Docusign Envelope ID: 9E79102F-402D-4783-AEEC-516B3B705AE3

HISTORIC DISTRICT COMMISSION
APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2025-00082

PROPERTY INFORMATION

ADDRESS(ES): 470 Brainard Street, Detroit, MI

HISTORIC DISTRICT: Willis-Selden

SCOPE OF WORK: (Check ALL that apply)

- [x] Windows/ Doors
- [x] Walls/ Siding
- [x] Painting
- [ ] Roof/Gutters/ Chimney
- [x] Porch/Deck/Balcony
- [ ] Other
- [ ] Demolition
- [ ] Signage
- [ ] New Building
- [ ] Addition
- [ ] Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION:
The LaSalle Electric Midtown Loft project is the continued renovation of an existing 2-story, masonry building with an existing first-floor art studio/gallery with multiple new residential units on the second floor. In addition to 3 residential units completed in Phase I and occupied in 2020, 6 new units will be constructed including the owner's unit.
Exterior
The exterior shall receive new windows, masonry and tuckpointing as required to provide a complete building envelope. These materials are to match existing and provide a uniform fit and finish and comply with Historic District Commission requirements.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Roland F Day, II, AIA, NOMA	**COMPANY NAME:** N/A		
ADDRESS: 2169 Hampton Rd	**CITY:** Grosse Pointe Woods	**STATE:** MI	**ZIP:** 48236
PHONE: +1 (313) 407-0083	**EMAIL:** rolandfday2@gmail.com		

I AGREE TO AND AFFIRM THE FOLLOWING:

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

Signed by:
Roland F Day, II, AIA, NOMA
11964530B05344E...
SIGNATURE

02/27/2025
DATE

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

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

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

ePLANS PERMIT NUMBER:
(only applicable if you've already applied for permits through ePLANS) N/A

GENERAL

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

The existing 2 story building did not have any existing windows when it was purchased 1999-2000. The Phase I renovation completed within the last 2 years, included creating 3 new residential units on the second floor above a first floor showroom and work shop.

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

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

The LaSalle Electric Midtown Loft project is the continued renovation of an existing 2-story, masonry building with an existing first-floor art studio/gallery with multiple new residential units on the second floor. In addition to 3 residential units completed in Phase I and occupied in 2020, 6 new units will be constructed including the owner's unit.
Exterior
The exterior shall receive new windows, masonry and tuckpointing as required to provide a complete building envelope. These materials are to match existing and provide a uniform fit and finish and comply with Historic District Commission requirements.

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

The proposed work is to perform partial demolition of existing masonry infill and install windows similar to the windows installed on the south elevation the east, west and north elevations. A new second floor steel deck is planned for the northeast corner of the building.

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

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ADDITIONAL DETAILS

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

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LaSalle Electric Midtown Lofts

EXTERIOR PHOTOGRAPHS

February 2024

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SOUTH ELEVATION

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EAST ELEVATION

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NORTH ELEVATION

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WEST ELEVATION

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Window Photographs

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SPECIFICATIONS: RTF 1850 SERIES 2" x 4 ½"

GENERAL DESCRIPTION

Work includes furnishing all necessary materials, labor and equipment for the installation of the aluminum framing system as specified herein.
NOT included: Structural support of the framing system.

PERFORMANCE REQUIREMENTS

Structural Performance-Deflection shall be tested in accordance with the ASTM E330. Maximum deflection of a member shall not exceed L/175 of its span, and when the load is removed there shall be no evidence of permanent deformation or damage when tested under a load of (SPECIFY) PSF. Thermal Performance when tested in accordance with AAMA 1503.1-88 and ASTM C 236-89 Condensation Resistance Factor (CRF) will be a minimum of 63, and Thermal Transmittance (U Value) will be 0.46 BTU/HR/FT^2/^{0}F or less.

PRODUCTS/MATERIALS

Extrusions shall be AA-6063-T5 alloy and temper (ASTM B221 alloy G.S.10A-T5) with a nominal wall thickness of .090". RTF 1850 Series is a thermally broken framing system with a pour and debridge process that combines a mechanical and adhesive bond between the urethane and the aluminum. Fasteners shall be aluminum; stainless steel or zinc plated steel in accordance with ASTM A 164. Glazing gaskets shall be EPDM elastomeric extrusions or vinyl with a fiberglass reinforcement cord to prevent stretching.

FABRICATION

The framing system shall provide for flush glazing on all sides with no projecting stops. Vertical and horizontal framing members shall have a nominal face dimension of 2" with an overall depth of 4 ½".

FINISHES

All exposed framing surfaces shall be free of scratches and other serious blemishes. Aluminum extrusions shall be given an acid etch, followed by an anodic oxide treatment conforming to the American Architectural Metal Association to obtain a color anodized finish AA-M12C2XA31 class II (clear anodized) or AA-M12C2XA44 class I (dark bronze anodized). Black anodize, powder coat and Kynar finishes are available upon request.

EXECUTION

The framing system shall be installed, glazed, and adjusted by experienced workers in accordance with Ramco's installation instructions and the approved shop drawings.

CLEANING AND PROTECTION

After installation all metal surfaces shall be cleaned to remove contaminants. All work shall be protected against damage until approved by the general contractor. Thereafter, it shall be the responsibility of the general contractor to provide protection and final cleaning.

NOTE: "Always Service All Ways" is our trade mark and to keep up with today's innovations Ramco reserves the right to change specifications without written notice.

Ramco 2009

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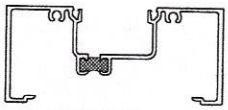
Ramco 2009

Ramco
RELIABLE ARCHITECTURAL METALS COMPANY
9751 ERWIN STREET
DETROIT, MI 48213
PH: 800.445.0263 FAX: 313.924.8877

1850 SERIES

INDIVIDUAL EXTRUSIONS

1/4 SCALE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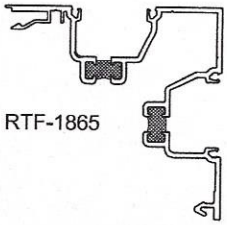
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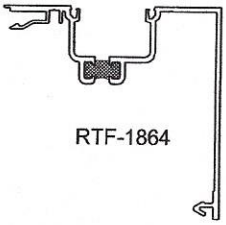
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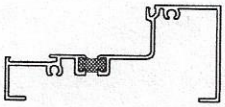
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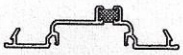
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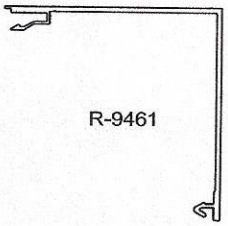
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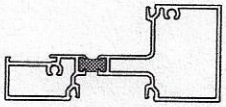
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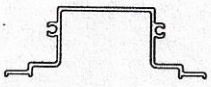
RTF-1800


R-1853


R-1876


TR-5114 VINYL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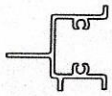
RTF-1866

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GUARDIAN GLASS
See what's possible™

PERFORMANCE CALCULATOR

26.October.2021
By Davis, Jesse

New Project 14

Make-up Name	Make-up Icon	Glass 1 & Coating	Glass 2 & Coating	Visible Light			Solar Energy			Thermal Properties	
				Transmittance	Reflectance		Transmittance	Reflectance	Solar Heat Gain Coefficient (SHGC)	U-Value	
				Visible (τ_V %)	ρ_V % out	ρ_V % in	Solar (τ_e %)	ρ_e % out		Winter Night (Btu/hr·ft²·F)	Summer Day (Btu/hr·ft²·F)
Default Make-up 01		**SunGuard® SN 68 (North America) on Guardian Clear Glass (North America)**	**Guardian Clear Glass (North America)**	**68**	**11**	**12**	**33**	**33**	**0.38**	**0.293**	**0.275**

Calculation Standard: NFRC 2010

Default Make-up 01

Outdoors

GLASS 1	Guardian Clear Glass (North America) Thickness = 1/4" (6mm)	#1 ----- #2 SunGuard® SN 68 (North America)
GAP 1	100% Air, 1/2" (12.7mm)	
GLASS 2	Guardian Clear Glass (North America) Thickness = 1/4" (6mm)	#3 ----- #4 -----

Total Unit (Nominal) = 1 in Slope = 90° Window Height = 1 meter

Estimated Nominal Glazing Weight: 5.75 lb/ft²

Indoors

Important Notes

Calculations and terms in this report are based on NFRC 2010. The performance values shown above represent nominal values for the center of glass with no spacer system or framing.

Laminated products:
The Performance Calculator allows the user to model a wide variety of laminated glass makeups using different float glass substrates, coatings and interlayer material, including those makeups where the coating faces the interlayer. It is the user's responsibility to assess whether the laminated glass makeup meets relevant regional standards and complies with applicable laminated glass safety regulations.

In addition, when the laminated glass makeup includes a coating facing the interlayer material, there may be a loss of thermal insulation performance and a color change compared to non-embedded coated class.

Non-specular products (translucent or diffuse):
The performance measurement for non-specular (translucent or diffuse) materials such as translucent interlayers or acid etched glass surface, or surface with ceramic frit is limited by the current experimental technologies. Since measurements capture physically only a part of the resulting radiation, calculated performance results provided herein and based on such measurements are not compliant with any standard (including EN 410) and may only be used as a general reference. Actual values may vary significantly based upon exact fabrication process, as well as type, thickness and color of used non-specular material.

Please note that the Thermal Stress Guideline is only a general guide to the thermal safety of a glazing, and it is not a replacement for detailed thermal stress analysis.

Explanation of Terms

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Visible Light Transmittance (Tv, %) is the percentage of incident light in the wavelength range of 380 nm to 780 nm that is transmitted by the glass.

Ultraviolet (UV) Transmittance (Tuv, %) is the percentage of the incident solar radiation transmitted by the glazing in the 300 nm to 380 nm range.

Solar Energy Direct Transmittance (Te, %) is the percentage of incident solar energy in the wavelength range of 300 nm to 2500 nm that is directly transmitted by the glass.

Visible Light Reflectance Outdoors/Indoor (Rv out/in, %) is the percentage of incident visible light directly reflected by the glass.

Solar Direct Reflectance Outdoors/Indoors (Re out/in, %) is the percentage of incident solar energy directly reflected by the glass.

Solar Energy Absorptance (Ae, %) is the percentage of the sun's energy that is absorbed by glass.

U-Value is the glazing parameter that characterizes the heat transfer through the central part of the glazing, i.e. without edge effects, and expresses the steady-state density of heat transfer rate per temperature difference between the environmental temperatures on each side. US Standard units are Btu/hr·ft²·F and SI / Metric units are W/m2 K.

Relative Heat Gain (RHG) is the total net heat gain to the indoors due to both the air-to-air thermal conductance and the solar heat gain. US Standard units are Btu/hr.ft² and SI / Metric units are W/m².

Shading Coefficient (sc) is Solar Factor divided by 0.87. It is a measure of the solar heat gain referenced to 3 mm clear glass which has the designated value of 1.00.

Solar Heat Gain Coefficient (SHGC) is the sum of the solar direct transmittance and the secondary heat transfer factor of the glazing towards the inside, the latter resulting from heat transfer by convection and longwave IR-radiation of that part of the incident solar radiation which has been absorbed by the glazing.

Light-to-Solar Gain (LSG) is the ratio of visible light gain to solar gain. LSG = (Visible Transmittance) / (SHGC)

Color Rendering Index in transmission, D65 (R_a) is the change in color of an object as a result of the light being transmitted by the glass.

Weighted Sound Reduction Index (Rw) is a single-number quantity which characterizes the airborne sound insulation of a material or building element over a range of frequencies.

Sound Transmission Class (STC) is a single-number quantity which characterizes the airborne sound insulation of a material or building element over a range of frequencies.

Disclaimer

This performance analysis is provided for the limited purpose of assisting the user in evaluating the performance of the glass products identified on this report.

Spectral data for products manufactured by Guardian reflect nominal values derived from typical production samples or CE Initial Type Testing and subject to variations due to manufacturing and calculation tolerances. Spectral data for products not manufactured by Guardian were derived from the LBNL International Glazing Database and have not been independently verified by Guardian. Guardian recommends a full-size mock-up be approved.

The values provided herein are generated according to established engineering practices and applicable calculation standards. Many factors may affect glazing characteristics, including glass size, building orientation, shading, wind speed, type of installation, production process and others. The applicability and results of the analysis are directly related to user inputs and any changes in actual conditions can have a significant effect on the results. It is the responsibility of the users of the analysis to ensure that the intended application is appropriate and complies with all relevant laws, regulations, standards, codes of practices, processing guidelines and other requirements. Guardian makes no guarantee that any glazing modeled herein is available from Guardian or any other manufacturer. The user has the responsibility to check with the manufacturer regarding availability of any glass type or make-up.

While Guardian has made a good faith effort to verify the reliability of the tools used for this analysis, they may contain unknown programming errors that could result in inaccurate results. The user assumes all risk relating to the results provided and is solely responsible for selection of appropriate products for user's application. Guardian makes no express or implied warranty of any kind with respect to the tools used by Guardian and this analysis. There are no warranties of merchantability, non-infringement or fitness for a particular purpose with respect to the tools used by Guardian and this analysis and no warranty shall be implied by operation of law or otherwise. The only warranties applicable to Guardian products are those separately provided in writing for each product. In no event shall Guardian be liable for direct, indirect, special, consequential or incidental damages of any kind relating to or resulting from

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