)**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 226".**

Rough Opening: 42 - 1/4" X 72 - 1/4"

Line #	Location:	Attributes

25 Lower Level



Viewed From Exterior

PK # 2144

Lifestyle, Double Hung, 41.5 X 71.5, Without HGP, White

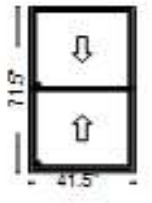
Item Price	Qty	Ext'd Price
$1,251.33	1	$1,251.33

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Frame Size: 41 1/2 X 71 1/2
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Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
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Screen: **Full Screen, White, InView™**
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Rough Opening: 42 - 1/4" X 72 - 1/4"

Line #	Location:	Attributes

30 Lower Level



Viewed From Exterior

PK # 2144

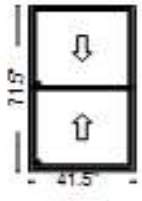
Lifestyle, Double Hung, 41.5 X 71.5, Without HGP, White

Item Price	Qty	Ext'd Price
$1,251.33	1	$1,251.33

1: 41.571.5 Double Hung, Equal
Frame Size: 41 1/2 X 71 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
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Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 226".**

Rough Opening: 42 - 1/4" X 72 - 1/4"

Line #	Location:	Attributes
35	Lower Level	



Viewed From Exterior

PK # 2144

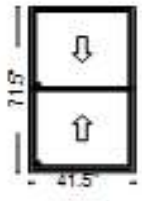
Lifestyle, Double Hung, 41.5 X 71.5, Without HGP, White

Item Price	Qty	Ext'd Price
$1,251.33	1	$1,251.33

1: 41.571.5 Double Hung, Equal
Frame Size: 41 1/2 X 71 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
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Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 226".**

Rough Opening: 42 - 1/4" X 72 - 1/4"

Line #	Location:	Attributes
40	Lower Level	



Viewed From Exterior

PK # 2144

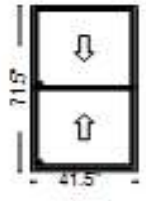
Lifestyle, Double Hung, 41.5 X 71.5, Without HGP, White

Item Price	Qty	Ext'd Price
$1,251.33	1	$1,251.33

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Interior Color / Finish: **Prefinished White Paint Interior**
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Grille: **No Grille,**
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Rough Opening: 42 - 1/4" X 72 - 1/4"

Line #	Location:	Attributes
45	Lower Level	



Viewed From Exterior

PK # 2144

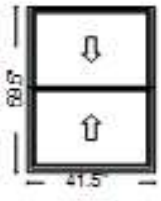
Lifestyle, Double Hung, 41.5 X 71.5, Without HGP, White

Item Price	Qty	Ext'd Price
$1,251.33	1	$1,251.33

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Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
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Rough Opening: 42 - 1/4" X 72 - 1/4"

Line #	Location:	Attributes
50	Lower Level Side	



Viewed From Exterior

PK # 2144

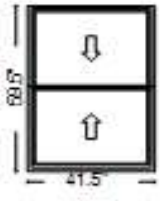
Lifestyle, Double Hung, 41.5 X 59.5, Without HGP, White

Item Price	Qty	Ext'd Price
$928.53	1	$928.53

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Frame Size: 41 1/2 X 59 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
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Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
55	Lower Level Side	



Viewed From Exterior

PK # 2144

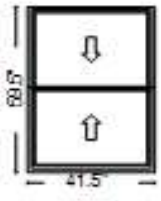
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Interior Color / Finish: **Prefinished White Paint Interior**
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Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
60	Upper Level Side	



Viewed From Exterior

PK # 2144

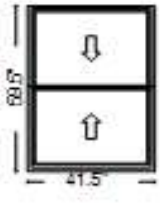
Lifestyle, Double Hung, 41.5 X 59.5, Without HGP, White

Item Price	Qty	Ext'd Price
$928.53	1	$928.53

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Unit Type: No Program
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Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
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Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
65	Upper Level Side	



Viewed From Exterior

PK # 2144

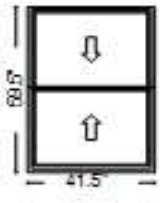
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Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 26.5, Clear Opening Area 7.050472, Egress Meets Typical 5.7 sqft (E) (United States Only)**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
70	Upper Level Front	



Viewed From Exterior

PK # 2144

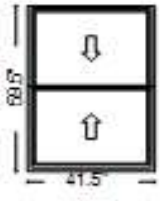
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Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 26.5, Clear Opening Area 7.050472, Egress Meets Typical 5.7 sqft (E) (United States Only)**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
75	Upper Level Front	



Viewed From Exterior

PK # 2144

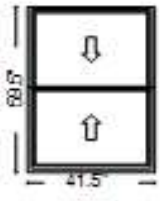
Lifestyle, Double Hung, 41.5 X 59.5, Without HGP, White

Item Price	Qty	Ext'd Price
$928.53	1	$928.53

1: 41.559.5 Double Hung, Equal
Frame Size: 41 1/2 X 59 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 26.5, Clear Opening Area 7.050472, Egress Meets Typical 5.7 sqft (E) (United States Only)**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
80	Upper Level Front	



Viewed From Exterior

PK # 2144

Lifestyle, Double Hung, 41.5 X 59.5, Without HGP, White

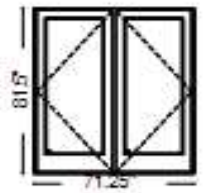
Item Price	Qty	Ext'd Price
$928.53	1	$928.53

1: 41.559.5 Double Hung, Equal
Frame Size: 41 1/2 X 59 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 26.5, Clear Opening Area 7.050472, Egress Meets Typical 5.7 sqft (E) (United States Only)**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes

85 Upper Level Front



Viewed From Exterior

PK # 2144

Lifestyle, Double Inswing Door, Inactive / Active, 71.25 X 81.5, Without HGP, White

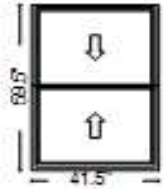
Item Price	Qty	Ext'd Price
$5,622.60	1	$5,622.60

1: 7282 Inactive / Active Double Inswing Door
Frame Size: 71 1/4 X 81 1/2
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 7 7/8", 6 9/16", Standard Sill, Black Finish Sill
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, White, Multipoint Lock, No Integrated Sensor, Order Handle Set, Order Handle Set
Screen: Hinge Screen, White, White, InView™
Performance Information: U-Factor 0.28, SHGC 0.22, VLT 0.41, CPD PEL-N-221-00392-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 306".

Rough Opening: 72" X 82"

Line #	Location:	Attributes

90 Upper Level Front



Viewed From Exterior

PK # 2144

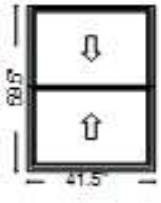
Lifestyle, Double Hung, 41.5 X 59.5, Without HGP, White

Item Price	Qty	Ext'd Price
$928.53	1	$928.53

1: 41.559.5 Double Hung, Equal
Frame Size: 41 1/2 X 59 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 26.5, Clear Opening Area 7.050472, Egress Meets Typical 5.7 sqft (E) (United States Only)**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
95	Upper Level Front	



Viewed From Exterior

PK # 2144

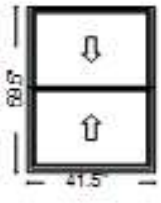
Lifestyle, Double Hung, 41.5 X 59.5, Without HGP, White

Item Price	Qty	Ext'd Price
$928.53	1	$928.53

1: 41.559.5 Double Hung, Equal
Frame Size: 41 1/2 X 59 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 26.5, Clear Opening Area 7.050472, Egress Meets Typical 5.7 sqft (E) (United States Only)**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
100	Upper Level Front	



Viewed From Exterior

PK # 2144

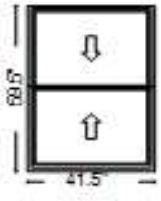
Lifestyle, Double Hung, 41.5 X 59.5, Without HGP, White

Item Price	Qty	Ext'd Price
$928.53	1	$928.53

1: 41.559.5 Double Hung, Equal
Frame Size: 41 1/2 X 59 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 26.5, Clear Opening Area 7.050472, Egress Meets Typical 5.7 sqft (E) (United States Only)**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
105	Upper Level Side	



Viewed From Exterior

PK # 2144

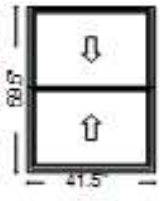
Lifestyle, Double Hung, 41.5 X 59.5, Without HGP, White

Item Price	Qty	Ext'd Price
$928.53	1	$928.53

1: 41.559.5 Double Hung, Equal
Frame Size: 41 1/2 X 59 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 26.5, Clear Opening Area 7.050472, Egress Meets Typical 5.7 sqft (E) (United States Only)**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
110	Upper Level Side	



Viewed From Exterior

PK # 2144

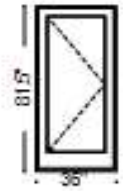
Lifestyle, Double Hung, 41.5 X 59.5, Without HGP, White

Item Price	Qty	Ext'd Price
$928.53	1	$928.53

1: 41.559.5 Double Hung, Equal
Frame Size: 41 1/2 X 59 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware, Order Sash Lift, 2 Lifts, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 26.5, Clear Opening Area 7.050472, Egress Meets Typical 5.7 sqft (E) (United States Only)**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 202".**

Rough Opening: 42 - 1/4" X 60 - 1/4"

Line #	Location:	Attributes
115	Upper Level Back	



Viewed From Exterior

PK # 2144

Lifestyle, Inswing Door, Right, 36 X 81.5, Without HGP, White

Item Price	Qty	Ext'd Price
$3,186.54	1	$3,186.54

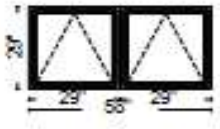
1: 3682 Right Inswing Door
Frame Size: 36 X 81 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 7 7/8", 6 9/16", Standard Sill, Black Finish Sill
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Matte Black, Order Handle Set, Multipoint Lock, No Integrated Sensor
Screen: Hinge Screen, White, White, InView™
Performance Information: U-Factor 0.28, SHGC 0.22, VLT 0.41, CPD PEL-N-221-00392-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 235".

Rough Opening: 36 - 3/4" X 82"

Line #	Location:	Attributes
120	Garage	

Lifestyle, 2-Wide Awning, 58 X 29, Without HGP, White

Item Price	Qty	Ext'd Price
$1,417.97	1	$1,417.97



PK #
2144

Viewed From Exterior

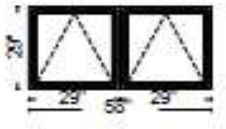
1: 2929 Vent Awning
Frame Size: 29 X 29
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor, Sill
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-37-00714-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Not Applicable
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
2: 2929 Vent Awning
Frame Size: 29 X 29
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor, Sill
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-37-00714-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Not Applicable
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 174".

Rough Opening: 58 - 3/4" X 29 - 3/4"

Line #	Location:	Attributes
125	Garage	

Lifestyle, 2-Wide Awning, 58 X 29, Without HGP, White

Item Price	Qty	Ext'd Price
$1,417.97	1	$1,417.97



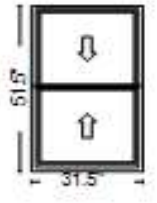
PK # 2144

Viewed From Exterior

1: 2929 Vent Awning
Frame Size: 29 X 29
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor, Sill
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-37-00714-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Not Applicable
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical
2: 2929 Vent Awning
Frame Size: 29 X 29
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Prefinished White Paint Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor, Sill
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-37-00714-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Not Applicable
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 174".

Rough Opening: 58 - 3/4" X 29 - 3/4"

Line #	Location:	Attributes
130	Upper Garage	



Viewed From Exterior

PK # 2144

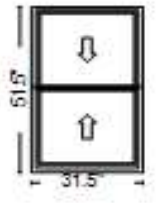
Lifestyle, Double Hung, 31.5 X 51.5, Without HGP, White

Item Price	Qty	Ext'd Price
$742.43	1	$742.43

1: 31.551.5 Double Hung, Equal
Frame Size: 31 1/2 X 51 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Clear Opening Width 28.312, Clear Opening Height 22.5, Clear Opening Area 4.42375, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 166".**

Rough Opening: 32 - 1/4" X 52 - 1/4"

Line #	Location:	Attributes
135	Upper Garage	



Viewed From Exterior

PK # 2144

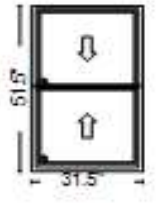
Lifestyle, Double Hung, 31.5 X 51.5, Without HGP, White

Item Price	Qty	Ext'd Price
$742.43	1	$742.43

1: 31.551.5 Double Hung, Equal
Frame Size: 31 1/2 X 51 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Clear Opening Width 28.312, Clear Opening Height 22.5, Clear Opening Area 4.42375, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 166".**

Rough Opening: 32 - 1/4" X 52 - 1/4"

Line #	Location:	Attributes
140	Garage Stairwell	



Viewed From Exterior

PK # 2144

Lifestyle, Double Hung, 31.5 X 51.5, Without HGP, White

Item Price	Qty	Ext'd Price
$901.94	1	$901.94

1: 31.551.5 Double Hung, Equal
Frame Size: 31 1/2 X 51 1/2
Unit Type: No Program
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**
Exterior Color / Finish: **Standard Enduraclad, White**
Interior Color / Finish: **Prefinished White Paint Interior**
Glass: **Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**
Hardware Options: **Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, Order Sash Lift, 1 Lift, No Integrated Sensor**
Screen: **Full Screen, White, InView™**
Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00427-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Clear Opening Width 28.312, Clear Opening Height 22.5, Clear Opening Area 4.42375, Egress Does not meet typical United States egress, but may comply with local code requirements**
Grille: **No Grille,**
Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 166".**

Rough Opening: 32 - 1/4" X 52 - 1/4"

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com , with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

WARRANTY:
CONDITION OF SALE:
1. TERMINATION OR CANCELLATION. This Contract may be canceled or terminated by Horne Building Specialties, Inc. ("Horne") by written notification to the undersigned ("Buyer") within fourteen days from the signature date of the Contract. All Pella products are custom manufactured for the specific customer and project. Accordingly, this order/contract cannot be changed or returned. If the customer chooses to cancel this contract/order, the customer agrees to pay a cancellation fee of 65% of the contract/order price.

1.1 QUOTED PRICING. Quoted pricing is valid for 7 full calendar days from issuance of the quote (the full day following the date on the quote shall constitute the first day and pricing is good through 11:59 p.m. on the 7th calendar day).

2. CREDIT APPROVAL. This contract is conditional upon credit approval by Horne's credit department. Credit approval may take up to three days.

3. PLACE OF PAYMENT. All payments made to Horne pursuant to this Contract should be made to Horne Building Specialties, Inc. 2120 Oak Industrial Dr., Grand Rapids, Michigan 49505.

4. WAREHOUSING. Seller will warehouse Buyer's order for up to sixty (60) calendar days after the later of (1) the need date established by the Buyer at the time of order, or (2) the date the product arrives at Seller's warehouse. If buyer does not take delivery within the 60 day period the full balance of this purchase agreement will become due and payable within ten (10) calendar. days

5. DELIVERY. Horne will not be responsible for delays caused directly or indirectly by labor disputes, weather, fire, war, pandemic, epidemic, Covid 19 (or any strain or resurgence thereof), governmental interference, natural disaster, transportation delays, shortage or unavailability of material or products, acts of GOD, or other causes beyond the control of Horne.

6. INSPECTION. Unless specifically stated otherwise in the Contract, delivery is F.O.B. Buyer's address, or the address of delivery as identified in the Contract. Buyer agrees to carefully inspect the products which are the subject of the Contract upon delivery and immediately report to Horne in writing any shortage or damage sustained in transit. Horne is not responsible for any such shortage or damage to the products referred to in this Contract unless (a) Horne receives a written claim from Buyer within seven (7) days of delivery, and (b) Horne is otherwise responsible for the shortage or damage. Buyer agrees that, upon delivery, Buyer has full and sole responsibility for, and assumes all risk associated with unloading, loading, insuring, transporting and/or otherwise handling the products, whether for Buyer or for delivery to Buyer's customers, and for any costs or expenses incurred. In no event shall Horne be responsible or liable to Buyer or Buyer's customer for any personal injury or property damage (including damage to the products) that results from loading or handling of the products, regardless of whether Buyer requests or an employee of Horne offers assistance. Buyer agrees to indemnify and hold harmless Horne from and against all claims, loss, liability, or expense (including attorney fees) arising out of or in any way connected with the loading or handling of products after delivery.

7. LATE CHARGES. In the event that the contract price is not paid when due, Buyer shall pay a late fee on the sums due at the rate of 1.5% per month. Buyer agrees to pay to Horne any and all costs incurred by Horne in collecting amounts due from Buyer, including late charges, which cost include, but are not necessarily limited to, collection agency fees, court costs, and attorney's fees.

8. WARRANTIES. Warranties as to products manufactured by Pella or any other manufacturer are those warranties of and extended by the manufactures and no other. Warranties as to Pella products are as stated in the brochure entitled "Pella Windows & Doors Limited Warranty". Buyer acknowledges receipt of a copy of this brochure. The warranties and disclaimer of warranties contained therein, and those of any other manufacturer, are incorporated into this Contract by reference. Unless otherwise stated by the manufacturer any warranty applicable to any goods or services forming the basis for this contact are extended only to the original buyer, are not assignable, and may not be enforced by any person, firm, or organization to whom the goods are subsequently transferred. Any warranty hereunder is void if the product to which the warranty applies has been altered, modified, or improperly installed.

9. DISCLAIMER OF WARRANTY. Horne warrants that the goods are as described as in the agreement. No other warranty is given and no affirmation of fact or promise made by Horne or its agents, by work or action, shall constitute or imply a warranty. HORNE MAKES NO WARRANTY OF MERCHANTABILITY IN RESPECT TO THE GOODS SOLD PURSUANT TO THIS CONTRACT. HORNE MAKES NO WARRANTY THAT THE GOODS SOLD PURSUANT TO THIS CONTRACT ARE FIT FOR ANY PARTICULAR PURPOSE.

10. LIMITATIONS OF REMEDIES. In the event that Horne elects to replace any product or part thereof referred to in this Contract, whether as the result of a breach of warranty or otherwise, the replacement product or part will be a comparable or suitable substitute if a like unit is not readily and reasonably available.
The warranty period on the replacement product or part will be the balance of the warranty on the original product purchased. HORNE WILL NOT BE LIABLE TO BUYER FOR ANY INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST REVENUES AND PROFITS OR ATTORNEY'S FEES. IN NO EVENT SHALL THE RESPONSIBILITY OF HORNE EXCEED THE CONTRACT PRICE.

11. LIMITATIONS OF ACTION. Any and all legal proceedings commenced by Buyer with regard to this Contract, if not otherwise subject to a limitation of remedy or claim pursuant to the terms and conditions of this Contract, must be commenced within one year of the date of delivery or, in the case of a warranty claim, within one year of the date on which the basis for the claim was, or reasonably should have been, discovered. The failure to commence legal proceedings within the time limits set forth in this paragraph shall constitute a waiver by Buyer of any and all claims Buyer may have with regard to this Contract.

12. BUYER'S CHOICE OF PRODUCT. Buyer affirms that the Buyer has had an ample opportunity to examine models or samples of the goods to the extent that the Buyer desires to do so, and Buyer affirms that the choice to purchase the specific type or model of goods described in this Contract was made by Buyer. Buyer acknowledges responsibility for compliance with laws,

ordinances, rules, regulations, and lawful orders of public authorities relating to the suitability and installation of the products which are the subject of this Contract. Horne specifically disclaims such responsibility, which disclaimer is acknowledged by Buyer.

12.1 DISCLAIMER OF THIRD PARTY WARRANTIES. As additional consideration in support of the sale of goods between Horne and Buyer, Buyer acknowledges and consents to the following:

Third Party Products. This order may contain products ("Third Party Products") that have not been manufactured by Horne, Pella Corporation ("Pella") or their affiliates or subsidiaries. Buyer acknowledges that the sale of the Third Party Products by Horne does not constitute a recommendation or endorsement of such products by Horne or Pella.

Warranty Disclaimer. HORNE AND PELLA MAKE NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, RELATING TO THE THIRD PARTY PRODUCTS AND EXPRESSLY DISCLAIM AND EXCLUDE ALL WARRANTIES OF ANY KIND RELATING TO THE THIRD PARTY PRODUCTS, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Sole Remedy. BUYER EXPRESSLY ACKNOWLEDGES AND AGREES THAT ITS SOLE REMEDY WITH RESPECT TO DEFECTS OR DAMAGE ASSOCIATED WITH THE THIRD PARTY PRODUCTS IS AGAINST THE MANUFACTURER OF THE THIRD PARTY PRODUCTS UNDER ANY APPLICABLE MANUFACTURER'S WARRANTY TO THE EXTENT AVAILABLE TO BUYER.

Damages. BUYER EXPRESSLY ACKNOWLEDGES AND AGREES THAT HORNE SHALL NOT BE LIABLE OR OTHERWISE RESPONSIBLE FOR ANY EXEMPLARY, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES RESULTING FROM THE INSTALLATION, OPERATION, OR FAILURE OF THE THIRD PARTY PRODUCTS, WHETHER BASED UPON CLAIMS OF WARRANTY, CONTRACT, OR TORT (INCLUDING NEGLIGENCE).

13. GOVERNING LAW. This agreement is governed by and shall be constured in accordance with the laws of the State of Michigan, without reference to its conflict-of-law provisions.

14. DISPUTES. Any dispute arising out of or relating to this Agreement or its breach that cannot be resolved in the normal course of business will be submitted to mediation. The parties will be required to engage in a good-faith effort to settle the dispute by mediation as a condition precendent to the institution of arbitration, litigation, or other binding adjudication. The mediation will be confidential. Unless agreed among all the parties or required to do so by law, the parties and the mediator will not disclose to any person who is not associated with participants in the process any information regarding the process, contents, settlement terms, or outcome of the proceeding.

Should mediation be insufficient to resolve a dispute between the parties, such claims or disputes shall be subject to and decided by arbitration in accordance with, and at Horne's option, the Construction Industry Arbitration Rules of either the West Michigan Chapter of the Better Business Bureau or the American Arbitration Association, unless the parties mutally agree otherwise. A demand for arbitration shall be filed in writing with the other party to this Agreement. Such demand for arbitration shall be made within ninety (90) days after the claim or dispute has arisen. In no event shall the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such claim or dispute would have been barred by the applicable statute of limitations. The award rendered by the arbitrator or arbitrators shall be final, and the judgement may be entered upon it in accordance with the applicable law in any court having jurisdiction thereof. Nothing herein shall be deemed a waiver of Horne's right to file a Claim of Lien under Michigan's Construction Lien Act, MCLA 570.1101 et seg. In the event a lien is filed, the validity of the item and determination of the lien amount may be decided by arbitration as set forth above, and a judgement of foreclosure based upon the lien may enter against the property in a court of appropriate jurisdiction.

Third Party Products:_____

_____

Customer_____

Date_____

15. MERGER AND ENTIRE AGREEMENT. This Contract constitutes the sole and complete agreement between Buyer and Horne, and no statement, representation, or agreement, written or verbal, not appearing on this Contract order shall be enforceable, except for change orders prepared on a form furnished by Horne and signed by Horne and Buyer or their authorized agent.

16. EXISITNG WINDOW & DOOR TREATMENTS (FOR CONTRACTS THAT INCLUDE INSTALLATION BY HORNE). Horne will make every attempt to reapply any existing window or door treatments using existing hardware and/or mounting fixtures provided to the installation team at the time of installation. However, because your windows and doors could be slightly different, your existing treatments may not fit correctly. Because of this, HORNE CANNOT GUARANTEE THAT YOUR EXISTING TREATMENTS WILL FIT PROPERLY. The application and/or purchase of new window or door treatments will be the sole financial responsibility of the building or homeowner in the event that exisitng treatments cannot be reapplied.

17. PRODUCT NEED DATE SPECIFIED BY CUSTOMER._____

18. Counterparts and/or Multiple Originals. This agreement may be executed in several counterparts and/or multiple originals, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument. For purposes of this agreement, facsimile, e-mail scanned, and pdf signatures, as well as e-signatures and those signed by way of an electronic device such as an iPad, shall be considered the same as original signatures and shall be treated as valid and binding upon the parties.

☐ **Project Checklist has been reviewed**

Customer Name (Please print)

Customer Signature

Date

Credit Card Approval Signature

Pella Sales Rep Name (Please print)

Pella Sales Rep Signature

Date

Order Totals	
Taxable Subtotal	$34,539.28
Sales Tax @ 6%	$2,072.36
Non-taxable Subtotal	$0.00
Total	$36,611.64
Deposit Received	$0.00
Amount Due	**$36,611.64**

MEMORANDUM

TO: Historic District Commission
City of Saugatuck

FROM: Luke Thompson, Director of Planning/Zoning
David M. Jirousek, AICP, Consulting Planner

DATE: November 4, 2024

RE: Historic District Permit Application, CKC Architect: 142 Butler Street

REQUEST: The applicant proposed a comprehensive façade renovation for the existing commercial building, including new windows, doors, signs, and new access to the second-story dwelling unit. The remaining windows, brick, lintel, and sill are proposed to be restored.

BACKGROUND: The property at 142 Butler is located in the City Center C-1 Zoning District and the Historic District. The commercial building was constructed between 1910 and 1916 and was historically referred to as the Sorenson Shoe Store. It is a contributing resource.

0357-300-176-00		142	BUTLER	ST		Sorenson Shoe Store	Commerical	1910-16	C

APPLICABILITY: A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within the Historic District (§ 152.03).

COMPLETENESS REVIEW: All applications to construct, alter, repair, move, or demolish any structure or install or alter any signage or fence structure in a historic district shall include the supporting plans and documents as specified by § 152.07 B. The applicant has provided a comprehensive overview of the proposed improvements.

§ 152.07 D. GUIDELINES:

1. *In reviewing applications and plans submitted under this chapter, the Commission shall follow U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures as set forth in 36 C.F.R. part 67, as amended. Additional guidelines may be developed and followed if they are equivalent in guidance to the Secretary's standards and guidelines and are approved by the Center. Any additional guidelines must be adopted by the Commission and approved by the City*

Council. In reviewing applications and plans, the Commission shall also give consideration to:

a. *The historical or architectural significance of the resource and its relationship to the historic value of the surrounding area.*
b. *The compatibility of the exterior of the structure and the space around it with the visual or historical context of the surrounding area.*
c. *The impact of the exterior of the structure and the space around it on the village/rural character and contextual aesthetic of the city.*
d. *Other factors which the Commission considers to be pertinent.*

2. *In exercising its authority to approve or deny an application under this chapter, the Commission shall exercise its educated judgment on a case-by-case basis in interpreting these guidelines and the following the applicable standards.*

II. PRIMARY STRUCTURES

A. Materials, Maintenance, and Substitutes

7. Masonry Repairs Masonry repairs must retain the original or existing appearance of the masonry. If masonry is to be replaced, the new material must match the original or existing material in color, texture, and hardness. Mortar must replicate the original or existing mortar in color, consistency, design, and hardness. For example, older brick walls were often laid with a higher lime content than is now common, and sometimes with dark gray or black mortar and finished with recessed joints.

8. Sealing Masonry Sealants should not be applied to masonry unless it is necessary to prevent further deterioration. Use of sealants is subject to review by the Commission.

B. Coatings and Colors

1. Colors. Colors that are historically associated with the period of the resources shall not be considered for existing structures; however, the commission may recommend a broad palette of colors as being compatible with the overall character of the district.

2. Unpainted Masonry Previously unpainted masonry shall not be painted. Masonry which was previously painted may be re-painted. Unless old paint or other coatings can be removed without damage to the masonry, a painted surface should be re-painted rather than stripped of old paint. In preparing to repaint previously painted masonry, stripping should only occur where the paint can be easily removed without damaging the underlying masonry. Blasting with sand or other highly abrasive materials is not permitted. Where paint stripping cannot be performed without damaging the masonry, repainting over the existing paint is the only appropriate solution.

3. Repair Before Painting Necessary masonry repairs (i.e. tuckpointing, stucco patching, crack repairs, etc.) should be satisfactorily completed prior to cleaning the masonry surface. This will help guard against possible damage that could be caused by cleaning tools or materials penetrating into cracks and holes. A masonry surface must be in a state of good repair before cleaning is attempted.

D. Doors and Windows

1. Retaining Windows and Doors Windows and doors that contribute to the overall historic character of a building should be retained and repaired as needed, including their functional and decorative features, such as frames, sash, muntins, sills, heads, moldings, surrounds, hardware, shutters, glazing, panels, sidelights, fanlights, and thresholds.

2. Replacing Windows and Doors

(a) If replacement of a deteriorated window or door feature or detail is necessary replace only the deteriorated feature in kind rather then the entire unit. Match the original in material, design, dimension, proportion, reflective qualities, profile, sash rails, stiles, muntins, panels, and operation. If replacement of an entire unit is necessary, replace the unit in kind, matching the design, dimension, panels, pane configuration, architectural trim, detail, muntins and materials. It is not appropriate to use snap-in muntins to create a false divided-light appearance.

(b) Replacement windows and doors should maintain and fit existing openings and be consistent in glass size and with existing trim and other features of the structure.

(c) Changing the number, location, and size or glazing pattern of windows and doors through cutting new openings, blocking-in, and installing replacement sash which does not fit the historic opening are not recommended.

3. Doors Original doors should not be substituted with stock doors that do not fit the opening properly or do not fit with the style of the house. Transom windows and sidelights should be preserved.

4. Windows If a replacement window has an insulating glass pane which is not actually divided by muntins, the appropriate muntin pattern should be permanently applied with muntins no wider than 7/8 inch, as well as with spacer bars internal to the insulated glass. There should be no flat muntin grids, nor removable muntin grids, applied to the inside or outside panes.

5. Glass Block The use of glass block to fill in openings is generally not appropriate, unless it was part of the style and period of the structure. Instead, existing features should be repaired.

6. Storm Windows Installation of metal storm windows and doors which have a painted or baked enamel finish may be approved when they do not alter or destroy the original structure and trim of the opening. Replacement, repair, or installation of wood storm or screen doors and which are stained or painted to match the house or trim may also be approved.

F. Commercial Structure Style and Detailing

1. Storefront Features Functional and decorative features that are important in defining the overall historic character of a storefront, such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures, should be preserved.

2. Repair of Storefronts. Storefronts should be repaired as needed, which may include replacement in kind or with compatible substitute material of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters or signs.

3. New and Rebuilt Storefronts When a storefront is being built new or extensively renovated, the following characteristics of typical storefronts should be considered:

—Roofs are normally relatively flat and never visually prominent

—Facades which stretch across more than one business space are normally articulated with a strong vertical element at each division of space.

—Parapet walls are used on the facade facing the street, and sometimes on other walls.

—Store-front glass is a major element of the main facade of a retail commercial building, taking up most of the length of the facade. The bottom of the glass is normally within 2 feet of the pavement, and the top at least as high as the top of the entry door; glass transom windows is often placed above the storefront. The glass should be clear, not tinted or mirrored.

—Entries are recessed to create a visual indication of their importance, and to allow doors to swing outward without striking pedestrians passing by.

—A two or more story building should have a clear demarcation between the first story and second story.

4. Signs For signage concerns see section II.G.

5. Awnings Fabric awnings may be considered if historically appropriate and compatible with the storefront in scale, form and material. They should be triangular in form, and should not be back-lit. They should be a minimum of 7 feet and a maximum of 10 feet above the sidewalk.

6. Secondary Facades In some cases, more than one facade is highly visible to the public, such as with a corner building, or a rear entrance from a parking area. In these cases,

the visible facades should be treated with similar parapets and major architectural details. In cases where secondary facades are visible but not highly so, architectural features may be simplified, or wrapped a short way around a corner.

G. Building-Mounted Signs

1. Architectural Compatibility A sign should be consistent in size, type, materials, color, and type of supporting device with the architectural characteristics of the building upon which it is placed or within which it is placed for the purpose of being viewed from the exterior.

2. Protecting the Building A sign should not in any way obstruct or destroy the unique architectural features of the building upon which it is placed or of surrounding buildings. An affixed sign should be installed to avoid damaging the structure. For example, those affixed to a brick wall should be attached to the mortar joints and not through the brick.

3. Sign Locations The preferred location for the main business sign is flush- mounted below the cornice-line of a single-story building, or the area between the store-front windows and the second-storey windows on a two or more storey building. If there is a separate cornice above the store-front, the sign should be on or below that cornice-line. Another acceptable location for a business sign is on the storefront glass, where painted or stenciled letters may be placed.

4. Historic Signs If the Historic Preservation Commission determines that an existing sign is of historic significance, its repair or restoration may be allowed whether or not it would otherwise meet the guidelines in this section.

5. Substitute Materials Sign materials which were not used when the structure was built may be permitted contingent upon the durability, permanency, appearance, and appropriateness in relation to the building and District.

6. Residential Buildings. Buildings built as residential structures normally can accommodate a sign no larger than four (4) square feet. Signs are also regulated in the zoning ordinance.

7. Banners Flags, banners, buntings and other hanging objects which are not permanently affixed to the structure do not need approval of the Commission. Any flag, banner, bunting, or other hanging object which becomes unsightly because of deterioration must be removed or replaced.

8. Other City Codes Applicants should note that signs, banners, awnings, etc. are also subject to the City Zoning Code.

9. Sign Lighting. Lighting of signs should be done through external means. Internally illuminated signs are generally considered inappropriate.

Comment: The existing storefront is not original and has been renovated over the years, including the shed roof covering the protruding bay windows. Although the original storefront included a large window and single access door to the right side, the new design includes the first-floor entry on the left and the second-floor unit entry to the right, with a projecting storefront window display area in between. Although the proposed design is not consistent with the original storefront, this general design can be found in the downtown area on other buildings and was commonly incorporated into mixed-use commercial storefront buildings.

> *The commercial storefront is usually one of the most significant elements of a Main Street building. In its simplest form, a storefront traditionally consisted of several display windows in a wood or metal frame, set above a bulkhead and below a glass transom, and an entranceway to the store on the first floor. It was also common for a second doorway to be located on one end of the storefront to provide access to the floors above. A sign and a canopy or awning often embellished the storefront. https://www.nps.gov/orgs/1739/upload/intro-main-street-commercial-buildings.pdf*

The proposed storefront improvements are carefully designed to preserve the historic integrity of the building while creating a visually cohesive look with surrounding businesses in the district. The proposed building projection remains within property boundaries, aligning with similar bay window projections on neighboring buildings. The storefront will feature smooth, painted wood, with full-height glass windows and entry doors that echo the traditional style of the area. Transom windows above the entry doors add to this historic consistency.

While a projecting blade sign is included in the design, it is noted that this type of sign may not fully align with historic guidelines. However, blade signs are a common feature on commercial buildings within the city and other historic main street communities, adding to the area's established commercial character. The blade sign will have a clearance of at least 8.5 feet, and both signs will follow a unified design aesthetic.

Significant care has been taken to preserve and repair original architectural features, including the engraved stone monumental sign, brickwork, stone lintels, and second-floor windows with storm protection. These efforts ensure that the building's historic elements are maintained, enhancing the authenticity and charm of the storefront.

RECOMMENDATION:

If the HDC determines that the improvements are appropriate and the applicable standards of the Historic Preservation Review Guidelines are met, the following motion may be used:

Motion to approve the façade, storefront, and entry renovation plans in accordance with the plans and details submitted within the application materials. Approval shall be subject to the following conditions (if applicable):

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Commission Review Fee: $250
Administrative Review Fee: $50

Historic District Permit Application

LOCATION INFORMATION — APPLICATION NUMBER ____ - _____

Address 142 Butler Street — Parcel Number 57-300-176-00

APPLICANTS INFORMATION

Name CKC Architect — Address / PO Box PO Box 111

City Douglas — State MI — Zip 49406 — Phone 616-886-1688

Interest In Project Architect — E-Mail charleskcarlson@aol.com

Signature CHARLES K CARLSON — Date 22 October 2024

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Teresa Hendricks — Address / PO Box 2024 Blairmore Rd

City Lexington — State KY — Zip 40502 — Phone 859-537-6502

E-Mail teresa@luciasimports.com

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed.

Signature Teresa Hendricks — Teresa Hendricks (Oct 22, 2024 14:47 EDT) — Date 10/21/2024

CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name To be determined — Contact Name

Address / PO Box — City

State — Zip — Phone — Fax

E-Mail

License Number — Expiration Date

PROPERTY INFORMATION

Depth 99'-0" — Width 20'-0" — Size 1980 sq. ft. — Zoning District C-1 — Current Use Retail

Check all that apply: Waterfront ____ Dunes ____ Vacant ____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Remove existing store front bay windows, entry door, and metal roof to expose original storefront opening. Repair existing/original brickwork on east and south side of the building. Repair existing monumental SORENSON sign, and existing building stone details. Replace failing lintel and stone sill at second level windows. Repair second level wood windows and metal storm windows. Build new storefront center bay window, new store entry door (to the left) and new second level entry door (to the right) within the original building storefront brick opening.

Note: the existing second level living unit is accessed from the interior retail space only. The existing space will be renovated as a rental unit and will require a separate entry door off Butler Street. Access to the second level from the rear of the building is not available.

Historic District Application

Application #_____- _____

HISTORIC DISTRICT REQUIREMENTS (SECTION 152.07)

Pursuant to Section 152.07, please attach the following supporting documents when applying for historic district approval if applicable:

Y	N	NA	
☒	☐	☐	Photographs of the structure and its relationship to adjacent structures.
☒	☐	☐	A plot plan with the placement of the proposed addition, or location of fencing to be constructed.
☒	☐	☐	Elevation drawings of the exterior of the structure or improvements.
☒	☐	☐	Samples of all proposed exterior finishes and materials.
☒	☐	☐	Photographs showing, in detail, the problem areas to be addressed during the proposed repair or alteration.
☒	☐	☐	A scale drawing of all proposed signage, including design, lettering style, type of illumination (if any), placement or location on the lot or building, and the type of support(s) for the sign(s).
☐	☐	☒	If an application for signage is made by tenants of a building located within a historic district, the tenants must obtain written permission from the building owner to install or alter the proposed sign(s).
☐	☐	☐	Plot plan showing the following:
☒	☐	☐	Current location, shape, area and dimension of the lot.
☐	☐	☒	Current site improvements (including structures, sidewalks, decks, streets, fences, etc).
☐	☐	☒	Proposed improvements and distances from other improvements or property lines.
☐	☐	☒	Proposed and/or current yard, open space and parking space dimensions and calculations.
☐	☐	☒	Location of any flood plains, watersheds, wetlands, easements, critical dunes, or other applicable features.
☒	☐	☐	Description of proposed use and of the building (dwelling, structure, barn, garage and the like) or improvements.
☒	☐	☐	Detailed written description of the activities related to the proposed use and/or improvements.

OFFICE USE ONLY:

Application Complete _____ Fee Paid____Date Paid _____

Notes: _____

E-SIGNATURE application-historic-district

Final Audit Report 2024-10-22

Created:	2024-10-22
By:	Charles Carlson (charleskcarlson@aol.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbJbzT43uPPPUEHrHCObzNr3nsqZhwBtd

"E-SIGNATURE application-historic-district" History

Document created by Charles Carlson (charleskcarlson@aol.com)
2024-10-22 - 12:45:59 PM GMT- IP address: 67.143.128.46

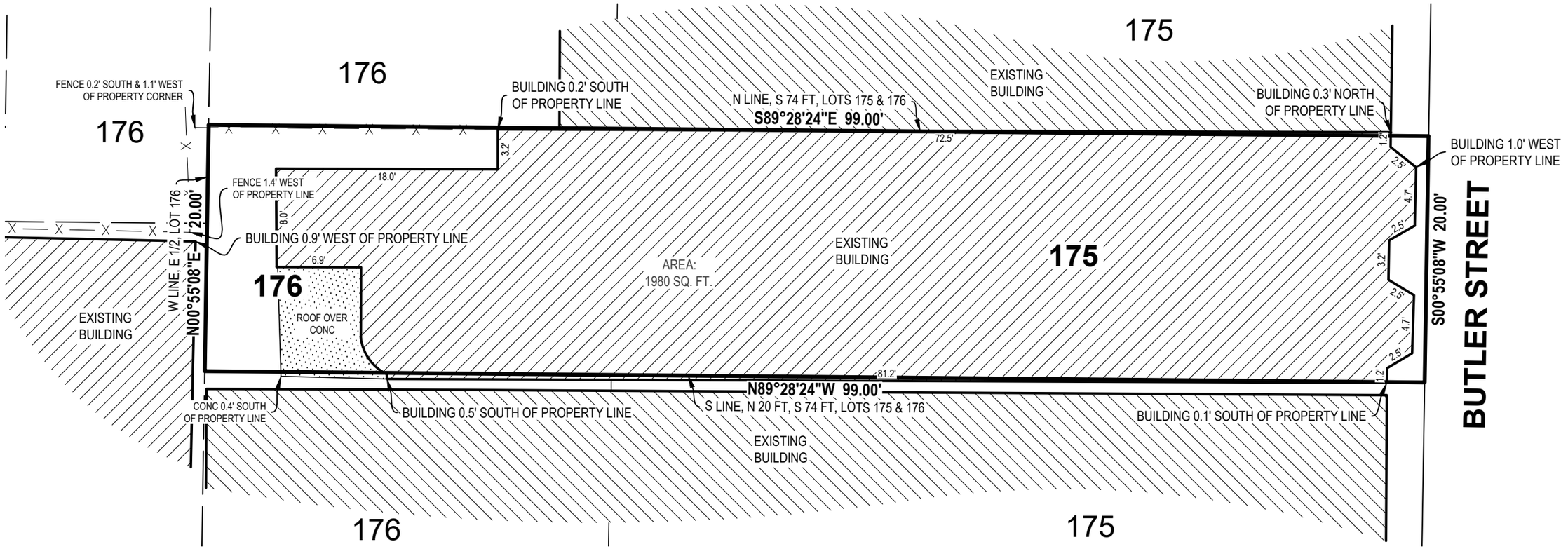
Document emailed to teresa@luciasimports.com for signature
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Signer teresa@luciasimports.com entered name at signing as Teresa Hendricks
2024-10-22 - 6:47:56 PM GMT- IP address: 73.161.16.54

Document e-signed by Teresa Hendricks (teresa@luciasimports.com)
Signature Date: 2024-10-22 - 6:47:58 PM GMT - Time Source: server- IP address: 73.161.16.54

Agreement completed.
2024-10-22 - 6:47:58 PM GMT



DESCRIPTION

The Land is described as follows: Situated in the City of Saugatuck, County of Allegan, State of Michigan

The North 20 feet of the South 74 feet of Lot 175, AND the North 20 feet of the South 74 feet of the East 1/2 of Lot 176, KALAMAZOO PLAT, according to the recorded plat thereof, as recorded in Liber 111, Page 551, Allegan County Records.

(ATA National Title Group, Commitment No. 03-24921089-HOL, dated July 8, 2024)

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SCHEDULE B - SECTION II NOTES

(9) Easement as disclosed in Fiduciary Deed recorded in Liber 1035, Page 609. **(The location of the easement cannot be determined from the record document, and is not shown on this survey.)**

LEGEND

— X — X — Fence

Existing Building

Concrete

By: Scott A. Hendges

Scott A. Hendges Licensed Professional Surveyor No. 4001047953

STATE OF MICHIGAN
Scott
A
Hendges
License No.
4001047953
LICENSED PROFESSIONAL SURVEYOR

SCALE: 1" = 10' 0' 5' 10' NORTH

Mill Pond Realty
Laura Durham
747 Water Street
P.O. Box 1093
Saugatuck, MI 49453

Teresa Hendricks
142 Butler St

DRAWN BY: JV
REV. BY:
REV.:

DATE: 07-23-2024
REV. DATE:

PRJ #: 24201120

1 OF 1

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ADJACENT BUILDING HEIGHTS



SOUTH STREET SCAPE



SOUTH STREET SCAPE



NORTH STREET SCAPE



NORTH STREET SCAPE

CKC Architect
P.O. Box 111
Douglas, MI 49406
616-886-1688

Lucia's Imports
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Street Scape Photos

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METAL TOP CAP REPLACED WITH SIMILAR COLOR AND SIZE.

TOP FIVE BRICK COURSES DO NOT MATCH ORIGINAL BRICK. THIS WILL REMAIN AS IS EXCEPT FOR MORTAR REPAIR. CORNICE STONE DETAIL SHALL REMAIN.

MONOLITHIC SIGN. THIS WILL BE REPAIRED IF POSSIBLE. IF THE SIGN IS BEYOND REPAIR A NEW SIGN WILL BE CONSTRUCTED USING SAME SIZE, MATERIAL AND FONT.

EXISTING SECOND LEVEL WINDOWS AND ALUMINUM STORM WINDOWS WILL BE REPAIRED.



FAILING LINTEL AND BRICK. STEEL LINTEL WILL BE REPLACED AND EXISTING BRICKWORK WILL BE REPAIRED.

CRUMBLING STONE SILL.

FAILING LINTEL AND BRICK.

CRUMBLING STONE LINTEL WILL BE REPLACED WITH MATCING STONE.



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Problem Areas

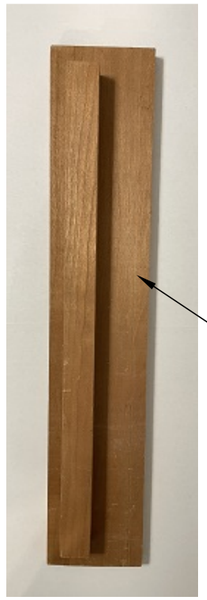
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SIMILAR TWO DOOR STORE FRONT



ALL EXTERIOR WOOD TRIM SHALL BE SMOOTH FINISH EXTERIOR MILLWORK GRADE PAINTED WOOD.

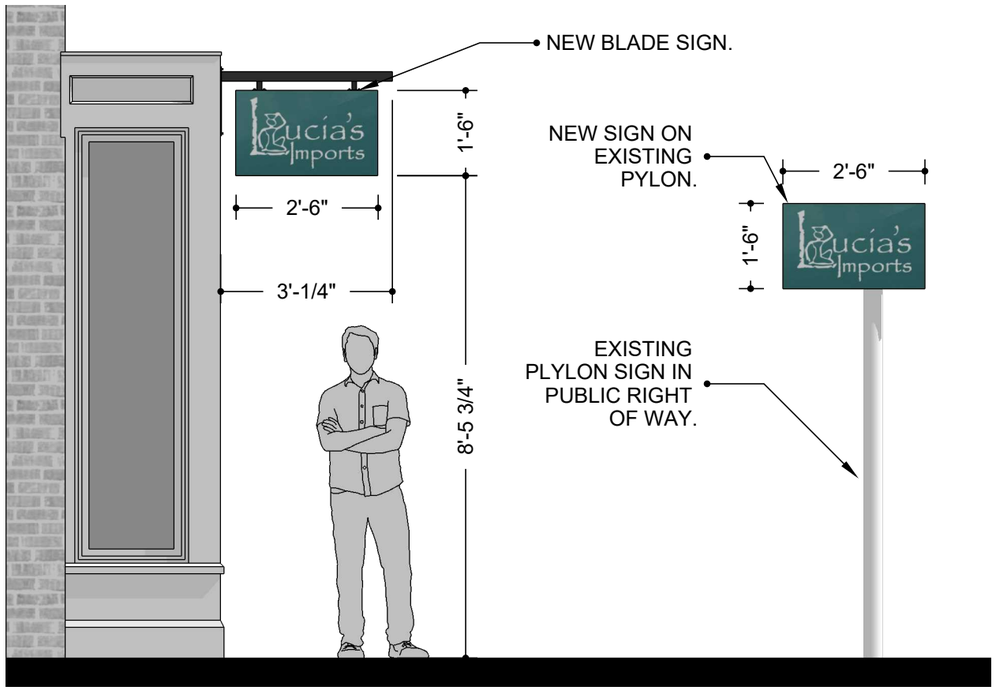
PROPOSED EXTERIOR MATERIAL/FINISH



EXISTING PYLON SIGN.

EXISTING PYLON SIGN IN PUBLIC RIGHT OF WAY

STORE FRONT IS 20'-0"
MAXIMUM ALLOWABLE SIGN = 15 SQUARE FEET.
FOUR PROPOSED SIGN FACES AT 3.75 EACH.



PROPOSED STORE FRONT SIGNS
SCALE: 3/8" = 1'-0"

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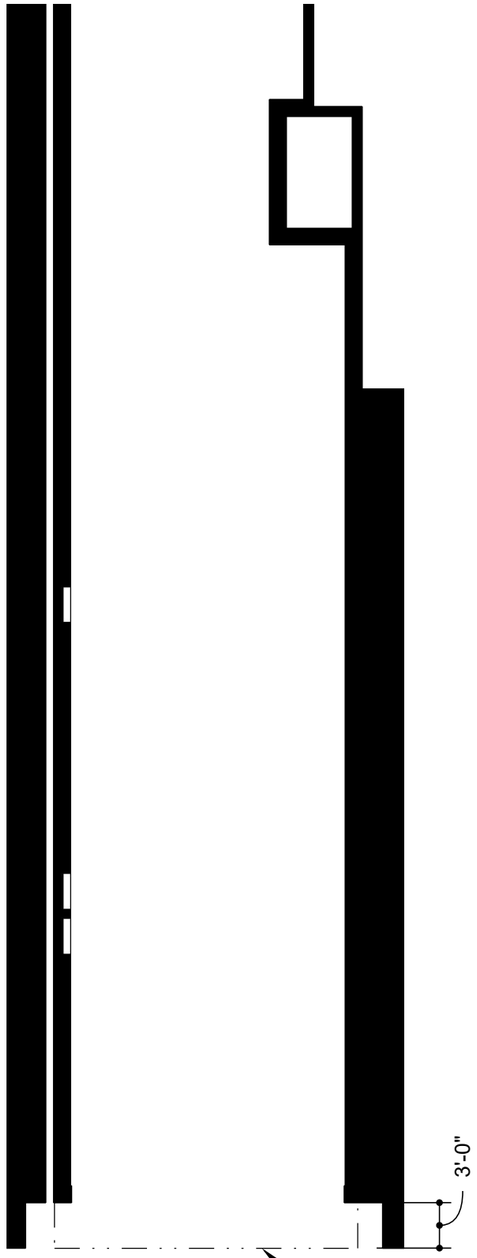
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Proposed Exterior Materials and Signs

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N EXISTING BUILDING STRUCTURE
SCALE: 1" = 10'-0"



ORIGINAL BUILDING CORE STRUCTURE



HISTORIC PHOTO CIRCA 1925

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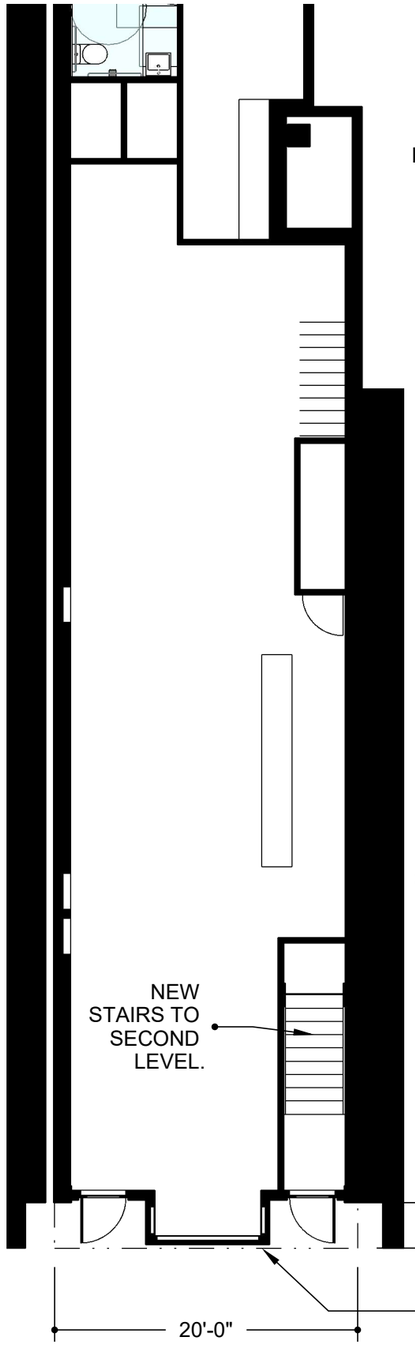
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Original Building Structure

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N

PROPOSED NEW STORE FRONT PLAN
SCALE: 1" = 10'-0"



PROPOSED NEW STORE FRONT

NEW MATERIALS SHALL BE GLASS AND SMOOTH FINISH
MILLWORK GRADE PAINTED WOOD.



HISTORIC PHOTO CIRCA 1925

EAST ELEVATION
SCALE: 3/16" = 1'-0"

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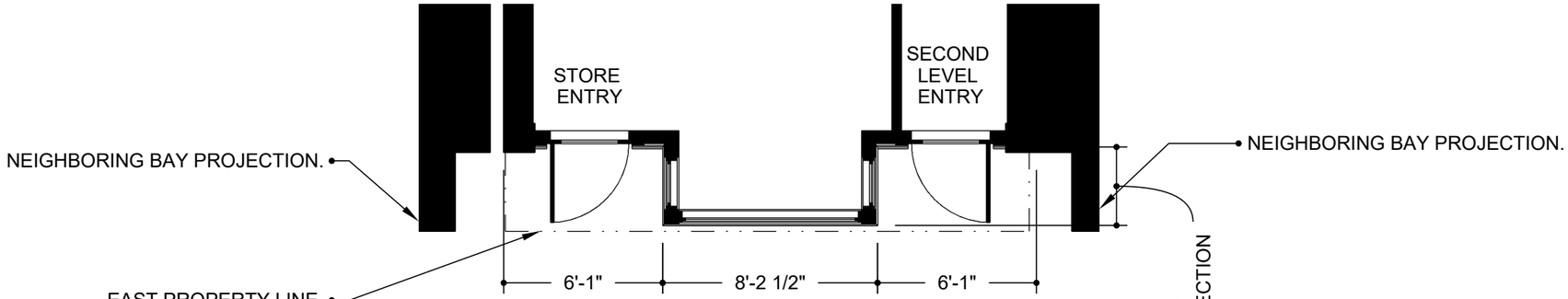
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Proposed Building Storefront

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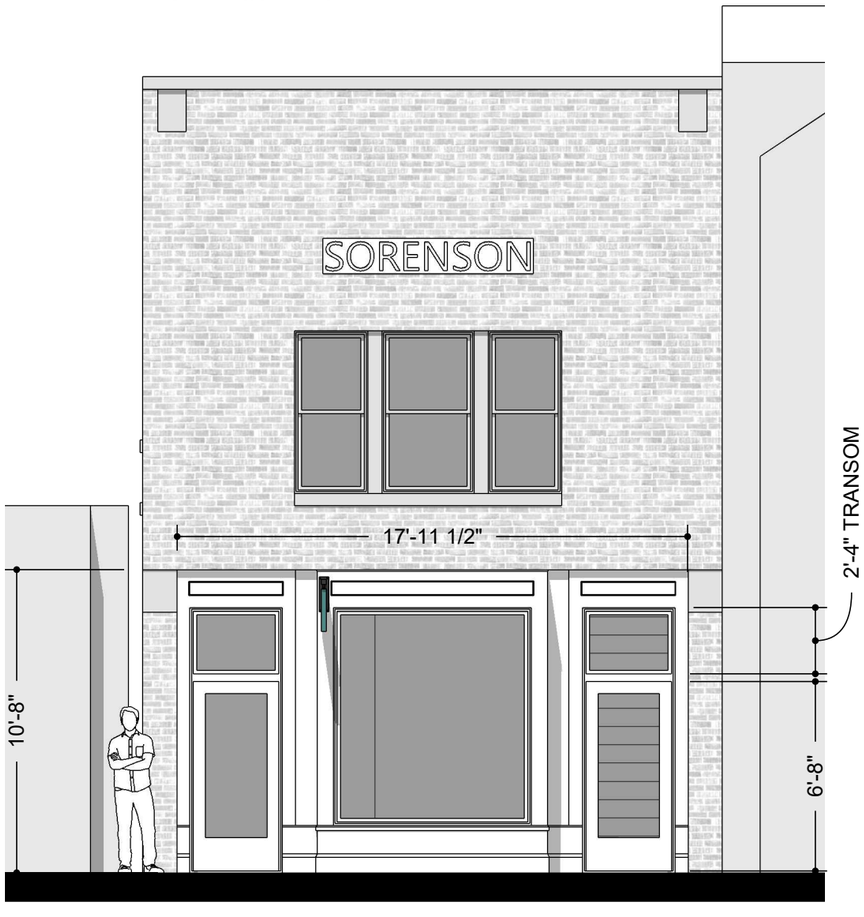
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PROPOSED NEW STOREFRONT PLAN
SCALE: 3/8" = 1'-0"





PROPOSED NEW EAST ELEVATION
SCALE: 3/8" = 1'-0"



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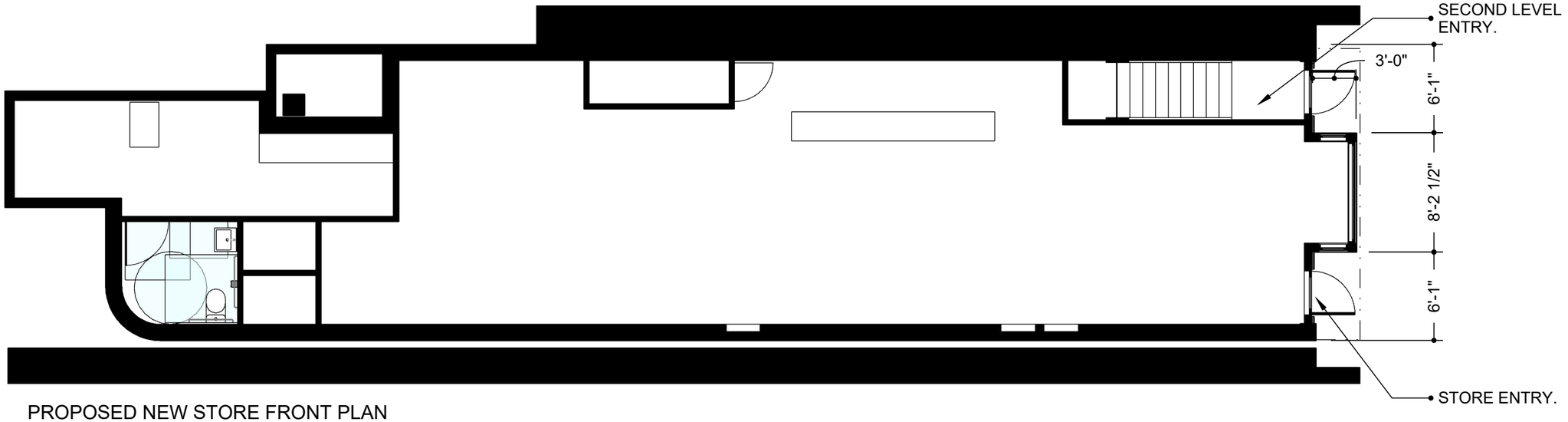
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New Center Bay Storefront Plan

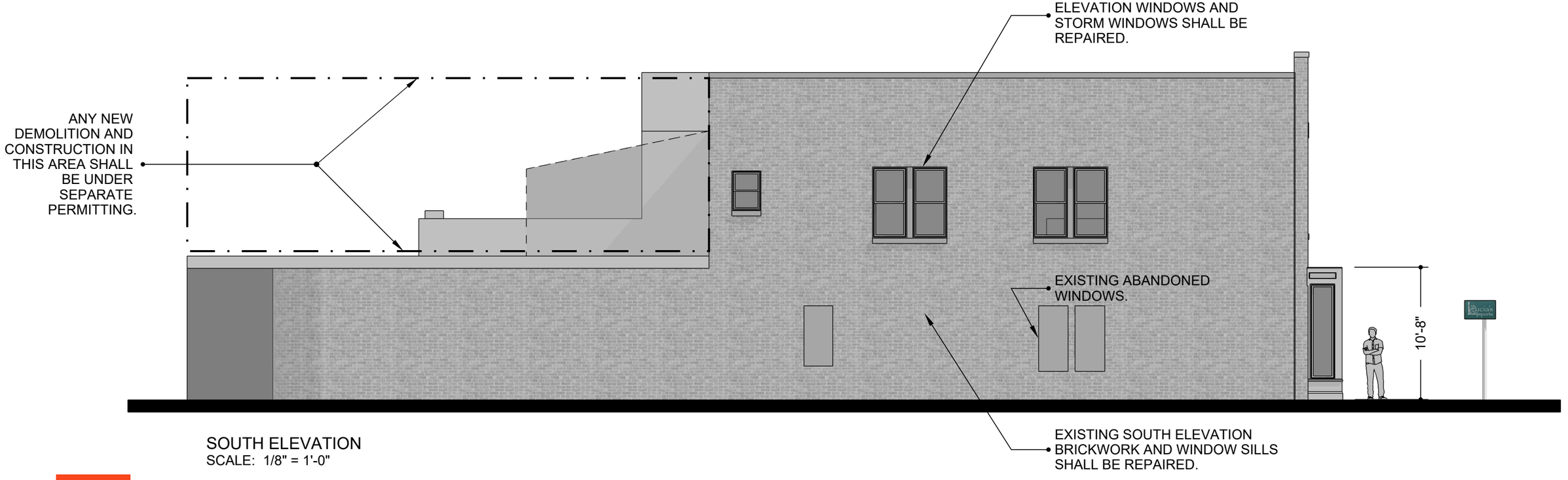
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PROPOSED NEW STORE FRONT PLAN
SCALE: 1/8" = 1'-0"



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

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South Elevation

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Historic District Commission Agenda Item Report

FROM: Luke Thompson, Director of Planning and Zoning

MEETING DATE: November 7, 2024

SUBJECT: Annual Election of Officers

DESCRIPTION:

The Historic District Commission Rules of Procedure state the following:

> Section 3. Election of Officers. The Commission shall elect a Chairperson, Vice-Chairperson, and secretary annually at the November meeting.

The Historic District Commission is asked to nominate and select a Chair, Vice-Chair, and secretary for the next year.

SAMPLE MOTION:

Motion to elect _____ as Chair, _____ as Vice-Chair, and _____ as Secretary of the Historic District Commission.