



### VARIANCE APPLICATION

Applicant(s)	Mike Herrema	Phone Number 616-813-4980
Email Address <i>Required</i>	mherrema@teamtommys.com	
Address	19184 Rosemary Road	Daytime
	Spring Lake, MI 49456	
Interest in Properties <i>(Check One)</i>	<input type="checkbox"/> Owner <input type="checkbox"/> Represent Owner <input checked="" type="checkbox"/> Option to Buy <input type="checkbox"/> Lessee <input type="checkbox"/> Other: _____	
Complete address of the property request to be reviewed:	400- <u>0 6 3 - 6 0 5 - 0 0 1 - 0 2</u> Owner: <u>see above</u> Address: <u>715 S. Clinton Street</u>	Current Zoning District <u>B-1</u> Phone Number <u>616-813-4980</u>
Lot Size: Width: <u>228'</u> Length: <u>248'</u> Area: <u>1.46 acres</u>		
Legal Description:	<i>Indicate attached if needed.</i> UNIT 1B. 4.76% LEDGES COMMERCE PARK CONDO. SW 1/4, SEC.12, CITY OF GRAND LEDGE 12-23-97 D.D.A.	
Proposed use of property:	<i>Indicate attached if needed.</i> Proposed Tommy's Express Car Wash	

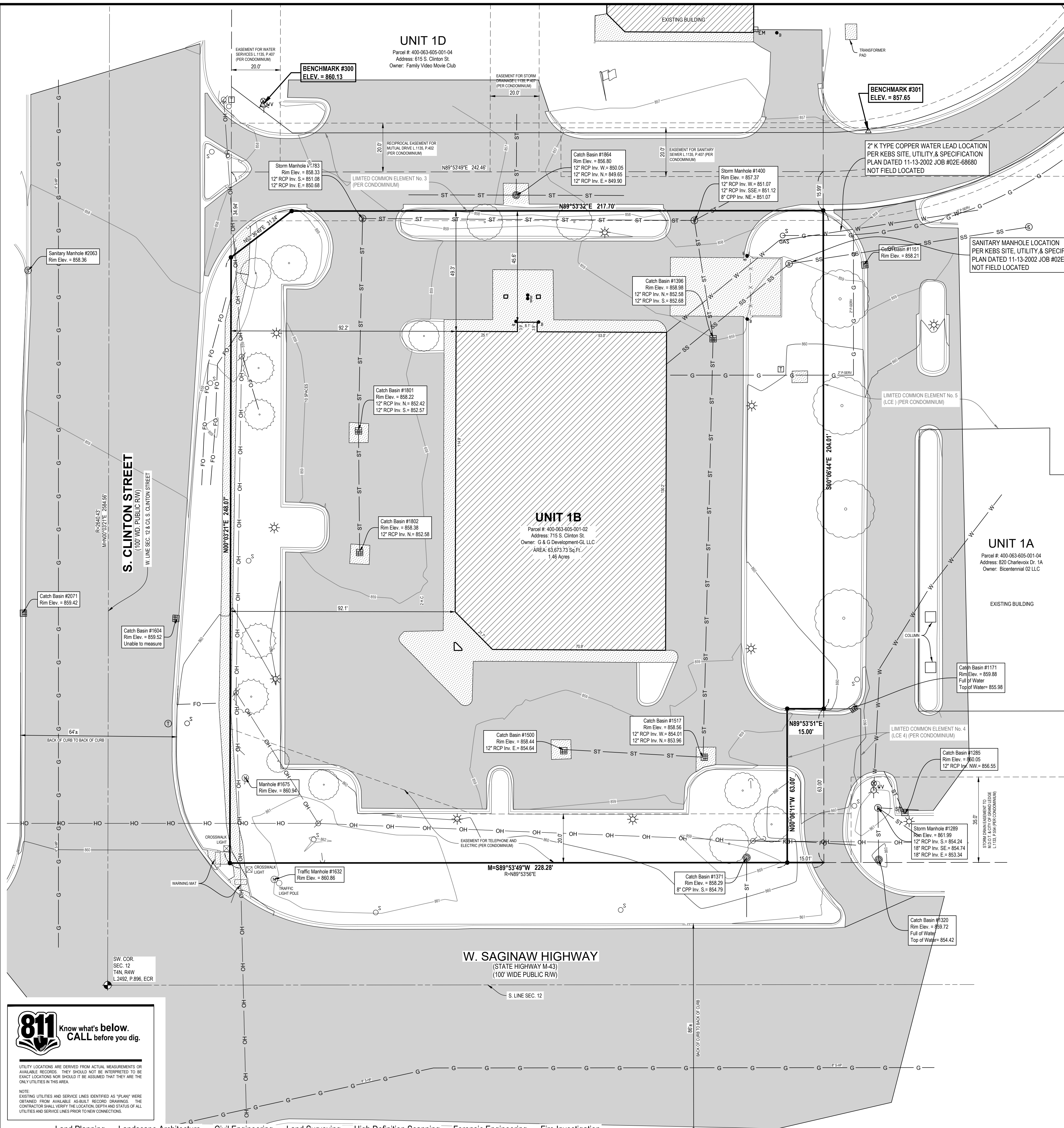
City of Grand Ledge – Planning & Zoning – Variance Application

Estimate the following:	<input type="checkbox"/> General Traffic Volume: <u>~150 vph</u> <input type="checkbox"/> Total Population Increase: <u>NA</u> <input type="checkbox"/> Population per Acre: <u>NA</u> <input type="checkbox"/> Hours of Operation: <u>7am - pm</u> <input type="checkbox"/> Total number of employees: <u>6-8 employees</u> <input type="checkbox"/> Total building area proposed: <u>5,301 sq.ft.</u> <input type="checkbox"/> Parking Spaces: <u>30 spaces (including 16 vacuum stalls)</u>
Application <b>must</b> include photographs of the property, copies of any other required permits, and a site plan, as follows:	<input type="checkbox"/> Drawn to scale of 1" = 100' <input type="checkbox"/> Existing and proposed structures (buildings, trash receptacles, landscaping, etc.) <input type="checkbox"/> Existing and proposed parking areas and driveways <input type="checkbox"/> Existing and proposed roads, easements and other access points <input type="checkbox"/> Flood plain elevations, if applicable <input type="checkbox"/> Zoning classifications of all abutting land within 300 feet

I stipulate and understand the site plan review, if approved by the City of Grand Ledge, does not guarantee I may proceed with the proposed development. I understand there may be additional permits required to meet trade codes and other governmental requirements, and I understand the City of Grand Ledge does not have any power or authority over these additional permits. I certify the statements made and the information provided in this site plan review application are true, accurate and complete.

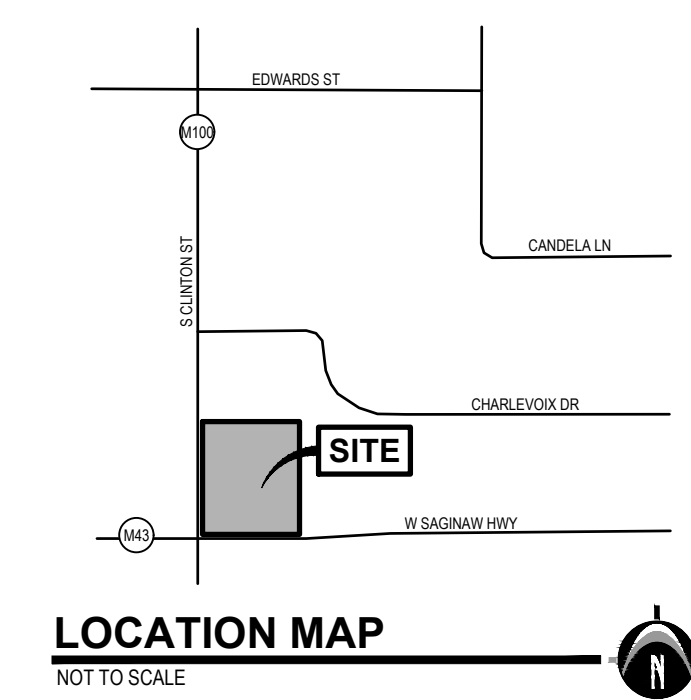
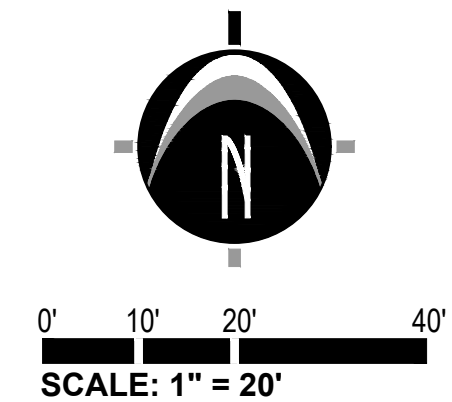
Applicant Signature:  Date: 2-28-25

For Office Use Only -----	Required Reviews	Approve / Deny		Initials
Fee Paid: _____	<input type="checkbox"/> Zoning Administrator	<input type="checkbox"/>	<input type="checkbox"/>	_____
Date Received: _____	<input type="checkbox"/> Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____



**LEGEND**

- Section Corner
- Iron - Set 1/2" X 1/8" iron rebar with NED Cap
- Bollard
- Catch Basin - Round
- Catch Basin - Square
- Control Point Benchmark
- Electric Meter
- Flag
- Gas Meter
- Guy Anchor
- Handicap Parking
- Hydrant
- Light Pole
- Manhole
- Utility Pole
- Phone Riser
- Sign
- Sanitary Manhole
- Storm Manhole
- Telephone Manhole
- Underground Gas Marker
- Water Valve
- Fiber Optic Line
- Gas Line
- Overhead Utility
- Storm Line
- Watermain
- Asphalt
- Existing Building
- Concrete
- M=
- R=
- Zoning Setback
- Easement



**ZONING INFORMATION**

ALTA TABLE "A" ITEM NO. 6(a) - CURRENT ZONING CLASSIFICATION  
 Zoning of property: B-1 Highway Service  
 ALTA TABLE "A" ITEM NO. 6(b) - CURRENT ZONING REQUIREMENTS  
 B-1 Zoning Requirements  
 A) Minimum Lot Area = N/A  
 B) Minimum Lot Width = 100 FT.  
 C) Maximum Building Height = 30 FT OR 2 STORIES  
 D) Maximum Lot Coverage = N/A  
 Setbacks  
 A) Front Yard = 30 FT. (For car washes the minimum building setback from the road right-of-way is 40 FT.)  
 B) Side Yard = 10 FT. (Minimum); 30 FT. (Total)  
 C) Rear Yard = 20 FT.

SOURCE OF ZONING INFORMATION: City Code City of Grand Ledge, Michigan  
 NOTE: This may not be a complete compilation of the zoning regulations governing the subject property, and the City Code City of Grand Ledge, Michigan should be consulted for the accuracy and completeness of the information shown herein.

**BENCHMARKS**

**BENCHMARK #300 ELEV. = 860.13 (NAVD88)**  
 Orange nut on hydrant, located 24'-0" East of S. Clinton Street & 335'-0" North of W. Saginaw Highway.  
**BENCHMARK #301 ELEV. = 857.65 (NAVD88)**  
 Red "X" on curb, located 271'-0" East of S. Clinton Street & 325'-0" North of W. Saginaw Highway.

**DESCRIPTION**

Tax: UNIT 1B, 4.76% LEDGES COMMERCE PARK CONDO. SW 1/4, SEC. 12, CITY OF GRAND LEDGE 12-23-97 D.D.A.  
 That part of Section 12, Town 4 North, Range 4 West, City of Grand Ledge, Eaton County, Michigan commencing at the Southwest corner of said Section 12 and running N00°03'21"E, an the West section line, 660.10 feet, to the Southwest corner of the plat of Capitol View Heights Subdivision, as recorded in Liber 9 of Plats, Page 65, Eaton County Records; thence N89°54'35"E, along the South line of said Capitol View Heights Subdivision, 50.00 feet to the Southwest corner of Lot 10 of said subdivision and the point of beginning of this description; thence N89°54'35"E, on the South line of Capitol View Heights, 610.30 feet to Southeast corner of Lot 10, Capitol View Heights (which is also the Southwest corner of Lot 20 Candlewood Estates, as recorded in Liber 11, of Plats, Pages 80 and 81, Eaton County Records; thence N89°53'56"E, parallel with the South line of Section 12 and along the common boundary with Candlewood Estates, Candlewood Estates No. 2, Candlewood Estates No. 4 and Candlewood Estates No. 5, 2220.58 feet to the Easterly most corner of Lot 97, Candlewood Estates No. 4, as recorded in Liber 12 of Plats, Pages 51-55 inclusive, Eaton County Records; thence S00°12'10"W 610.00 feet to the point 50.00 feet North of and as measured at right angles to the South line of Section 12; thence S89°53'56"W, parallel with the South line of Section 12, 2829.33 feet, to a point which is 50.00 feet East of and as measured at right angles to the West line of Section 12; thence N00°03'21"E parallel with the West line of Section 12, 610.10 feet to the point of beginning.  
 Fourteenth Amendment to the Master Deed of Ledges Commerce park Condominium, dated February 13, 2018, as recorded in Liber 2720, Page 0989, Replat No. 12, Eaton County Condominium, Subdivision Plan No. 30, Exhibit B to the Master Deed for Ledges Commerce park Condominium, City of Grand Ledge, Eaton County Register of Deeds

**SURVEYOR'S NOTES**

- 1) ALTA TABLE "A" ITEM NO. 1 - Existing and placed monuments at all major corners of the boundary of the property have been shown.
- 2) ALTA TABLE "A" ITEM NO. 2 - Address of the surveyed property is 715 S. Clinton Street, Grand Ledge, MI 48837.
- 3) ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260068, Map Number 26045C0201E, with an Effective Date of November 26, 2010, shows this parcel to be located in Zone X (subject to map scale uncertainty).
- 4) ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 63,673.73 Square Feet / 1.46 Acres
- 5) ALTA TABLE "A" ITEM NO. 5 - Vertical relief shown per ground survey at 1' contour interval, NAVD88 Datum.
- 6) ALTA TABLE "A" ITEM NO. 6(a) - A zoning letter or report has not been provided to the surveyor at this time. Zoning is shown per research performed by Nederveld. See "Zoning Information".
- 7) ALTA TABLE "A" ITEM NO. 6(b) - A zoning letter or report has not been provided to the surveyor at this time. Building setbacks are shown per research and interpretation performed by Nederveld.
- 8) ALTA TABLE "A" ITEM NO. 7(a) - Exterior dimensions of all permanent buildings at ground level have been shown.
- 9) ALTA TABLE "A" ITEM NO. 8 - Substantial features observed in the process of conducting fieldwork have been shown.
- 10) ALTA TABLE "A" ITEM NO. 9 - Parking Information  
 49 standard parking spaces  
 4 handicap parking spaces  
 53 total parking spaces
- 11) ALTA TABLE "A" ITEM NO. 11(a) - See Note 15 below.
- 12) ALTA TABLE "A" ITEM NO. 13 - Names of adjoining owners have been shown according to current tax records.
- 13) ALTA TABLE "A" ITEM NO. 14 - Distance to nearest intersecting street: 960'-0" North to Edwards Street; 300'-0" South to W. Saginaw Highway.
- 14) ALTA TABLE "A" ITEM NO. 17 - Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. **None observed.**
- 15) Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 16) Basis of Bearing: West line of Section 12 being N00°03'21"E per Fourteenth Amendment to the Master Deed of Ledges Commerce park Condominium, dated February 13, 2018, as recorded in Liber 2720, Page 0989, Replat No. 12, Eaton County Condominium, Subdivision Plan No. 30.
- 17) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 18) The land shown in this survey is the same as that described in Eaton County Tax Records. A title commitment has not been provided at this time.
- 19) Access to property is from S. Clinton Street and E. Saginaw Highway.
- 20) The record description of property mathematically closes with no gaps, gores or overlaps.
- 21) Easements are shown per Fourteenth Amendment to the Master Deed of Ledges Commerce park Condominium, dated February 13, 2018, as recorded in Liber 2720, Page 0989, Replat No. 12, Eaton County Condominium, Subdivision Plan No. 30

**NEDERVELD**  
 www.nederveld.com  
 800.222.1868  
**ANN ARBOR**  
 3037 Miller Rd.  
 Ann Arbor, MI 48103  
 Phone: 734.929.6963  
**GRAND RAPIDS**  
 217 Grandville Ave., Suite 302  
 Grand Rapids, MI 49503  
 Phone: 616.375.5190  
**HOLLAND**  
 730 Chicago Dr.  
 Holland, MI 49423  
 Phone: 616.393.0449

**PREPARED FOR:**  
 Tommy's Express Car Wash  
 Mike Herrera  
 19184 Rosemary Road  
 Spring Lake, MI 49456  
 Phone: 616-813-4980

**REVISIONS:**  
 Title: Site Plan Submittal  
 Drawn: OJW/CLB Checked: BCJ/JVR Date: 12.19.2024  
 Title: ZBA Submittal  
 Drawn: OJW/CLB Checked: BCJ/JVR Date: 03.03.2025

**TOMMY'S EXPRESS CAR WASH - GRAND LEDGE**  
 Existing Site Conditions Plan  
 715 S. Clinton Street, Grand Ledge, MI 48837  
 PART OF THE SOUTHWEST 1/4 OF SECTION 12, T4N, R4W,  
 CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
 24400902

**SHEET NO:**  
**C-201**

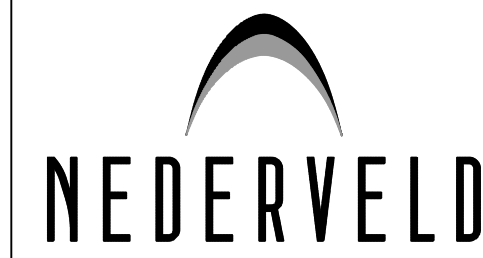
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 24400902

**SHEET NO:**  
**C-201**

**811** Know what's below.  
**CALL before you dig.**

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



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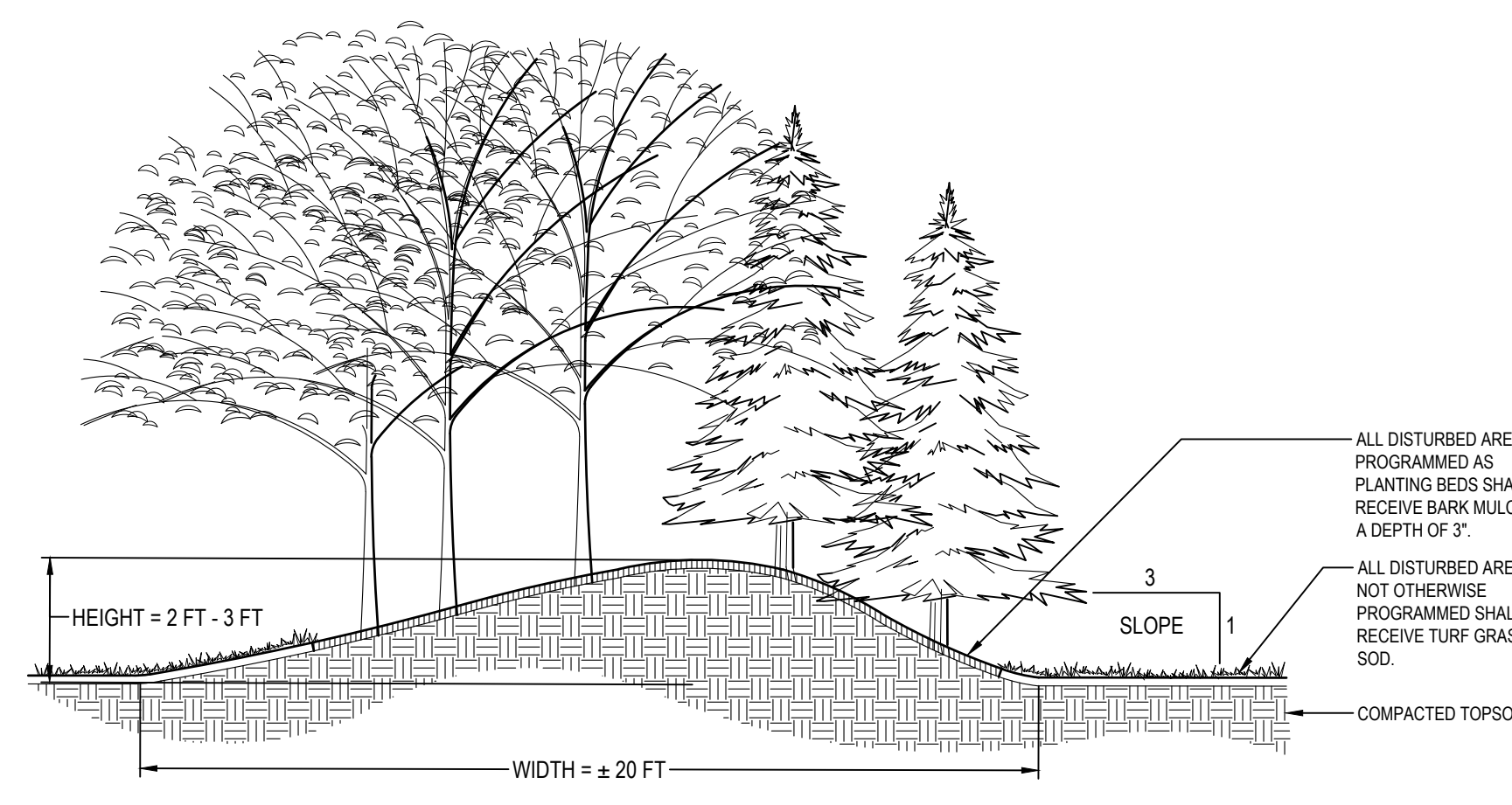
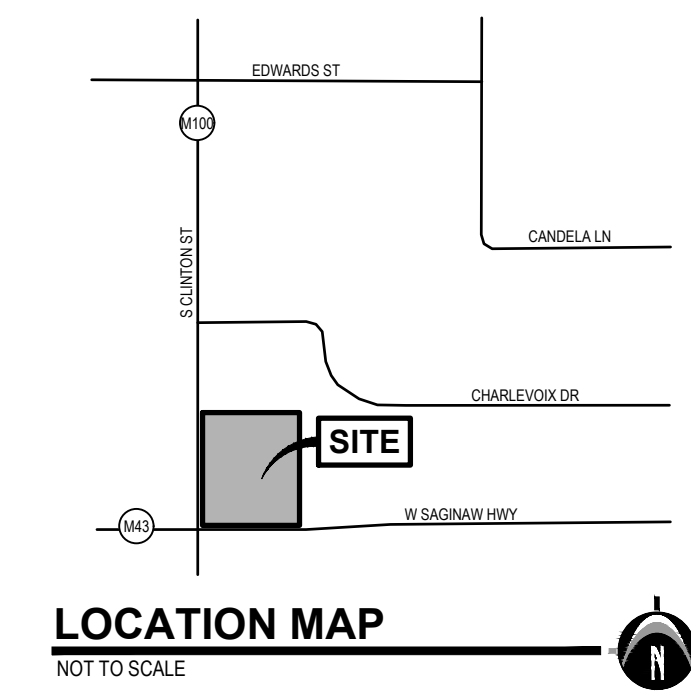
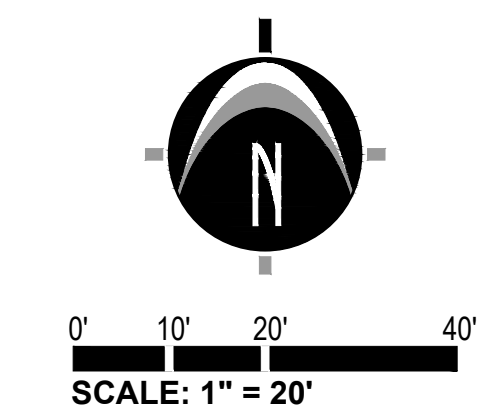
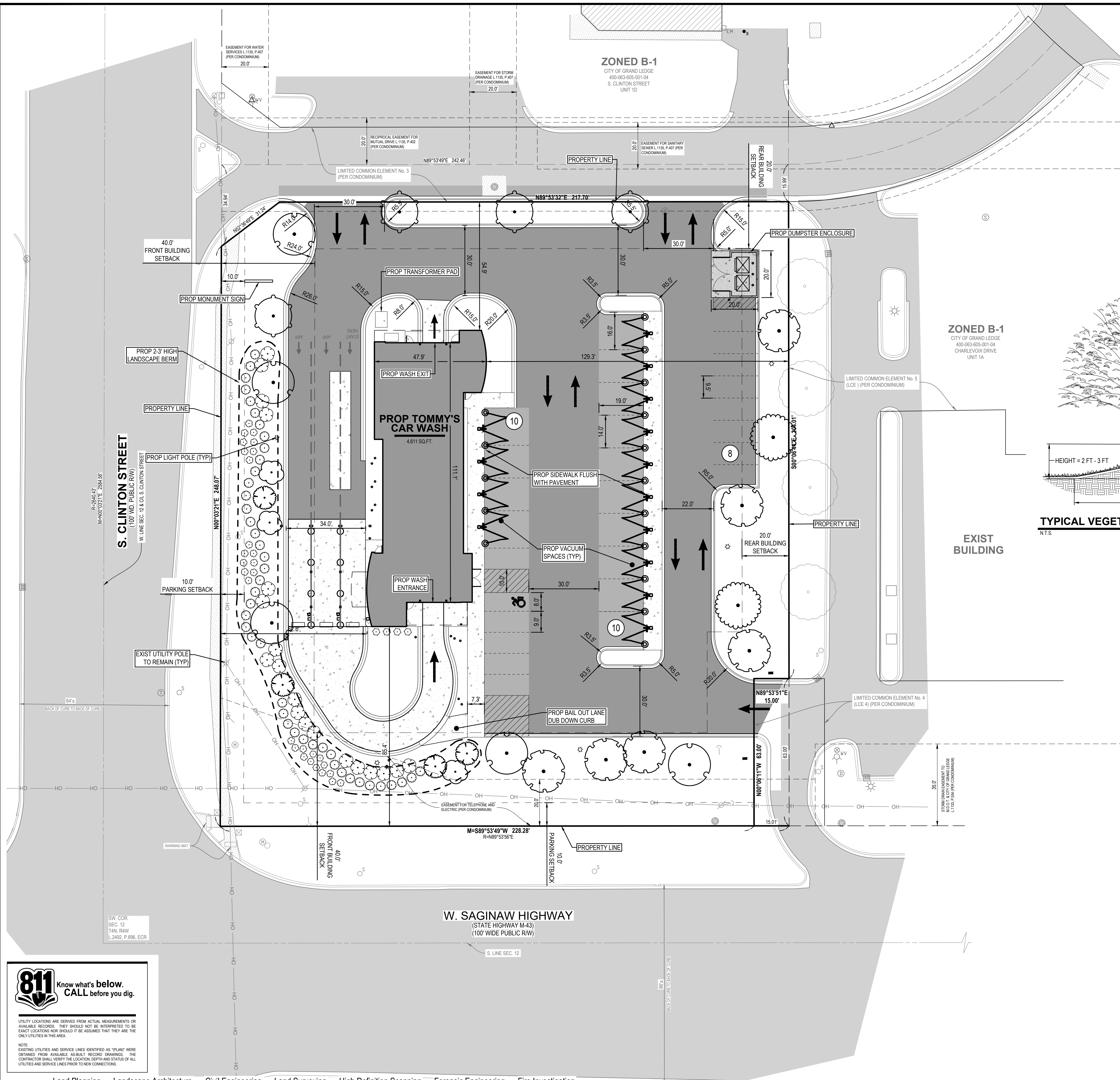
**PREPARED FOR:**

Tommy's Express Car Wash  
Mike Herrema

19184 Rosemary Road  
Spring Lake, MI 49456  
Phone: 616-813-4980

**REVISIONS:**

Title: Site Plan Submittal  
Drawn: OGW/CS Checked: BCJ/JR Date: 12.19.2024  
Title: ZBA Submittal  
Drawn: OGW/CS Checked: BCJ/JR Date: 03.03.2025



TYPICAL VEGETATIVE BERM DETAIL  
N.T.S.

**LEGEND**

[Pattern]	EXISTING BITUMINOUS
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED BITUMINOUS (STANDARD DUTY)
[Pattern]	PROPOSED BITUMINOUS (HEAVY DUTY)
[Pattern]	PROPOSED CONCRETE (STANDARD DUTY)
[Pattern]	PROPOSED CONCRETE (HEAVY DUTY)

**GENERAL NOTES**

- ZONING OF PROPERTY: B-1 - HIGHWAY BUSINESS
- B-1 ZONING REQUIREMENTS
  - MINIMUM LOT AREA = NA
  - MINIMUM LOT WIDTH = 100 FT
  - MAXIMUM BUILDING HEIGHT = 30 FT OR 2 STORES
  - MAXIMUM LOT COVERAGE = NA
- SETBACKS
  - FRONT YARD = 40 FT (SPECIFIC TO CAR WASH, 30 FT OTHERWISE)
  - SIDE YARD = 10 FT MIN, 30 FT TOTAL
  - REAR YARD = 20 FT
- SUMMARY OF LAND USE:
  - TOTAL ACREAGE = 1.46 ACRES (63,673 SQ.FT.) (EXCLUDING R.O.W.)
  - AREA OF PROPOSED BUILDING = 4,611 SQ.FT.
  - BUILDING HEIGHT = APPROX. 28 FT.
  - ZONING OF PARCELS TO SOUTH AND WEST = B-1
  - ZONING OF PARCELS TO NORTH AND EAST = B-1
- PARKING REQUIREMENTS:
  - MINIMUM REQUIRED SPACE PER CITY = 9x19' (22 ASILE)
  - TYPICAL PARKING SPACE PROVIDED = 9x19' (30' ASILE) PARKING SPACES ABOUT AN 8' SIDEWALK WHICH CREDIT AN ADDITIONAL 2' OF PARKING SPACE LENGTH
  - TYPICAL VAN ACCESSIBLE PARKING SPACE = 11x18' WITH 5' AISLE
  - TYPICAL CAR ACCESSIBLE PARKING SPACE = 9x18' WITH 5' AISLE
  - NUMBER OF SPACES REQUIRED = 6 (1 SPACE PER EMPLOYEE)
  - NUMBER OF SPACES PROVIDED = 28 (INCLUDES 1 ACCESSIBLE SPACE & 14 VACUUM SPACES)
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 400-063-005-001-02. THE ADDRESS OF THE PROPERTY IS 715 S CLINTON ST.
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.

**TOMMY'S EXPRESS CAR WASH - GRAND LEDGE**

Site Layout Plan  
715 S. Clinton Street, Grand Ledge, MI 48837  
PART OF THE SOUTHWEST 1/4 OF SECTION 12, T4N, R4W,  
CITY OF GRAND LEDGE, EATON COUNTY, MICHIGAN

**STAMP:**

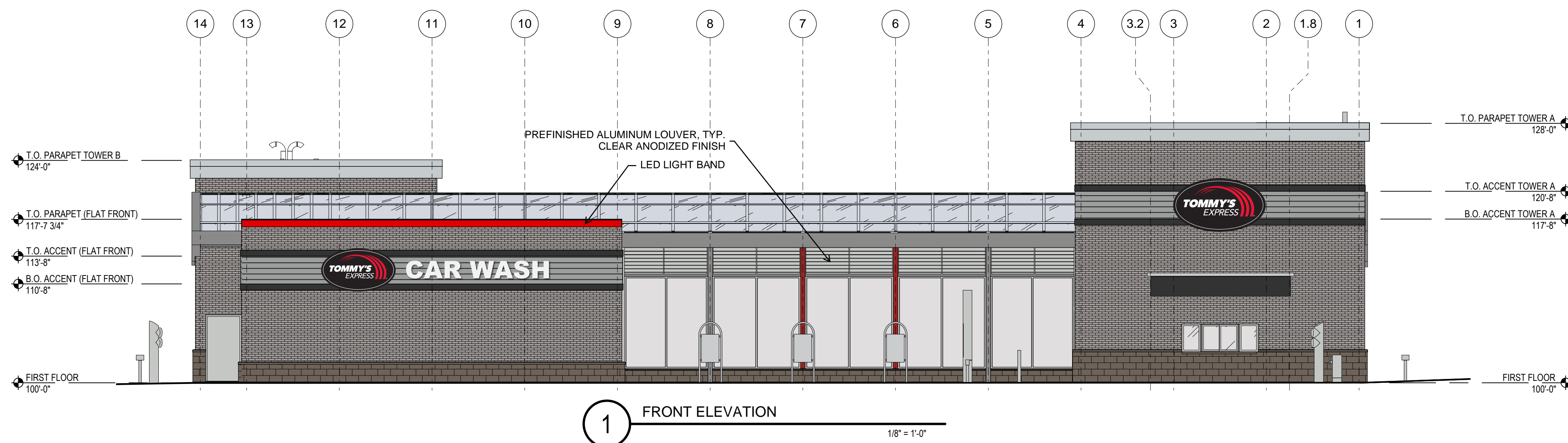
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24400902

**SHEET NO:**  
**C-205**

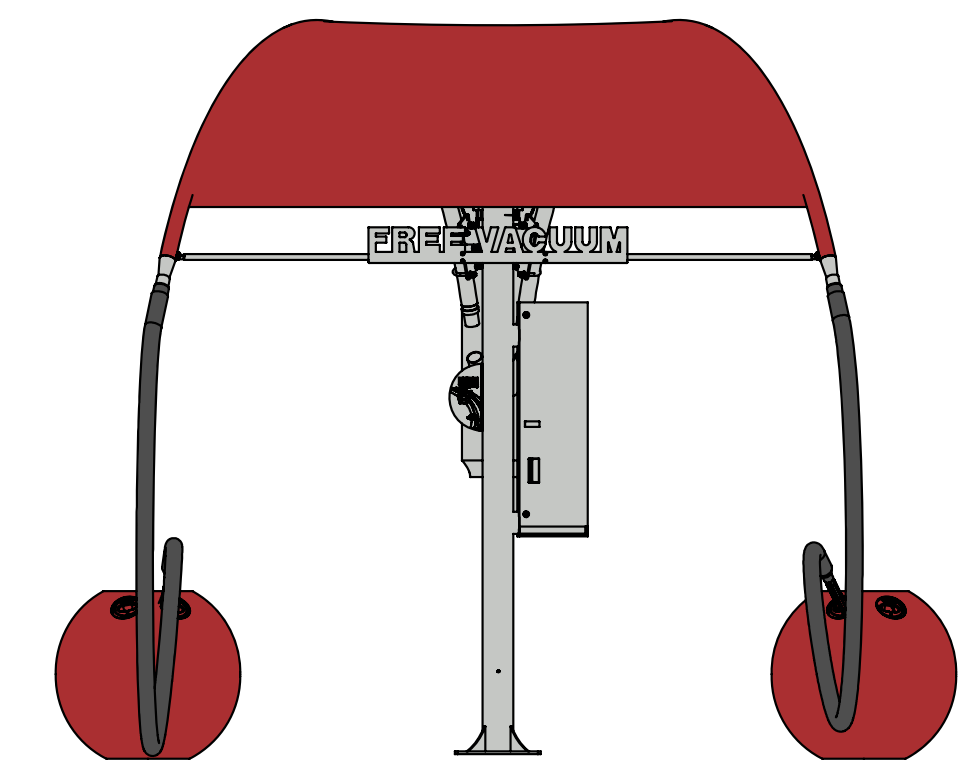


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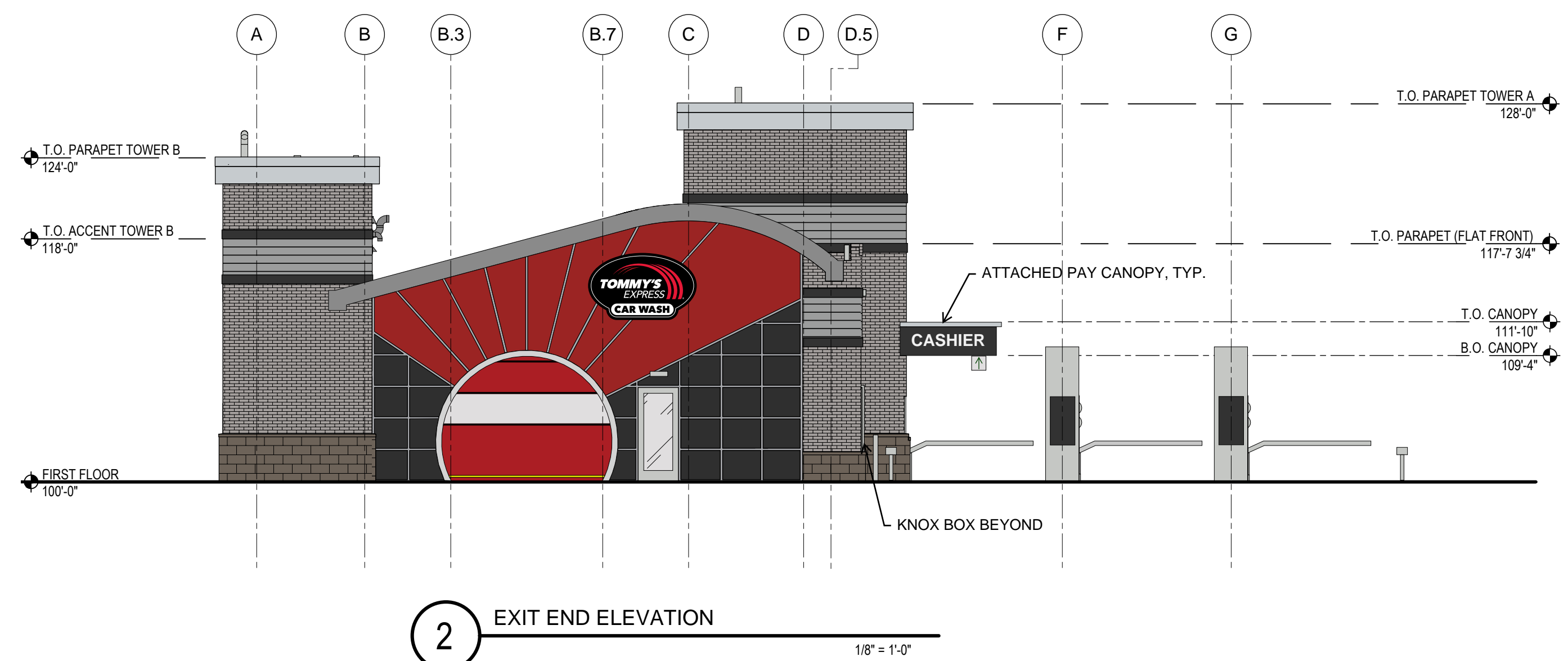
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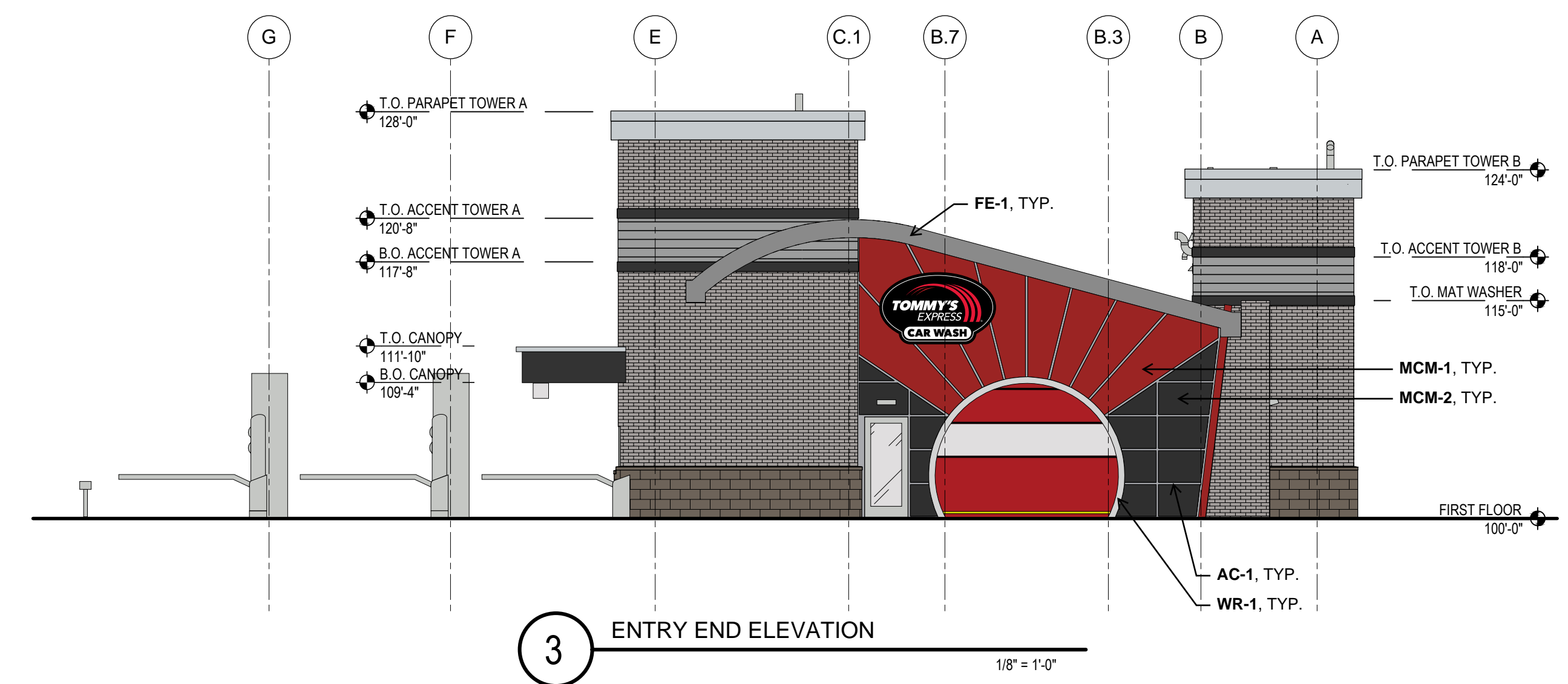
1 FRONT ELEVATION  
1/8" = 1'-0"



5 TYPICAL VACUUM ELEVATION  
NOT TO SCALE

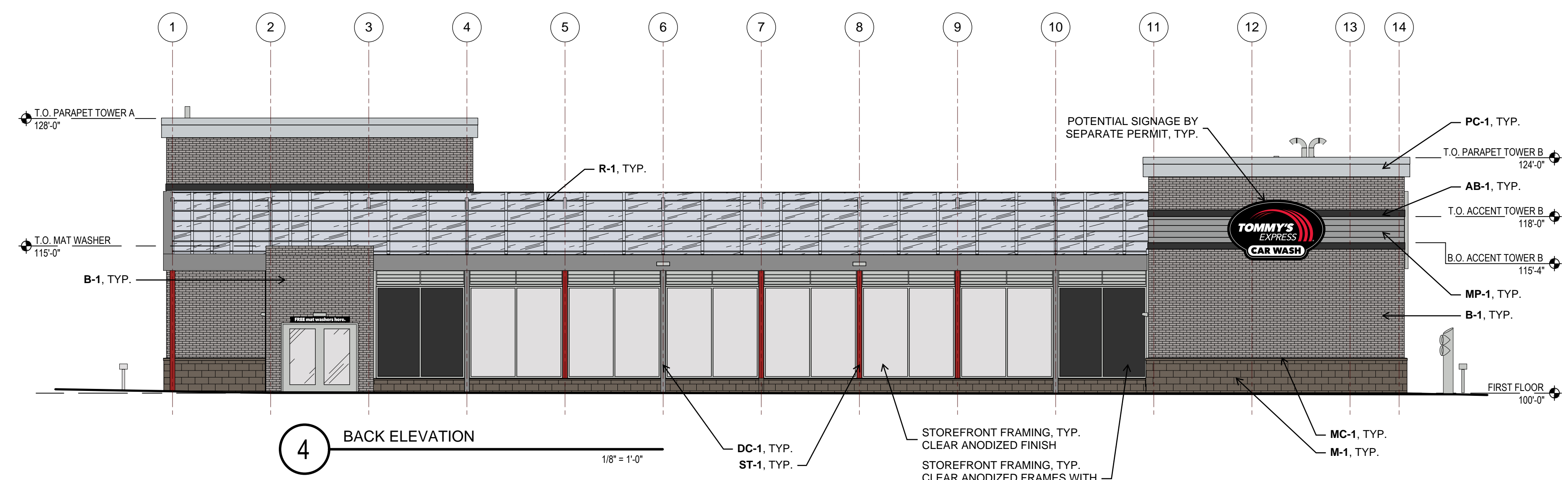


2 EXIT END ELEVATION  
1/8" = 1'-0"



3 ENTRY END ELEVATION  
1/8" = 1'-0"

TAG	MATERIAL	MFR.	DESCRIPTION	MFR. COLOR
ST-1	STRUCTURAL STEEL	PROSPIANT	5-STAGE POWDER COATED	RAL 3001
MP-1	PREFINISHED PROFILED MCM, TOWER BANDING	ATAS	BELVEDERE 7.2" RIB PANEL	SILVERSMITH
B-1	BRICK, MAIN BUILDING FINISH	GLEN-GARY	GLAZED BRICK, KLAYCOAT	STONE GREY
M-1	CMU BLOCK	CONSUMERS	4" SPLIT FACE VENEER	ASH (MORTAR COLOR TO MATCH)
MC-1	PRECAST STONE		MASONRY CAP	TO MATCH M-1
AB-1	PREFINISHED MCM, TOWER BANDING	ATAS	FLAT SHEET AND COIL	BLACK
PC-1	PREFINISHED MCM, TOWER FASCIA	ARCONIC	REYNOBOND COMPOSITE PANEL	BRIGHT SILVER METALLIC
MCM-1	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	RAL 3001
MCM-2	PREFINISHED MCM, END WALLS	CITADEL	SINOCORE	EBONY
AC-1	PREFINISHED MCM, END WALL REVEALS	TUBELITE	200 SERIES CURTAINWALL	CLEAR ANODIZED
DC-1	PREFINISHED MCM, DOWNSPOUT COVERS	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
WR-1	PREFINISHED MCM, GARAGE DOOR WRAPS	CITADEL	FLAT SHEET	CLEAR SATIN ANODIZED
FE-1	PREFINISHED MCM, ROOF FASCIA	ALPOLIC	4MM PE CORE	TBX METALLIC SILVER
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	HEATSTOP HIGH IMPACT MULTI-SKIN	WZO11 - COOL BLUE WHITE



4 BACK ELEVATION  
1/8" = 1'-0"

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TOMMY'S EXPRESS CAR WASH EXTERIOR ELEVATIONS  
P0000 CITY, STATE

NOT FOR CONSTRUCTION  
FOR REFERENCE ONLY

# TOMMY'S EXPRESS CAR WASH

## B2 MATERIALS BOARD

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**B-1: MAIN TOWER FINISH**  
 MATERIAL: GLAZED BRICK  
 COLOR: STONE GRAY  
 MFR: GLEN-GERY, KLAYCOAT SERIES



**MCM-1: UPPER END WALL**  
 MATERIAL: MCM, FLAT SHEET  
 COLOR: RAL 3001 - SIGNAL RED  
 MFR: CITADEL, SINOCORE SERIES



**MCM-2: LOWER END WALL**  
 MATERIAL: MCM, FLAT SHEET  
 COLOR: EBONY  
 MFR: CITADEL, SINOCORE SERIES



**M-1: KNEE WALL**  
 MATERIAL: 4" SPLIT FACE CMU VENEER  
 COLOR: ASH (MORTAR COLOR TO MATCH)  
 MFR: CONSUMERS



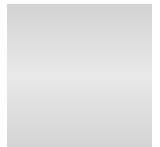
**R-1: ROOF SYSTEM**  
 MATERIAL: ACRYLIC ROOF PANELS  
 COLOR: WZO11 - COOL BLUE WHITE  
 MFR: ACRYLITE, HEATSTOP HIGH IMPACT MULTI-SKIN



**PC-1: TOWER FASCIA**  
 MATERIAL: MCM, FLAT SHEET  
 COLOR: BRIGHT METALLIC SILVER  
 MFR: ARCONIC, REYNOBOND SERIES



**FE-1: ROOF FASCIA**  
 MATERIAL: MCM, FLAT SHEET  
 COLOR: TBX METALLIC SILVER  
 MFR: ALPOLIC, 4MM PE CORE



**WR-1: GARAGE DOOR RING WRAP**  
 MATERIAL: MCM, FLAT SHEET  
 COLOR: CLEAR SATIN ANODIZED  
 MFR: CITADEL, FLAT SHEET



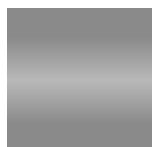
**MP-1: ACCENT BANDING**  
 MATERIAL: MCM, RIBBED PANEL  
 COLOR: SILVERSMITH  
 MFR: ATAS, BELVEDERE 7.2" RIB PANEL



**AB-1: ACCENT BANDING**  
 MATERIAL: MCM, FLAT SHEET  
 COLOR: BLACK  
 MFR: ATAS, FLAT SHEET AND COIL



**ST-1: STRUCTURAL STEEL**  
 MATERIAL: 5-STAGE POWDER COATED STEEL  
 COLOR: RAL 3001 - SIGNAL RED  
 MFR: PROSPIANT



**DC-1: DOWNSPOUT COVER**  
 MATERIAL: MCM, FLAT SHEET  
 COLOR: TBX METALLIC SILVER  
 MFR: ALPOLIC, 4MM PE CORE

