

MANISTEE CITY HISTORIC DISTRICT COMMISSION

Meeting of Thursday, June 7, 2018

3:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Historic District Commission can take action to approve the June 7, 2018 Agenda.

IV Approval of Minutes

At this time Historic District Commission can take action to approve the April 5, 2018 meeting Minutes.

V Public Comment on Agenda Related items

At this time the Chair will ask if there are any public comments.

VI New Business

HDC-2018-04 Ramsdell Theatre, 101 Maple Street – Certificate of Appropriateness for sign

A request has been received from the Ramsdell Theater for a certificate of appropriateness for a full color RGB Display Sign as submitted with application HDC-2018-04.

At this time the Historic District Commission could take action to approve/deny the request from the Ramsdell Theater, 101 Maple Street for a Certificate of Appropriateness for a full color RGB Display sign as submitted with application HDC-2018-04.

HDC-2018-05 Ed Kriskywicz and Tamara DePonio, 100 Washington Street – Certificate of Appropriateness for façade improvements.

A request has been received from Ed Kriskywicz and Tamara DePonio for a certificate of appropriateness for façade improvements at 100 Washington Street as submitted with application HDC-2018-05 as follows:

Windows - all windows replaced; storefront: Aluminum Glass, other units Pella

Doors - all exterior doors and overhead doors replace

Other - all existing glaze block – removed and replaced also with sills and exterior lights

At this time the Historic District Commission could take action to approve/deny the request from Ed Kriskywicz and Tamara DePonio, 100 Washington Street for a Certificate of Appropriateness for façade improvements as submitted with application HDC-2018-05.

VII Old Business

Permit Review

At this time the Commission may take action to close out any outstanding permits.

VIII Public Comments and Communications concerning Items not on the Agenda

At this time the Chair will ask if there are any public comments.

IX Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

X Reports

DDA Executive & Economic Development Director

Museum Curator

Museum Director

Planning & Zoning Director

XI Members Discussion

At this time the Chair will ask members of the Historic District Commission if they have any items they want to discuss.

XII Worksession

XIII Adjournment



Memorandum

Denise Blakeslee
Planning & Zoning Director
70 Maple Street
Manistee, MI 49660
231.398.2805
dblakeslee@manisteemi.gov
www.manisteemi.gov

TO: Historic District Commissioners

FROM: Denise Blakeslee, Planning & Zoning Director

DATE: May 31, 2018

RE: June 7, 2018 Meeting

Commissioners, the next meeting of the Historic District Commission will be on Thursday, June 7, 2018. We have two vacancies on the Commission and Lee Trucks has another commitment and has been excused, so **we need everyone else to have a quorum for the meeting.**

We have the following items on the agenda:

HDC-2018-04 Ramsdell Theatre, 101 Maple Street – Certificate of Appropriateness for sign

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At this time the Historic District Commission could take action to approve/deny the request from the Ramsdell Theater, 101 Maple Street for a Certificate of Appropriateness for a full color RGB Display sign as submitted with application HDC-2018-04.

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A request has been received from Ed Kriskywicz and Tamara DePonio for a certificate of appropriateness for façade improvements at 100 Washington Street as submitted with application HDC-2018-05 as follows:

Windows - all windows replaced; storefront: Aluminum Glass, other units Pella

Doors - all exterior doors and overhead doors replace

Other - all existing glaze block – removed and replaced also with sills and exterior lights

HISTORIC DISTRICT COMMISSION

Council Chambers, City Hall
70 Maple Street
Manistee, MI 49660

MEETING MINUTES

April 5, 2018

A Meeting of the Manistee City Historic District Commission was held on Thursday, April 5, 2018 at 3:00 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:08 pm by Chair Perschbacher.

New member Dick Albee was unable to attend the meeting due to a scheduled vacation. Catherine Zaring had to resign due to medical reasons. There are two vacancies on the Commission.

ROLL CALL:

Members Present: Aaron Bennett, John Perschbacher, Mary Russell, Lee Trucks

Members Absent: Dick Albee (excused) Vacancy (2)

Others: Kendra Thompson (Kendra Thompson Architects), Mark Fedder (Museum Director) Steve Harold (Museum Curator), Denise Blakeslee (Planning & Zoning Director) Tyler Leppanen (DDA Director), and Lora Laurain (Recording Secretary)

APPROVAL OF AGENDA:

MOTION by Commissioner Bennett, seconded by Commissioner Russell that the Agenda be approved as prepared.

With a voice vote this motion passed unanimously.

APPROVAL OF MINUTES:

MOTION by Commissioner Trucks, seconded by Commissioner Bennett that the Minutes of the January 4, 2018 meeting be approved as prepared.

With a voice vote this motion passed unanimously with Commissioner Bennett abstaining.

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None.

NEW BUSINESS:

Selection of Vice Chair – for remainder of 2018 term

The current chair was not reappointed by City Council. Under Section 2.2 of the By Laws; the vice-chair shall act in the capacity of the chair in the absence of the chair or in the event of a vacancy in the office of chair; in which case, the Commission shall select a successor to the office of vice-chair at the earliest practicable time.

John Perschbacher assumed the position of Chair for the remainder of the 2018 term at the April 5, 2018 meeting.

Chair Perschbacher asked for nominations for the Position of Vice-Chair.

Commissioner Trucks nominated Commissioner Russell for the position of Vice Chair. Russell respectfully declined the nomination.

The Commission discussed waiting until a later meeting when more members were present to fill the position. Under the By-Laws the position is to be filled at the next meeting.

Commissioner Russell nominated Commissioner Bennett for the position of interim Vice Chair until more members were present to permanently fill the position.

Nominations were asked for three times. There being no further Nominations Commissioner Trucks moved that the nominations be closed.

With a roll call vote, Commissioner Bennett was elected interim Vice - Chair of the Historic District Commission until more members were present to select a Vice-Chair for the remainder of the 2018 term, 4 to 0.

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA

None

CORRESPONDENCE

None

STAFF REPORTS

Denise Blakeslee, Planning & Zoning Director – Members received copies of the new Secretary of the Interior Standards for Rehabilitation, The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preservation, Rehabilitation, Restoring and Reconstructing Historic Buildings and new Preservation Briefs. The commissioners’ books used for the meeting have been updated and they are asked to update their copies at home so that the most current standards are being used moving forward.

Ms. Blakeslee has been working with Jessica Flores, Preservation Forward to schedule training for the commissioners. Dates and times were discussed with the commissioners to schedule training that will include updating guidelines and policies for the Commission. The training will be take place on April 24, 2018 at 5:00 pm.

NEW BUSINESS - Design Assistance – 346-348 River Street (The applicant was not present, this item was moved down the agenda to allow the applicant to be present)

Kendra Thompson is the architect for the renovation of the building at 346-348 River Street. Ms. Thompson has completed a request for Design Assistance to speak to the commission about the project. The owners will be making application for Historic Tax Credits and the request will require review and approval from the State Historic Preservation Office.

Ms. Thompson spoke of the various components for the project including:

- Rehabilitation of existing structure to accommodate the Music Vault, including radio station office, recording studios, a music performance venue to accommodate up to 99 people, and two dwelling units to support the music activities.
- Work will include exterior façade rehabilitation, construction of exterior decks/stairs on the riverside and complete rehabilitation of the interior spaces.
- This project intends to seek federal (and state) historic tax credits and will be working with the State Historic Preservation Office in seeking necessary reviews and approvals.
- The plans submitted today are not the final version, which should be completed by the end of April. Following completion of the plans Ms. Thompson will make application to the State Historic Preservation Office.
- Ms. Thompson needs to bring back the final version of the plans to the Historic District Commission for their review and recommendation.

MEMBERS DISCUSSION

Commissioner Russell inquired if there was any update regarding the Rozmarek properties.

Commissioner Trucks asked Tyler Leppanen about the façade grant policies update.

WORKSESSION:

None scheduled.

The Next meeting of the Historic District Commission will be on Thursday, May 3, 2018 at 3:00 pm in the Council Chambers, City Hall, 70 Maple Street.

ADJOURNMENT:

MOTION by Commissioner Trucks, seconded by Commissioner Russell that the meeting be adjourned. Motion passed unanimously.

MEETING ADJOURNED AT 3:50 pm.

MANISTEE HISTORIC DISTRICT COMMISSION

Lora Laurain, Recording Secretary



Memorandum

To: Historic District Commissioners

FROM: Denise Blakeslee, Planning & Zoning Director

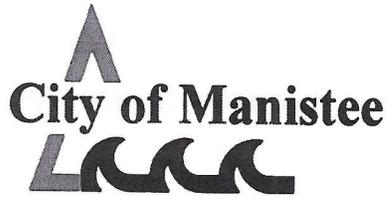
DATE: May 29, 2018

RE: Ramsdell Theatre

Denise Blakeslee
Planning & Zoning Director
70 Maple Street
Manistee, MI 49660
231.398.2805
dblakeslee@manisteemi.gov
www.manisteemi.gov

Commissioners, we have received a request from the Ramsdell Theater for a full color RGB Display Sign. This sign can be programmed by a computer that allows the sign to be changed for events as necessary. The location for the sign is where the Historic District Commission has approved the installation of changeable banners for the Civic Players and Manistee Art Institute in the past.

This is new technology that is proposed and a copy of the request is enclosed for your review.



Historic District Commission
 Planning & Zoning Department
 70 Maple Street
 Manistee, MI 49660
 231.398.2805
www.manisteemi.gov

Signage – Awnings Application for a Certificate of Appropriateness

Please Print

Submission of Application			
<p>Signage within the Historic District requires an approved Sign Permit prior to review/approval by the Manistee County Historical Museum Director or Curator. Projecting Signs require a Building Permit prior to installation.</p> <p>Awning material and dimensions must be approved by the Manistee County Historical Museum Director or Curator. A Building Permit must be obtained prior to installation.</p>			
Property Information			
Address: <u>101 Maple St, Manistee, MI 49660</u>		Parcel #	
Applicant Information			
Name of Owner or Lessee: <u>RRCA</u>			
Address: <u>101 Maple</u>			
Phone #: <u>231-398-9490</u>	Cell#: <u>231-690-5130</u>	e-mail: <u>Xverna@RamsdellTheatre.org</u>	
Name of Contractor (if applicable):			
Address:			
Phone #:	Cell#:	e-mail:	
License Number:		Expiration Date:	
Sign Plan Requirements			
<input checked="" type="checkbox"/>	Proposed signage or awning, drawn to scale showing dimensions as it will appear on the property.		
<input checked="" type="checkbox"/>	Description of proposed materials for signage or awning. (i.e. wood, vinyl lettering for windows, metal bands, etc.)		
<input checked="" type="checkbox"/>	Description of proposed materials for signage or awning. (i.e. wood, vinyl lettering for windows, metal bands, etc.)		
Authorization			
<p><i>I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.</i></p>			
Applicant Signature: <u>[Signature]</u>		Date: <u>5/16/18</u>	
<p>By Signing this form the Applicant/Owner agrees to the terms of the Sign Permit and agrees to remove any non-conforming signs prior to installation of new signage.</p>			
<input checked="" type="checkbox"/> Sign Plan for project attached (permit cannot be issued without plan)			
Office Use Only			
HDC - _____ - _____	Notes:		
Signature: _____		Date: _____	

RRCA Proposal for an LED marketing signs

The Ramsdell Regional Center for the Arts (RRCA) is requesting the support from the Historic District Commission to improve its marketing and promotion strategy through the purchase and installation of an exterior LED sign. The sign would improve our marketing in several ways: reduced digital and printing costs, reduced labor in posting ineffective sandwich boards, increase audience attendance, increase in revenue from sponsorship opportunities. The LED sign that Amor Signs would install is safe to use and energy efficient.

The RRCA spends on average 50% of its marketing and promotional budget on digital promotion. Another 50% on print and radio ads. Our print ads require substantial labor during the year to post around the community and through sandwich boards. During the winter, the snow will completely cover our signs, eliminating any possibility for promotion. When not covered in snow, the sandwich boards are only useful if people walk by them. An LED sign would allow walkers and drivers to read and process the information, which would result in effective marketing, and higher ticket sales. Time spent on setting up the sandwich boards could be reduced and more effectively used with the LED sign. It is done from a computer and can even be updated remotely. As a non-profit arts organization, it is essential that we maximize our marketing efforts. We program 15-20 live shows a year at the Ramsdell, with hopes to increase that. Promotion for social activities, tours, and weddings is essential as well. With stronger and attractive marketing, we can improve our ticket sales and passively support local businesses. Most importantly, our enhanced financial well-being will allow us to preserve the rest of the historic structure better.

We've explored other options such as the old Manistee Civic Players' (MCP) sign, or a marquee like at the Vogue Theatre. The issue with the old MCP sign is that it featured four theatre productions a year, which worked well when that was the only expectation. Our capacity and programming need to increase for this historic site to be profitable and preserved. Hanging a sign like that several times a year would be costly and labor intensive. A marquee has its cost benefits. However, it is far more labor-intensive and dangerous for the RRCA. The Vogue's marquee sign is at least reachable through a window from their second floor. When changing the marquee, the Vogue staff is always at the mercy of the weather. Time is greatly increased during the winter months. Risk of injury is greatly increased in windy, or icy conditions. It could take up to 30-45 minutes to complete the work. They also need multiple staff on the day of so while one person is at the marquee, the other is dealing with customers. A marquee like that at the Ramsdell would require a long ladder propped on the sidewalk. The Vogue had serious safety concerns over using a ladder to change their marquee before changing to roof access. However, the RRCA does not have the benefit of accessing through a roof or window. Having an LED sign would be the safest and most efficient way for the RRCA to operate. With an LED sign we can replace the message as often as we wish while following the zoning orders, resulting in more promotion for events and activities.

Amor Signs has also provided insight into the project.

Mounting

We are proposing to mount the sign with painted steel mounting clips anchored to the wall at the mortar joints to prevent damage to the historic brick wall. Six brackets on the top row and four on the bottom will be fastened to the wall with ½" diameter expansion fasteners and epoxy. The mounting clips will be bolted to two horizontal steel brackets that are fastened to the back of the sign.

Electrical

There will be only one penetration of the wall for a conduit that will hold both the 120v primary electrical circuit and a data cable. These will be hard wired to power in the building and a computer in the basement of the building. This display is a very energy efficient display drawing only 3.55 regular operating amps.

LED Display

The LED display is high resolution, 10mm full-color RGB display that will be easy to read from both Maple and First Streets. It is programmable for static messages of any duration required. (The current City of Manistee requirement is that messages can be changed only once per 15 minutes.) Likewise, the brightness of the display is programmable. Typically, message displays are set to be brighter in the daytime and dimmer in the evening, and this is accomplished with a photo cell on the sign. Brightness levels can be set from a broad range, and one level can be set for daytime and one level for nighttime. Additionally, the on and off times can be programmed as well. For example, some users will set their signs to turn off at midnight.

Safety and Convenience

Above all, the LED message display is far more convenient to operate than traditional changeable copy marquees. Changing letters on a traditional copy board located 16' above the sidewalk can be dangerous. Letters have been known to slip out of the change arms and fall to ground, causing letter changing personnel to dodge for cover. Also, ice can build up in letter tracks making it impossible to install (or remove) letters on frigid winter days. With an LED display, programmers can change the message conveniently with their fingertips from the comfort of their warm (or air conditioned) office.

Additionally, research has shown that motorists can more easily read LED displays because of the superior contrast of the lettering with the background as compared to traditional copy board signs. Excellent contrast and legibility translate to less distraction for motorists.



7'-10 1/2"



3'-11 1/2"

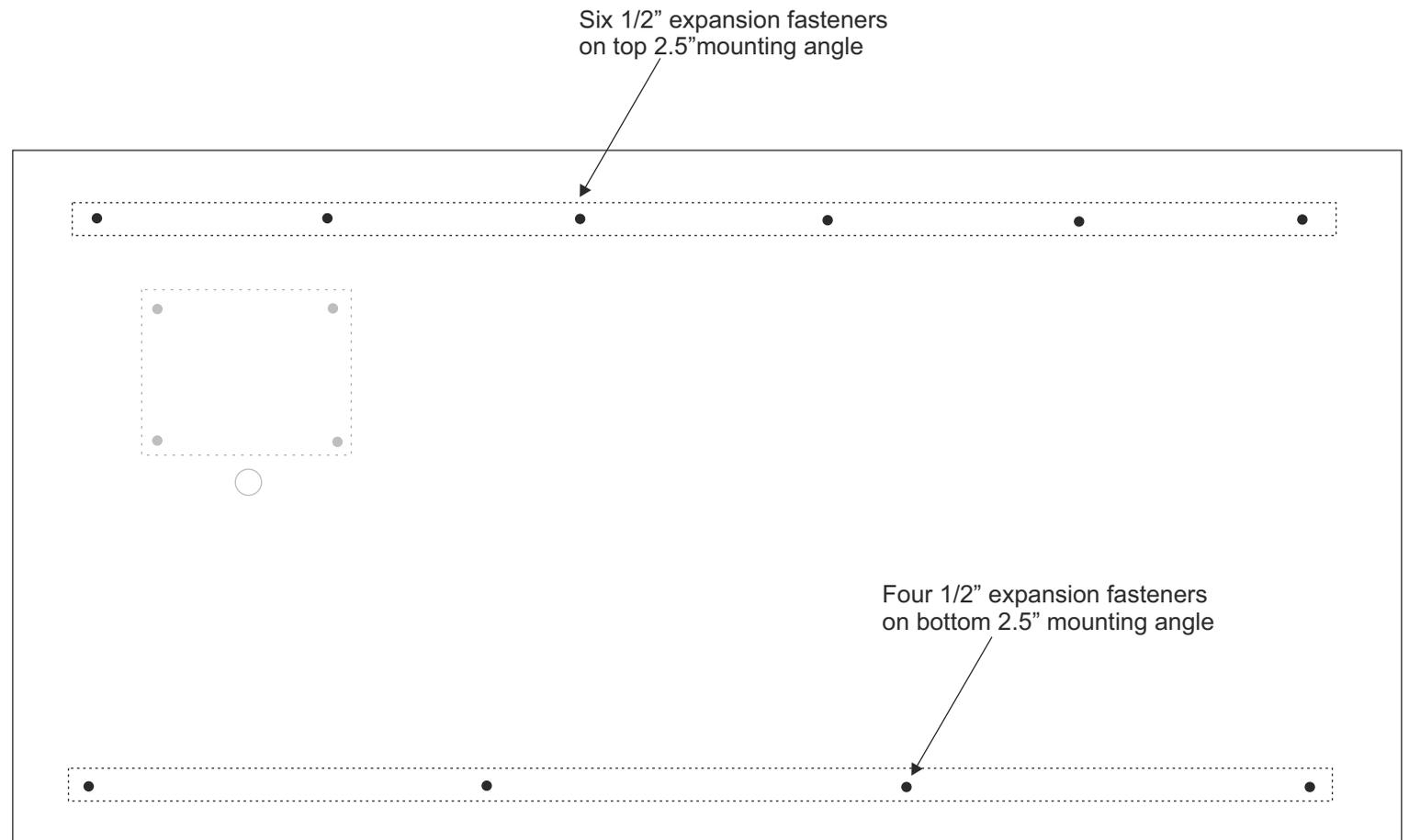
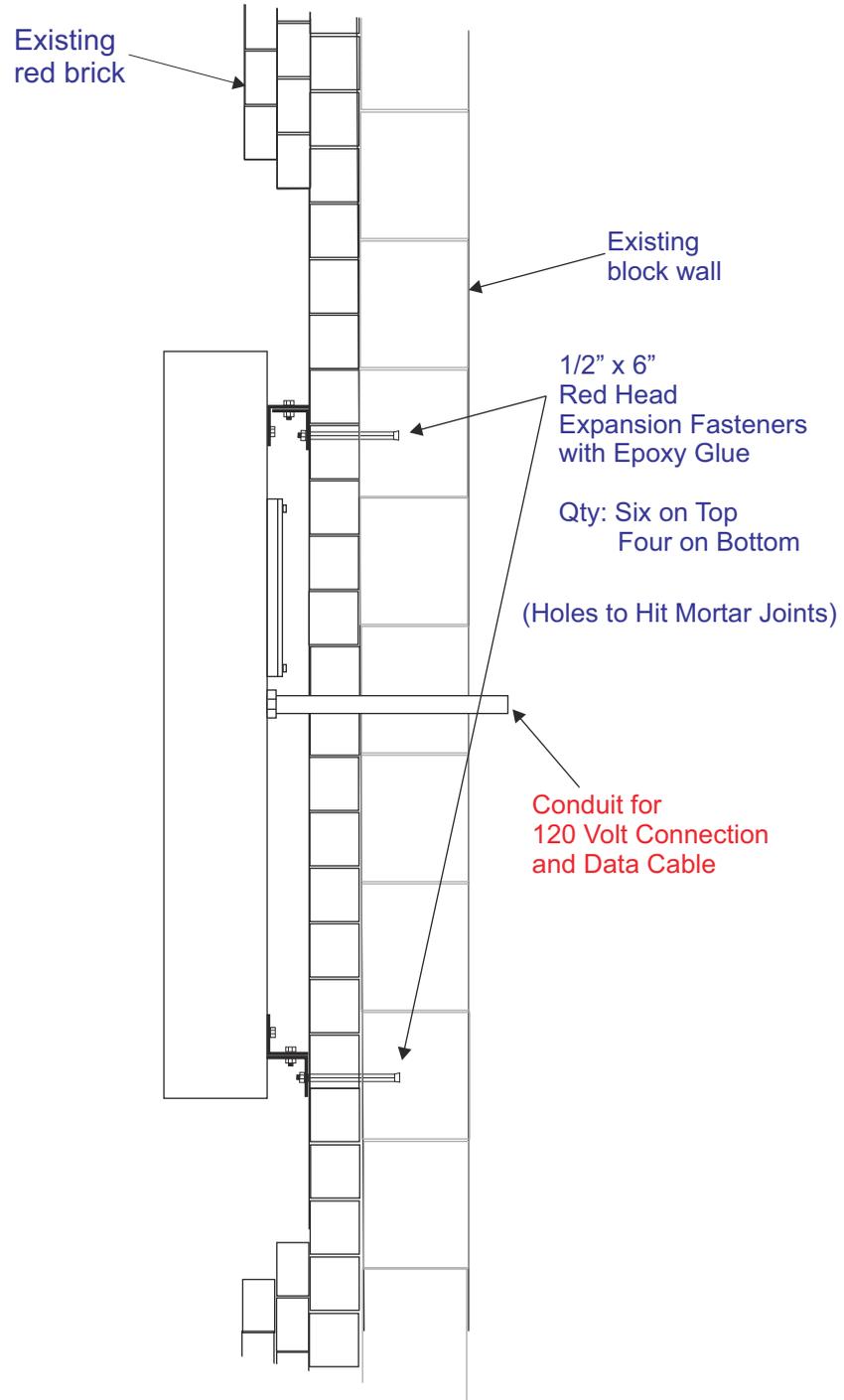
FULL COLOR RGB DISPLAY
LED Pixel Pitch 10mm
Matrix 120 x 240
Dimension 3'-11 1/2" x 7'-10 1/2"



443 WATER STREET • P. O. BOX 433 • MANISTEE, MI 49660 • 231-723-8361
844-922-2667 • FAX: 231-723-9365 • www.amorsign.com

DATE: 2-12-18
SALES: TOM H AMOR
SCALE: NO SCALE
GRAPHICS: BIALIK
FILE: RGB DISPLAY
FILE LOCATION: DESIGN \ RAMSDELL ART CENTER

ILLUSTRATION ONLY . NOT FOR PRODUCTION



443 WATER STREET • P. O. BOX 433 • MANISTEE, MI 49660 • 231-723-6361
 644-622-2687 • FAX: 231-723-6365 • www.amorsign.com

DATE: 3-6-18
 SALES: THA
 SCALE: 1" = 1'
 GRAPHICS: Baker
 FILE: Installation Mounting Detail
 FILE LOCATION: N \ Ramsdell \ 2018 Message Center



Memorandum

To: Historic District Commissioners

FROM: Denise Blakeslee, Planning & Zoning Director

DATE: May 29, 2018

RE: Ed Kriskywicz and Tamara DePonio
100 Washington Street

Denise Blakeslee
Planning & Zoning Director
70 Maple Street
Manistee, MI 49660
231.398.2805
dblakeslee@manisteemi.gov
www.manisteemi.gov

Commissioners, we have received a request from Ed Kriskywicz and Tamara DePonio who own the building at 100 Washington Street. Mr. Kriskywicz and Ms. DePonio are requesting a Certificate of Appropriateness for the following:

- South Elevation: Existing windows to be replaced
Existing exterior door to be replaced
Existing overhead door to be replaced
Remove plywood and replace with aluminum storefront system
Install exterior light over exterior door
Remove existing glazed block and sills and replace with split block

- East Elevation: Existing windows to be replaced
Existing exterior door to be replaced
Existing overhead door to be replaced
Remove plywood and replace with aluminum storefront system
Install exterior light over exterior door
Remove existing glazed block and sills and replace with split block
Install limestone sign

- West Elevation: Glass Block Windows to be removed and replaced with Pella Windows
Concrete Block to remain – patch, repair and tuck point joints as needed

- North Elevation: Glass Block Windows to be removed and replaced with Pella Windows
Existing exterior door to be replaced
Concrete Block to remain – patch, repair and tuck point joints as needed

- Other: Add new concrete cap with metal flashing around entire building

The application included the current photo and sketch of the proposed work and specification sheets.



Historic District Commission
 Planning & Zoning Department
 70 Maple Street
 Manistee, MI 49660
 231.398.2805
www.manisteemi.gov

Application for a Certificate of Appropriateness

Please Print

Standards	
<p>If the owner of the property is interested in receiving tax credits, APPLICATION MUST BE MADE FIRST TO THE STATE HISTORIC PRESERVATION OFFICE. If original features are found during renovation or demolition, a project must be stopped until an emergency meeting of the Historic District Commission is held to determine if the feature is to be incorporated into the project. If the applicant applied for Tax Credits the State Historic Preservation Office must be notified also.</p>	
<p><input checked="" type="checkbox"/> This box must be checked by the applicant indicating that they have read and understood the requirements for tax credits and that a project may be stopped for review if original features are found during the course of the project. If this box is not checked the application will not be processed.</p>	
<p>Properties within the City of Manistee Historic District are subject to the City of Manistee Historic District Ordinance (Chapter 1280 Historic District of the Code of Ordinances). The purpose of the ordinance is to preserve and protect our historic resource. The Historic District Commission is established by the Ordinance, and has the authority to review and approve all work permit applications and plans for exterior property improvements within the Historic District. Regular building maintenance is permitted and encouraged; however, a work permit is required for all alterations, significant repairs, new construction, demolition, moving of buildings, and all other activities affecting the exterior appearance of buildings and properties within these districts. Please consult staff for guidelines and specific details on permissible work.</p>	
Submission of Application	
<p>This application must be received by the City at least 10 days prior to a regularly scheduled monthly Historic District Commission meeting. The meeting is held the first Thursday of the month at 3:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.</p>	
Property Information	
Address: 100 WASHINGTON STREET	Parcel #
Applicant Information	
Name of Owner or Lessee: ED KRISKYNICZ · TAMARA DEPONIO	
Address: 387 FIVE STREET MANISTEE, MI 49660	
Phone #: 231.723.9552	Cell#: 231.794.8180 e-mail: SEE CAP-D
Name of Contractor (if applicable): ED KRISKYNICZ CONSTRUCTION · DESIGN INC	
Address: 387 FIVE STREET	
Phone #: 231.723.9552	Cell#: 231.794.8180 e-mail:
License Number:	Expiration Date:
Application Requirements	
<p>The following information must be included with this application. Additional information may be required. The applicant must supply 12 copies of any items submitted that are in color. Paint colors, Signage and Awnings are approved under a separate application. The Historic District Commission requires a copy of the Building Plans for review and for file.</p>	
<input checked="" type="checkbox"/>	Current photo of the structure as seen from the street and where proposed work is to take place.
<input checked="" type="checkbox"/>	Sketch, drawing or plans drawn to scale to show details and specification of ornamental features. Replacement doors, windows and lights require a copy of the specification sheet.
<input checked="" type="checkbox"/>	A completed Certificate of Appropriateness Checklist.
<input checked="" type="checkbox"/>	Replacement doors, windows and lights require a copy of the specification sheet.

Certificate of Appropriateness Checklist

Check all of the Renovations that Apply to your project and give a brief explanation of the project attach additional sheets if necessary:

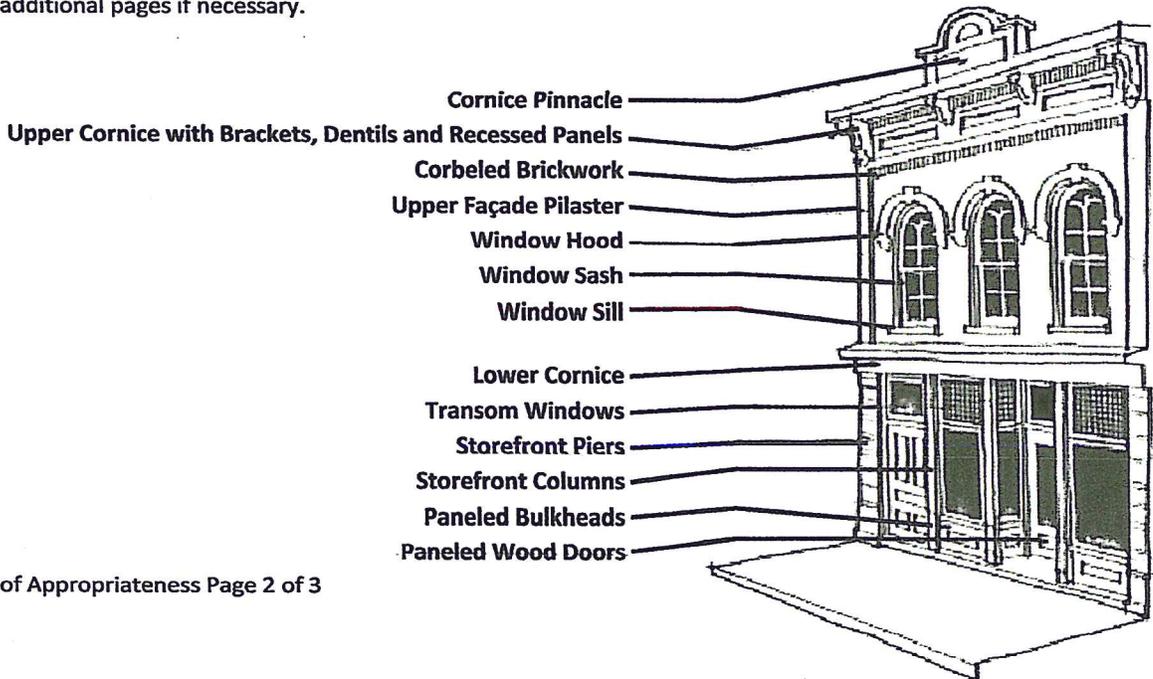
Example:

- Cornice Pinnacle: N/A
- X Upper Cornice Repair and replace with new materials. Wood will be used and painted to match exiting color scheme.
- X Corbeled Brickwork Clean using method prescribed in Preservation Brief #1 - Assessing Cleaning and Water-Repellent Treatment for Historic Masonry Buildings.

<input type="checkbox"/> Cornice Pinnacle	NA
<input type="checkbox"/> Upper Cornice	NA
<input type="checkbox"/> Corbeled Brickwork	NA
<input type="checkbox"/> Upper Façade Pilaster	NA
<input type="checkbox"/> Window Hood	NA
<input type="checkbox"/> Upper Windows	NA
<input type="checkbox"/> Lower Cornice	NA
<input type="checkbox"/> Transom Windows	NA
<input type="checkbox"/> Storefront Piers	NA
<input type="checkbox"/> Storefront Columns	NA
<input type="checkbox"/> Paneled Bulkhead	NA
<input checked="" type="checkbox"/> First Floor Windows	ALL WINDOWS REPLACED, STORE FRONT: ALUM/GLASS, OTHER UNITS PELLA
<input checked="" type="checkbox"/> Doors	ALL EXTERIOR DOORS + OVERHEAD DOORS REPLACE
<input checked="" type="checkbox"/> Other	ALL EXIST GLAZE BLOCK - REMOVED + REPLACED ALSO W/ SILLS.

Description of Work			
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Rehabilitation/Restoration	<input type="checkbox"/> Addition	<input type="checkbox"/> Other (specify)
Describe the proposed project			
SEE ATTACHED .			
Proposed Start Date <u>AUG 2018</u>		Proposed Completion Date <u>JAN/FEB 2019</u>	
Incomplete requests will be returned to the applicant to supply needed information for review.			
Authorization			
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.			
Applicant Signature: <u>Ed Hisky</u>		Date: <u>05-20-2018</u>	
By Signing this form the Applicant/Owner certifies that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.			
Office Use Only			
HDC - _____ - _____	Notes:		
Signature: _____		Date: _____	

This drawing depicts many of the types of historical decoration found in the Manistee Historical Business District. While all of the elements may not apply to your building this should assist in listing areas of renovation. The next page is a check list to assist in the application process. Please check all that apply to your project and give a brief explanation of proposed work. Use additional pages if necessary.



ed kriskywicz

construction design, inc.

387 river street

manistee, michigan. 49660

231.723.9552 office

231.794.81800 ed's cell

design, build,,, ENJOY!!

Date: May 30, 2018

Historic District Commission. HDC.

Attn; Mark Fedder.

425 Maple Street

Manistee, MI.

RE: 100 WASHINGTON STREET, MANISTEE, MI.

Dear Mark @ HDC,

I would like to first **'thank you'** for considering our application.

BUILDING BACKGROUND: 100 Washington Street.

Originally built in circa 1953 as an automotive dealership, & service center; Bassarab Oldsmobile. It was purchased by another dealership; date unknown, and also used as a vocational auto shop for a local high school for several years.

The owner whom we purchased, owned structure for only 3 years; paid \$25,000.00.

He never kept up with general (or any) maintenance to the building.

We inherited roof leaks, water was getting into the cores of the block; freezing, creating the block wall to shift, windows broken, no heat, no water service, no electrical service, asbestos and ground contamination, etc, etc...

He, knowing he was sitting on prime real estate listed the structure at \$89,000.00 we purchased for \$62,500.00. He made out well.

Tamara DePonio & I purchased 100 Washington Street in May 2017; with no true direction/or idea what we plan to do with the building, it was solely based on it needs to be **RENOVATED**; plus the neighboring building were going through current renovations, so we figured our investment would be solid.

We've been brainstorming to define a use. We have many neat & fun ideas for the building, unfortunate at this time the use is still unclear.

So we figured we can at least start with the exterior renovations, the use shall fall into place.

Cont. 1 of 3

NOTE; However my current design & construction documents reflects the property to be use for my design/build firm; for I am a general contractor & designer. But honestly we are still open. It would be a great building, placing the construction company and design firm at one location for we are spread out between two locations currently.

RENOVATIONS: 100 Washington Street.

We plan to basically 'GUT' the entire exterior; we have applied for an Exterior Facade Grant; if obtained it will help considerably... so many of our exterior selection are still open until we find out if we are successful with the grant.

However we plan to complete the following tasks regardless.

- Remove; and replace all exterior windows, store front glass and exterior doors. This includes new limestone sills under the windows.
- Remove all the existing glazed block veneer, and replace with new (pending grant). I am researching glazed block manufacturers. I am finding it is a product seldom used anymore. I found from one supplier; The Concrete Service. They handle 'Astra-Glaze' and "Premier Glazed Masonry Units'. The block are made per job, takes over 6 weeks to obtain and are costly.
I understand from my research the block no longer comes in the same size as what exists on building but nominal sizes of 16" x 8". We still feel if we can at least match material it would be very nice. I learned glazed block is approximately 40% more than say a split face block. Which would be our second option pending overall costs & grant. We would like the HDC to consider both veneers, noted we will install glazed if we receive grant and split face if unsuccessful. Fair enough, either will be a HUGE improvement.
- The existing membrane roof will be 'completely' removed, a new membrane roof system will be installed, also proper tapered insulation for positive slope to roof drains. Drains are within the parapet walls. (odd detail but that is what exists)
- Any block structure that has been damaged from water & frost/freezing will be taken down and rebuilt. Block cores filled and bond beam at top course.
- The existing overhead garage doors removed and replaced with glass units similar as what existed in 1953, or close as possible. The glass will be insulated with openers.
- All steel header/lintels over door, window and garage doors to be replaced.
- Install proper & required exterior light fixtures at service doors, fixtures design per circa 1953.
- Exterior concrete (City sidewalk & driveway; per City spec's) that abuts the building will need to be removed so we can install & flash new veneer properly. A linear drain is required in front of the south facing overhead garage door which we will need to tie into City of Manistee storm water system.
- New & proper signage will be installed. Design shown a head stone in top of building made out of limestone and vinyl signage on store front windows on both Washington Street and 5th Ave.
- Of course general landscaping will occur and site properly taken care of...

I completed a cost study as required as part of the Exterior Facade Grant, attached for your review. You will note the 'exterior', solely is just under \$160,000.00. At my CG cost with no P&O included.

This estimate includes the split face block, we can add approximately \$27,000.00 for the glazed material plus additional funds for labor.

Joseph AA Helminski will be our masonry contractor and said the glazed will take longer to install. He said it similar to laying glass block, 2 rows at a time.

INTERIOR RENOVATIONS: 100 Washington Street.

Shall be just as expansive as exterior. Again complete gut, and replacing,, well everything.

- Asbestos
- Ground contamination, 2 existing hoists.
- Mechanical/HVAC
- Plumbing
- Electrical
- All interior finishes; Etc, etc.

I estimate between \$100,000.00 & \$125,000.00 additional investment.

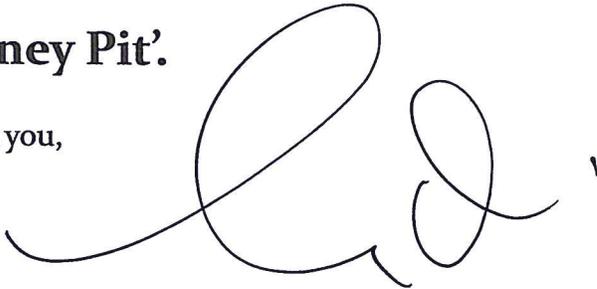
Understanding this is an HDC review, I will will not bore you with complete details.

As you can see our investment is great; nearing \$325,000.00. Not sure we will never get this type of money out. Understanding this, we are still willing to move forward and complete project.

In closing I wanted to as 'open' as possibly outlining my thoughts, considerations and renovation costs... I still need to make some type of sense to complete and not turn out as just a....

'Money Pit'

Thank you,

A handwritten signature in black ink, appearing to read 'Ed Kriskywicz', written in a cursive style.

Ed Kriskywicz & Tamara DePoino

ed kriskywicz

construction design, inc.



May 20, 2018

Customer Information:
 Ed Kriskywicz & Tamara DePonio
 387 River Street
 Manistee, Michigan. 49660

ed kriskywicz
 construction design, inc.
 387 river street
 Manistee, mi 49660
 Builders License # 2101081433
 & # 2102215796

ADDITIONS & ALTERATIONS TO EXISTING AUTO-DEALERSHIP, MANITSEE, MI.

NOTE: NO SMOKING ON SITE!

Site address: 100 Washington Street, Manistee, MI.		NOTE.	
Property tax ID #: 51-270-715-00		NOTE.	
Addition: Project consists of renovations to exterior façade. Interior will be future project and not included in this preliminary cost study.		NOTE.	
Prints: Bids based off 'incomplete' set of construction drawings. Developed by; ed kriskywicz construction design, inc. (CDI) Manistee, MI. teamed with Maverick Consulting Engineering, Scott Lidgard, Commerce Township, MI. & MK Structural Engineering, TC. MI. Dated: 05-15-2018		NOTE.	
Surveyor line verification: By owner- Discuss; a proper survey is required to complete site work.		TBD: BUDGET \$1200.00	
Engineering: No funds included, as construction drawings move forward CDI will consult with Maverick & K&M Engineering firms.		TBD: BUDGET \$8000.00 - \$10,000.00	
Permits/Inspection fees:			
Driveway: Existing.		EXSITING; 2 ENTRANCES	
Soil and sedimentation		N/C	
City of Manistee; Tapping fees for water and sanitary.		ALLOWANCE	\$5,000
Land use		ALLOWANCE	\$125
Building department		ALLOWANCE	\$650
Labor to procure permits		ALLOWANCE	\$520
Exterior building protection during construction.			
Temporary fencing around construction areas. (Washington Street & 5th Ave.) Sidewalks will be fenced off to protect public from entering construction limits. Figuring 3 months.		ALLOWANCE	\$3,000
Labor & material to construct temperory wall within the structure at old showroom. CDI.		ALLOWANCE	\$2,000
Protection neighboring properties during construction; thence fencing, plywood barriers, etc. Metal stakes and orange safety barriers fencing. CDI.		ALLOWANCE	\$2,000

	Demolition: CDI labor.			
	Removal of 12 glass and metal formed units, and 1 glass block window. I assume the metal frames are anchored into block jambs.		ALLOWANCE	\$1,000
	Removal of 3 exterior doors, steel doors in HM frames.		ALLOWANCE	\$500
	Demolition/removal of all concrete drives and City sidewalks that are adjacent to building. Demo. And haul away.		ALLOWANCE	\$5,000
	Remove concrete cap, under tile copings.		ALLOWANCE	\$1,000
	Landscaping: No funds included for landscaping: by owner (Code requirement) Discuss		NOT A PART OF EXTERIOR FAÇADE GRANT	
	Tree Removal: No funds included for tree removal or cutting.		NOT A PART OF EXTERIOR FAÇADE GRANT	
	I noted 3- 4 +/- trees to be removed on north side of building that hangs over building, these trees however are on the neighbors property, removal requires approval from property owner.		NOTE ABV.	
	Excavation:			
	Excavation required to assist on concrete drive, City sidewalk removal, load into dump truck; haul away.		DEMOLITION LINE ITEM ABV.	
	No funds included for unknown sub surface conditions such as buried items, stumps, muck, etc. Costs related to removal and replace with crushed stone/sand will be extra.		NOTE.	
	Masonry & exterior façade work: Helminski Masonry.			\$57,166
	Demo. By CDI.			
	Provide and install split face block; 4" veneer around two sides of existing building. East & west.		INCL. ABV.	
	Install all required steel/masonry lintels over all doors & windows.		INCL. ABV.	
	Install glass block in 7 windows; west & north side.		INCL. ABV.	
	Repair damaged or cracked block work around all side of building.		INCL. ABV.	
	Glazed block pricing TBD, supplier said add approximately 40% to split face block price.		OPTION # 1: ADD APPROX. \$27,000.00- \$30,000.00	
	Porta-Jon: 3 +/- months; or projects entire duration.		ALLOWANCE	\$300
	Dump fees, Trailers, Hauling, Labor: Allowance 4- CDI dump trailers at \$350.00 each, and one 30 yard roll off @ \$628.00		ALLOWANCE	\$2,028
	Construction electrical & gas Usage: Paid for by owner		BY OWNER	
	Phone company, cable company, internet charges for service to house: By owner		BY OWNER	
	Electrical: McDougall Electric.		ALLOWANCE	\$750
	Provide wiring (conduct) from service panel, drill thru block for exterior RO boxes.		INCL. ABV.	
	2 exterior wall mounted light fixtures required at each service door.		ALLOWANCE	\$750
	Plumbing: Moore Mechanical.		ALLOWANCE	\$450
	Installation of (2) exterior hose bids, both near overhead garage doors; Washington Street & 5th Ave.		INCL. ABV.	
	Paint-Exterior: Clancy Painting.		ALLOWANCE	\$500
	Grinding and priming & paint of existing steel beams/plates. Ones that will remain.		INCL. ABV.	

Hardware: Allan Supply.			
Exterior door hardware.		ALLOWANCE	\$750
Windows: Pella, as spec'd			\$9,140
Pella 'Impervia' Series; vinyl clad, exterior finish; black, glass; insulated Low E.		INCL. ABV.	
Store front glass: City Glass.			\$32,900
3 front windows, 3 doors & 2 bathroom windows, material labor, sales tax, and labor.		INCL. ABV.	
Low e insulated glass.		INCL. ABV.	
Exterior window installation: CDI Labor only to install the Pella units.			\$2,800
Overhead garage doors: CDI allowance.		ALLOWANCE	\$10,000
(2) 12' x 10' Aluminum & glass sectional overhead garage doors with openers.		INCL. ABV.	
Installation included.		INCL. ABV.	
Shingle Material & labor: Bob's Roofing.			\$16,437
Remove all existing tile type of coping from walls (does not include concrete caps)		INCL. ABV.	
Remove 2 existing turbines vents & board up holes in roof deck. Bring both areas up to same level of existing roof surface using insulation as required.		INCL. ABV.	
Remove loose & damaged roofing from all walls.		INCL. ABV.	
Install new tapered insulation to all valleys enhancing water drainage to (6) six different roof drains/sumps.		INCL. ABV.	
Install new treated wood 2x12 to tops of (3) walls where copings tile were removed.		INCL. ABV.	
Install new base underlayment over all areas where tapered & new insulation is installed and over treated wood.		INCL. ABV.	
Install (1) one layer of new heated welded rubberized roof membrane to entire roof surface.		INCL. ABV.	
Install new 6" face perimeter metal fascia.		INCL. ABV.	
Prime all flashings as required.		INCL. ABV.	
Install new heat welded rubberized roof membrane to all drains, walls, chimneys, etc...		INCL. ABV.	
Removal all debris created by our work from roof & property, hauling it all to a legal landfill.		INCL. ABV.	
We guarantee our workmanship for 5 years and this is a 20 year roof.		INCL. ABV.	
Cleaning/window washing: Exterior window washing; Lakes Window Cleaning.		ALLOWANCE	\$500
Equipment rental:		TBD: ALLOWANCE	\$2,000
Jack hammers, plate compactors, scaffolding.		INCL. ABV.	
Stock/misc. materials: Discuss. CDI likes to insert a 'buffer' for material costs not figured into bids above.		TBD: ALLOWANCE	\$2,000
<i>Equipment, Overhead, Profit, Insurance (0%) (included below in total) Building owner is contractor.</i>			
Total Estimated Cost			\$159,266

The total cost to complete the work listed above is: One hundred fifty nine thousand, two hundred sixty six dollars.

ed kriskywicz construction design, inc.
License # 2101081433
design/build firm.

OWNER SUPPLIED FIXTURES: Plumbing and electrical fixtures will be installed at owner's risk. In the event of product failure-or any fixtures received mislabeled, unusable or damaged – costs incurred due to replacement will be charged as an EXTRA.

The following is relative to cabinets (or other items) paid for by Owner and on which no overhead or profit is charged: CDI will not assume any responsibility for damaged pieces/units, missing pieces/ components or inspection of all Owner supplied product. Any labor, material, travel time, etc. required to repair, replace, re-install, etc. any of the Owner supplied product is EXTRA. The labor installation cost assumes that all product will arrive at the same time and the product can be installed in one installation. No funds are included for returning to the project site at different or various times to correct or address problems specific to the above.

Ed Kriskywicz Construction Design, Inc will warranty your home for all materials and labor associated with any defect where Ed Kriskywicz Construction Design, Inc is deemed to be at fault for a period of 18 months. Any extension of this warranty is the option of Ed Kriskywicz Construction Design, Inc. A warranty exceeding 18 months can be discussed with Ed Kriskywicz Construction Design, Inc. The homeowner is to notify Ed Kriskywicz Construction Design, Inc immediately upon discovery of any issue. Ed Kriskywicz Construction Design, Inc shall have the option to repair, replace or pay you the reasonable cost of repair of any discovered defect. It is the sole discretion of Ed Kriskywicz Construction Design, Inc to correct the issue in a manner deemed necessary. The correction will not be warranted beyond the initial home warranty. In the event of a material failure, it is the responsibility of Ed Kriskywicz Construction Design, Inc. to pursue the manufacturers warranty during a period within Ed Kriskywicz Construction Design, Inc. warranty coverage. The home warranty is fully transferable if the home should be sold to another owner during the warranty period. The warranty coverage pays for the cost of labor and materials to correct a covered defect. Ed Kriskywicz Construction Design, Inc. will not warranty any products supplied by homeowner. Your obligation is to care for your home in such a way as to prevent or minimize damage to it. You should be aware that all new homes go through a period of settlement and movement. During this period, your home may experience some minor material shrinkage, cracking and other events which are normal and customary. Remember that you are responsible for proper maintenance of your home.

No changes, alterations or modification to this contract are to made without a signed agreement between both concerned parties.

Workmen's compensation, public liability and property insurance is carried by the contractor & subcontractors.

FIRE AND RELATED "Builders Risk" INSURANCE MUST BE CARRIED BY THE OWNER.

ALLOWANCES are indicated for items where an exact cost has not been determined.

Charges on all allowances/extra items will be Time and Material PLUS(+) 0% (unless otherwise specified). If the total cost exceeds amount indicated owner will be charged additional; if the amount is less owner will receive a credit. Sales tax is included as a portion of the ALLOWANCE. Overhead and profit will be credited back.

Terms \$00,000.00 Down payment at the time the contract is signed; deposit is used for first months expenses; monthly draws for work completed invoiced on the 1st. of each month, due by the 10th; balance upon completion of job (occupancy permit obtained after final payment is paid). Any charges for additions or changes to the original contract will be billed as the work progresses, and are not included as part of contract amount. Sworn statements and waivers of lien will be provided.

No appraisals, fees, points, commitments fees, commissions, closing costs, variance work, surveys are in this quote.

Contract termination: Should one party decide to terminate the contract, the other party must be notified immediately. An invoice will be prepared for all material and labor owed to date which is due upon receipt. Any work related to closing of permits will be charged to homeowner.

Date Accepted _____

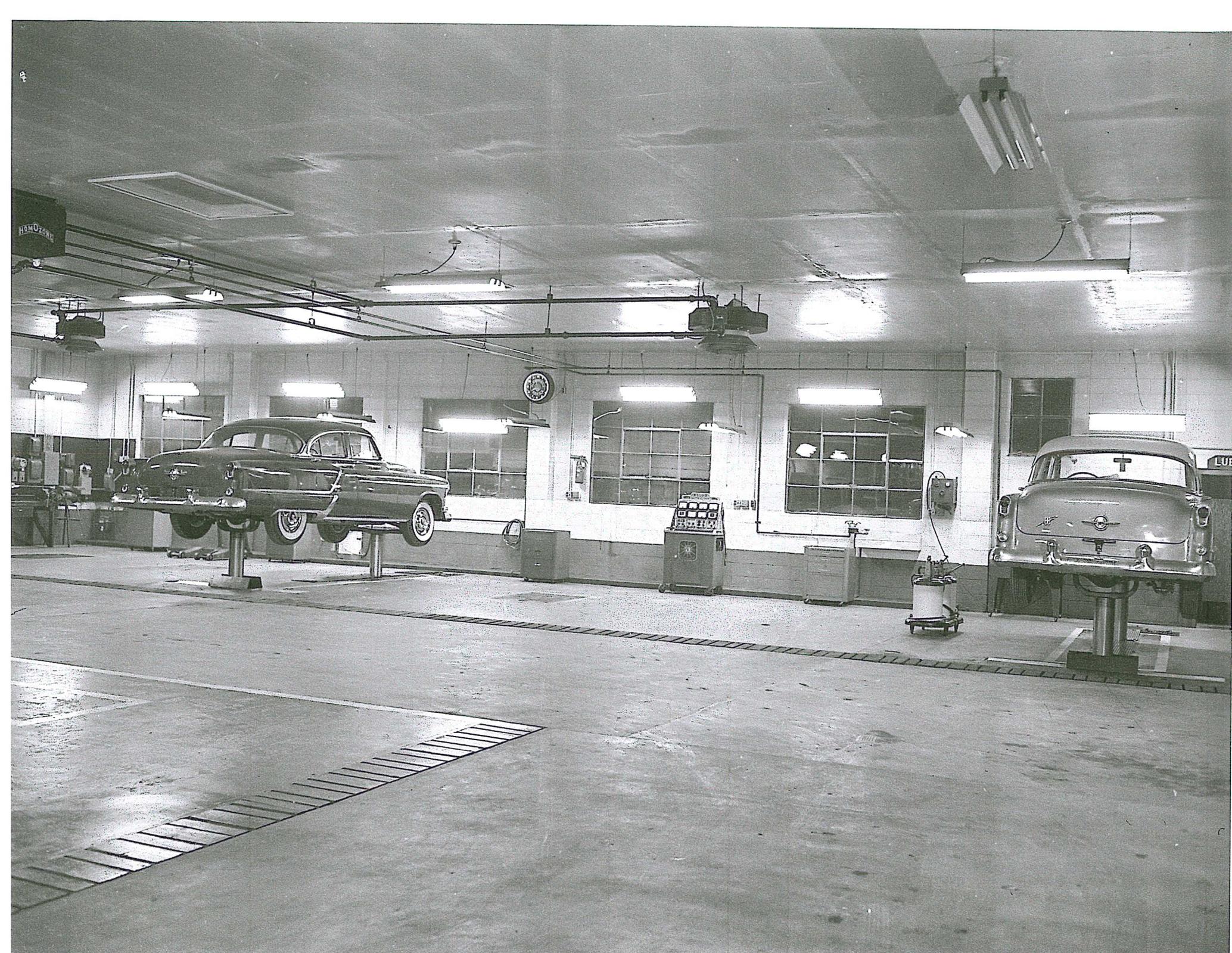
Signature _____

Signature _____

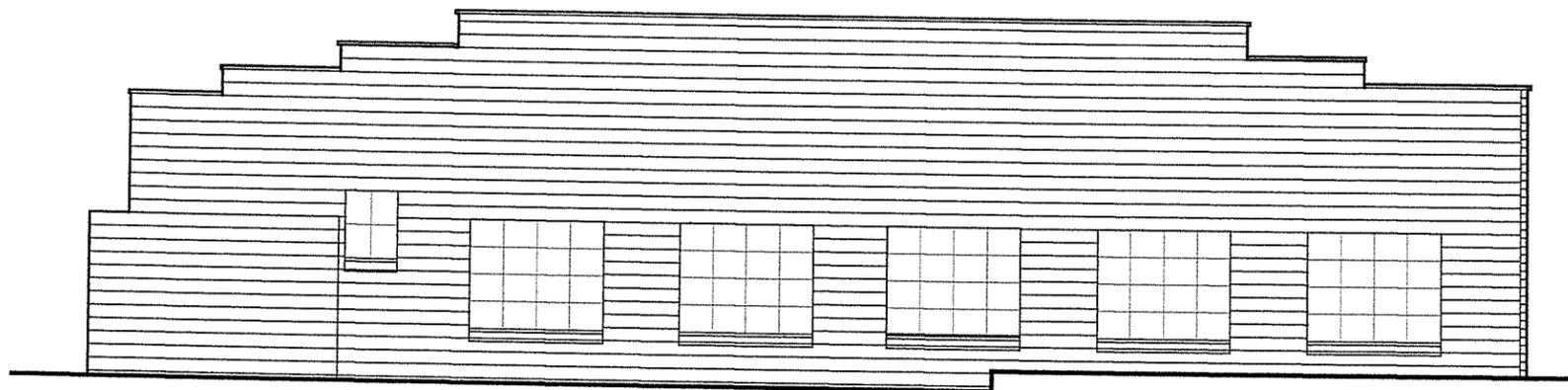
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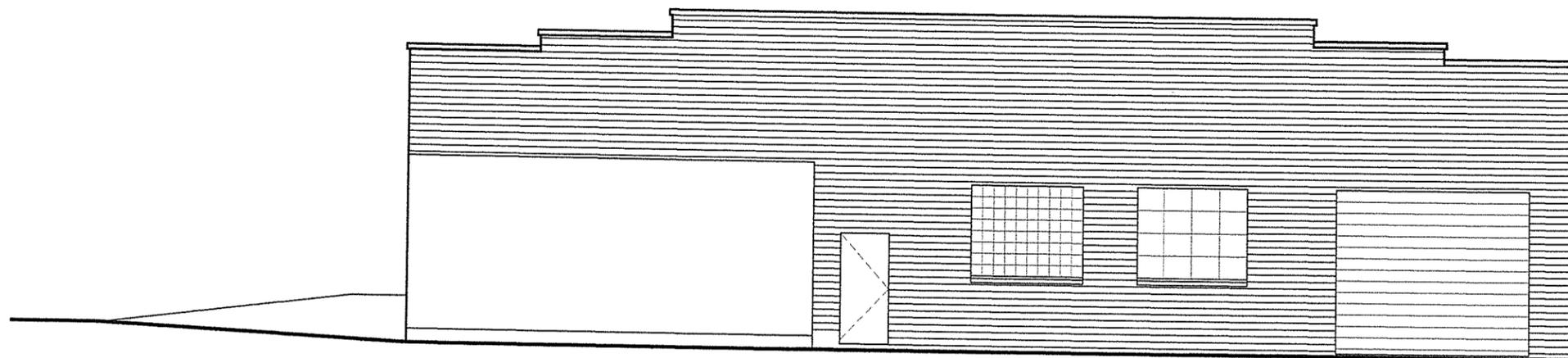






AS BUILT WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
THESE 'AS-BUILT' DRAWINGS REFLECT
EXISTING CONDITION. WE FEEL THIS HELPS
THE CONTRACTOR/SUB-CONTRACTORS
UNDERSTAND OVERALL PROJECT, BOTH
DURING THE BID PHASE AND CONSTRUCTION
PHASE.



AS BUILT EAST ELEVATION
SCALE: 1/4" = 1'-0"

ed kriskywicz
construction design inc.
387 five street manistee, michigan 49668 • 231.723.9552
ed@cdihomedesigns.com • www.cdihomedesigns.com

cdi

renovation for:
100 Washington St.
Manistee, Michigan

drawn by:

dlm

date:

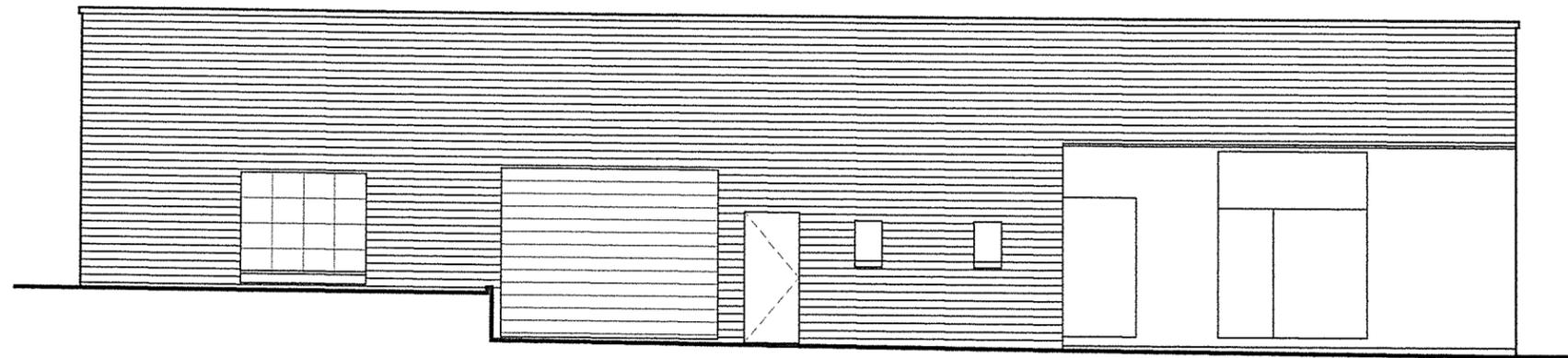
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job #

2017.14

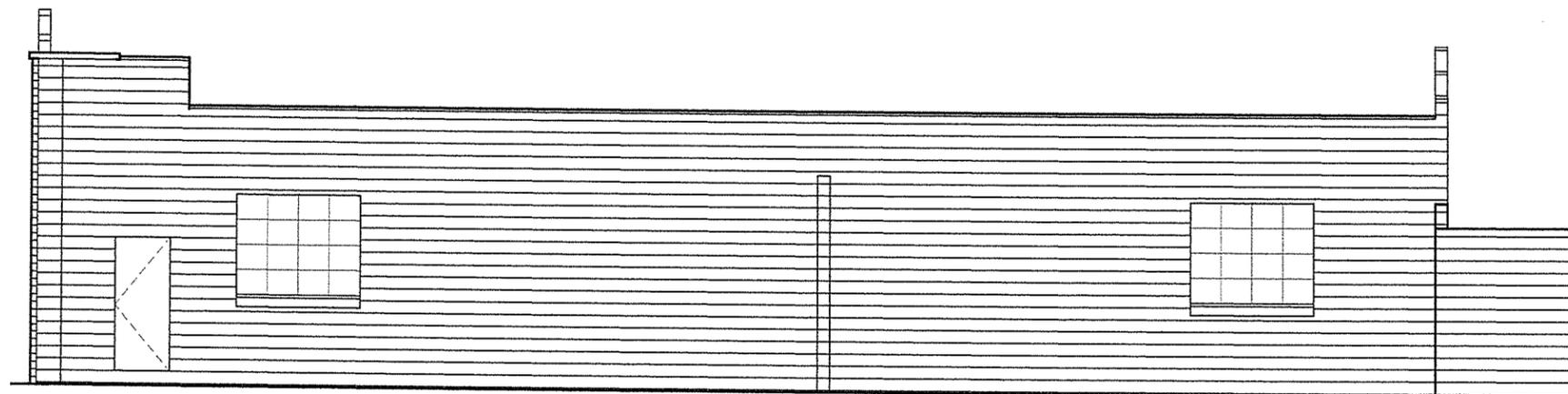
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AB2



AS BUILT SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
THESE 'AS-BUILT' DRAWINGS REFLECT
EXISTING CONDITION. WE FEEL THIS HELPS
THE CONTRACTORS/SUB-CONTRACTORS
UNDERSTAND OVERALL PROJECT, BOTH
DURING THE BID PHASE AND CONSTRUCTION
PHASE.



AS BUILT NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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renovation for:
100 Washington St.
Manistee, Michigan

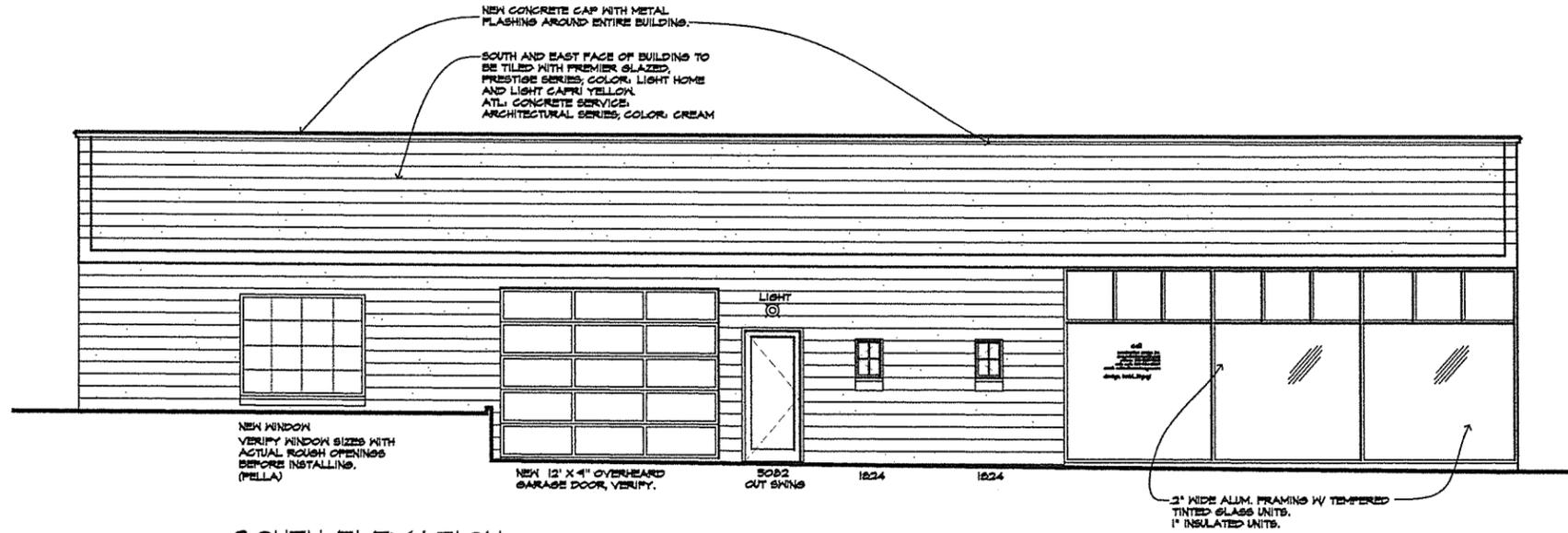
drawn by:
dlm

date:
5/15/18

job #
2017.14

sheet #

AB3



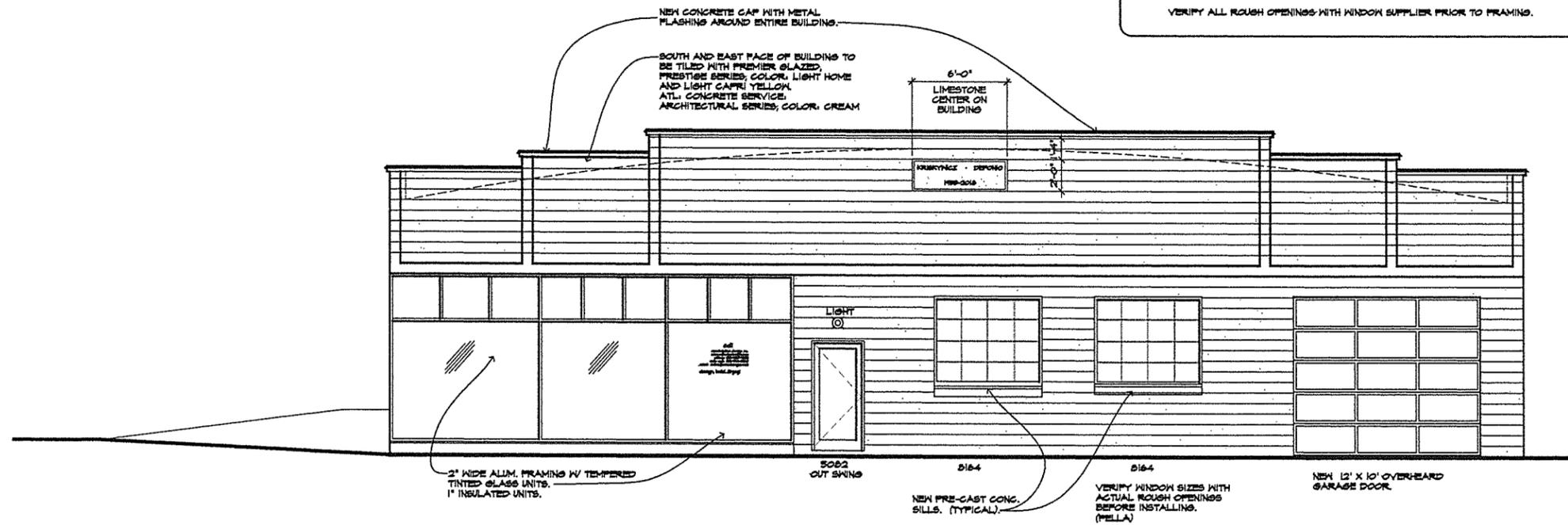
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

- DO NO SCALE DRAWINGS, USE DIMENSIONAL FIGURES ONLY. NOTIFY DESIGNER'S OFFICE IMMEDIATELY WITH ANY QUESTIONS.
- SUB-CONTRACTORS RESPONSIBLE FOR DAILY CLEAN-UP. GENERAL CONTRACTOR TO PROVIDE DUMPSTER AT SITE. SUB-CONTRACTOR SHALL BE BACK-CHARGED IF CLEAN-UP IS COMPLETED BY GENERAL CONTRACTOR.

WINDOW NUMBERS GIVEN ARE: PELLA
DAVID POISE, TRAVERSE CITY, 231-621-1484
dpoise@pellahome.com

VERIFY ALL ROUGH OPENINGS WITH WINDOW SUPPLIER PRIOR TO FRAMING.



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

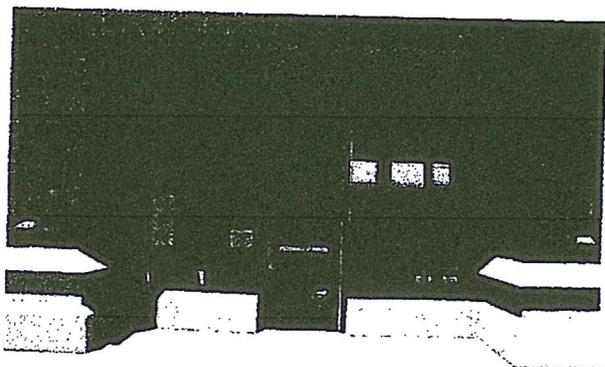
NOTE:
ALTERNATE VENEER: 16" X 4" SPLIT FACE BLOCK

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cdi construction design inc.
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cdi@cdihomedesigns.com • www.cdihomedesigns.com

renovation for:
100 Washington St.
Manistee, Michigan

drawn by: dlm
date: 5/15/18
job #: 2017.14
sheet #: **A2**

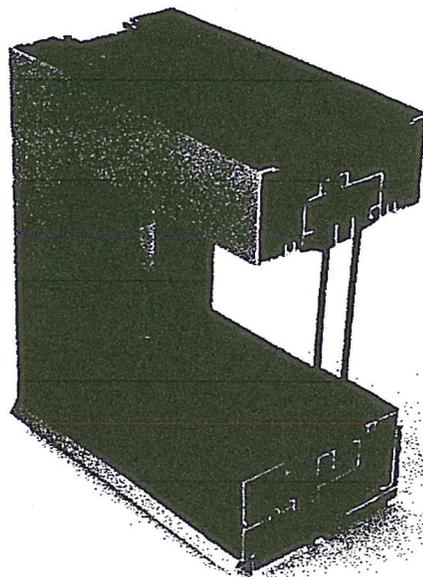
14000 Series Flush Glaze Description

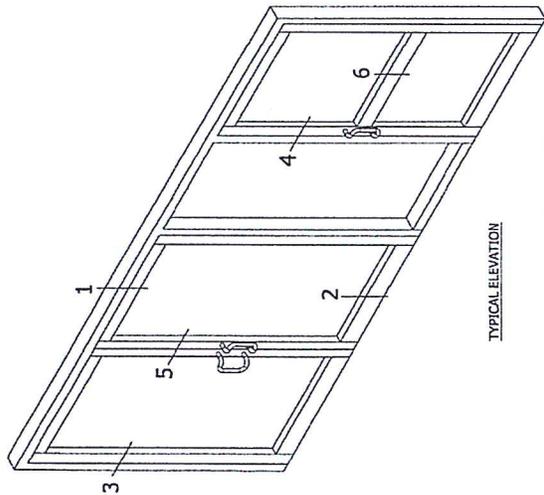


Description

Tubelite T14000 Series Framing is a 2" x 4 1/2" deep flush glazed storefront system for use on first floor applications. This dry glazed internally drained framing can be glazed with 1" insulated glass or panels positioned in the center of the frame. Glass pocket reducers can be used to glaze infill thicknesses of 1/4" to 1/2"

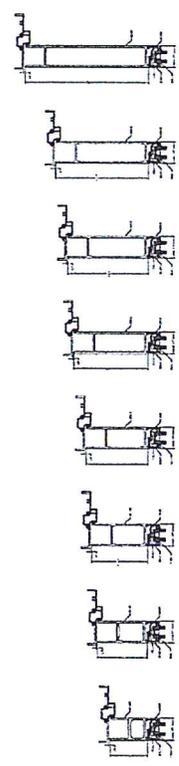
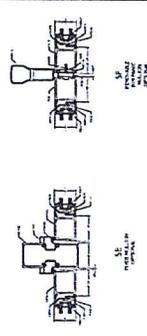
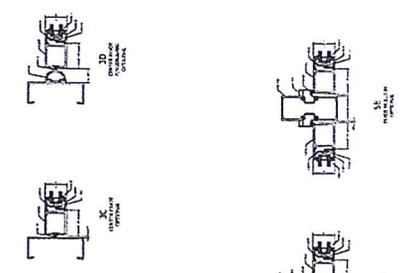
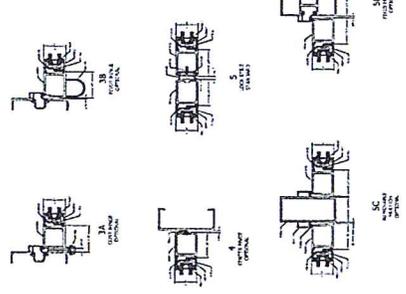
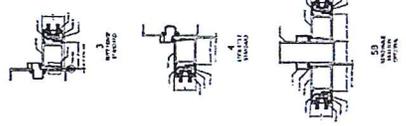
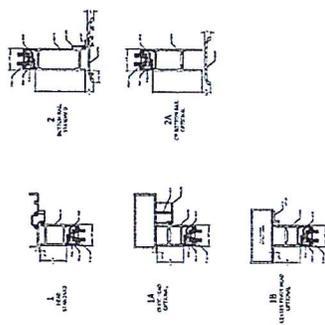
A poured and de-bridged thermal break provides industry standard Condensation Resistance and limits thermal conduction. The thermal pocket also employs the Azon Lance for prevention of dry shrink of the polyurethane barrier.



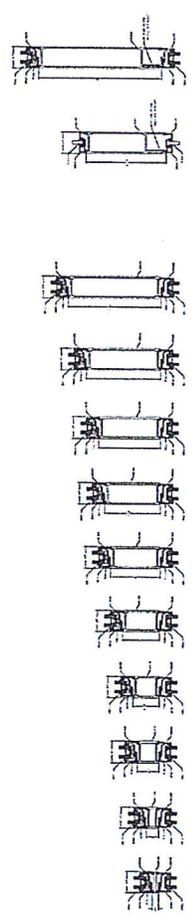


TYPICAL ELEVATION

NARROW STILE ENTRANCES

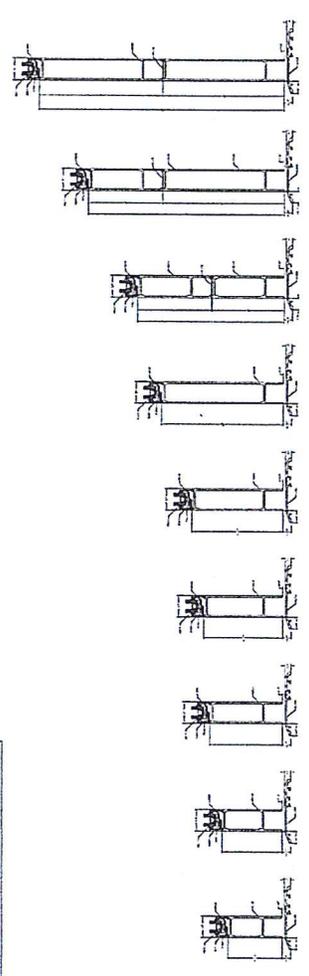


OPTIONAL TOP RAILS



6 - OPTIONAL MIDRAILS

6 - OPTIONAL MIDRAILS



OPTIONAL BOTTOM RAILS



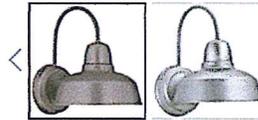
GLAZING INFILL OPTIONS

TUBELITE®
DEPENDABLE
 LEADERS IN ECO-EFFICIENT STOREFRONT,
 CURTAINWALL AND ENTRANCE SYSTEMS
 Last Revised: 5/21/18



Urban Barn Collection 13" High Bronze Outdoor Wall Light - Style # 3W050

^ OTHER OPTIONS



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1

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PRODUCT DETAILS

From the John Timberland® Urban Barn collection, this large industrial style outdoor wall light will blend wonderfully in any contemporary or transitional decor. It comes in a rustic oil-rubbed bronze metal finish, and is ideal for indoor or outdoor use.



[Shop all John Timberland](#)

- 13" high x 10" wide. Extends 13" from the wall. Backplate is 6 1/2" wide. Weighs 1.89 lbs.
- Shade only is 10 1/4" wide x 5" high. Height from center of mounting plate to top of fixture is 9 3/4".
- Uses one maximum 100 watt bulb (incandescent, LED, or CFL). Bulb not included.
- Industrial-inspired oil-rubbed bronze finish. Steel construction.
- Wet rated outdoor wall light. Can also be used in an indoor setting.

RELATED VIDEOS



Outdoor Buying Guide



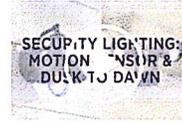
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ASK A QUESTION:

Have a question? Ask owners.

Start typing your question and we'll check if it was already asked and answered. [Learn More](#)

QUESTION:

Why did you choose this?

Lamps Plus [Store](#)

Hoping to update the exterior of my home. I don't like the lights picked by the previous owner.

DIANE C on May 22, 2018

Our home was just painted. New outdoor lights will add a fresh touch.

Cheryl H on Apr 26, 2018

fits perfectly with the style of our house

Christina K on Apr 10, 2018

My home is a rustic pole barn cabin. The lighting goes with the décor.

Melinda S on Feb 26, 2018

[Read All 19 Answers](#)

QUESTION:

The pictures appear different colors- the pictures look like 2 different colors-one more black and one more brown. I want a dark oil rubbed bronze (more black). Which is more accurate?

Jodi A on Dec 9, 2017

ANSWER:

I ordered the bronze one and, it's a very deep dark brown. The large photo I'm seeing is a true representation of mine. I believe pure black is also available. I have a yellow house with white trim and black accents, yet this still goes well with what I have, as the rubbed bronze really gives it some life. I hope this helps with your question.

[Reply](#) · [Inaccurate](#) · [Duane W](#) on Dec 9, 2017 · *Purchased on Sep 7, 2016*

[Read All 5 Answers](#) · [Add Answer](#) · I Have This Question Too (0)

QUESTION:

does this light come in green?

Rosemarie B on Nov 4, 2017

ANSWER:

Yes, we have the 13 inch size in dark green. We also have several other urban barn lights in green.

https://www.lampsplus.com/products/color_green/s_urban-barn/

[Reply](#) · [Inaccurate](#) · [Tanya F](#) Staff on Nov 6, 2017



Urban Barn
Collection 13 inch

[Add Answer](#) · I Have This Question Too (0)

QUESTION:

Does this light have a dusk to dawn or motion sensor option?

A shopper on Jul 13, 2017

ANSWER:

Hi - this does not have a dusk to dawn or motion sensor feature. We have lots of designs that do, however.

You can view them here: https://www.lampsplus.com/products/outdoor-lighting/type_motion-sensor/

Also, I have included a light similar in design that has a built in motion sensor.

[Reply](#) · [Inaccurate](#) · [Jon B](#) Staff on Jul 13, 2017



Midland 9 inch
High Dusk-to-

[Read All 2 Answers](#) · [Add Answer](#) · I Have This Question Too (0)

4.8 / 5.0

6 Reviews

5 Stars	5
4 Stars	1
3 Stars	0
2 Stars	0
1 Stars	0

Search reviews and questions

Sort by Most Helpful

Excellent light for the front of my garage and driveway.

The packaging was excellent and was delivered in a timely manner.

October 15, 2015

Pete in Maine

Pros: Area Of Illumination, Weather Resistant, Attractive Design, Easy To Change Bulb

Best Uses: Walkway, Front Yard

Was this review helpful? (5) (0) · [Flag as Inappropriate](#)

Everything I Imagined

The delivery was timely and punctual.

January 8, 2016

N/A

Pros: Weather Resistant, Attractive Design, Area Of Illumination, Easy To Change Bulb

Best Uses: Walkway, Porch, Back Yard

Was this review helpful? (2) (0) · [Flag as Inappropriate](#)

Great lights.

Bought these for our new deck-they look wonderful.

June 1, 2016

Ma

Pros: Easy To Change Bulb, Attractive Design, Area Of Illumination

Was this review helpful? (2) (0) · [Flag as Inappropriate](#)

Great looking over garage

Exceptional service and delivery.

June 19, 2016

Runcrazy lady

Pros: Weather Resistant, Attractive Design, Easy To Change Bulb

Was this review helpful? (2) (0) · [Flag as Inappropriate](#)

Just what we wanted

Completes the look we were looking for on our new addition

July 14, 2017

Barbara G

Was this review helpful? (1) (0) · [Flag as Inappropriate](#)

*Purchased
11 months ago*

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*Free Shipping applies only to orders shipping to the 48 continental United States or to Canada that qualify and meet the minimum purchase requirement; standard shipping only and select products excluded, including freight and oversized items. Free Returns valid on select items in United States only; does not apply to freight, clearance, Daily Sale, designs with giclee art shades, Color Plus and Tiffany Color Plus brand items, or certain items with designer shades.

ALUMINUM & GLASS OVERHEAD DOORS



ARCHITECTURAL SERIES.

steel insulated full view doors and aluminum full view doors

The perfect choice for architectural applications that require open visibility, natural light and a modern, industrial design. The full-view series can be used as an exterior garage door, an interior "partition" or even as a versatile patio door to merge indoor and outdoor spaces. Well-suited for restaurants, service stations, car dealerships, fire stations or industrial space requiring maximized daylight views or a distinct contemporary architectural appearance.

WHERE TO BUY

SPEC HELP



MODELS OPTIONS FEATURES & BENEFITS BROCHURES SPRINGS & HARDWARE

INSULATED STEEL FULL VIEW

Model	Thickness	Emboss	Exterior Gauge	Pattern	Intellicore	R-Value Solid*	R-Value w/Glass**	Thermal Break	Max Width★	Max Height★
3729	2"	Stucco	27	Minor Ribbed		18.4	8.0	Yes	20'2"	18'0"
3728	2"	Stucco	27	Flush		18.4	8.0	Yes	20'2"	18'0"
3709	1-3/8"	Stucco	27	Minor Ribbed		12.9	5.9	Yes	18'2"	16'0"
3708	1-3/8"	Stucco	27	Flush		12.9	5.9	Yes	18'2"	16'0"
3209	2"	Stucco	24	Minor Ribbed		9.1	4.4	Yes	20'2"	18'0"
3208	2"	Stucco	24	Flush Panel		9.1	4.4	Yes	20'2"	18'0"
3159	1-3/8"	Stucco	27	Minor ribbed		6.5	3.4	Yes	18'2"	16'0"
3158	1-3/8"	Stucco	27	Flush panel		6.5	3.4	Yes	18'2"	16'0"

* R-values calculated per DASMA TDS-163 on a solid door

** R-values calculated per DASMA TDS-163 using weighted average with 3/4" insulated glass.

★Maximum Width and Height values listed are Standard sizing.

ALUMINUM STEEL FULL VIEW

Model	Thickness	Emboss	Max Width★	Max Height★
902	2-1/8"	44" on center, end panels vary	24'2"	20'0"
903	2-1/8"	Equal panel spacing	24'2"	20'0"

★Maximum Width and Height values listed are Standard sizing.

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May 2018



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October 2016



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*Restrictions apply. See [contest entry page](#) for complete details.

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[WHERE TO BUY](#) [SPEC HELP](#)

STEEL FULL VIEW DOORS

DESIGN OPTIONS:

- Windows
- 19.5" x 16"
- 42" x 16"
- 1/8" Tempered
- 1/8" Tempered Frosted
- 3/4" Insulated Tempered
- 3/4" Insulated Frosted Tempered

COLORS:

Finish	Steel	Aluminum	Polycarbonate	Wire Glass	Plexiglass	DSB Glass
190	•	•	•	•	•	•
191	•	•	•	•	•	•
192	•	•	•	•	•	•
193	•	•	•	•	•	•
194	•	•	•	•	•	•
195	•	•	•	•	•	•
196	•	•	•	•	•	•
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248	•	•	•	•	•	•
249	•	•	•	•	•	•
250	•	•	•	•	•	•

[View complete color information](#)

PERFORMANCE OPTIONS:

- High Cycle Springs (25K, 50K and 100K available)
- Exhaust Port
- 3" heavy duty track (where not standard)
- Double End Stiles
- Design pressure rated (WindCode)
- Impact Rated
- Photo eyes, sensing edges and Operators
- [Extended 5-Year Hardware Warranty](#)
- Header (top) and Jamb Seals
- High Performance Hardware Upgrade

ALUMINUM FULL VIEW DOORS

DESIGN OPTIONS:

GLAZING MATERIAL

- 1/2" (12.7 mm) insulated
- 1/2" (12.7 mm) insulated tempered
- 1/8" (3.2 mm) tempered
- 1/4" (6.4 mm) tempered
- 1/8" (3.2 mm) plexiglass
- 1/4" (6.4 mm) wire glass
- 1/8" (3.2 mm) DSB glass
- 1/4" (6.4 mm) polycarbonate
- Custom glazing options available

FINISHING OPTIONS:

Standard finished include white or brown painted and clear anodized finish.

Premium finishing options include:

- RAL color powder coat
- 187 different powder coat offerings
- Custom Colors with [Color Blast](#)® Garage Door Paint System
- Bronze, dark bronze, black or custom color anodized finishing

PERFORMANCE OPTIONS:

- High Cycle Springs (25K, 50K and 100K available)
- 3" heavy duty track (where not standard)
- Double End Stiles
- Photo eyes, sensing edges and Operators
- Sustainable Door Upgrade
- Header (top) and Jamb Seals
- Options to meet Wind load design pressure levels
- High Performance Hardware Upgrade

CUSTOM OPTIONS:

- Mullions
- Break-away Sections

CUSTOM OPTIONS:

- Mullions

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WHERE TO BUY

SPEC HELP



STEEL INSULATED FULL-VIEW DOORS

All of our Steel Insulated Door models come with the following:

- Joint Design:** Tongue and groove section with continuous foam thermal break prevents cold or heat from passing through the section
- Paint System:** 3-stage paint process delivers maintenance free finish that resists rust perforation
- Warranty:** Limited 10-year paint/ 10-year delamination / 1 year material and workmanship

MODEL 3728/3729

- Panel Design:** (3728) 2" stucco embossed steel flush steel exterior (3729) 2" thick stucco embossed steel exterior with minor ribbed pattern
- Steel Gauge:** 27 (.016" min) exterior; 28 (.015" min)
- Colors:** White, Glacier White, Chocolate, Mocha Brown, Black, gray, Trinar White, Almond, Sandtone, Desert Tan, Bronze

MODEL 3708/3709

- Panel Design:** (3708) 1-3/8" stucco embossed steel flush steel exterior (3709) 1-3/8" thick stucco embossed steel exterior with minor ribbed pattern
- Steel Gauge:** 27 (.016" min) exterior; 28 (.015" min)
- Colors:** Standard White, Glacier White, Chocolate, Mocha Brown, Black, Trinar White, Almond, Sandtone, Desert Tan, Bronze

3208/3209

ALUMINUM FULL-VIEW DOORS

- Panel Design:** Recessed aluminum panel
- Gauge:** 0.75" thick extrusions .050" aluminum panels
- Colors:** Clear, bronze anodized, bronze paint, black, anodized, white, commercial brown. Custom colors also available
- Warranty:** Limited 5-year finish / 1-year material and workmanship

Panel (3208) 2" stucco embossed steel flush steel exterior
Design: (3209) 2" thick stucco embossed steel exterior
Steel (.016" min) exterior; 28 (.015" min)
Gauge:
Colors: Standard White, Chocolate, Black, Gray, Trinar White

MODEL 3158/3159

Panel (3158) 1-3/8" stucco embossed steel flush exterior
Design: (3159) 1-3/8" thick stucco embossed steel exterior with minor ribbed pattern
Steel 27 (.016" min) exterior; 28 (.015" min)
Gauge:
Colors: Standard White, Glacier White, Chocolate, Black, Gray, Trinar White, Almond, Sandtone, Desert Tan, Bronze.

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CLOPAY COMMERCIAL – MODELS 902, 903 architectural series



CONSTRUCTION	WARRANTY
2 1/8"	5YR
THICKNESS	LIMITED
	CONSTRUCTION

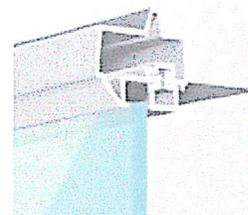
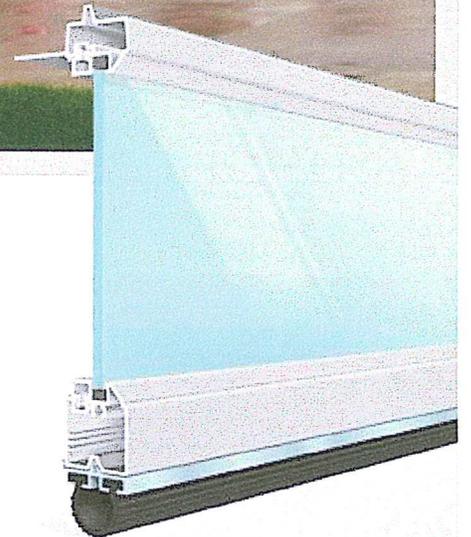
*Model 903 with Insulated Glass and Bottom
Insulated Aluminum Panel, Powder-Coated Frame*

ALUMINUM FULL-VIEW DOORS

Clopay Aluminum Full-View doors offer designers the flexibility to let varying degrees of light in while complementing the surrounding structure. A wide selection of standard and custom glazing types make a bold statement in retail and store environments.

- 2-1/8" (54 mm) thick construction, 6063-T5 extruded aluminum alloy with integral reinforcing fin for maximum durability.
- Exclusive, capped rail construction helps seal out the elements and adds to door durability.
- Tongue-and-groove meeting rail.
- Available in a wide variety of powder-coated and anodized finish colors.
- Many glazing options available, including thermal glass, Low-E glass and polycarbonate panels in various colors.
- Model 902 features 44" (1.1 m) on center panel spacing with limited glazing options. Model 903 is fully customizable and features equal panel spacing.

clopaycommercial.com



Integral reinforcing fin adds durability and strength.

OPTIONS

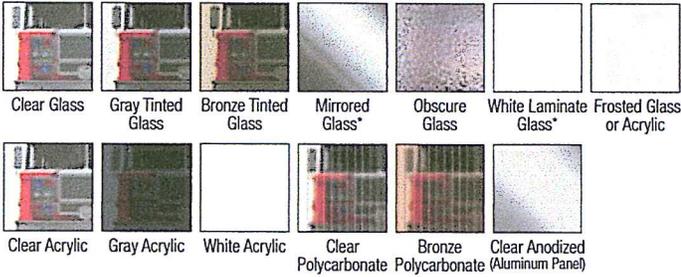
GLASS/PANEL OPTIONS



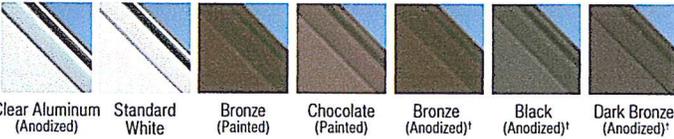
CUSTOM POWDER COAT

Powder coat available in a variety of finishes, colors as well as custom formulations to complement your building design.

GLASS/PANEL OPTIONS



FRAME/SOLID PANEL COLOR OPTIONS



* Mirrored and laminate not available in 1/2".
 † Additional cost and lead time may apply.

Glass thickness available in 1/8", 1/4" and 1/2". Low-E available on insulated glass. Tri-wall polycarbonate thickness available in 1/2". Panels can be aluminum to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels. Due to the anodizing process, slight color variation may occur. Custom powder coat, Color Blast® and anodized finish available. The use of "Bronze (Painted)" is recommended for a more consistent bronze finish color.

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit clopaydoor.com/acrylic for complete details. See your Clopay Dealer for details.

FEATURES

STANDARD HARDWARE

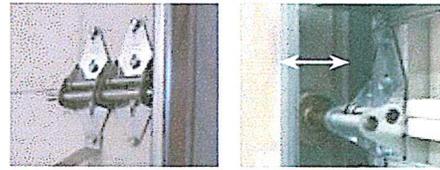
- PVC vinyl astragal with aluminum retainer
- Commercial 10-ball steel rollers (nylon tires available)
- Steel step plate and lift handle
- Heavy-duty galvanized end stiles
- Inside slide lock for increased security
- 2" (50.8 mm) or 3" (76.2 mm) track
- 10,000 cycle springs
- Galvanized aircraft cable with minimum 7:1 safety factor
- Variety of track configurations to meet building specifications

MATERIALS AND CONSTRUCTION

- Panel Thickness 2-1/8" (54 mm)
- Exterior Surface 6062-T5 extruded aluminum alloy with integral reinforcing fin
- Max Width 24'2" (7.4 m)
- Max Height 20' (6.1 m)
- Exterior Colors Standard White, Bronze and Chocolate Painted. Clear, Bronze, Black and Dark Bronze Anodized. Custom paint available.
- Limited Warranties* 5-Year limited finish warranty
1-Year hardware warranty

*For full warranty details see the 902, 903 official warranty document, posted on www.clopaydoor.com.
 For special sizes, applications and options, consult Commercial Information Assistance (CIA) at 1-800-526-4301.

HEAVY-DUTY HARDWARE (where not standard)



Double-end hinge 3" Track

HIGH CYCLE SPRINGS



25,000, 50,000 or 100,000 cycle springs available.

MULLIONS



Carry-away, roll-away or swing-up mullions are available on select sizes.

EXHAUST PORT



Can be cut into any type of sectional door. Available in select sizes.



WindCODE® doors are available in many sizes and pressure ratings.



Upgrade your standard door with industrial-grade components.

DISTRIBUTED BY:



For more information on these and other Clopay products, call 1-800-526-4301 or visit clopaycommercial.com



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WHERE TO BUY

SPEC HELP



COMMERCIAL HARDWARE

Commercial doors are designed with hardware to meet demanding applications of commercial building usage. All commercial doors are provided with the following hardware as standard. For additional upgraded hardware see "Options" tab.

- 14 gauge hinges
- Commercial 10 ball steel rollers with options for nylon tire rollers
- 10,000 cycle torsion springs
- Steel step plate and lift handle for easy operation
- Inside slide lock for increase security
- 19 gauge steel hinge support plates
- 18-gauge single end stiles; 16-gauge double end stiles
- Galvanized aircraft cables with 7:1 safety factory
- 2" or 3" track in a variety of configurations to meet building design requirements

COMMERCIAL TRACK APPLICATIONS

In commercial settings, space utilization and space constraints are important factors in choosing the correct hardware configuration for your application. Clopay track offerings and options enable you to make the most efficient use of available space. Options include standard lift, low head room front or rear mount, follow the roof pitch, full vertical or combination of these options. [Learn more](#)

COMMERCIAL TORSION SPRINGS

Designed to counterbalance even the largest doors, commercial torsion spring assemblies can be designed for industry standard 10,000 cycles or can be upgraded to 25,000, 50,000 or 100,000 expected life cycles. . [Click here for details](#)

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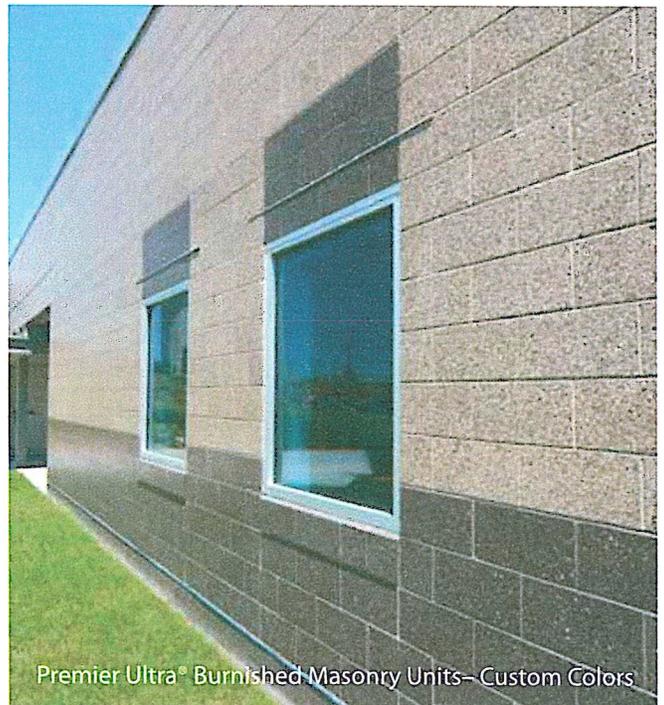
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Premier Ultra® Burnished Masonry Units– Quiet Beach

Advantages of Burnished Masonry

- High durability
- Fire protection
- Low maintenance
- Shorter lead times
- Competitive pricing
- Resistant to mold, weather and fire
- Cost-effective one-step installation
- Variety of sizes and shapes, including oversize, and full and thin veneers
- Color and surface grinding consistency
- Incredible structural strength



Premier Ultra® Burnished Masonry Units– Custom Colors

Color Options Premier Ultra® Burnished Masonry Units

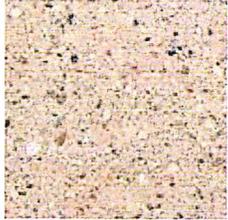
An Economical and Elegant Choice

Premier Ultra® Burnished Masonry Units were designed with project versatility and boldness in mind. Burnished units are integrally colored and their surface is ground smooth to reveal natural aggregates for a result that replicates the look of hand cut stone or granite for a fraction of the cost. Additionally, our manufacturing capabilities further accentuate the timeless beauty of natural aggregates and elevate a project with sophisticated character.

Letter following color name denotes pricing level.

Colors, product data, and availability are subject to change without notice. Please confirm all details with a County Materials representative for availability in your area. Colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection.

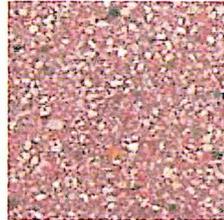
Burnished Colors



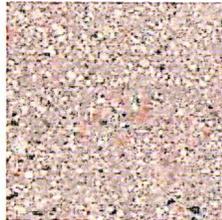
Dawn
(63-240A)



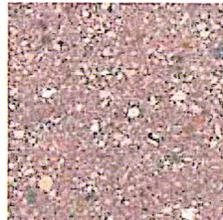
Dusk
(63-243A)



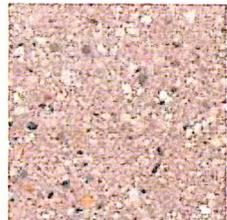
Firebrush
(63-215A)



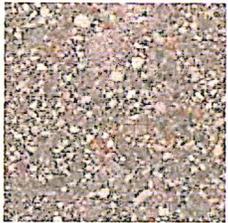
Quiet Beach
(63-241A)



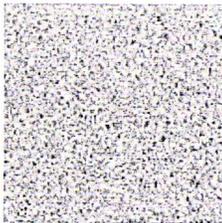
Sunrise
(63-242A)



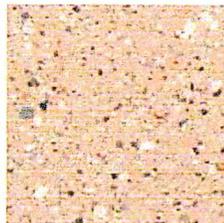
Burnt Ember
(63-250B)



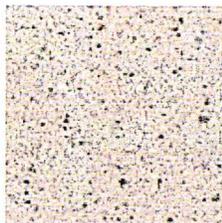
Deep Earth
(63-252B)



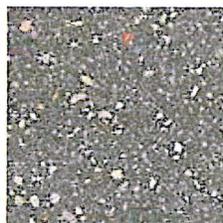
Echo
(63-251B)



Honeycomb
(63-216B)



Moonbeam
(63-214B)



Twilight
(63-210B)



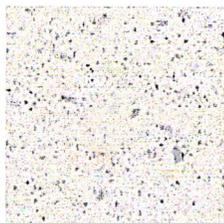
Galaxy
(63-239C)



North Star
(63-222C)



Sea Salt
(63-218C)



Solstice
(63-219C)



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Premier Ultra[®] Burnished Masonry Units

Premier Ultra[®] Burnished Masonry Units are the optimal solution for concrete masonry construction. Their ground surface reveals a mix of natural aggregates that offers exceptional durability and refined beauty.



Premier Ultra[®] Burnished Masonry Units— Custom Color

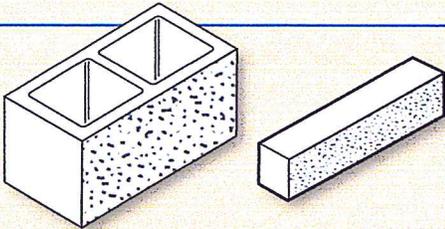
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Ultra[®]
BURNISHED MASONRY UNITS



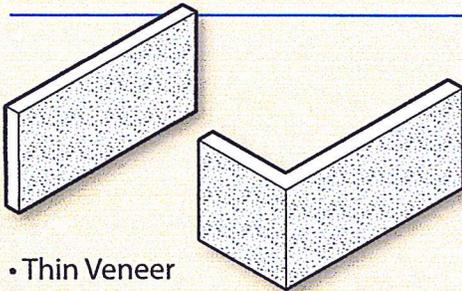
Premier Ultra® Burnished Masonry Units—Custom Color

Ultra[®]
PREMIER
BURNISHED MASONRY UNITS

Available in Load-bearing,
Full Veneer and Thin Veneer Units



• Load-bearing & Full Veneer
Shapes and Sizes



• Thin Veneer
Shapes and Sizes

To view all available shapes and sizes, please refer to our *Masonry Designer's Catalog* or our *Concrete Masonry - Unit Shapes and Sizes Guide*.

Strength Meets Sophistication

Premier Ultra® Burnished Masonry Units are the optimal solution for concrete masonry construction. Their ground surface reveals a mix of natural aggregates that offers exceptional durability and refined beauty.

Manufactured to have high fire resistance ratings and to withstand abuse, Premier Ultra® Burnished Masonry Units are specified for a multitude of exterior and interior applications. Adding to their design versatility, units are manufactured in structural load-bearing, full and thin veneer units.

Premier Ultra® Burnished Masonry Units are the high-performing construction material of choice for discriminating architects and designers around the country.



Premier Ultra® Burnished Masonry Units—Firebrush

Color Selection

Colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection. Because concrete products are manufactured with high quality, naturally-mined aggregates and materials, variations in color or shading should be expected in products that are manufactured at different times and in units having different shapes. This color or shading variation is acceptable in the industry. County Materials recommends immediately verifying the product and color upon receipt, and prior to opening pallets. For any discrepancies, contact your local County Materials representative before installation. Use of product constitutes acceptance.

Mock-up Sample Wall Panel

Before project installation begins, construct a separate (not part of the actual building) mock-up sample wall panel of not less than 4 feet by 4 feet with Premier Ultra Burnished Masonry Units and related Decorative CMUs in the pattern, type, color, finish and shape specified. This sample wall panel must be completed for evaluation of surface preparation techniques, application workmanship, as well as the application methods for any water repellents in mortar, and cleaning and sealing agents.

Proper Color Distribution and Installation

Color of concrete products may vary significantly between production lots. Install concrete units from several pallets to ensure distribution of color.

The contractor must install concrete units in accordance with the masonry industry's best practices, according to NCMA and MSJC standard specifications, and the manufacturer's instructions. County Materials is not liable or responsible for loss or damage resulting from improper storage, handling, maintaining the products or failure to follow installation instructions. Follow all applicable warnings, advisories, and instructions.



Efflorescence

Efflorescence is a naturally occurring process in all concrete products which may appear in the form of a white powdery film on the unit's surface. Efflorescence may be more perceivable in darker colors. It does not, in any way, compromise the functionality or the structural integrity of the product or your installation. Although efflorescence cannot be prevented, it will wash off over time or it can be cleaned with an industry cleaner. County Materials accepts no responsibility or liability for the occurrence of efflorescence.

Water Repellents

Integral water repellents can be added to most CMUs for improved performance both in the product and building structure. Water repellents are one part of a wall system, however, proper design and installation are crucial to ensuring adequate wall system performance. Water repellent options are also available for mortar and are specific to application requirements and desired results. County Materials recommends asking a County Materials representative regarding the use of integral water repellent in CMUs and the complimentary use of integral water repellent in mortar. Use of the water repellent in mortar must comply with all instructions provided by the water repellent manufacturer, and the water repellent method in mortar must be performed on a separate mock-up sample wall panel not less than 4 feet by 4 feet

(Continued from page 1)

prior to Buyer approval. County Materials accepts no responsibility or liability for the use of water repellents in mortar used with our concrete masonry products.

Cleaning Agents

Always keep units clean during construction. Harsh cleaning methods after units have been installed might mar the surface of units.

Concrete cleaning agents are not required but are an option for all County Materials concrete masonry units. There are many different cleaning agents specific to application requirements and desired results. Cleaning agent manufacturers recommended are PROSOCO, and EaCo Chem Inc. Use of the cleaning agent must comply with all instructions provided by the cleaning agent manufacturer, and the cleaning agent method must be performed on a separate mock-up sample wall panel not less than 4 feet by 4 feet prior to Buyer approval. County Materials accepts no responsibility or liability for the use of cleaning agents on our concrete masonry products.

Sealers

A field coat application of concrete sealer is specified on County Material's Premier Ultra Burnished Masonry Units. There are many different sealing agents specific to application requirements and desired results. Use of the sealing agent must comply with all instructions provided by the sealing agent manufacturer, and the sealing agent method must be performed on a separate mock-up sample wall panel not less than 4 feet by 4 feet prior to Buyer approval. Sealing agent manufacturers recommended are TK Products Construction Coatings, and PROSOCO. County Materials accepts no responsibility or liability for the use of sealers on our Premier Ultra Burnished Masonry Units.

Construction Residue

A possible by-product of cutting concrete units during installation with a saw is residue-filled water or concrete dust. Residue-filled water or re-hydrated dust can cling to the surface of units and leave a concrete stain. It is recommended to wash and remove the water or concrete dust from the surface of concrete masonry units before it dries. Construction residue can also happen through soil disturbance or environmental elements. These contaminants should be removed immediately; they do not compromise the functionality or the structural integrity of the product or your installation. County Materials accepts no responsibility or liability for the occurrence of construction residue or concrete stains.



SECTION 04 22 23.13

BURNISHED CONCRETE MASONRY UNITS

Display hidden notes to specifier. (Don't know how? [Click Here](#))
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PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Loadbearing burnished concrete masonry units.
- B. Non-loadbearing burnished concrete masonry units.

1.2 RELATED SECTIONS

- A. Section 04 05 16.16 - Chemical-Resistant Masonry Grouting.
- B. Section 04 05 19.13 - Continuous Joint Reinforcing.
- C. Section 04 27 23 - Cavity Wall Unit Masonry.
- D. Section 04 22 00.14 - Concrete Thin Veneers.
- E. Section 07 60 00 - Flashing and Sheet Metal.

1.3 REFERENCES

- A. ASTM International (ASTM):
 1. ASTM A 82 / A 82M - Standard Specification for Steel Wire, Plain, for Concrete Reinforcement.
 2. ASTM A 153 - Standard Specification for Zinc-Coated (Hot Dip) on Iron and Steel Hardware.
 3. ASTM A 496 / A 496M - Standard Specification Steel Wire, Deformed, for Concrete Reinforcement.
 4. ASTM A 641 / A 641M - Standard Specification for Zinc-Coated (Galvanized) Carbon Steel Wire.
 5. ASTM A 951 / A 951M - Standard Specification for Steel Wire for Masonry Joint Reinforcement.
 6. ASTM C 90 - Standard Specification for Loadbearing Concrete Masonry Units.
 7. ASTM C 91 - Standard Specification for Masonry Cement.
 8. ASTM C 140 - Standard Test Methods for Sampling and Testing Concrete Masonry Units and Related Units.
 9. ASTM C 143 / C 143M - Standard Test Method for Slump of Hydraulic-Cement Concrete.
 10. ASTM C 144 - Standard Specification for Aggregate for Masonry Mortar.
 11. ASTM C 150 - Standard Specification for Portland Cement.

12. ASTM C 207 - Standard Specification for Hydrated Lime for Masonry Purposes.
 13. ASTM C 270 - Standard Specification for Mortar for Unit Masonry.
 14. ASTM C 476 - Standard Specification for Grout for Masonry.
 15. ASTM C 920 - Standard Specification for Elastomeric Joint Sealants.
 16. ASTM C 1330 - Standard Specification for Cylindrical Sealant Backing for Use with Cold Liquid Applied Sealants.
 17. ASTM D 2240 - Standard Test Method for Rubber Property - Durometer Hardness.
- B. International Building Code (IBC).
 1. IBC - Chapter 7 Fire-Resistance-Rated Construction 721.3 Concrete Masonry.
 2. IBC - Chapter 21 Masonry.
 - C. Masonry Standards Joint Committee (MSJC):
 1. Building Code Requirements for Masonry Structures.
 2. Specifications for Masonry Structures.
 - D. National Concrete Masonry Association (NCMA): TEK Manual for Concrete Masonry Design and Construction.
 - E. American Concrete Institute (ACI): ACI 117- Specification for Tolerances for Concrete Construction and Materials.

1.4 SUBMITTALS

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 1. Storage and handling requirements and recommendations.
 2. Installation methods.
 3. Cleaning and maintenance instructions provided by cleaning and sealing agent manufacturer.
- C. Certificates: Letter of compliance to specified performance requirements.
- D. Test Reports:
 1. Dimensional Analysis.
 2. Absorption Analysis.
 3. Compressive Strength Analysis.
- E. Verification Samples: For each product specified, two samples, representing types, colors, textures, and finishes to be installed.
- F. USGBC LEED Submittals: Submit manufacturer's documentation of the following items:
 1. MR Credit 4.1 and 4.2: Recycled content of products, indicating percentages of supplementary cementitious content.
 2. MR Credit 5.1 and 5.2: For projects within 500 miles of manufacturing location where materials are extracted, processed and manufactured.

1.5 QUALITY ASSURANCE

- A. Regulatory Requirements and Approvals: provide applicable licensing, bonding or other requirements of regulatory agencies.
- B. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and

application workmanship.

1. Construct a separate (not part of the actual building) sample wall panel not less than 4 feet by 4 feet (1.2 m x 1.2 m) with units in the pattern, type, color, texture, finish and shape as indicated on Drawings and specifications. Water repellent in mortar, cleaning and sealing agents and methods shall be performed prior to approval of the sample panel.
2. Do not proceed with remaining work until workmanship, patterns, types, colors, textures, finishes, shape, application methods for water repellent in mortar, and cleaning and sealing agents are approved by Architect. Maintain Mock-up during construction for workmanship standard.
3. Rework mock-up area as required to produce acceptable work.

1.6 DELIVERY, STORAGE & HANDLING

- A. Deliver, store and handle materials and products in strict compliance with manufacturer's instructions and recommendations. Stack cubes only one cube high. Protect from damage.
- B. Comply with manufacturer's ordering instructions and lead-time requirements to avoid construction delays.
- C. Delivery: Deliver units in manufacturer's unopened, labeled, packaging. Units shall be inspected upon delivery. Defective units shall be removed immediately.
- D. Storage: Store materials off the ground and keep free from groundwater, soil contamination, mud and dust. Materials shall be protected from precipitation and harmful weather conditions. Product with visible frozen moisture shall not be installed.
- E. Handling: Units shall be handled in a manner that prevents breakage and damage.

1.7 PROJECT/SITE CONDITIONS

- A. Environmental Requirements:
 1. Protect CMUs from rain and freezing temperatures prior to, during, and for 48 hours after installation of materials.
 2. When ambient temperature is below 40 degrees F (4.4 degrees C) or exceeds 90 degrees F (32.2 degrees C), comply with requirements for project conditions in accordance with MSJC Specification for Masonry Structures including the following:
 - a. Par. 1.8 C. Cold Weather Construction.
 - b. Par. 1.8 D. Hot Weather Construction.
 3. Do not continue masonry construction during heavy rains, as partially set or plastic mortar is susceptible to washout until 8 to 24 hours of curing occurs (depending upon environmental conditions).
 4. When rain is likely, cover construction materials. Newly constructed masonry shall be protected from rain by draping a weather-resistant covering over the assembly. The cover shall be secured in place and extend over mortar that is susceptible to washout.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: County Materials Corporation, which is located at: 205 North St. P. O. Box 100; Marathon, WI 54448-0100; Toll Free Tel: 800-242-7733; Tel: 715-848-1365; Fax: 715-443-3691; Email: [request info](#)

(info@countymaterials.com); Web: www.countymaterials.com

- B. Substitutions: Not permitted.
- C. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

2.2 BURNISHED MASONRY UNITS

- A. Basis of Design: Premier Ultra Burnished Masonry Units as manufactured by County Materials Corporation.
 - 1. Description: Integrally pigmented loadbearing hollow units with a net area compressive strength of greater than or equal to 2000 psi.
 - 2. Compliance: ASTM C 90.
 - 3. Coloring: Integral, through-body coloring; synthetic or natural iron oxide pigments.
 - 4. Water Repellent: Integral Water Repellent.
 - 5. Finish: Ground Face.
 - 6. Size and Shape: _____.
 - 7. Special Shapes, Finished Ends, Scores, Chamfers: As required.
 - a. Corner: 4FE L: 7-5/8 x 7-5/8 x 15-5/8 inches, 3-5/8 inch thickness.
 - b. Bullnose End: 8FEBN: 7-5/8 x 7-5/8 x 15-5/8 inches.
 - c. Bullnose Top: BFTBN: 7-5/8 x 7-5/8 x 15-5/8 inches.
 - d. Bond Beam: 8UF: 7-5/8 x 7-5/8 x 15-5/8 inches.
 - e. Cap: _____.
 - f. Banding: _____.
 - g. Other: _____.
 - 8. Style: Hollow.
 - 9. Style: Semi Solid.
 - 10. Style: Solid.
 - 11. Color: As selected from manufacturer's standard range.
 - 12. Color: As indicated on the Drawings.
 - 13. Color: _____.
 - 14. Scoring: None.
 - 15. Square Scoring: V1, single score line.
 - 16. Square Scoring: V2, two score lines.
 - 17. Square Scoring: V3, three score lines.

2.3 REINFORCEMENT AND ANCHORAGE

- A. Single-Wythe Joint Reinforcement for Single-Wythe Concrete Units:
 - 1. Truss Type; Fabricated from cold drawn steel wire ASTM A 82; conforming to ASTM A 951; 9 gauge deformed side rods conforming to ASTM A 496 / A 496M; 9 gauge cross rods.
 - 2. Coatings for Corrosion Protection: Mill galvanized per ASTM A 641 / A 641M, Zinc Coated (0.1 oz. per sq.ft.).
 - 3. Coatings for Corrosion Protection: Hot-dipped galvanized per ASTM A 153 / A 153M Class B.
 - 4. Width selected shall be approximately 2 inches (51 mm) less than nominal width of Concrete Unit.
 - 5. Install continuously in horizontal mortar joints in vertical intervals of not more than 16 inches (406 mm).
 - 6. Type and Manufacturer: _____.
- B. Veneer Joint Reinforcement for Concrete Facing Units:
 - 1. Truss Type: Fabricated from cold drawn steel wire ASTM A 82; conforming to ASTM A 951; 9 gauge deformed side rods conforming to ASTM A 496 / A

- 496M; 9 gauge cross rods.
 2. Coating for Corrosion Protection: Mill galvanized per ASTM A 641 / A 641M, Zinc Coated (0.1 oz. per sq.ft.).
 3. Coating for Corrosion Protection: Hot-dipped galvanized per ASTM A 153 / A 153M Class B.
 4. Width: Nominal 4 inch wire; actual - approximately 2 inches.
 5. Install continuously in horizontal mortar joints in vertical intervals of not more than 16 inches (406 mm) O.C.
 6. Type and Manufacturer: _____.
- C. Veneer Anchors for Concrete Facing Units with CMU back-up: Ladder Type with Ties.
1. Truss Portion: Fabricated from cold drawn steel wire ASTM A 82; conforming to ASTM A 951; 9 gauge deformed side rods conforming to ASTM A 496 / A 496M; 9 gauge cross rods.
 - a. Hot-dipped galvanized per ASTM A 153 / A 153M Class B.
 - b. 3/16 inch (4.76 mm) diameter wire tabs shall be welded to truss portion at 16 inch (406 mm) O.C. horizontal spacing.
 2. Ties: 3/16 inch (4.76 mm) diameter wire; Hot-dipped galvanized ASTM A 153 / A 153M Class B.
 3. Truss width shall be approximately 2 inches (51 mm) less than nominal width of Concrete Masonry Unit. Ties shall be of sufficient length to embed longitudinal portion of tie into center of veneer +/- 1 inch (25 mm).
 4. Install continuously in horizontal mortar joints in vertical intervals of not more than 16 inches (406 mm).
 5. Type and Manufacturer: _____.
- D. Veneer Anchors for Concrete Facing Units with Steel Stud back-up: 2-Piece anchors.
1. Plate Portion: 14 gauge; Hot-dipped galvanized ASTM A 153 / A 153M Class B.
 2. Ties: 3/16 inch (4.76 mm) diameter wire; Hot-dipped galvanized ASTM A 153 / A 153M Class B.
 3. Ties shall be of sufficient length to embed longitudinal portion of tie into center of unit veneer +/- 1 inch (25 mm).
 4. Install continuously in both horizontal and vertical intervals of not more than 16 inch (406 mm) O.C.
 5. Type and Manufacturer: _____.

2.4 FLASHING

- A. Flashing for Single-Wythe Concrete Units:
1. Embedded, overlapping, polypropylene pan system with integral weep spouts.
 2. Flashing shall be installed at all locations where the free drainage of water is blocked.
 3. Type and Manufacturer: _____.
- B. Flashing for Concrete Facing Units:
1. 40-mil flexible flashing with integral drainage mat, stainless steel drip edge and weep tabs.
 2. Type and Manufacturer: _____.
- C. Weep Vents for Concrete Facing Units:
1. 2-5/8 inches x 3-1/2 inches x 1/2 inches (67 mm x 89 mm x 13 mm) open-weave recycled polyester mesh.
 2. Weep Vents shall be installed a minimum of 32 inches (813 mm) O.C.
 3. Weep Vents color shall match color of the mortar joints.

4. Type and Manufacturer: _____.

2.5 GROUT

- A. Conventional Grout:
 - 1. Shall conform to ASTM C 476 and the recommendations of NCMA TEK 9-4A.
 - 2. Grout shall be proportioned to provide slump of 8 to 11 inches as measured by ASTM C 143 / C 143M.
- B. Self-consolidating Grout: Shall conform to ASTM C 476 and MSJC.

2.6 MORTAR

- A. Mortar for Single-Wythe Concrete Units.
 - 1. Masonry Cement conforming to ASTM C 91, Type S.
 - 2. Cement - Lime.
 - a. Portland Cement: ASTM C 150.
 - b. Hydrated Lime ASTM C 207, Type S.
 - c. Portland and Lime shall be mixed to meet ASTM C 270 property specification Type S.
- B. Mortar for Concrete Facing Units:
 - 1. Masonry Cement conforming to ASTM C 91, Type N.
 - 2. Cement - Lime.
 - a. Portland Cement: ASTM C 150
 - b. Hydrated Lime ASTM C 207, Type S.
 - c. Portland and Lime shall be mixed to meet ASTM C 270 property specification Type N.
 - 3. Mortar Color: _____.
 - 4. Mortar Color: Gray.
 - 5. Mortar Color: As indicated on Drawings.
 - 6. Joint Striking: _____.
 - 7. Joint Striking: Concave.
 - 8. Joint Striking: V-shaped.
 - 9. Joint Striking: As indicated on Drawings.
- C. Aggregate for Mortar: ASTM C 144.
- D. Water-Repellant Admixture: Liquid water-repellant mortar admixture or manufacturer approved equal. A complimentary water repellent mortar admixture used in the concrete masonry shall be used in the mortar to ensure compatibility and bond.
- E. Water: Clean and potable.

2.7 CONTROL JOINTS

- A. Control Joints shall be built into Single-Wythe Concrete Unit walls according to the recommendations of NCMA TEK 10-2C. Joints shall not exceed the lesser of: a maximum panel length to height ratio of 1-1/2:1 or a distance of 25 ft (7.6 m).
- B. Control Joints shall be built into Concrete Facing Unit walls according to the recommendations of NCMA TEK 10-4. Joints shall not exceed the lesser of: a maximum panel length to height ratio of 1-1/2:1 or a distance of 20 ft (6.1 m).
- C. Control Joint Gasket: 2-5/8 inch (67 mm) PVC compound with 80 Durometer hardness conforming to ASTM D 2240.
- D. Backer Rods: Backer rod diameter shall be 1/8 inch (3 mm) larger than width of the

control joint.

1. Closed-cell polyethylene foam complying to ASTM C 1330, Type C.
2. Type and Manufacturer: _____.

E. Sealant:

1. Elastomeric polyurethane conforming to ASTM C 920.
2. Sealant Depth at midpoint shall be minimum 1/4 inch (6 mm); maximum 3/8 (9.5 mm).
3. Sealant color shall match color of Concrete Unit Masonry.
4. Type and Manufacturer: _____.

2.8 SEALERS

- A. Sealer: Clear-drying, water-based, silicone emulsion with 6 percent solids as measured by ASTM D 5095.
- B. Sealer: Selected and confirmed during construction, as applicable after test area is prepared.
 1. Type and Manufacturer: _____.

2.9 CLEANERS

- A. Cleaners: Non muriatic acid cleaner.
- B. Sealer: Selected and confirmed during construction, as applicable after test area is prepared.
 1. Type and Manufacturer: _____.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Examination:
 1. Verify field conditions are acceptable and ready to receive masonry.
 2. Verify the foundations or bearing elements are within tolerances conforming to the requirements of ACI 117.
 3. Verify built-in items are in proper location, and ready to receive masonry work.
 4. Verify Concrete Masonry Units are according to project specification and meet appropriate ASTM specification requirements. Commencement of installation constitutes acceptance of Concrete Masonry Units.
- B. Preparation: Prepare surfaces and materials in accordance with MSJC Specifications for Masonry Structures. If preparation is the responsibility of another installer, notify Architect in writing of deviations from manufacturer's recommended installation tolerances and conditions.
- C. Do not proceed with installation until substrates have been properly prepared and deviations from manufacturer's recommended tolerances are corrected. Commencement of installation constitutes acceptance of conditions.

3.2 INSTALLATION

- A. Install only quality units; reject all defective units. Align units level, plumb and true with uniform, carefully tooled 3/8 inch (9.5 mm) wide joints on the finished side of the wall. Draw blocks from two or more pallets at a time during installation. Provide adequate lighting for masonry work by placing all lighting a reasonable distance from the wall for even illumination. Do not use trough lighting. Make all unit cuts, including those for bonding, holes, boxes, etc., with motor-driven masonry saws, using either

an abrasive or diamond blade. Cut neatly for best appearance.

- B. Concrete Masonry Units:
 - 1. Install concrete masonry units in accordance with standard masonry practices, and NCMA and MSJC Specifications for Masonry Structures and manufacturer's instructions.
 - 2. Bond Pattern for Exposed Masonry: Running Bond.
 - 3. Bond Pattern for Exposed Masonry: Stacked Bond.
 - 4. Bond Pattern for Exposed Masonry: As indicated on Drawings.
 - 5. Lay units by selecting product from more than one pallet at a time during installation.
 - 6. Lay units with full mortar head and bed joints.
 - 7. All cutting shall be done with masonry saw to provide, clean, sharp, unchipped edges.
 - 8. Do not use masonry units with broken corners and edges in excess of ASTM C90.
 - 9. Temporary Formwork and Shores: Construct formwork to support reinforced masonry elements during construction.
 - 10. Provide temporary bracing during installation of masonry work. Maintain in place until building structure provides permanent bracing.

- C. Control Joints: Designed to reduce restraint and permit longitudinal movement. Per NCMA Tek Note 10-2C and 10-4, proper control joint spacing is required for concrete masonry walls.
 - 1. Single-Wythe Concrete Units: Joints shall not exceed the lesser of: a maximum panel length to height ration of 1-1/2:1 or a distance of 25 feet.
 - 2. Concrete Facing Units: Joints shall not exceed the lesser of: a maximum panel length to height ratio of 1-1/2:1 or a distance of 20 feet.

- D. Mortar and Mortar Joints:
 - 1. Mortar Mixing.
 - a. Mix mortar ingredients in accordance with ASTM C270.
 - b. Add mortar coloring.
 - c. Add water repellent admixture specified by manufacturer.
 - d. Mix mortar components between 3 and five minutes.
 - 2. Mortar Joints
 - a. Tool exposed joints when mortar is thumbprint hard, using jointer larger than joint thickness.
 - b. Remove excess mortar smears as work progresses.
 - 3. At installation completion of exposed concrete unit masonry, tuck-point holes and imperfections in joints of all exposed masonry surfaces, completely filling with mortar. Tool to match surrounding mortar joints. After pointing hardens, and within fourteen days of finished work, clean masonry surfaces of all excess mortar soiling and dirt

- E. Horizontal Joint Reinforcement:
 - 1. Place joint reinforcements in horizontal mortar joints in first course, at 8 inches above and below openings, and below bearing locations.
 - 2. Install joint reinforcement in the bed joints 16 inches (406 mm) on center vertically in veneer applications, in the exterior wythe of composite and noncomposite wall construction, and in through-wall masonry construction.
 - 3. Nonstructural, horizontal, joint reinforcement should not be installed continuously through control joints.

- F. Veneer Anchors and Ties: Install to allow for vertical and horizontal movement. Ties must be securely attached to studs through sheathing and/or insulation and not to the sheathing/insulation alone.

- G. Ambient Conditions: When ambient air temperature is outside the range of 40 to 90 degrees F (4.4 to 32.2 degrees C), implement procedures and comply with recommendations in accordance with MSJC Specification for Masonry Structures.
- H. During construction and until the walls are roofed, the coping is installed, or the top bond beam course is grouted solid, keep walls covered to prevent rain or snow intrusion into the Concrete Unit cores or wall cavities.
- I. Keep Concrete units and walls clean during construction. Prevent grout or mortar from staining the face of masonry. Mortar and grout soiling (droppings, spatters, and smears) shall be removed at the end of each day following standard masonry practices.
- J. Loading:
 - 1. Do not apply uniform floor or roof loads for a minimum of 12 hours after building masonry walls.
 - 2. Do not apply concentrated loading for a minimum of 3 days after building masonry walls or columns.
- K. Flashing and Weeps:
 - 1. Install flashing as indicated on drawings, as specified herein and in all of the following locations:
 - a. Above grade at base of walls.
 - b. Under and behind sills.
 - c. Over openings.
 - d. At spandrels and shelf angles.
 - e. On top of bond-beams if used mid-wall.
 - 2. Weep Vents shall be provided at all flashing locations at intervals not to exceed 32 inches (813 mm) O.C.
- L. Contractor shall keep masonry units, walls and surrounding work clean during construction following standard masonry practices. Mortar soiling (including but not limited to droppings, splatters, smears) shall be removed at the end of each day. Remove mortar soiling from masonry work and connecting work before its final set. Mortar droppings that adhere to the exposed face of the units shall be removed using brick/block scrap after being allowed to harden, without causing damage to the exposed face of installed units. Remaining mortar shall be removed with a stiff fiber brush.
- M. All Concrete Masonry shall be cleaned in strict accordance with specified cleaning agent's instructions. Mild masonry detergents/cleaners and power washing systems shall be properly used. Strong acids, acid washes, or chemicals with a strong acid reaction shall not be used.
- N. Cleaning:
 - 1. All caulking and sealant materials shall be in place and cured prior to cleaning.
 - 2. Application of cleaner above 50 psi. is prohibited.
 - 3. A test panel shall be cleaned and approved by architect prior to general wall cleaning.
- O. Sealers:
 - 1. A test panel shall be cleaned and approved by architect prior to general wall cleaning.

3.3 PROTECTION

- A. Protection:
1. Protect installed work from damage due to subsequent construction activity on the site.
 2. Protect masonry materials during storage and construction to prevent moisture intrusion and soilage.
 3. During erection, cover tops of walls to prevent moisture penetration into cores of Concrete Units and cavities of wall system.
 4. Provide final protection and maintain jobsite conditions that ensure Concrete Masonry is without damage, deterioration, or soiling.

END OF SECTION

Form No. TR-1803-C90
 Revision No. : 1
 Revision Date: 5/11/12

Concrete Masonry Unit Testing



S&ME, Inc. - Atlanta 11420 Johns Creek Pkwy Duluth, GA 30097

Project No.:	1803-10-111	Report No.	421823	Report Date:	1/11/2013
Client:	ACM Chemistries, Inc.			Received Date:	1/2/2013
Attention:	Mr. Craig Walloch				
Manufacturer:	The Concrete Service - Traverse City, Michigan				
Sampled by:	The Concrete Service - Traverse City, Michigan				
Specification:	ASTM C90-11b	Test Procedure:	ASTM C140-12a		
Unit I.D.	ACM 122712-1938: 8-inch Normal Weight CMU, Split-face				
	Test Date: 1/10/13				

SUMMARY OF AVERAGE TEST RESULTS

	Result	Required		Result	Required
Net Compressive Strength:	4,480 psi	1,900 min.	Normalized Web Area:	26.7 in ² /ft ²	6.5 in. ² /ft. ²
Density:	131.6 pcf	-	Minimum Faceshell Thickness:	1.27 in.	1.25 min.
Absorption:	7.0 pcf	13 max.	Minimum Web Thickness:	1.04 in.	0.75 min.
Absorption:	5.3 %	-	Equivalent Web Thickness:	2.4 in.	-
Percent Solid:	53.5 %	-	Net Cross-sectional Area:	65.6 in.	-
Dimensional Variance:	0.04 in.	0.125 max.	Gross Cross-sectional Area:	123.2 in.	-

Individual Test Results

Specimen No.	3A	3B	3C	Average
Received weight, lbs	37.59	38.84	39.92	38.78
Width, inches	7.75	7.89	7.97	7.90
Height, inches	7.63	7.62	7.61	7.62
Length, inches	15.59	15.59	15.59	15.59
Immersed weight, lbs	21.49	21.98	22.67	22.05
Saturated weight, lbs	38.98	40.11	41.25	40.11
Dry weight, lbs	36.96	38.11	39.18	38.08
Normalized Web Area, in. ² /ft. ²	26.8	26.7	26.6	26.7
Minimum Faceshell Thickness, inches	1.26	1.27	1.28	1.27
Minimum Web Thickness, inches	1.04	1.04	1.04	1.04
Equivalent Web Thickness, inches	2.4	2.4	2.4	2.4
Equivalent Thickness, inches	4.1	4.2	4.3	4.2
Absorption, %	5.5	5.2	5.3	5.3
Absorption, pcf	7.2	6.9	7.0	7.0
Density, pcf	131.9	131.2	131.6	131.6
Specimen No.	3D	3E	3F	Average
Received weight, lbs	38.16	38.92	38.93	38.67
Maximum Applied Load, lbs	291,720	275,490	314,370	293,860
Gross Area Compressive Strength, psi	2,370	2,240	2,550	2,390
Net Area Compressive Strength, psi	4,450	4,200	4,790	4,480

References / Comments / Deviations: These results meet the compressive strength, absorption, and dimensional requirements of ASTM C90-11b.

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