

Date October 2, 2023

APPROVING REQUEST FROM DIOCESE OF DES MOINES FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW INSTALLATION OF ROOFTOP MECHANICAL EQUIPMENT WITH NO MECHANICAL SCREENING ON THE AMERICAN FEDERAL BUILDING LOCAL LANDMARK AT 601 GRAND AVENUE

WHEREAS, Diocese of Des Moines, Owner, represented by Tim Hielkema (Applicant) has made application for a Certificate of Appropriateness to allow installation of rooftop mechanical equipment with no mechanical screening on the American Federal Building Local Landmark at 601 Grand Avenue (the “Property”); and

WHEREAS, on September 5, 2023, after notice, the Landmark Review Board considered the application for Certificate of Appropriateness and a consensus of the members present was to recommend that the Certificate of Appropriateness should be granted subject to the condition said mechanical equipment be painted dark gray.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

The proposed Certificate of Appropriateness to allow installation of rooftop mechanical equipment with no mechanical screening on the American Federal Building Local Landmark at 601 Grand Avenue is hereby approved subject to the condition said mechanical equipment be painted dark gray.

MOVED by _____ to adopt. Second by _____.

APPROVED AS TO FORM:

/s/ Lisa A. Wieland
 Lisa A. Wieland
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

_____ Mayor

_____ City Clerk

Landmark Review Meeting

Tuesday, September 5, 2023

Members Present: Pat Berry, Brian Clark, Madison Dierks, Scotney Fenton, Martha Green, Tim Hielkema, Michelle Morgan Huggins, Carey Nagle, Vince Ward, and Steve Wilke-Shapiro

Staff: Jacob Couppee, Michael Delp, Stacey Hanley, Katie Hernandez, Jason Van Essen, Tom Fisher, and Glory Parks

Call to order: 7:36am

Request from Diocese of Des Moines (owner) represented by Tim Hielkema (applicant) installation of rooftop mechanical equipment with no mechanical screening on the American Federal Building Local Landmark at 601 Grand Avenue. (CAHP-2023-000091)

Stacey Hanley introduced the requested Certificate of Appropriateness to allow installation of rooftop mechanical equipment with no mechanical screening on the roof of the American Federal Building Local Landmark.

Ms. Hanley stated that the applicant is requesting a waiver of the Planning and Design Ordinance (Chapter 135) requirement to screen the proposed condensing units that would be located on the roof of the Catholic Pastoral Center at 601 Grand Avenue. Information provided by the applicant explains that the condensing units are a necessary addition with their proposed new air conditioning system.

Ms. Hanley shared photos from variety of locations around the building showing the viewshed impact of adding the proposed condensing units. If screening is added around the condensing units, the overall size of the mechanical enclosure increases to accommodate the need for proper air circulation around the condensing units. The condensing units plus screening create a mechanical enclosure with an overall size of 33-foot long by 12-foot 6-inches wide, compared to the overall size of the condensing units alone at 24-foot long by 7-foot wide. Additionally, the condensing units plus screening are located 8-foot 6-inches from the edge of the building, compared to the condensing units alone being located 15-foot from the edge of the building.

The proposal is to proceed without screening, with the rationale that this approach is consistent with the major tenets of Mies van der Rohe’s work and the existing conditions of the current roof penetrations (the new units will be approximately the same height as the existing exhaust vents on the roof on the south side of the penthouse). The units will be painted a custom color to match the building.

John Rounds, Excel Mechanical, explained that the existing system uses an obsolete method by today’s standards and efficiencies and described the current conditions of the original system including the negative air pressure in the building that makes it less efficient than the proposed new system. The new tower will not make it in the current footprint. Due to the increased size of an updated system, it cannot be placed back in the same location where it was previously located. Therefore, to update this system, condensing units need to be placed on the roof.

Steve Stimmel, member of the Pastoral Center Board, explained that the replacement air conditioning system was to be included in the recent building renovation and restoration, but was pulled from the project due to budget concerns.

Board questions and comments

- Martha Green requested an explanation of why the equipment will not be put inside the building.
- Carey Nagle shared appreciation for the thorough photographic summary. Feels it would be similar to the process SHPO would take. Supports the option to not have screening.
- Martha Green shared appreciation of the thoroughness of the team to look at all options and in support of no screening.

A consensus of the members present support the option to not screen the mechanical units.

Request from Wade Investments, LLC (owner), represented by Saloni Sheth (applicant) to allow construction of a new mixed-use building on the east (west) portion of the property occupied by Norden Hall Local Landmark at 425 East Grand Avenue. (CAHP-2023-000077)

Jacob Couppee gave a brief introduction and history of Norden Hall and described the request for a Certificate of Appropriateness to allow construction of a new mixed use building on the east-(west) portion of the property.

The new building will be sharing the west edge of the patio constructed when Norden Hall was relocated to the current property, which is reflective of an intent to return to a more historically accurate rowhome-style development.

Staff feels that the building is on the right path and is comparable to Norden Hall. The new construction would have a form like a traditional rowhouse or commercial building along the street. It would feature variations in height and width, ranging from twenty-two (22) feet to twenty-nine (29) feet, and alternates between one, two, and three stories in height throughout the building.

Mr. Couppee noted that staff appreciates the third-floor transition point that steps up to the hotel next door. He also noted that staff has concerns of alternating materials, the amount of detailing on front facades, the new construction has a lot of variation to overshadow Norden Hall, and the signage takes away from Norden Hall. Related to size, scale and proportions, and massing, staff finds that the building is generally on the right track and could be supportive of most elements. Some alteration to the dimensions, such as the overall depth of the upper floors, reduction in some dimension variations, and further minimizing visual impacts of areas beyond the approximate depth Norden Hall, would further enhance the relationships with Norden Hall.

Thoughts from the commission to guide staff in their discussion with client are requested by the staff report.

Saloni Sheth, Streamline Architects, gave a visual presentation showing the context and depth of the proposed building that is longer than Norden Hall. It was noted that the third story was added per the City's downtown storefront district, three story minimum guidelines. The balcony is recessed to try to line up with Norden Hall.

Ms. Sheth explained that no changes will be made to the existing building. The pergola will be revised for the new brick façade of the new building wall. The removal of trim work is meant to simplify it and relate with the Norden Hall exterior.

Steve Wilke Shapiro asked if the brick in line with metal panel? Ms. Sheth explained the front façade metal panel will be over the brick.

Board questions and comments

- Martha Green noted that the Landmark Review Board can override zoning requirements, as in the case of a third story.
- Martha Green shared agreement with staff in reducing decoration, when Norden Hall was built everything had a functional use that it was applied to.
- Martha Green suggested removing the trim work to keep it more simplified and relate more to Norden Hall. Seems that part of the reason the new building overwhelms Norden Hall is that is set farther forward, right up to the lot line.
- Steve Wilke Shapiro agrees with staff that with a squint test the new building appears to be appropriate massing and has a decent relationship with Norden Hall. Encourage working to make the brick appear more genuine and to come up with simplified detailing on the side panels.
- Carey Nagle expressed that the cornice element, the weight of brick masonry, an authentic material, and the way it is capped with a faux material, needs resolution. Transition to the patio and the signage element may be better if it was just masonry, needs more work. In terms of the architectural hierarchy of capping the element. Feel it needs additional study in having something wood, in a traditional sense, it would be organized in a significantly different way.
- Michelle Morgan Huggins noted that the cornice piece is what muddies it up, keeping it simple would make it stronger.
- Tim Hielkema shared that the two-story needs to be more simple, would be a stronger, bolder building. There may be opportunities for stone sills that would not mimic but add character.
- Martha Green would be more open to a two-story building.

A consensus of members present recommend approval of the Certificate of Appropriateness supporting the staff recommendation for historically appropriate building materials and building design and request an exploration of whether the developer wants a three-story building.

Meeting Adjourned: 8:17am

CITY OF DES MOINES LANDMARK REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Tuesday, September 5, 2023

AGENDA ITEM #1 **CAHP-2023-000091**

Applicant: Diocese of Des Moines (owner), represented by Tim Hielkema (applicant).
Location: 601 Grand Avenue.
Requested Action: Certificate of Appropriateness to allow installation of rooftop mechanical equipment with no mechanical screening on the roof of the American Federal Building Local Landmark.

I. GENERAL INFORMATION

The subject property is located at the northwest corner of the intersection of Grand Avenue and Sixth Avenue in the downtown core. The site contains the 3-story American Federal Building (aka Catholic Pastoral Center). The building and site were designed by architect Ludwig Mies Van der Rohe and constructed in 1963.

On April 6, 1992, the City Council – via Roll Call Number 92-1197 – officially designated the subject property as a Local Landmark.

On February 6, 2017, the City Council – via Roll Call Number 17-0217 – conditionally approved a Certificate of Appropriateness for work related to second floor façade restoration, replacement of glass, curtain wall and framing, site pavers and landscape material, and installation of a sculpture. The conditions included use of larger caliper trees, replacement of non-original front entrance doors with historically appropriate doors, utilizing signage that closer relates to the era and style of the building, and consulting with the State Historic Preservation Office (SHPO) on the sculpture.

The Landmark Review Board is charged with reviewing proposed alterations to the exterior of locally designated landmarks and makes recommendations to the City Council. All Certificates of Appropriateness for local landmarks that are not located in a local historic district are issued by the City Council.

II. CERTIFICATE OF APPROPRIATENESS

In reviewing COA requests, the Landmark Review Board shall consider standards for rehabilitation promulgated by the Secretary of the Interior. The Secretary’s Standards for Rehabilitation of Historic Buildings consist of the following:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The applicant is requesting a waiver of the Planning and Design Ordinance (Chapter 135) requirement to screen the proposed condensing units that would be located on the roof of the Catholic Pastoral Center at 601 Grand Avenue. Information provided by the applicant explains that the condensing units are a necessary addition with their proposed new air conditioning system. The replacement air conditioning system was to be included in the recent building renovation and restoration, but was pulled from the project due to budget concerns. According to a narrative provided by the applicant,

“The existing system uses an obsolete method by today’s standards and efficiencies. Due to the increased size of an updated system, it cannot be placed back in the same location where it was previously located. Therefore, to update this system, condensing units need to be placed on the roof.”

The new condensing units are 3-foot 6-inches tall, 7-foot wide, and 24-foot long. All other components associated with the new air conditioning system would be located within the existing mechanical room of the building and not visible from the exterior of the building. The existing mechanical room is located in the third floor penthouse of the building, extending down into the center of the second story of the building.

The applicant has researched the smallest size condensing unit available, and the option proposed is the lowest height unit they could find. The height of the proposed units is similar to the height of the existing exhaust vents on the south side of the penthouse. The proposed condensing units would be installed on the north side of the penthouse, on the opposite side of the primary entrance (south side of building) off of Grand Avenue.

The applicant has explored installing the condensing units with screening and without screening. Their proposal is to proceed without screening, with the rationale that this approach is consistent with the major tenets of Mies van der Rohe’s work and the existing conditions of the current roof penetrations (the new units will be approximately the same height as the existing exhaust vents on the roof on the south side of the penthouse). The applicant defines the major tenets of Miesian Architecture as follows:

*1. **“Less is More”:** Mies van der Rohe is famously associated with the phrase “less is more,” which encapsulates his belief in simplicity, clarity, and the elimination of unnecessary ornamentation. He believed that architecture should express its essence and function without unnecessary embellishments.*

*2. **Functionalism:** Mies prioritized the functional aspects of architecture. He believed that design should be dictated by the purpose of the building and the needs of its occupants. His designs often featured open and flexible spaces that could be adapted to various uses.*

*3. **Minimalism:** Mies’ architecture is characterized by clean lines, geometric forms, and a focus on basic geometric shapes such as rectangles and squares. He often used a reduced color palette and a limited range of materials to create an elegant and harmonious aesthetic.*

*4. **Balance and Proportion:** Mies had a keen sense of proportion and balance. His designs were meticulously composed, with careful*

consideration given to the relationships between different elements and their sizes.

The applicant has supplied photographs of the Catholic Pastoral Center from a variety of locations around the building to study the viewshed impact of adding the proposed condensing units. In the images, there is a mock-up of the condensing units showing the approximate size (height, width and length) using orange traffic cones and yellow caution tape. The applicant has provided images showing the approximate size of the condensing units alone, and with screening. When screening is added around the condensing units, the overall size of the mechanical enclosure increases to accommodate the need for proper air circulation around the condensing units. The condensing units plus screening create a mechanical enclosure with an overall size of 33-foot long by 12-foot 6-inches wide, compared to the overall size of the condensing units alone at 24-foot long by 7-foot wide. Additionally, the condensing units plus screening are located 8-foot 6-inches from the edge of the building, compared to the condensing units alone being located 15-foot from the edge of the building.

According to the applicant's photographic sightline study, the proposed condensing units are visible on the north as you move further from the building, approximately a half block away. The condensing units/screening as proposed are visible from location 5 (Watson Powell Jr Way east of 7th Street looking south), location 8 (7th Street north of High Street looking southeast) and location 9 (7th Street north of High Street looking southeast). The condensing units/screening are most likely also visible at location 6 (Park Street east of 7th Street looking south) in the winter, but at the time of photographic study the trees were blocking the view. The study indicates that views of the condensing units and screening are visible as you move away from the building to the north, and as you travel south on 7th Street and from Watson Powell Jr Way. Images supplied by the applicant taken from the southeast and southwest corner of St. Ambrose Cathedral to the north indicate that the condensing units are not visible from this view, but the larger mechanical screening would be visible. The condensing units/screening are also visible from the surrounding taller buildings, and the addition of screening does not change the visibility of the units.

The following analysis is based on the Secretary's Standards for Rehabilitation of Historic Buildings. When reviewing this proposal against the Secretary's Standards, staff feels the proposal touches standards #2, #3, and #9.

Secretary's Standards for Rehabilitation of Historic Buildings #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.

Staff feels both proposals (condensing unit with screening and without screening) meet the intent of Standard #2 as the necessary addition of the condensing units is proposed in a manner that minimizes its visibility and maintains the symmetry of the building.

The condensing units are located in the center of the north side of the roof with the centerline of the units aligning with the centerline of the third story penthouse. Any screening proposed would align with the features of the existing architecture to simplify the visual impact and also maintain the strong symmetry of the building. To further minimize the impact of the condensing units, the applicant plans to paint the equipment a custom dark grey/black color to match the surrounding building. The condensing units would be located as close as possible to the existing third floor penthouse and as far away as possible from the edge of the building to reduce visibility. The addition of screening increases the size of the mechanical enclosure and pushes the unit closer to the edge of the building, making it more visible and therefore less in alignment with Standard #2. This is one of the reasons the applicant is proposing a non-screened condensing unit as the act of screening it makes it larger and therefore visible in more sightlines around the building. However, if screened, when visible it would have a less obtrusive visual presence.

Secretary's Standards for Rehabilitation of Historic Buildings #3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed screen wall design mimics the existing third floor penthouse of the Catholic Pastoral Center. This concept has some merit as it uses the architectural language of the building to screen the condensing units. Staff is concerned that a screen wall meant to mimic the penthouse would create confusion and disrupt the symmetry of the building, as a new façade that matches the penthouse would be created that does not reside in the center of the building. By using the architectural language of the building as screening, the mechanical enclosure could potentially draw more attention as it would appear an intentional part of the architecture. Additionally, the screen mimicking the design of the penthouse could be interpreted as creating a false sense of history and would go against the Secretary's Standard #3. If the mechanical units are to be screened, it is staff's recommendation that the screening is simple in nature so that it communicates it is not part of the architectural design.

Secretary's Standards for Rehabilitation of Historic Buildings #9: New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationship that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials,

features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Secretary's Standard #9 supports the staff recommendation that should screening be used, that it be simple in nature and not try to mimic the design of the building. If screening is not used, then the location of the condensing unit on the rooftop and its visibility from the surrounding site are critical factors in determining if the proposed exterior alteration affects the spatial relationships that characterize the property. In this instance, the spatial relationships would be the symmetry of the building and the central location of the penthouse. The option to not use screening allows the condensing units to be pulled in tighter to the existing penthouse, and further remove them from sightlines and minimize their presence on the rooftop. The applicant proposes that the condensing unit be painted to match the dark grey/black of the building to further minimize the visual impact of the condensing units and therefore preserve the features and spatial relationships that characterize the building.

Conclusion

In this project, the general desire to screen mechanical equipment is in conflict with the desire to keep the overall size of the proposed exterior modification as minimal as possible. Staff is seeking Board input on the decision to include screening in the design of the proposed condensing units, weighing the overall impact of the increased visibility of the mechanical enclosure when screened over the general need to screen the units. The condensing units plus screening create a larger mechanical enclosure that must be located closer to the edge of the building to maintain proper air circulation around the units, which results in more visibility of the mechanical enclosure than if the condensing units were left unscreened. Staff recommends that should screening be included, it is simple in nature and does not mimic the building to avoid creating a false sense of history.

III. STAFF RECOMMENDATION

Staff seeks Board input on the appropriate screening solution for the proposed roof-mounted condensing units.

The Landmark Review Board's recommendation on the Certificate of Appropriateness will be forwarded to the City Council for review in accordance with Section 58-62 of the Historic Preservation Ordinance. The Board is a recommending body in this process. The decision to issue a Certificate of Appropriateness (COA) is made by the City Council.

CITY OF DES MOINES LANDMARK REVIEW BOARD
STAFF REPORT AND RECOMMENDATION
Tuesday, September 5, 2023

AGENDA ITEM #1

CAHP-2023-000091

Applicant: Diocese of Des Moines (owner), represented by Tim Hielkema (applicant).

Location: 601 Grand Avenue.

Requested Action: Certificate of Appropriateness to allow installation of rooftop mechanical equipment with no mechanical screening on the roof of the American Federal Building Local Landmark.



	Condo
	Parcel
	Parcels
	Property Owner

City of Des Moines Information Technology, GIS@dmgov.org, City of Des Moines

<p>Description</p>	<p>1:2,257 Webmap Scale</p>	<p>Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Projection: Mercator Auxiliary Sphere Datum: WGS 1984 False Easting: 0.0000 False Northing: 0.0000 Central Meridian: 0.0000 Standard Parallel 1: 0.0000 Auxiliary Sphere Type: 0.0000 Units: Meter</p>	<p>Author: Author Date: 8/31/2023 Time: 11:38:43 AM</p>
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Disclaimer: This map is approximate and may not be complete. City assumes no liability for accuracy. Consult sources listed to verify information. Sources: City of Des Moines

Created by City of Des Moines Information Technology Department, GIS Division
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Description of Work Being Performed

1a. What is being done?

The Catholic Pastoral Center needs a new air conditioning system. This replacement system was originally proposed during the Building Restoration but was removed from that project due to cost considerations. The existing system uses an obsolete method by today's standards and efficiencies. Due to the increased size of an updated system, it cannot be placed back in the same location where it was previously located at. Therefore, to update this system, condensing units need to be placed on the roof. After extensive research, we are presenting what we believe to be the best option, an option that is as low in height as any other unit that we can find.

We are proposing a chiller replacement using a remote condenser that is 3'-6" tall, 7' wide, 24' long and placed on the roof. All other components will be within the existing mechanical room of the building. Additionally, the final placement of the condenser will be far enough away from the roof edge to eliminate the need for safety rails and will be painted to match the existing dark gray color of the original building.

Currently, we are asking that the Mechanical Screen requirement found in the City of Des Moines Planning and Zoning Code be waived. We believe that this is justified as it is consistent with the major tenets of Mies van der Rohe's work and the existing conditions of the current roof penetrations, namely the new units will not be any higher in height than the existing exhaust vents on the south side of the penthouse. These vents are basically unnoticeable except from an aerial view.

Four of the major tenets of Miesian Architecture are:

1. **"Less is More":** Mies van der Rohe is famously associated with the phrase "less is more," which encapsulates his belief in simplicity, clarity, and the elimination of unnecessary ornamentation. He believed that architecture should express its essence and function without unnecessary embellishments.
2. **Functionalism:** Mies prioritized the functional aspects of architecture. He believed that design should be dictated by the purpose of the building and the needs of its occupants. His designs often featured open and flexible spaces that could be adapted to various uses.
3. **Minimalism:** Mies' architecture is characterized by clean lines, geometric forms, and a focus on basic geometric shapes such as rectangles and squares. He often used a reduced color palette and a limited range of materials to create an elegant and harmonious aesthetic.
4. **Balance and Proportion:** Mies had a keen sense of proportion and balance. His designs were meticulously composed, with careful consideration given to the relationships between different elements and their sizes.

Because of these tenets, we believe that our answer to this issue is the best solution.

1b. What Materials are being used?

Since we are asking that the Mechanical Screen requirement be waived, the only materials that will be seen will be the mechanical units themselves. These units will be painted the dark gray/black of the original building.

1c. What changes in appearance will there be?

The mechanical units will be seen from the north about half a city block away. We are providing photos showing the proposed size in our packet. What you will see in the packet is two different scenarios. One scenario shows the smaller size of the mechanical units only, whereas the other shows the larger mechanical enclosure.



Proposed cooling equipment location looking south
Third floor roof north of penthouse



Catholic Pastoral Center Rooftop Equipment Proposal

1. Proposed cooling equipment footprint & height looking east

Equipment without screen



Equipment with screen



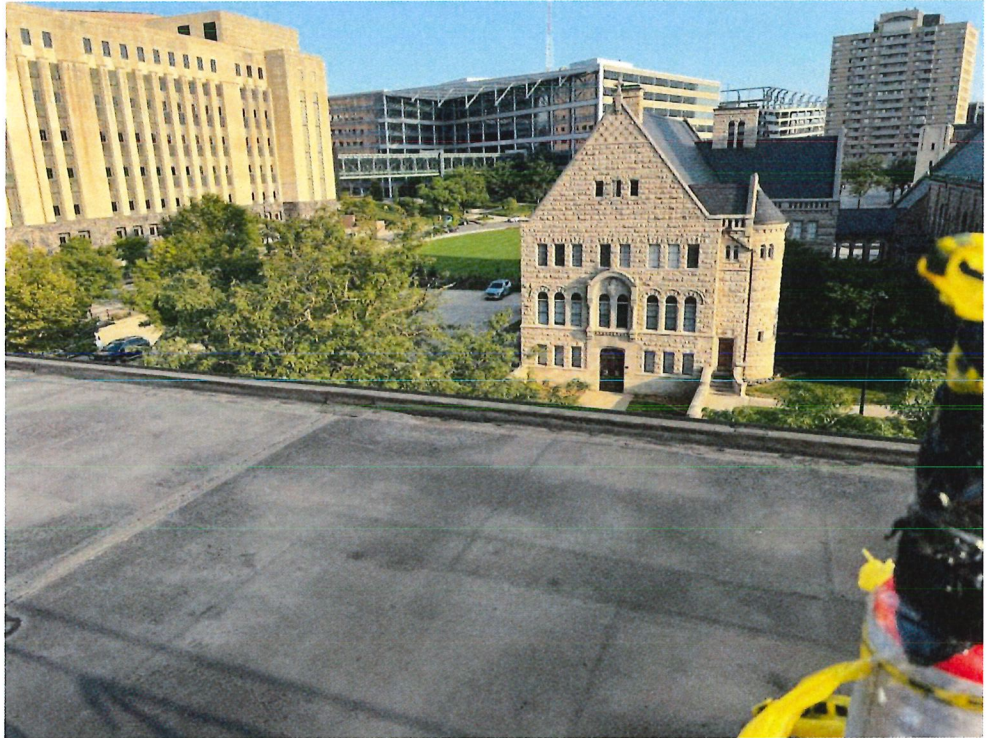
Catholic Pastoral Center Rooftop Equipment Proposal

1. Views from top of proposed equipment

**Looking west from NW corner of equipment.
Screen location beyond**



Looking north from NW corner mechanical screen



Catholic Pastoral Center Rooftop Equipment Proposal

2. High St Cathedral entrance top step looking south



Catholic Pastoral Center Rooftop Equipment Proposal

3. Sixth Av North of High St looking southwest



Catholic Pastoral Center Rooftop Equipment Proposal

**4. Sixth Av & Watson Powell Jr Way looking southwest
zoomed in view**



Catholic Pastoral Center Rooftop Equipment Proposal

5. Watson Powell Jr Way east of 7th St looking south

Equipment without screen



Equipment with screen



Catholic Pastoral Center Rooftop Equipment Proposal

6. Park St east of 7th St looking south
zoomed in view



Catholic Pastoral Center Rooftop Equipment Proposal

7. 7th & Park Streets looking southeast



Catholic Pastoral Center Rooftop Equipment Proposal

8. 7th St north of High St looking southeast

Equipment without screen



Equipment with screen



Catholic Pastoral Center Rooftop Equipment Proposal

9. 7th St north of High St looking SE



Catholic Pastoral Center Rooftop Equipment Proposal

10. High St at 7th St looking east



Catholic Pastoral Center Rooftop Equipment Proposal

11. 801 Grand looking east

From 18th floor



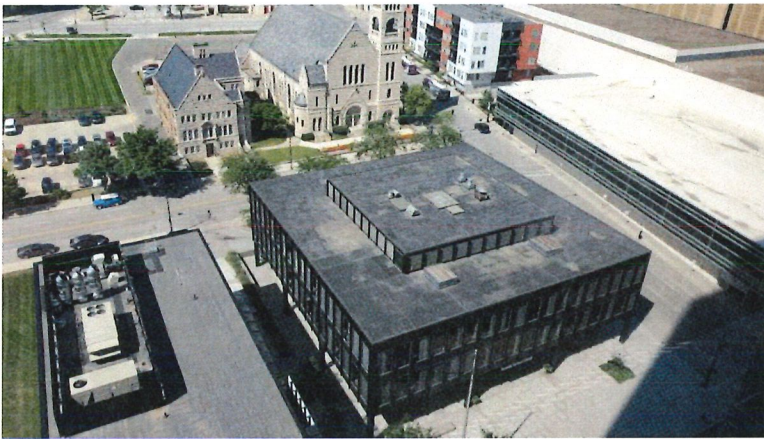
From 18th floor (zoomed in view)



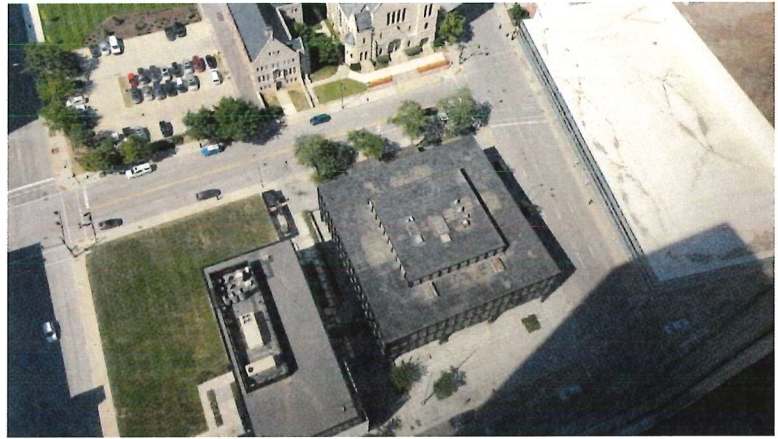
Catholic Pastoral Center Rooftop Equipment Proposal

12. Ruan Center looking northeast

From 14th Floor



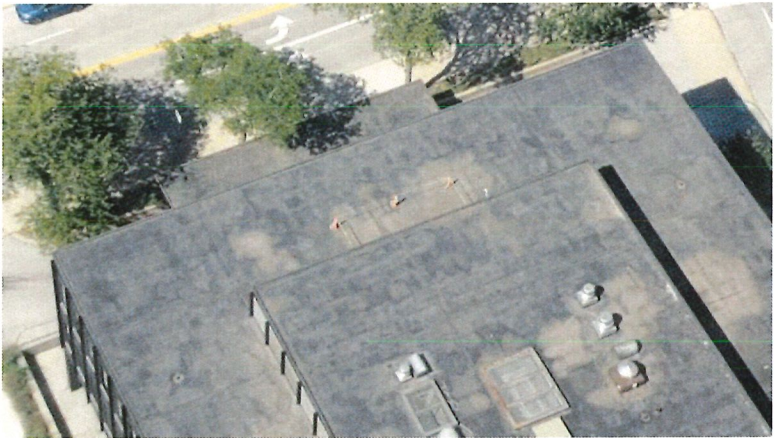
From 33rd Floor



From 14th Floor (zoomed in view)



From 33rd Floor (zoomed in view)



Catholic Pastoral Center Rooftop Equipment Proposal

**13. Insurance Exchange Building looking west
From 10th Floor**



From 10th Floor (zoomed in view)



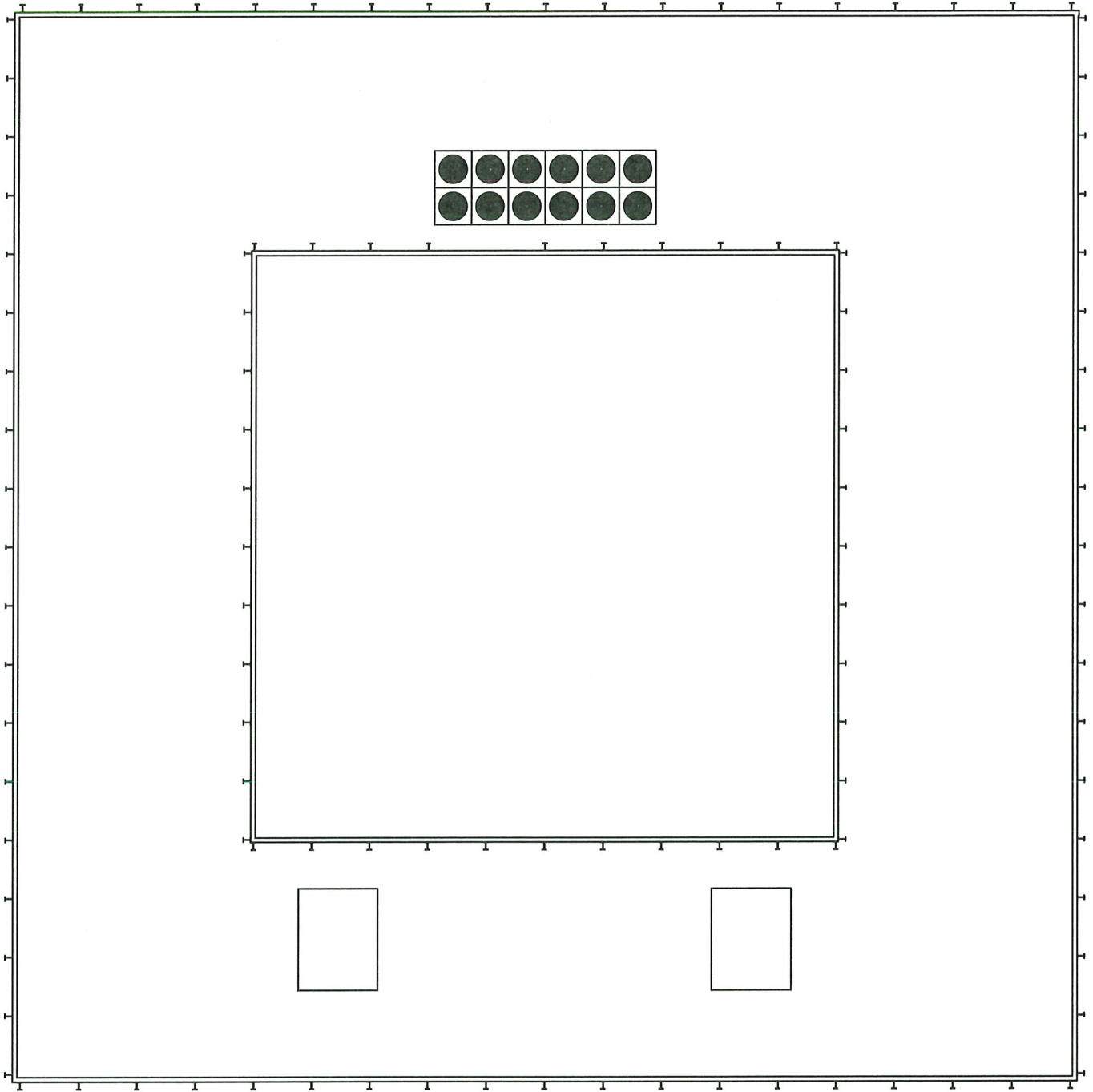
Catholic Pastoral Center Rooftop Equipment Proposal

VIEW FROM CORNER OF ST.
AMBROSE CATHEDRAL -
CONDENSING UNITS WITH
SCREENING

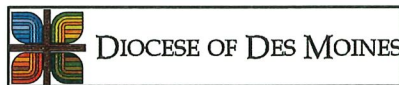


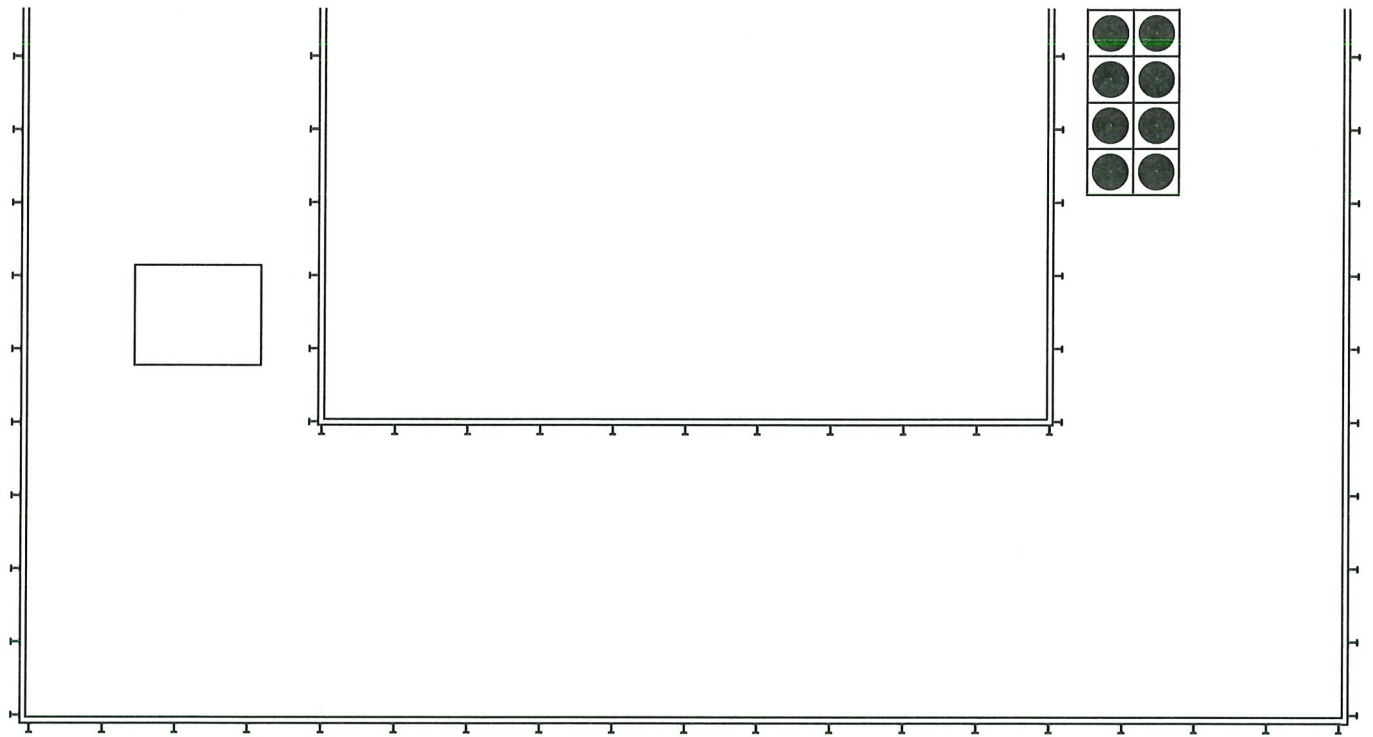



VIEW FROM CORNER OF ST.
AMBROSE CATHEDRAL -
CONDENSING UNITS WITH
SCREENING

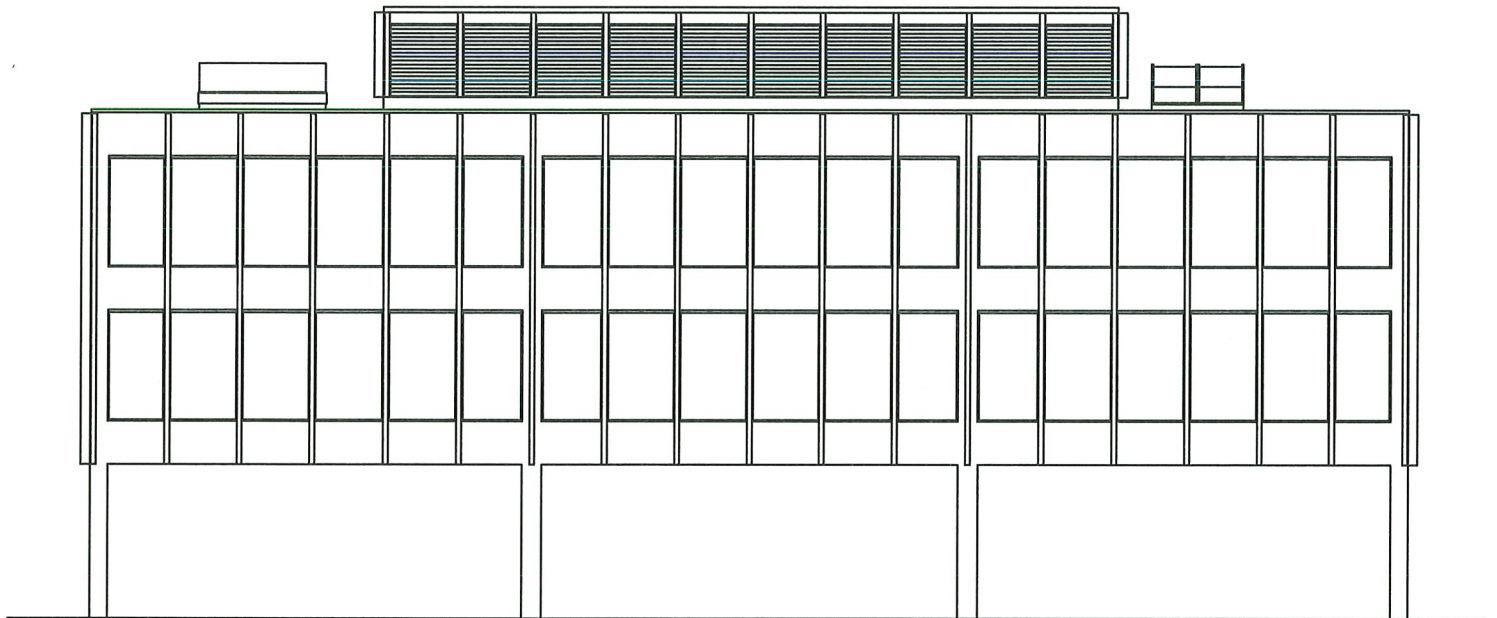



Roof Plan - No Screen Wall
 SCALE 1/16" = 1'-0"

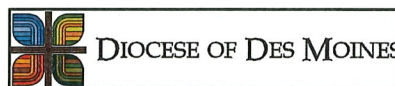
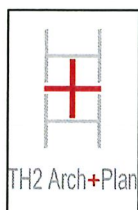


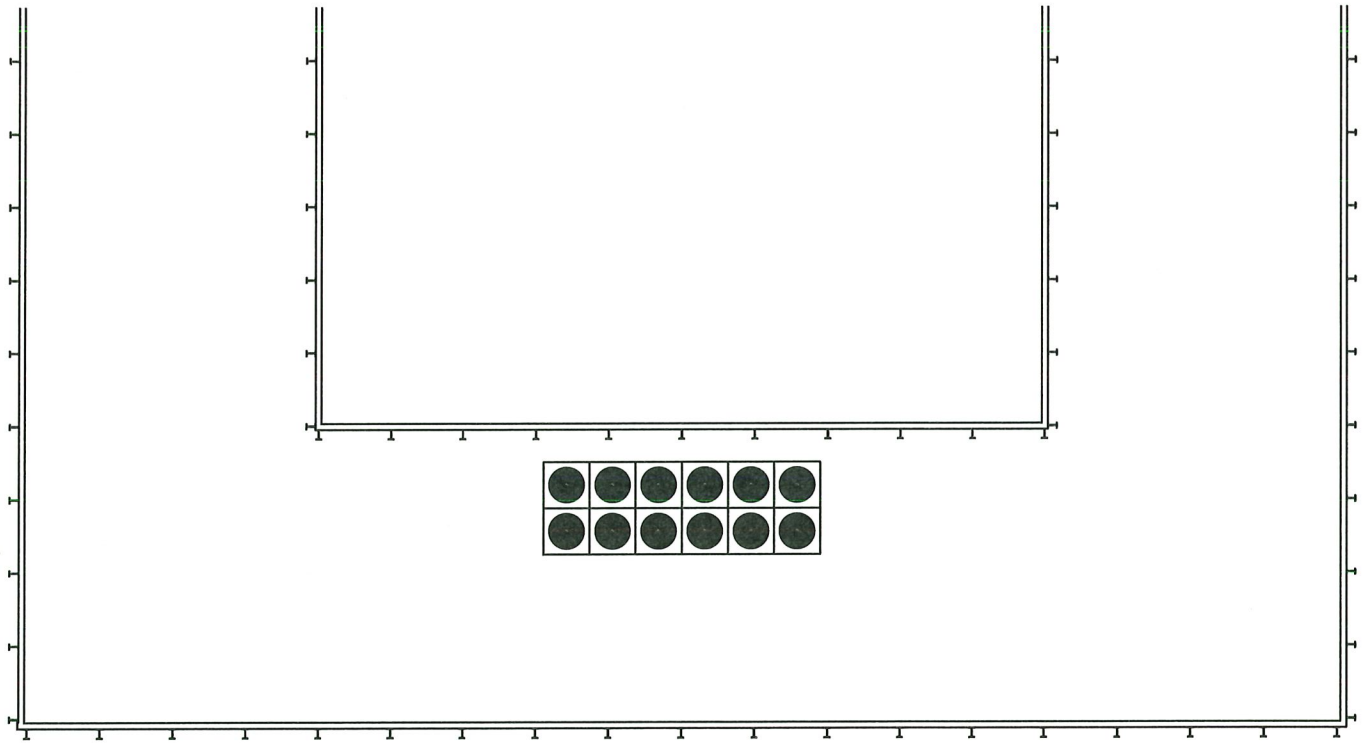




Roof Plan - No Screen Wall
 SCALE 1/16" = 1'-0"

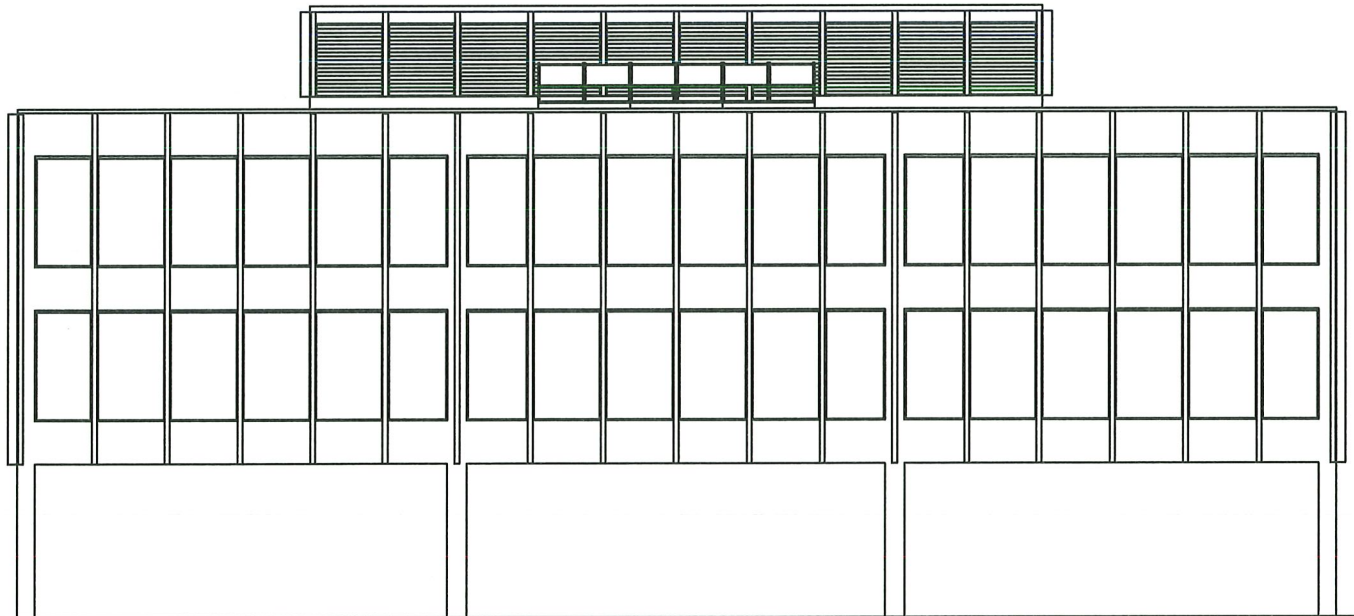


East Elevation - No Screen Wall
 SCALE 1/16" = 1'-0"

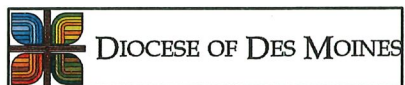
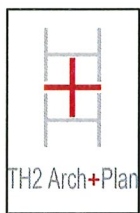


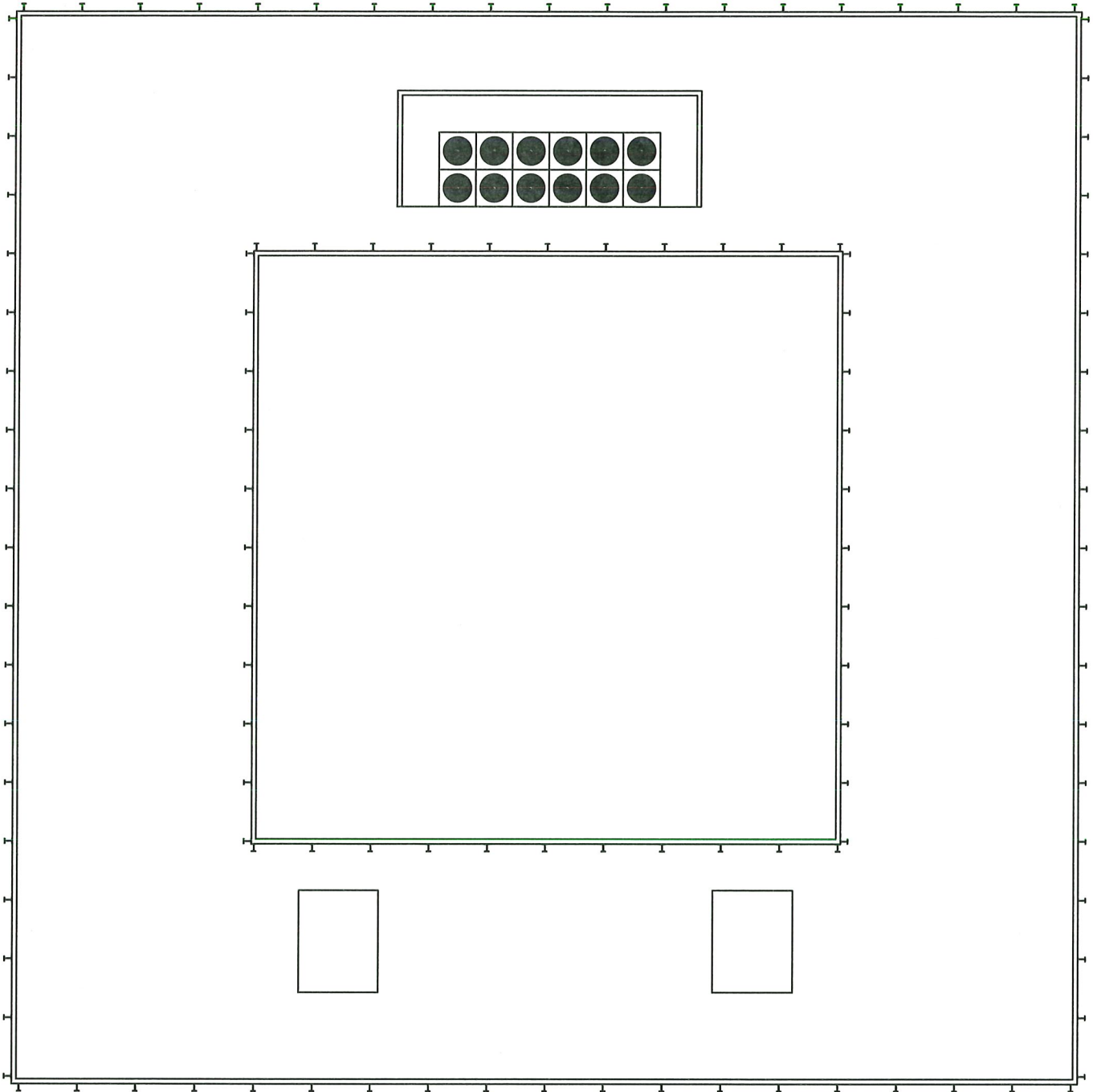




Roof Plan - No Screen Wall
 SCALE 1/16" = 1'-0"

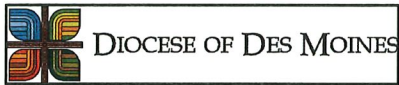


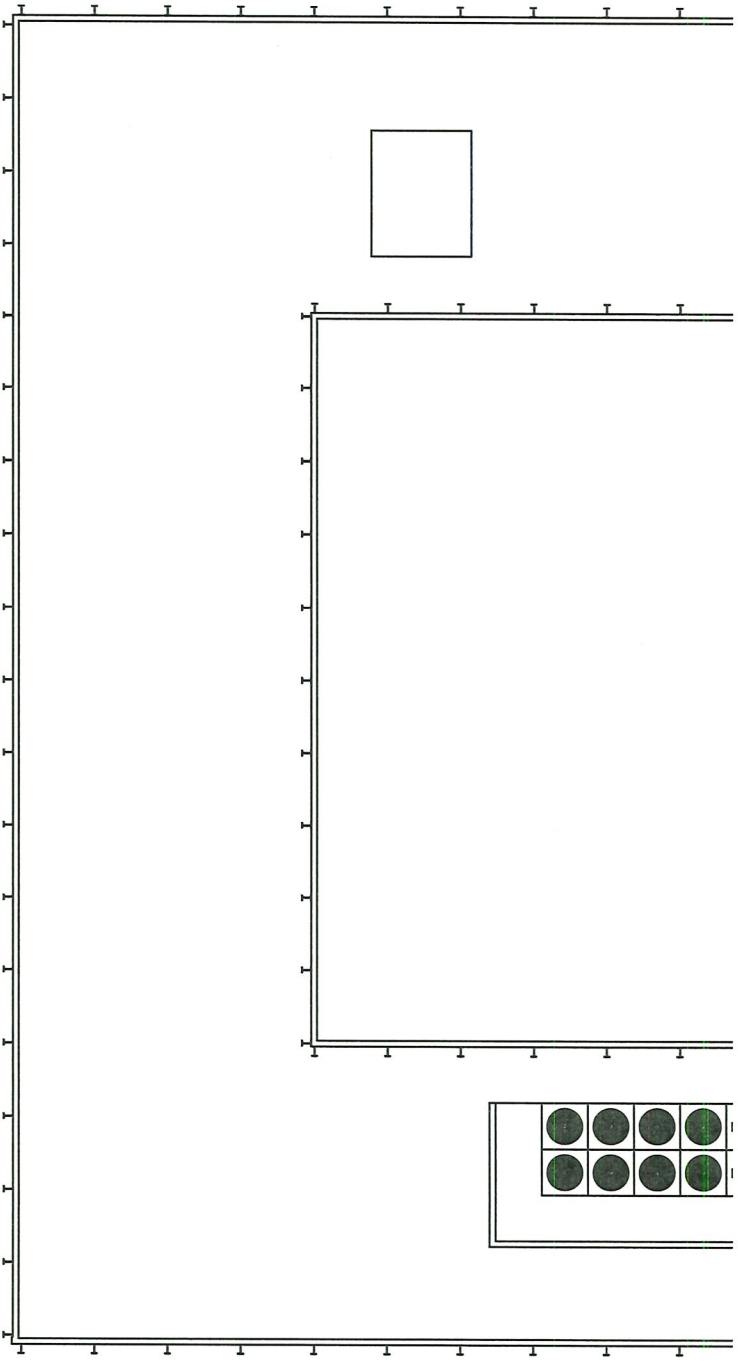
East Elevation - No Screen Wall
 SCALE 1/16" = 1'-0"



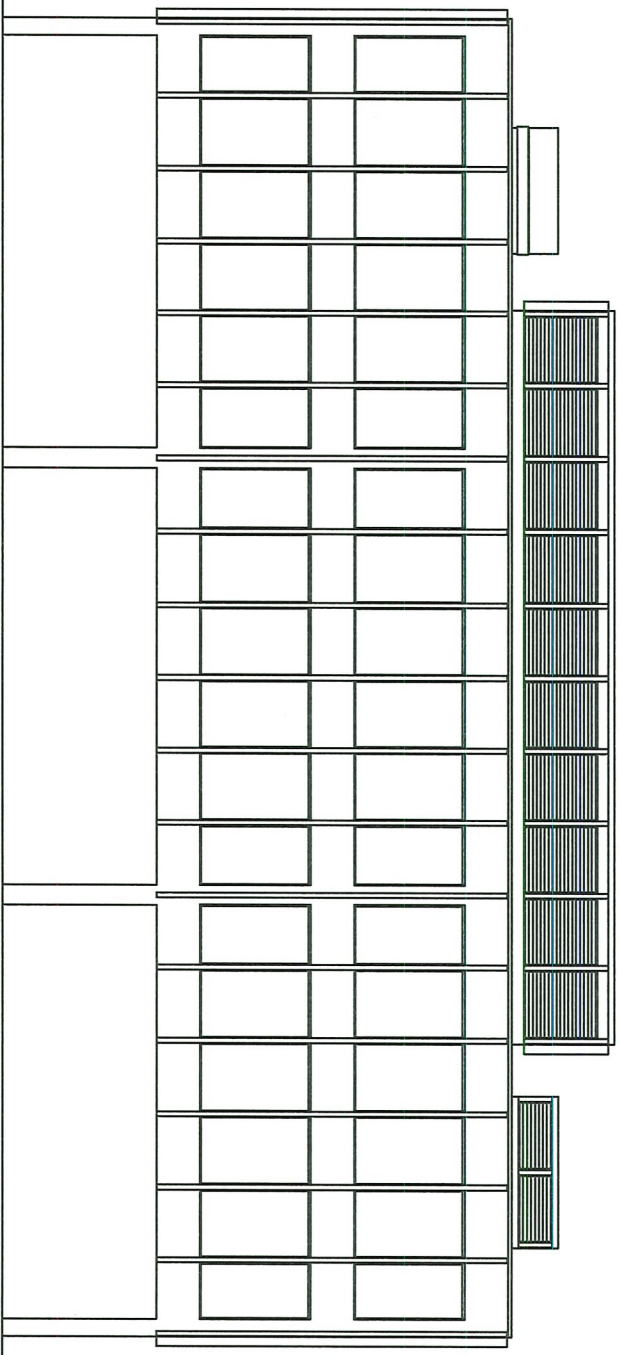



 Roof Plan - Screen Wall
 SCALE 1/16" = 1'-0"

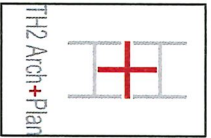


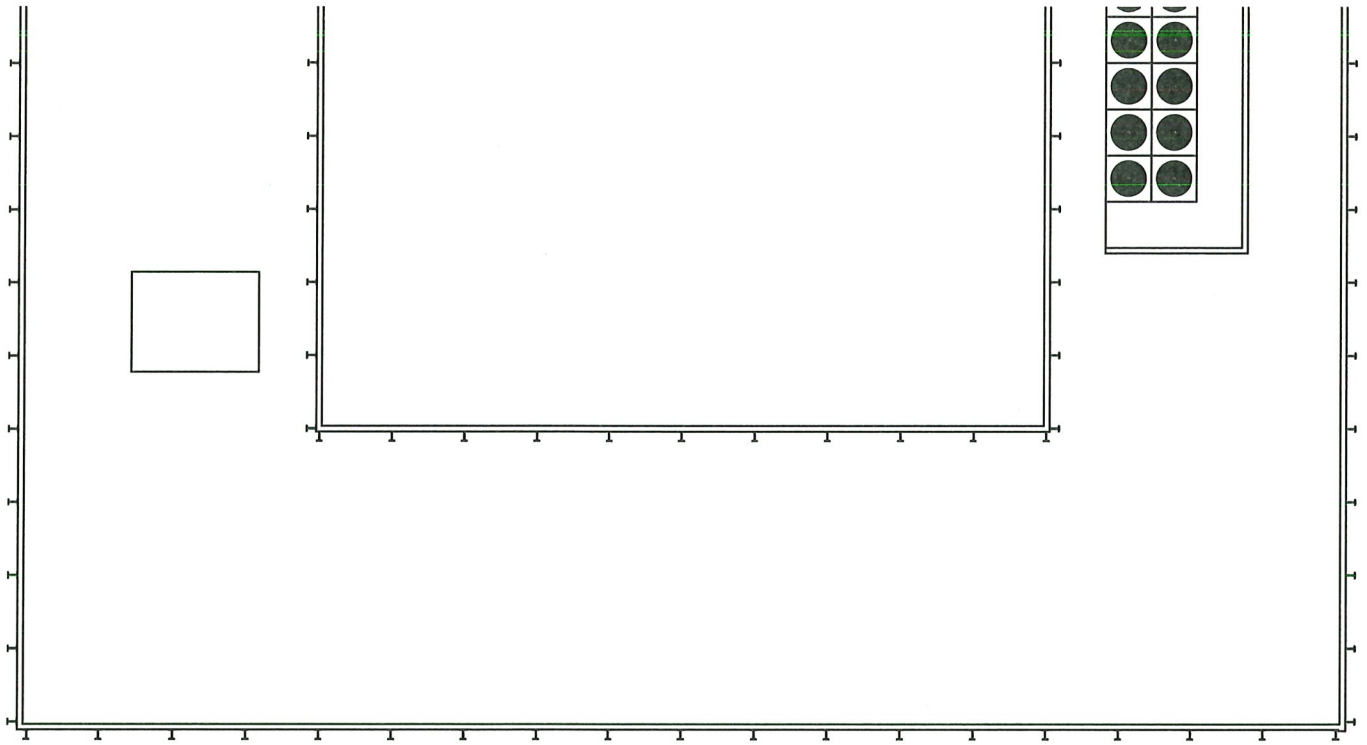


Roof Plan - Screen Wall
SCALE 1/16" = 1'-0"



East Elevation - Screen Wall
SCALE 1/16" = 1'-0"

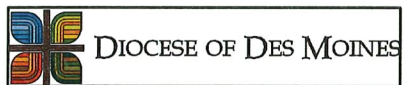
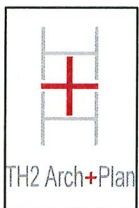


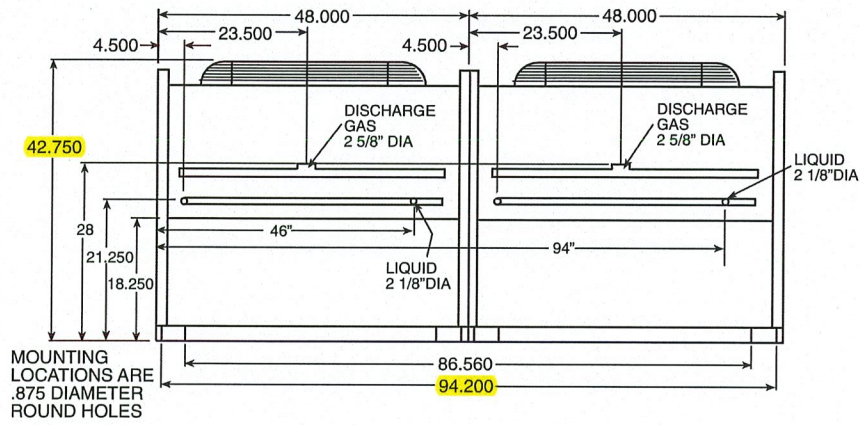


Roof Plan - Screen Wall
 SCALE 1/16" = 1'-0"

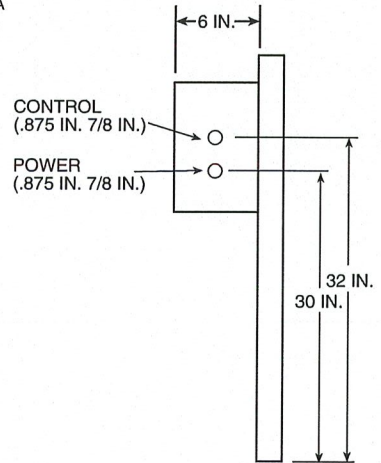


East Elevation - Screen Wall
 SCALE 1/16" = 1'-0"

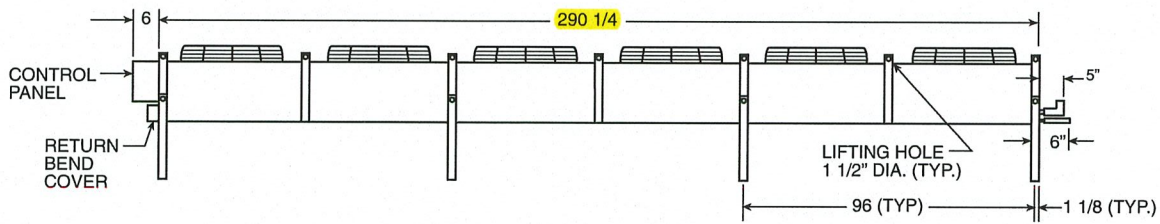




NOTE: Service clearances must be at least 48 in. on all sides.

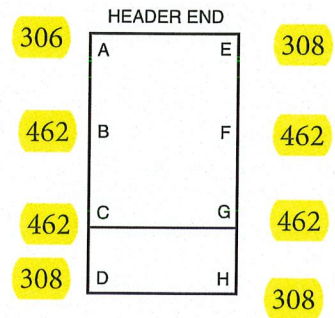


CONTROL PANEL DETAIL

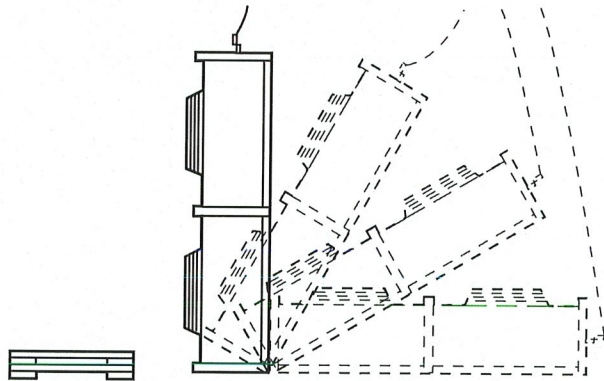


**Table 3 — Leg Weight Distribution
(Single and Dual Circuit Units)**

	SINGLE CIRCUIT					DUAL CIRCUIT							
	091	101	151	171	181	102	112	122	132	142	162	172	182
A	268	302	308	373	377	291	316	302	403	311	308	373	382
B	613	691	462	560	566	665	475	691	605	467	462	560	573
C	268	302	462	560	566	291	475	302	605	467	462	560	573
D	—	—	308	373	377	—	316	—	403	311	308	373	382
E	268	302	308	373	377	291	316	302	403	311	308	373	382
F	613	691	462	560	566	665	475	691	605	467	462	560	573
G	268	302	462	560	566	291	475	302	605	467	462	560	573
H	—	—	308	373	377	—	316	—	403	311	308	373	382

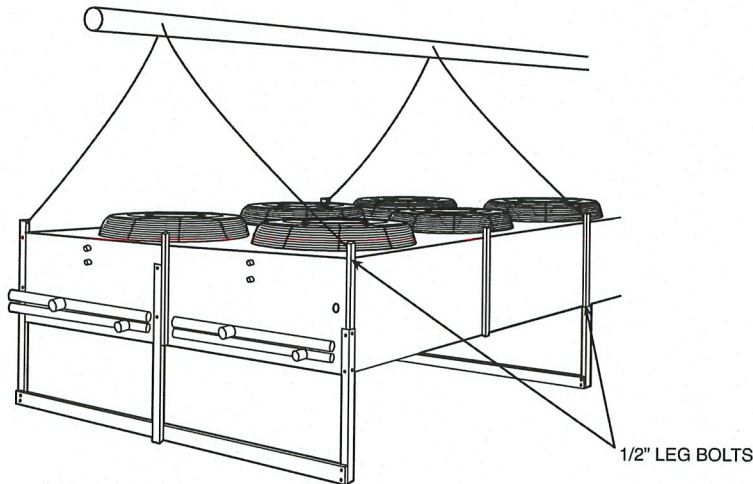


3,078 lbs.



A. ROTATE UNIT FLAT

1. Gently pull top of unit over, maintaining cable tension as unit is rotated from vertical to horizontal position.



B. LOWERING LEGS INTO POSITION

1. Reattach lifting hooks into lifting eyes in the permanently attached leg channels. (One set of hooks at each leg position).
2. Remove the four 1/2" bolts that hold each leg in telescoped position.
3. Lift unit about 18" so that each leg can drop down and be reattached with the four bolts removed in Step 2. Tighten bolts securely.
4. Continue lifting unit to its new home.

Fig. 4 — Unit Rigging