

STAFF REPORT: 10-9-2019 MEETING
APPLICATION NUMBER: 19-6490
ADDRESS: 100 SEWARD
HISTORIC DISTRICT: NEW CENTER
APPLICANT: BRAIN HURTIENNE
DATE OF COMPLETE APPLICATION: 9/10/2019
DATE OF STAFF SITE VISIT: 10/1/2019

PREPARED BY: J. ROSS

SCOPE: INSTALL NEW BALCONIES

EXISTING CONDITIONS

The building at 100 Seward is a 4-story, masonry building known as the Saxer Apartments. The building was erected ca. 1924 and features limestone cladding at the primary elevation, and red brick at the side and rear elevations. Red brick is also located at the building's light wells. Windows are non-historic aluminum units. The building's front elevations features decorative detailing such as segmented arch pediments at the parapet, Ionic pilasters, and rustication at the first and second stories.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval of the following work items:

East and West Elevations (Light wells)

- At each unit, remove one existing window and saw cut brick to lengthen opening in order to accommodate the installation of a new fiberglass single door (color not specified) with glass transom. Each door will lead to a new balcony. The new balcony decks will measure 6'-0" x 12'-4" and will be constructed of wood with wood decking. Each deck will also feature aluminum picket railing which will measure 3'-6" high. The new decks will not be painted.

STAFF OBSERVATIONS AND RESEARCH

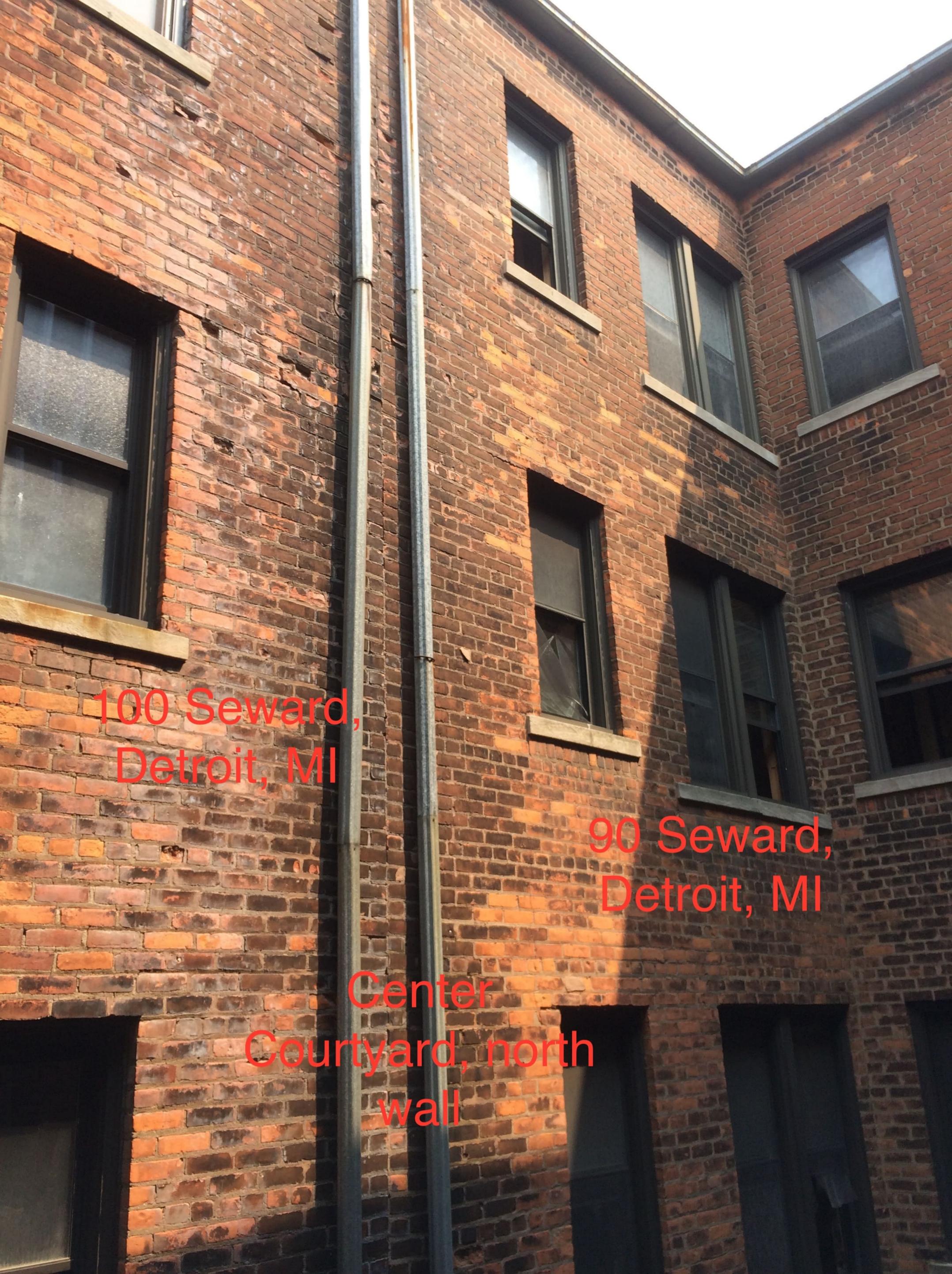
- The new balconies will not be visible from the public right of-way as they are located within the light wells
- The windows which will be removed and replaced with doorways are not historic age

ISSUES

- None

RECOMMENDATION

It is staff's opinion that the work as proposed will not result in the removal of historic materials or the alteration of features and spaces that characterize the property. The work is also compatible with the building's historic character. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation, standards #2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided* and #9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* However staff recommends that the Commission issue this COA with the condition that the balconies are either painted or stained a color which matches the buildings trim and that the color of the new fiberglass doors be reviewed and approved by HDC staff prior to the work's initiation.



100 Seward,
Detroit, MI

90 Seward,
Detroit, MI

Center
Courtyard, north
wall



100 Seward, Detroit, MI

90 Seward, Detroit, MI



Gramont Manor

New Center Square

Prestiglou
Property Seward

Midtown Square
Apartments

Seward Ave

Seward Ave



100 Seward, Detroit, MI

90 Seward, Detroit, MI

A low-angle photograph of a rear courtyard between two brick buildings. The walls are made of dark red brick with visible mortar lines. Several windows with dark frames and wooden sills are visible on both levels. The sky is a pale, clear blue. The text '100 Seward, Detroit, MI Rear Courtyard' is overlaid in red at the bottom left.

100 Seward,
Detroit, MI
Rear Courtyard

100 Seward, Detroit, MI
courtyard south wall /
parapet.



100 Seward, Detroit, MI





100 Seward, Detroit, MI

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT
PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 8/26/2019

PROPERTY INFORMATION

ADDRESS: 90 and 100 SEWARD AKA: _____

HISTORIC DISTRICT: VIRGINIA PARK HISTORIC DISTRICT

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input checked="" type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input checked="" type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: BRIAN HURTTIENNE COMPANY NAME: CHRISTIAN HURTTIENNE
ARCHITECTS

ADDRESS: 2111 WOODWARD #201 CITY: DETROIT STATE: MI ZIP: 48201

PHONE: 313-825-2005 MOBILE: 313-850-6689 EMAIL: brianecha-c.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- NA Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV



August 26, 2019

Ms. Jennifer Ross, Historic Specialist
City of Detroit, Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: 90 & 100 Seward Renovation
Virginia Park Historic District

Ms. Ross,

We respectfully submit this enclosed description of both 90 and 100 Seward Renovation projects to the City of Detroit Historic District Commission for review. This project is applying for the Federal Historic Preservation Tax Incentive with Kristine Kidorf as the lead consultant preparing the tax credit applications to submit to the State Historic Preservation Office.

Project Description

Both buildings, 90 and 100 Seward, were purchased about 1 year ago to renovate and update much of the building to accommodate new residents. The buildings were completely vacant and in need of repair.

The existing buildings are 3-story with basement walk-ups. Both building plans have courtyards or lightwells with an undulating plan offering light to the apartment spaces. The buildings are brick masonry load bearing structures with wood framed floors, corridor walls, and roofs.

The buildings fill up their sites with only the courtyards / lightwells and some rear space between the alley and the building as available space. All site space is paved or covered with solid surface material.

The buildings underwent a gut rehabilitation and reconfiguration in the early 2000's. The windows were replaced at that time and will remain yet be repaired or broken sash replaced. The unit configuration did change and is now proposed to change slightly within the same overall building unit configuration.

Exterior Conditions

- The windows are in good condition and will remain as is, with repair.
- Front and rear doors will remain and be repaired.
- The front limestone façade is in good condition and will be tuckpointed.
- The front decorative roof of 90 Seward is in good condition and will remain as is.
- The brick masonry in the courtyards / lightwells and rear is in good condition and will not be cleaned. Brick masonry will be replaced where required of existing broken or spalled brick. New brick will match the existing common brick. All masonry will be pointed with mortar to match the existing adjacent in color and texture.
- The parapet top cap of existing clay tile will remain as is.
- The roof will remain and be patched.
- New balconies will be installed in the courtyards / lightwells. One window of each unit will be changed to a door for access to the balcony, per unit. The new door is proposed to be fiberglass with a window per the attached brochure. Please review the enclosed drawings as well.

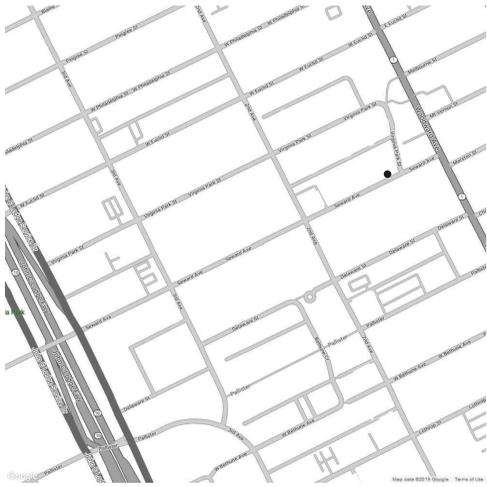


90 & 100 Seward Renovation

We hope this project description meets with your review and approval. Should you have any comments please feel free to request any additional materials to inform your decision. We are happy to help move this project along.

Thank you,

Brian V. Hurttienne, Principal
Christian Hurttienne Architects
2111 Woodward Avenue, Suite 201
Detroit, MI



VICINITY PLAN

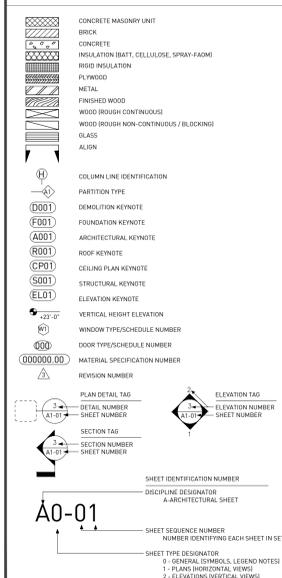
GENERAL NOTES

1. ANY MENTION OF CONTRACTOR INCLUDES THE GENERAL CONTRACTOR (GC), CONSTRUCTION MANAGER (CM) OR SUBCONTRACTOR(S) THAT RELATE TO THE CONTRACTUAL DELIVERY METHOD AGREED TO BY THE OWNER AND ENTITY RESPONSIBLE FOR UNDERSTANDING CONSTRUCTED IMPROVEMENTS OF THE PROPERTY. ACCORDINGLY, THE USE OF THE TERM CONTRACTOR IS TO REFER TO ANY AND ALL ENTITIES AND INDIVIDUALS CONSTRUCTION OF EITHER THE COMPLETE OR GENERAL CONTRACTOR, CONSTRUCTION MANAGER AND/OR A SPECIFIC TRADE SUBCONTRACTOR(S).
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE LOCAL JURISDICTION, UNLESS OTHERWISE AGREED UPON. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK TO BE PERFORMED AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE COURSE OF THE WORK.
3. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL NECESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY, ESPECIALLY AROUND ALL STAIR, ELEVATOR, AND ROOF PENETRATIONS IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
4. THE CONTRACTOR SHALL VISIT THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT OF INFLUENCE OF THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
6. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND / OR SIZES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO THE BEGINNING OF WORK, AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE APPROVED BY ARCHITECT, PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR IS TO ALERT THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING OR SPECIFYING A PRODUCT OR ITS USE PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL INFORMATION, CLARIFICATION, AND/OR DIRECTIVES WILL BE ISSUED AS NECESSARY AND WILL BECOME PART OF THE CONTRACT DOCUMENTS. FOR THESE DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS SET THE MORE EXPENSIVE METHOD OF CONSTRUCTION.
8. THE CONTRACTORS ARE TO VERIFY ALL CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION OF ANY TRADE. NOTIFY ARCHITECT OF ANY DISCREPANCIES, OR OBVIOUS FIELD CONDITIONS WHICH PROHIBIT THE WORK FROM BEING BUILT, AS SHOWN.
9. THE CONTRACTOR IS TO COORDINATE ALL CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL TRADES.
10. THE CONTRACTOR IS TO PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE UTILITY COMPANIES AND SUB-CONTRACTORS.
11. SHOW DRAWINGS / SUBMITTALS / SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH ALL TRADES WHICH REQUIRE FABRICATION AS DIRECTED AND APPROVED BY THE OWNER. ALL COLOR AND MATERIAL REVIEWS ARE TO BE MADE FROM ACTUAL SAMPLES, NOT FROM PHOTOGRAPHS OR FROM NARRATIVE DESCRIPTIONS.
12. CHANGES IN THE WORK SHALL BE INITIATED THROUGH DOCUMENTS ISSUED BY THE ARCHITECT AS REQUESTED / APPROVED BY THE OWNER. THE CONTRACTOR SHALL NOT PROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL FROM THE OWNER IN THE FORM OF AN APPROVED CHANGE ORDER, NOTING CHANGES TO CONTRACT PRICE AND TIME.
13. THE STRUCTURE WAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE ERECTION PROCEDURES, AND SUBMITTING TO INSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING, SHORING, SUPPORT, ETC., AS NECESSARY IF NECESSARY. MEANS AND METHODS ARE NOT INCLUDED WITHIN THESE DOCUMENTS.
14. ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN OPERATIONAL DURING CONSTRUCTION.
15. MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS AS REQUIRED BY THE APPLICABLE BUILDING CODE, AND RULES PER THE REGULATIONS OF THE LOCAL JURISDICTION.
16. EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING AND WELDING OPERATIONS MEETING THE OWNER'S REQUIREMENTS.
17. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND NEW CONSTRUCTION SPACES (DEMOLITION AREA, MAINTAIN LOCAL EXISTING FOOTING AND BARRERS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE EXITS AND SEPARATION OF THE SPACES.
18. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED, WHERE SUCH EXISTING CONDITIONS NOT UNDERGOING ALTERATION ARE DISTURBED AS A RESULT OF THE OPERATIONS OF THIS CONTRACT, ALL DISTURBED / AFFECTED CONDITIONS MUST BE REPAIRED OR REPLACED BY THE CONTRACTOR AS REQUIRED TO THE SATISFACTION OF THE OWNER, ARCHITECT, ADJACENT PROPERTY OWNERS (IF APPLICABLE), AND THE LOCAL JURISDICTION.
19. ANY DAMAGE CAUSED BY NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
20. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE DEMOLISHED SHALL BE DONE WITH THE UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO THE OWNER'S APPROVAL. ALL POSSIBLE CARE SHALL BE TAKEN TO AVOID DAMAGING, SHOCK, OR VIBRATION TO PORTIONS OF THE EXISTING STRUCTURE TO REMAIN.
21. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS TO BE REMOVED IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTS / SPECIFICATIONS, LOCAL CODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES.
22. IF DEMOLITION OF AN EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR COMPLETE CONSTRUCTION, AND IS NOT INDICATED ON THE DOCUMENTS, NOTIFY THE ARCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW THE SCOPE OF DEMOLITION REQUIRED AND PROVIDE EITHER AN APPROVAL OF DOCUMENTS TO INSTRUCT THE METHODS.
23. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS INCLUDING FURNACE, FURNACE EQUIPMENT, DUCTWORK, WIRING, SERVICE PANELS, AND ACCESSORIES AS REQUIRED BACK TO THE POINT OF ORIGIN. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR FURTHER DIRECTION PRIOR TO.
24. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEVIATIONS OF ALL EXISTING UTILITIES INCLUDING WATER, SEWER, / STORM MAINS, DRAIN, ELECTRICAL, AND GAS SERVICES, ETC., BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT.
25. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS AND DISPOSED OFF SITE IN A SAFE AND LEGAL MANNER.
26. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE

GENERAL NOTES

27. NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR REFINISHING METHODS.
28. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES.
29. IF CONSTRUCTION IS UNDERTAKEN BY A GENERAL CONTRACTOR (GC) FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, THE GC SHALL ADJUST, REPAIR, OR REPLACE AT HIS COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, WITHIN THE SCOPE OF THE CONTRACT.
30. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 2-A WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE FINISH GRADE AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY 2015 MICHIGAN BUILDING CODE, NFPA 10 AND THE FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
31. PROVIDE EXIT SIGNS PER 2015 MICHIGAN BUILDING CODE WITH "E" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES. PROVIDE GREEN LETTERS.
32. PROVIDE BASED CHARACTER AND BRALLE EXIT SIGN, COMPLYING WITH ICC 117.1 ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT SIGNWAY, AN EXIT SIGN, EXIT PASSAGEWAYS, EXIT DISCHARGE, OR OTHERWISE REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
33. PROVIDE EMERGENCY LIGHTING LIGHTING OF ONE FOOT CANDLE AT FLOOR LEVEL, COMPLY WITH BUILDING CODES.
34. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
35. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.
36. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED AN END FLOOR FINISH SPREAD RATING PER SECTION B01, BASED UPON OCCUPANCY GROUP SPECIFIED IN TABLE B03.P.119 OF THE 2015 MI BUILDING CODE.
37. DECORATIONS (PRACTY CURTAINS, DRAPES, SHADES, HANGINGS, WALL COVERINGS, ETC.) SHALL CONFORM TO THE REQUIREMENTS OF SECTION B03 OF 2015 MICHIGAN BUILDING CODE.
38. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.

LEGEND



PROJECT INFORMATION

DRAWING ISSUE DATES

No.	DESCRIPTION	DATE
1	SITE PLAN REVIEW	04.24.2019
2	OWNER REVIEW	05.14. 2019

DRAWING LIST

GENERAL SHEETS	
G-000	COVER
CIVIL ENGINEERING SHEETS	
C-101	ARCHITECTURAL SITE PLAN
ARCHITECTURAL SHEETS	
D-101	--
D-102	--
A-100	--
A-101	BASEMENT AND FIRST FLOOR ARCHITECTURE PLANS
A-102	SECOND AND THIRD FLOOR ARCHITECTURE PLAN
A-103	--
A-104	--
A-105	ROOF PLAN
A-201	EXTERIOR ELEVATIONS (NORTH AND SOUTH)
A-202	EXTERIOR ELEVATIONS (WEST AND EAST)
A-301	BALCONY DETAILS
A-401	--
A-402	--
A-400	--
A-400	--
A-400	--

SIGNATURE BLOCK

NAME OF AUTHORIZED REPRESENTATIVE

[Owner]

[Architect] Christian Hurttienne Architects, LLC

[General Contractor]

100 SEWARD

100 Seward Ave, Detroit, MI, 48202

100 Seward , LLC

700 Seward Ave., Detroit, MI 48202 248.258.6002 klewand@lewandbuilding.com

Christian Hurttienne Architects, LLC

2111 Woodward Ave., Suite #201, Detroit, MI 48201 313.825.2005x101 Chris@ccha-c.com

KEM-TEC

22556 Gratiot Ave., Eastpointe, MI 48021 586.772.2222 rgarbarino@kemtec-survey.com

Systems Solution Engineering, LLC

1643 Stephenson Hwy, Suite 201, Troy, MI 48063 248.247.1193 Mike@sse-mep.com

Lewand Building Companies

231 S. Old Woodward, Suite #220, Birmingham, MI 48009 248.258.6002 klewand@lewandbuilding.com

DEVELOPER
ARCHITECT
LAND SURVEYOR
MEP ENGINEER
GENERAL CONTRACTOR

CONTRACTOR'S NOTE

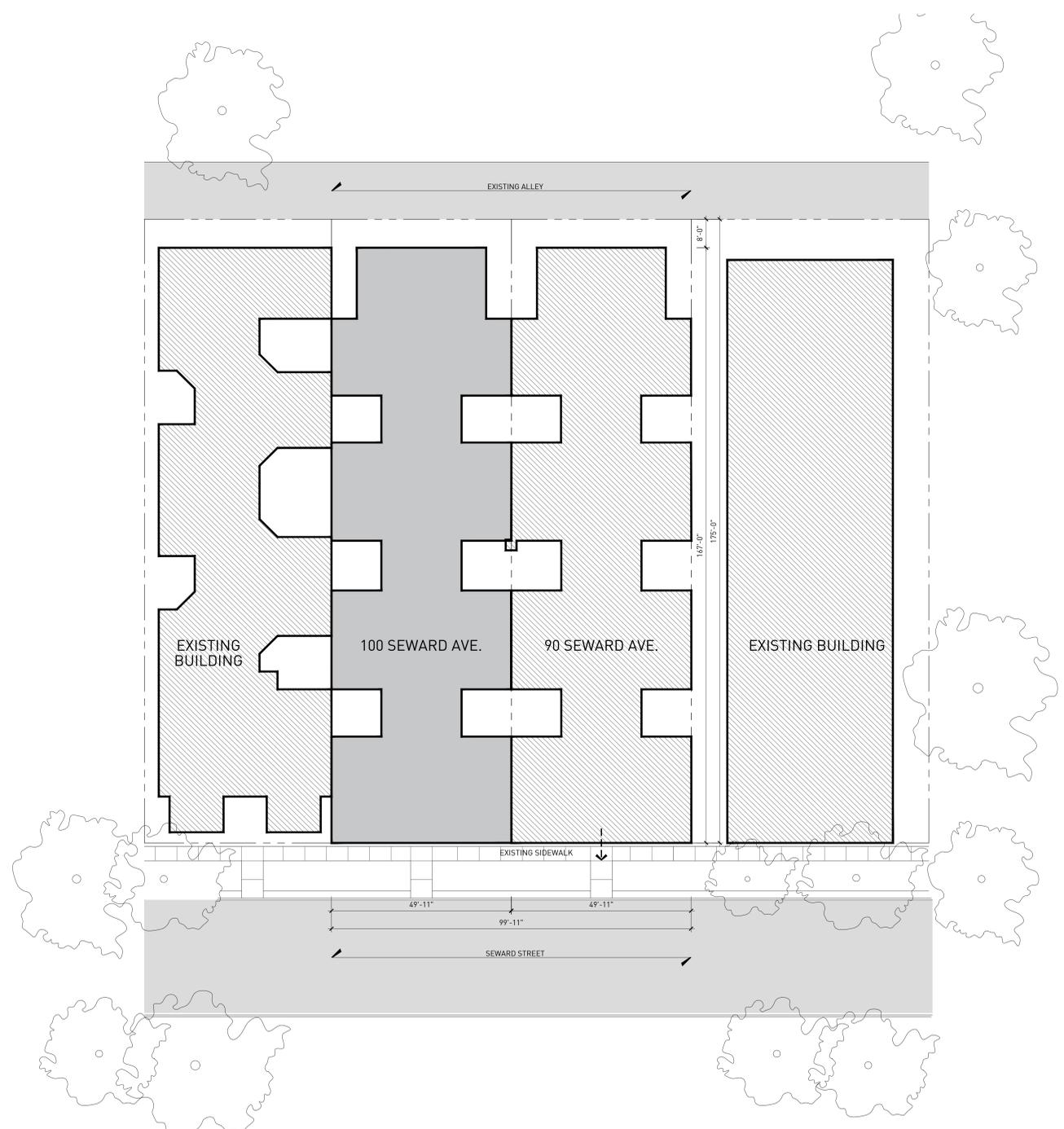
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3 WORKING DAYS
**BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS, SPECIFICATIONS, AND GUIDELINES FOR CONSTRUCTION.

GENERAL NOTES

- THIS SITE AND BUILDING PLAN IS DIAGRAMATIC IN NATURE. ALL BOUNDARIES, LOCATIONS, TOPOGRAPHY, LEGAL METES AND BOUNDS, IMPROVEMENTS, MONUMENTS, ETC. ARE TO BE VERIFIED BY THE OWNER'S LAND SURVEYOR AND CIVIL ENGINEER. REFER TO THE EXISTING TOPOGRAPHIC SURVEY IN THIS DRAWING SET AS PROVIDED BY THE OWNER'S LAND SURVEYOR.
- THE GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS, PROPERTY BOUNDARIES, LOCATION OF ALL EXISTING AND NEW PHYSICAL IMPROVEMENTS, DIMENSIONS, GRADES AND MONUMENTS PRIOR TO THE COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR IS TO HAVE THE SITE "STAKED-OUT" BY A PROFESSIONAL LAND SURVEYOR PRIOR TO THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS OR OF THE CITY OF DETROIT.
- ALL DEBRIS AND EXCESS EXCAVATED MATERIAL MUST BE LEGALLY DISPOSED OFF.
- ASSUMED ALLOWABLE SOIL PRESSURE OF 2000 PSF (VERIFY CAPACITY).
- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE RULES AND REGULATIONS PERTAINING TO SAFETY ESTABLISHED BY OSHA AND ALL LOCAL CODES AND REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTION TO PROTECT EXISTING UNDERGROUND UTILITIES OR STRUCTURES NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITIES NOT SCHEDULED FOR DEMOLITION OR ABANDONMENT (WHETHER SHOWN ON THE PLAN OR NOT) DURING THE CONSTRUCTION OF THIS PROJECT.
- DEMOLITION EQUIPMENT SHALL BE SELECTED AND OPERATED SUCH THAT STRUCTURES, UTILITIES AND OTHER WORK THAT ARE TO REMAIN WILL NOT BE DAMAGED AND CAUSE INJURY TO WORKERS.
- CONTRACTOR SHALL FILL BELOW GRADE, AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. THESE AREAS SHALL BE FILLED WITH ENGINEERED FILLED OR SUITABLY EXCAVATED MATERIAL AND COMPACTED TO 95% OF MAXIMUM DENSITY (ASTM1557).
- EXISTING PAVING AT ALLEY IS TO REMAIN IN PLACE WHENEVER POSSIBLE. PATCH, REPAIR AND REPLACE ANY ROADWAY AREAS ADJACENT TO CONSTRUCTION DAMAGED BY CONSTRUCTION PROCESS TO EXISTING STANDARDS OF INSTALLED PAVING.



1 SITE PLAN
ORIGINAL DRAWING SCALE: 1/16" = 1'-0"

CONTRACTOR'S NOTE: ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IN A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. BEFORE PROCEEDING WITH THE WORK, ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTOR, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAIL TO DO SO, TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

STRUCTURAL ENGINEER

MEP ENGINEERS
SYSTEMS SOLUTION
489 Rochester Road, Suite A Troy, MI 48068
313.271.7933 ss@systemsolution.net

100 SEWARD REHABILITATION

100 SEWARD AVENUE, DETROIT, MI 48202

OWNER REVIEW

REVISIONS	DATE	DESCRIPTION
1.	04.25.2018	PERMIT REVIEW

ARCHITECTURAL
SITE PLAN

C-101

SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

-  EXISTING MASONRY WALL - 4 HOUR RATING
SEE WALL SECTION 1-A3-00
-  EXISTING INTERIOR WALL
-  NEW INTERIOR WALL
SEE SECTION 8/A5-00
-  SHAFT WALL CONSTRUCTION
SEE SECTION 9/A5-00
-  1 HOUR RATED WALL
SEE SECTION 4/A5-00
-  EXISTING MASONRY WALL WITH NEW 1-1/2" FURRING
SEE SECTION 1/A3-00
-  2 HOUR RATED WALL
SEE SECTION 10/A5-00
-  4" PLUMBING WALL WITH INSULATION
SEE SECTION 7/A5-00
-  NEW INTERIOR WALL WITH INSULATION
SEE SECTION 8/A5-00

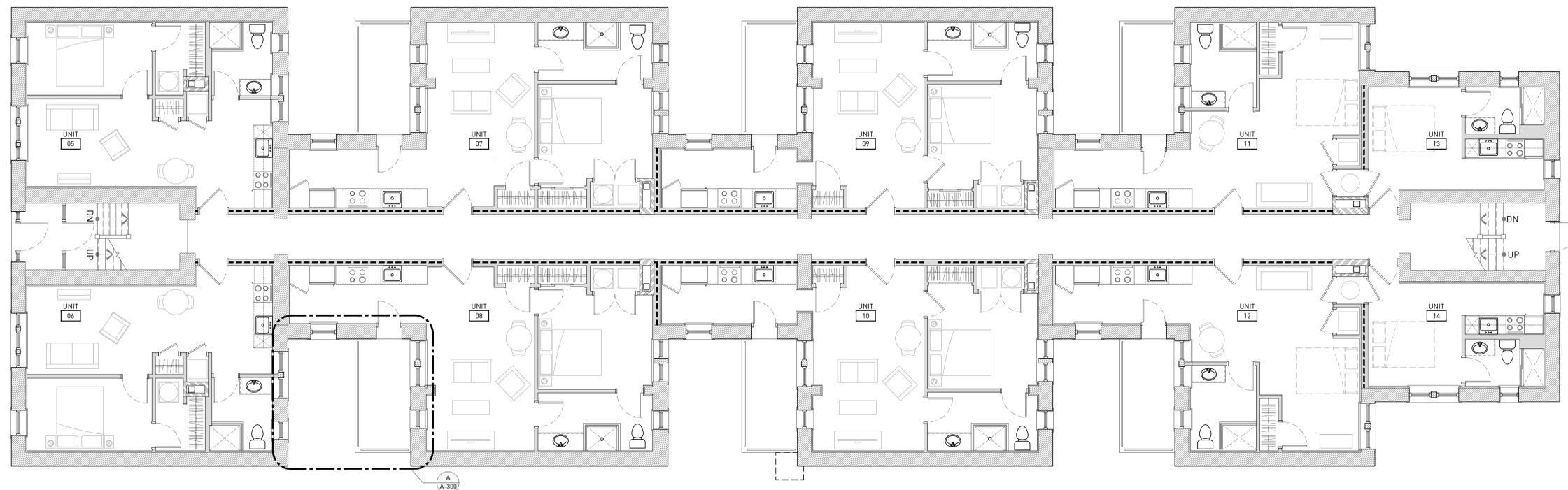
ARCHITECTURE GENERAL NOTES

1. ALL EXTERIOR WALL FURRING IS TO BE PER WALL ASSEMBLY 1/A3-00, UNLESS OTHERWISE NOTED.
2. ALL NEW WALL AND PARTITION CONSTRUCTION IS TO BE PER WALL ASSEMBLY 8/A5-00, UNLESS OTHERWISE NOTED.
3. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN ALL ASSEMBLIES, EXISTING OR NEW ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
4. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT, AND UN-NOTICEABLE FINISH ACROSS ENTIRE SURFACE.
5. FIRE-SEAL / FIRE-CAULK SEALANT IS TO BE INSTALLED AT INTERSECTIONS, CONSTRUCTION ASSEMBLIES, PENETRATIONS, OR AS REQUIRED TO COMPLETE FIRE-BLOCKING CLOSURES AS PER APPLICABLE BUILDING CODE.
6. ALL WALL ASSEMBLIES LOCATED AT OR ADJACENT TO AN EXISTING EXTERIOR WALL, OR ARE LOCATED ADJACENT TO A COLD-ZONE, ARE TO RECEIVE A MINIMUM OF R-21 INSULATION, WITH VAPOR BARRIER (WARM SIDE), PER CODE.

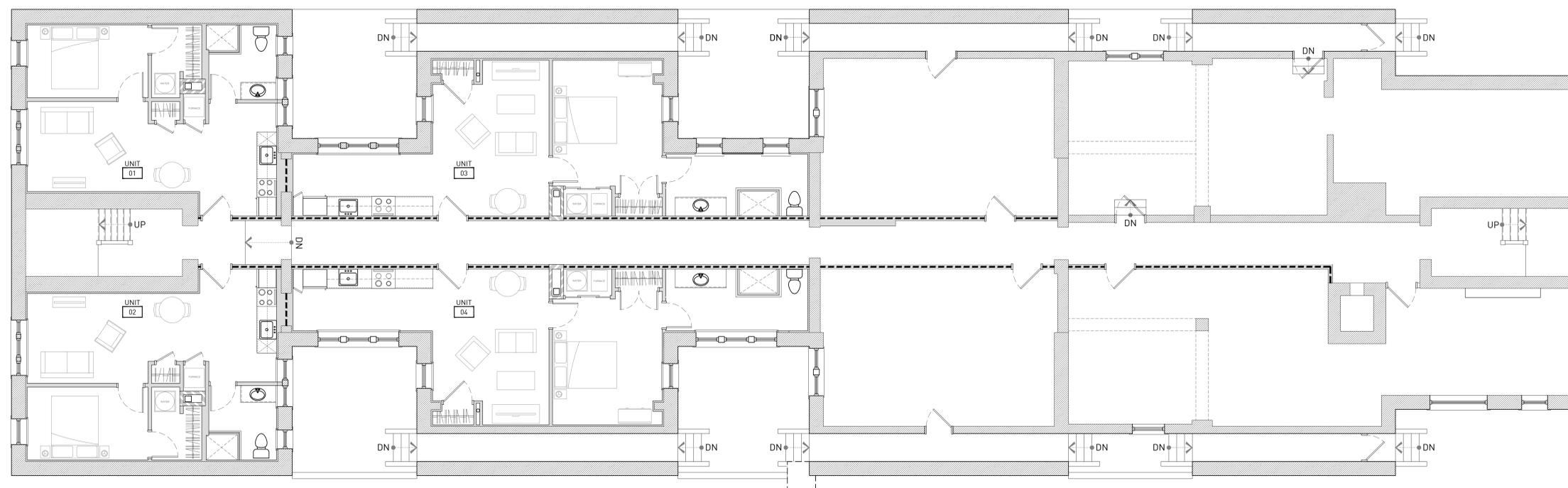
7. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
8. GENERAL CONTRACTOR PROVIDE BLOCKING WHERE REQUIRED TO SUPPORT MILLWORK, EQUIPMENT, OR OTHER FINISHES.

ARCHITECTURE PLAN KEY NOTES

1. 2 HOUR RATED WALL AND DOOR
SEE SECTION 1/A3-00



2 FIRST FLOOR ARCHITECTURE PLAN
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



1 BASEMENT ARCHITECTURE PLAN
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"

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MEP ENGINEER:
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100 SEWARD REHABILITATION

100 SEWARD AVENUE, DETROIT, MI 48202

OWNER REVIEW

REVISIONS	DATE	DESCRIPTION
1.	04.25.2018	PERMIT REVIEW

SEAL
BASEMENT AND FIRST FLOOR ARCHITECTURE PLANS

A-101

CONTRACTOR NOTE:
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100 SEWARD REHABILITATION

100 SEWARD AVENUE, DETROIT, MI 48202

OWNER REVIEW

SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

-  EXISTING MASONRY WALL - 4 HOUR RATING SEE WALL SECTION 1-A3-00
-  EXISTING MASONRY WALL WITH NEW 1-1/2\" data-bbox="275 77 295 89"/> FURRING SEE SECTION 1/A3-00
-  EXISTING INTERIOR WALL
-  2 HOUR RATED WALL SEE SECTION 10/A5-00
-  NEW INTERIOR WALL SEE SECTION 8/A5-00
-  4\" data-bbox="275 137 295 149"/> PLUMBING WALL WITH INSULATION SEE SECTION 7/A5-00
-  SHAFT WALL CONSTRUCTION SEE SECTION 9/A5-00
-  NEW INTERIOR WALL WITH INSULATION SEE SECTION 8/A5-00
-  1 HOUR RATED WALL SEE SECTION 4/A5-00

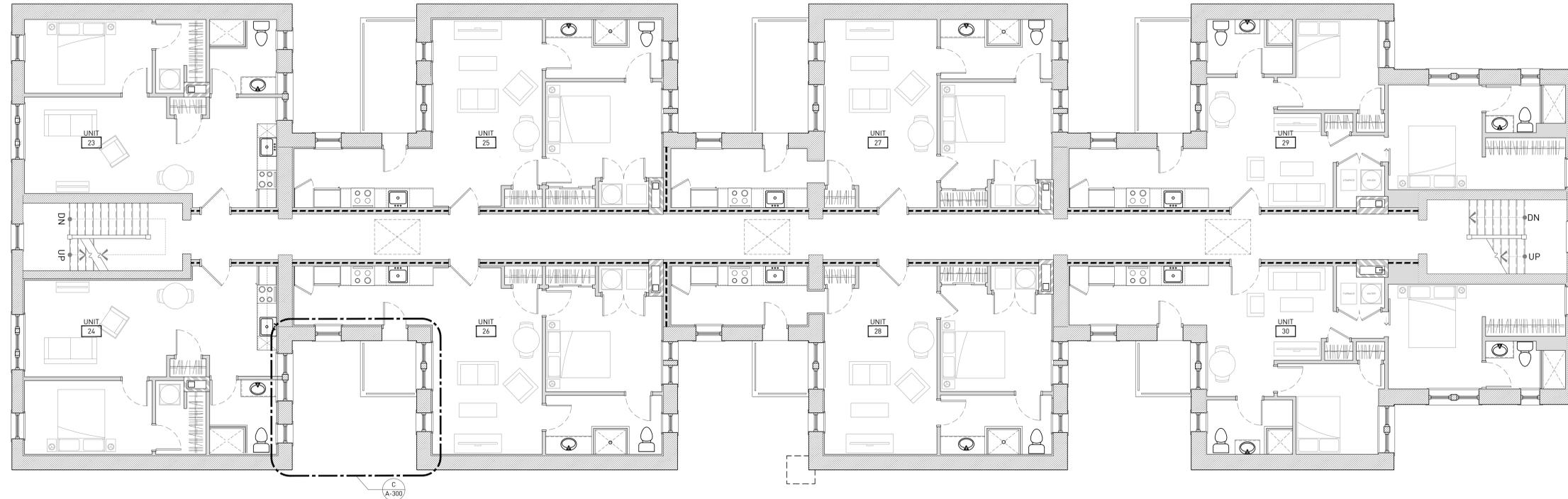
ARCHITECTURE GENERAL NOTES

1. ALL EXTERIOR WALL FURRING IS TO BE PER WALL ASSEMBLY 1/A3-00, UNLESS OTHERWISE NOTED.
2. ALL NEW WALL AND PARTITION CONSTRUCTION IS TO BE PER WALL ASSEMBLY 8/A5-00, UNLESS OTHERWISE NOTED.
3. ALL WALL ASSEMBLIES MAY OCCUR AT EXISTING FRAMING LOCATIONS TO REMAIN ALL ASSEMBLIES, EXISTING OR NEW ARE TO PERFORM ACCORDING TO ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
4. WHERE A NEW ASSEMBLY IS TO COORDINATE WITH AN EXISTING ASSEMBLY, MAKE ALL NECESSARY PREPARATIONS TO ENSURE SMOOTH, CONSISTENT, AND UN-NOTICEABLE FINISH ACROSS ENTIRE SURFACE.
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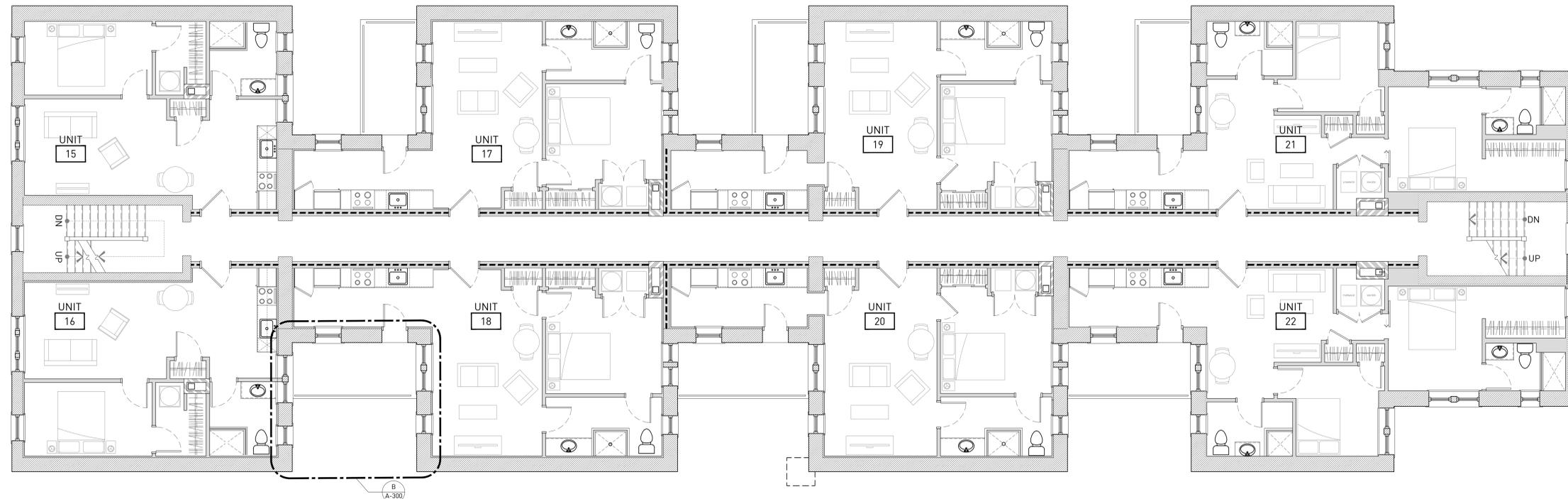
7. ALL LOCATIONS OF CEMENTITIOUS TILE BACKER BOARD ARE TO BE COORDINATED WITH THE OWNER AND SCHEDULED WALL ASSEMBLY. MAINTAIN ALL REQUIRED FIRE RATINGS ACCORDING TO WALL ASSEMBLY DETAILS, ASSOCIATED UL RATINGS AND SPECIFICATIONS.
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ARCHITECTURE PLAN KEY NOTES

- 1 2 HOUR RATED WALL AND DOOR SEE SECTION 1/A3-00



2 THIRD FLOOR ARCHITECTURE PLAN
 ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



1 SECOND FLOOR ARCHITECTURE PLAN
 ORIGINAL DRAWING SCALE: 3/16" = 1'-0"

DATE	DESCRIPTION
1. 04.25.2018	PERMIT REVIEW

SEAL
 SECOND AND THIRD FLOOR ARCHITECTURE PLANS

DRIVING NO. A-102

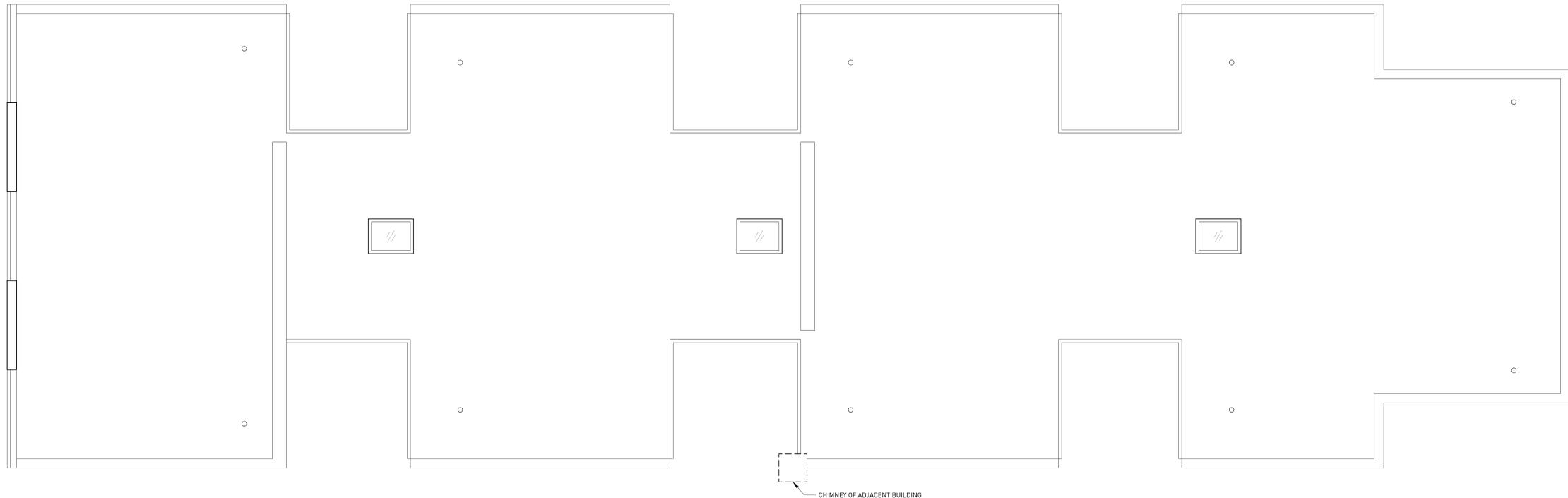


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MEP ENGINEER

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CHIMNEY OF ADJACENT BUILDING

1 ROOF ARCHITECTURE PLAN
 ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



100 SEWARD REHABILITATION
 100 SEWARD AVENUE, DETROIT, MI 48202
 OWNER REVIEW

REVISIONS	DATE	DESCRIPTION
1	04.25.2018	PERMIT REVIEW

SEAL
 ROOF PLANS

DRAWING NO.
A-105

CONTRACTOR NOTE:
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STRUCTURAL ENGINEER

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ELEVATION KEY NOTES

- 001 EXISTING LIMESTONE PARAPET CAP TO REMAIN.
- 002 EXISTING SLATE ROOF TO REMAIN.
- 003 EXISTING LIMESTONE FACADE TO REMAIN. TUCK POINT MORTAR JOINTS WITH MATCHING MORTAR IN TYPE, STRENGTH AND COLOR.
- 004 EXISTING ALUMINUM ENTRANCE AND DOOR TO REMAIN. CLEAN.
- 005 EXISTING ALUMINUM WINDOWS TO REMAIN. REPAIR.
- 006 EXISTING CLAY TILE PARAPET TOP CAP TO REMAIN. RESET LOOSE TILE AND MORTAR INTO PLACE.
- 007 CAST STONE SILLS TO REMAIN BROKEN SILLS TO BE REPLACED WITH CAST STONE SILL TO MATCH ORIGINAL.
- 008 STEEL LINTELS TO REMAIN. WIRE BRUSH ALL RUST SPOTS. PAINT WITH RUST INHIBITOR PAINT.
- 009 ORIGINAL WINDOW OPENING TO REMAIN FILLED IN WITH WOOD. REPAINT. ORIGINAL OPENING TO REMAIN FILLED IN WITH WOOD. REPAINT.
- 010 EXISTING DOOR TO REMAIN. PAINT.
- 011 EXISTING EGRESS WALKWAYS TO REMAIN.
- 012 NEW PROPOSED BALCONIES. SEE SHEET A-300 FOR DETAILS.
- 013 EXISTING CHIMNEY TO REMAIN.



1 NORTH ELEVATION
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



3 SOUTH SECTION
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"



4 NORTH SECTION
ORIGINAL DRAWING SCALE: 3/16" = 1'-0"

100 SEWARD REHABILITATION

100 SEWARD AVENUE, DETROIT, MI 48202

OWNER REVIEW

REVISIONS	DATE	DESCRIPTION
1.	04.25.2018	PERMIT REVIEW

EXTERIOR ELEVATIONS
(NORTH AND SOUTH)

A-201

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 313.221.1933 ss@systemsolution.net

ELEVATION KEY NOTES

- | | |
|---|--|
| 001 EXISTING LIMESTONE PARAPET CAP TO REMAIN. | 008 STEEL LINTELS TO REMAIN. WIRE BRUSH ALL RUST SPOTS. PAINT WITH RUST INHIBITOR PAINT. |
| 002 EXISTING SLATE ROOF TO REMAIN. | 009 ORIGINAL WINDOW OPENING TO REMAIN FILLED IN WITH WOOD. REPAIR. ORIGINAL OPENING TO REMAIN FILLED IN WITH WOOD. REPAIR. |
| 003 EXISTING LIMESTONE FACADE TO REMAIN. TUCK POINT MORTAR JOINTS WITH MATCHING MORTAR IN TYPE, STRENGTH AND COLOR. | 010 EXISTING DOOR TO REMAIN. PAINT. |
| 004 EXISTING ALUMINUM ENTRANCE AND DOOR TO REMAIN. CLEAN. | 011 EXISTING EGRESS WALKWAYS TO REMAIN. |
| 005 EXISTING ALUMINUM WINDOWS TO REMAIN. REPAIR | 012 NEW PROPOSED BALCONIES. SEE SHEET A-300 FOR DETAILS. |
| 006 EXISTING CLAY TILE PARAPET TOP CAP TO REMAIN. RESET LOOSE TILE AND MORTAR INTO PLACE. | 013 EXISTING CHIMNEY TO REMAIN. |
| 007 CAST STONE SILLS TO REMAIN BROKEN SILLS TO BE REPLACED WITH CAST STONE SILL TO MATCH ORIGINAL. | |



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



1 WEST ELEVATION
 ORIGINAL DRAWING SCALE: 3/16" = 1'-0"

100 SEWARD REHABILITATION

100 SEWARD AVENUE, DETROIT, MI 48202

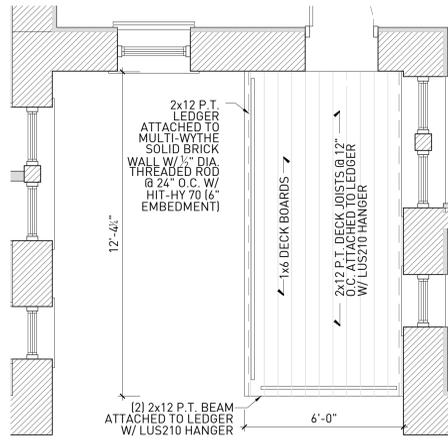
OWNER REVIEW

REVISIONS	DATE	DESCRIPTION
1.	04.25.2018	PERMIT REVIEW

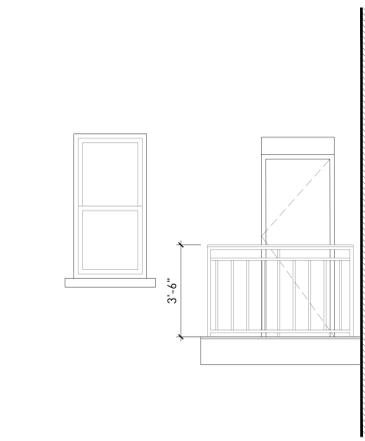
SEAL
 EXTERIOR ELEVATIONS
 (WEST AND EAST)

DRAWING NO. **A-202**

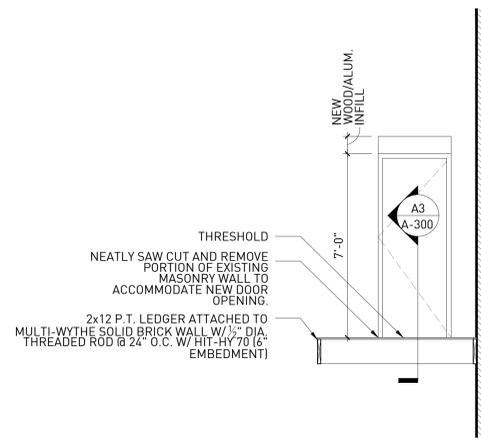




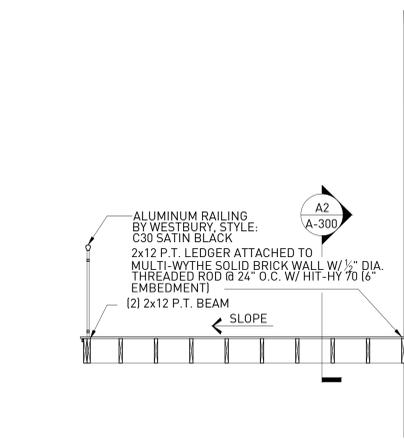
A DECK PLAN
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"



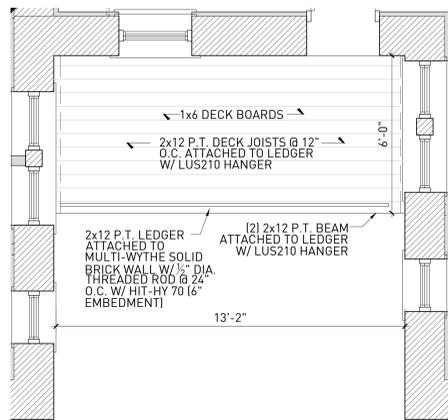
A1 DECK ELEVATION
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"



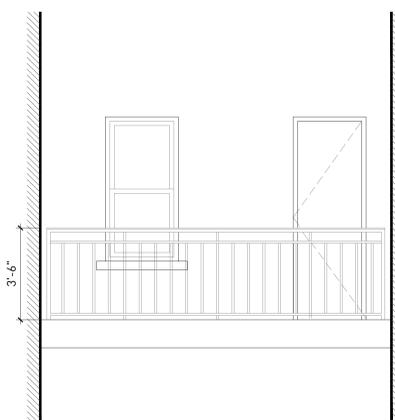
A2 DECK SECTION
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"



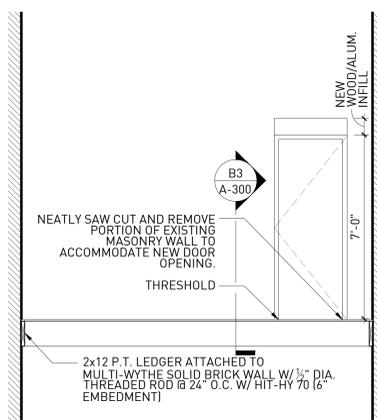
A3 DECK SECTION
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"



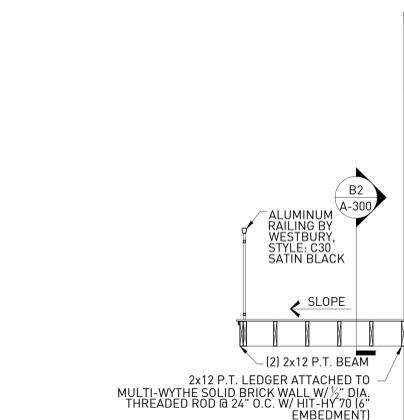
B DECK PLAN
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"



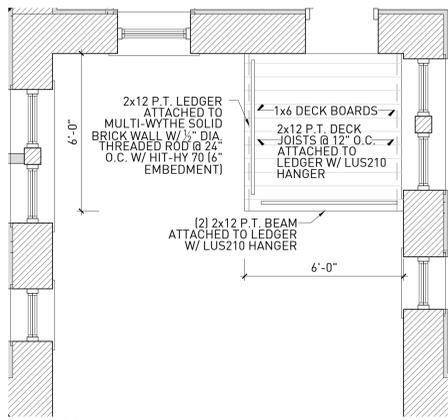
7 DECK ELEVATION
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"



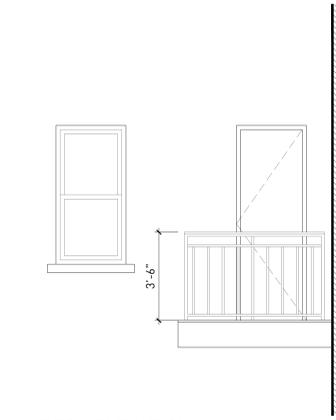
8 DECK SECTION
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"



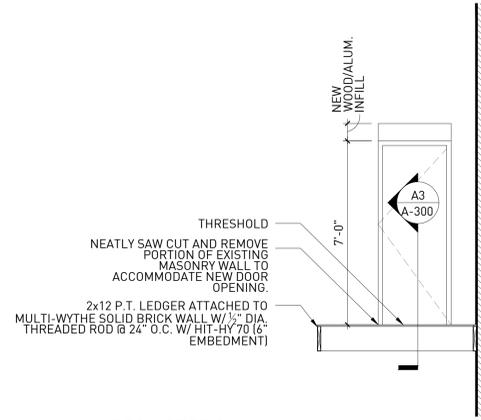
9 DECK SECTION
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"



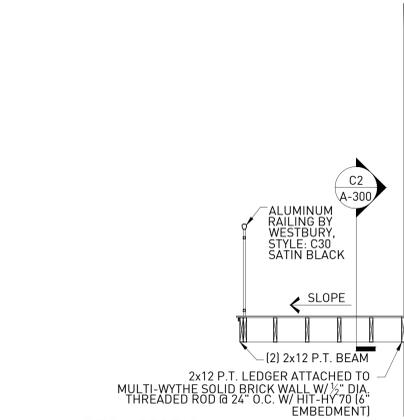
C DECK PLAN
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"



2 DECK ELEVATION
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"



4 DECK SECTION
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"



5 DECK SECTION
ORIGINAL IMAGE SCALE: 3/8" = 1'-0"

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100 SEWARD REHABILITATION

100 SEWARD AVENUE, DETROIT, MI 48202

OWNER REVIEW

DATE	DESCRIPTION
1. 04.25.2018	PERMIT REVIEW

REVISIONS

SEAL

BALCONY DETAILS

A-301

- (d) The design treatment level of the New Center Area Historic District shall be rehabilitation, as provided for in section 25-2-2.
- (e) The defined elements of design, as provided for in section 25-2-2, shall be as follows:
 - (1) *Height* All houses that were originally single or two-family have two (2) full stories plus an attic or finished third floor within the roof; these are generally called "two-and-a half-story" houses. The few terraces in the district are two (2) or two and one-half (2½) stories tall. Apartment buildings range in height from three (3) to ten (10) stories; the majority are four (4) stories tall. Additions to existing buildings shall be related to the existing structure; new building in New Center Commons (Delaware, Pallister and Bethune) and on Virginia Park shall meet the following standards:
 - i. The six (6) adjoining structures on the same face, excluding churches and commercial structures, shall be used to determine an average height. If six (6) structures are not available on the same block face, then one or more structures as close as possible to being directly across from the proposed structure may be used. The height of the two (2) adjoining houses shall be added into the total twice, with a divisor of eight (8) used to determine the average. Any new building must have a height of the main roof of at least eighty (80) per cent of the resulting average; in no case shall a new building be taller than the tallest roof height included in the computation. In determining the height of existing structures and proposed structures, the highest point of the main roof shall be used, even where towers, or other minor elements may be higher.
 - ii. The level of the eaves of a proposed new structure having as much or more significance for compatibility as the roof height, an average eave or cornice height shall be determined by the same process as that described above. The proposed new structure shall have a height at the eaves, or cornice, of not less than ninety (90) per cent of the average determined from existing structures, and in no case shall eaves or cornice of the proposed structure be lower than the lowest eave or cornice height used in the computation, nor higher than the highest.
 - (2) *Proportion of buildings front facades.* Proportion varies in the district, depending on use, style, and size of buildings. While single family dwellings may appear taller than wide or wider than tall, the overall appearance is neutral. Terraces or rowhouse buildings are wider than tall; apartment buildings appear taller than wide although some are wider than tall due to projecting and receding wall surfaces that emphasize the vertical.
 - (3) *Proportion of openings within the facades.* Areas of voids generally constitute between fifteen (15) per cent and thirty-five (35) per cent of the front facade, excluding the roof. Most window openings are taller than wide, but are frequently grouped into combinations wider than tall. Where there are transom windows above doors they are wider than tall; a few round windows exist on upper stories or attics. A great variety of sizes, shapes, and groupings of openings exist in the district.
 - (4) *Rhythm of solids to voids in front facades.* Queen Anne and arts-and-crafts style buildings display freedom in the arrangement of openings within the facades, but usually result in

- a balanced composition. In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly spaced manner within the facade.
- (5) *Rhythm of spacing of buildings on streets.* The spacing of buildings has generally been determined by the setback from the side lot lines. The spacing of buildings tends to be consistent, except where vacant lots occur. On Virginia Park where lots are approximately fifty (50) feet wide, some buildings are placed closer to one side lot line, creating room for a side driveway. On smaller lots in the district, the buildings occupy most of the width of their lots, while complying with the side lot setback restrictions.
 - (6) *Rhythm of entrance and/or porch projections* Steps and porches exist on all of the single and multiple unit two-and-one-half-story dwellings in the district; the progression of porches lends to the consistency of the streetscape. Entrances and porches are either placed centrally on the facade, as is usually the case with classically inspired buildings, or are placed to one side of the front facade, and the porch sometimes wraps around to the side. Rear porches are common on single-family residences; few side porches exist due to narrow lot sizes. On Virginia Park there is an occasional porte cochere.
 - (7) *Relationship of materials.* The district exhibits a wide variety of building materials characteristic of single and multiple unit residential buildings dating from the last decade of the nineteenth century and first quarter of the twentieth century. The majority of buildings are faced with brick; a brick veneer first story and a stucco, clapboard, or wood shingle second story is not unusual. All-stone, all-stucco, and all-wood buildings exist but are few in number. Later replacement siding is uncommon in the district; when it does exist, much of side changes the original visual relationship of the siding to the building. Stone sills and wood trim are common. Roofing includes slate, tile, and asphalt shingles. It is common for apartment buildings to have limestone or concrete high basements or first stories and stone ornamental detail and trim.
 - (8) *Relationship of textures.* The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood trim and masonry sills. The brick is sometimes textured. Also common is the contrast in textures created by the juxtaposition of different materials used for the first and second stories; frequently a brick first story is contrasted with a stucco or wood sheathed second story. Half-timbering adds textural interest to the stucco where it exists on neo-Tudor houses. In apartment buildings, stone, either rough cut or smooth and/or cut to appear like rustification at the basement and/or first story level contrasts with the main material, brick. Slate and tile roofs contribute to the textural interest, whereas asphalt shingles generally do not.
 - (9) *Relationship of colors.* Paint colors generally relate to style. Natural brick colors (red, brown, yellow, orange, buff) predominate in wall surfaces. Natural stone colors also exist. Stucco and concrete are usually left in their natural state or are painted in a shade of mm; half-timbering is frequently stained or painted brown or brownish-red. Classically inspired buildings, particularly neo-Georgian and colonial revival, frequently have wood trim painted white, cream, or in a range of these colors. Where shutters exist, they are either dark green, black, or another appropriate dark color. Colors known to have been in use on buildings of this type in the eighteenth or nineteenth centuries on similar buildings may be considered for suitability. Buildings of medieval and/or arts-

and-crafts inspiration generally have painted wood trim of dark brown; black and red is also present. Queen Anne and late Victorian style houses may have several colors painted on the same facade. Storm windows are sometimes a different color from the window frames and sash; window sash are most often the same color as the window frames, with a few exceptions. Colors used on trim of apartment buildings are frequently brown, gray, black or green. The original color scheme of any building, as determined by professional analysis, is always acceptable for the building, and may provide suggestions for similar buildings. Roofs are in natural colors; slate is predominantly gray, gray green and black; tile is green or red. Asphalt shingles display a variety of colors, most derived from colors of natural materials (tile, slate and wood colors).

- (10) *Relationship of architectural details.* Architectural details generally relate to style. Porches, window frames, cornices, dormers and gables are frequently treated. Neo-Georgian and colonial revival buildings display classic details in wood; buildings influenced by the arts-and-crafts movement have wood details such as half-timbering, heavy vergeboards, and other wood elements. The vernacular "four-square" buildings usually show restraint in detail. In general, the houses on Virginia Park are more ornate than those in the rest of the district. Some of the apartment buildings display carved stone ornament set in panels, string courses, spandrels and cornices.
- (11) *Relationship of roof shapes.* A multiplicity of roof types exist, and frequently within the same building. Predominant forms are hip and gabled, frequently punctured with dormers. A few buildings have engaged towers or bays with conical roofs. Other buildings have less complex roofs, appropriate to their architectural style.
- (12) *Walls of continuity.* The major wall of continuity is created by the building facades when their setbacks are uniform within each block face. Where lighting poles and trees exist in sufficient numbers they contribute to a minor wall of continuity along the tree lawns.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf subdivided by a concrete or brick walk leading to the front entrance; a side walk sometimes leads to the rear. On sufficiently graded lots, steps lead up the earthwork terraces to the front steps. Some straight side driveways, primarily in concrete but a few in brick, leading from the street to the rear garages exist on Virginia Park, Bethune, and Lothrop. Where front lawns are uninterrupted by driveways, a unity to the succession of front lawns is achieved. Foundation plantings of an evergreen and deciduous character are present on individual lawns. Hedges between properties along the side lot lines are common; properties on corner lots frequently have hedges along the north south street. Trees are evenly spaced on the tree lawn; on Pallister where the tree lawn has been widened, trees are planted close to the public side walk and upright lighting standards are evenly spaced near the brick paving of the street. Public sidewalks throughout the district are concrete; brownstone and some bluestone curbs remain on Delaware between Woodward and Second, Virginia Park and Seward. Virginia Park is paved in brick; traffic off Woodward enters and exits through a horseshoe with wrought iron gates and brick piers with stone cresting and foundations. A grassy turf, hedges, and young trees are planted inside the court created by the horseshoe. Newer gates at the entrances of other blocks are of the same materials. Side and rear yard wooden fences,

either painted brown or left in a natural state, exist throughout New Center Commons. Side yard fences generally do not extend beyond the face line of the front porch, except where they fence in side lots or corner properties. Fencing in public view through the district, the fluted designed to compliment the style, design, material, and date of the residence. Pallister between Second and Third Streets is a pedestrian street; it is paved in brick with concrete around its perimeter. Street furniture and upright iron light standards are placed at regular intervals. Ornamental poles (O.P.-type, Detroit Public Lighting) are located on Delaware between Woodward and Second, Virginia Park and Seward. On Second Boulevard and Third Avenue, where they run throughout the district, are fluted steel lighting standards with crane-neck pendants (Union Manufacturing Company No. 4700). Alleys are paved in either asphalt or concrete, the exception being the alley north of Delaware east of Second, which is brick. Parking areas off the alleys next to the alley-facing garages in New Center Commons are also either asphalt or concrete. Alleys are entered and exited on Bethune Court; they do not have outlets on Third Avenue. Bethune Court, Bethune Street, and the alleys have tall, modern light standards. Ornamental light posts on Pallister Commons are Union Metal Manufacturing No. SP874-YI.

- (14) *Relationship of open space to structures.* Vacant land in the New Center Historic District is located immediately west of Bethune Court, where it provides a small buffer from the street at the corners of Bethune Court and Pallister. Open space on Pallister is provided by the brick-paved pedestrian mall and widened tree lawns. There is also ample vacant land adjacent to the Virginia Park gates at the corners of Woodward and Virginia Park. Where buildings have been demolished, vacant land exists, usually in the form of parking lots. This condition prevails primarily in the block of Virginia Park between the Lodge Service Drive and Third Avenue, and on Lothrop. Backyards as well as front yards exist on all single- and double family residential properties; backyards to houses on Bethune, Pallister and Delaware tend to be relatively small due to the placement of one and one-half (1%) or two and one-half (2%) car garages and adjoining paved parking area off the alley.
- (15) *Scale of facades and facade elements.* There is a variety in scale from street to street and style to style; most houses have a small to moderate appearance and apartment buildings have a moderate appearance. The size and complexity of facade elements and details either accentuate or subdue the scale of the facades. Houses on Virginia Park are large in scale compared with the rest of the district. The elements within the facades of Queen Anne and some colonial revival buildings emphasize their size by dividing the facades into large segments, such as towers, projecting gables, and bays. Neo-Georgian facades have restrained, small-scale detail within. Buildings influenced by the Arts and Crafts movement contain heavy elements, such as vergeboards and large brackets. Apartment buildings usually contain small scaled elements within moderate to large scale facades. Buildings generally are within normal limits of scale for moderate single and multiple-family residences of the late nineteenth and early twentieth century.
- (16) *Directional expression of front elevations.* Although some houses appear wider than tall and some appear taller than wide, the overall directional expression is neutral. Apartment buildings are expressed vertically, terraces (rowhouses) are horizontal. The

Church of Christ, Scientist, is expressed horizontally.

- (17) *Rhythm of building setbacks.* Setbacks vary from area to area within the district, though they are usually consistent within each block or street face in compliance with deed restrictions. The varying designs of the houses, occasionally with slight setbacks in the facades, cause the houses to relate to the front setback line.
- (18) *Relationship of lot coverage.* Lot coverage of single-family dwelling ranges from approximately twenty (20) per cent to forty five (45) per cent, most being in the twenty five (25) per cent to thirty-five (35) per cent range of lot coverage. Lot coverage of multi-unit apartment buildings range from fifty (50) per cent to ninety (90) per cent of their lots, most being in the upper end of this range.
- (19) *Degree of complexity within the facade.* The degree of complexity has been determined by what is appropriate for a given style. The late Victorian buildings exhibit complex massing and multiplicity of forms, colors and textures. Other styles in the district are less complex. The classically inspired buildings usually have simple, rectangular facades with varying amounts of ornamentation.
- (20) *Orientations; vistas, overviews.* Single-family houses and apartment buildings are generally oriented towards the east west streets. The majority of terrace buildings are oriented toward Third Avenue. The majority of the garages are oriented towards the alleys; where driveways exist, garages are frequently oriented towards both the street and the alley. All garages are detached and at the rear of the lot. A dramatic view of the General Motors Building and Fisher Building can be seen just south of the district.
- (21) *Symmetric or asymmetric appearance.* Neo-Georgian and other classically inspired buildings are generally symmetrical. Other styles including Queen Anne and arts-and-crafts inspired, are generally asymmetrical but result in balanced compositions. Front facades of apartment buildings are symmetrical in appearance.
- (22) *General environmental character.* The character of the New Center Historic District is that of late nineteenth century and early twentieth century residences on straight east-west streets. A cohesiveness is attained by entrance gates, uniform setbacks, spacing on lots, buried utilities, and, on Pallister, spacious tree lawns, street furniture, and brick paving. Overall, the district has an urban, low to moderate density, revitalized residential character with small-scale commercial usage on its southern periphery and on Second from Virginia Park to Delaware. (Ord. No. 530-H, § 1 (28A-141), 11-17-82)